

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : A. PHILLIP RANDOLPH CAMPUS - M  
**Address** : WEST 135 STREET & CONVENT AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M540  
**Program / Asset #** : BOE0141.000 / 4411 **Yr Built/Renovated** : 1926 / 2010  
**Area Sq Ft** : 160,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 1971 **Lot** : 1 **BIN** : 1059645

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$169,100             |                       |
| Interior Architecture | \$806,100             | \$591,600             |
| Electrical            |                       | \$1,288,700           |
| Mechanical            | \$382,600             | \$81,800              |
| <b>Total</b>          | <b>\$1,357,800</b>    | <b>\$1,962,200</b>    |
| Priority A            | \$169,100             |                       |
| Priority B            | \$452,600             | \$1,431,700           |
| Priority C            | \$736,100             | \$530,500             |
| <b>Total</b>          | <b>\$1,357,800</b>    | <b>\$1,962,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,000        |                 |                 |                 |
| Interior Architecture | \$8,200         | \$14,300        | \$11,400        |                 |
| Electrical            | \$2,000         |                 | \$1,000         |                 |
| Mechanical            | \$18,400        | \$25,100        | \$27,900        | \$18,700        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$72,400</b> | <b>\$51,200</b> | <b>\$52,100</b> | <b>\$30,500</b> |
| Priority A            | \$32,000        |                 |                 |                 |
| Priority B            | \$40,400        | \$36,900        | \$45,800        | \$30,500        |
| Priority C            |                 | \$14,300        | \$6,300         |                 |
| <b>Total</b>          | <b>\$72,400</b> | <b>\$51,200</b> | <b>\$52,100</b> | <b>\$30,500</b> |



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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**A. PHILLIP RANDOLPH CAMPUS - M**  
**Asset # : 4411**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 10%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Masonry: Limestone   | 15%        | Now               | \$169,100      | LIFE               | **             | 5           | \$9,100        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 75%        |                   |                |                    |                |             |                | D             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$32,000       | 2037               | **             | 5           | \$16,600       | A             |
| Citrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$42,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$9,700        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | C             |
| Quarry Tile  | 1%         |                   |                | 2026               | **             | 5           | \$2,900        | C             |
| Traffic Topping  | 5%         | Now               | \$260,400      | 2031               | **             | 5           | \$6,000        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2016               | \$367,900      | 3           | \$14,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Classroom(s)                            |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 19%        |                   |                | 2021               | \$349,500      | 3           | \$13,700       | C             |
| Wood   | 35%        |                   |                | 2036               | **             | 5           | \$126,600      | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**A. PHILLIP RANDOLPH CAMPUS - M**  
**Asset # : 4411**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 8%         |                   |                | LIFE               | **             |             |                | C             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Old Coal Bunker</i>                                 |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$9,800        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        | Now               | \$44,500       | LIFE               | **             | 5           | \$36,400       | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs 5 And 6</i>                                  |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$39,100       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 5%         |                   |                | 2026               | **             | 5           | \$10,200       | B             |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2034               | **             | 5           | \$16,300       | B             |
| Exposed Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$6,400        | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$10,200       | B             |
| Plaster   | 50%        | Now               | \$70,000       | LIFE               | **             | 5           | \$50,900       | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Custodian Room, Stair</i>                           |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 608, 610, 619,501,502,511</i>                 |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2031               | **             | 5           | \$600          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 2500 Amps Main Disconnect Switch</i>         |            |                   |                |                    |                |             |                |               |
| Transformers  |            |                   |                |                    |                |             |                |               |
| Dry Type  | 100%       |                   |                | 2026               | **             | 5           | \$500          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 166 Kva 230 Hv -208/120 Lv</i>               |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2031               | **             | 5           | \$600          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2031               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2029               | **             | 5           | \$200          | B             |
| Molded Case Bkrs  | 95%        |                   |                | 2029               | **             | 5           | \$3,300        | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**A. PHILLIP RANDOLPH CAMPUS - M**  
**Asset # : 4411**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 70%               |                          |                       | 2019                      | \$23,100              | 5                  | \$600                 | B                    |
| Locally Mounted   | 30%               |                          |                       | 2026                      | * *                   | 5                  | \$300                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2021                      | \$1,046,300           | 10                 | \$106,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2021                      | \$16,100              | 10                 | \$100                 | B                    |
| Incandescent  | 7%                |                          |                       | 2021                      | \$81,400              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2021                      | \$10,700              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2021                      | \$10,700              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2021                      | \$54,600              | 10                 | \$400                 | B                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                       | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$127,900             | B                    |
| <i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler #2 Is Under Repair</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$51,300              | 2031                      | * *                   | 4                  | \$6,400               | B                    |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2016                      | \$158,600             | 1                  | \$16,000              | B                    |
| Convactor/Radiator  | 80%               |                          |                       | 2026                      | * *                   | 1                  | \$33,400              | B                    |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**A. PHILLIP RANDOLPH CAMPUS - M**  
**Asset # : 4411**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 20%               |                          |                       | 2016                      | \$60,500              | 1                  |                       | B                    |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              | Now                      | \$63,500              | LIFE                      | * *                   | 2-5                | \$71,900              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 30%               | 0-2                      | \$48,800              | 2031                      | * *                   | 2                  | \$1,000               | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Belts Missing</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>On Extended Life, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 70%               |                          |                       | 2021                      | \$81,800              | 2                  | \$2,800               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2019                      | \$34,200              | 2                  | \$1,900               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$19,200              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-6</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Units</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ABRAHAM LINCOLN HIGH SCHOOL - BK  
**Address** : 2800 OCEAN PARKWAY @WEST AVE.  
**Borough** : BROOKLYN **Agency's Number** : K410  
**Program / Asset #** : BOE0623.000 / 1221 **Yr Built/Renovated** : 1930 / 2000  
**Area Sq Ft** : 249,100 **Project Type** : EDUCATION  
**Date of Survey** : 12-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7254 **Lot** : 1 **BIN** : 3196293

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,501,400           | \$1,111,100           |
| Interior Architecture | \$843,900             | \$4,577,100           |
| Electrical            | \$647,700             | \$1,285,500           |
| Mechanical            | \$174,000             | \$1,274,300           |
| <b>Total</b>          | <b>\$3,167,100</b>    | <b>\$8,248,000</b>    |
| Priority A            | \$1,501,400           | \$1,111,100           |
| Priority B            | \$821,800             | \$2,686,700           |
| Priority C            | \$843,900             | \$4,450,200           |
| <b>Total</b>          | <b>\$3,167,100</b>    | <b>\$8,248,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$19,400        |                 |                 |
| Interior Architecture |                 | \$23,400        | \$1,900         |                 |
| Electrical            | \$2,500         | \$17,600        |                 |                 |
| Mechanical            | \$40,600        | \$28,800        | \$46,200        | \$29,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$47,100</b> | <b>\$93,100</b> | <b>\$52,000</b> | <b>\$33,400</b> |
| Priority A            |                 | \$19,400        |                 |                 |
| Priority B            | \$47,100        | \$66,200        | \$50,200        | \$33,400        |
| Priority C            |                 | \$7,500         | \$1,900         |                 |
| <b>Total</b>          | <b>\$47,100</b> | <b>\$93,100</b> | <b>\$52,000</b> | <b>\$33,400</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK**  
**Asset # : 1221**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 15%        |                   |                | LIFE               | **             | 5           | \$121,100      | A             |
| Masonry: Brick  | 78%        |                   |                | LIFE               | **             | 5           | \$80,600       | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$1,417,800    | 2045               | **             | 5           | \$226,000      | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 90%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 60%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | A             |
| Masonry: Brick  | 95%        | 0-2               | \$83,600       | LIFE               | **             | 5           | \$12,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 25%        |                   |                | 2028               | **             | 10          | \$38,700       | A             |
| Built-Up (BUR)  | 65%        |                   |                | 2020               | \$544,000      | 10          | \$100,600      | A             |
| Copper/Terne  | 5%         |                   |                | 2035               | **             | 10          | \$19,400       | A             |
| Skylight, Metal/Glass   | 5%         |                   |                | 2030               | **             | 10          | \$25,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$131,400      | C             |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$332,800      | 5           | \$15,000       | C             |
| Vinyl Tile  | 20%        |                   |                | 2015               | \$572,800      | 3           | \$22,500       | C             |
| Vinyl Tile  | 5%         |                   |                | 2028               | **             | 3           | \$5,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Second And Third Floor Libraries                             |            |                   |                |                    |                |             |                |               |
| Wood  | 50%        |                   |                | 2023               | \$3,185,600    | 5           | \$281,700      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$448,400      | 5           | \$15,200       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 77%        | Now               | \$215,000      | LIFE               | **             | 5           | \$70,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Boys Toilets Floors 1 Thru 3 Exits And Exit 1, 2, 13, And 14 |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 8%         | Now               | \$56,200       | LIFE               | **             |             |                | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 60%               |            |                   |                |                    |                |             |                |               |
| Location : Low Retaining Wall/Railing At Pool Spectator Seating Area    |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        |                   |                | 2025               | **             | 5           | \$31,700       | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$4,000        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$126,900      | B             |

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK**  
**Asset # : 1221**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$65,100              | 5                  | \$900                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Main Disconnect Switches Rated At 2500 Amps Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$298,000             | 5                  | \$900                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2020                      | \$397,400             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2019                      | \$36,100              | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 40%               |                          |                       | 2028                      | * *                   | 5                  | \$2,200               | B                    |
| Molded Case Bkrs  | 50%               |                          |                       | 2019                      | \$180,700             | 5                  | \$2,700               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 40%               | 0-2                      | \$161,400             | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 60%               |                          |                       | 2020                      | \$242,100             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$66,000              | 5                  | \$1,400               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Covered With Insulation</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 80%               |                          |                       | 2025                      | * *                   | 10                 | \$147,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 17%               |                          |                       | 2015                      | \$307,700             | 10                 | \$31,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallway Only</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2020                      | \$25,100              | 10                 | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2015                      | \$16,700              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2020                      | \$16,700              | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK**  
**Asset # : 1221**

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating  |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel   | 100%           |                      |                | 2040               | * *            | 1              |                | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Boiler Room</i><br><i>Explanation : Natural Gas &amp; # 2 Oil</i> |                |                      |                |                    |                |                |                |                  |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Steam Boiler   | 100%           |                      |                | 2033               | * *            | 1              | \$199,100      | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Boiler Room</i><br><i>Explanation : 3 Units</i>                   |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump  | 100%           | Now                  | \$79,900       | 2030               | * *            | 4              | \$9,900        | B                |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i><br><i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler  | 20%            |                      |                | 2020               | \$246,900      | 1              | \$24,900       | B                |
| Convactor/Radiator   | 60%            |                      |                | 2025               | * *            | 1              | \$39,000       | B                |
| Fan Coil Unit/Heat   | 20%            |                      |                | 2020               | \$685,500      | 1              | \$13,000       | B                |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Electricity  | 100%           |                      |                | 2028               | * *            | 1              |                | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit   | 20%            |                      |                | 2015               | \$94,100       | 1              |                | B                |
| No Component   | 80%            |                      |                |                    |                |                |                | D                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$112,000      | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 80%            |                      |                | 2020               | \$202,500      | 2              | \$5,000        | B                |
| Roof   | 20%            |                      |                | 2020               | \$36,400       | 2              | \$1,200        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel  | 100%           |                      |                | 2025               | * *            | 1              |                | B                |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Gas Fired  | 100%           |                      |                | 2018               | \$53,300       | 2              | \$3,000        | B                |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           | Now                  | \$9,900        | LIFE               | * *            | 1              |                | B                |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i><br><i>Location : North Side Drive Way Sewage</i>  |                |                      |                |                    |                |                |                |                  |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           |                      |                | 2025               | * *            | 4              | \$1,300        | B                |
| Pool Filter/Treatment  |                |                      |                |                    |                |                |                |                  |
| Sand   | 100%           |                      |                | 2025               | * *            | 4              |                | B                |

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

**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK**  
**Asset # : 1221**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2025    | * *            | 1           | \$12,400       | B             |
| Fixtures           |                    |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE  
**Address** : 2800 OCEAN PARKWAY @WEST AVE.  
**Borough** : BROOKLYN **Agency's Number** : K411  
**Program / Asset #** : BOE0623.010 / 13432 **Yr Built/Renovated** : 1930 / 2000  
**Area Sq Ft** : 7,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7254 **Lot** : 1 **BIN** : 3196293

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$320,000             |
| Interior Architecture |                       | \$795,400             |
| Electrical            |                       | \$183,200             |
| Mechanical            |                       | \$151,200             |
| <b>Total</b>          |                       | <b>\$1,449,800</b>    |
| Priority A            |                       | \$320,000             |
| Priority B            |                       | \$334,400             |
| Priority C            |                       | \$795,400             |
| <b>Total</b>          |                       | <b>\$1,449,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture |                 |                |                |                |
| Interior Architecture | \$28,700        |                |                |                |
| Electrical            | \$100           |                |                |                |
| Mechanical            | \$9,500         | \$5,200        | \$3,000        | \$2,000        |
| <b>Total</b>          | <b>\$38,400</b> | <b>\$5,200</b> | <b>\$3,000</b> | <b>\$2,000</b> |
| Priority A            |                 |                |                |                |
| Priority B            | \$9,600         | \$5,200        | \$3,000        | \$2,000        |
| Priority C            | \$28,700        |                |                |                |
| <b>Total</b>          | <b>\$38,400</b> | <b>\$5,200</b> | <b>\$3,000</b> | <b>\$2,000</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 13432**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$14,500       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$600          | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 100%       |                   |                | 2028    | **                 | 5           | \$75,500       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 100%       |                   |                | LIFE    | **                 | 5           | \$7,000        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       |                   |                | 2020    | \$206,300          | 10          | \$38,200       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 75%        |                   |                | LIFE    | **                 | 5           | \$50,400       | C             |  |
| Ceramic Tile   | 25%        |                   |                | 2023    | \$170,100          | 5           | \$7,700        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 25%        | Now               | \$28,700       | 2023    | \$574,900          | 5           | \$9,800        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%<br>Location : Boys Locker Room |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 75%        |                   |                | LIFE    | **                 | 5           | \$17,600       | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 100%       |                   |                | LIFE    | **                 | 5           | \$19,200       | B             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 40%<br>Location : Throughout            |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$29,800       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$9,500        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$1,700        | 5           |                | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$15,200       | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2020               | \$9,600        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$12,700       | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ABRAHAM LINCOLN HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 13432**

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

**Lighting**

Interior Lighting  
Fluorescent

99%  
2020 \$183,200 10 \$18,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T8 Lamps*

HID 1% 2020 \$900 10 B

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

**Heating**

Energy Source

Fuel Oil No 2 100% 2030 \* \* 5 \$6,400 B

Conversion Equipment

Steam Boiler 100% 2033 \* \* 1 \$20,400 B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 1 Unit*

Distribution

Steam Piping/Pump 100% 2030 \* \* 4 \$1,500 B

Terminal Devices

Unit Heater-Stm/HW 100% 2020 \$151,200 4 \$1,900 B

**Plumbing**

H/C Water Piping

Galv Iron/Steel 100% 0-2 \$7,000 2025 \* \* 1 B

*Corroded, Extent : Moderate, Area Affected : 20%*  
*Location : Water Main And Pipings, Throughout*

Sanitary Piping

Cast Iron 100% LIFE \* \* 1 B

Fixtures

Generic 100% B

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

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

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



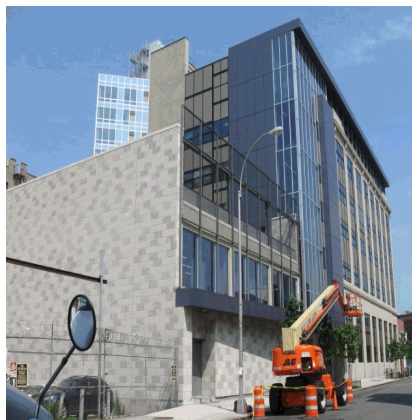
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK  
**Address** : 510 WAVERLY AVENUE BTWN: FULTON ST. - ATLANTIC AVE.  
**Borough** : BROOKLYN **Agency's Number** : K784  
**Program / Asset #** : BOE1104.000 / 14560 **Yr Built/Renovated** :  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2011 **Lot** : 39 **BIN** : 3057561

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$552,800             |
| Interior Architecture |                       | \$50,400              |
| Electrical            |                       | \$59,400              |
| <b>Total</b>          |                       | <b>\$662,600</b>      |
| Priority A            |                       | \$552,800             |
| Priority B            |                       | \$59,400              |
| Priority C            |                       | \$50,400              |
| <b>Total</b>          |                       | <b>\$662,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$37,800         |
| Interior Architecture | \$7,800         | \$15,500        |                 | \$33,800         |
| Electrical            | \$10,500        | \$10,700        | \$9,500         | \$18,400         |
| Mechanical            | \$24,100        | \$12,600        | \$29,400        | \$11,400         |
| Elevators/Escalators  | \$5,900         | \$5,900         | \$5,900         | \$5,900          |
| <b>Total</b>          | <b>\$48,300</b> | <b>\$44,700</b> | <b>\$44,800</b> | <b>\$107,300</b> |
| Priority A            |                 |                 |                 | \$37,800         |
| Priority B            | \$40,500        | \$29,200        | \$44,800        | \$48,100         |
| Priority C            | \$7,800         | \$15,500        |                 | \$21,400         |
| <b>Total</b>          | <b>\$48,300</b> | <b>\$44,700</b> | <b>\$44,800</b> | <b>\$107,300</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK**  
**Asset # : 14560**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 60%        |                   |                | LIFE               | **             | 5           | \$284,600      | A             |
| Metal Panel  | 10%        |                   |                | 2048               | **             | 5-10        | \$65,200       | A             |
| Pre-Cast Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$61,700       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 2010 Addition                                   |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2042               | **             | 5           | \$11,900       | A             |
| Window Wall  | 5%         |                   |                | 2052               | **             | 5           | \$17,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2047               | **             | 5           | \$21,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 50%        |                   |                | LIFE               | **             | 5           | \$64,500       | A             |
| Metal Panel  | 5%         |                   |                | 2052               | **             | 5           | \$2,400        | A             |
| Metal Rail   | 5%         |                   |                | 2042               | **             | 5-10        | \$11,300       | A             |
| Metal: Cage/Fence  | 15%        |                   |                | 2042               | **             | 5-10        | \$14,500       | A             |
| Pre-Cast Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$15,700       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 2010 Addition                                   |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2042               | **             | 5           | \$1,600        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 50%        |                   |                | 2032               | **             | 10          | \$30,200       | A             |
| IRMA/Protected Membrane                                    | 40%        |                   |                | 2032               | **             | 10          | \$24,100       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Section Over Sixth Floor                        |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Artificial Grass                |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 5%         |                   |                | 2032               | **             | 10          | \$3,000        | A             |
| Sloped Glazing   | 5%         |                   |                | LIFE               | **             | 5           | \$40,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 25%        |                   |                | 2024               | **             | 3           | \$46,500       | C             |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$27,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2037               | **             | 5           | \$6,200        | C             |
| Traffic Topping  | 10%        |                   |                | 2032               | **             | 5           | \$15,500       | C             |
| Vinyl Tile   | 50%        |                   |                | 2032               | **             | 3           | \$31,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2037               | **             | 5           | \$5,600        | C             |
| Gypsum Board   | 75%        |                   |                | LIFE               | **             | 5           | \$50,400       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 20%        |                   |                | 2042               | **             | 5           | \$24,800       | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$11,600       | B             |
| Gypsum Board   | 20%        |                   |                | LIFE               | **             | 5           | \$31,000       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Stair At South Side                             |            |                   |                |                    |                |             |                |               |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK**  
**Asset # : 14560**

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2048               | **             | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Bolted Presure Contact Switch Rated @ 3000 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2048               | **             | 5           | \$1,700        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2048               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2044               | **             | 5           | \$200          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2044               | **             | 5           | \$1,600        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2048               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2039               | **             | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | **             | 5           | \$1,000        | B             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2039               | **             | 1           | \$20,200       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2035               | **             | 1           | \$25,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Generator Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Diesel Generator Rated @ 225 Kw                         |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium  | 100%       |                   |                | 2017               | \$600          | 5           | \$14,600       | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Main Tank   | 100%       |                   |                | 2057               | **             | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Generator Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 250 Gallons Capacity                                    |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 94%        |                   |                | 2030               | **             | 10          | \$56,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 5%         |                   |                | 2030               | **             | 10          | \$3,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl - Compact Fluorescent Lights                        |            |                   |                |                    |                |             |                |               |
| Incandescent  | 1%         |                   |                | 2030               | **             | 2           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK**  
**Asset # : 14560**

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

**Lighting**

## Egress Lighting

Emergency, Service  
Exit, LED

50%  
50%

2030  
2057

\* \*  
\* \*  
1  
1

B  
B

Exterior Lighting  
HID

100%

2030

\* \*  
10

\$200

B

**Alarm**

## Security System

No Component  
Generic

50%  
50%

2030

\* \*  
1

\$12,300

D  
B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Outside*

*Explanation : Ipdvs ( Internet Protocol Digital Video Surveillance Camera System)*

Fire/Smoke Detection  
Generic

100%

2030

\* \*  
1-3

\$40,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Alarm Bells , Smoke Detectors And Manual Pull Station*

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

**Heating**

## Energy Source

Natural Gas

100%

2048

\* \*  
1

B

## Conversion Equipment

Hot Water Boiler

100%

2039

\* \*  
1

\$32,500

B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2044

\* \*  
4

\$3,200

B

## Terminal Devices

Air Handler

90%

2030

\* \*  
1

\$36,500

B

Convactor/Radiator

10%

2039

\* \*  
1

\$2,100

B

**Air Conditioning**

## Energy Source

Electricity

100%

2044

\* \*  
1

B

## Conversion Equipment

Ext Pkg Unit -  
Heating/Cooling

100%

2030

\* \*  
2

\$4,000

B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : 3 Exterior Package Units*

## Heat Rejection

Air Condenser Unit

100%

2030

\* \*  
2

\$45,600

B

**Ventilation**

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ACHIEVEMENT FIRST ENDEAVOR CHARTER SCHOOL - BK**  
**Asset # : 14560**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$36,500       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Roof                  | 100%  |                   |                | 2030               | * *            | 2           | \$2,000        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2048               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$17,400       | 2           | \$1,000        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$4,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-7  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-5         | \$33,100       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-2         | \$18,400       | B             |
| Fire Pump             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2035               | * *            | 1           | \$12,300       | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ADLAI E. STEVENSON H.S. - BX  
**Address** : 1980 LAFAYETTE AVE. @ PUGSLEY AVE.  
**Borough** : BRONX **Agency's Number** : X450  
**Program / Asset #** : BOE0329.000 / 359 **Yr Built/Renovated** : 1970 / 2002  
**Area Sq Ft** : 397,100 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3604 **Lot** : 39 **BIN** : 2022205

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,619,200           | \$253,200             |
| Interior Architecture | \$1,597,800           | \$3,416,700           |
| Electrical            | \$121,100             | \$6,597,000           |
| Mechanical            | \$239,600             | \$1,265,800           |
| <b>Total</b>          | <b>\$5,577,800</b>    | <b>\$11,532,700</b>   |
| Priority A            | \$3,619,200           | \$253,200             |
| Priority B            | \$1,338,000           | \$7,991,300           |
| Priority C            | \$620,500             | \$3,288,200           |
| <b>Total</b>          | <b>\$5,577,800</b>    | <b>\$11,532,700</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$32,500         |                 | \$27,200         |                  |
| Interior Architecture | \$81,900         |                 | \$19,000         | \$57,400         |
| Electrical            | \$46,200         | \$31,700        | \$33,100         | \$37,600         |
| Mechanical            | \$45,800         | \$52,000        | \$75,500         | \$52,000         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$214,200</b> | <b>\$91,600</b> | <b>\$162,700</b> | <b>\$154,900</b> |
| Priority A            | \$32,500         |                 | \$27,200         |                  |
| Priority B            | \$99,800         | \$91,600        | \$116,500        | \$97,500         |
| Priority C            | \$81,900         |                 | \$19,000         | \$57,400         |
| <b>Total</b>          | <b>\$214,200</b> | <b>\$91,600</b> | <b>\$162,700</b> | <b>\$154,900</b> |



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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**ADLAI E. STEVENSON H.S. - BX**  
**Asset # : 359**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5           | \$426,500      | A             |
| Masonry: Limestone      | 20%   |                   |                | LIFE               | **             | 5           | \$80,000       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2039               | **             | 5           | \$33,000       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 45%   |                   |                | LIFE               | **             | 5-10        | \$44,900       | A             |
| Masonry: Limestone      | 10%   |                   |                | LIFE               | **             | 5-10        | \$17,800       | A             |
| Metal Panel             | 15%   |                   |                | 2043               | **             | 5           | \$8,500        | A             |
| Metal Rail              | 30%   |                   |                | 2036               | **             | 5-10        | \$79,100       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | Now               | \$3,279,600    | 2033               | **             |             |                | A             |
|                         | Expansion Jnt Failure, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Connecting Corridor To Gymnasium                   |                   |                |                    |                |             |                |               |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Severe, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Connecting Corridor To Gymnasium, Gymnasium        |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2036               | **             | 10          | \$27,200       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$114,600      | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Basement   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%  |                   |                | 2032               | **             | 5           | \$15,700       | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$40,900       | C             |
| Vinyl Tile              | 62%   |                   |                | 2018               | \$3,095,700    | 3           | \$162,400      | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 20%   |                   |                | 2031               | **             | 3           | \$39,300       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Various Classrooms, Cafeteria                      |                   |                |                    |                |             |                |               |
| Wood                    | 5%  |                   |                | 2038               | **             | 5           | \$49,100       | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ADLAI E. STEVENSON H.S. - BX**  
**Asset # : 359**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                |                          |                       | 2032                      | **                    | 5                  | \$17,800              | C                    |
| Ceramic Tile  | 2%                |                          |                       | 2036                      | **                    | 5                  | \$11,900              | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$23,800              | C                    |
| Folding Partition   | 5%                | Now                      | \$309,100             | 2039                      | **                    | 5                  | \$37,100              | C                    |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium, Gymnasium</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$8,900               | C                    |
| Plaster   | 55%               |                          |                       | LIFE                      | **                    | 5-10               | \$277,800             | C                    |
| SGFT/Glazed Masonry   | 25%               |                          |                       | LIFE                      | **                    | 10                 | \$74,300              | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn  | 10%               |                          |                       | 2028                      | **                    | 5                  | \$61,200              | B                    |
| AcousTileSusp.Lay-In  | 15%               |                          |                       | 2040                      | **                    | 5                  | \$73,500              | B                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 45%               |                          |                       | LIFE                      | **                    | 5-10               | \$275,500             | B                    |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$49,000              | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Metal Panel   | 15%               | 0-2                      | \$597,000             | LIFE                      | **                    | 5                  | \$91,800              | B                    |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria, Corridors</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Connecting Corridor To Gymnasium</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$84,200              | B                    |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$65,100              | 5                  | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Main Service Switches Rated @ 4000 Amperes Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$298,000             | 5                  | \$1,500               | B                    |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 95%               |                          |                       | 2023                      | \$377,600             | 1                  |                       | B                    |
| Conduit  | 5%                |                          |                       | 2033                      | **                    | 1                  |                       | B                    |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2022                      | \$18,100              | 5                  | \$400                 | B                    |
| Molded Case Bkrs   | 90%               |                          |                       | 2022                      | \$325,200             | 5                  | \$7,800               | B                    |
| Molded Case Bkrs   | 5%                |                          |                       | 2031                      | **                    | 5                  | \$400                 | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**ADLAI E. STEVENSON H.S. - BX**  
**Asset # : 359**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$121,100      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 65%        |                   |                | 2023               | \$262,300      | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$66,000       | 5           | \$2,200        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$9,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2021               | \$23,100       | 1           | \$100,300      | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2019               | \$114,600      | 1           | \$125,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 106 Kw                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$12,000       | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2023               | \$3,029,400    | 10          | \$308,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 2%         |                   |                | 2023               | \$63,100       | 10          | \$6,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl - Compact Fluorescent Light Fixtures     |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2018               | \$14,600       | 10          | \$100          | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$31,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2023               | \$58,100       | 10          | \$33,800       | B             |
| Exit, Service  | 60%        |                   |                | 2023               | \$34,800       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$135,600      | 10          | \$1,000        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |

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

## DEPARTMENT OF EDUCATION - 040

## ADLAI E. STEVENSON H.S. - BX

## Asset # : 359

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

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$336,300

1

\$36,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System, Motion Sensors*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$1,151,100

1-3

\$62,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bell And Smoke Detectors*

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

## Heating

## Energy Source

Fuel Oil No 2

100%

2033

\* \*

5

\$108,400

B

## Conversion Equipment

Steam Boiler

100%

Now

\$97,200

2028

\* \*

1

\$312,300

B

*Leak Evident, Extent : Severe, Area Affected : 30%**Location : Tubes Of #3 Boilers, Basement Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$55,700

2033

\* \*

4

\$17,300

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 15%**Location : Throughout*

## Terminal Devices

Air Handler

20%

Now

\$8,600

2018

\$430,400

1

\$39,000

B

*Damaged, Extent : Moderate, Area Affected : 10%**Location : Dampers, Various*

Convactor/Radiator

80%

2028

\* \*

1

\$90,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2018

\$205,100

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$309,100

B

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**DEPARTMENT OF EDUCATION - 040**  
**ADLAI E. STEVENSON H.S. - BX**  
**Asset # : 359**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 20%            |                   |                    | 2023    | \$88,200       | 2           | \$2,200        | B             |
|                    | Roof  | 80%            |                   |                    | 2023    | \$253,900      | 2           | \$8,600        | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2023    | \$92,900       | 2           | \$5,200        | B             |
|                    | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Boiler Room                                    |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2018    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                    |         |                |             |                |               |
|                    | Location : (1) B-4, (1) 1-4                               |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Units                                     |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 5%             |                   |                    | 2033    | * *            | 1-2         | \$4,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ADMINISTRATION BLDG - BK  
**Address** : 65 COURT ST @LIVINGSTON ST.  
**Borough** : BROOKLYN **Agency's Number** : K801  
**Program / Asset #** : BOE0659.000 / 1217 **Yr Built/Renovated** : 1963 / 2004  
**Area Sq Ft** : 285,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,5,9,15,18  
**Block** : 266 **Lot** : 20 **BIN** : 3002557

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,303,700           | \$322,400             |
| Interior Architecture | \$296,500             | \$3,008,400           |
| Electrical            | \$471,200             | \$2,852,000           |
| Mechanical            | \$118,400             | \$4,191,800           |
| <b>Total</b>          | <b>\$5,189,700</b>    | <b>\$10,374,600</b>   |
| Priority A            | \$4,303,700           | \$322,400             |
| Priority B            | \$720,100             | \$7,239,600           |
| Priority C            | \$165,900             | \$2,812,500           |
| <b>Total</b>          | <b>\$5,189,700</b>    | <b>\$10,374,600</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$11,600         |                  | \$10,100         |
| Interior Architecture | \$26,100         | \$2,200          | \$227,600        | \$26,100         |
| Electrical            | \$2,100          | \$22,300         | \$300            |                  |
| Mechanical            | \$122,400        | \$55,100         | \$133,500        | \$55,800         |
| Elevators/Escalators  | \$131,300        | \$131,300        | \$131,300        | \$131,300        |
| <b>Total</b>          | <b>\$281,800</b> | <b>\$222,400</b> | <b>\$492,600</b> | <b>\$223,300</b> |
| Priority A            |                  | \$11,600         |                  | \$10,100         |
| Priority B            | \$255,700        | \$208,600        | \$265,100        | \$187,000        |
| Priority C            | \$26,100         | \$2,200          | \$227,600        | \$26,100         |
| <b>Total</b>          | <b>\$281,800</b> | <b>\$222,400</b> | <b>\$492,600</b> | <b>\$223,300</b> |



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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**ADMINISTRATION BLDG - BK**  
**Asset # : 1217**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | * *            | 5           | \$106,300      | A             |
| Metal/Glass Curt Wall  | 43%        |                   |                | LIFE               | * *            | 5           | \$171,400      | A             |
| Granite Panels   | 5%         |                   |                | LIFE               | * *            | 5           | \$8,000        | A             |
| Window Wall  | 2%         |                   |                | 2040               | * *            | 5           | \$15,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        | 0-2               | \$4,303,700    | 2045               | * *            | 5           | \$44,700       | A             |
| Thermally Inefficient, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Louvers  | 2%         |                   |                | 2029               | * *            | 10          | \$11,400       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | * *            | 5           | \$6,500        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 20%        |                   |                | 2030               | * *            | 5           | \$7,200        | A             |
| Metal Rail   | 10%        |                   |                | 2037               | * *            | 5-10        | \$16,700       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Lower Parapet                                     |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 75%        |                   |                | 2028               | * *            | 10          | \$24,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 25%        |                   |                | 2028               | * *            | 10          | \$8,100        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cooling Tower Roof                                |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 10%        |                   |                | 2016               | \$205,800      | 3           | \$52,200       | C             |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$38,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2023               | \$385,600      | 5           | \$17,400       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$13,600       | C             |
| Vinyl Tile   | 60%        |                   |                | 2020               | \$1,991,000    | 3           | \$104,400      | C             |
| Vinyl Tile   | 10%        |                   |                | 2025               | * *            | 3           | \$13,100       | C             |
| Vinyl Tile   | 5%         |                   |                | 2015               | \$165,900      | 3           | \$6,500        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement, 19th Floor                              |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$304,700      | 5           | \$10,300       | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | * *            | 5           | \$6,900        | C             |
| Gypsum Board   | 25%        |                   |                | LIFE               | * *            | 5           | \$51,700       | C             |
| Metal Panel  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | * *            | 5           | \$41,400       | C             |

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

**DEPARTMENT OF EDUCATION - 040**  
**ADMINISTRATION BLDG - BK**  
**Asset # : 1217**

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

## Interior

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 75% |  |  | 2025 | * * | 5 | \$261,100 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | * * | 5 | \$2,700   | B |
| Glass: Susp Panels   | 5%  |  |  | LIFE | * * |   |           | B |
| Gypsum Board         | 15% |  |  | LIFE | * * | 5 | \$65,300  | B |

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

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |           |   |         |   |
|---|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw   | 100% |  |  | 2020 | \$162,800 | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |      |  |  |      |           |   |         |   |
| <i>Location : Electrical Room</i>                                   |      |  |  |      |           |   |         |   |
| <i>Explanation : 2- Service Protectors Rated @ 4000a And 1600a.</i> |      |  |  |      |           |   |         |   |

## Switchgear / Switchboard

|  |     |     |           |      |          |   |       |   |
|--|-----|-----|-----------|------|----------|---|-------|---|
| Fused Disc Sw  | 20% |     |           | 2020 | \$65,600 | 5 | \$200 | B |
| Fused Disc Sw  | 20% |     |           | 2040 | * *      | 5 | \$200 | B |
| Fused Knife Sw   | 60% | 2-4 | \$196,700 | 2050 | * *      | 5 | \$300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                  |     |     |           |      |          |   |       |   |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$390,600 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | * *       | 1 |  | B |

## Panelboards

|  |     |     |          |      |          |   |         |   |
|--|-----|-----|----------|------|----------|---|---------|---|
| Fused Disc Sw  | 20% |     |          | 2019 | \$72,300 | 5 | \$1,100 | B |
| Fused Knife Sw   | 20% | 2-4 | \$72,300 | 2045 | * *      | 5 | \$500   | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |          |   |         |   |
| <i>Location : Basement</i>   |     |     |          |      |          |   |         |   |

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2019 | \$180,700 | 5 | \$3,100 | B |
| Molded Case Bkrs | 10% |  |  | 2036 | * *       | 5 | \$600   | B |

## Wiring

|   |     |     |           |      |     |   |  |   |
|---|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth   | 40% | 2-4 | \$202,300 | 2045 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |     |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |           |      |     |   |  |   |

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 50% |  |  | 2020 | \$252,800 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2040 | * *       | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |           |   |         |   |
|-----------------|-----|--|--|------|-----------|---|---------|---|
| Locally Mounted | 70% |  |  | 2018 | \$328,900 | 5 | \$1,100 | B |
| Locally Mounted | 30% |  |  | 2033 | * *       | 5 | \$500   | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

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

**DEPARTMENT OF EDUCATION - 040**  
**ADMINISTRATION BLDG - BK**  
**Asset # : 1217**

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

**Lighting**

Interior Lighting  
Fluorescent

98%  
2020 \$1,150,700 10 \$209,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T12 And T8 Lamps*

HID 1% 2015 \$9,700 10 \$100 B  
 Incandescent 1% 2015 \$11,700 2 \$100 B

Egress Lighting

Emergency, Battery 40% 2020 \$38,600 10 \$22,500 B  
 Exit, Service 60% 2020 \$23,200 1 B

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

**Heating**

Energy Source

Fuel Oil No 4 100% 2030 \* \* 5 \$72,100 B

Conversion Equipment

Heat Exchanger 30% 2023 \$17,000 1 \$34,600 B  
 Steam Boiler 70% 2025 \* \* 1 \$161,500 B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 4 Units*

Distribution

Hot Wtr Piping/Pump 70% 2028 \* \* 4 \$8,000 B  
 Steam Piping/Pump 30% 2030 \* \* 4 \$5,200 B

Terminal Devices

Air Handler 30% 2020 \$429,100 1 \$43,200 B  
 Unit Heater-Stm/HW 70% 2020 \$1,199,200 4 \$14,900 B

**Air Conditioning**

Energy Source

Electricity 100% 2036 \* \* 1 B

Conversion Equipment

Centrifugal, Elec Chiller 100% 2029 \* \* 1 \$252,000 B

Distribution

Chilled Wtr Pipe/Pump 100% 2030 \* \* 4 \$17,200 B

Terminal Devices

Direct Expansion 30% 2025 \* \* 1 B  
 Fan Coil - Cooling 70% 2020 \$1,429,700 1 \$52,700 B

Heat Rejection

Water Cool Tower 100% 2018 \$761,400 2 \$234,100 B

**Ventilation**

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$129,700 B

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**DEPARTMENT OF EDUCATION - 040**  
**ADMINISTRATION BLDG - BK**  
**Asset # : 1217**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 95%               |                          |                       | 2020                      | \$278,600             | 2                  | \$6,800               | B                    |
| Roof  | 5%                |                          |                       | 2020                      | \$10,500              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Oil Fired   | 100%              |                          |                       | 2015                      | \$82,300              | 1                  | \$7,000               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$34,600              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gearless Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Two Banks Of Elevators</i><br><i>Explanation : 6 Pass 1 Freight</i> |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ADULT TRAINING CENTER - BK  
**Address** : 475 NOSTRAND AVE BTWN: HALSEY ST., MACON ST.  
**Borough** : BROOKLYN **Agency's Number** : K743  
**Program / Asset #** : BOE0657.000 / 1215 **Yr Built/Renovated** : 1886 / 2003  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1844 **Lot** : 1 **BIN** : 3053020

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$65,300           | \$152,100          |
| Interior Architecture |  | \$701,500          | \$203,100          |
| Electrical            |  | \$222,300          | \$703,200          |
| Mechanical            |  | \$45,600           | \$1,180,900        |
| <b>Total</b>          |  | <b>\$1,034,800</b> | <b>\$2,239,200</b> |
| Priority A            |  | \$65,300           | \$152,100          |
| Priority B            |  | \$378,500          | \$1,884,000        |
| Priority C            |  | \$591,000          | \$203,100          |
| <b>Total</b>          |  | <b>\$1,034,800</b> | <b>\$2,239,200</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$18,400        |                |                | \$18,100        |
| Interior Architecture | \$15,800        |                | \$2,000        | \$5,500         |
| Electrical            | \$300           | \$400          | \$300          | \$38,600        |
| Mechanical            | \$56,900        | \$7,000        | \$7,200        | \$7,000         |
| <b>Total</b>          | <b>\$91,400</b> | <b>\$7,500</b> | <b>\$9,500</b> | <b>\$69,100</b> |
| Priority A            | \$18,400        |                |                | \$18,100        |
| Priority B            | \$57,200        | \$7,500        | \$7,500        | \$45,600        |
| Priority C            | \$15,800        |                | \$2,000        | \$5,500         |
| <b>Total</b>          | <b>\$91,400</b> | <b>\$7,500</b> | <b>\$9,500</b> | <b>\$69,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ADULT TRAINING CENTER - BK**  
**Asset # : 1215**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2042               | **             | 10          | \$8,700        | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$55,700       | A             |
| Masonry: Brownstone   | 15%        |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Masonry: Fieldstone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$65,300       | 2038               | **             | 5           | \$96,300       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 15%        |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Wood Cornice  | 70%        |                   |                | 2032               | **             | 5-10        | \$41,100       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 10%        | Now               | \$1,200        | 2022               | \$23,400       |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 35%        | Now               | \$17,300       | 2037               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Corridor, Room 300                       |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%         |                   |                | 2042               | **             | 10          | \$6,700        | A             |
| Slate   | 50%        |                   |                | LIFE               | **             |             |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,000        | C             |
| Vinyl Tile  | 35%        | Now               | \$286,100      | 2032               | **             | 3           | \$10,400       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$32,700       | 2022               | \$163,500      | 3           | \$5,900        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 40%        | Now               | \$36,400       | 2037               | **             | 5           | \$29,700       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ADULT TRAINING CENTER - BK**  
**Asset # : 1215**

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

## Interior

## Interior Walls

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile   | 5%  | Now | \$15,800  | 2031 | ** | 5 | \$2,500  | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Female Restroom On Third Floor</i>                       |     |     |           |      |    |   |          |   |
| Glass: Single Pane   | 5%  |     |           | LIFE | ** | 5 | \$3,700  | C |
| Masonry: Brick   | 20% |     |           | LIFE | ** |   |          | C |
| Plaster  | 60% | Now | \$235,800 | LIFE | ** | 5 | \$17,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>      |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| Wood   | 10% |     |           | LIFE | ** | 5 | \$39,600 | C |

## Ceilings

|   |     |     |           |      |    |   |          |   |
|---|-----|-----|-----------|------|----|---|----------|---|
| Embossed Metal  | 50% |     |           | LIFE | ** | 5 | \$17,900 | B |
| Exposed Struc: Wood   | 10% |     |           | LIFE | ** |   |          | B |
| Plaster   | 15% |     |           | LIFE | ** | 5 | \$7,400  | B |
| Plaster   | 25% | Now | \$110,500 | LIFE | ** | 5 | \$12,400 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |     |     |           |      |    |   |          |   |
| <i>Location : Third Floor Corridor And Room 300</i>               |     |     |           |      |    |   |          |   |

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

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$31,000 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : 1- Electrical Service Rated @ 2000 Amps</i>      |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$96,600 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$92,100 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |          | 2038 | ** | 5 | \$100 | B |
| Fused Disc Sw  | 20% |     |          | 2030 | ** | 5 | \$300 | B |
| Fused Toggle Switch  | 60% | 2-4 | \$65,900 | 2047 | ** | 5 | \$400 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Throughout</i>                                     |     |     |          |      |    |   |       |   |

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | ** | 5 | \$200 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$77,500 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |   |  |   |
| Thermoplastic   | 20% |     |          | 2042 | ** | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**ADULT TRAINING CENTER - BK**  
**Asset # : 1215**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$400                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$900                 | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Connected With Main Water Pipe               |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 91%               |                          |                       | 2022                      | \$470,100             | 10                 | \$44,200              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-12 Lamps                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2022                      | \$2,400               | 10                 |                       | B                    |
| Incandescent   | 8%                |                          |                       | 2017                      | \$41,300              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 25%               |                          |                       | 2022                      | \$5,900               | 10                 | \$3,200               | B                    |
| Exit, Service  | 75%               |                          |                       | 2022                      | \$7,100               | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2017                      | \$26,600              | 10                 | \$200                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2017                      | \$11,000              | 1                  | \$1,100               | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2017                      | \$37,600              | 1-3                | \$1,900               | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Oil #2, 1 Tank 5000 Gal                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$52,600              | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Two Units                                    |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**ADULT TRAINING CENTER - BK**  
**Asset # : 1215**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$45,600              | 2022                      | \$456,200             | 4                  | \$2,600               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Through Out</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 100%              | 0-2                      | \$12,300              | 2020                      | \$617,200             | 1                  | \$15,400              | B                    |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 80%               |                          |                       | 2020                      | \$107,500             | 1                  |                       | B                    |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 80%               | Now                      | \$31,200              | 2027                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2020                      | \$15,200              | 2                  | \$800                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 175 Gal</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | 0-2                      | \$7,100               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2022                      | \$11,200              | 4                  | \$2,000               | B                    |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2042                      | * *                   | 1-2                | \$800                 | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ALFRED E. SMITH HIGH SCHOOL - BX  
**Address** : 333 E. 151ST STREET BTWN: COURTLANDT AVE., MORRIS AV  
**Borough** : BRONX **Agency's Number** : X600  
**Program / Asset #** : BOE0333.000 / 2684 **Yr Built/Renovated** : 1932 / 2005  
**Area Sq Ft** : 282,468 **Project Type** : EDUCATION  
**Date of Survey** : 06-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2411 **Lot** : 22 **BIN** : 2001874

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$728,000             |
| Interior Architecture | \$1,098,800           | \$231,100             |
| Electrical            | \$458,800             | \$4,327,100           |
| Mechanical            | \$711,900             | \$1,147,000           |
| <b>Total</b>          | <b>\$2,269,500</b>    | <b>\$6,433,100</b>    |
| Priority A            |                       | \$728,000             |
| Priority B            | \$1,392,800           | \$5,581,900           |
| Priority C            | \$876,800             | \$123,200             |
| <b>Total</b>          | <b>\$2,269,500</b>    | <b>\$6,433,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$35,500         | \$12,800         |                 | \$17,600         |
| Interior Architecture | \$11,500         | \$64,000         | \$13,700        | \$18,700         |
| Electrical            | \$6,500          | \$6,800          | \$10,400        | \$28,800         |
| Mechanical            | \$86,700         | \$38,800         | \$62,600        | \$38,600         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$148,100</b> | <b>\$130,300</b> | <b>\$94,600</b> | <b>\$111,600</b> |
| Priority A            | \$35,500         | \$12,800         |                 | \$17,600         |
| Priority B            | \$101,100        | \$53,500         | \$80,900        | \$82,500         |
| Priority C            | \$11,500         | \$64,000         | \$13,700        | \$11,500         |
| <b>Total</b>          | <b>\$148,100</b> | <b>\$130,300</b> | <b>\$94,600</b> | <b>\$111,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ALFRED E. SMITH HIGH SCHOOL - BX**  
**Asset # : 2684**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$32,300       | A             |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$50,400       | A             |
| Masonry: Brick   | 78%        |                   |                | LIFE               | **             | 5           | \$100,700      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Metal Coiling Doors  | 5%         |                   |                | 2035               | **             | 5           | \$20,200       | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$51,900       | A             |
| Aluminum   | 5%         | Now               | \$6,600        | 2038               | **             | 5           | \$1,400        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Room 323  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$10,800       | A             |
| Metal: Cage/Fence  | 5%         |                   |                | 2035               | **             | 5-10        | \$4,600        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 50%        |                   |                | 2030               | **             | 10          | \$70,200       | A             |
| Copper/Terne   | 5%         |                   |                | 2057               | **             | 10          | \$17,600       | A             |
| IRMA/Protected Membrane  | 35%        |                   |                | 2022               | \$457,500      | 10          | \$49,200       | A             |
| Paver: Asphalt   | 10%        | Now               | \$28,900       | 2031               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Over Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$74,500       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$17,000       | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Vinyl Tile   | 27%        |                   |                | 2017               | \$876,800      | 3           | \$46,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 45%        |                   |                | 2027               | **             | 3           | \$57,500       | C             |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$63,900       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$10,400       | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$13,800       | C             |
| Folding Partition  | 3%         |                   |                | 2030               | **             | 5           | \$25,900       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 47%        |                   |                | LIFE               | **             | 5           | \$48,700       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

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Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ALFRED E. SMITH HIGH SCHOOL - BX**  
**Asset # : 2684**

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

## Interior

## Ceilings

|   |     |     |           |      |     |   |          |   |
|---|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn  | 25% | Now | \$222,000 | 2035 | * * | 5 | \$45,000 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>  |     |     |           |      |     |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |     |   |          |   |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |     |     |           |      |     |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |     |   |          |   |
| <i>Vandalism, Extent : Moderate, Area Affected : 25%</i>                |     |     |           |      |     |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |     |   |          |   |
| AcousTileSusp.Lay-In  | 5%  |     |           | 2027 | * * | 5 | \$14,400 | B |
| Exposed Concrete  | 35% |     |           | LIFE | * * | 5 | \$15,700 | B |
| Plaster   | 35% |     |           | LIFE | * * | 5 | \$63,000 | B |

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

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |         |   |
|--|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw  | 100% |  |  | 2022 | \$65,100 | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |      |  |  |      |          |   |         |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |          |   |         |   |
| <i>Explanation : Main Service Switches Rated @ 2-3000 Amperes And 1-4000 Amperes</i> |      |  |  |      |          |   |         |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$298,000 | 5 | \$1,000 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | * *       | 5 | \$300   | B |
| Fused Disc Sw    | 10% |  |  | 2021 | \$36,100  | 5 | \$500   | B |
| Molded Case Bkrs | 75% |  |  | 2021 | \$271,000 | 5 | \$4,600 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | * *       | 5 | \$600   | B |

## Wiring

|   |     |     |           |      |     |   |  |   |
|---|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$322,800 | 2047 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |     |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |           |      |     |   |  |   |

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |          |      |          |   |       |   |
|-----------------|-----|-----|----------|------|----------|---|-------|---|
| Locally Mounted | 5%  |     |          | 2035 | * *      | 5 | \$100 | B |
| Locally Mounted | 35% |     |          | 2020 | \$23,100 | 5 | \$500 | B |
| Locally Mounted | 60% | 2-4 | \$39,600 | 2042 | * *      | 5 | \$500 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Mechanical Room*

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$3,400 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

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

**DEPARTMENT OF EDUCATION - 040**  
**ALFRED E. SMITH HIGH SCHOOL - BX**  
**Asset # : 2684**

| Electrical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                         |   |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent | 96%   |                   |                | 2022               | \$1,970,300    | 10          | \$200,500      | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-8 Lamp                                      |                   |                |                    |                |             |                |               |
| HID                              | 3%  |                   |                | 2022               | \$28,500       | 10          | \$200          | B             |
| Incandescent                     | 1%  |                   |                | 2017               | \$20,500       | 2           | \$100          | B             |
| Egress Lighting                  |   |                   |                |                    |                |             |                |               |
| Emergency, Battery               | 50%   |                   |                | 2022               | \$47,200       | 10          | \$27,500       | B             |
| Exit, Service                    | 50%   |                   |                | 2022               | \$18,900       | 1           |                | B             |
| Exterior Lighting                |   |                   |                |                    |                |             |                |               |
| HID                              | 100%  |                   |                | 2017               | \$96,500       | 10          | \$700          | B             |
| Alarm                            |   |                   |                |                    |                |             |                |               |
| Security System                  |   |                   |                |                    |                |             |                |               |
| No Component                     | 70%   |                   |                |                    |                |             |                | D             |
| Generic                          | 30%   |                   |                | 2022               | \$239,200      | 1           | \$25,900       | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Hallways<br>Explanation : CCTV And Intrusion Alarm System, Motion Sensors              |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection             |   |                   |                |                    |                |             |                |               |
| No Component                     | 70%   |                   |                |                    |                |             |                | D             |
| Generic                          | 30%   |                   |                | 2022               | \$818,800      | 1-3         | \$42,800       | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Hallways<br>Explanation : Bells, Strobe Lights, Smoke Detectors, Manual Pulls Stations |                   |                |                    |                |             |                |               |
|                                  |   |                   |                |                    |                |             |                |               |
| Mechanical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                          |   |                   |                |                    |                |             |                |               |
| Energy Source                    |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6                    | 100%  |                   |                | 2032               | * *            | 5           | \$70,500       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement Vault<br>Explanation : 2 - 15000 Gallon Tanks                                    |                   |                |                    |                |             |                |               |
| Conversion Equipment             |   |                   |                |                    |                |             |                |               |
| Steam Boiler                     | 100%  |                   |                | 2027               | * *            | 1           | \$225,700      | B             |
|                                  | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Basement<br>Explanation : 5 - #6 Oil Burning Steam Boilers                               |                   |                |                    |                |             |                |               |
| Distribution                     |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                | 10%   | Now               | \$181,200      | 2052               | * *            | 4           | \$1,100        | B             |
|                                  | Leak Evident, Extent : Severe, Area Affected : 50%<br>Location : Thermostats, Traps, Throughout   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                | 90%   |                   |                | 2032               | * *            | 4           | \$10,100       | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**ALFRED E. SMITH HIGH SCHOOL - BX**  
**Asset # : 2684**

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2022               | \$279,900      | 1           | \$28,200       | B             |
| Convactor/Radiator  | 70%            |                   |                | 2027               | * *            | 1           | \$51,600       | B             |
| Fan Coil Unit/Heat  | 10%            | Now               | \$388,700      | 2032               | * *            | 1           | \$6,600        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Defective Unit Ventilator Motors</i>              |                |                   |                |                    |                |             |                |               |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%            | Now               | \$10,700       | 2017               | \$106,700      | 1           |                | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Office And Classrooms</i>                         |                |                   |                |                    |                |             |                |               |
| No Component  | 80%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$127,000      | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 70%            |                   |                | 2027               | * *            | 2           | \$4,900        | B             |
| Roof  | 30%            | 0-2               | \$18,600       | 2027               | * *            | 2           | \$1,700        | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Roof, 4 Of 10 Defective Exhaust Fan Motors</i>    |                |                   |                |                    |                |             |                |               |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           |                   |                | 2020               | \$775,300      | 1           |                | B             |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           | 0-2               | \$16,100       | 2032               | * *            | 4           | \$22,600       | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : 1 Of 2 Badly Corroded Tank</i>                    |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 50%            |                   |                | 2022               | \$5,200        | 4           | \$1,000        | B             |
| Submersible   | 25%            | Now               | \$1,600        | 2017               | \$1,600        | 4           | \$300          | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 50%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Defective Pump And Pump Motor</i>                 |                |                   |                |                    |                |             |                |               |
| Submersible   | 25%            |                   |                | 2015               | \$1,600        | 4           | \$500          | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2027               | * *            | 1           | \$14,100       | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |                |                   |                |                    |                |             |                |               |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ALFRED E. SMITH HIGH SCHOOL - BX**  
**Asset # : 2684**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |               |
| Elevators          |                 |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 50%   |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 50%      |                   |                    |         |                |             |                |               |
|                    |                 | Location : New Wing   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : Basement Through Fourth Floor                 |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 50%   |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 50%      |                   |                    |         |                |             |                |               |
|                    |                 | Location : Old Wing   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : Basement Through Third Floor                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |   |                   |                    |         |                |             |                |               |
| Sprinkler          |                 |   |                   |                    |         |                |             |                |               |
|                    | No Component    | 20%   |                   |                    |         |                |             |                | D             |
|                    | Generic         | 80%   |                   | 2032               |         | * *            | 1-2         | \$51,100       | B             |
|                    |                 | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                 | Location : Sprinkler Room                                   |                   |                    |         |                |             |                |               |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ANDREW JACKSON HIGH SCHOOL - Q  
**Address** : 207-01 116TH AVE.  
**Borough** : QUEENS **Agency's Number** : Q490  
**Program / Asset #** : BOE0887.000 / 1479 **Yr Built/Renovated** : 1937 / 1997  
**Area Sq Ft** : 260,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 11049 **Lot** : 1 **BIN** : 4238003

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$588,200          | \$205,600          |
| Interior Architecture |  | \$459,900          | \$1,791,200        |
| Electrical            |  | \$1,362,700        | \$1,116,400        |
| Mechanical            |  | \$1,970,600        | \$2,524,800        |
| <b>Total</b>          |  | <b>\$4,381,400</b> | <b>\$5,638,100</b> |
| Priority A            |  | \$588,200          | \$205,600          |
| Priority B            |  | \$3,378,800        | \$3,762,100        |
| Priority C            |  | \$414,400          | \$1,670,400        |
| <b>Total</b>          |  | <b>\$4,381,400</b> | <b>\$5,638,100</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,800         |                 |                 | \$12,100        |
| Interior Architecture |                  | \$21,700        | \$19,600        | \$13,200        |
| Electrical            | \$28,400         | \$6,000         | \$8,100         | \$7,200         |
| Mechanical            | \$42,800         | \$29,800        | \$46,200        | \$29,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$135,000</b> | <b>\$61,400</b> | <b>\$77,800</b> | <b>\$65,700</b> |
| Priority A            | \$59,800         |                 |                 | \$12,100        |
| Priority B            | \$75,100         | \$39,700        | \$58,200        | \$53,600        |
| Priority C            |                  | \$21,700        | \$19,600        |                 |
| <b>Total</b>          | <b>\$135,000</b> | <b>\$61,400</b> | <b>\$77,800</b> | <b>\$65,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ANDREW JACKSON HIGH SCHOOL - Q**  
**Asset # : 1479**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$200,900      | LIFE               | **             | 5           | \$84,300       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Entrance                                 |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : At Ledges   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : At Ledges   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2042               | **             | 10          | \$5,100        | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$64,700       | A             |
| Masonry: Brick   | 20%        | Now               | \$72,500       | LIFE               | **             | 5           | \$21,600       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Foundation In Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Limestone   | 5%         | Now               | \$33,900       | LIFE               | **             | 5           | \$4,000        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 5%             |            |                   |                |                    |                |             |                |               |
| Location : East Facade At 3rd Floor Spandrel                   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$44,800       | A             |
| Glass Block  | 5%         | Now               | \$13,700       | LIFE               | **             | 5           | \$1,500        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Pool Area   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Pool Area   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$12,200       | LIFE               | **             | 5           | \$5,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Open Joints, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$13,100       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 87%        |                   |                | 2027               | **             | 10          | \$140,600      | A             |
| Copper/Terne   | 3%         |                   |                | 2037               | **             | 10          | \$12,100       | A             |
| Copper/Terne   | 5%         |                   |                | 2050               | **             | 10          | \$20,200       | A             |
| Modified Bitumen   | 3%         |                   |                | 2022               | \$35,100       | 10          | \$4,800        | A             |
| Skylight, Metal/Glass  | 2%         | Now               | \$174,200      | 2042               | **             |             |                | A             |
| Glazing Clouded, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Over Pool Area                                      |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Over Pool Area                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Over Pool Area                                      |            |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ANDREW JACKSON HIGH SCHOOL - Q**  
**Asset # : 1479**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$48,000       | C             |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$15,700       | C             |
| Mosaic Tile   | 3%         | Now               | \$171,600      | 2027               | **             | 5           | \$11,800       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool Deck</i>   |            |                   |                |                    |                |             |                |               |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool Deck</i>   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 7%         | Now               | \$65,800       | LIFE               | **             | 5           | \$17,200       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Lobby</i>   |            |                   |                |                    |                |             |                |               |
| Traffic Topping   | 3%         |                   |                | 2030               | **             | 5           | \$11,800       | C             |
| Vinyl Tile  | 50%        |                   |                | 2022               | \$1,494,500    | 3           | \$58,800       | C             |
| Wood  | 25%        |                   |                | 2037               | **             | 5           | \$147,000      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$103,600      | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Columns In Filter Room</i>                            |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Columns In Filter Room</i>                            |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Corroded Encased Steel Columns</i>                 |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$15,900       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                       |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$52,400       | C             |
| Plaster   | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2027               | **             | 5           | \$26,500       | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$6,200        | B             |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$107,600      | B             |
| Plaster   | 3%         |                   |                | LIFE               | **             | 5           | \$5,000        | B             |
| Plaster   | 5%         | Now               | \$45,500       | LIFE               | **             | 5           | \$8,300        | B             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool Ceiling</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool Ceiling</i>                                      |            |                   |                |                    |                |             |                |               |

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

Under 600 Volts

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ANDREW JACKSON HIGH SCHOOL - Q**  
**Asset # : 1479**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              | 2-4                      | \$65,100              | 2052                      | * *                   | 5                  | \$500                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 5000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$298,000             | 5                  | \$1,000               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$357,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2021                      | \$36,100              | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2021                      | \$289,100             | 5                  | \$4,500               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$600                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 90%               | 2-4                      | \$363,100             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Insulation Aged</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 60%               |                          |                       | 2020                      | \$39,600              | 5                  | \$900                 | B                    |
| Locally Mounted   | 40%               | 2-4                      | \$26,400              | 2042                      | * *                   | 5                  | \$300                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,100               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 94%               |                          |                       | 2027                      | * *                   | 10                 | \$180,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 94%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 6%                |                          |                       | 2022                      | \$52,500              | 10                 | \$400                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2022                      | \$43,400              | 10                 | \$25,300              | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$17,400              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 25%               |                          |                       | 2027                      | * *                   | 1                  | \$19,900              | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**ANDREW JACKSON HIGH SCHOOL - Q**  
**Asset # : 1479**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30% Now

\$753,700

2032

\* \*

1-3

\$35,800

D

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout*

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

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2048

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2039

\* \*

1

\$207,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor Boiler Room Pit**Explanation : 3 - Steam Boilers*

Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$15,500

B

Terminal Devices

Air Handler

10% Now

\$2,600

2017

\$128,800

1

\$11,700

B

*Damaged, Extent : Moderate, Area Affected : 90%**Location : Fan Rooms - Deteriorated Flexible Connections**Malfunctioning, Extent : Light, Area Affected : 5%**Location : Fan Room ( Defective Girl's Locker Room Blower Fan Motor)*

Convector/Radiator

50% Now

\$56,400

2020

\$1,128,400

1

\$30,500

B

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Rooms 330, 335 And Other Locations - Defective Thermostats*

Fan Coil Unit/Heat

40%

2017

\$1,431,000

1

\$27,100

B

**Air Conditioning**

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

25% Now

\$6,100

2020

\$122,800

1

B

*Malfunctioning, Extent : Light, Area Affected : 5%**Location : Defective Air Conditioning Units*

No Component

75%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$116,900

B

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**DEPARTMENT OF EDUCATION - 040**  
**ANDREW JACKSON HIGH SCHOOL - Q**  
**Asset # : 1479**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 90%  | 0-2               | \$4,800        | 2017               | \$237,700      | 2           | \$4,700        | B             |
|                       | Damaged, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Deteriorated Flexible Connections   |                   |                |                    |                |             |                |               |
| Roof                  | 10%  |                   |                | 2030               | * *            | 2           | \$600          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   | Now               | \$71,400       | 2020               | \$713,700      | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                       |                   |                |                    |                |             |                |               |
|                       | Location : Low Pressure On Third Floor   |                   |                |                    |                |             |                |               |
|                       | Explanation : House Booster Pumps Have Been Removed And Water Pressure Is Insufficient For Needs |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2021               | \$55,600       | 2           | \$3,100        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Pool Filter/Treatment |  |                   |                |                    |                |             |                |               |
| Sand                  | 100%   | Now               | \$45,200       | 2020               | \$452,400      | 4           |                | B             |
|                       | Broken, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Mechanical Room Below Pool - Defective Pool Pump Motor                                |                   |                |                    |                |             |                |               |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2030               | * *            | 1           | \$1,300        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Boiler Only  |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 40%  |                   |                |                    |                |             |                | B             |
| Generic               | 60%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Moderate, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                       | Location : Boy's And Girl's Toilet Rooms Throughout  |                   |                |                    |                |             |                |               |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : B-3   |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit   |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2032               | * *            | 1-2         | \$2,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ART & DESIGN HIGH SCHOOL - M  
**Address** : 1075 SECOND AVE @E. 57 STREET  
**Borough** : MANHATTAN **Agency's Number** : M630  
**Program / Asset #** : BOE0960.000 / 2737 **Yr Built/Renovated** : 1960 / 1993  
**Area Sq Ft** : 271,800 **Project Type** : EDUCATION  
**Date of Survey** : 24-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 1330 **Lot** : 13 **BIN** : 1038593

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$354,800             | \$1,009,200           |
| Interior Architecture | \$1,445,900           | \$3,124,800           |
| Electrical            | \$498,600             | \$3,154,200           |
| Mechanical            | \$154,800             | \$2,784,100           |
| <b>Total</b>          | <b>\$2,454,100</b>    | <b>\$10,072,300</b>   |
| Priority A            | \$354,800             | \$1,009,200           |
| Priority B            | \$1,243,200           | \$6,085,000           |
| Priority C            | \$856,100             | \$2,978,100           |
| <b>Total</b>          | <b>\$2,454,100</b>    | <b>\$10,072,300</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$81,800         |                 | \$6,900          |                  |
| Interior Architecture | \$14,000         |                 |                  | \$57,200         |
| Electrical            | \$9,500          | \$6,200         | \$8,200          | \$9,200          |
| Mechanical            | \$73,100         | \$20,900        | \$80,300         | \$27,600         |
| Elevators/Escalators  | \$13,800         | \$13,800        | \$13,800         | \$13,800         |
| <b>Total</b>          | <b>\$192,300</b> | <b>\$41,000</b> | <b>\$109,200</b> | <b>\$107,800</b> |
| Priority A            | \$81,800         |                 | \$6,900          |                  |
| Priority B            | \$96,500         | \$41,000        | \$102,300        | \$50,600         |
| Priority C            | \$14,000         |                 |                  | \$57,200         |
| <b>Total</b>          | <b>\$192,300</b> | <b>\$41,000</b> | <b>\$109,200</b> | <b>\$107,800</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**ART & DESIGN HIGH SCHOOL - M**  
**Asset # : 2737**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 10%        |                   |                | LIFE               | **             | 5           | \$191,600      | A             |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Building To Be Closed In 2012 For Demolition      |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$61,300       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$15,300       | A             |
| Metal, Corrugated   | 5%         |                   |                | 2033               | **             | 1           |                | A             |
| Metal Panel   | 65%        |                   |                | 2043               | **             | 5-10        | \$913,400      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 80%        | Now               | \$190,300      | 2039               | **             | 5           | \$9,900        | A             |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Steel   | 20%        | Now               | \$14,400       | 2031               | **             | 5           | \$30,900       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 45%        |                   |                | LIFE               | **             | 5           | \$58,000       | A             |
| Metal Panel   | 45%        |                   |                | 2043               | **             | 5           | \$10,900       | A             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 10%        |                   |                | 2036               | **             | 5-10        | \$11,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$68,600       | 2028               | **             |             |                | A             |
| Drains Clogged, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Auditorium And Cafeteria                  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$17,900       | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$28,000       | C             |
| Vinyl Tile  | 85%        | Now               | \$145,200      | 2023               | \$2,904,900    | 3           | \$114,300      | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Classrooms Throughout                  |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2038               | **             | 5           | \$33,600       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$20,300       | C             |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$146,400      | C             |
| Plaster   | 20%        | Now               | \$74,600       | LIFE               | **             | 5           | \$24,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Kitchen  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        | Now               | \$563,000      | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Columns Throughout                        |            |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ART & DESIGN HIGH SCHOOL - M**  
**Asset # : 2737**

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

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |     |           | 2028 | * * | 5 | \$33,500 | B |
| Exposed Concrete     | 45% | Now | \$290,800 | LIFE | * * | 5 | \$23,600 | B |

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

*Location : Auditorium*

|                      |     |    |           |      |     |  |  |   |
|----------------------|-----|----|-----------|------|-----|--|--|---|
| Exposed Struc: Steel | 10% | 4+ | \$152,500 | LIFE | * * |  |  | B |
|----------------------|-----|----|-----------|------|-----|--|--|---|

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

*Location : Gymnasium*

|             |     |  |  |      |     |   |           |   |
|-------------|-----|--|--|------|-----|---|-----------|---|
| Metal Panel | 35% |  |  | LIFE | * * | 5 | \$293,300 | B |
|-------------|-----|--|--|------|-----|---|-----------|---|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$65,100 | 5 | \$1,000 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Rating Available*

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 30% |  |  | 2043 | * *       | 5 | \$300   | B |
| Molded Case Bkrs | 70% |  |  | 2023 | \$208,600 | 5 | \$4,100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$318,000 | 1 |  | B |
| Conduit | 20% |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$36,100  | 5 | \$500   | B |
| Molded Case Bkrs | 90% |  |  | 2022 | \$325,200 | 5 | \$5,300 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$322,800 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 10% |  |  | 2023 | \$40,400 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2043 | * *      | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |          |   |         |   |
|-----------------|------|--|--|------|----------|---|---------|---|
| Locally Mounted | 100% |  |  | 2021 | \$66,000 | 5 | \$1,500 | B |
|-----------------|------|--|--|------|----------|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$6,600 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected With Main Water Pipe*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ART & DESIGN HIGH SCHOOL - M**  
**Asset # : 2737**

| <b>Electrical</b>                |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|----------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>     | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>                  |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting<br>Fluorescent | 20%   |                          |                       | 2028                      | * *                   | 10                 | \$43,900              | B                    |
|                                  | <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Hallways</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                      | 80%   |                          |                       | 2018                      | \$1,727,900           | 10                 | \$175,800             | B                    |
|                                  | <i>Other Observation, Extent : Moderate, Area Affected : 80%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : T-12 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting                  |   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service                    | 50%   |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Battery                    | 50%   |                          |                       | 2028                      | * *                   | 10                 | \$8,100               | B                    |
| Exterior Lighting                |   |                          |                       |                           |                       |                    |                       |                      |
| HID                              | 100%  |                          |                       | 2023                      | \$92,800              | 10                 | \$700                 | B                    |
| <b>Alarm</b>                     |   |                          |                       |                           |                       |                    |                       |                      |
| Security System                  |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                     | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                          | 30%   |                          |                       | 2023                      | \$230,200             | 1                  | \$25,000              | B                    |
| Fire/Smoke Detection             |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                     | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                          | 30%   |                          |                       | 2028                      | * *                   | 1-3                | \$41,200              | B                    |
| <b>Mechanical</b>                |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>     | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                   |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                    |   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam                    | 100%  |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment             |   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam    | 100%  |                          |                       | 2026                      | * *                   | 5                  | \$14,300              | B                    |
| Distribution                     |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump                | 100%  | Now                      | \$95,400              | 2023                      | \$1,907,500           | 4                  | \$11,800              | B                    |
|                                  | <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>          |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Boiler Room</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices                 |   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                      | 25%   |                          |                       | 2018                      | \$368,200             | 1                  | \$37,100              | B                    |
| Convactor/Radiator               | 75%   |                          |                       | 2028                      | * *                   | 1                  | \$58,200              | B                    |
| <b>Air Conditioning</b>          |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                    |   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                      | 100%  |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**ART & DESIGN HIGH SCHOOL - M**  
**Asset # : 2737**

| Mechanical         |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |  |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |  |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 50%  |                   |                    | 2028    | * *            | 2           | \$7,400        | B             |
|                    | Window/Wall Unit               | 15%  |                   |                    | 2018    | \$84,200       | 1           |                | B             |
|                    | No Component                   | 35%  |                   |                    |         |                |             |                | D             |
|                    | Distribution                   |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 50%  |                   |                    | LIFE    | * *            | 2           | \$194,900      | B             |
|                    | No Component                   | 50%  |                   |                    |         |                |             |                | D             |
| Ventilation        |                                |  |                   |                    |         |                |             |                |               |
|                    | Distribution                   |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$211,500      | B             |
|                    | Exhaust Fans                   |  |                   |                    |         |                |             |                |               |
|                    | Interior                       | 100%   |                   |                    | 2023    | \$302,000      | 2           | \$7,400        | B             |
| Plumbing           |                                |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |  |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel                | 100%   |                   |                    | 2028    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger              |  |                   |                    |         |                |             |                |               |
|                    | Low Temp                       | 100%   |                   |                    | 2033    | * *            | 4           | \$23,800       | B             |
|                    |                                | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Basement  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 2 Tanks                                      |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping                |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)                   |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                   | 100%   |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    |                                | Recent Repair Evident, Extent : Light, Area Affected : 50% |                   |                    |         |                |             |                |               |
|                    |                                | Location : One Pump  |                   |                    |         |                |             |                |               |
|                    | Fixtures                       |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |  |                   |                    |         |                |             |                |               |
|                    | Elevators                      |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction                | 90%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 90%     |                   |                    |         |                |             |                |               |
|                    |                                | Location : B-7   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 1 Unit                                       |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 10%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Moderate, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : B-1   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 1 Unit                                       |                   |                    |         |                |             |                |               |
| Fire Suppression   |                                |  |                   |                    |         |                |             |                |               |
|                    | Standpipe                      |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    | 2033    | * *            | 1-5         | \$121,000      | B             |
|                    | Sprinkler                      |  |                   |                    |         |                |             |                |               |
|                    | No Component                   | 97%  |                   |                    |         |                |             |                | D             |
|                    | Generic                        | 3%   |                   |                    | 2033    | * *            | 1-2         | \$2,000        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**ART & DESIGN HIGH SCHOOL - M**  
**Asset # : 2737**

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ART AND LEATHER BUILDING H.S. -Q  
**Address** : 45-10 94TH STREET  
**Borough** : QUEENS **Agency's Number** : LEASE-Q744  
**Program / Asset #** : BOE1083.000 / 14429 **Yr Built/Renovated** :  
**Area Sq Ft** : 194,025 **Project Type** : EDUCATION  
**Date of Survey** : 16-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1600 **Lot** : 61 **BIN** : 4437166

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$146,100             | \$159,100             |
| Interior Architecture | \$149,900             | \$191,200             |
| Electrical            |                       | \$144,200             |
| Mechanical            |                       | \$81,500              |
| <b>Total</b>          | <b>\$296,000</b>      | <b>\$576,000</b>      |
| Priority A            | \$146,100             | \$159,100             |
| Priority B            | \$106,900             | \$332,600             |
| Priority C            | \$43,000              | \$84,300              |
| <b>Total</b>          | <b>\$296,000</b>      | <b>\$576,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$16,900         |                 |                  | \$1,500          |
| Interior Architecture | \$52,600         |                 |                  | \$22,300         |
| Electrical            | \$28,900         | \$25,900        | \$46,100         | \$29,600         |
| Mechanical            | \$71,200         | \$47,800        | \$111,800        | \$75,500         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$177,500</b> | <b>\$81,600</b> | <b>\$165,900</b> | <b>\$136,700</b> |
| Priority A            | \$16,900         |                 |                  | \$1,500          |
| Priority B            | \$108,000        | \$81,600        | \$165,900        | \$113,000        |
| Priority C            | \$52,600         |                 |                  | \$22,300         |
| <b>Total</b>          | <b>\$177,500</b> | <b>\$81,600</b> | <b>\$165,900</b> | <b>\$136,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ART AND LEATHER BUILDING H.S. -Q**  
**Asset # : 14429**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | 2-4               | \$9,000        | LIFE               | **             | 5           | \$34,900       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                         | Location : Main Entrance Facade                                      |                   |                |                    |                |             |                |               |
|                         | Efflorescence, Extent : Light, Area Affected : 20%                   |                   |                |                    |                |             |                |               |
|                         | Location : Main Entrance Facade Where Masonry Meets Poured Concrete. |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 85%  |                   |                | LIFE               | **             | 5           | \$37,100       | A             |
| Masonry: Limestone      | 5%   | Now               | \$146,100      | LIFE               | **             | 5           | \$2,600        | A             |
|                         | Vertical Cracks, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                         | Location : Various Locations.  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2043               | **             | 5           | \$61,900       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 65%  |                   |                | LIFE               | **             | 5           | \$50,900       | A             |
| Metal Panel             | 10%  |                   |                | 2047               | **             | 5           | \$2,900        | A             |
| Metal Rail              | 25%  |                   |                | 2038               | **             | 5-10        | \$34,200       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Asphalt Macadam         | 25%  |                   |                | 2029               | **             | 5           | \$15,800       | A             |
| IRMA/Protected Membrane | 75%  |                   |                | 2029               | **             | 10          | \$71,100       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   | 4+                | \$3,600        | LIFE               | **             | 5           | \$26,000       | C             |
|                         | Horizontal Cracks, Extent : Light, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                         | Location : Mechanical & Water Metering Room.                         |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 10%  |                   |                | 2034               | **             | 5           | \$23,800       | C             |
| Traffic Topping         | 10%  |                   |                | 2029               | **             | 5           | \$29,700       | C             |
| Vinyl Tile              | 75%  |                   |                | 2029               | **             | 3           | \$89,100       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile            | 50%  |                   |                | 2034               | **             | 5           | \$86,000       | C             |
| Concrete Masonry Unit   | 5%   |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Gypsum Board            | 40%  |                   |                | LIFE               | **             | 5           | \$41,300       | C             |
| Ceilings                |  |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In    | 90%  |                   |                | 2034               | **             | 5           | \$213,800      | B             |
|                         | Staining/Discoloring, Extent : Light, Area Affected : 1%             |                   |                |                    |                |             |                |               |
|                         | Location : 4th Floor Science Lab.                                    |                   |                |                    |                |             |                |               |
| Exposed Concrete        | 5%   |                   |                | LIFE               | **             | 5           | \$1,900        | B             |
| Gypsum Board            | 5%   |                   |                | LIFE               | **             | 5           | \$14,800       | B             |

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

Under 600 Volts

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**ART AND LEATHER BUILDING H.S. -Q**  
**Asset # : 14429**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2047               | * *            | 5           | \$700          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : 4(4000 Amp) Services   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2047               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : 2 (2000 Amp) For 4th Floor East.                                 |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2047               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : 3 (1200 Amp.) For 1st/2nd. Floor West And 2nd Floor East.        |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 40%  |                   |                | 2047               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : 3 (4000 Amp) For 1st / 3rd. Floor East And 3rd./4th. Floor West. |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2047               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Roof  |                   |                |                    |                |             |                |               |
|                          | Explanation : 2 (2000 Amp) For 3rd Floor East / West.                          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2047               | * *            | 5           |                | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Outside (inside Chiller Enclosure).                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : 2 (2000 Amp.) For Chillers                                       |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2043               | * *            | 5           | \$4,200        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2038               | * *            | 5           | \$1,100        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 75%  |                   |                | 2038               | * *            | 1           | \$36,800       | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Main (150 Amp.)  |                   |                |                    |                |             |                |               |
| Automatic                | 25%  |                   |                | 2038               | * *            | 1           | \$12,300       | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                          | Location : Basement Room B73   |                   |                |                    |                |             |                |               |
|                          | Explanation : Fire Pump (40hp)   |                   |                |                    |                |             |                |               |

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

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**DEPARTMENT OF EDUCATION - 040**  
**ART AND LEATHER BUILDING H.S. -Q**  
**Asset # : 14429**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$61,500              | B                    |
| Other Observation, Extent : Light, Area Affected : 100%                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Outside (Enclosure)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 300 Kw. / 375 Kva.   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$5,900               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$29,500              | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 99%               |                          |                       | 2029                      | * *                   | 10                 | \$144,200             | B                    |
| Other Observation, Extent : Light, Area Affected : 100%                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-5 - T-8 Types.   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 1%                |                          |                       | 2016                      | \$14,300              | 2                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 1%  |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Mostly In Science Labs.   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 5 Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2029                      | * *                   | 10                 | \$5,400               | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$500                 | B                    |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2056                      | * *                   | 5                  | \$4,700               | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$59,400              | B                    |
| Other Observation, Extent : Light, Area Affected : 100%                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Security Cameras Connected To An Internet Protocol Digital Video System(ipdvs) |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2029                      | * *                   | 1-3                | \$101,000             | B                    |
| Other Observation, Extent : Light, Area Affected : 100%                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Adressable   |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ART AND LEATHER BUILDING H.S. -Q**  
**Asset # : 14429**

| Mechanical                |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                   |  |                   |                |                    |                |             |                |               |
| Conversion Equipment      |  |                   |                |                    |                |             |                |               |
| Furnace                   | 50%  |                   |                | 2026               | **             | 1           | \$39,400       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                           | Location : Roof  |                   |                |                    |                |             |                |               |
|                           | Explanation : 9 Roof Top Units                               |                   |                |                    |                |             |                |               |
| Hot Water Boiler          | 50%  |                   |                | 2034               | **             | 1           | \$39,400       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                           | Location : Basement  |                   |                |                    |                |             |                |               |
|                           | Explanation : 5 Boilers Piped In Series                      |                   |                |                    |                |             |                |               |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 50%  |                   |                | LIFE               | **             | 2-5         | \$44,300       | B             |
| Hot Wtr Piping/Pump       | 50%  |                   |                | 2037               | **             | 4           | \$3,900        | B             |
| Terminal Devices          |  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat        | 100%   |                   |                | 2026               | **             | 1           | \$51,400       | B             |
| Air Conditioning          |  |                   |                |                    |                |             |                |               |
| Energy Source             |  |                   |                |                    |                |             |                |               |
| Electricity               | 100%   |                   |                | 2037               | **             | 1           |                | B             |
| Conversion Equipment      |  |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 95%  |                   |                | 2030               | **             | 1           | \$163,400      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                           | Location : Outside Enclosure                                 |                   |                |                    |                |             |                |               |
|                           | Explanation : Multiple Chillers Piped In Series / R - 410 A  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling    | 5%   |                   |                | 2026               | **             | 2           | \$500          | B             |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 50%  |                   |                | 2041               | **             | 4           | \$3,900        | B             |
| Ductwork/Diffusers        | 50%  |                   |                | LIFE               | **             | 2           | \$103,300      | B             |
| Terminal Devices          |  |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat      | 100%   |                   |                | 2026               | **             | 1           | \$51,400       | B             |
| Heat Rejection            |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit        | 100%   |                   |                | 2026               | **             | 2           | \$110,600      | B             |
| Ventilation               |  |                   |                |                    |                |             |                |               |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%   |                   |                | LIFE               | **             | 2-5         | \$88,500       | B             |
| Exhaust Fans              |  |                   |                |                    |                |             |                |               |
| Roof                      | 100%   |                   |                | 2026               | **             | 2           | \$4,900        | B             |
| Plumbing                  |  |                   |                |                    |                |             |                |               |
| H/C Water Piping          |  |                   |                |                    |                |             |                |               |
| Brass/Copper              | 100%   |                   |                | 2041               | **             | 1           |                | B             |
| Water Heater              |  |                   |                |                    |                |             |                |               |
| Gas Fired                 | 100%   |                   |                | 2019               | \$42,100       | 2           | \$2,400        | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                           | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Indirect Fired Units With 500 Gallon Storage |                   |                |                    |                |             |                |               |
| Sanitary Piping           |  |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%   |                   |                | LIFE               | **             | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**ART AND LEATHER BUILDING H.S. -Q**  
**Asset # : 14429**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s) Electric                              | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Duplex Units                          |            |                   |                |                    |                |             |                |               |
| Backflow Preventer Generic                              | 100%       |                   |                | 2026               | * *            | 1           | \$9,800        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Meter Room                             |            |                   |                |                    |                |             |                |               |
| Explanation : Fire And Domestic                         |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators Hydraulic                                     | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : (2) B - 4                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe Generic                                       | 100%       |                   |                | 2047               | * *            | 1-5         | \$83,200       | B             |
| Sprinkler Generic                                       | 100%       |                   |                | 2047               | * *            | 1-2         | \$44,600       | B             |
| Fire Pump Generic                                       | 100%       |                   |                | 2034               | * *            | 1           | \$29,700       | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM  
**Address** : 2005 MADISON AVE, 10035 BTWN: E.127 ST. - E.128 ST.  
**Borough** : MANHATTAN **Agency's Number** : M469  
**Program / Asset #** : BOE0135.000 / 1627 **Yr Built/Renovated** : 1966 / 2010  
**Area Sq Ft** : 170,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1752 **Lot** : 22 **BIN** : 1054156

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,924,700           | \$281,700             |
| Interior Architecture | \$1,812,700           |                       |
| Electrical            | \$274,800             | \$579,500             |
| Mechanical            | \$3,684,300           | \$2,680,000           |
| <b>Total</b>          | <b>\$7,696,500</b>    | <b>\$3,541,200</b>    |
| Priority A            | \$1,924,700           | \$281,700             |
| Priority B            | \$4,231,900           | \$3,259,500           |
| Priority C            | \$1,539,800           |                       |
| <b>Total</b>          | <b>\$7,696,500</b>    | <b>\$3,541,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$22,500         |                  | \$19,300         |
| Interior Architecture | \$18,800         | \$23,800         |                  | \$18,800         |
| Electrical            | \$37,800         | \$25,800         | \$24,200         | \$96,800         |
| Mechanical            | \$71,300         | \$55,800         | \$110,500        | \$74,800         |
| <b>Total</b>          | <b>\$128,000</b> | <b>\$127,900</b> | <b>\$134,700</b> | <b>\$209,600</b> |
| Priority A            |                  | \$22,500         |                  | \$19,300         |
| Priority B            | \$109,100        | \$81,600         | \$134,700        | \$171,500        |
| Priority C            | \$18,800         | \$23,800         |                  | \$18,800         |
| <b>Total</b>          | <b>\$128,000</b> | <b>\$127,900</b> | <b>\$134,700</b> | <b>\$209,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | * *            | 5           | \$77,000       | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | * *            | 5           | \$66,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence  | 10%        |                   |                | 2035               | * *            | 5           | \$44,900       | A             |
| Window Wall  | 10%        |                   |                | 2052               | * *            | 5           | \$38,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 5%         |                   |                | 2047               | * *            | 5           |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 100%       |                   |                | LIFE               | * *            | 5           | \$102,600      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 10%        | Now               | \$246,800      | 2032               | * *            |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                  |            |                   |                |                    |                |             |                |               |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : 338   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 85%        | Now               | \$1,678,000    | 2032               | * *            |             |                | A             |
| Stone Under Insul, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Rooms 305, 309, 314                               |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         |                   |                | 2042               | * *            | 10          | \$35,300       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 3%                |                          |                       | 2035                      | **                    | 5                  | \$7,300               | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Toilets</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panel/Paver: Cer/Brk   | 5%                |                          |                       | 2030                      | **                    | 5                  | \$27,400              | C                    |
| Vinyl Tile   | 20%               |                          |                       | 2027                      | **                    | 3                  | \$18,200              | C                    |
| Vinyl Tile   | 62%               |                          |                       | 2017                      | \$1,436,700           | 3                  | \$75,400              | C                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 9x9 Tiles</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood   | 10%               | Now                      | \$103,100             | 2037                      | **                    | 5                  | \$22,800              | C                    |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 3%                |                          |                       | 2035                      | **                    | 5                  | \$800                 | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Toilets</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$500                 | C                    |
| Glass: Single Pane   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,000               | C                    |
| Masonry: Brick   | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Plaster  | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$4,600               | C                    |
| SGFT/Glazed Masonry  | 20%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Wood   | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$2,000               | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn   | 15%               | 0-2                      | \$272,900             | 2042                      | **                    | 5                  | \$22,100              | B                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete   | 55%               |                          |                       | LIFE                      | **                    | 5                  | \$20,300              | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 305, 314, 338</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Struc: Steel   | 5%                |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Gypsum Board   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$14,700              | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Metal Panel  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$14,700              | B                    |
| Plaster  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$22,100              | B                    |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment            |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 70%   |                          |                       | 2022                      | \$22,800              | 5                  | \$400                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Two 2000 Amps Main Disconnect Switch</i>         |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 30%   |                          |                       | 2022                      | \$9,800               | 5                  | \$200                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 1600 Amps Main Disconnect Switch</i>         |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%  |                          |                       | 2022                      | \$134,100             | 5                  | \$600                 | B                    |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                      |
| Conduit                      | 90%   |                          |                       | 2022                      | \$153,200             | 1                  |                       | B                    |
| Conduit                      | 10%   |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 5%  |                          |                       | 2021                      | \$9,600               | 5                  | \$200                 | B                    |
| Fused Disc Sw                | 5%  |                          |                       | 2038                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs             | 80%   |                          |                       | 2021                      | \$153,600             | 5                  | \$3,000               | B                    |
| Molded Case Bkrs             | 10%   |                          |                       | 2038                      | * *                   | 5                  | \$400                 | B                    |
| Wiring                       |   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth                | 80%   | 2-4                      | \$143,500             | 2047                      | * *                   | 1                  |                       | B                    |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 20%   |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 50%   |                          |                       | 2020                      | \$16,500              | 5                  | \$500                 | B                    |
| Locally Mounted              | 50%   |                          |                       | 2035                      | * *                   | 5                  | \$500                 | B                    |
| Ground                       |   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | LIFE                      | * *                   | 5                  | \$2,100               | B                    |
| Stand-by Power               |   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches            |   |                          |                       |                           |                       |                    |                       |                      |
| Automatic                    | 100%  |                          |                       | 2039                      | * *                   | 1                  | \$42,900              | B                    |
| Generators                   |   |                          |                       |                           |                       |                    |                       |                      |
| Diesel                       | 100%  |                          |                       | 2035                      | * *                   | 1                  | \$53,900              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Generator Room</i>                                  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 150 Kw</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries                    |   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid                    | 100%  |                          |                       | 2017                      | \$600                 | 5                  | \$5,200               | B                    |
| Fuel Storage                 |   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank                     | 100%  |                          |                       | 2044                      | * *                   | 5                  | \$30,100              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 150 Gals</i>                                 |                          |                       |                           |                       |                    |                       |                      |
| Lighting                     |   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| Electrical                       |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                         |  |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent | 93%  |                   |                | 2030               | * *            | 10          | \$138,600      | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                                  | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                              | 2%   |                   |                | 2017               | \$13,600       | 10          | \$100          | B             |
| Incandescent                     | 5%   |                   |                | 2017               | \$73,200       | 2           | \$200          | B             |
| Egress Lighting                  |  |                   |                |                    |                |             |                |               |
| Emergency, Battery               | 40%  |                   |                | 2017               | \$26,900       | 10          | \$15,700       | B             |
| Emergency, Battery               | 10%  |                   |                | 2030               | * *            | 10          | \$3,900        | B             |
| Exit, Service                    | 50%  |                   |                | 2017               | \$13,500       | 1           |                | B             |
| Exterior Lighting                |  |                   |                |                    |                |             |                |               |
| HID                              | 100%   |                   |                | 2017               | \$58,000       | 10          | \$400          | B             |
| Alarm                            |  |                   |                |                    |                |             |                |               |
| Security System<br>Generic       | 100%   |                   |                | 2027               | * *            | 1           | \$52,000       | B             |
| Fire/Smoke Detection<br>Generic  | 100%   |                   |                | 2027               | * *            | 1-3         | \$85,900       | B             |
| Mechanical                       |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type            | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                          |  |                   |                |                    |                |             |                |               |
| Energy Source<br>Fuel Oil No 2   | 100%   |                   |                | 2032               | * *            | 5           | \$50,300       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                                  | Location : Vault   |                   |                |                    |                |             |                |               |
|                                  | Explanation : 1 - 15,000 Gallon Tank For #2 Fuel           |                   |                |                    |                |             |                |               |
| Conversion Equipment             |  |                   |                |                    |                |             |                |               |
| Heat Exchanger                   | 10%  |                   |                | 2025               | * *            | 1           | \$8,100        | B             |
| Steam Boiler                     | 90%  | Now               | \$81,200       | 2020               | \$811,600      | 1           | \$130,500      | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                                  | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                                  | Explanation : 2 Boilers, Retubing Needed                   |                   |                |                    |                |             |                |               |
| Distribution                     |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump              | 40%  |                   |                | 2030               | * *            | 4           | \$4,800        | B             |
| Steam Piping/Pump                | 60%  | Now               | \$38,800       | 2032               | * *            | 4           | \$4,800        | B             |
|                                  | Leak Evident, Extent : Light, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                                  | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
| Terminal Devices                 |  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat               | 100%   | Now               | \$554,700      | 2017               | \$2,773,600    | 1           | \$47,300       | B             |
|                                  | Corroded, Extent : Moderate, Area Affected : 75%           |                   |                |                    |                |             |                |               |
|                                  | Location : Fan Pans  |                   |                |                    |                |             |                |               |
| Air Conditioning                 |  |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| <b>Mechanical</b>  | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                       |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                       |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 10%                   |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Steam/HW System  | 90%                   |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                       |                          |                       |                           |                       |                    |                       |                      |
| Absorption   | 90%                   |                          |                       | 2025                      | * *                   | 1                  | \$158,400             | B                    |
| Chiller/Steam/HW   |                       |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Heating/Cooling   | 5%                    |                          |                       | 2023                      | \$184,500             | 2                  | \$500                 | B                    |
| Ext Pkg Unit - Cooling   | 5%                    |                          |                       | 2022                      | \$42,800              | 2                  | \$500                 | B                    |
| Distribution   |                       |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 100%                  |                          |                       | 2032                      | * *                   | 4                  | \$8,000               | B                    |
| Terminal Devices   |                       |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 100%                  | Now                      | \$236,000             | 2022                      | \$786,800             | 1                  | \$90,500              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 75%<br/>Location : Fan Pans</i>  |                       |                          |                       |                           |                       |                    |                       |                      |
| Heat Rejection   |                       |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 10%                   |                          |                       | 2022                      | \$110,700             | 2                  | \$11,300              | B                    |
| Water Cool Tower   | 90%                   |                          |                       | 2020                      | \$478,500             | 2                  | \$147,200             | B                    |
| <b>Ventilation</b>   |                       |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                       |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%                  |                          |                       | LIFE                      | * *                   | 2-5                | \$90,600              | B                    |
| Exhaust Fans   |                       |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 60%                   |                          |                       | 2022                      | \$122,900             | 2                  | \$3,000               | B                    |
| Roof   | 40%                   |                          |                       | 2022                      | \$58,900              | 2                  | \$2,000               | B                    |
| <b>Plumbing</b>  |                       |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                       |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%                  |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                       |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%                  | Now                      | \$12,900              | 2020                      | \$43,100              | 2                  | \$1,900               | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%<br/>Location : Boiler Room<br/>Explanation : Gas Supply Not Connected, 1-400 Gallon Unit</i> |                       |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                       |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%                  |                          |                       | 2032                      | * *                   | 4                  | \$16,100              | B                    |
| Sanitary Piping  |                       |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                       |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                       |                          |                       |                           |                       |                    |                       |                      |
| Submersible  | 100%                  | Now                      | \$600                 | 2015                      | \$6,200               | 4                  | \$1,300               | B                    |
| <i>Noisy/Vibrating, Extent : Light, Area Affected : 20%<br/>Location : Boiler Room</i>   |                       |                          |                       |                           |                       |                    |                       |                      |
| Sewage Ejector(s)  |                       |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%                  |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**ARTHUR SCHOMBURG HS (IS201) - M CHOIR ACADEMY OF HARLEM**  
**Asset # : 1627**

| Mechanical       |                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                |  |                   |                    |         |                |             |                |               |
|                  | Fixtures       |  |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%   |                   |                    |         |                |             |                | B             |
|                  |                | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler      |  |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%   |                   |                    | 2042    | * *            | 1-2         | \$45,600       | B             |

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : AUGUST MARTIN HIGH SCHOOL - Q  
**Address** : 156-10 BAISLEY BLVD-JAMAICA  
**Borough** : QUEENS **Agency's Number** : Q400  
**Program / Asset #** : BOE0868.000 / 974 **Yr Built/Renovated** : 1940 / 2006  
**Area Sq Ft** : 232,652 **Project Type** : EDUCATION  
**Date of Survey** : 01-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,etc  
**Block** : 12261 **Lot** : 1 **BIN** : 4265978

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$150,100             | \$271,200             |
| Interior Architecture | \$1,389,000           | \$1,427,300           |
| Electrical            |                       | \$1,732,300           |
| Mechanical            | \$121,100             | \$2,573,500           |
| <b>Total</b>          | <b>\$1,660,200</b>    | <b>\$6,004,300</b>    |
| Priority A            | \$150,100             | \$271,200             |
| Priority B            | \$517,000             | \$4,417,000           |
| Priority C            | \$993,100             | \$1,316,100           |
| <b>Total</b>          | <b>\$1,660,200</b>    | <b>\$6,004,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,300         | \$13,700        | \$29,500        |                 |
| Interior Architecture | \$84,400         |                 |                 | \$34,800        |
| Electrical            | \$6,400          | \$5,300         | \$6,700         | \$7,700         |
| Mechanical            | \$59,200         | \$39,300        | \$46,200        | \$31,800        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$197,200</b> | <b>\$66,300</b> | <b>\$90,400</b> | <b>\$82,200</b> |
| Priority A            | \$39,300         | \$13,700        | \$29,500        |                 |
| Priority B            | \$124,100        | \$52,600        | \$60,900        | \$47,400        |
| Priority C            | \$33,800         |                 |                 | \$34,800        |
| <b>Total</b>          | <b>\$197,200</b> | <b>\$66,300</b> | <b>\$90,400</b> | <b>\$82,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q**  
**Asset # : 974**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$173,700      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Metal Panel  | 3%         |                   |                | 2033               | **             | 5-10        | \$19,900       | A             |
| Metal Coiling Doors  | 2%         |                   |                | 2036               | **             | 5           | \$6,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 35%        |                   |                | 2039               | **             | 5           | \$14,800       | A             |
| Aluminum   | 65%        |                   |                | 2045               | **             | 5           | \$27,400       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 88%        |                   |                | LIFE               | **             | 5-10        | \$74,100       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5-10        | \$15,000       | A             |
| Metal Rail   | 2%         |                   |                | 2028               | **             | 5-10        | \$4,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2028               | **             | 10          | \$86,800       | A             |
| Copper/Terne   | 27%        |                   |                | 2038               | **             | 10          | \$97,600       | A             |
| Copper/Terne   | 3%         | Now               | \$14,800       | 2038               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Tower   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Tower   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                   |                | 2036               | **             | 10          | \$26,500       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$122,800      | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$8,400        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| Vinyl Tile   | 45%        |                   |                | 2023               | \$1,203,600    | 3           | \$63,100       | C             |
| Vinyl Tile   | 30%        | Now               | \$802,400      | 2033               | **             | 3           | \$31,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2038               | **             | 5           | \$52,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$8,500        | C             |
| Concrete Masonry Unit  | 7%         |                   |                | LIFE               | **             | 5           | \$15,900       | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$5,700        | C             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5-10        | \$145,000      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$35,500       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q**  
**Asset # : 974**

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

## Interior

## Ceilings

AcousTile,Adhered      15%    Now      \$214,400    2043      \* \*    5      \$17,800    B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%*

*Location : Cafeteria, Basement Corridor*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Cafeteria, Basement Corridor*

Exposed Concrete      8%      LIFE      \* \*    5-10      \$23,700    B

Exposed Struc: Steel      2%      LIFE      \* \*    10      \$9,500    B

Plaster      70%      LIFE      \* \*    5-10      \$285,200    B

Plaster      5%    Now      \$20,400    LIFE      \* \*    5      \$7,400    B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Cafeteria*

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

*Location : Cafeteria*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%      2023      \$65,100    5      \$900    B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches Rated @ 4000 Amperes Each*

## Switchgear / Switchboard

Fused Disc Sw      100%      2023      \$298,000    5      \$900    B

## Raceway

Conduit      90%      2023      \$357,700    1      B

Conduit      10%      2043      \* \*    1      B

## Panelboards

Fused Disc Sw      10%      2022      \$36,100    5      \$400    B

Molded Case Bkrs      5%      2039      \* \*    5      \$300    B

Molded Case Bkrs      85%      2022      \$307,100    5      \$4,300    B

## Wiring

Thermoplastic      90%      2023      \$363,100    1      B

Thermoplastic      10%      2043      \* \*    1      B

## Motor Controllers

Locally Mounted      25%      2021      \$16,500    5      \$300    B

Locally Mounted      50%      2028      \* \*    5      \$600    B

Locally Mounted      25%      2036      \* \*    5      \$300    B

## Ground

## Grounding Devices

Generic      100%    2-4      \$900    LIFE      \* \*    5      \$2,800    B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Sprinkler Room*

*Explanation : Corroded*

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**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q**  
**Asset # : 974**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 99%               |                          |                       | 2028                      | * *                   | 10                 | \$170,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 1%                |                          |                       | 2018                      | \$16,900              | 2                  |                       | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2023                      | \$38,900              | 10                 | \$22,600              | B                    |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$15,600              | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$79,400              | 10                 | \$600                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1                  | \$21,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Camera System</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2028                      | * *                   | 1-3                | \$35,300              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4   | 100%              |                          |                       | 2033                      | * *                   | 5                  | \$58,100              | B                    |
| <b>Conversion Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              | Now                      | \$20,800              | 2028                      | * *                   | 1                  | \$167,300             | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : #2 Boiler Tubes, Boiler Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$74,600              | 2033                      | * *                   | 4                  | \$9,300               | B                    |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2018                      | \$230,600             | 1                  | \$23,200              | B                    |
| Convactor/Radiator  | 80%               |                          |                       | 2021                      | \$1,615,600           | 1                  | \$48,600              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q**  
**Asset # : 974**

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 5%   | Now               | \$700          | 2028               | * *            | 1           | \$3,900        | B             |
|                             | Not Energy Efficient, Extent : Moderate, Area Affected : 5%<br>Location : Lack Of Refrigerant, Lower Roof<br>R-22 Refrigerant, Extent : Light, Area Affected : 5%<br>Location : Lower Roof |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2018               | \$44,000       | 1           |                | B             |
| No Component                | 85%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Direct Expansion            | 100%   |                   |                | 2028               | * *            | 1           |                | B             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 5%   |                   |                | 2028               | * *            | 2           | \$6,500        | B             |
| No Component                | 95%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$165,600      | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 80%  |                   |                | 2018               | \$189,100      | 2           | \$4,600        | B             |
| Roof                        | 20%  |                   |                | 2023               | \$34,000       | 2           | \$1,200        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2023               | \$66,300       | 4           | \$27,900       | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   | Now               | \$6,000        | LIFE               | * *            | 1           |                | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 3%<br>Location : At Cafeteria   |                   |                |                    |                |             |                |               |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   | Now               | \$2,100        | 2018               | \$10,300       | 4           | \$1,300        | B             |
|                             | Unit Inoperable, Extent : Severe, Area Affected : 20%<br>Location : 1 Out Of 2 Units, Basement   |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)           |  |                   |                |                    |                |             |                |               |
| Electric                    | 100%   |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer          |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | 2023               | \$20,700       | 1           | \$11,600       | B             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport          |  |                   |                |                    |                |             |                |               |
| Elevators                   |  |                   |                |                    |                |             |                |               |
| Geared Traction             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : (1) B-3 And (1) B-1- Not In Service<br>Explanation : 2 Units   |                   |                |                    |                |             |                |               |

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q**  
**Asset # : 974**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Standpipe        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 50%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 50%            |                   |                    | 2023    | \$381,500      | 1-5         | \$49,100       | B             |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 10%            |                   |                    | 2033    | * *            | 1-2         | \$5,300        | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : AUGUST MARTIN HIGH SCHOOL - Q FIELD HOUSE  
**Address** : 156-10 BAISLEY BLVD. JAMAICA  
**Borough** : QUEENS **Agency's Number** : Q400  
**Program / Asset #** : BOE0868.010 / 13398 **Yr Built/Renovated** : 1940 /  
**Area Sq Ft** : 15,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 12261 **Lot** : 1 **BIN** : 4265978

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$488,800             | \$41,000              |
| Interior Architecture | \$674,000             | \$140,900             |
| Electrical            | \$78,700              | \$551,500             |
| Mechanical            |                       | \$110,700             |
| <b>Total</b>          | <b>\$1,241,400</b>    | <b>\$844,100</b>      |
| Priority A            | \$488,800             | \$41,000              |
| Priority B            | \$327,300             | \$662,200             |
| Priority C            | \$425,300             | \$140,900             |
| <b>Total</b>          | <b>\$1,241,400</b>    | <b>\$844,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$73,400         |                | \$36,100        |                 |
| Interior Architecture | \$31,300         |                | \$5,800         | \$9,200         |
| Electrical            | \$5,300          | \$1,100        | \$1,200         | \$1,500         |
| Mechanical            | \$36,800         | \$6,400        | \$8,400         | \$6,400         |
| <b>Total</b>          | <b>\$146,900</b> | <b>\$7,500</b> | <b>\$51,400</b> | <b>\$17,100</b> |
| Priority A            | \$73,400         |                | \$36,100        |                 |
| Priority B            | \$70,900         | \$7,500        | \$9,600         | \$7,900         |
| Priority C            | \$2,500          |                | \$5,800         | \$9,200         |
| <b>Total</b>          | <b>\$146,900</b> | <b>\$7,500</b> | <b>\$51,400</b> | <b>\$17,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 13398**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%        | Now               | \$158,600      | LIFE               | **             | 5           | \$41,000       | A             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Over Ramp Gate To Excercise Room                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : The Building Is Presently Vacant                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$39,300       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Metal Coiling Doors   | 10%        | Now               | \$80,400       | 2028               | **             | 5           | \$5,100        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 10%        |                   |                | 2039               | **             | 5           | \$1,600        | A             |
| Glass Block   | 80%        |                   |                | LIFE               | **             | 5           | \$16,200       | A             |
| Steel   | 10%        |                   |                | 2031               | **             | 5           | \$20,200       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$24,500       | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5-10        | \$32,400       | A             |
| Metal Rail  | 20%        |                   |                | 2036               | **             | 5-10        | \$42,800       | A             |
| Metal: Cage/Fence   | 25%        |                   |                | 2028               | **             | 5-10        | \$22,900       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 95%        | Now               | \$249,800      | LIFE               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Severe, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Bleachers  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Bleachers  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler And Excercise Room, Exits                     |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 5%         |                   |                | 2023               | \$29,600       | 10          | \$4,100        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 70%        |                   |                | LIFE               | **             | 5           | \$201,600      | C             |
| Quarry Tile   | 10%        |                   |                | 2036               | **             | 5           | \$9,900        | C             |
| Vinyl Tile  | 10%        | Now               | \$62,700       | 2033               | **             | 3           | \$2,500        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 75%   |            |                   |                |                    |                |             |                |               |
| Location : Excercise Room                                       |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Excercise Room                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2028               | **             | 3           | \$2,500        | C             |

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 13398**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 45%        |                   |                | LIFE               | **             | 10          | \$188,200      | C             |
| Ceramic Tile  | 10%        |                   |                | 2032               | **             | 5           | \$16,700       | C             |
| Gypsum Board  | 40%        |                   |                | LIFE               | **             | 5-10        | \$113,700      | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$2,500        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 40%        |                   |                | LIFE               | **             | 5-10        | \$32,900       | B             |
| Exposed Concrete  | 25%        | Now               | \$190,400      | LIFE               | **             | 5           | \$2,600        | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : At Ramp Gate To Exercise Room, Boiler Room         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Over Ramp Gate To Exercise Room, Boiler Room       |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 35%        | Now               | \$58,300       | LIFE               | **             | 5           | \$28,800       | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$3,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 400a          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2023               | \$49,700       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2023               | \$15,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2022               | \$22,600       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2023               | \$12,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |

## Lighting

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 13398**

| Electrical                          |            | Current Repair    |   | Future Replacement |                | Maintenance |                |               |
|-------------------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type               | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                            |            |                   |   |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent    | 90%        |                   |   | 2018               | \$356,900      | 10          | \$36,300       | B             |
|                                     |            |                   | Other Observation, Extent : Moderate, Area Affected : 100%    |                    |                |             |                |               |
|                                     |            |                   | Location : Throughout The Building                            |                    |                |             |                |               |
|                                     |            |                   | Explanation : T-12 Lamps                                      |                    |                |             |                |               |
| HID                                 | 10%        |                   |   | 2018               | \$18,400       | 10          | \$100          | B             |
| Egress Lighting                     |            |                   |   |                    |                |             |                |               |
| Emergency, Battery                  | 40%        |                   |   | 2018               | \$7,300        | 10          | \$4,200        | B             |
| Exit, Service                       | 60%        |                   |   | 2018               | \$4,400        | 1           |                | B             |
| Exterior Lighting                   |            |                   |   |                    |                |             |                |               |
| HID                                 | 100%       |                   |   | 2023               | \$5,100        | 10          |                | B             |
| Alarm                               |            |                   |   |                    |                |             |                |               |
| Security System<br>Generic          | 100%       | Now               | \$42,300  | 2033               | * *            | 1           | \$4,100        | B             |
|                                     |            |                   | Not in Service, Extent : Moderate, Area Affected : 100%       |                    |                |             |                |               |
|                                     |            |                   | Location : Throughout   |                    |                |             |                |               |
| Fire/Smoke Detection<br>Generic     | 100%       |                   |   | 2018               | \$144,900      | 1-3         | \$7,800        | B             |
|                                     |            |                   |   |                    |                |             |                |               |
| Mechanical                          |            | Current Repair    |   | Future Replacement |                | Maintenance |                |               |
| System Component Type               | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                             |            |                   |   |                    |                |             |                |               |
| Energy Source<br>Natural Gas        | 100%       |                   |   | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                |            |                   |   |                    |                |             |                |               |
| Radiant Heater                      | 25%        |                   |   | 2023               | \$55,200       | 2           | \$5,100        | B             |
| Steam Boiler                        | 75%        |                   |   | 2028               | * *            | 1           | \$32,700       | B             |
| Distribution                        |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump                   | 100%       | Now               | \$17,500  | 2033               | * *            | 4           | \$2,200        | B             |
|                                     |            |                   | Leak Evident, Extent : Moderate, Area Affected : 10%          |                    |                |             |                |               |
|                                     |            |                   | Location : Holes In The Steam Line, Vacuum Pump, Street Level |                    |                |             |                |               |
| Terminal Devices                    |            |                   |   |                    |                |             |                |               |
| Convactor/Radiator                  | 25%        |                   |   | 2028               | * *            | 1           | \$3,600        | B             |
| Fan Coil Unit/Heat                  | 75%        |                   |   | 2028               | * *            | 1           | \$10,700       | B             |
| Ventilation                         |            |                   |   |                    |                |             |                |               |
| Distribution<br>Ductwork/Diffusers  | 100%       |                   |   | LIFE               | * *            | 2-5         | \$38,800       | B             |
| Exhaust Fans                        |            |                   |   |                    |                |             |                |               |
| Interior                            | 100%       |                   |   | 2023               | \$55,500       | 2           | \$1,400        | B             |
| Plumbing                            |            |                   |   |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel | 100%       |                   |   | 2036               | * *            | 1           |                | B             |
| Water Heater                        |            |                   |   |                    |                |             |                |               |
| Gas Fired                           | 100%       |                   |   | 2021               | \$11,700       | 2           | \$700          | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUGUST MARTIN HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 13398**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    | 2028    | * *            | 1           | \$2,700        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : AUTOMOTIVE HIGH SCHOOL - BK  
**Address** : 50 BEDFORD AVE @ MC CARREN PARK  
**Borough** : BROOKLYN **Agency's Number** : K610  
**Program / Asset #** : BOE0648.000 / 688 **Yr Built/Renovated** : 1938 / 1999  
**Area Sq Ft** : 144,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2670 **Lot** : 1 **BIN** : 3066698

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$399,300          | \$534,600          |
| Interior Architecture |  | \$554,400          | \$553,500          |
| Electrical            |  | \$353,600          | \$1,081,300        |
| Mechanical            |  | \$28,800           | \$1,526,900        |
| <b>Total</b>          |  | <b>\$1,336,100</b> | <b>\$3,696,300</b> |
| Priority A            |  | \$399,300          | \$534,600          |
| Priority B            |  | \$548,600          | \$2,667,800        |
| Priority C            |  | \$388,200          | \$493,900          |
| <b>Total</b>          |  | <b>\$1,336,100</b> | <b>\$3,696,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$60,300         |                 | \$4,200         |                 |
| Interior Architecture | \$45,400         |                 | \$2,200         | \$8,700         |
| Electrical            | \$8,200          | \$7,000         | \$8,000         | \$6,000         |
| Mechanical            | \$58,100         | \$17,600        | \$26,000        | \$19,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$176,000</b> | <b>\$28,600</b> | <b>\$44,200</b> | <b>\$38,400</b> |
| Priority A            | \$60,300         |                 | \$4,200         |                 |
| Priority B            | \$70,200         | \$28,600        | \$37,900        | \$29,700        |
| Priority C            | \$45,400         |                 | \$2,200         | \$8,700         |
| <b>Total</b>          | <b>\$176,000</b> | <b>\$28,600</b> | <b>\$44,200</b> | <b>\$38,400</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUTOMOTIVE HIGH SCHOOL - BK**  
**Asset # : 688**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$101,600      | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Metal Coiling Doors   | 5%         |                   |                | 2028               | **             | 5           | \$9,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$251,700      | 2039               | **             | 5           | \$13,100       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5-10        | \$31,300       | A             |
| Masonry: Limestone  | 35%        |                   |                | LIFE               | **             | 5-10        | \$32,500       | A             |
| Metal Rail  | 5%         |                   |                | 2036               | **             | 5-10        | \$6,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$96,800       | 2023               | \$483,800      |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 303, 309, 337, Bulkheads                |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$228,000      | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$8,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$13,600       | C             |
| Vinyl Tile  | 10%        |                   |                | 2028               | **             | 3           | \$6,500        | C             |
| Vinyl Tile  | 20%        |                   |                | 2018               | \$331,100      | 3           | \$17,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 30%        | Now               | \$221,000      | 2038               | **             | 5           | \$48,800       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 10          | \$5,300        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$3,500        | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$82,300       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$22,000       | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUTOMOTIVE HIGH SCHOOL - BK**  
**Asset # : 688**

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

## Interior

## Ceilings

|                      |     |     |          |      |    |      |           |   |
|----------------------|-----|-----|----------|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 5%  |     |          | 2028 | ** | 5    | \$7,300   | B |
| Exposed Concrete     | 30% |     |          | LIFE | ** | 5-10 | \$55,000  | B |
| Plaster              | 50% |     |          | LIFE | ** | 5-10 | \$126,100 | B |
| Plaster              | 15% | Now | \$37,800 | LIFE | ** | 5    | \$13,800  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Boys Locker Room*

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

*Location : Boys Locker Room, Bulkhead, Stairs 9 And 10*

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |  |       |   |
|---------------|-----|--|--|------|--|--|-------|---|
| Fused Disc Sw | 70% |  |  | 2023 |  |  | \$400 | B |
|---------------|-----|--|--|------|--|--|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1200 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2033 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|                |     |     |           |      |    |   |       |   |
|----------------|-----|-----|-----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |           | 2033 | ** | 5 | \$100 | B |
| Fused Knife Sw | 90% | 2-4 | \$120,700 | 2053 | ** | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2023 |    |   |  | B |
| Conduit | 10% |  |  | 2033 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2031 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 20% |  |  | 2031 | ** | 5 | \$600   | B |
| Molded Case Bkrs | 70% |  |  | 2045 | ** | 5 | \$2,200 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$143,500 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2049 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2028 | ** | 5 | \$800 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF EDUCATION - 040**  
**AUTOMOTIVE HIGH SCHOOL - BK**  
**Asset # : 688**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>                |                   |                          |   |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |                          |   |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |   | LIFE                      | * *                   | 5                  | \$3,500               | B                    |
| <b>Lighting</b>              |                   |                          |   |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| Fluorescent                  | 84%               |                          |   | 2018                      | \$878,900             | 10                 | \$89,400              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>                                      |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T-12 Lamps</i>                                   |                           |                       |                    |                       |                      |
| Fluorescent                  | 10%               |                          |   | 2028                      | * *                   | 10                 | \$10,600              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T-8 Lamps</i>                                    |                           |                       |                    |                       |                      |
| HID                          | 3%                |                          |   | 2018                      | \$14,500              | 10                 | \$100                 | B                    |
| Incandescent                 | 3%                |                          |   | 2018                      | \$31,400              | 2                  | \$100                 | B                    |
| Egress Lighting              |                   |                          |   |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%               |                          |   | 2023                      | \$24,100              | 10                 | \$14,000              | B                    |
| Exit, Service                | 50%               |                          |   | 2018                      | \$9,600               | 1                  |                       | B                    |
| Exterior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| HID                          | 100%              |                          |   | 2018                      | \$49,200              | 10                 | \$400                 | B                    |
| <b>Alarm</b>                 |                   |                          |   |                           |                       |                    |                       |                      |
| Security System              |                   |                          |   |                           |                       |                    |                       |                      |
| No Component                 | 70%               |                          |   |                           |                       |                    |                       | D                    |
| Generic                      | 30%               |                          |   | 2031                      | * *                   | 1                  | \$13,200              | B                    |
| Fire/Smoke Detection         |                   |                          |   |                           |                       |                    |                       |                      |
| No Component                 | 30%               |                          |   |                           |                       |                    |                       | D                    |
| Generic                      | 70%               |                          |   | 2031                      | * *                   | 1-3                | \$50,900              | B                    |
| <b>Mechanical</b>            |                   |                          |   |                           |                       |                    |                       |                      |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |   |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |   |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |   | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |   |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |                          |   | 2036                      | * *                   | 1                  | \$115,100             | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement Boiler Room</i>                            |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 3 Units</i>                                      |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |   |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%              |                          |   | 2033                      | * *                   | 4                  | \$5,700               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**AUTOMOTIVE HIGH SCHOOL - BK**  
**Asset # : 688**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   | Now               | \$2,900        | 2018               | \$142,700      | 1           | \$12,900       | B             |
|                       | Broken, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |               |
|                       | Location : Louvers, Flexible Connections, Basement, Penthouse |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 55%   |                   |                | 2028               | * *            | 1           | \$20,700       | B             |
| Fan Coil Unit/Heat    | 25%   | Now               | \$24,800       | 2018               | \$495,400      | 1           | \$8,500        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%   |                   |                | 2018               | \$136,000      | 1           |                | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$102,500      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 50%   | Now               | \$1,500        | 2023               | \$73,100       | 2           | \$1,400        | B             |
|                       | Broken, Extent : Moderate, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Flexible Connections, Basement, Penthouse          |                   |                |                    |                |             |                |               |
| Roof                  | 50%   |                   |                | 2018               | \$52,600       | 2           | \$1,800        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2023               | \$395,300      | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$30,800       | 2           | \$1,700        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$5,700        | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Severe, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Kitchen, Cafeteria                                 |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Freight Unit- Used Only For Transporting Cars |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 85%   |                   |                |                    |                |             |                | D             |
| Generic               | 15%   |                   |                | 2023               | \$231,800      | 1-2         | \$4,900        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**AUTOMOTIVE HIGH SCHOOL - BK**  
**Asset # : 688**

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : AVIATION H.S. - Q  
**Address** : 36TH ST & QUEENS BLVD.  
**Borough** : QUEENS **Agency's Number** : Q610  
**Program / Asset #** : BOE0891.000 / 1457 **Yr Built/Renovated** : 1958 / 1997  
**Area Sq Ft** : 264,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,ph  
**Block** : 226 **Lot** : 1 **BIN** : 4436685

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$310,400             | \$394,200             |
| Interior Architecture | \$1,702,700           | \$1,344,700           |
| Electrical            | \$1,410,700           | \$1,246,400           |
| Mechanical            | \$267,300             | \$4,588,600           |
| <b>Total</b>          | <b>\$3,691,100</b>    | <b>\$7,573,900</b>    |
| Priority A            | \$310,400             | \$394,200             |
| Priority B            | \$2,231,600           | \$5,875,700           |
| Priority C            | \$1,149,200           | \$1,304,000           |
| <b>Total</b>          | <b>\$3,691,100</b>    | <b>\$7,573,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$71,800         | \$15,100         |                  | \$45,100         |
| Interior Architecture |                  | \$10,200         | \$31,600         | \$16,800         |
| Electrical            | \$20,500         | \$6,800          | \$7,900          | \$31,400         |
| Mechanical            | \$34,500         | \$44,700         | \$79,600         | \$71,600         |
| Elevators/Escalators  | \$53,000         | \$53,000         | \$53,000         | \$53,000         |
| <b>Total</b>          | <b>\$179,800</b> | <b>\$129,800</b> | <b>\$172,100</b> | <b>\$217,800</b> |
| Priority A            | \$71,800         | \$15,100         |                  | \$45,100         |
| Priority B            | \$108,000        | \$114,600        | \$140,500        | \$164,000        |
| Priority C            |                  |                  | \$31,600         | \$8,700          |
| <b>Total</b>          | <b>\$179,800</b> | <b>\$129,800</b> | <b>\$172,100</b> | <b>\$217,800</b> |



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

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## DEPARTMENT OF EDUCATION - 040

## AVIATION H.S. - Q

Asset # : 1457

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | * *            | 5           | \$96,700       | A             |
| Metal/Glass Curt Wall  | 40%        |                   |                | LIFE               | * *            | 5           | \$145,100      | A             |
| Metal Sect. OHD  | 5%         |                   |                | 2035               | * *            | 5           | \$30,200       | A             |
| Pre-Cast Concrete  | 5%         | Now               | \$34,700       | LIFE               | * *            | 5           | \$31,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Dust Stacks   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Dust Stacks   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Dust Stacks   |            |                   |                |                    |                |             |                |               |
| Explanation : Paint Peeling                                    |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 80%        |                   |                | 2038               | * *            | 5           | \$18,800       | A             |
| Aluminum   | 18%        | Now               | \$203,700      | 2047               | * *            | 5           | \$2,100        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Aircraft Hangar                                     |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Aircraft Hangar                                     |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Aircraft Hangar And Auditorium                      |            |                   |                |                    |                |             |                |               |
| Steel  | 2%         | Now               | \$27,500       | 2047               | * *            | 5           | \$2,900        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | * *            | 5           | \$3,500        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | * *            | 5           | \$200          | A             |
| Metal/Glass Curt Wall  | 38%        |                   |                | 2042               | * *            | 5           | \$10,200       | A             |
| Metal Rail   | 10%        |                   |                | 2027               | * *            | 5-10        | \$12,500       | A             |

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**DEPARTMENT OF EDUCATION - 040**  
**AVIATION H.S. - Q**  
**Asset # : 1457**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 20%   | Now               | \$30,500       | 2022               | \$152,400      |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Over Corridor Near Room 109 And Test Cell            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 50%   | Now               | \$76,200       | 2027               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Over Room 608  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Over Room 608  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  | Now               | \$9,600        | 2035               | **             |             |                | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Over Stair B   |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 23%   |                   |                | 2027               | **             | 10          | \$32,400       | A             |
| Skylight, Metal/Glass  | 2%  |                   |                | 2032               | **             | 10          | \$9,400        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 35%   | Now               | \$185,700      | LIFE               | **             | 5           | \$266,600      | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Aircraft Hangar                                      |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2031               | **             | 5           | \$17,400       | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$13,600       | C             |
| Vinyl Tile             | 20%   | 0-2               | \$663,900      | 2032               | **             | 3           | \$26,100       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Offices And Corridors                                |                   |                |                    |                |             |                |               |
|                        | Loose Units, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                        | Location : Offices  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Corridors  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 30%   |                   |                | 2022               | \$995,800      | 3           | \$39,200       | C             |
| Wood                   | 5%  | Now               | \$73,900       | 2050               | **             | 5           | \$16,300       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |

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

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

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

## DEPARTMENT OF EDUCATION - 040

## AVIATION H.S. - Q

Asset # : 1457

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

## Interior

## Interior Walls

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |           | LIFE | ** |   |          | C |
| Ceramic Tile           | 5%  |     |           | 2031 | ** | 5 | \$19,800 | C |
| Concrete Masonry Unit  | 15% |     |           | LIFE | ** | 5 | \$23,700 | C |
| Glass: Single Pane     | 2%  |     |           | LIFE | ** | 5 | \$5,900  | C |
| Glazed Ceramic Panel   | 5%  |     |           | LIFE | ** |   |          | C |
| Metal Panel            | 3%  | Now | \$225,800 | LIFE | ** |   |          | C |

*Deformed/Dented, Extent : Moderate, Area Affected : 80%**Location : Auditorium**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%**Location : Auditorium*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 35% |  |  | LIFE | ** | 5 | \$41,500 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |           |      |    |   |          |   |
|-------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$490,700 | 2042 | ** | 5 | \$40,700 | B |
|-------------------|-----|-----|-----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Corridors, Throughout**Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Corridors*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 5%  |     |          | 2035 | ** | 5 | \$20,300 | B |
| AcousTileSusp.Lay-In | 5%  |     |          | 2027 | ** | 5 | \$16,300 | B |
| Exposed Concrete     | 50% |     |          | LIFE | ** | 5 | \$25,400 | B |
| Exposed Concrete     | 5%  | Now | \$62,800 | LIFE | ** | 5 | \$2,500  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Room 608**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 608*

|                      |     |  |  |      |    |  |  |   |
|----------------------|-----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |  |  | B |
|----------------------|-----|--|--|------|----|--|--|---|

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

## Under 600 Volts

## Service Equipment

|                     |     |  |  |      |          |   |       |   |
|---------------------|-----|--|--|------|----------|---|-------|---|
| Air Circuit Breaker | 70% |  |  | 2022 | \$45,600 | 5 | \$800 | B |
|---------------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Service Switches Rated @ 900 Amperes Each*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Switch Rated @ 1200 Amperes*

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

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

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**DEPARTMENT OF EDUCATION - 040**  
**AVIATION H.S. - Q**  
**Asset # : 1457**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 30%               |                          |                       | 2048                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs   | 70%               |                          |                       | 2022                      | \$208,600             | 5                  | \$4,000               | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conduit  | 80%               |                          |                       | 2022                      | \$318,000             | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2021                      | \$36,100              | 5                  | \$500                 | B                    |
| Fused Disc Sw  | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$500                 | B                    |
| Fused Knife Sw   | 5%                | 2-4                      | \$18,100              | 2047                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Obsolete Equipment</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch  | 10%               | 2-4                      | \$36,100              | 2047                      | * *                   | 5                  | \$300                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$600                 | B                    |
| Molded Case Bkrs   | 55%               |                          |                       | 2021                      | \$198,700             | 5                  | \$3,200               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 80%               | 2-4                      | \$322,800             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 95%               |                          |                       | 2020                      | \$62,700              | 5                  | \$1,400               | B                    |
| Locally Mounted  | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$100                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Covered With Insulation</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Manual   | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$1,000               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## AVIATION H.S. - Q

Asset # : 1457

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

## Lighting

## Interior Lighting

## Fluorescent

92%

2027

\* \*

10

\$196,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

5%

2022

\$104,900

10

\$10,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby**Explanation : Compact Fluorescent Lamps*

## HID

2%

2022

\$19,400

10

\$200

B

## Incandescent

1%

2017

\$21,000

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$48,200

10

\$28,100

B

## Exit, Service

50%

2022

\$19,300

1

B

## Exterior Lighting

## HID

100%

2017

\$90,100

10

\$700

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2022

\$223,600

1

\$24,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : CCTV Camera System And Intrusion Alarm System*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2-4

\$765,300

2032

\* \*

1-3

\$36,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Corridors**Explanation : Obsolete Fire Alarm Main Panel, Manual Pull Station And Alarm Bells*

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

## Heating

## Energy Source

## Fuel Oil No 4

100%

2042

\* \*

5

\$72,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 2 - 15,000 Gallon Tanks For #4 Fuel*

## Conversion Equipment

## Steam Boiler

100%

2020

\$1,291,800

1

\$230,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Boilers*

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**DEPARTMENT OF EDUCATION - 040**  
**AVIATION H.S. - Q**  
**Asset # : 1457**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$92,600       | 2022               | \$1,852,700    | 4           | \$11,500       | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : Condensate Pump                              |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 60%   | Now               | \$42,900       | 2022               | \$858,400      | 1           | \$77,800       | B             |
|                       | Damaged, Extent : Severe, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 35%   |                   |                | 2027               | * *            | 1           | \$26,400       | B             |
| Fan Coil Unit/Heat    | 5%  |                   |                | 2022               | \$198,700      | 1           | \$3,800        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%   |                   |                | 2017               | \$54,600       | 1           |                | B             |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$129,800      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2022               | \$293,300      | 2           | \$7,200        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2017               | \$41,200       | 4           | \$1,400        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 - 120 Gallon Unit Serves Kitchen        |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2032               | * *            | 4           | \$23,100       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Submersible           | 100%  |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Duplex Pumps                              |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |

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



## DEPARTMENT OF EDUCATION - 040

## AVIATION H.S. - Q

Asset # : 1457

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |   |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|---|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |   |
| Elevators  |            |                   |                |                    |                |             |                |               |   |
| Geared Traction  | 100%       |                   |                | LIFE               |                | * *         |                | C             |   |
| Other Observation, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |   |
| Location : B To 6  |            |                   |                |                    |                |             |                |               |   |
| Explanation : 1 Unit   |            |                   |                |                    |                |             |                |               |   |
| Escalators   |            |                   |                |                    |                |             |                |               |   |
| Under 20' Rise   | 100%       |                   |                | LIFE               |                | * *         |                | C             |   |
| Other Observation, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |   |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |   |
| Explanation : Total Of 14 Escalators / Each Serve 1 Level For 1 To 6 |            |                   |                |                    |                |             |                |               |   |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |   |
| Standpipe  |            |                   |                |                    |                |             |                |               |   |
| Generic  | 100%       |                   |                | 2042               |                | * *         | 1-5            | \$117,500     | B |
| Sprinkler  |            |                   |                |                    |                |             |                |               |   |
| No Component   | 70%        |                   |                |                    |                |             |                |               | D |
| Generic  | 30%        |                   |                | 2042               |                | * *         | 1-2            | \$19,600      | B |
| Other Observation, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |   |
| Location : Hanger  |            |                   |                |                    |                |             |                |               |   |
| Explanation : Has Deluge System                                      |            |                   |                |                    |                |             |                |               |   |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BATHGATE HIGH SCHOOL X970 (X252, X241, X263)  
**Address** : 1595 BATHGATE AVENUE  
**Borough** : BRONX **Agency's Number** : LEASED  
**Program / Asset #** : BOE1058.000 / 14353 **Yr Built/Renovated** :  
**Area Sq Ft** : 138,452 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2913 **Lot** : 1 **BIN** : 2009555

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$553,800             | \$310,900             |
| Interior Architecture | \$59,300              | \$180,200             |
| Electrical            |                       | \$103,900             |
| Mechanical            | \$85,200              |                       |
| <b>Total</b>          | <b>\$698,300</b>      | <b>\$595,000</b>      |
| Priority A            | \$553,800             | \$310,900             |
| Priority B            | \$144,500             | \$205,600             |
| Priority C            |                       | \$78,500              |
| <b>Total</b>          | <b>\$698,300</b>      | <b>\$595,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$27,400         |                 |
| Interior Architecture | \$22,600        |                 | \$1,500          | \$16,500        |
| Electrical            | \$20,600        | \$18,500        | \$21,200         | \$21,100        |
| Mechanical            | \$8,700         | \$26,900        | \$64,500         | \$27,600        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$59,700</b> | <b>\$53,300</b> | <b>\$122,500</b> | <b>\$73,100</b> |
| Priority A            |                 |                 | \$27,400         |                 |
| Priority B            | \$37,200        | \$53,300        | \$93,600         | \$56,600        |
| Priority C            | \$22,600        |                 | \$1,500          | \$16,500        |
| <b>Total</b>          | <b>\$59,700</b> | <b>\$53,300</b> | <b>\$122,500</b> | <b>\$73,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 35%        |                   |                | LIFE               | * *            | 5           | \$51,200       | A             |
| Metal Panel   | 55%        |                   |                | 2047               | * *            | 5-10        | \$552,900      | A             |
| Metal Panel   | 4%         |                   |                | 2041               | * *            | 5-10        | \$40,200       | A             |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mounted On Roof.   |            |                   |                |                    |                |             |                |               |
| Explanation : These Were Site Barriers; Horizontal Metal Louvered Wall.   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 6%         |                   |                | 2041               | * *            | 5-10        | \$60,300       | A             |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mounted On Roof.   |            |                   |                |                    |                |             |                |               |
| Explanation : These Were Acoustical/site Barriers Made With Insulated Rectangular Metal Panels.                         |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | * *            | 5           | \$23,300       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 75%        |                   |                | LIFE               | * *            | 5           | \$11,100       | A             |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Outside Of Parapet Was Mtl. Panel-inside Was Rolled Roof Up And Under Mtl Capping. Cmu Structure Assumed. |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 25%        |                   |                | 2038               | * *            | 5-10        | \$59,000       | A             |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mounted To 25% Of Parapet Walls.   |            |                   |                |                    |                |             |                |               |
| Explanation : Parapet Rail Was Stainless Steel.   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2026               | * *            | 10          | \$151,700      | A             |
| Other Observation, Extent : Light, Area Affected : 1%   |            |                   |                |                    |                |             |                |               |
| Location : Adjacent To Ahu-2  |            |                   |                |                    |                |             |                |               |
| Explanation : Light Tar Patching Was Done By The Custodial Staff  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%         |                   |                | 2041               | * *            | 10          | \$26,600       | A             |
| Other Observation, Extent : Light, Area Affected : 1%   |            |                   |                |                    |                |             |                |               |
| Location : On The Skylight Over The Blue Metal. Panel Wall Area.  |            |                   |                |                    |                |             |                |               |
| Explanation : Custodial Staff Sealed Leaks With Caulking.   |            |                   |                |                    |                |             |                |               |

**Interior**

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

**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 2%         |                   |                | 2020               | \$20,000       | 3           | \$6,800        | C             |
| Other Observation, Extent : Severe, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Library.  |            |                   |                |                    |                |             |                |               |
| Explanation : This Was The Only Accessible Area With Carpeting.                    |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         | 0-2               | \$2,600        | LIFE               | * *            | 5           | \$7,400        | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 2%                              |            |                   |                |                    |                |             |                |               |
| Location : Rpz Room.   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2034               | * *            | 5           | \$3,400        | C             |
| Cork Tile  | 2%         |                   |                | 2041               | * *            | 5           | \$3,000        | C             |
| Other Observation, Extent : Severe, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Multi-purpose Room And Work-out Room.                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Cork Sheeting Was Located In These Areas.                            |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 20%        |                   |                | LIFE               | * *            | 5           | \$26,500       | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 2%                              |            |                   |                |                    |                |             |                |               |
| Location : Stair Treads Adjacent To Main Entrance.                                 |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,600        | C             |
| Other Observation, Extent : Severe, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Roof Stair Corridor Landing.  |            |                   |                |                    |                |             |                |               |
| Explanation : This Componenet Refers To Terrazzo Floor Tile.                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 70%        |                   |                | 2026               | * *            | 3           | \$59,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2034               | * *            | 5           | \$3,500        | C             |
| Glass: Single Pane   | 4%         |                   |                | LIFE               | * *            | 5           | \$5,200        | C             |
| Gypsum Board   | 75%        |                   |                | LIFE               | * *            | 5           | \$78,500       | C             |
| Masonry: Brick   | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Metal Panel  | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Granite Panels   | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Located Outside Classroom 140.  |            |                   |                |                    |                |             |                |               |
| Explanation : Terrazzo Was Used Vertically To Finish This Particular Partial Wall. |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 70%        |                   |                | 2034               | * *            | 5           | \$118,700      | B             |
| Gypsum Board   | 20%        |                   |                | LIFE               | * *            | 5           | \$42,400       | B             |
| Metal Panel  | 5%         |                   |                | LIFE               | * *            | 5           | \$10,600       | B             |
| No Component   | 5%         |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%                              |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Vaulted Skylight Area.   |            |                   |                |                    |                |             |                |               |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 75%  |                   |                | 2047               | * *            | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%                    |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room ( Room 117)                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Service 1 Main Disconnect Switch (4000 Amps).                  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 25%  |                   |                | 2047               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 25%                       |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room ( Room 117)                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Service 2 Main Disconnect Switch (1200 Amps.)                  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2047               | * *            | 5           | \$500          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Busway                   | 5%   |                   |                | 2038               | * *            | 1           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                          | Location : Main Electrical Room( Room 117)                                   |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected Main Service To Main Distribution System             |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2043               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs         | 85%  |                   |                | 2043               | * *            | 5           | \$2,600        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2051               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 30%  |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Locally Mounted          | 70%  |                   |                | 2038               | * *            | 5           | \$500          | B             |
|                          | Other Observation, Extent : Severe, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                          | Location : Custodian's Office  |                   |                |                    |                |             |                |               |
|                          | Explanation : Building Automation System Was Lacking Of Remote Access Means. |                   |                |                    |                |             |                |               |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 50%  |                   |                | 2038               | * *            | 1           | \$17,500       | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                          | Location : Room 136 A  |                   |                |                    |                |             |                |               |
|                          | Explanation : 70 Amps, Fire Alarm System                                     |                   |                |                    |                |             |                |               |
| Automatic                | 50%  |                   |                | 2038               | * *            | 1           | \$17,500       | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                          | Location : Room 136 A  |                   |                |                    |                |             |                |               |
|                          | Explanation : 600 Amps, Main   |                   |                |                    |                |             |                |               |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2034               | * *            | 1           | \$43,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                          | Location : Exterior Enclosure ( Nothern Side Of The Building)                |                   |                |                    |                |             |                |               |
|                          | Explanation : 230 Kw / 288 Kva   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$4,200               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$21,000              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$103,900             | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 25%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 25%               |                          |                       | 2029                      | * *                   | 10                 | \$1,900               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$400                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 75%               |                          |                       | 2029                      | * *                   | 1                  | \$31,800              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Corridors, Elevator Cabs, Hallways, Entrances And At All Exits</i><br><i>Explanation : Closed Circuit Television With Networks Capability For Remote Monitoring Means. Internet Protocol Digital Video System</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 25%               |                          |                       | 2029                      | * *                   | 1                  | \$10,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Custodian's Office</i><br><i>Explanation : Intrusion Alarm System</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2029                      | * *                   | 1-3                | \$72,100              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 2%                |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Natural Gas   | 98%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 95%               |                          |                       | 2029                      | * *                   | 1                  | \$53,400              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Explanation : 13 Roof Top Unit Heating And Cooling</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$63,200              | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 5%  |                   |                | 2029               | * *            | 1           | \$1,800        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                                | Location : Various  |                   |                |                    |                |             |                |               |
|                                | Explanation : Electric Cabinet Unit Heaters                   |                   |                |                    |                |             |                |               |
| Not Accessible                 | 95%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%         |                   |                |                    |                |             |                |               |
|                                | Location : Throughout   |                   |                |                    |                |             |                |               |
|                                | Explanation : Variable Air Volume With Electric Re-heat Coils |                   |                |                    |                |             |                |               |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%  | Now               | \$85,200       | 2029               | * *            | 2           | \$5,600        | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Building Management System Control                 |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : R-22  |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2           | \$147,400      | B             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Evap Condenser                 | 100%  |                   |                | 2029               | * *            | 2           | \$78,900       | B             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$63,200       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2029               | * *            | 2           | \$3,500        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2047               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2020               | \$30,100       | 2           | \$1,700        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Water Heater Room                                  |                   |                |                    |                |             |                |               |
|                                | Explanation : 250 Gallon Tank                                 |                   |                |                    |                |             |                |               |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)              |   |                   |                |                    |                |             |                |               |
| Electric                       | 100%  |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Pump Room  |                   |                |                    |                |             |                |               |
|                                | Explanation : Duplex  |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BATHGATE HIGH SCHOOL X970 (X252, X241, X263)**  
**Asset # : 14353**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2029               | * *            | 1           | \$7,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Meter Room                             |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Devices                                 |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1 To 2                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2047               | * *            | 1-2         | \$31,800       | B             |

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

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M  
**Address** : 351 W. 18 ST BTWN: 8 AVE., 9 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M440  
**Program / Asset #** : BOE0123.000 / 1645 **Yr Built/Renovated** : 1931 / 2010  
**Area Sq Ft** : 265,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,7,PH  
**Block** : 742 **Lot** : 7 **BIN** : 1013096

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$136,800             | \$231,200             |
| Interior Architecture | \$1,243,500           | \$458,400             |
| Electrical            | \$1,431,200           | \$1,217,400           |
| Mechanical            | \$764,900             | \$1,502,100           |
| <b>Total</b>          | <b>\$3,576,300</b>    | <b>\$3,409,000</b>    |
| Priority A            | \$136,800             | \$231,200             |
| Priority B            | \$2,648,100           | \$2,854,400           |
| Priority C            | \$791,400             | \$323,400             |
| <b>Total</b>          | <b>\$3,576,300</b>    | <b>\$3,409,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$28,500         |                  |                 | \$8,800          |
| Interior Architecture | \$71,700         | \$36,000         |                 |                  |
| Electrical            | \$8,500          | \$7,600          | \$9,200         | \$58,800         |
| Mechanical            | \$53,900         | \$34,400         | \$53,300        | \$38,400         |
| Elevators/Escalators  | \$31,600         | \$31,600         | \$31,600        | \$31,600         |
| <b>Total</b>          | <b>\$194,200</b> | <b>\$109,600</b> | <b>\$94,100</b> | <b>\$137,600</b> |
| Priority A            | \$28,500         |                  |                 | \$8,800          |
| Priority B            | \$110,900        | \$73,600         | \$94,100        | \$128,800        |
| Priority C            | \$54,800         | \$36,000         |                 |                  |
| <b>Total</b>          | <b>\$194,200</b> | <b>\$109,600</b> | <b>\$94,100</b> | <b>\$137,600</b> |



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

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

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

## DEPARTMENT OF EDUCATION - 040

## BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   | Now               | \$91,000       | LIFE               | * *            | 5           | \$70,500       | A             |
|                        | Other Observation, Extent : Severe, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Sub-basement                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : Water Infiltration @ Exterior Foundation Walls  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | * *            | 5           | \$105,800      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Facade   |                   |                |                    |                |             |                |               |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Facade   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 15%   |                   |                | LIFE               | * *            | 5           | \$15,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : 18th Street  |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2044               | * *            | 5           | \$57,000       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%   |                   |                | LIFE               | * *            | 5           | \$3,700        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 20%   |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Rail             | 20%   |                   |                | 2042               | * *            | 5-10        | \$22,500       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 25%   |                   |                | 2057               | * *            | 10          | \$45,700       | A             |
| Modified Bitumen       | 75%   |                   |                | 2032               | * *            | 10          | \$54,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M**  
**Asset # : 1645**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior Floors   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Poured  | 5%         | Now               | \$105,800      | 2042    | **                 | 5           | \$4,000        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 55%        |            |                   |                |         |                    |             |                |               |  |
| Location : 7TH.FL.  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Severe, Area Affected : 55%               |            |                   |                |         |                    |             |                |               |  |
| Location : 7TH.FL.  |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Severe, Area Affected : 55%                 |            |                   |                |         |                    |             |                |               |  |
| Location : 7TH.FL.  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$174,800      | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2035    | **                 | 5           | \$16,000       | C             |  |
| Mosaic Tile   | 5%         |                   |                | 2035    | **                 | 5           | \$40,000       | C             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Pool   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         | 4+                | \$9,600        | LIFE    | **                 | 5           | \$12,500       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 2%         |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor Corridor                                 |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 20%        |                   |                | 2027    | **                 | 3           | \$24,000       | C             |  |
| Wood  | 35%        | 0-2               | \$474,500      | 2037    | **                 | 5           | \$104,900      | C             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$211,100      | LIFE    | **                 |             |                | C             |  |
| Water Penetration, Extent : Severe, Area Affected : 50%         |            |                   |                |         |                    |             |                |               |  |
| Location : Sub-basement Under Pool                              |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 7%         | Now               | \$33,400       | 2025    | **                 | 5           | \$11,300       | C             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Pool Area  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Locker Rooms   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE    | **                 | 5           | \$13,000       | C             |  |
| Glass: Single Pane  | 3%         | Now               | \$11,800       | LIFE    | **                 | 5           | \$7,300        | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Paint Peeling, Extent : Moderate, Area Affected : 10%           |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 10%                |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor Corridor                                 |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 45%        |                   |                | LIFE    | **                 | 5           | \$43,700       | C             |  |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |

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

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

## DEPARTMENT OF EDUCATION - 040

## BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%   |                   |                | 2039               | * *            | 5           | \$33,700       | B             |
| Exposed Concrete      | 10%   | Now               | \$104,100      | LIFE               | * *            | 5           | \$4,200        | B             |
|                       | Corrosion/Rusting, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Sub-basement Beams                               |                   |                |                    |                |             |                |               |
|                       | Exposed Reinforcement, Extent : Severe, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Sub-basement Beams                               |                   |                |                    |                |             |                |               |
| Plaster               | 75%   | Now               | \$348,000      | LIFE               | * *            | 5           | \$126,600      | B             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Gym, Locker Rooms, Various Classrooms            |                   |                |                    |                |             |                |               |
|                       | Loose/Delam Surface, Extent : Severe, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                       | Location : Gym  |                   |                |                    |                |             |                |               |
|                       | Paint Peeling, Extent : Severe, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Gym And Locker Rooms                             |                   |                |                    |                |             |                |               |
| Plaster               | 5%  |                   |                | LIFE               | * *            | 5           | \$8,400        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 75%        |                   |                | 2022               | \$48,900       | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Three 2000 Amps Main Disconnect Switch       |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 25%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2022               | \$238,400      | 5           | \$800          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$357,700      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$18,100       | 5           | \$300          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2021               | \$271,000      | 5           | \$4,300        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$1,200        | B             |

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

## DEPARTMENT OF EDUCATION - 040

## BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 40%        | 2-4               | \$161,400      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2022               | \$201,800      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2020               | \$46,200       | 5           | \$1,000        | B             |
| Locally Mounted  | 30%        |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2027               | * *            | 10          | \$182,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 6%         |                   |                | 2022               | \$53,500       | 10          | \$400          | B             |
| Incandescent   | 1%         |                   |                | 2017               | \$19,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$25,800       | B             |
| Exit, Service  | 40%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2017               | \$3,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 30%        |                   |                | 2027               | * *            | 10          | \$200          | B             |
| HID  | 70%        |                   |                | 2017               | \$63,300       | 10          | \$500          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2027               | * *            | 1           | \$20,300       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2017               | \$1,024,300    | 1-3         | \$55,200       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2048               | * *            | 1           |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 10,000 Gallon Tank For 32 Fuel        |            |                   |                |                    |                |             |                |               |

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

## DEPARTMENT OF EDUCATION - 040

## BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

| Mechanical                  | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |   |                      |                |                    |                |                |                |                  |
| Conversion Equipment        |   |                      |                |                    |                |                |                |                  |
| Steam Boiler                | 100%  |                      |                | 2035               | * *            | 1              | \$211,800      | B                |
|                             | Other Observation, Extent : Light, Area Affected : 100%       |                      |                |                    |                |                |                |                  |
|                             | Location : Basement   |                      |                |                    |                |                |                |                  |
|                             | Explanation : 3 - Boilers                                     |                      |                |                    |                |                |                |                  |
| Distribution                |   |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%  | 0-2                  | \$85,000       | 2042               | * *            | 4              | \$10,500       | B                |
|                             | Leak Evident, Extent : Moderate, Area Affected : 10%          |                      |                |                    |                |                |                |                  |
|                             | Location : Condensate Return In Pool Mechanical Room.         |                      |                |                    |                |                |                |                  |
|                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 20%    |                      |                |                    |                |                |                |                  |
|                             | Location : Various  |                      |                |                    |                |                |                |                  |
| Terminal Devices            |   |                      |                |                    |                |                |                |                  |
| Air Handler                 | 30%   |                      |                | 2022               | \$393,900      | 1              | \$39,700       | B                |
| Convactor/Radiator          | 50%   |                      |                | 2027               | * *            | 1              | \$34,600       | B                |
| Fan Coil Unit/Heat          | 20%   |                      |                | 2022               | \$729,300      | 1              | \$13,800       | B                |
| Air Conditioning            |   |                      |                |                    |                |                |                |                  |
| Energy Source               |   |                      |                |                    |                |                |                |                  |
| Electricity                 | 100%  |                      |                | 2038               | * *            | 1              |                | B                |
| Conversion Equipment        |   |                      |                |                    |                |                |                |                  |
| Window/Wall Unit            | 75%   |                      |                | 2017               | \$375,500      | 1              |                | B                |
| No Component                | 25%   |                      |                |                    |                |                |                | D                |
| Ventilation                 |   |                      |                |                    |                |                |                |                  |
| Distribution                |   |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%  |                      |                | LIFE               | * *            | 2-5            | \$119,100      | B                |
| Exhaust Fans                |   |                      |                |                    |                |                |                |                  |
| Interior                    | 100%  |                      |                | 2022               | \$269,200      | 2              | \$6,600        | B                |
| Plumbing                    |   |                      |                |                    |                |                |                |                  |
| H/C Water Piping            |   |                      |                |                    |                |                |                |                  |
| Brass/Copper                | 2%  |                      |                | 2042               | * *            | 1              |                | B                |
| Galv Iron/Steel             | 98%   | 0-2                  | \$213,900      | 2027               | * *            | 1              |                | B                |
|                             | Corroded, Extent : Severe, Area Affected : 80%                |                      |                |                    |                |                |                |                  |
|                             | Location : House Tank In Penthouse And Surge Tank In Basement |                      |                |                    |                |                |                |                  |
|                             | On Extended Life, Extent : Moderate, Area Affected : 20%      |                      |                |                    |                |                |                |                  |
|                             | Location : Throughout   |                      |                |                    |                |                |                |                  |
| Water Heater                |   |                      |                |                    |                |                |                |                  |
| Gas Fired                   | 100%  |                      |                | 2020               | \$56,700       | 2              | \$3,200        | B                |
|                             | Other Observation, Extent : Light, Area Affected : 100%       |                      |                |                    |                |                |                |                  |
|                             | Location : Basement   |                      |                |                    |                |                |                |                  |
|                             | Explanation : 1 - 1,500 Gallon Unit, 1 - 400 Gallon Unit      |                      |                |                    |                |                |                |                  |
| Sanitary Piping             |   |                      |                |                    |                |                |                |                  |
| Cast Iron                   | 100%  |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |   |                      |                |                    |                |                |                |                  |
| Cast Iron                   | 100%  |                      |                | LIFE               | * *            | 1              |                | B                |

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

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

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

## DEPARTMENT OF EDUCATION - 040

## BAYARD RUSTIN HS FOR THE HUMAN-M CHARLES EVANS HUGHES HS HUMAN.-M

Asset # : 1645

| Mechanical                 |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                   |  |                   |                |                    |                |             |                |               |
| Sump Pump(s)               |  |                   |                |                    |                |             |                |               |
| Rigid Piping               | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                            | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                            | Location : Basement  |                   |                |                    |                |             |                |               |
|                            | Explanation : Duplex Unit  |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment Sand | 100%   | Now               | \$90,500       | 2027               | * *            | 4           |                | B             |
|                            | Not in Service, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                            | Location : Pool  |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)          |  |                   |                |                    |                |             |                |               |
| Electric                   | 100%   | Now               | \$3,100        | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                            | Other Observation, Extent : Moderate, Area Affected : 100%                                     |                   |                |                    |                |             |                |               |
|                            | Location : Sub Basement  |                   |                |                    |                |             |                |               |
|                            | Explanation : 1 Pump Of A Duplex Set Removed With Pipe Connection Capped                       |                   |                |                    |                |             |                |               |
| Backflow Preventer         |  |                   |                |                    |                |             |                |               |
| No Component               | 98%  |                   |                |                    |                |             |                | D             |
| Generic                    | 2%   |                   |                | 2030               | * *            | 1           | \$300          | B             |
|                            | Other Observation, Extent : Light, Area Affected : 2%  |                   |                |                    |                |             |                |               |
|                            | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                            | Explanation : Boiler Only  |                   |                |                    |                |             |                |               |
| Fixtures                   |  |                   |                |                    |                |             |                |               |
| Generic                    | 100%   |                   |                |                    |                |             |                | B             |
|                            | Other Observation, Extent : Moderate, Area Affected : 80%                                      |                   |                |                    |                |             |                |               |
|                            | Location : Student Toilets   |                   |                |                    |                |             |                |               |
|                            | Explanation : New Fixtures   |                   |                |                    |                |             |                |               |
| Vertical Transport         |  |                   |                |                    |                |             |                |               |
| Elevators                  |  |                   |                |                    |                |             |                |               |
| Geared Traction            | 50%  |                   |                | LIFE               | * *            |             |                | C             |
|                            | Other Observation, Extent : Moderate, Area Affected : 100%                                     |                   |                |                    |                |             |                |               |
|                            | Location : Elevators   |                   |                |                    |                |             |                |               |
|                            | Explanation : A And C B-7, B And D 1-7   |                   |                |                    |                |             |                |               |
| Not Accessible             | 50%  |                   |                |                    |                |             |                | D             |
| Fire Suppression           |  |                   |                |                    |                |             |                |               |
| Standpipe                  |  |                   |                |                    |                |             |                |               |
| Generic                    | 100%   | Now               | \$17,400       | 2032               | * *            | 1-5         | \$75,900       | B             |
|                            | Other Observation, Extent : Severe, Area Affected : 100%                                       |                   |                |                    |                |             |                |               |
|                            | Location : Various   |                   |                |                    |                |             |                |               |
|                            | Explanation : Valve Handles For Stand Pipe Valves Have Been Removed / Some Valve Boxes Damaged |                   |                |                    |                |             |                |               |
| Sprinkler                  |  |                   |                |                    |                |             |                |               |
| No Component               | 90%  |                   |                |                    |                |             |                | D             |
| Generic                    | 10%  |                   |                | 2032               | * *            | 1-2         | \$6,000        | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BAYSIDE HIGH SCHOOL - Q  
**Address** : 32-24 CORPORAL KENNEDY STREET @32 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q495  
**Program / Asset #** : BOE0869.000 / 1491 **Yr Built/Renovated** : 1936 / 2000  
**Area Sq Ft** : 260,400 **Project Type** : EDUCATION  
**Date of Survey** : 25-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6044 **Lot** : 1 **BIN** : 4134578

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$150,500             | \$176,200             |
| Interior Architecture | \$233,100             | \$1,810,800           |
| Electrical            |                       | \$263,200             |
| Mechanical            | \$58,200              | \$935,300             |
| <b>Total</b>          | <b>\$441,900</b>      | <b>\$3,185,600</b>    |
| Priority A            | \$150,500             | \$176,200             |
| Priority B            | \$58,200              | \$1,356,000           |
| Priority C            | \$233,100             | \$1,653,300           |
| <b>Total</b>          | <b>\$441,900</b>      | <b>\$3,185,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$21,700        |
| Interior Architecture | \$49,100        |                 | \$2,000         | \$15,700        |
| Electrical            | \$900           | \$1,300         |                 |                 |
| Mechanical            | \$28,100        | \$74,300        | \$50,200        | \$32,000        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$82,100</b> | <b>\$79,600</b> | <b>\$56,100</b> | <b>\$73,400</b> |
| Priority A            |                 |                 |                 | \$21,700        |
| Priority B            | \$58,500        | \$79,600        | \$54,200        | \$35,900        |
| Priority C            | \$23,600        |                 | \$2,000         | \$15,700        |
| <b>Total</b>          | <b>\$82,100</b> | <b>\$79,600</b> | <b>\$56,100</b> | <b>\$73,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BAYSIDE HIGH SCHOOL - Q**  
**Asset # : 1491**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$84,400       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$86,400       | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 92%        |                   |                | 2042               | **             | 5           | \$43,500       | A             |
| Glass Block  | 3%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Steel  | 5%         |                   |                | 2028               | **             | 5           | \$29,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 15%        |                   |                | LIFE               | **             | 5           | \$16,000       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$11,000       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 93%        |                   |                | 2025               | **             | 10          | \$150,500      | A             |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$20,200       | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2040               | **             | 10          | \$10,800       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$34,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$15,700       | C             |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$24,500       | C             |
| Vinyl Tile   | 40%        |                   |                | 2020               | \$1,197,500    | 3           | \$62,800       | C             |
| Vinyl Tile   | 5%         |                   |                | 2025               | **             | 3           | \$5,900        | C             |
| Wood   | 35%        | Now               | \$233,100      | 2035               | **             | 5           | \$103,100      | C             |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Gymnasium 3</i><br><i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i><br><i>Location : Gymnasium 3</i>             |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$281,200      | 5           | \$9,500        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 75%        |                   |                | LIFE               | **             | 5           | \$71,600       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 5%         | Now               | \$25,600       | LIFE               | **             | 5           | \$2,100        | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Underside Of Pool</i><br><i>Spalling, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Underside Of Pool</i> |            |                   |                |                    |                |             |                |               |
| Plaster  | 95%        |                   |                | LIFE               | **             | 5           | \$157,500      | B             |

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

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

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

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**DEPARTMENT OF EDUCATION - 040**  
**BAYSIDE HIGH SCHOOL - Q**  
**Asset # : 1491**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Protector Rated @ 4000a</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$1,000               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2028                      | * *                   | 5                  | \$5,700               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2018                      | \$33,000              | 5                  | \$700                 | B                    |
| Locally Mounted   | 50%               |                          |                       | 2025                      | * *                   | 5                  | \$700                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded And Connected To Main Water Pipe</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2028                      | * *                   | 10                 | \$186,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2028                      | * *                   | 10                 | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2020                      | \$43,500              | 10                 | \$25,300              | B                    |
| Exit, Service   | 50%               |                          |                       | 2020                      | \$17,400              | 1                  |                       | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2  | 100%              |                          |                       | 2040                      | * *                   | 5                  | \$65,000              | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$58,200              | 2033                      | * *                   | 1                  | \$187,300             | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : One Boiler Needs Retubing</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

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

**DEPARTMENT OF EDUCATION - 040**  
**BAYSIDE HIGH SCHOOL - Q**  
**Asset # : 1491**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$15,500              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 50%               |                          |                       | 2020                      | \$645,100             | 1                  | \$65,000              | B                    |
| Convactor/Radiator   | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$34,000              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 2%                |                          |                       | 2015                      | \$9,800               | 1                  |                       | B                    |
| No Component   | 98%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$117,000             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2020                      | \$238,100             | 2                  | \$5,800               | B                    |
| Roof   | 10%               |                          |                       | 2020                      | \$19,000              | 2                  | \$700                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$31,200              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand   | 100%              |                          |                       | 2025                      | * *                   | 4                  |                       | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$13,000              | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-3</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BAYSIDE HIGH SCHOOL - Q FIELDHOUSE  
**Address** : 206 ST. & 32 AVE. BAYSIDE  
**Borough** : QUEENS **Agency's Number** : Q405  
**Program / Asset #** : BOE0869.010 / 14283 **Yr Built/Renovated** : 1936 /  
**Area Sq Ft** : 5,500 **Project Type** : EDUCATION  
**Date of Survey** : 25-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6044 **Lot** : 1 **BIN** : 4458679

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture |                  | \$74,200         |
| Interior Architecture |                  | \$47,500         |
| Electrical            | \$145,400        |                  |
| <b>Total</b>          | <b>\$145,400</b> | <b>\$121,700</b> |
| Priority A            |                  | \$74,200         |
| Priority B            | \$145,400        |                  |
| Priority C            |                  | \$47,500         |
| <b>Total</b>          | <b>\$145,400</b> | <b>\$121,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016        | FY 2017        |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$7,600         | \$30,000        |                |                |
| Interior Architecture | \$4,300         |                 |                |                |
| Electrical            |                 | \$100           |                | \$100          |
| Mechanical            | \$800           | \$1,100         | \$2,000        | \$1,100        |
| <b>Total</b>          | <b>\$12,700</b> | <b>\$31,200</b> | <b>\$2,000</b> | <b>\$1,200</b> |
| Priority A            | \$7,600         | \$30,000        |                |                |
| Priority B            | \$800           | \$1,200         | \$2,000        | \$1,200        |
| Priority C            | \$4,300         |                 |                |                |
| <b>Total</b>          | <b>\$12,700</b> | <b>\$31,200</b> | <b>\$2,000</b> | <b>\$1,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BAYSIDE HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 14283**

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

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$11,400

A

Wood

5%

Now

\$7,600

2025

\* \*

5

\$1,500

A

*Deteriorated Finish, Extent : Moderate, Area Affected : 50%**Location : At Roof Edges**Split/Cracked, Extent : Moderate, Area Affected : 25%**Location : At Roof Edges*

## Windows

Steel

100%

2028

\* \*

5

\$74,200

A

## Roof

Modified Bitumen

100%

2025

\* \*

10

\$30,000

A

## Interior

## Floors

Cast in Place Concrete

90%

LIFE

\* \*

5

\$47,500

C

Ceramic Tile

10%

2029

\* \*

5

\$2,400

C

## Interior Walls

Ceramic Tile

10%

2029

\* \*

5

\$6,100

C

Concrete Masonry Unit

90%

LIFE

\* \*

5

\$22,100

C

## Ceilings

Exposed Concrete

100%

LIFE

\* \*

5

\$3,800

B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$1,600

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 200a*

## Raceway

Conduit

100%

2030

\* \*

1

B

## Panelboards

Molded Case Bkrs

80%

2019

\$13,600

5

\$100

B

Molded Case Bkrs

20%

2042

\* \*

5

B

## Wiring

Thermoplastic

100%

2030

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2037

\* \*

5

B

Locally Mounted

50%

2018

\$6,400

5

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

B

## Lighting

## Interior Lighting

Incandescent

100%

2015

\$145,400

2

\$400

B

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

**DEPARTMENT OF EDUCATION - 040**  
**BAYSIDE HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 14283**

| Mechanical  |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating     |                      |                |                   |                    |         |                |             |                |               |
|             | Energy Source        |                |                   |                    |         |                |             |                |               |
|             | Natural Gas          | 100%           |                   |                    | 2040    | * *            | 1           |                | B             |
|             | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|             | Furnace              | 80%            |                   |                    | 2025    | * *            | 1           | \$6,400        | B             |
|             | Radiant Heater       | 20%            |                   |                    | 2025    | * *            | 2           | \$1,500        | B             |
| Ventilation |                      |                |                   |                    |         |                |             |                |               |
|             | Distribution         |                |                   |                    |         |                |             |                |               |
|             | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$9,000        | B             |
|             | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|             | Roof                 | 100%           |                   |                    | 2025    | * *            | 2           | \$500          | B             |
| Plumbing    |                      |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|             | Galv Iron/Steel      | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|             | Water Heater         |                |                   |                    |         |                |             |                |               |
|             | Gas Fired            | 100%           |                   |                    | 2018    | \$4,300        | 2           | \$200          | B             |
|             | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|             | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|             | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Backflow Preventer   |                |                   |                    |         |                |             |                |               |
|             | Generic              | 100%           |                   |                    | 2025    | * *            | 1           | \$1,000        | B             |
|             | Fixtures             |                |                   |                    |         |                |             |                |               |
|             | Generic              | 100%           |                   |                    |         |                |             |                | B             |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BEACH CHANNEL HIGH SCHOOL - Q  
**Address** : 100-00 BEACH CHANNEL DRIVE  
**Borough** : QUEENS **Agency's Number** : Q410  
**Program / Asset #** : BOE0870.000 / 1492 **Yr Built/Renovated** : 1973 /  
**Area Sq Ft** : 410,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 16167 **Lot** : 99 **BIN** : 4303773

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$647,500             | \$2,328,400           |
| Interior Architecture | \$222,500             | \$4,161,900           |
| Electrical            | \$396,000             | \$1,271,800           |
| Mechanical            | \$332,300             | \$867,900             |
| <b>Total</b>          | <b>\$1,598,200</b>    | <b>\$8,629,900</b>    |
| Priority A            | \$647,500             | \$2,328,400           |
| Priority B            | \$900,000             | \$2,739,500           |
| Priority C            | \$50,700              | \$3,562,000           |
| <b>Total</b>          | <b>\$1,598,200</b>    | <b>\$8,629,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$32,600         |                 |                  |                  |
| Interior Architecture | \$124,300        |                 | \$203,800        | \$43,900         |
| Electrical            | \$28,100         | \$25,400        | \$23,300         | \$23,600         |
| Mechanical            | \$85,100         | \$52,500        | \$88,400         | \$52,500         |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800         |
| <b>Total</b>          | <b>\$281,900</b> | <b>\$89,800</b> | <b>\$327,400</b> | <b>\$131,900</b> |
| Priority A            | \$32,600         |                 |                  |                  |
| Priority B            | \$147,800        | \$89,800        | \$123,600        | \$87,900         |
| Priority C            | \$101,500        |                 | \$203,800        | \$43,900         |
| <b>Total</b>          | <b>\$281,900</b> | <b>\$89,800</b> | <b>\$327,400</b> | <b>\$131,900</b> |



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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEACH CHANNEL HIGH SCHOOL - Q**  
**Asset # : 1492**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%  | Now               | \$21,300       | LIFE               | **             | 5           | \$12,700       | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Near Water Main Entrance                             |                   |                |                    |                |             |                |               |
|                        | Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Stair E3   |                   |                |                    |                |             |                |               |
|                        | Vertical Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Near Water Main Entrance                             |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$240,500      | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 98%   | Now               | \$301,400      | 2036               | **             | 5           | \$15,600       | A             |
|                        | Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Metal Louvers          | 2%  |                   |                | 2029               | **             | 10          | \$4,000        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$17,900       | A             |
| Pre-Cast Concrete      | 5%  | Now               | \$11,400       | LIFE               | **             | 5           | \$5,900        | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
|                        | Vegetation Growth, Extent : Moderate, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%   | Now               | \$88,000       | 2020               | \$1,759,800    |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 10%   |                   |                | 2020               | \$277,100      | 10          | \$38,300       | A             |
| Skylight, Metal/Glass  | 5%  | Now               | \$258,000      | 2040               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Art Rooms                                |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Carpet                 | 5%  |                   |                | 2016               | \$159,900      | 3           | \$40,600       | C             |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$59,200       | C             |
| Ceramic Tile           | 5%  |                   |                | 2029               | **             | 5           | \$27,000       | C             |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2036               | **             | 5           | \$60,800       | C             |
| Vinyl Tile             | 65%   |                   |                | 2020               | \$3,350,900    | 3           | \$175,800      | C             |
| Wood                   | 5%  | Now               | \$28,700       | 2048               | **             | 5           | \$25,400       | C             |
|                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Boy Gymnasium Near Entrance                          |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2035               | **             | 5           | \$101,400      | C             |

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



**DEPARTMENT OF EDUCATION - 040**  
**BEACH CHANNEL HIGH SCHOOL - Q**  
**Asset # : 1492**

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

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2029 | ** | 5 | \$30,700 | C |
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5 | \$36,800 | C |
| Folding Partition     | 2%  |  |  | 2028 | ** | 5 | \$30,700 | C |
| Glass: Single Pane    | 1%  |  |  | LIFE | ** | 5 | \$4,600  | C |
| Masonry: Brick        | 7%  |  |  | LIFE | ** |   |          | C |
| Metal Panel           | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 35% |  |  | LIFE | ** | 5 | \$64,400 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|  |     |     |           |      |           |   |           |   |
|--|-----|-----|-----------|------|-----------|---|-----------|---|
| AcousTile,Adhered  | 15% | Now | \$22,900  | 2025 | **        | 5 | \$37,900  | B |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i> |     |     |           |      |           |   |           |   |
| <i>Location : Near Pool Entrance</i>                               |     |     |           |      |           |   |           |   |
| AcousTileConcealSpLn   | 20% |     |           | 2025 | **        | 5 | \$126,400 | B |
| Exposed Struc: Steel   | 5%  |     |           | LIFE | **        |   |           | B |
| Fiber Board  | 5%  |     |           | 2020 | \$230,100 |   |           | B |
| Metal Panel  | 30% |     |           | LIFE | **        | 5 | \$189,600 | B |
| Plaster  | 25% | Now | \$108,600 | LIFE | **        | 5 | \$79,000  | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>   |     |     |           |      |           |   |           |   |
| <i>Location : Third Floor Art Rooms</i>                            |     |     |           |      |           |   |           |   |

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

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |         |   |
|---|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw   | 100% |  |  | 2020 | \$97,700 | 5 | \$1,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |         |   |
| <i>Explanation : No Rating Available</i>                          |      |  |  |      |          |   |         |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$447,000 | 5 | \$1,500 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 95% |  |  | 2030 | ** | 1 |  | B |
| Conduit | 5%  |  |  | 2046 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 25% |  |  | 2019 | \$138,300 | 5 | \$1,900 | B |
| Molded Case Bkrs | 70% |  |  | 2019 | \$387,300 | 5 | \$6,200 | B |
| Molded Case Bkrs | 5%  |  |  | 2042 | **        | 5 | \$400   | B |

## Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 95% |  |  | 2030 | ** | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2046 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |         |   |
|-----------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted | 50% |  |  | 2018 | \$49,500 | 5 | \$1,100 | B |
| Locally Mounted | 50% |  |  | 2033 | **       | 5 | \$1,100 | B |

## Ground

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEACH CHANNEL HIGH SCHOOL - Q**  
**Asset # : 1492**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$103,600             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2023                      | \$114,600             | 1                  | \$129,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 213 Kva</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$74,800              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2025                      | * *                   | 10                 | \$314,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2025                      | * *                   | 10                 | \$600                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2025                      | * *                   | 10                 | \$43,600              | B                    |
| Exit, Service   | 50%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                       | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Natural Gas &amp; # 2 Oil</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$358,300             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$26,800              | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2020                      | \$444,400             | 1                  | \$44,800              | B                    |
| Convactor/Radiator  | 80%               |                          |                       | 2025                      | * *                   | 1                  | \$93,600              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEACH CHANNEL HIGH SCHOOL - Q**  
**Asset # : 1492**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller                                    | 10%               |                          |                       | 2020                      | \$139,900             | 1                  | \$16,800              | B                    |
| Window/Wall Unit   | 15%               |                          |                       | 2015                      | \$127,100             | 1                  |                       | B                    |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Induction Unit   | 10%               |                          |                       | 2020                      | \$57,300              | 1                  | \$11,700              | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit   | 10%               |                          |                       | 2020                      | \$20,600              | 2                  | \$25,200              | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$201,500             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 30%               |                          |                       | 2020                      | \$136,700             | 2                  | \$3,300               | B                    |
| Roof   | 70%               | Now                      | \$114,700             | 2025                      | * *                   | 2                  | \$6,200               | B                    |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$53,700              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand   | 100%              | Now                      | \$90,500              | 2033                      | * *                   | 4                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Metal Pipings In Filter Room And The Pool</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (2) Basement, 1,2,3 (1) 1-2</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Passenger And One Freight</i>             |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BEACH CHANNEL HIGH SCHOOL - Q FIELDHOUSE  
**Address** : 100-00 BEACH CHANNEL DRIVE  
**Borough** : QUEENS **Agency's Number** : Q410  
**Program / Asset #** : BOE0870.010 / 14269 **Yr Built/Renovated** : 1973 /  
**Area Sq Ft** : 4,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16167 **Lot** : 99 **BIN** : 4303773

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Interior Architecture |  |                 | \$38,400         |
| Electrical            |  |                 | \$105,800        |
| Mechanical            |  | \$58,900        |                  |
| <b>Total</b>          |  | <b>\$58,900</b> | <b>\$144,200</b> |
| Priority B            |  | \$58,900        | \$105,800        |
| Priority C            |  |                 | \$38,400         |
| <b>Total</b>          |  | <b>\$58,900</b> | <b>\$144,200</b> |

| EXPENSE               | FY 2014      | FY 2015        | FY 2016      | FY 2017        |
|-----------------------|--------------|----------------|--------------|----------------|
| Exterior Architecture |              |                |              |                |
| Interior Architecture |              |                |              |                |
| Electrical            | \$100        |                | \$100        |                |
| Mechanical            |              | \$1,100        |              | \$1,100        |
| <b>Total</b>          | <b>\$100</b> | <b>\$1,100</b> | <b>\$100</b> | <b>\$1,100</b> |
| Priority A            |              |                |              |                |
| Priority B            | \$100        | \$1,100        | \$100        | \$1,100        |
| Priority C            |              |                |              |                |
| <b>Total</b>          | <b>\$100</b> | <b>\$1,100</b> | <b>\$100</b> | <b>\$1,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEACH CHANNEL HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 14269**

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

## Exterior

## Exterior Walls

|                        |     |  |  |      |     |   |          |   |
|------------------------|-----|--|--|------|-----|---|----------|---|
| Cast in Place Concrete | 40% |  |  | LIFE | * * | 5 | \$17,500 | A |
| Concrete Masonry Unit  | 60% |  |  | LIFE | * * | 5 | \$3,300  | A |

## Roof

|                        |      |  |  |      |     |  |  |   |
|------------------------|------|--|--|------|-----|--|--|---|
| Cast in Place Concrete | 100% |  |  | LIFE | * * |  |  | A |
|------------------------|------|--|--|------|-----|--|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Over Interior Space*

*Explanation : Stadium Seating Area*

## Interior

## Floors

|                        |      |  |  |      |     |   |          |   |
|------------------------|------|--|--|------|-----|---|----------|---|
| Cast in Place Concrete | 100% |  |  | LIFE | * * | 5 | \$38,400 | C |
|------------------------|------|--|--|------|-----|---|----------|---|

## Interior Walls

|                       |      |  |  |      |     |   |          |   |
|-----------------------|------|--|--|------|-----|---|----------|---|
| Concrete Masonry Unit | 100% |  |  | LIFE | * * | 5 | \$17,800 | C |
|-----------------------|------|--|--|------|-----|---|----------|---|

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

## Under 600 Volts

## Raceway

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Panelboards

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Wiring

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

## Interior Lighting

|              |      |  |  |      |           |   |       |   |
|--------------|------|--|--|------|-----------|---|-------|---|
| Incandescent | 100% |  |  | 2020 | \$105,800 | 2 | \$300 | B |
|--------------|------|--|--|------|-----------|---|-------|---|

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

## Heating

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2030 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : This Structure Is Used For Storage Only*

## Conversion Equipment

|                |      |  |  |      |          |   |         |   |
|----------------|------|--|--|------|----------|---|---------|---|
| Radiant Heater | 100% |  |  | 2015 | \$58,900 | 2 | \$5,400 | B |
|----------------|------|--|--|------|----------|---|---------|---|

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BEDFORD ACADEMY H.S. - BK  
**Address** : 1119 BEDFORD AVE.  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K994  
**Program / Asset #** : BOE1082.000 / 14428 **Yr Built/Renovated** : 1953 / 2005  
**Area Sq Ft** : 25,920 **Project Type** : EDUCATION  
**Date of Survey** : 25-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1812 **Lot** : 1 **BIN** : 3329679

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$25,900        |                |                 |                 |
| Interior Architecture | \$12,200        |                |                 | \$2,800         |
| Electrical            | \$3,900         | \$2,000        | \$24,100        | \$2,700         |
| Mechanical            | \$4,900         | \$6,500        | \$9,200         | \$5,800         |
| <b>Total</b>          | <b>\$46,900</b> | <b>\$8,500</b> | <b>\$33,300</b> | <b>\$11,200</b> |
| Priority A            | \$25,900        |                |                 |                 |
| Priority B            | \$8,800         | \$8,500        | \$33,300        | \$8,500         |
| Priority C            | \$12,200        |                |                 | \$2,800         |
| <b>Total</b>          | <b>\$46,900</b> | <b>\$8,500</b> | <b>\$33,300</b> | <b>\$11,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEDFORD ACADEMY H.S. - BK**  
**Asset # : 14428**

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

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 98% |  |  | LIFE | ** | 5 | \$30,100 | A |
| Masonry: Limestone | 2%  |  |  | LIFE | ** | 5 | \$500    | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2043 | ** | 5 | \$4,000 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Masonry: Brick | 20% | 2-4 | \$25,900 | LIFE | ** | 5 | \$600 | A |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 20%*

*Location : Street Facing Parapet*

*Explanation : Water Infiltration Below Parapet And Above Window Lintel During Wind Driven Rain.*

|            |     |  |  |      |    |      |          |   |
|------------|-----|--|--|------|----|------|----------|---|
| Metal Rail | 80% |  |  | 2038 | ** | 5-10 | \$46,800 | A |
|------------|-----|--|--|------|----|------|----------|---|

## Roof

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2029 | ** | 10 | \$15,800 | A |
|-------------------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 2%  |  |  | LIFE | ** | 5 | \$1,400  | C |
| Ceramic Tile           | 25% |  |  | 2034 | ** | 5 | \$7,900  | C |
| Quarry Tile            | 3%  |  |  | 2038 | ** | 5 | \$1,400  | C |
| Vinyl Tile             | 70% |  |  | 2029 | ** | 3 | \$11,100 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 30% |  |  | 2034 | ** | 5 | \$10,900 | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$700    | C |
| Gypsum Board          | 65% |  |  | LIFE | ** | 5 | \$14,100 | C |

## Ceilings

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 3%  |  |  | 2038 | ** | 5 | \$1,000 | B |
| Exposed Concrete     | 90% |  |  | LIFE | ** | 5 | \$4,500 | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$2,000 | B |
| Metal Panel          | 2%  |  |  | LIFE | ** | 5 | \$800   | B |

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electric Service Room*

*Explanation : 2000a Main Disconnect*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2041 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 25% |  |  | 2037 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 75% |  |  | 2037 | ** | 5 | \$400 | B |

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BEDFORD ACADEMY H.S. - BK**  
**Asset # : 14428**

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%  |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%   |                   |                | 2034               | * *            | 5           | \$100          | B             |
|                       | Variable Speed Drives, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room, Penthouse                           |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%   |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$300          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Water Meter Room                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe.                 |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%   |                   |                | 2026               | * *            | 10          | \$3,900        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor  |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent                           |                   |                |                    |                |             |                |               |
| Fluorescent           | 80%   |                   |                | 2026               | * *            | 10          | \$15,600       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps. Occupancy Sensors In Classrooms.   |                   |                |                    |                |             |                |               |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2026               | * *            | 10          | \$2,600        | B             |
| Exit, LED             | 48%   |                   |                | 2049               | * *            | 1           |                | B             |
| Exit, Battery         | 2%  |                   |                | 2026               | * *            | 10          |                | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| Generic               | 2%  | Now               | \$1,500        | 2031               | * *            | 1           | \$100          | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor Camera                                 |                   |                |                    |                |             |                |               |
| Generic               | 98%   |                   |                | 2026               | * *            | 1           | \$7,800        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                             |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2026               | * *            | 1-3         | \$13,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                             |                   |                |                    |                |             |                |               |

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

**Heating**

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

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



**DEPARTMENT OF EDUCATION - 040**  
**BEDFORD ACADEMY H.S. - BK**  
**Asset # : 14428**

| Mechanical                     |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Natural Gas                    | 100%       |  |                | 2047               | * *            | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Hot Water Boiler               | 100%       |  |                | 2038               | * *            | 1           | \$10,500       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Basement Boiler Room  |                |                    |                |             |                |               |
|                                |            | Explanation : (8) Modular Boilers  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 30%        |  |                | LIFE               | * *            | 2-5         | \$3,500        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Hallways, Offices, Lunch Room   |                |                    |                |             |                |               |
|                                |            | Explanation : (3) Roof Top Units Packaged Heating And Cooling Serve These Areas                |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump            | 70%        |  |                | 2043               | * *            | 4           | \$1,100        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Throughout  |                |                    |                |             |                |               |
|                                |            | Explanation : (4) Pumps Serve Unit Ventilators And Radiators In Classrooms.                    |                |                    |                |             |                |               |
| Terminal Devices               |            |  |                |                    |                |             |                |               |
| Air Handler                    | 30%        |  |                | 2029               | * *            | 1           | \$3,900        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
|                                |            | Explanation : (3) Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room |                |                    |                |             |                |               |
| Convactor/Radiator             | 20%        |  |                | 2038               | * *            | 1           | \$1,400        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Classrooms, Equipment Rooms   |                |                    |                |             |                |               |
|                                |            | Explanation : Baseboard Fin Radiation  |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 50%        |  |                | 2029               | * *            | 1           | \$3,400        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Classrooms  |                |                    |                |             |                |               |
|                                |            | Explanation : 4-pipe Unit Ventilators  |                |                    |                |             |                |               |
| Air Conditioning               |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Electricity                    | 100%       |  |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller      | 70%        |  |                | 2034               | * *            | 1           | \$16,100       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
|                                |            | Explanation : (2) Chillers Serve Unit Ventilators At Classrooms                                |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%        |  |                | 2029               | * *            | 2           | \$400          | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
|                                |            | Explanation : (3) Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF EDUCATION - 040**  
**BEDFORD ACADEMY H.S. - BK**  
**Asset # : 14428**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 70%               |                          |                       | 2047                      | * *                   | 4                  | \$1,100               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : (2) Pumps And Glycol System</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 30%               |                          |                       | LIFE                      | * *                   | 2                  | \$8,300               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : (3) Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Direct Expansion  | 5%                |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Air Handler/Cool/Ht   | 30%               |                          |                       | 2029                      | * *                   | 1                  | \$3,900               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : (3) Roof Units, Packaged Heating And Cooling Serve Hallways, Offices, Lunch Room</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cool/Heat  | 65%               |                          |                       | 2029                      | * *                   | 1                  | \$4,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Claassrooms</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Unit Ventilators</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit  | 10%               |                          |                       | 2029                      | * *                   | 2                  | \$1,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : (3) Split Systems</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$11,800              | B                    |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2029                      | * *                   | 2                  | \$700                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| <b>Water Heater</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2020                      | \$3,800               | 4                  | \$100                 | B                    |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Backflow Preventer</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$1,300               | B                    |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**BEDFORD ACADEMY H.S. - BK**  
**Asset # : 14428**

| Mechanical         |                 | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |   |
|--------------------|-----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|---|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport |                 |                |                   |                |                    |                |             |                |               |   |
| Elevators          |                 |                |                   |                |                    |                |             |                |               |   |
|                    | Geared Traction | 100%           |                   |                | LIFE               |                | * *         |                | C             |   |
| Fire Suppression   |                 |                |                   |                |                    |                |             |                |               |   |
| Sprinkler          |                 |                |                   |                |                    |                |             |                |               |   |
|                    | Generic         | 100%           |                   |                | 2047               |                | * *         | 1-2            | \$6,000       | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BENJAMIN CARDOZO HIGH SCHOOL - Q  
**Address** : 57-00 223 STREET, BAYSIDE  
**Borough** : QUEENS **Agency's Number** : Q415  
**Program / Asset #** : BOE0871.000 / 196 **Yr Built/Renovated** : 1966 / 2008  
**Area Sq Ft** : 296,486 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7529 **Lot** : 1 **BIN** : 4161735

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$148,200             | \$708,300             |
| Interior Architecture | \$3,543,200           | \$194,500             |
| Electrical            | \$161,400             | \$4,228,200           |
| Mechanical            | \$242,400             | \$2,787,300           |
| <b>Total</b>          | <b>\$4,095,200</b>    | <b>\$7,918,200</b>    |
| Priority A            | \$148,200             | \$708,300             |
| Priority B            | \$1,137,900           | \$7,136,300           |
| Priority C            | \$2,809,100           | \$73,600              |
| <b>Total</b>          | <b>\$4,095,200</b>    | <b>\$7,918,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$45,700         |                  |                  | \$17,800         |
| Interior Architecture | \$36,200         | \$29,200         | \$4,900          | \$100,700        |
| Electrical            | \$33,400         | \$31,000         | \$31,000         | \$52,900         |
| Mechanical            | \$72,900         | \$45,200         | \$72,300         | \$44,500         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$196,000</b> | <b>\$113,300</b> | <b>\$116,100</b> | <b>\$223,800</b> |
| Priority A            | \$45,700         |                  |                  | \$17,800         |
| Priority B            | \$114,100        | \$84,100         | \$111,200        | \$144,100        |
| Priority C            | \$36,200         | \$29,200         | \$4,900          | \$62,000         |
| <b>Total</b>          | <b>\$196,000</b> | <b>\$113,300</b> | <b>\$116,100</b> | <b>\$223,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BENJAMIN CARDOZO HIGH SCHOOL - Q**  
**Asset # : 196**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   | Now               | \$30,900       | LIFE               | **             | 5           | \$18,400       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%<br>Location : Foundation   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%   |                   |                | LIFE               | **             | 5           | \$110,300      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%<br>Location : Northeast Corner   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2042               | **             | 5-10        | \$63,200       | A             |
| Pre-Cast Concrete      | 25%   |                   |                | LIFE               | **             | 5           | \$149,400      | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 90%   |                   |                | 2044               | **             | 5           | \$29,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Glass Block            | 7%  |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Metal Louvers          | 3%  |                   |                | 2031               | **             | 10          | \$6,200        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 2%  |                   |                | 2042               | **             | 5           | \$1,100        | A             |
| Metal Rail             | 98%   |                   |                | 2035               | **             | 5-10        | \$244,200      | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 93%   |                   |                | 2030               | **             | 10          | \$230,400      | A             |
| Skylight, Metal/Glass  | 7%  |                   |                | 2042               | **             | 10          | \$57,800       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 3%  |                   |                | LIFE               | **             | 5           | \$25,400       | C             |
| Ceramic Tile           | 3%  |                   |                | 2025               | **             | 5           | \$11,600       | C             |
| Slate                  | 3%  |                   |                | LIFE               | **             | 5           | \$12,300       | C             |
| Vinyl Tile             | 75%   |                   |                | 2017               | \$2,764,000    | 3           | \$145,000      | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 11%   |                   |                | 2027               | **             | 3           | \$15,900       | C             |
| Wood                   | 5%  |                   |                | 2050               | **             | 5           | \$36,200       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%  |                   |                | 2031               | **             | 5           | \$9,800        | C             |
| Concrete Masonry Unit  | 15%   |                   |                | LIFE               | **             | 5           | \$29,500       | C             |
| Masonry: Brick         | 3%  |                   |                | LIFE               | **             |             |                | C             |
| Operable Wall          | 3%  |                   |                | 2042               | **             | 5           | \$51,500       | C             |
| Travertine Panels      | 2%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 45%   |                   |                | LIFE               | **             | 5           | \$66,300       | C             |
| Plaster                | 5%  | Now               | \$45,000       | LIFE               | **             | 5           | \$7,400        | C             |
|                        | Deteriorated Finish, Extent : Severe, Area Affected : 100%<br>Location : Rooms B58 And B62<br>Water Penetration, Extent : Severe, Area Affected : 10%<br>Location : Rooms B58 And B62 |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             |             |                | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BENJAMIN CARDOZO HIGH SCHOOL - Q**  
**Asset # : 196**

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

## Interior

## Ceilings

|                      |     |     |           |      |           |   |           |   |
|----------------------|-----|-----|-----------|------|-----------|---|-----------|---|
| AcousTile,Adhered    | 5%  |     |           | 2027 | **        | 5 | \$19,300  | B |
| AcousTileSusp.Lay-In | 15% |     |           | 2027 | **        | 5 | \$58,000  | B |
| Exposed Concrete     | 45% |     |           | LIFE | **        | 5 | \$27,200  | B |
| Exposed Struc: Steel | 2%  |     |           | LIFE | **        |   |           | B |
| Fiber Board          | 3%  |     |           | 2017 | \$105,600 |   |           | B |
| Metal Panel          | 25% | 0-2 | \$628,500 | LIFE | **        | 5 | \$120,800 | B |

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%*

*Location : Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Corridors*

*Vandalism, Extent : Moderate, Area Affected : 35%*

*Location : Corridors*

|         |    |  |  |      |    |   |          |   |
|---------|----|--|--|------|----|---|----------|---|
| Plaster | 5% |  |  | LIFE | ** | 5 | \$12,100 | B |
|---------|----|--|--|------|----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$65,100 | 5 | \$1,100 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 4000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$298,000 | 5 | \$1,100 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 25% |  |  | 2021 | \$90,300  | 5 | \$1,400 | B |
| Molded Case Bkrs | 65% |  |  | 2021 | \$234,900 | 5 | \$4,200 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | **        | 5 | \$600   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 40% | 2-4 | \$161,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Upper Floors*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2020 | \$33,000 | 5 | \$800 | B |
| Locally Mounted | 40% |  |  | 2027 | **       | 5 | \$700 | B |
| Locally Mounted | 10% |  |  | 2035 | **       | 5 | \$200 | B |

## Ground

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BENJAMIN CARDOZO HIGH SCHOOL - Q**  
**Asset # : 196**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2020                      | \$23,100              | 1                  | \$74,900              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2018                      | \$114,600             | 1                  | \$93,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Rated @ 45 Kw</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$9,000               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 90%               |                          |                       | 2022                      | \$2,096,300           | 10                 | \$213,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 8%                |                          |                       | 2022                      | \$186,300             | 10                 | \$19,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Upper Floors</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2022                      | \$10,800              | 10                 | \$100                 | B                    |
| Incandescent   | 1%                |                          |                       | 2017                      | \$23,300              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 30%               |                          |                       | 2022                      | \$32,100              | 10                 | \$18,700              | B                    |
| Exit, Service  | 70%               |                          |                       | 2022                      | \$30,000              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$101,200             | 10                 | \$800                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 50%               |                          |                       | 2022                      | \$418,500             | 1                  | \$45,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways, Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Cameras</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 50%               |                          |                       | 2030                      | * *                   | 1-3                | \$74,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BENJAMIN CARDOZO HIGH SCHOOL - Q**  
**Asset # : 196**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%              |                          |                       | 2022                      | \$725,600             | 5                  | \$80,000              | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2020                      | \$1,434,100           | 1                  | \$256,200             | B                    |
| <i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$102,800             | 2032                      | * *                   | 4                  | \$12,800              | B                    |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 30%               |                          |                       | 2022                      | \$476,500             | 1                  | \$48,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Ahu Condensate Drip Pans Leak</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 70%               | Now                      | \$39,000              | 2027                      | * *                   | 1                  | \$52,700              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Control Valves, Traps</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Centrifugal, Elec Chiller  | 15%               |                          |                       | 2025                      | * *                   | 1                  | \$42,000              | B                    |
| Window/Wall Unit   | 10%               |                          |                       | 2017                      | \$60,600              | 1                  |                       | B                    |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 15%               |                          |                       | 2032                      | * *                   | 4                  | \$1,900               | B                    |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 15%               |                          |                       | 2022                      | \$46,900              | 1                  | \$24,000              | B                    |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Cool Tower   | 15%               |                          |                       | 2020                      | \$31,700              | 2                  | \$39,000              | B                    |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$144,100             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2027                      | * *                   | 2                  | \$7,200               | B                    |
| Roof   | 10%               |                          |                       | 2022                      | \$23,400              | 2                  | \$800                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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



**DEPARTMENT OF EDUCATION - 040**  
**BENJAMIN CARDOZO HIGH SCHOOL - Q**  
**Asset # : 196**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping<br>Brass/Copper                               | 100%              | 0-2                      | \$17,600              | 2032                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main Connecting Pipe</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Damaged, Extent : Severe, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Worn Out Valves</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger<br>Low Temp                                  | 100%              | 0-2                      | \$9,100               | 2032                      | * *                   | 4                  | \$25,600              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Damaged, Extent : Severe, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Worn Out Valves</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping<br>Cast Iron                                   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping<br>Cast Iron                                | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)<br>Rigid Piping                                   | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)<br>Electric                                  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures<br>Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators<br>Geared Traction                                   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (1) B-3 (1) B-1</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler<br>No Component                                      | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2032                      | * *                   | 1-2                | \$3,600               | B                    |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BOYS & GIRLS HIGH SCHOOL - BK  
**Address** : 1700 FULTON STREET  
**Borough** : BROOKLYN **Agency's Number** : K455  
**Program / Asset #** : BOE0631.000 / 1228 **Yr Built/Renovated** : 1976 / 2005  
**Area Sq Ft** : 418,424 **Project Type** : EDUCATION  
**Date of Survey** : 03-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1701 **Lot** : 1 **BIN** : 3047996

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$225,400             | \$275,300             |
| Interior Architecture | \$1,297,600           | \$4,135,100           |
| Electrical            | \$2,895,700           | \$2,902,200           |
| Mechanical            | \$143,600             | \$3,621,700           |
| <b>Total</b>          | <b>\$4,562,300</b>    | <b>\$10,934,300</b>   |
| Priority A            | \$225,400             | \$275,300             |
| Priority B            | \$3,620,400           | \$6,840,000           |
| Priority C            | \$716,500             | \$3,819,100           |
| <b>Total</b>          | <b>\$4,562,300</b>    | <b>\$10,934,300</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$55,300         |                  |                  |                  |
| Interior Architecture | \$13,800         | \$13,800         |                  | \$256,300        |
| Electrical            | \$34,100         | \$28,300         | \$25,800         | \$23,800         |
| Mechanical            | \$100,200        | \$116,300        | \$147,800        | \$85,000         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$211,300</b> | <b>\$166,300</b> | <b>\$181,400</b> | <b>\$373,000</b> |
| Priority A            | \$55,300         |                  |                  |                  |
| Priority B            | \$142,200        | \$152,500        | \$181,400        | \$116,700        |
| Priority C            | \$13,800         | \$13,800         |                  | \$256,300        |
| <b>Total</b>          | <b>\$211,300</b> | <b>\$166,300</b> | <b>\$181,400</b> | <b>\$373,000</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**BOYS & GIRLS HIGH SCHOOL - BK**  
**Asset # : 1228**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 98%  | Now               | \$185,000      | LIFE               | **             | 5           | \$275,300      | A             |
|                       | Water Penetration, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                       | Location : Room 168  |                   |                |                    |                |             |                |               |
| Metal Sect. OHD       | 2%   | Now               | \$40,400       | 2034               | **             | 5           | \$8,800        | A             |
|                       | Other Observation, Extent : Severe, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Damaged  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 98%  |                   |                | 2043               | **             | 5           | \$34,100       | A             |
| Metal Louvers         | 2%   | Now               | \$4,600        | 2024               | **             |             |                | A             |
|                       | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 85%  |                   |                | LIFE               | **             | 5           | \$13,100       | A             |
| Metal Rail            | 10%  |                   |                | 2034               | **             | 5-10        | \$27,800       | A             |
| Pre-Cast Concrete     | 5%   |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 100%   | Now               | \$33,800       | 2029               | **             |             |                | A             |
|                       | Water Penetration, Extent : Light, Area Affected : 2%            |                   |                |                    |                |             |                |               |
|                       | Location : Room 168  |                   |                |                    |                |             |                |               |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Carpet                | 5%   |                   |                | 2017               | \$163,100      | 3           | \$55,200       | C             |
| Ceramic Tile          | 5%   |                   |                | 2030               | **             | 5           | \$27,600       | C             |
| Panel/Paver: Cer/Brk  | 5%   |                   |                | 2037               | **             | 5           | \$62,100       | C             |
| Terrazzo              | 5%   |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Vinyl Tile            | 70%  | Now               | \$368,300      | 2021               | \$3,682,800    | 3           | \$144,900      | C             |
|                       | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                  | 10%  |                   |                | 2049               | **             | 5           | \$103,500      | C             |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 8%   | Now               | \$37,900       | LIFE               | **             | 5           | \$20,000       | C             |
|                       | Misaligned/Bulging, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room  |                   |                |                    |                |             |                |               |
|                       | Vertical Cracks, Extent : Light, Area Affected : 8%              |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel           | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster               | 45%  | Now               | \$258,500      | LIFE               | **             | 5           | \$84,500       | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 40%  |                   |                | LIFE               | **             |             |                | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BOYS & GIRLS HIGH SCHOOL - BK**  
**Asset # : 1228**

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

## Interior

## Ceilings

|                      |     |     |           |      |     |   |           |   |
|----------------------|-----|-----|-----------|------|-----|---|-----------|---|
| AcousTileConcealSpLn | 73% | Now | \$581,100 | 2026 | * * | 5 | \$235,400 | B |
|----------------------|-----|-----|-----------|------|-----|---|-----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%*

*Location : Throughout*

|             |    |  |  |      |     |   |          |   |
|-------------|----|--|--|------|-----|---|----------|---|
| Metal Panel | 2% |  |  | LIFE | * * | 5 | \$12,900 | B |
|-------------|----|--|--|------|-----|---|----------|---|

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 25% |  |  | LIFE | * * | 5 | \$80,600 | B |
|---------|-----|--|--|------|-----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |         |   |
|---------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw | 70% |  |  | 2031 | * * | 5 | \$1,100 | B |
|---------------|-----|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2021 | \$29,300 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1500 Amps Main Disconnect Switch*

## Transformers

|          |     |  |  |      |     |   |       |   |
|----------|-----|--|--|------|-----|---|-------|---|
| Dry Type | 35% |  |  | 2026 | * * | 5 | \$400 | B |
|----------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1000 Kva 480hv-208/120lv*

|          |     |  |  |      |         |   |       |   |
|----------|-----|--|--|------|---------|---|-------|---|
| Dry Type | 35% |  |  | 2019 | \$4,900 | 5 | \$400 | B |
|----------|-----|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 300 Kva 480hv-208/120lv*

|          |     |  |  |      |     |   |       |   |
|----------|-----|--|--|------|-----|---|-------|---|
| Dry Type | 30% |  |  | 2026 | * * | 5 | \$400 | B |
|----------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : One 45 Kva 480hv-208/120lv*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2021 | \$178,800 | 5 | \$600 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 60% |  |  | 2031 | * * | 5 | \$900 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$476,900 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 20% |  |  | 2031 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2020 | \$55,300 | 5 | \$800 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2020 | \$498,000 | 5 | \$8,200 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BOYS & GIRLS HIGH SCHOOL - BK**  
**Asset # : 1228**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 20%               | 2-4                      | \$121,100             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 70%               |                          |                       | 2021                      | \$423,700             | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 20%               |                          |                       | 2019                      | \$19,800              | 5                  | \$500                 | B                    |
| Motor Control Center  | 80%               |                          |                       | 2019                      | \$1,034,800           | 5                  | \$7,500               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,100               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$105,700             | B                    |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2017                      | \$114,600             | 1                  | \$132,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 150 Kva Onan Genset</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$76,300              | B                    |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2024                      | * *                   | 5                  | \$10,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 250 Gallon Tank</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 60%               |                          |                       | 2016                      | \$1,995,100           | 10                 | \$203,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               | Now                      | \$332,500             | 2031                      | * *                   |                    |                       | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 27%               |                          |                       | 2026                      | * *                   | 10                 | \$91,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2021                      | \$46,200              | 10                 | \$400                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2021                      | \$76,500              | 10                 | \$44,500              | B                    |
| Exit, Service   | 50%               |                          |                       | 2021                      | \$30,600              | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**BOYS & GIRLS HIGH SCHOOL - BK**  
**Asset # : 1228**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2031               | * *            | 5           | \$114,300      | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2026               | * *            | 1           | \$365,700      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$27,300       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$453,500      | 1           | \$45,700       | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2026               | * *            | 1           | \$71,600       | B             |
| Fan Coil Unit/Heat                                      | 20%        |                   |                | 2021               | \$1,259,400    | 1           | \$23,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Steam/HW System   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Absorption  | 50%        |                   |                | 2024               | * *            | 1           | \$199,800      | B             |
| Chiller/Steam/HW  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2016               | \$86,500       | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 50%        |                   |                | 2031               | * *            | 4           | \$13,700       | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 50%        |                   |                | 2021               | \$998,400      | 1           | \$114,200      | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Water Cool Tower  | 50%        | Now               | \$18,100       | 2019               | \$362,200      | 2           | \$148,500      | B             |
| Corroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$205,700      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2021               | \$232,500      | 2           | \$5,700        | B             |
| Roof  | 50%        |                   |                | 2021               | \$167,200      | 2           | \$5,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$54,900       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**BOYS & GIRLS HIGH SCHOOL - BK**  
**Asset # : 1228**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)    |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping    | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
| Fixtures           |                 |   |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |               |
|                    | Elevators       |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                 | Location : 1-4  |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX SCHOOL FOR LAW, GOVT. & JUSTICE - BX  
**Address** : 244 EAST 163RD STREET @GRANT AVE.  
**Borough** : BRONX **Agency's Number** : X460  
**Program / Asset #** : BOE1030.000 / 13583 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 134,831 **Project Type** : EDUCATION  
**Date of Survey** : 28-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 2445 **Lot** : 6 **BIN** : 2109459

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$97,500              |
| Interior Architecture | \$74,300              | \$110,800             |
| Electrical            |                       | \$99,200              |
| <b>Total</b>          | <b>\$74,300</b>       | <b>\$307,500</b>      |
| Priority A            |                       | \$97,500              |
| Priority B            | \$74,300              | \$173,500             |
| Priority C            |                       | \$36,500              |
| <b>Total</b>          | <b>\$74,300</b>       | <b>\$307,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$14,000        |                 | \$39,100         | \$28,700        |
| Interior Architecture |                 | \$8,600         | \$15,500         |                 |
| Electrical            | \$7,700         | \$11,200        | \$8,200          | \$15,900        |
| Mechanical            | \$45,600        | \$24,400        | \$49,400         | \$24,400        |
| Elevators/Escalators  | \$17,800        | \$17,800        | \$17,800         | \$17,800        |
| <b>Total</b>          | <b>\$85,000</b> | <b>\$61,900</b> | <b>\$130,000</b> | <b>\$86,800</b> |
| Priority A            | \$14,000        |                 | \$39,100         | \$28,700        |
| Priority B            | \$71,000        | \$53,300        | \$75,400         | \$58,100        |
| Priority C            |                 | \$8,600         | \$15,500         |                 |
| <b>Total</b>          | <b>\$85,000</b> | <b>\$61,900</b> | <b>\$130,000</b> | <b>\$86,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BRONX SCHOOL FOR LAW, GOVT. & JUSTICE - BX**  
**Asset # : 13583**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 88%        |                   |                | LIFE               | **             | 5           | \$97,500       | A             |
| Metal Panel   | 5%         |                   |                | 2046               | **             | 5-10        | \$38,100       | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Window Wall   | 5%         |                   |                | 2046               | **             | 5           | \$20,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2042               | **             | 5           | \$22,100       | A             |
| Metal Louvers   | 5%         |                   |                | 2033               | **             | 10          | \$7,300        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Metal Panel   | 5%         |                   |                | 2046               | **             | 5           | \$2,100        | A             |
| Metal Rail  | 15%        |                   |                | 2037               | **             | 5-10        | \$29,100       | A             |
| Metal Security Bars   | 5%         |                   |                | 2055               | **             |             |                | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 50%        |                   |                | 2028               | **             | 10          | \$21,600       | A             |
| Modified Bitumen  | 50%        | Now               | \$14,000       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Roof Over 4th Floor                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Roof                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Rubber Pads Over Roof Membrane                |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 1%         |                   |                | 2021               | \$9,800        | 3           | \$2,500        | C             |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE               | **             | 5           | \$18,100       | C             |
| Ceramic Tile  | 4%         |                   |                | 2033               | **             | 5           | \$6,600        | C             |
| Steel Grating   | 5%         |                   |                | 2046               | **             | 1           |                | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
| Vinyl Tile  | 75%        |                   |                | 2028               | **             | 3           | \$46,400       | C             |
| Wood  | 5%         |                   |                | 2055               | **             | 5           | \$15,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2033               | **             | 5           | \$2,600        | C             |
| Concrete Masonry Unit                                       | 70%        |                   |                | LIFE               | **             | 5           | \$36,500       | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$7,800        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Wood  | 1%         |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 90%        |                   |                | 2037               | **             | 5           | \$148,600      | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$10,300       | B             |

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

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX SCHOOL FOR LAW, GOVT. & JUSTICE - BX**  
**Asset # : 13583**

| Electrical      |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2046    | * *            | 5           | \$500          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room                                       |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : 2- Main Service Protectors Rated @ 3000a And 2500a |                   |                    |         |                |             |                |               |
|                 | Transformers             |  |                   |                    |         |                |             |                |               |
|                 | Dry Type                 | 100%   |                   |                    | 2037    | * *            | 5           | \$400          | B             |
|                 | Switchgear / Switchboard |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 95%  |                   |                    | 2046    | * *            | 5           | \$500          | B             |
|                 | Molded Case Bkrs         | 5%   |                   |                    | 2046    | * *            | 5           | \$100          | B             |
|                 | Raceway                  |  |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 100%   |                   |                    | 2046    | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 5%   |                   |                    | 2042    | * *            | 5           | \$100          | B             |
|                 | Molded Case Bkrs         | 95%  |                   |                    | 2042    | * *            | 5           | \$2,800        | B             |
|                 | Wiring                   |  |                   |                    |         |                |             |                |               |
|                 | Thermoplastic            | 100%   |                   |                    | 2046    | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                    |         |                |             |                |               |
|                 | Locally Mounted          | 5%   |                   |                    | 2037    | * *            | 5           |                | B             |
|                 | Motor Control Center     | 95%  |                   |                    | 2037    | * *            | 5           | \$2,900        | B             |
| Ground          |                          |  |                   |                    |         |                |             |                |               |
|                 | Grounding Devices        |  |                   |                    |         |                |             |                |               |
|                 | Generic                  | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,600        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Basement  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Connected To Main Water Pipe                       |                   |                    |         |                |             |                |               |
| Stand-by Power  |                          |  |                   |                    |         |                |             |                |               |
|                 | Transfer Switches        |  |                   |                    |         |                |             |                |               |
|                 | Automatic                | 100%   |                   |                    | 2037    | * *            | 1           | \$34,100       | B             |
|                 | Generators               |  |                   |                    |         |                |             |                |               |
|                 | Diesel                   | 100%   |                   |                    | 2033    | * *            | 1           | \$42,700       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Generator Room  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : 300kw Detroit Diesel Generator                     |                   |                    |         |                |             |                |               |
|                 | Batteries                |  |                   |                    |         |                |             |                |               |
|                 | Lead/Acid                | 100%   |                   |                    | 2015    | \$600          | 5           | \$4,100        | B             |
|                 | Fuel Storage             |  |                   |                    |         |                |             |                |               |
|                 | Day Tank                 | 50%  |                   |                    | 2042    | * *            | 5           | \$10,200       | B             |
|                 | Main Tank                | 50%  |                   |                    | 2055    | * *            | 5           | \$1,600        | B             |
| Lighting        |                          |  |                   |                    |         |                |             |                |               |
|                 | Interior Lighting        |  |                   |                    |         |                |             |                |               |
|                 | Fluorescent              | 98%  |                   |                    | 2028    | * *            | 10          | \$99,200       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Throughout  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : T8 And T5 Lamps And Cfl                            |                   |                    |         |                |             |                |               |
|                 | HID                      | 2%   |                   |                    | 2028    | * *            | 10          | \$100          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX SCHOOL FOR LAW, GOVT. & JUSTICE - BX**  
**Asset # : 13583**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting Exit, Service                                  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| <b>Mechanical</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source Interruptible Gas/Dual Fuel                      | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment Heat Exchanger                            | 20%               |                          |                       | 2033                      | * *                   | 1                  | \$10,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 80%               |                          |                       | 2037                      | * *                   | 1                  | \$87,500              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Boilers</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 60%               |                          |                       | 2042                      | * *                   | 4                  | \$4,900               | B                    |
| Steam Piping/Pump  | 40%               |                          |                       | 2046                      | * *                   | 4                  | \$3,300               | B                    |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 40%               |                          |                       | 2028                      | * *                   | 1                  | \$27,300              | B                    |
| Fan Coil Unit/Heat   | 60%               |                          |                       | 2028                      | * *                   | 1                  | \$21,400              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source Electricity                                      | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment Reciprocating Compr/Chiller               | 100%              |                          |                       | 2028                      | * *                   | 1                  | \$51,200              | B                    |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 100%              |                          |                       | 2046                      | * *                   | 4                  | \$8,200               | B                    |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cool/Heat   | 100%              |                          |                       | 2028                      | * *                   | 1                  | \$35,700              | B                    |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit   | 100%              |                          |                       | 2028                      | * *                   | 2                  | \$76,900              | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$61,500              | B                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 100%              |                          |                       | 2028                      | * *                   | 2                  | \$3,400               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping Brass/Copper                                  | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX SCHOOL FOR LAW, GOVT. & JUSTICE - BX**  
**Asset # : 13583**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| Water Heater                 |  |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%   |                          |                       | 2019                      | \$29,300              | 2                  | \$1,700               | B                    |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer           |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | 2028                      | * *                   | 1                  | \$6,800               | B                    |
| Fixtures                     |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |  |                          |                       |                           |                       |                    |                       |                      |
| Elevators                    |  |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction              | 66%  |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : B-5,Ph</i>                                       |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Two Units</i>                                 |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic                    | 34%  |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 34%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : B-2</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One Unit</i>                                  |                          |                       |                           |                       |                    |                       |                      |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.  
**Address** : 1440 STORY AVENUE  
**Borough** : BRONX **Agency's Number** : X560-X519  
**Program / Asset #** : BOE1062.000 / 14375 **Yr Built/Renovated** : 1961 / 2004  
**Area Sq Ft** : 80,493 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3622 **Lot** : 16 **BIN** : 2022544

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$87,900              | \$56,000              |
| Interior Architecture | \$37,100              | \$122,600             |
| Electrical            | \$60,400              |                       |
| <b>Total</b>          | <b>\$185,400</b>      | <b>\$178,600</b>      |
| Priority A            | \$87,900              | \$56,000              |
| Priority B            | \$60,400              | \$73,900              |
| Priority C            | \$37,100              | \$48,700              |
| <b>Total</b>          | <b>\$185,400</b>      | <b>\$178,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$30,500        |
| Interior Architecture | \$15,800        |                 |                 | \$11,100        |
| Electrical            | \$14,100        | \$10,700        | \$11,200        | \$18,900        |
| Mechanical            | \$15,900        | \$24,100        | \$45,100        | \$24,100        |
| <b>Total</b>          | <b>\$45,800</b> | <b>\$34,900</b> | <b>\$56,300</b> | <b>\$84,700</b> |
| Priority A            |                 |                 |                 | \$30,500        |
| Priority B            | \$30,000        | \$34,900        | \$56,300        | \$43,100        |
| Priority C            | \$15,800        |                 |                 | \$11,100        |
| <b>Total</b>          | <b>\$45,800</b> | <b>\$34,900</b> | <b>\$56,300</b> | <b>\$84,700</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**

**Asset # : 14375**

| Architecture  |   | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|---|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total  | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |   |                    |                |                    |                |             |                |               |
| Exterior Walls  |   |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 95%   |                    |                | LIFE               | **             | 5           | \$56,000       | A             |
| Metal Panel   | 5%  |                    |                | 2047               | **             | 5-10        | \$20,300       | A             |
| Windows   |   |                    |                |                    |                |             |                |               |
| Aluminum  | 100%  |                    |                | 2043               | **             | 5           | \$11,100       | A             |
| Parapets  |   |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 40%   |                    |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Limestone                                      | 10%   |                    |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Panel   | 5%  |                    |                | 2047               | **             | 5           | \$700          | A             |
| Weathering Steel  | 45%   |                    |                | LIFE               | **             | 1           |                | A             |
| Roof  |   |                    |                |                    |                |             |                |               |
| Modified Bitumen  | 95%   |                    |                | 2026               | **             | 10          | \$87,900       | A             |
|   | Other Observation, Extent : Light, Area Affected : 100%       |                    |                |                    |                |             |                |               |
|   | Location : Throughout   |                    |                |                    |                |             |                |               |
|   | Explanation : Ballast Over Roof System                        |                    |                |                    |                |             |                |               |
| Skylight, Metal/Glass                                   | 5%  |                    |                | 2047               | **             | 10          | \$15,400       | A             |
| Interior  |   |                    |                |                    |                |             |                |               |
| Floors  |   |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%  |                    |                | 2034               | **             | 5           | \$4,900        | C             |
| Quarry Tile   | 5%  |                    |                | 2038               | **             | 5           | \$7,400        | C             |
| Vinyl Tile  | 90%   |                    |                | 2029               | **             | 3           | \$44,400       | C             |
| Interior Walls  |   |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%  |                    |                | 2034               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit                                   | 3%  |                    |                | LIFE               | **             | 5           | \$1,100        | C             |
| Glass: Single Pane                                      | 2%  |                    |                | LIFE               | **             | 5           | \$1,400        | C             |
| Gypsum Board  | 90%   | 4+                 | \$37,100       | LIFE               | **             | 5           | \$48,700       | C             |
|   | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 50% |                    |                |                    |                |             |                |               |
|   | Location : Various Locations                                  |                    |                |                    |                |             |                |               |
| Ceilings  |   |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                    | 75%   |                    |                | 2038               | **             | 5           | \$73,900       | B             |
| Exposed Concrete  | 15%   |                    |                | LIFE               | **             | 5           | \$2,300        | B             |
| Gypsum Board  | 5%  |                    |                | LIFE               | **             | 5           | \$6,200        | B             |
| Metal Panel   | 5%  |                    |                | LIFE               | **             | 5           | \$6,200        | B             |
| Electrical  |   |                    |                |                    |                |             |                |               |
| Current Repair  |   | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                   | % of Total  | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |   |                    |                |                    |                |             |                |               |
| Service Equipment                                       |   |                    |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%  |                    |                | 2041               | **             | 5           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |   |                    |                |                    |                |             |                |               |
| Location : Electrical Service Room 108                  |   |                    |                |                    |                |             |                |               |
| Explanation : 4000a Main Disconnect                     |   |                    |                |                    |                |             |                |               |
| Switchgear / Switchboard                                |   |                    |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%  |                    |                | 2041               | **             | 5           | \$300          | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**  
**Asset # : 14375**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 15%  |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2037               | * *            | 5           | \$1,500        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2034               | * *            | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Gas/water Room 104  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe.                              |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2034               | * *            | 1           | \$20,300       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2024               | * *            | 1           | \$25,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Outside   |                   |                |                    |                |             |                |               |
|                       | Explanation : 200 Kw   |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Lead/Acid             | 100%   |                   |                | 2014               | \$600          | 5           | \$2,400        | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 100%   |                   |                | 2037               | * *            | 5           | \$12,200       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Below Generator   |                   |                |                    |                |             |                |               |
|                       | Explanation : 275 Gallon Tank  |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2026               | * *            | 10          | \$12,100       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent. Controlled By Lighting Control Panel. |                   |                |                    |                |             |                |               |
| Fluorescent           | 80%  |                   |                | 2026               | * *            | 10          | \$48,300       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : T5 And T8 Lamps. Controlled By Lighting Control Panel.     |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Lighting Backed Up By Generator                            |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**  
**Asset # : 14375**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting<br>HID                                       | 95%               |                          |                       | 2026                      | * *                   | 10                 | \$200                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior Walls</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Controlled By Lighting Control Panel.</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 5%                |                          |                       | 2026                      | * *                   | 2                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Controlled By Lighting Control Panel.</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System<br>Generic                                     | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$24,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout.</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : In Working Order.</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection<br>Generic                                | 100%              |                          |                       | 2026                      | * *                   | 1-3                | \$41,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : In Working Order.</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source<br>Natural Gas                                   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside Front Of Bldg</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Gas Entrance With Gas Pressure Pump</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment<br>Furnace                                | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$32,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Full Direct Digital Control System</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution<br>Ductwork/Diffusers                             | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$36,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Variable Air Volume System</i>                |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**  
**Asset # : 14375**

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 97%  |                   |                | 2029               | * *            | 1           | \$39,600       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : Units #1,2,3,4,5,6,7 (30 Tons); Variable Frequency Drive, Variable Air Volume, Direct Digital Control System |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 3%   |                   |                | 2038               | * *            | 1           | \$600          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Stairs, Equipment Rooms, Entrances  |                   |                |                    |                |             |                |               |
|                                | Explanation : Electric Resistance Heat   |                   |                |                    |                |             |                |               |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling         | 3%   |                   |                | 2029               | * *            | 2           | \$100          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Dry Stock Kitchen, Security/cctv, Data/comm   |                   |                |                    |                |             |                |               |
|                                | Explanation : (3) Direct Expansion Split Systems (1.5 Tons)  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 97%  |                   |                | 2029               | * *            | 2           | \$3,900        | B             |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2           | \$85,700       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Direct Expansion               | 3%   |                   |                | 2029               | * *            | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Dry Stock; Security; Data/telephone Rooms   |                   |                |                    |                |             |                |               |
|                                | Explanation : Interior Evaporator Unit   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 97%  |                   |                | 2029               | * *            | 1           | \$39,600       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : Variable Air Volume Boxes To Diffusers/registers   |                   |                |                    |                |             |                |               |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%   |                   |                | 2029               | * *            | 2           | \$45,900       | B             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$36,700       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**  
**Asset # : 14375**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Roof                  | 96%  | 0-2               | \$2,900        | 2029               | * *            | 2           | \$1,600        | B             |
|                       | Noisy/Vibrating, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Various   |                   |                |                    |                |             |                |               |
|                       | Explanation : Serve Equipment Rooms, Toilet Rooms; Science And Miscellaneous Multi Purpose Rooms |                   |                |                    |                |             |                |               |
| Roof                  | 3%   |                   |                | 2029               | * *            | 2           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : (2) Hoods In Kitchen   |                   |                |                    |                |             |                |               |
| Roof                  | 1%   |                   |                | 2029               | * *            | 2           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : Smoke Control  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   |                   |                | 2047               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof-heater Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : (2) Circulators  |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$17,500       | 2           | \$1,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof Heater Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Boiler/storage Tank/circulator Unit  |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Kitchen Floor   |                   |                |                    |                |             |                |               |
|                       | Explanation : (3) Grease Traps   |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2029               | * *            | 1           | \$4,100        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 3%   |                   |                |                    |                |             |                | B             |
| Generic               | 97%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Central Area  |                   |                |                    |                |             |                |               |
|                       | Explanation : (1) Elevator   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX ACADEMY HS (X560) - BX FELISA RINCON DE GAUTIER INST.**

**Asset # : 14375**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2047    | * *            | 1-2         | \$18,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX DANCE ACADEMY  
**Address** : 3617 BAINBRIDGE AVENUE  
**Borough** : BRONX **Agency's Number** : LEASE-X852  
**Program / Asset #** : BOE1056.000 / 14351 **Yr Built/Renovated** : 1971 / 2003  
**Area Sq Ft** : 32,498 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3329 **Lot** : 124 **BIN** : 2017858

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023   |
|--------------|----------------|------------------|
| Mechanical   |                | \$413,100        |
| <b>Total</b> |                | <b>\$413,100</b> |
| Priority B   |                | \$413,100        |
| <b>Total</b> |                | <b>\$413,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$700           |
| Interior Architecture | \$26,900        |                 |                 | \$4,400         |
| Electrical            | \$3,100         | \$2,500         | \$30,300        | \$3,300         |
| Mechanical            | \$4,000         | \$15,500        | \$16,700        | \$8,600         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$41,800</b> | <b>\$25,900</b> | <b>\$54,900</b> | <b>\$24,900</b> |
| Priority A            |                 |                 |                 | \$700           |
| Priority B            | \$19,800        | \$25,900        | \$54,900        | \$19,800        |
| Priority C            | \$22,000        |                 |                 | \$4,400         |
| <b>Total</b>          | <b>\$41,800</b> | <b>\$25,900</b> | <b>\$54,900</b> | <b>\$24,900</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**BRONX DANCE ACADEMY**  
**Asset # : 14351**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Glass Block  | 1%                |                          |                       | LIFE                      | **                    | 5                  | \$300                 | A                    |
| Masonry: Brick   | 49%               |                          |                       | LIFE                      | **                    | 5                  | \$22,500              | A                    |
| Masonry: Limestone   | 1%                |                          |                       | LIFE                      | **                    | 5                  | \$300                 | A                    |
| Stucco Cement  | 49%               |                          |                       | 2038                      | **                    | 5                  | \$56,100              | A                    |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum   | 100%              |                          |                       | 2043                      | **                    | 5                  | \$3,000               | A                    |
| Parapets   |                   |                          |                       |                           |                       |                    |                       |                      |
| Metal Panel  | 10%               |                          |                       | 2047                      | **                    | 5                  | \$1,400               | A                    |
| Other Observation, Extent : Light, Area Affected : 100%      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : All Coping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Aluminum Coping                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Stucco Cement  | 90%               |                          |                       | 2038                      | **                    | 5                  | \$8,600               | A                    |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Modified Bitumen   | 100%              |                          |                       | 2029                      | **                    | 10                 | \$24,900              | A                    |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 2%                |                          |                       | 2034                      | **                    | 5                  | \$800                 | C                    |
| Quarry Tile  | 5%                |                          |                       | 2038                      | **                    | 5                  | \$3,000               | C                    |
| Sheet Vinyl/Rubber   | 5%                |                          |                       | 2029                      | **                    | 5                  | \$3,000               | C                    |
| Vinyl Tile   | 88%               |                          |                       | 2029                      | **                    | 3                  | \$17,500              | C                    |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 6%                |                          |                       | 2034                      | **                    | 5                  | \$2,600               | C                    |
| Folding Partition  | 2%                |                          |                       | 2043                      | **                    | 5                  | \$2,100               | C                    |
| Gypsum Board   | 92%               | 4+                       | \$14,400              | LIFE                      | **                    | 5                  | \$23,600              | C                    |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Various Locations                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In   | 92%               | 4+                       | \$4,900               | 2038                      | **                    | 5                  | \$18,300              | B                    |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Various Locations                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Gypsum Board   | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$1,500               | B                    |
| Metal Panel  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$2,500               | B                    |

| <b>Electrical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$100                 | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2000a Mains Disconnect                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$100                 | B                    |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX DANCE ACADEMY**  
**Asset # : 14351**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%   |                   |                | 2037               | * *            | 5           | \$700          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2034               | * *            | 5           | \$200          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$400          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Water Meter / Sprinkler Room                    |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe.                |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2026               | * *            | 10          | \$2,400        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Lobby   |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent. Switch controlled.      |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2026               | * *            | 10          | \$22,000       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps. Switch Controlled.                |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2026               | * *            | 10          | \$3,200        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Egress  |                   |                |                    |                |             |                |               |
|                       | Explanation : Normal Operation Lights Have Battery Backup. |                   |                |                    |                |             |                |               |
| Exit, LED             | 50%  |                   |                | 2049               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2026               | * *            | 10          | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Exterior  |                   |                |                    |                |             |                |               |
|                       | Explanation : Timer Controlled.                            |                   |                |                    |                |             |                |               |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1           | \$10,000       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1-3         | \$16,900       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX DANCE ACADEMY**  
**Asset # : 14351**

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 3%   |                   |                | 2047               | * *            | 1           |                | B             |
| Natural Gas                    | 97%  |                   |                | 2047               | * *            | 1           |                | B             |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$14,800       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 97%  |                   |                | 2021               | \$158,600      | 1           | \$16,000       | B             |
|                                | Malfunctioning, Extent : Light, Area Affected : 100%<br>Location : (2) Rtu At Roof Heat Fan Sensor Being Replaced<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : (8) Rood Top Units, Variable Frequency Drive To Variable Air Volume Boxes |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 3%   |                   |                | 2029               | * *            | 1           | \$300          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Stairs, Entrances, Toilet Rooms, Equipment Rooms.<br>Explanation : Electric Resistance Source Of Heat  |                   |                |                    |                |             |                |               |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling         | 3%   |                   |                | 2026               | * *            | 2           | \$100          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Direct Expansion Split Serving Data & Telephone Room   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 97%  |                   |                | 2021               | \$193,900      | 2           | \$1,600        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 8 Units: Units #1,5,7 (16.6 Tons) Units #2,3,4,6 (29 Tons); Unit #9 (10 Tons);full Direct Digital Control System.  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2           | \$34,600       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Direct Expansion               | 3%   |                   |                | 2026               | * *            | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Data/telephone Room<br>Explanation : Evaporator Unit In Room   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 97%  |                   |                | 2029               | * *            | 1           | \$16,000       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Units To Variable Air Volume Boxes, Full Direct Digital Control System.  |                   |                |                    |                |             |                |               |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%   |                   |                | 2021               | \$60,600       | 2           | \$18,500       | B             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$14,800       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX DANCE ACADEMY**  
**Asset # : 14351**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Roof                  | 97%  |                   |                | 2031               | * *            | 2           | \$800          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : ( 6) Exhaust Fans For Equipment Rooms, Toilet Rooms, Miscellaneous Multi-purpose Rooms |                   |                |                    |                |             |                |               |
| Roof                  | 3%   |                   |                | 2029               | * *            | 2           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof & Kitchen  |                   |                |                    |                |             |                |               |
|                       | Explanation : Kitchen Hood With Exhaust Fan On Roof.   |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   |                   |                | 2047               | * *            | 1           |                | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Bsmt & 1st Fl All (3) Cw Entrances With Water Meters                                      |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement & Floor 1  |                   |                |                    |                |             |                |               |
|                       | Explanation : Basement (1) Domestic; Floor 1 (1) Domestic Water & (1) For Sprinklers                 |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$7,100        | 2           | \$400          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Heater Room On Roof   |                   |                |                    |                |             |                |               |
|                       | Explanation : Heater/pump/storage Tank Unit; 115 Gallons; (2) Pumps; Insulation Not Installed Yet    |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Kitchen Floor   |                   |                |                    |                |             |                |               |
|                       | Explanation : (3) Grease Traps   |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2029               | * *            | 1           | \$1,600        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Toilet Room 2nd Floor   |                   |                |                    |                |             |                |               |
|                       | Explanation : (2) Sinks Ripped Off Wall, Needs Fixture Carrier & Fixture                             |                   |                |                    |                |             |                |               |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Elevators  |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX DANCE ACADEMY**  
**Asset # : 14351**

| Mechanical       |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression | Sprinkler      |                |                   |                |                    |                |             |                |               |
|                  | Generic        | 100%           |                   |                | 2047               | * *            | 1-2         | \$7,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX H.S. OF SCIENCE - BX  
**Address** : 75 W. 205TH STREET BTWN: GOULDEN AVE., PAUL AVE.  
**Borough** : BRONX **Agency's Number** : X445  
**Program / Asset #** : BOE0328.000 / 358 **Yr Built/Renovated** : 1959 / 2006  
**Area Sq Ft** : 288,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3251 **Lot** : 201 **BIN** : 2094706

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,974,500           | \$512,600             |
| Interior Architecture | \$976,600             | \$2,010,200           |
| Electrical            | \$357,900             | \$2,949,300           |
| Mechanical            | \$38,500              | \$1,173,800           |
| <b>Total</b>          | <b>\$3,347,500</b>    | <b>\$6,645,900</b>    |
| Priority A            | \$1,974,500           | \$512,600             |
| Priority B            | \$1,373,000           | \$4,222,900           |
| Priority C            |                       | \$1,910,300           |
| <b>Total</b>          | <b>\$3,347,500</b>    | <b>\$6,645,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$11,200         | \$58,000         |                  | \$33,100         |
| Interior Architecture |                  | \$35,300         | \$23,700         | \$46,300         |
| Electrical            | \$22,000         | \$27,800         | \$24,800         | \$57,700         |
| Mechanical            | \$70,600         | \$35,600         | \$76,500         | \$35,600         |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$107,800</b> | <b>\$160,700</b> | <b>\$129,000</b> | <b>\$176,800</b> |
| Priority A            | \$11,200         | \$58,000         |                  | \$33,100         |
| Priority B            | \$96,600         | \$76,300         | \$105,200        | \$97,300         |
| Priority C            |                  | \$26,400         | \$23,700         | \$46,300         |
| <b>Total</b>          | <b>\$107,800</b> | <b>\$160,700</b> | <b>\$129,000</b> | <b>\$176,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BRONX H.S. OF SCIENCE - BX**  
**Asset # : 358**

| Architecture   |                         | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--|-------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System   | Component               | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|  | Type                    | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior   |                         |                |           |                    |      |                |       |                |          |
| Exterior Walls   |                         |                |           |                    |      |                |       |                |          |
|  | Glazed Ceramic Panel    | 5%             |           |                    | LIFE | **             | 5     | \$41,700       | A        |
|  | Masonry: Brick          | 90%            | Now       | \$268,900          | LIFE | **             | 5     | \$160,000      | A        |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |                         |                |           |                    |      |                |       |                |          |
| Location : Foundation  |                         |                |           |                    |      |                |       |                |          |
|  | Window Wall             | 5%             |           |                    | 2042 | **             | 5     | \$33,300       | A        |
| Windows  |                         |                |           |                    |      |                |       |                |          |
|  | Aluminum                | 100%           |           |                    | 2044 | **             | 5     | \$22,400       | A        |
| Parapets   |                         |                |           |                    |      |                |       |                |          |
|  | Masonry: Brick          | 80%            |           |                    | LIFE | **             | 5     | \$10,600       | A        |
|  | Metal Rail              | 10%            |           |                    | 2035 | **             | 5-10  | \$23,900       | A        |
|  | Metal: Cage/Fence       | 5%             |           |                    | 2027 | **             | 5-10  | \$5,100        | A        |
|  | Pre-Cast Concrete       | 5%             |           |                    | LIFE | **             | 5     | \$4,200        | A        |
| Roof   |                         |                |           |                    |      |                |       |                |          |
|  | Built-Up (BUR)          | 5%             |           |                    | 2027 | **             | 10    | \$13,500       | A        |
|  | IRMA/Protected Membrane | 55%            |           |                    | 2017 | \$1,377,100    | 10    | \$147,900      | A        |
| Other Observation, Extent : Moderate, Area Affected : 25%    |                         |                |           |                    |      |                |       |                |          |
| Location : Main Roof   |                         |                |           |                    |      |                |       |                |          |
| Explanation : Partially Covered With Snow                    |                         |                |           |                    |      |                |       |                |          |
|  | IRMA/Protected Membrane | 8%             |           |                    | 2022 | \$250,400      | 10    | \$21,500       | A        |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                         |                |           |                    |      |                |       |                |          |
| Location : Section On Main Roof                              |                         |                |           |                    |      |                |       |                |          |
|  | Metal Panel             | 2%             |           |                    | 2035 | **             | 10    | \$9,900        | A        |
|  | Paver: Asphalt          | 15%            |           |                    | 2031 | **             | 10    | \$60,500       | A        |
| Other Observation, Extent : Moderate, Area Affected : 100%   |                         |                |           |                    |      |                |       |                |          |
| Location : Over Cafeteria                                    |                         |                |           |                    |      |                |       |                |          |
| Explanation : This Component Is Actually Concrete Pavers     |                         |                |           |                    |      |                |       |                |          |
|  | Roll Roofing            | 15%            |           |                    | 2015 | \$180,600      | 5     | \$67,200       | A        |
| Interior   |                         |                |           |                    |      |                |       |                |          |
| Floors   |                         |                |           |                    |      |                |       |                |          |
|  | Cast in Place Concrete  | 5%             |           |                    | LIFE | **             | 5     | \$41,600       | C        |
|  | Ceramic Tile            | 2%             |           |                    | 2025 | **             | 5     | \$7,600        | C        |
|  | Quarry Tile             | 10%            |           |                    | 2027 | **             | 5     | \$57,000       | C        |
|  | Terrazzo                | 3%             |           |                    | LIFE | **             | 5     | \$8,900        | C        |
|  | Vinyl Tile              | 50%            |           |                    | 2022 | \$1,810,600    | 3     | \$71,200       | C        |
|  | Vinyl Tile              | 25%            |           |                    | 2027 | **             | 3     | \$35,600       | C        |
|  | Wood                    | 5%             |           |                    | 2037 | **             | 5     | \$35,600       | C        |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX H.S. OF SCIENCE - BX**  
**Asset # : 358**

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

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2025 | ** | 5 | \$21,600 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$17,200 | C |
| Masonry: Brick        | 3%  |  |  | LIFE | ** |   |          | C |
| Metal Panel           | 5%  |  |  | LIFE | ** |   |          | C |
| Mosaic Tile           | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 45% |  |  | LIFE | ** | 5 | \$58,200 | C |
| SGFT/Glazed Masonry   | 28% |  |  | LIFE | ** |   |          | C |
| Wood                  | 2%  |  |  | LIFE | ** | 5 | \$34,500 | C |

## Ceilings

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered  | 25% | 0-2 | \$535,300 | 2042 | ** | 5 | \$44,400 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Corridor(s)</i>  |     |     |           |      |    |   |          |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |     |     |           |      |    |   |          |   |
| <i>Location : Corridors</i>  |     |     |           |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 5%  |     |           | 2035 | ** | 5 | \$17,800 | B |
| Exposed Concrete   | 40% |     |           | LIFE | ** | 5 | \$22,200 | B |
| Metal Panel  | 5%  | Now | \$288,700 | LIFE | ** | 5 | \$22,200 | B |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 75%</i>           |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasiums</i>   |     |     |           |      |    |   |          |   |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasiums</i>   |     |     |           |      |    |   |          |   |
| Plaster  | 25% | Now | \$152,600 | LIFE | ** | 5 | \$55,500 | B |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>      |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>              |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |

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

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |  |   |         |   |
|---|------|--|--|------|--|---|---------|---|
| Fused Disc Sw   | 100% |  |  | 2022 |  | 5 | \$1,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |  |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |  |   |         |   |
| <i>Explanation : Two 3000 Amps Main Disconnect Switch</i>         |      |  |  |      |  |   |         |   |

## Transformers

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Dry Type   | 100% |  |  | 2035 | ** | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                              |      |  |  |      |    |   |       |   |
| <i>Location : Roof</i>   |      |  |  |      |    |   |       |   |
| <i>Explanation : One 30 Kva Isolation Transformer Dc To Ac Inverter For Solar Power System</i> |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|                     |     |  |  |      |    |   |         |   |
|---------------------|-----|--|--|------|----|---|---------|---|
| Air Circuit Breaker | 30% |  |  | 2022 |    | 5 | \$400   | B |
| Fused Disc Sw       | 10% |  |  | 2032 | ** | 5 | \$100   | B |
| Molded Case Bkrs    | 60% |  |  | 2022 |    | 5 | \$3,800 | B |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX H.S. OF SCIENCE - BX**  
**Asset # : 358**

| Electrical   |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                    |                |                   |                |                    |                |             |                |               |
| Raceway  |                    |                |                   |                |                    |                |             |                |               |
|  | Conduit            | 90%            |                   |                | 2022               | \$357,700      | 1           |                | B             |
|  | Conduit            | 10%            |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |                    |                |                   |                |                    |                |             |                |               |
|  | Fused Disc Sw      | 5%             |                   |                | 2021               | \$18,100       | 5           | \$300          | B             |
|  | Fused Disc Sw      | 1%             |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 1%   |                    |                |                   |                |                    |                |             |                |               |
| Location : Roof  |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Dc To Ac Panelboard From Solar Power System Feed Some Appliances And Lighting Fixtures |                    |                |                   |                |                    |                |             |                |               |
|  | Molded Case Bkrs   | 84%            |                   |                | 2021               | \$303,500      | 5           | \$5,300        | B             |
|  | Molded Case Bkrs   | 10%            |                   |                | 2030               | * *            | 5           | \$600          | B             |
| Wiring   |                    |                |                   |                |                    |                |             |                |               |
|  | Braided Cloth      | 30%            | 2-4               | \$121,100      | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |                    |                |                   |                |                    |                |             |                |               |
| Location : Throughout  |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged  |                    |                |                   |                |                    |                |             |                |               |
|  | Thermoplastic      | 60%            |                   |                | 2022               | \$242,100      | 1           |                | B             |
|  | Thermoplastic      | 10%            |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |                    |                |                   |                |                    |                |             |                |               |
|  | Locally Mounted    | 70%            |                   |                | 2020               | \$46,200       | 5           | \$1,100        | B             |
|  | Locally Mounted    | 30%            |                   |                | 2027               | * *            | 5           | \$500          | B             |
| Ground   |                    |                |                   |                |                    |                |             |                |               |
| Grounding Devices  |                    |                |                   |                |                    |                |             |                |               |
|  | Generic            | 100%           |                   |                | LIFE               | * *            | 5           | \$3,500        | B             |
| Lighting   |                    |                |                   |                |                    |                |             |                |               |
| Interior Lighting  |                    |                |                   |                |                    |                |             |                |               |
|  | Fluorescent        | 64%            |                   |                | 2022               | \$1,464,700    | 10          | \$149,000      | B             |
|  | Fluorescent        | 30%            |                   |                | 2027               | * *            | 10          | \$69,900       | B             |
|  | HID                | 3%             |                   |                | 2017               | \$31,800       | 10          | \$200          | B             |
|  | Incandescent       | 3%             |                   |                | 2017               | \$68,700       | 2           | \$200          | B             |
| Egress Lighting  |                    |                |                   |                |                    |                |             |                |               |
|  | Emergency, Battery | 50%            |                   |                | 2022               | \$52,600       | 10          | \$30,700       | B             |
|  | Exit, Service      | 50%            |                   |                | 2022               | \$21,100       | 1           |                | B             |
| Exterior Lighting  |                    |                |                   |                |                    |                |             |                |               |
|  | HID                | 100%           |                   |                | 2017               | \$98,300       | 10          | \$700          | B             |
| Alarm  |                    |                |                   |                |                    |                |             |                |               |
| Security System  |                    |                |                   |                |                    |                |             |                |               |
|  | Generic            | 20%            |                   |                | 2027               | * *            | 1           | \$17,600       | B             |
|  | Generic            | 80%            |                   |                | 2027               | * *            | 1           | \$70,500       | B             |
| Fire/Smoke Detection   |                    |                |                   |                |                    |                |             |                |               |
|  | Generic            | 100%           |                   |                | 2027               | * *            | 1-3         | \$145,500      | B             |

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX H.S. OF SCIENCE - BX**  
**Asset # : 358**

| Mechanical             |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                |  |                   |                |         |                    |             |                |               |  |
| Energy Source          |  |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 2          | 98%  |                   |                | 2032    | * *                | 5           | \$77,100       | B             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Vault   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel              |                   |                |         |                    |             |                |               |  |
| Natural Gas            | 2%   |                   |                | 2042    | * *                | 1           |                | B             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Serves Greenhouse Boiler                         |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |  |                   |                |         |                    |             |                |               |  |
| Hot Water Boiler       | 2%   |                   |                | 2035    | * *                | 1           | \$2,500        | B             |  |
|                        | Other Observation, Extent : Light, Area Affected : 2%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Roof  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 1 Hot Water Boiler, Used To Heat Greenhouse Only |                   |                |         |                    |             |                |               |  |
| Steam Boiler           | 98%  |                   |                | 2027    | * *                | 1           | \$246,700      | B             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 4 Boilers  |                   |                |         |                    |             |                |               |  |
| Distribution           |  |                   |                |         |                    |             |                |               |  |
| Hot Wtr Piping/Pump    | 2%   | Now               | \$14,500       | 2038    | * *                | 4           | \$300          | B             |  |
|                        | Broken, Extent : Severe, Area Affected : 75%                   |                   |                |         |                    |             |                |               |  |
|                        | Location : Piping To 1 Greenhouse                              |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump      | 98%  |                   |                | 2032    | * *                | 4           | \$12,300       | B             |  |
| Terminal Devices       |  |                   |                |         |                    |             |                |               |  |
| Air Handler            | 20%  |                   |                | 2022    | \$312,200          | 1           | \$31,400       | B             |  |
| Convactor/Radiator     | 80%  |                   |                | 2027    | * *                | 1           | \$65,700       | B             |  |
| Air Conditioning       |  |                   |                |         |                    |             |                |               |  |
| Energy Source          |  |                   |                |         |                    |             |                |               |  |
| Electricity            | 100%   |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment   |  |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling | 2%   |                   |                | 2027    | * *                | 2           | \$300          | B             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Roof  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : R-410 A  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit       | 80%  |                   |                | 2020    | \$476,100          | 1           |                | B             |  |
| No Component           | 18%  |                   |                |         |                    |             |                | D             |  |
| Ventilation            |  |                   |                |         |                    |             |                |               |  |
| Distribution           |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE    | * *                | 2-5         | \$141,600      | B             |  |
| Exhaust Fans           |  |                   |                |         |                    |             |                |               |  |
| Interior               | 60%  |                   |                | 2022    | \$192,000          | 2           | \$4,700        | B             |  |
| Roof                   | 40%  |                   |                | 2022    | \$92,100           | 2           | \$3,100        | B             |  |
| Plumbing               |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping       |  |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel        | 100%   | Now               | \$17,300       | 2027    | * *                | 1           |                | B             |  |
|                        | Leak Evident, Extent : Severe, Area Affected : 100%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Water Meter Room                                    |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX H.S. OF SCIENCE - BX**  
**Asset # : 358**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger                                       |                |                   |                    |         |                |             |                |               |
|                    | Low Temp  | 100%           |                   |                    | 2032    | * *            | 4           | \$25,200       | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement                                     |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Single Pump                               |                |                   |                    |         |                |             |                |               |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : B-3  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 1 Unit                                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 80%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 20%            |                   |                    | 2042    | * *            | 1-2         | \$14,300       | B             |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX HS FOR THE VISUAL ARTS -BX  
**Address** : 2040 ANTIN PL  
**Borough** : BRONX **Agency's Number** : X839  
**Program / Asset #** : BOE1065.000 / 14408 **Yr Built/Renovated** : 1900 / 2004  
**Area Sq Ft** : 159,970 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4290 **Lot** : 48 **BIN** : 2048811

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$60,900        | \$40,100         |
| Electrical            |  |                 | \$120,100        |
| <b>Total</b>          |  | <b>\$60,900</b> | <b>\$160,200</b> |
| Priority A            |  | \$60,900        | \$40,100         |
| Priority B            |  |                 | \$120,100        |
| <b>Total</b>          |  | <b>\$60,900</b> | <b>\$160,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,800         |                 |                 |                 |
| Interior Architecture | \$52,500        |                 |                 | \$24,500        |
| Electrical            |                 |                 |                 | \$600           |
| Mechanical            | \$10,400        | \$7,700         | \$19,900        | \$7,700         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$11,600</b> | <b>\$23,800</b> | <b>\$36,700</b> |
| Priority A            | \$2,800         |                 |                 |                 |
| Priority B            | \$29,000        | \$11,600        | \$23,800        | \$12,200        |
| Priority C            | \$37,800        |                 |                 | \$24,500        |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$11,600</b> | <b>\$23,800</b> | <b>\$36,700</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**BRONX HS FOR THE VISUAL ARTS -BX**  
**Asset # : 14408**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$17,400              | A                    |
| Masonry: Brick  | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$40,100              | A                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Stucco Cement   | 5%                |                          |                       | 2034                      | **                    | 5                  | \$5,600               | A                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Bulkhead</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Windows   |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum  | 100%              |                          |                       | 2043                      | **                    | 5                  | \$5,700               | A                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Parapets  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$5,000               | A                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pre-Cast Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,600               | A                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Coping</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)  | 100%              |                          |                       | 2026                      | **                    | 10                 | \$60,900              | A                    |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors  |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet  | 5%                |                          |                       | 2020                      | \$57,900              | 3                  | \$19,600              | C                    |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$21,400              | C                    |
| Ceramic Tile  | 5%                |                          |                       | 2034                      | **                    | 5                  | \$9,800               | C                    |
| Sheet Vinyl/Rubber  | 5%                |                          |                       | 2029                      | **                    | 5                  | \$14,700              | C                    |
| Vinyl Tile  | 80%               |                          |                       | 2029                      | **                    | 3                  | \$78,400              | C                    |
| Interior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                |                          |                       | 2034                      | **                    | 5                  | \$2,200               | C                    |
| Gypsum Board  | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$23,300              | C                    |
| Plaster   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$600                 | C                    |
| Ceilings  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 15%               |                          |                       | 2034                      | **                    | 5                  | \$29,400              | B                    |
| Exposed Concrete  | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$26,000              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>     |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX HS FOR THE VISUAL ARTS -BX**  
**Asset # : 14408**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |                   |                          |   |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |                   |                          |   |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |                          |   | 2047                      | * *                   | 5                  | \$600                 | B                    |
| Raceway                      |                   |                          |   |                           |                       |                    |                       |                      |
| Conduit                      | 100%              |                          |   | 2047                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |                   |                          |   |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 50%               |                          |   | 2043                      | * *                   | 5                  | \$1,500               | B                    |
| Molded Case Bkrs             | 50%               |                          |   | 2043                      | * *                   | 5                  | \$1,700               | B                    |
| Wiring                       |                   |                          |   |                           |                       |                    |                       |                      |
| Thermoplastic                | 100%              |                          |   | 2047                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |                   |                          |   |                           |                       |                    |                       |                      |
| Locally Mounted              | 100%              |                          |   | 2038                      | * *                   | 5                  | \$900                 | B                    |
| <b>Ground</b>                |                   |                          |   |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |                          |   |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |   | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| <b>Stand-by Power</b>        |                   |                          |   |                           |                       |                    |                       |                      |
| Transfer Switches            |                   |                          |   |                           |                       |                    |                       |                      |
| Under Construction           | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Generators                   |                   |                          |   |                           |                       |                    |                       |                      |
| Under Construction           | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Fuel Storage                 |                   |                          |   |                           |                       |                    |                       |                      |
| Under Construction           | 100%              |                          |   |                           |                       |                    |                       | D                    |
| <b>Lighting</b>              |                   |                          |   |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| Fluorescent                  | 98%               |                          |   | 2029                      | * *                   | 10                 | \$117,700             | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout The Building</i>                         |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T- 8 Lamps</i>                                   |                           |                       |                    |                       |                      |
| Fluorescent                  | 2%                |                          |   | 2029                      | * *                   | 10                 | \$2,400               | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Gym</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Cfl</i>  |                           |                       |                    |                       |                      |
| Egress Lighting              |                   |                          |   |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%               |                          |   | 2029                      | * *                   | 10                 | \$15,800              | B                    |
| Exit, Service                | 50%               |                          |   | 2029                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| HID                          | 100%              |                          |   | 2029                      | * *                   | 10                 | \$400                 | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX HS FOR THE VISUAL ARTS -BX**  
**Asset # : 14408**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Furnace                        | 100%  |                   |                    | 2026    | * *            | 1           | \$64,900       | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 12 Units                                  |                   |                    |         |                |             |                |               |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2037    | * *            | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2026    | * *            | 2           | \$8,100        | B             |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$73,000       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2026    | * *            | 2           | \$4,000        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2041    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2019    | \$34,700       | 2           | \$2,000        | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)                   |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                   | 100%  |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2026    | * *            | 1           | \$8,100        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : 1-2  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX REGIONAL ALT. H.S. - BX  
**Address** : 1010 REV. J.A. POLITE AVE.  
**Borough** : BRONX **Agency's Number** : X401  
**Program / Asset #** : BOE0319.000 / 377 **Yr Built/Renovated** : 1963 / 2006  
**Area Sq Ft** : 162,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2698 **Lot** : 12 **BIN** : 2005366

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$210,400             |
| Interior Architecture | \$1,625,100           | \$94,000              |
| Electrical            | \$145,000             | \$2,673,300           |
| Mechanical            | \$107,100             | \$450,000             |
| <b>Total</b>          | <b>\$1,877,200</b>    | <b>\$3,427,800</b>    |
| Priority A            |                       | \$210,400             |
| Priority B            | \$349,500             | \$3,123,400           |
| Priority C            | \$1,527,700           | \$94,000              |
| <b>Total</b>          | <b>\$1,877,200</b>    | <b>\$3,427,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$12,000        |                 | \$500            |                 |
| Interior Architecture |                 | \$5,300         | \$60,000         |                 |
| Electrical            | \$5,500         | \$6,300         | \$63,900         | \$4,200         |
| Mechanical            | \$50,700        | \$21,000        | \$59,400         | \$21,000        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900          | \$4,900         |
| <b>Total</b>          | <b>\$73,100</b> | <b>\$37,600</b> | <b>\$188,800</b> | <b>\$30,100</b> |
| Priority A            | \$12,000        |                 | \$500            |                 |
| Priority B            | \$61,100        | \$32,300        | \$158,200        | \$30,100        |
| Priority C            |                 | \$5,300         | \$30,100         |                 |
| <b>Total</b>          | <b>\$73,100</b> | <b>\$37,600</b> | <b>\$188,800</b> | <b>\$30,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX REGIONAL ALT. H.S. - BX**  
**Asset # : 377**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       |                   |                | LIFE               | * *            | 5           | \$114,600      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$14,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Metal Panel  | 5%         |                   |                | 2041               | * *            | 5           | \$1,000        | A             |
| Metal Rail   | 5%         |                   |                | 2034               | * *            | 5-10        | \$4,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2029               | * *            | 10          | \$95,800       | A             |
| Metal Panel  | 5%         |                   |                | 2034               | * *            | 10          | \$9,200        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$46,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | * *            | 5           | \$10,700       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$8,300        | C             |
| Vinyl Tile   | 75%        |                   |                | 2016               | \$1,527,700    | 3           | \$60,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2036               | * *            | 5           | \$20,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$9,700        | C             |
| Plaster  | 65%        |                   |                | LIFE               | * *            | 5           | \$47,300       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%        |                   |                | 2026               | * *            | 5           | \$49,900       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2026               | * *            | 5           | \$10,000       | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | * *            | 5           | \$15,600       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Metal Panel  | 10%        | Now               | \$97,400       | LIFE               | * *            | 5           | \$25,000       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Basement                                   |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Basement                                   |            |                   |                |                    |                |             |                |               |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$12,500       | B             |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BRONX REGIONAL ALT. H.S. - BX**  
**Asset # : 377**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2021                      | \$32,600              | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 90%               |                          |                       | 2021                      | \$120,700             | 5                  | \$500                 | B                    |
| Fused Disc Sw  | 10%               |                          |                       | 2031                      | * *                   | 5                  | \$100                 | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2021                      | \$170,300             | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 30%               |                          |                       | 2029                      | * *                   | 5                  | \$900                 | B                    |
| Molded Case Bkrs   | 50%               |                          |                       | 2020                      | \$96,000              | 5                  | \$1,800               | B                    |
| Molded Case Bkrs   | 20%               |                          |                       | 2029                      | * *                   | 5                  | \$700                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 50%               | 2-4                      | \$89,700              | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 30%               |                          |                       | 2021                      | \$53,800              | 1                  |                       | B                    |
| Thermoplastic  | 20%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2019                      | \$33,000              | 5                  | \$900                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,000               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 99%               |                          |                       | 2021                      | \$1,274,500           | 10                 | \$129,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2021                      | \$6,000               | 10                 |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Mercury</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2016                      | \$29,600              | 10                 | \$17,200              | B                    |
| Exit, Service  | 50%               |                          |                       | 2016                      | \$11,800              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2016                      | \$55,300              | 10                 | \$400                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2021                      | \$45,700              | 1                  | \$5,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Certain Areas Only</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Camera System Is Functional</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX REGIONAL ALT. H.S. - BX**  
**Asset # : 377**

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

**Alarm**

Fire/Smoke Detection

No Component

50%

Generic

50%

2021

\$782,700

1-3

\$40,900

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

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

**Heating**

Energy Source

Fuel Oil No 6

100%

2031

\* \*

5

\$44,200

B

Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$141,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$56,800

2031

\* \*

4

\$7,100

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Explanation : Vacuum Pump Leaks*

Terminal Devices

Air Handler

25%

2021

\$219,500

1

\$22,100

B

Convactor/Radiator

75%

2026

\* \*

1

\$34,700

B

**Air Conditioning**

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Window/Wall Unit

15%

2016

\$50,200

1

B

No Component

85%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$79,600

B

Exhaust Fans

Interior

30%

2021

\$54,000

2

\$1,300

B

Roof

70%

2021

\$90,600

2

\$3,100

B

**Plumbing**

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX REGIONAL ALT. H.S. - BX**  
**Asset # : 377**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 20%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 80%               | Now                      | \$19,500              | 2026                      | * *                   | 1                  |                       | B                    |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Ceiling Of Water Supply Room, Basement</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | 0-2                      | \$5,100               | 2021                      | \$50,500              | 4                  | \$14,200              | B                    |
| <i>On Extended Life, Extent : Severe, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible   | 100%              | Now                      | \$6,200               | 2016                      | \$6,200               | 4                  | \$1,300               | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2031                      | * *                   | 1-2                | \$2,000               | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BRONX STUDIO SCHOOL FOR WRITERS & ARTISTS - BX  
**Address** : 928 SIMPSON STREET  
**Borough** : BRONX **Agency's Number** : LEASE-X392  
**Program / Asset #** : BOE1101.000 / 14452 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 99,849 **Project Type** : EDUCATION  
**Date of Survey** : 24-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2723 **Lot** : 33 **BIN** : 2116211

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$63,600              | \$103,200             |
| Interior Architecture | \$237,500             | \$151,800             |
| Electrical            |                       | \$74,900              |
| <b>Total</b>          | <b>\$301,100</b>      | <b>\$329,900</b>      |
| Priority A            | \$63,600              | \$103,200             |
| Priority B            | \$48,900              | \$123,800             |
| Priority C            | \$188,600             | \$102,900             |
| <b>Total</b>          | <b>\$301,100</b>      | <b>\$329,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$28,800         | \$4,600         |                  |                 |
| Interior Architecture | \$82,100         | \$19,700        | \$62,500         |                 |
| Electrical            | \$11,800         | \$10,100        | \$9,400          | \$8,700         |
| Mechanical            | \$51,300         | \$29,600        | \$21,900         | \$29,000        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800        |
| <b>Total</b>          | <b>\$185,900</b> | <b>\$75,900</b> | <b>\$105,600</b> | <b>\$49,600</b> |
| Priority A            | \$28,800         | \$4,600         |                  |                 |
| Priority B            | \$121,600        | \$51,600        | \$43,100         | \$49,600        |
| Priority C            | \$35,500         | \$19,700        | \$62,500         |                 |
| <b>Total</b>          | <b>\$185,900</b> | <b>\$75,900</b> | <b>\$105,600</b> | <b>\$49,600</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX STUDIO SCHOOL FOR WRITERS & ARTISTS - BX**  
**Asset # : 14452**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 87%        |                   |                | LIFE               | * *            | 5           | \$127,100      | A             |
| Recent Construction, Extent : Light, Area Affected : 100%                               |            |                   |                |                    |                |             |                |               |
| Location : New Building Completed In 2009   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : The School Occupies The Cellar And Floors 1 To 5 Of A Six Story Building. |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2049               | * *            | 5-10        | \$25,100       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | * *            | 5           | \$14,200       | A             |
| Stucco Cement   | 5%         |                   |                | 2040               | * *            | 5           | \$9,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2045               | * *            | 5           |                | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            | 5-10        | \$4,000        | A             |
| Metal Panel   | 85%        |                   |                | 2049               | * *            | 5           | \$19,100       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,700        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 100%       |                   |                | 2031               | * *            | 10          | \$39,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$26,700       | C             |
| Ceramic Tile  | 3%         |                   |                | 2036               | * *            | 5           | \$3,700        | C             |
| Quarry Tile   | 2%         |                   |                | 2040               | * *            | 5           | \$3,700        | C             |
| Sheet Vinyl/Rubber  | 5%         |                   |                | 2031               | * *            | 5           | \$9,200        | C             |
| Traffic Topping   | 25%        |                   |                | 2031               | * *            | 5           | \$38,200       | C             |
| Vinyl Tile  | 55%        |                   |                | 2031               | * *            | 3           | \$25,200       | C             |
| Wood  | 5%         |                   |                | 2058               | * *            | 5           | \$11,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 20%        |                   |                | 2036               | * *            | 5           | \$57,200       | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | * *            | 5           | \$22,900       | C             |
| Folding Partition   | 5%         |                   |                | 2045               | * *            | 5           | \$35,700       | C             |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | * *            | 5           | \$21,400       | C             |
| Gypsum Board  | 60%        |                   |                | LIFE               | * *            | 5-10        | \$291,500      | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 80%        |                   |                | 2040               | * *            | 5           | \$97,800       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            | 10          | \$12,200       | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | * *            | 5-10        | \$42,000       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$15,300       | B             |

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

Under 600 Volts

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX STUDIO SCHOOL FOR WRITERS & ARTISTS - BX**  
**Asset # : 14452**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2049                      | * *                   | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2- Main Service Switches Rated At 2500 Amperes Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2049                      | * *                   | 5                  | \$400                 | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 100%              |                          |                       | 2045                      | * *                   | 5                  | \$2,200               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2040                      | * *                   | 5                  | \$600                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,400               | B                    |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2040                      | * *                   | 1                  | \$25,200              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$31,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Generator Rated @ 315 Kw</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2018                      | \$600                 | 5                  | \$3,000               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2058                      | * *                   | 5                  | \$2,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250 Gallons Capacity</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 98%               |                          |                       | 2031                      | * *                   | 10                 | \$73,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 2%                |                          |                       | 2031                      | * *                   | 10                 | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Cfl Compact Fluorescent Light Fixtures.</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Exit, LED  | 50%               |                          |                       | 2058                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX STUDIO SCHOOL FOR WRITERS & ARTISTS - BX**

**Asset # : 14452**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$300                 | B                    |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2058                      | * *                   | 5                  | \$2,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Steel Lightning Rods</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 40%               |                          |                       | 2031                      | * *                   | 1                  | \$12,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways And Outside</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 40%               |                          |                       | 2031                      | * *                   | 1-3                | \$20,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 10%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Natural Gas  | 90%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 90%               |                          |                       | 2031                      | * *                   | 1                  | \$36,500              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Roof Top Package Units</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater   | 10%               |                          |                       | 2031                      | * *                   | 2                  | \$3,800               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 10 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| No Component   | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2045                      | * *                   | 1                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BRONX STUDIO SCHOOL FOR WRITERS & ARTISTS - BX**  
**Asset # : 14452**

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%       |   |                | 2031               | * *            | 2           | \$5,000        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : Roof   |                |                    |                |             |                |               |
|                                |            | Explanation : 3 Units                                   |                |                    |                |             |                |               |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 100%       |   |                | 2031               | * *            | 1           | \$50,600       | B             |
| Heat Rejection                 |            |   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%       |   |                | 2031               | * *            | 2           | \$56,900       | B             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2-5         | \$72,100       | B             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Roof                           | 100%       |   |                | 2031               | * *            | 2           | \$2,500        | B             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%       |   |                | 2049               | * *            | 1           |                | B             |
| Water Heater                   |            |   |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |   |                | 2022               | \$21,700       | 2           | \$1,200        | B             |
| Sanitary Piping                |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2031               | * *            | 1           | \$5,000        | B             |
| Fixtures                       |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport             |            |   |                |                    |                |             |                |               |
| Elevators                      |            |   |                |                    |                |             |                |               |
| Geared Traction                | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : C-6  |                |                    |                |             |                |               |
|                                |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Fire Suppression               |            |   |                |                    |                |             |                |               |
| Standpipe                      |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2049               | * *            | 1-5         | \$41,300       | B             |
| Sprinkler                      |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2049               | * *            | 1-2         | \$22,900       | B             |
| Fire Pump                      |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2036               | * *            | 1           | \$15,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **BROOKLYN H.S. OF ARTS, ANNEX**  
**Address** : **500 PACIFIC STREET BTWN: 3 AVE., 4 AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **K656**  
**Program / Asset #** : **BOE0654.000 / 1214** **Yr Built/Renovated** : **1924 / 2002**  
**Area Sq Ft** : **92,000** **Project Type** : **EDUCATION**  
**Date of Survey** : **25-Jan-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,2,3,4**  
**Block** : **192** **Lot** : **1** **BIN** : **3001189**

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$905,200             | \$76,900              |
| Interior Architecture | \$39,100              | \$465,700             |
| Electrical            | \$113,900             | \$653,400             |
| Mechanical            | \$612,400             | \$164,400             |
| <b>Total</b>          | <b>\$1,670,500</b>    | <b>\$1,360,500</b>    |
| Priority A            | \$905,200             | \$76,900              |
| Priority B            | \$765,300             | \$817,800             |
| Priority C            |                       | \$465,700             |
| <b>Total</b>          | <b>\$1,670,500</b>    | <b>\$1,360,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$6,200         |                 | \$33,200        |
| Interior Architecture | \$34,300         | \$12,000        |                 | \$15,800        |
| Electrical            | \$13,400         | \$3,800         | \$3,400         | \$25,400        |
| Mechanical            | \$53,000         | \$12,500        | \$18,900        | \$13,100        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$108,600</b> | <b>\$42,500</b> | <b>\$30,200</b> | <b>\$95,500</b> |
| Priority A            |                  | \$6,200         |                 | \$33,200        |
| Priority B            | \$80,200         | \$29,300        | \$30,200        | \$46,400        |
| Priority C            | \$28,400         | \$7,000         |                 | \$15,800        |
| <b>Total</b>          | <b>\$108,600</b> | <b>\$42,500</b> | <b>\$30,200</b> | <b>\$95,500</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Under Construction    | 100%   |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%                          |                   |                |                    |                |             |                |               |
|                       | Location : Along Dean Street, Pacific Street And 3 Avenue.                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Scaffold And Netting.                               |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 5%   |                   |                | 2038               | * *            | 5           | \$1,200        | A             |
| Bronze/Brass          | 43%  | Now               | \$140,800      | 2030               | * *            | 5           | \$33,100       | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 20%                       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 25%                        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout.   |                   |                |                    |                |             |                |               |
|                       | Thermally Inefficient, Extent : Severe, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Caulking Deteriorated, Extent : Moderate, Area Affected : 25%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block           | 2%   |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Steel                 | 50%  | Now               | \$719,700      | 2047               | * *            | 5           | \$76,900       | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Bent/Warped Elements, Extent : Moderate, Area Affected : 35%                   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Metal Rail            | 10%  |                   |                | 2035               | * *            | 5-10        | \$10,300       | A             |
| Under Construction    | 90%  |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%                          |                   |                |                    |                |             |                |               |
|                       | Location : Along Dean Street, Pacific And 3 Avenue.                            |                   |                |                    |                |             |                |               |
|                       | Explanation : Parapet Renovations Was The Reason For Erecting The Scaffolding. |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 65%  |                   |                | 2027               | * *            | 10          | \$33,200       | A             |
| Copper/Terne          | 35%  |                   |                | 2037               | * *            | 10          | \$44,700       | A             |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 25%        |                   |                | LIFE    | **                 | 5           | \$55,400       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$2,200        | 2031    | **                 | 5           | \$2,500        | C             |  |
| Loose/Delam Surface, Extent : Light, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Column In Boys Locker Room.                      |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile   | 5%         |                   |                | 2035    | **                 | 5           | \$7,600        | C             |  |
| Traffic Topping   | 15%        |                   |                | 2022    | \$410,300          | 5           | \$19,000       | C             |  |
| Vinyl Tile  | 50%        | Now               | \$9,700        | 2030    | **                 | 3           | \$19,000       | C             |  |
| Loose/Delam Surface, Extent : Severe, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : M-63- Nurses Office.                             |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 2%         | Now               | \$16,500       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Sub Basement Meter Room.                         |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                      | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2025    | **                 | 5           | \$6,300        | C             |  |
| Concrete Masonry Unit                                       | 40%        |                   |                | LIFE    | **                 | 5           | \$20,300       | C             |  |
| Plaster   | 30%        |                   |                | LIFE    | **                 | 5           | \$11,400       | C             |  |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood  | 3%         |                   |                | LIFE    | **                 | 5           | \$15,200       | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 5%         | Now               | \$600          | 2035    | **                 | 5           | \$2,500        | B             |  |
| Staining/Discoloring, Extent : Light, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Room 359.  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2035    | **                 | 5           | \$10,100       | B             |  |
| Exposed Concrete  | 50%        | Now               | \$39,100       | LIFE    | **                 | 5           | \$7,900        | B             |  |
| Exposed Reinforcement, Extent : Light, Area Affected : 2%   |            |                   |                |         |                    |             |                |               |  |
| Location : Room 358.  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Light, Area Affected : 2%                |            |                   |                |         |                    |             |                |               |  |
| Location : Stairway G And Room M63                          |            |                   |                |         |                    |             |                |               |  |
| Masonry: Infill Arch  | 15%        |                   |                | LIFE    | **                 |             |                | B             |  |
| Metal Panel   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,300        | B             |  |
| Plaster   | 15%        | Now               | \$5,200        | LIFE    | **                 | 5           | \$9,500        | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 2% |            |                   |                |         |                    |             |                |               |  |
| Location : Room 275.  |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1600 Amps                       |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 30%               |                          |                       | 2032                      | * *                   | 5                  | \$100                 | B                    |
| Fused Disc Sw   | 70%               |                          |                       | 2022                      | \$73,000              | 5                  | \$200                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$107,100             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 20%               |                          |                       | 2030                      | * *                   | 5                  | \$400                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2030                      | * *                   | 5                  | \$1,600               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 90%               |                          |                       | 2022                      | \$117,700             | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               | 0-2                      | \$10,600              | 2042                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i><br><i>Location : Mechanical Room</i><br><i>Aged Component, Extent : Severe, Area Affected : 100%</i><br><i>Location : Mechanical Space</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2027                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i><br><i>Location : Boiler Room</i><br><i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible Due To Insulation Covering.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 85%               |                          |                       | 2027                      | * *                   | 10                 | \$52,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 80%</i><br><i>Location : Throughout</i><br><i>Explanation : Lamp T-12</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2017                      | \$14,100              | 10                 | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i><br><i>Location : Gym</i><br><i>Explanation : Lamp Sodium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 10%               |                          |                       | 2017                      | \$61,100              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 20%               |                          |                       | 2017                      | \$2,200               | 1                  |                       | B                    |
| Emergency, Battery  | 30%               |                          |                       | 2022                      | \$8,400               | 10                 | \$4,900               | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$5,600               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$200                 | B                    |

**Alarm**

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

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

**Alarm**

## Security System

No Component

60%

D

Generic

40%

2030

\* \*

1

\$11,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : at most entires and exits.**Explanation : 15 Cctv Cameras Internet Protocol Digital Video Surveillance Type.*

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2022

\$355,600

1-3

\$18,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Machine Rooms**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors*

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

**Heating**

## Energy Source

Fuel Oil No 4

100%

Now

\$76,100

2032

\* \*

5

\$10,500

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Vault**Explanation : 2 - 5,000 Gallon Tanks For #4 Fuel, Reported Leak From Location Not Yet Determined*

## Conversion Equipment

Steam Boiler

100%

2-4

\$376,000

2042

\* \*

1

\$60,400

B

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Boilers**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sub Basement**Explanation : 2 Boilers, Both Need Burner Repair*

## Distribution

Steam Piping/Pump

100%

Now

\$53,900

2032

\* \*

4

\$3,300

B

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Sub Basement Piping, Vacuum Pumps*

## Terminal Devices

Air Handler

20%

Now

\$4,200

2022

\$83,300

1

\$7,600

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Controls Throughout*

Convactor/Radiator

80%

2027

\* \*

1

\$17,500

B

**Air Conditioning**

## Energy Source

Electricity

100%

2038

\* \*

1

B

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

| Mechanical                              |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment Window/Wall Unit   | 40%   | Now               | \$19,100       | 2017               | \$63,500       | 1           |                | B             |
|   | Malfunctioning, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|   | Location : Various Units  |                   |                |                    |                |             |                |               |
| No Component                            | 60%   |                   |                |                    |                |             |                | D             |
| Ventilation                             |   |                   |                |                    |                |             |                |               |
| Distribution Ductwork/Diffusers         | 100%  |                   |                | LIFE               | * *            | 2-5         | \$37,800       | B             |
| Exhaust Fans Interior                   | 95%   | Now               | \$8,100        | 2022               | \$81,100       | 2           | \$1,600        | B             |
|   | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|   | Location : Various  |                   |                |                    |                |             |                |               |
|   | Explanation : Bearings Bad On One Fan, Control Issues Throughout  |                   |                |                    |                |             |                |               |
| Roof                                    | 5%  |                   |                | 2022               | \$3,100        | 2           | \$100          | B             |
| Plumbing                                |   |                   |                |                    |                |             |                |               |
| H/C Water Piping Galv Iron/Steel        | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater Gas Fired                  | 100%  |                   |                | 2020               | \$18,000       | 2           | \$1,000        | B             |
|   | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|   | Location : Sub Basement   |                   |                |                    |                |             |                |               |
|   | Explanation : 2 - 750 Gallon Units                                |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron               | 100%  | Now               | \$3,400        | LIFE               | * *            | 1           |                | B             |
|   | Corroded, Extent : Moderate, Area Affected : 100%                 |                   |                |                    |                |             |                |               |
|   | Location : Grease Trap Serving Kitchen                            |                   |                |                    |                |             |                |               |
| Storm Drain Piping Cast Iron            | 100%  | Now               | \$10,800       | LIFE               | * *            | 1           |                | B             |
|   | Repairs In Progress, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|   | Location : Roof Drains  |                   |                |                    |                |             |                |               |
| Sump Pump(s) Rigid Piping               | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
|   | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|   | Location : Sub Basement   |                   |                |                    |                |             |                |               |
|   | Explanation : Duplex Unit   |                   |                |                    |                |             |                |               |
| Backflow Preventer No Component Generic | 85%   |                   |                |                    |                |             |                | D             |
|   | 15%   |                   |                | 2027               | * *            | 1           | \$600          | B             |
|   | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|   | Location : Sub Basement   |                   |                |                    |                |             |                |               |
|   | Explanation : One Unit Serves Boiler, Two Units Serve Science Lab |                   |                |                    |                |             |                |               |
| Fixtures                                |   |                   |                |                    |                |             |                |               |
| Generic                                 | 100%  |                   |                |                    |                |             |                | B             |
|   | Obsolete Fixtures, Extent : Severe, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|   | Location : Throughout   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN H.S. OF ARTS, ANNEX**  
**Asset # : 1214**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |               |
|                    | Elevators       |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Severe, Area Affected : 50%                                     |                   |                    |         |                |             |                |               |
|                    |                 | Location : Sub Basement To 4, Sub Basement To 3   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 2 units, 1 out of service   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |   |                   |                    |         |                |             |                |               |
|                    | Standpipe       |   |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%  | Now               | \$5,500            | 2042    | * *            | 1-5         | \$24,100       | B             |
|                    |                 | Other Observation, Extent : Moderate, Area Affected : 50%                                   |                   |                    |         |                |             |                |               |
|                    |                 | Location : Various  |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : Several Valve Handles Missing, Tangled Hose                                   |                   |                    |         |                |             |                |               |
| Sprinkler          |                 |   |                   |                    |         |                |             |                |               |
|                    | No Component    | 5%  |                   |                    |         |                |             |                | D             |
|                    | Generic         | 95%   | Now               | \$42,800           | 2042    | * *            | 1-2         | \$15,700       | B             |
|                    |                 | Other Observation, Extent : Severe, Area Affected : 100%                                    |                   |                    |         |                |             |                |               |
|                    |                 | Location : System   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : System Failed Pressure Test, Ansul system in kitchen not functioning properly |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**  
**Address** : **345 DEAN STREET BTWN: 3 AVE., 4 AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **K655**  
**Program / Asset #** : **BOE0653.000 / 677** **Yr Built/Renovated** : **1929 / 2005**  
**Area Sq Ft** : **132,000** **Project Type** : **EDUCATION**  
**Date of Survey** : **25-Jan-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2,3,4**  
**Block** : **192** **Lot** : **13** **BIN** : **3001190**

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$467,000             | \$45,300              |
| Interior Architecture | \$89,200              | \$170,000             |
| Electrical            | \$48,000              | \$1,535,900           |
| Mechanical            | \$236,900             | \$330,300             |
| <b>Total</b>          | <b>\$841,100</b>      | <b>\$2,081,500</b>    |
| Priority A            | \$467,000             | \$45,300              |
| Priority B            | \$336,700             | \$1,929,300           |
| Priority C            | \$37,300              | \$107,000             |
| <b>Total</b>          | <b>\$841,100</b>      | <b>\$2,081,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$15,000        |                 |                 | \$3,800         |
| Interior Architecture | \$58,500        | \$23,300        |                 | \$5,000         |
| Electrical            | \$5,100         | \$6,500         | \$6,100         | \$45,900        |
| Mechanical            | \$16,300        | \$15,800        | \$27,200        | \$15,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$98,800</b> | <b>\$49,500</b> | <b>\$37,200</b> | <b>\$73,800</b> |
| Priority A            | \$15,000        |                 |                 | \$3,800         |
| Priority B            | \$60,000        | \$29,600        | \$37,200        | \$65,000        |
| Priority C            | \$23,800        | \$20,000        |                 | \$5,000         |
| <b>Total</b>          | <b>\$98,800</b> | <b>\$49,500</b> | <b>\$37,200</b> | <b>\$73,800</b> |



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

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**  
**Asset # : 677**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        | 0-2               | \$304,100      | LIFE               | **             | 5           | \$45,300       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%<br>Location : On Lintels Above All Windows.  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Limestone   | 15%        | Now               | \$113,700      | LIFE               | **             | 5           | \$6,800        | A             |
| Diagonal Cracks, Extent : Light, Area Affected : 15%<br>Location : Pacific Street Facade.<br>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%<br>Location : Pacific Street Facade. |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2027               | **             | 5           | \$7,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$25,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        |                   |                | 2027               | **             | 10          | \$49,200       | A             |
| Copper/Terne   | 20%        | Now               | \$15,000       | 2037               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 20%<br>Location : Over Gymnasium.   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 5%         |                   |                | 2022               | \$23,700       | 10          | \$3,300        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$69,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$8,000        | C             |
| Quarry Tile  | 5%         |                   |                | 2035               | **             | 5           | \$11,900       | C             |
| Terrazzo   | 10%        | Now               | \$23,800       | LIFE               | **             | 5           | \$12,400       | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 25%<br>Location : First Floor.  |            |                   |                |                    |                |             |                |               |
| Traffic Topping  | 5%         |                   |                | 2027               | **             | 5           | \$10,000       | C             |
| Vinyl Tile   | 30%        |                   |                | 2027               | **             | 3           | \$17,900       | C             |
| Wood   | 25%        |                   |                | 2037               | **             | 5           | \$74,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$8,100        | C             |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5           | \$14,500       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$19,400       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**

**Asset # : 677**

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

Interior

Ceilings

|                      |     |     |          |      |    |   |         |   |
|----------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 5%  |     |          | 2035 | ** | 5 | \$6,700 | B |
| Exposed Concrete     | 20% | Now | \$51,800 | LIFE | ** | 5 | \$4,200 | B |

*Broken/Missing Elements, Extent : Light, Area Affected : 5%*

*Location : Basement.*

*Exposed Reinforcement, Extent : Light, Area Affected : 5%*

*Location : Basement.*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 75% | 0-2 | \$34,700 | LIFE | ** | 5 | \$63,000 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Staining/Discoloring, Extent : Light, Area Affected : 3%*

*Location : Auditorium.*

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

Under 600 Volts

Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Service Size 4,000 Amps*

Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

Panelboards

|                     |     |  |  |      |    |   |         |   |
|---------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw       | 20% |  |  | 2030 | ** | 5 | \$500   | B |
| Fused Toggle Switch | 5%  |  |  | 2030 | ** | 5 | \$100   | B |
| Molded Case Bkrs    | 75% |  |  | 2030 | ** | 5 | \$2,200 | B |

Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$700 | B |
|-----------------|------|--|--|------|----|---|-------|---|

Ground

Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,600 | B |
|---------|------|--|--|------|----|---|---------|---|

Lighting

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**

**Asset # : 677**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |                   |                          |   |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| Fluorescent                  | 85%               |                          |   | 2022                      | \$815,200             | 10                 | \$82,900              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout classrooms, offices and common spaces</i>      |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Lamp T-12</i>  |                           |                       |                    |                       |                      |
| Fluorescent                  | 5%                |                          |   | 2030                      | * *                   | 10                 | \$4,900               | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 5%</i>            |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Science Labs And Prep Rooms.</i>                          |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T-8 Type.</i>  |                           |                       |                    |                       |                      |
| HID                          | 5%                |                          |   | 2017                      | \$22,200              | 10                 | \$200                 | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>        |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Gym</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Type Mercury</i>                                       |                           |                       |                    |                       |                      |
| Incandescent                 | 5%                |                          |   | 2017                      | \$48,000              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>       |                   |                          |   |                           |                       |                    |                       |                      |
| Emergency, Service           | 50%               |                          |   | 2017                      | \$8,800               | 1                  |                       | B                    |
| Exit, Service                | 50%               |                          |   | 2017                      | \$8,800               | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |                   |                          |   |                           |                       |                    |                       |                      |
| HID                          | 100%              |                          |   | 2030                      | * *                   | 10                 | \$300                 | B                    |
| <b>Alarm</b>                 |                   |                          |   |                           |                       |                    |                       |                      |
| Security System              |                   |                          |   |                           |                       |                    |                       |                      |
| No Component                 | 50%               |                          |   |                           |                       |                    |                       | D                    |
| Generic                      | 50%               |                          |   | 2027                      | * *                   | 1                  | \$20,200              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Internet Protocol Digital Video Surveillance Type.</i> |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |                   |                          |   |                           |                       |                    |                       |                      |
| No Component                 | 50%               |                          |   |                           |                       |                    |                       | D                    |
| Generic                      | 50%               |                          |   | 2022                      | \$637,800             | 1-3                | \$33,300              | B                    |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |   |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |   |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |   | 2042                      | * *                   | 1                  |                       | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Vault</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 1- 10,000 Gallon Tank For #2 Fuel</i>                  |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |                          |   |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |                          |   | 2035                      | * *                   | 1                  | \$105,500             | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Boiler Room</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 3 Boilers</i>  |                           |                       |                    |                       |                      |

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN HIGH SCHOOL OF ARTS - MAIN BUILDING**

**Asset # : 677**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$5,300               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2022                      | \$196,200             | 1                  | \$19,800              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2027                      | * *                   | 1                  | \$24,100              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 95%               |                          |                       | 2017                      | \$236,900             | 1                  |                       | B                    |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$59,300              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2022                      | \$134,100             | 2                  | \$3,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2020                      | \$28,200              | 2                  | \$1,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 - 600 Gallon Unit</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Duplex Unit</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B To 3</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2032                      | * *                   | 1-2                | \$3,000               | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **BROOKLYN REGIONAL OFFICES P.S. 231**  
**Address** : **360 36 STREET BTWN: 4TH AVE., 3 AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **K231**  
**Program / Asset #** : **BOE0610.010 / 4230** **Yr Built/Renovated** : **1966 / 2006**  
**Area Sq Ft** : **22,000** **Project Type** : **EDUCATION**  
**Date of Survey** : **20-Dec-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **696** **Lot** : **31** **BIN** : **3337060**

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$193,200             |                       |
| Electrical            |  | \$118,900             | \$182,500             |
| Mechanical            |  |                       | \$130,700             |
| <b>Total</b>          |  | <b>\$312,100</b>      | <b>\$313,200</b>      |
| Priority B            |  | \$118,900             | \$313,200             |
| Priority C            |  | \$193,200             |                       |
| <b>Total</b>          |  | <b>\$312,100</b>      | <b>\$313,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$17,500        |                |                |                 |
| Interior Architecture | \$2,500         |                | \$1,700        | \$2,500         |
| Electrical            | \$34,000        | \$500          | \$600          | \$44,700        |
| Mechanical            | \$11,600        | \$7,600        | \$2,000        | \$600           |
| <b>Total</b>          | <b>\$65,700</b> | <b>\$8,100</b> | <b>\$4,300</b> | <b>\$47,800</b> |
| Priority A            | \$17,500        |                |                |                 |
| Priority B            | \$45,600        | \$8,100        | \$2,600        | \$45,300        |
| Priority C            | \$2,500         |                | \$1,700        | \$2,500         |
| <b>Total</b>          | <b>\$65,700</b> | <b>\$8,100</b> | <b>\$4,300</b> | <b>\$47,800</b> |



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

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN REGIONAL OFFICES P.S. 231**  
**Asset # : 4230**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 13%        |                   |                | LIFE               | **             | 5           | \$17,300       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$22,600       | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2044               | **             | 5           | \$5,800        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       | Now               | \$14,600       | 2027               | **             | 5           | \$24,000       | A             |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        |                   |                | 2030               | **             | 10          | \$14,200       | A             |
| Modified Bitumen   | 10%        |                   |                | 2022               | \$11,400       | 10          | \$1,600        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>                             |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$1,200        | C             |
| Vinyl Tile   | 85%        |                   |                | 2017               | \$193,200      | 3           | \$10,100       | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Tiles</i>                                     |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$2,200        | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 85%        |                   |                | LIFE               | **             | 5           | \$3,200        | B             |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$2,200        | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$5,200        | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$74,500       | 5           | \$100          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN REGIONAL OFFICES P.S. 231**  
**Asset # : 4230**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2022                      | \$32,600              | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 25%               |                          |                       | 2030                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2021                      | \$33,900              | 5                  | \$400                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$33,600              | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2020                      | \$41,500              | 5                  | \$100                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$300                 | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2017                      | \$76,400              | 10                 | \$13,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2017                      | \$4,000               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2022                      | \$3,300               | 10                 | \$1,900               | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$1,300               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$7,500               | 10                 | \$100                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2017                      | \$18,600              | 1                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Intrusion Alarm System Only</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2017                      | \$42,500              | 1-3                | \$2,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Bells And Manual Pull Station</i>                |                   |                          |                       |                           |                       |                    |                       |                      |

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

## Heating

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

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

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN REGIONAL OFFICES P.S. 231**  
**Asset # : 4230**

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Campus Steam         | 100%   |                   |                | 2022               | \$6,000        | 1           |                | B             |
|                  |                      | Other Observation, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : P S 37, Asset 1236                            |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : Heat From Adjacent Building                |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$9,300        | 2022               | \$93,400       | 4           | \$800          | B             |
|                  |                      | Broken, Extent : Severe, Area Affected : 40%             |                   |                |                    |                |             |                |               |
|                  |                      | Location : Vacuum Pump, Sub-basement                     |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator   | 100%   |                   |                | 2027               | * *            | 1           | \$5,200        | B             |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 100%   |                   |                | 2020               | \$37,300       | 1           |                | B             |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$8,900        | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 60%  |                   |                | 2022               | \$6,800        | 2           | \$300          | B             |
|                  | Roof                 | 40%  |                   |                | 2022               | \$5,800        | 2           | \$200          | B             |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |  |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                | 2022               | \$5,600        | 4           | \$2,400        | B             |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Submersible          | 100%   |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)    |  |                   |                |                    |                |             |                |               |
|                  | Electric             | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Backflow Preventer   |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                | 2027               | * *            | 1           | \$1,000        | B             |
|                  | Fixtures             |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fire Suppression |                      |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |  |                   |                |                    |                |             |                |               |
|                  | No Component         | 90%  |                   |                |                    |                |             |                | D             |
|                  | Generic              | 10%  |                   |                | 2032               | * *            | 1-2         | \$500          | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **BROOKLYN SCHOOL OF INQUIRY - BK**  
**Address** : **50 AVENUE P BTWN: STILLWELL AVE. - W.13 ST.**  
**Borough** : **BROOKLYN** **Agency's Number** : **K686**  
**Program / Asset #** : **BOE1089.000 / 14440** **Yr Built/Renovated** : **2009 /**  
**Area Sq Ft** : **107,741** **Project Type** : **EDUCATION**  
**Date of Survey** : **05-Apr-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,4**  
**Block** : **6618** **Lot** : **1** **BIN** : **3175240**

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$207,000             |
| Interior Architecture | \$59,400              | \$178,300             |
| Electrical            |                       | \$80,900              |
| <b>Total</b>          | <b>\$59,400</b>       | <b>\$466,200</b>      |
| Priority A            |                       | \$207,000             |
| Priority B            | \$59,400              | \$140,200             |
| Priority C            |                       | \$119,000             |
| <b>Total</b>          | <b>\$59,400</b>       | <b>\$466,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$19,600         |
| Interior Architecture | \$12,400        | \$3,300         |                 | \$50,100         |
| Electrical            | \$9,800         | \$9,200         | \$9,200         | \$15,000         |
| Mechanical            | \$11,800        | \$8,200         | \$19,300        | \$8,200          |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$45,700</b> | <b>\$32,500</b> | <b>\$40,300</b> | <b>\$104,800</b> |
| Priority A            |                 |                 |                 | \$19,600         |
| Priority B            | \$33,400        | \$29,200        | \$40,300        | \$35,100         |
| Priority C            | \$12,400        | \$3,300         |                 | \$50,100         |
| <b>Total</b>          | <b>\$45,700</b> | <b>\$32,500</b> | <b>\$40,300</b> | <b>\$104,800</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN SCHOOL OF INQUIRY - BK**  
**Asset # : 14440**

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

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |    |          |   |
|-----------------------|-----|--|--|------|----|----|----------|---|
| Alum/Vinyl Siding     | 1%  |  |  | 2052 | ** | 10 | \$200    | A |
| Masonry: Brick        | 90% |  |  | LIFE | ** | 5  | \$61,800 | A |
| Metal/Glass Curt Wall | 9%  |  |  | LIFE | ** | 5  | \$11,600 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$32,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 45% |  |  | LIFE | ** | 5 | \$86,900 | A |
| Masonry: Brick         | 45% |  |  | LIFE | ** | 5 | \$8,400  | A |
| Metal Panel            | 10% |  |  | 2052 | ** | 5 | \$7,200  | A |

## Roof

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10 | \$58,400 | A |
|-------------------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Carpet                 | 5%  |  |  | 2024 | ** | 3 | \$9,900  | C |
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$28,900 | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$6,600  | C |
| Marble Panels          | 1%  |  |  | LIFE | ** | 5 | \$1,000  | C |
| Quarry Tile            | 1%  |  |  | 2042 | ** | 5 | \$2,000  | C |
| Vinyl Tile             | 75% |  |  | 2032 | ** | 3 | \$49,500 | C |
| Wood                   | 3%  |  |  | 2062 | ** | 5 | \$7,400  | C |

## Interior Walls

|                       |     |  |  |      |    |   |           |   |
|-----------------------|-----|--|--|------|----|---|-----------|---|
| Ceramic Tile          | 19% |  |  | 2037 | ** | 5 | \$50,200  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$5,300   | C |
| Gypsum Board          | 75% |  |  | LIFE | ** | 5 | \$119,000 | C |
| Operable Wall         | 1%  |  |  | 2052 | ** | 5 | \$9,300   | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 90% |  |  | 2042 | ** | 5 | \$118,700 | B |
| Exposed Struc: Steel | 7%  |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 1%  |  |  | LIFE | ** | 5 | \$1,600   | B |
| Metal Panel          | 2%  |  |  | LIFE | ** | 5 | \$3,300   | B |

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Service 1600 Amps*

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2047 | ** | 5 | \$2,300 | B |
|------------------|------|--|--|------|----|---|---------|---|

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN SCHOOL OF INQUIRY - BK**  
**Asset # : 14440**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$600                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2042                      | * *                   | 1                  | \$27,200              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$34,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rear Yard</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 350 Kw</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$3,300               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$2,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rear Yard</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gals</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$80,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 &amp; Compact Lamps</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2032                      | * *                   | 10                 | \$3,000               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$300                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 40%               |                          |                       | 2032                      | * *                   | 1                  | \$13,200              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 35%               |                          |                       | 2032                      | * *                   | 1-3                | \$19,600              | B                    |

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

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN SCHOOL OF INQUIRY - BK**  
**Asset # : 14440**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source<br>Natural Gas                                    | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : This Building First Occupied In Sept. 2011</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment<br>Furnace                                 | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$43,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 6 Roof Top Units Providing Heat &amp; A C</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source<br>Electricity                                    | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment<br>Ext Pkg Unit - Heating/Cooling          | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$5,400               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 6 Roof Top Units</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution<br>Ductwork/Diffusers                              | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$49,200              | B                    |
| Exhaust Fans<br>Roof  | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$2,700               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping<br>Brass/Copper                                | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Water Heater<br>Gas Fired                                       | 100%              |                          |                       | 2022                      | \$23,400              | 2                  | \$1,300               | B                    |
| Sanitary Piping<br>Cast Iron                                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping<br>Cast Iron                                 | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sewage Ejector(s)<br>Electric                                   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer<br>Generic                                   | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$5,400               | B                    |
| Fixtures<br>Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators<br>Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (2) B-4 (1) B-1</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN SCHOOL OF INQUIRY - BK**  
**Asset # : 14440**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2052    | * *            | 1-2         | \$24,700       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2037    | * *            | 1           | \$16,500       | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **BROOKLYN TECHNICAL H.S. - BK**  
**Address** : **29 FORT GREENE PL.**  
**Borough** : **BROOKLYN** **Agency's Number** : **K430**  
**Program / Asset #** : **BOE0626.000 / 1223** **Yr Built/Renovated** : **1933 / 2009**  
**Area Sq Ft** : **594,000** **Project Type** : **EDUCATION**  
**Date of Survey** : **25-Aug-2009** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,9,11**  
**Block** : **2098** **Lot** : **13** **BIN** : **3058752**

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$559,400             | \$515,600             |
| Interior Architecture | \$1,486,100           | \$2,218,800           |
| Electrical            | \$1,208,300           | \$3,648,900           |
| Mechanical            | \$3,388,000           | \$11,216,400          |
| <b>Total</b>          | <b>\$6,641,900</b>    | <b>\$17,599,600</b>   |
| Priority A            | \$559,400             | \$515,600             |
| Priority B            | \$4,927,000           | \$15,213,200          |
| Priority C            | \$1,155,400           | \$1,870,800           |
| <b>Total</b>          | <b>\$6,641,900</b>    | <b>\$17,599,600</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$108,100        |                  |                  |                  |
| Interior Architecture | \$34,000         | \$36,100         |                  | \$35,800         |
| Electrical            | \$15,100         | \$3,000          | \$2,800          | \$600            |
| Mechanical            | \$68,600         | \$68,800         | \$116,600        | \$105,000        |
| Elevators/Escalators  | \$119,400        | \$119,400        | \$119,400        | \$119,400        |
| <b>Total</b>          | <b>\$345,200</b> | <b>\$227,300</b> | <b>\$238,800</b> | <b>\$260,900</b> |
| Priority A            | \$108,100        |                  |                  |                  |
| Priority B            | \$203,100        | \$191,200        | \$238,800        | \$225,100        |
| Priority C            | \$34,000         | \$36,100         |                  | \$35,800         |
| <b>Total</b>          | <b>\$345,200</b> | <b>\$227,300</b> | <b>\$238,800</b> | <b>\$260,900</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 2%         |                   |                | 2041    | **                 | 10          | \$15,500       | A             |  |
| Masonry: Brick   | 83%        | Now               | \$460,200      | LIFE    | **                 | 5           | \$273,900      | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads, Courtyard                              |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 3%    |            |                   |                |         |                    |             |                |               |  |
| Location : Courtyard   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$12,400       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$24,800       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 88%        |                   |                | 2037    | **                 | 5           | \$115,900      | A             |  |
| Bronze/Brass   | 5%         |                   |                | 2029    | **                 | 5           | \$41,200       | A             |  |
| Metal Louvers  | 2%         |                   |                | 2024    | **                 | 10          | \$16,500       | A             |  |
| Steel  | 5%         |                   |                | 2029    | **                 | 5           | \$82,300       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$9,400        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 70%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 10%        | Now               | \$13,300       | 2026    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Over 8th Floor                                    |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : 8th Floor   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 15%        | Now               | \$29,700       | LIFE    | **                 |             |                | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Shops In Basement - Roof Is Covered With Soil     |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 10%        | Now               | \$28,100       | 2036    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : 8th Floor Gymnasium                               |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : 8th Floor Gymnasium                               |            |                   |                |         |                    |             |                |               |  |
| Paver: Asphalt   | 55%        |                   |                | 2030    | **                 | 10          | \$101,500      | A             |  |
| Skylight, Metal/Glass  | 10%        |                   |                | 2041    | **                 | 10          | \$41,000       | A             |  |

## Interior

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

| Architecture  |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |                        |                |                   |                |                    |                |             |                |               |
| Floors  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast in Place Concrete | 10%            |                   |                | LIFE               | **             | 5           | \$156,700      | C             |
|   | Ceramic Tile           | 5%             |                   |                | 2030               | **             | 5           | \$35,800       | C             |
| Other Observation, Extent : Light, Area Affected : 100%       |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Explanation : Under Construction                              |                        |                |                   |                |                    |                |             |                |               |
|   | Panel/Paver: Cer/Brk   | 2%             | Now               | \$616,400      | 2046               | **             | 5           | \$16,100       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                        |                |                   |                |                    |                |             |                |               |
| Location : Foundry  |                        |                |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 100%            |                        |                |                   |                |                    |                |             |                |               |
| Location : Foundry  |                        |                |                   |                |                    |                |             |                |               |
|   | Quarry Tile            | 3%             |                   |                | 2034               | **             | 5           | \$32,200       | C             |
|   | Terrazzo               | 5%             |                   |                | LIFE               | **             | 5           | \$28,000       | C             |
|   | Vinyl Tile             | 20%            | Now               | \$273,200      | 2021               | \$1,365,800    | 3           | \$53,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                  |                        |                |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 15%           |                        |                |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                  |                        |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%      |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |                        |                |                   |                |                    |                |             |                |               |
|   | Vinyl Tile             | 20%            |                   |                | 2026               | **             | 3           | \$71,600       | C             |
|   | Wood                   | 35%            | 4+                | \$265,900      | 2036               | **             | 5           | \$235,100      | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 30%   |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Interior Walls  |                        |                |                   |                |                    |                |             |                |               |
|   | Ceramic Tile           | 5%             |                   |                | 2030               | **             | 5           | \$36,300       | C             |
| Other Observation, Extent : Light, Area Affected : 100%       |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Explanation : Under Constuction                               |                        |                |                   |                |                    |                |             |                |               |
|   | Concrete Masonry Unit  | 10%            |                   |                | LIFE               | **             | 5           | \$29,000       | C             |
|   | Masonry: Brick         | 3%             |                   |                | LIFE               | **             |             |                | C             |
|   | Marble Panels          | 5%             |                   |                | LIFE               | **             |             |                | C             |
|   | Plaster                | 52%            |                   |                | LIFE               | **             | 5           | \$113,200      | C             |
|   | SGFT/Glazed Masonry    | 25%            |                   |                | LIFE               | **             |             |                | C             |

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

**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

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

## Interior

## Ceilings

|                   |     |     |           |      |    |   |          |   |
|-------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered | 15% |     |           | 2026 | ** | 5 | \$90,800 | B |
| Exposed Concrete  | 10% | Now | \$233,300 | LIFE | ** | 5 | \$9,500  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Shops In Basement*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%*

*Location : Shops In Basement*

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

*Location : Shops In Basement*

|             |     |     |          |      |    |   |           |   |
|-------------|-----|-----|----------|------|----|---|-----------|---|
| Metal Panel | 5%  |     |          | LIFE | ** | 5 | \$37,800  | B |
| Plaster     | 60% |     |          | LIFE | ** | 5 | \$226,900 | B |
| Plaster     | 5%  |     |          | LIFE | ** | 5 | \$18,900  | B |
| Plaster     | 5%  | Now | \$52,000 | LIFE | ** | 5 | \$18,900  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Room Bn2*

*Paint Peeling, Extent : Moderate, Area Affected : 15%*

*Location : First Floor Gym*

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

*Location : Room Bn2*

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2021 | \$19,500 | 5 | \$400 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2031 | ** | 5 | \$900 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 4000 Amps Main Disconnect Switch*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2021 | \$19,500 | 5 | \$400 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2031 | ** | 5 | \$400 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2021 | \$178,800 | 5 | \$900 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |    |   |         |   |
|---------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw | 60% |  |  | 2031 | ** | 5 | \$1,300 | B |
|---------------|-----|--|--|------|----|---|---------|---|

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 70%               |                          |                       | 2021                      | \$417,300             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$55,300              | 5                  | \$1,100               | B                    |
| Fused Toggle Switch   | 2%                | 2-4                      | \$11,100              | 2046                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 40%               |                          |                       | 2029                      | * *                   | 5                  | \$5,200               | B                    |
| Molded Case Bkrs  | 38%               |                          |                       | 2020                      | \$210,200             | 5                  | \$4,900               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2037                      | * *                   | 5                  | \$1,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 30%               | 2-4                      | \$181,600             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 40%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2021                      | \$121,100             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 85%               |                          |                       | 2019                      | \$84,100              | 5                  | \$2,800               | B                    |
| Locally Mounted   | 15%               |                          |                       | 2026                      | * *                   | 5                  | \$500                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$7,200               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 50%               |                          |                       | 2021                      | \$2,158,000           | 10                 | \$219,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 30%               |                          |                       | 2026                      | * *                   | 10                 | \$131,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 16%               |                          |                       | 2016                      | \$690,600             | 10                 | \$70,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2016                      | \$40,000              | 10                 | \$300                 | B                    |
| Incandescent  | 2%                |                          |                       | 2016                      | \$86,300              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 40%               |                          |                       | 2021                      | \$79,400              | 10                 | \$46,200              | B                    |
| Exit, Service   | 50%               |                          |                       | 2021                      | \$39,700              | 1                  |                       | B                    |
| Exit, Service   | 10%               |                          |                       | 2016                      | \$7,900               | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |   |                | 2021               | \$1,344,600    | 5           | \$148,300      | B             |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |   |                | 2019               | \$2,657,400    | 1           | \$474,700      | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |            | Location : Basement                                       |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Old Units                                 |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |   |                | 2021               | \$3,811,500    | 4           | \$23,600       | B             |
| Terminal Devices      |            |   |                |                    |                |             |                |               |
| Air Handler           | 25%        |   |                | 2016               | \$735,800      | 1           | \$74,100       | B             |
| Convactor/Radiator    | 50%        |   |                | 2019               | \$2,578,000    | 1           | \$77,500       | B             |
| Fan Coil Unit/Heat    | 25%        |   |                | 2016               | \$2,043,400    | 1           | \$38,700       | B             |
| Air Conditioning      |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Electricity           | 100%       |   |                | 2020               | \$154,600      | 1           |                | B             |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |   |                | 2016               | \$112,200      | 1           |                | B             |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |   |                | LIFE               | * *            | 2-5         | \$267,000      | B             |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Interior              | 70%        |   |                | 2016               | \$422,400      | 2           | \$10,300       | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 70%    |                |                    |                |             |                |               |
|                       |            | Location : Basement                                       |                |                    |                |             |                |               |
|                       |            | Explanation : Older Units                                 |                |                    |                |             |                |               |
| Interior              | 30%        |   |                | 2021               | \$181,000      | 2           | \$4,400        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 30%    |                |                    |                |             |                |               |
|                       |            | Location : Penthouse                                      |                |                    |                |             |                |               |
|                       |            | Explanation : 3 Units                                     |                |                    |                |             |                |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2021               | \$127,000      | 2           | \$7,200        | B             |
|                       |            | Recent Installation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : 2 New Units Being Installed In Basement        |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2021               | \$169,400      | 4           | \$47,500       | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |            | Location : Basement                                       |                |                    |                |             |                |               |
|                       |            | Explanation : 4 Units                                     |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BROOKLYN TECHNICAL H.S. - BK**  
**Asset # : 1223**

| Mechanical         |                       | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                       |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)          |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping          | 100%  |                   |                    | 2016    | \$10,300       | 4           | \$1,300        | B             |
|                    | Pool Filter/Treatment |   |                   |                    |         |                |             |                |               |
|                    | Under Construction    | 100%  |                   |                    |         |                |             |                | D             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 0%   |                   |                    |         |                |             |                |               |
|                    |                       | Location : Swimming Pool And Pump Room                  |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : Swimming Pool Is Under Construction       |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)     |   |                   |                    |         |                |             |                |               |
|                    | Electric              | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures              |   |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                       |   |                   |                    |         |                |             |                |               |
|                    | Elevators             |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction       | 100%  |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                       | Location : (8) B-7 (2) B-8 (1) B-9                      |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 11 Units                                  |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BUREAU OF SUPPLIES  
**Address** : 44-36 VERNON BLVD  
**Borough** : QUEENS **Agency's Number** : Q801  
**Program / Asset #** : BOE0895.000 / 1461 **Yr Built/Renovated** : 1931 / 2011  
**Area Sq Ft** : 750,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,ph  
**Block** : 489 **Lot** : 1 **BIN** : 4005429

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$5,083,000        | \$2,430,400         |
| Interior Architecture | \$2,365,200        | \$3,998,000         |
| Electrical            |                    | \$768,200           |
| Mechanical            | \$182,900          | \$27,140,500        |
| <b>Total</b>          | <b>\$7,631,100</b> | <b>\$34,337,100</b> |
| Priority A            | \$5,083,000        | \$2,430,400         |
| Priority B            | \$1,063,100        | \$28,181,400        |
| Priority C            | \$1,485,000        | \$3,725,400         |
| <b>Total</b>          | <b>\$7,631,100</b> | <b>\$34,337,100</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$1,100          |                  |                  |                  |
| Interior Architecture | \$58,700         |                  | \$51,700         | \$17,200         |
| Electrical            | \$115,200        | \$65,600         | \$74,000         | \$67,900         |
| Mechanical            | \$129,500        | \$167,900        | \$149,100        | \$138,500        |
| Elevators/Escalators  | \$35,500         | \$35,500         | \$35,500         | \$35,500         |
| <b>Total</b>          | <b>\$340,100</b> | <b>\$269,000</b> | <b>\$310,400</b> | <b>\$259,100</b> |
| Priority A            | \$1,100          |                  |                  |                  |
| Priority B            | \$280,200        | \$269,000        | \$281,700        | \$241,900        |
| Priority C            | \$58,700         |                  | \$28,700         | \$17,200         |
| <b>Total</b>          | <b>\$340,100</b> | <b>\$269,000</b> | <b>\$310,400</b> | <b>\$259,100</b> |



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

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**DEPARTMENT OF EDUCATION - 040**  
**BUREAU OF SUPPLIES**  
**Asset # : 1461**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 25%        | Now               | \$1,453,700    | LIFE    | **                 | 5           | \$563,000      | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Window Sill At Penthouse                                |            |                   |                |         |                    |             |                |               |  |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Compressor Room In Basement, Foundation At North Facade |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 65%        |                   |                | LIFE    | **                 | 5           | \$2,927,800    | A             |  |
| Metal Coiling Doors  | 10%        |                   |                | 2028    | **                 | 5           | \$140,800      | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        | Now               | \$327,100      | 2039    | **                 | 5           | \$17,000       | A             |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room On 6th Floor                            |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : 4th, 5th And 6th Floors                                 |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,200        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 100%       |                   |                | LIFE    | **                 | 5           | \$525,300      | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       | Now               | \$1,575,700    | 2033    | **                 |             |                | A             |  |
| Air/Water Blisters, Extent : Moderate, Area Affected : 25%         |            |                   |                |         |                    |             |                |               |  |
| Location : Roof Over 6th Floor                                     |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Over 6th Floor  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 5%         |                   |                | 2022    | \$271,400          | 3           | \$68,900       | C             |  |
| Cast in Place Concrete   | 65%        |                   |                | LIFE    | **                 | 5           | \$2,611,700    | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Area Adjacent To North Side                    |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2019    | \$1,017,200        | 5           | \$45,900       | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$71,800       | C             |  |
| Vinyl Tile   | 15%        |                   |                | 2023    | \$1,313,000        | 3           | \$68,900       | C             |  |
| Vinyl Tile   | 5%         |                   |                | 2028    | **                 | 3           | \$17,200       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 45%        |                   |                | LIFE    | **                 | 5           | \$106,900      | C             |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$50,500       | C             |  |
| Gypsum Board   | 5%         |                   |                | LIFE    | **                 | 5-10        | \$25,200       | C             |  |
| Masonry: Brick   | 5%         |                   |                | LIFE    | **                 | 10          | \$4,500        | C             |  |
| Metal Panel  | 5%         |                   |                | LIFE    | **                 | 10          | \$6,700        | C             |  |
| Plaster  | 25%        |                   |                | LIFE    | **                 | 5-10        | \$63,100       | C             |  |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE    | **                 | 10          | \$7,400        | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**BUREAU OF SUPPLIES**  
**Asset # : 1461**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         |                   |                | 2028               | * *            | 5           | \$45,900       | B             |
| AcousTileConcealSpLn  | 10%        |                   |                | 2028               | * *            | 5           | \$114,800      | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2036               | * *            | 5           | \$45,900       | B             |
| Exposed Concrete  | 60%        |                   |                | LIFE               | * *            | 5-10        | \$688,800      | B             |
| Exposed Concrete  | 10%        | Now               | \$177,000      | LIFE               | * *            | 5           | \$14,400       | B             |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Tank Room Area In Basement                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Compressor Room In Basement                        |            |                   |                |                    |                |             |                |               |
| Plaster   | 10%        |                   |                | LIFE               | * *            | 5-10        | \$157,800      | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2043               | * *            | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 3000 Amperes     |            |                   |                |                    |                |             |                |               |
| Under Construction   | 50%        |                   |                |                    |                |             |                | D             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2043               | * *            | 5           | \$800          | B             |
| Under Construction   | 70%        |                   |                |                    |                |             |                | D             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 40%        |                   |                | 2023               | \$25,100       | 1           |                | B             |
| Conduit  | 40%        |                   |                | 2043               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Under Construction   | 10%        |                   |                |                    |                |             |                | D             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$18,100       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2022               | \$72,300       | 5           | \$6,500        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2039               | * *            | 5           | \$3,300        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2045               | * *            | 5           | \$3,300        | B             |
| Under Construction   | 10%        |                   |                |                    |                |             |                | D             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$29,200       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Under Construction   | 10%        |                   |                |                    |                |             |                | D             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2021               | \$45,200       | 5           | \$1,200        | B             |
| Locally Mounted  | 70%        |                   |                | 2036               | * *            | 5           | \$2,900        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**BUREAU OF SUPPLIES**  
**Asset # : 1461**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$18,100              | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2038                      | * *                   | 1                  | \$237,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Recently Installed, Rated @ 400kw</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2018                      | \$600                 | 5                  | \$22,700              | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2063                      | * *                   | 5                  | \$18,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside The Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Recent Installations</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2031                      | * *                   | 10                 | \$551,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2023                      | \$5,100               | 10                 | \$400                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$74,100              | B                    |
| Exit, Service   | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$25,100              | 10                 | \$2,000               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 70%               |                          |                       | 2028                      | * *                   | 1                  | \$160,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways And Outside</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Camera And Intrusion Alarm System</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 70%               |                          |                       | 2028                      | * *                   | 1-3                | \$265,200             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**BUREAU OF SUPPLIES**  
**Asset # : 1461**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6                  | 80%   |                   |                | 2023               | \$1,378,900    | 5           | \$152,100      | B             |
| Natural Gas                    | 20%   |                   |                | 2033               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 20%   |                   |                | 2028               | * *            | 1           | \$60,800       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 8 Roof Top Units                            |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 80%   | Now               | \$54,500       | 2021               | \$2,725,100    | 1           | \$438,100      | B             |
|                                | Malfunctioning, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                | Location : Fuel Pump And Oil Pressure Regulator, Basement |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 80%   |                   |                | 2023               | \$3,908,600    | 4           | \$36,400       | B             |
| No Component                   | 20%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 15%   |                   |                | 2023               | \$565,900      | 1           | \$57,000       | B             |
| Convactor/Radiator             | 75%   |                   |                | 2021               | \$4,957,000    | 1           | \$149,000      | B             |
| Fan Coil Unit/Heat             | 10%   | Now               | \$52,400       | 2018               | \$1,047,700    | 1           | \$17,900       | B             |
|                                | Not in Service, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller    | 15%   |                   |                | 2023               | \$356,300      | 1           | \$42,700       | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 20%   |                   |                | 2028               | * *            | 2           | \$7,600        | B             |
| Window/Wall Unit               | 20%   |                   |                | 2021               | \$287,700      | 1           |                | B             |
| No Component                   | 45%   |                   |                |                    |                |             |                | D             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump          | 15%   |                   |                | 2033               | * *            | 4           | \$4,500        | B             |
| No Component                   | 85%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 15%   |                   |                | 2023               | \$245,200      | 1           | \$57,000       | B             |
| No Component                   | 85%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Remote Air Cond                | 15%   |                   |                | 2028               | * *            | 2           | \$64,100       | B             |
| No Component                   | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 50%   |                   |                | LIFE               | * *            | 2-5         | \$270,900      | B             |
| No Component                   | 50%   |                   |                |                    |                |             |                | D             |

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**DEPARTMENT OF EDUCATION - 040**  
**BUREAU OF SUPPLIES**  
**Asset # : 1461**

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                |                    |                |             |                |               |
|                    | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                    | Interior  | 30%            |                   |                | 2023               | \$232,100      | 2           | \$5,700        | B             |
|                    | Roof  | 20%            |                   |                | 2028               | * *            | 2           | \$3,800        | B             |
|                    | No Component  | 50%            |                   |                |                    |                |             |                | D             |
| Plumbing           |   |                |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                | 2033               | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                |                    |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                | 2023               | \$162,900      | 2           | \$9,200        | B             |
|                    | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                    | Location : New Unit Installation Is In Progress, Basement |                |                   |                |                    |                |             |                |               |
|                    | HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
|                    | Low Temp  | 100%           |                   |                | 2023               | \$217,100      | 4           | \$91,300       | B             |
|                    | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           | Now               | \$19,500       | LIFE               | * *            | 1           |                | B             |
|                    | Blockage /Clogged, Extent : Severe, Area Affected : 5%    |                |                   |                |                    |                |             |                |               |
|                    | Location : Southwest Corner At Basement                   |                |                   |                |                    |                |             |                |               |
|                    | Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures  |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport |   |                |                   |                |                    |                |             |                |               |
|                    | Elevators   |                |                   |                |                    |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
|                    | Location : B-6  |                |                   |                |                    |                |             |                |               |
|                    | Explanation : 6 Units                                     |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |               |
|                    | Standpipe   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2023               | \$2,497,100    | 1-5         | \$321,400      | B             |
|                    | Sprinkler   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2023               | \$8,170,000    | 1-2         | \$172,200      | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : BUSHWICK HIGH SCHOOL - BK  
**Address** : 400 IRVING AVE. BTWN: MADISON ST., PUTNAM AVE.  
**Borough** : BROOKLYN **Agency's Number** : K480  
**Program / Asset #** : BOE0636.000 / 2524 **Yr Built/Renovated** : 1911 / 1998  
**Area Sq Ft** : 205,000 **Project Type** : EDUCATION  
**Date of Survey** : 31-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,6  
**Block** : 3365 **Lot** : 98 **BIN** : 3076908

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,700              | \$295,900             |
| Interior Architecture | \$1,508,900           | \$532,700             |
| Electrical            | \$1,805,500           | \$3,281,000           |
| Mechanical            | \$379,200             | \$165,900             |
| <b>Total</b>          | <b>\$3,734,400</b>    | <b>\$4,275,400</b>    |
| Priority A            | \$40,700              | \$295,900             |
| Priority B            | \$2,184,800           | \$3,524,500           |
| Priority C            | \$1,508,900           | \$455,000             |
| <b>Total</b>          | <b>\$3,734,400</b>    | <b>\$4,275,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$99,000         | \$5,800          | \$600           | \$13,000         |
| Interior Architecture | \$18,800         | \$37,400         | \$3,400         | \$46,600         |
| Electrical            | \$63,200         | \$28,300         | \$35,400        | \$59,800         |
| Mechanical            | \$9,600          | \$24,000         | \$33,400        | \$27,400         |
| Elevators/Escalators  | \$23,700         | \$23,700         | \$23,700        | \$23,700         |
| <b>Total</b>          | <b>\$214,300</b> | <b>\$119,100</b> | <b>\$96,400</b> | <b>\$170,500</b> |
| Priority A            | \$99,000         | \$5,800          | \$600           | \$13,000         |
| Priority B            | \$96,500         | \$87,300         | \$92,400        | \$133,500        |
| Priority C            | \$18,800         | \$26,100         | \$3,400         | \$24,000         |
| <b>Total</b>          | <b>\$214,300</b> | <b>\$119,100</b> | <b>\$96,400</b> | <b>\$170,500</b> |



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 Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE    | **                 | 5           | \$54,200       | A             |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 | 5           | \$34,700       | A             |  |
| Masonry: Brick  | 65%        |                   |                | LIFE    | **                 | 5           | \$150,400      | A             |  |
| Masonry: Fieldstone   | 7%         |                   |                | LIFE    | **                 | 5           | \$12,100       | A             |  |
| Masonry: Granite  | 2%         | Now               | \$31,200       | LIFE    | **                 | 5           | \$3,500        | A             |  |
| Repointing Failure, Extent : Light, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade.                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 3%         | 2-4               | \$17,400       | LIFE    | **                 | 5           | \$5,200        | A             |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade Along Irving Place.                   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 3%         |                   |                | 2042    | **                 | 5-10        | \$47,700       | A             |  |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE    | **                 | 5           | \$15,000       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 98%        |                   |                | 2038    | **                 | 5           | \$57,600       | A             |  |
| Aluminum  | 2%         |                   |                | 2021    | \$56,600           | 5           | \$1,200        | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$19,800       | LIFE    | **                 | 5           | \$3,500        | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%   |            |                   |                |         |                    |             |                |               |  |
| Location : Missing Stone Unit On The West Parapet Wall.       |            |                   |                |         |                    |             |                |               |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 60% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout.  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 70%        |                   |                | LIFE    | **                 | 5           | \$6,300        | A             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
| Masonry: Brick  | 8%         | Now               | \$4,800        | LIFE    | **                 | 5           | \$700          | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Corners Of Gymnasium                               |            |                   |                |         |                    |             |                |               |  |
| Repointing Failure, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Corners Of Gymnasium                               |            |                   |                |         |                    |             |                |               |  |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 5%         |                   |                | 2035    | **                 | 5-10        | \$8,200        | A             |  |
| Metal Security Bars   | 5%         |                   |                | 2050    | **                 |             |                | A             |  |
| Metal: Cage/Fence   | 2%         |                   |                | 2035    | **                 | 5-10        | \$1,400        | A             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 11%  |                   |                | 2031               | * *            | 10          | \$1,500        | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Over Pool   |                   |                |                    |                |             |                |               |
|                        | Explanation : Covered With Snow                              |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 25%  | Now               | \$5,500        | 2027               | * *            |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Roof Stair Bulkhead.                  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 50%  |                   |                | 2027               | * *            | 10          | \$40,700       | A             |
| Cast in Place Concrete | 2%   | Now               | \$2,600        | LIFE               | * *            |             |                | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Above Electrical Room                             |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Above Electrical Room                             |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 10%  | Now               | \$17,700       | 2027               | * *            |             |                | A             |
|                        | Alligatoring, Extent : Light, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations Throughout.                     |                   |                |                    |                |             |                |               |
|                        | Blisters, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations Throughout.                     |                   |                |                    |                |             |                |               |
|                        | Seams Open/Split, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : 1998 Wing   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%   |                   |                | 2032               | * *            | 10          | \$5,400        | A             |

Interior

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$24,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$11,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$6,800        | C             |
| Quarry Tile  | 5%         |                   |                | 2027               | **             | 5           | \$16,900       | C             |
| Sheet Vinyl/Rubber   | 10%        | Now               | \$35,100       | 2022               | \$351,300      | 5           | \$16,900       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 5%                    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium.   |            |                   |                |                    |                |             |                |               |
| Seams Open/Split, Extent : Moderate, Area Affected : 5%                    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 5%                         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2017               | \$645,900      | 3           | \$33,900       | C             |
| Other Observation, Extent : Severe, Area Affected : 60%                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9's.   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2027               | **             | 3           | \$8,500        | C             |
| Wood   | 27%        | Now               | \$258,600      | 2037               | **             | 5           | \$57,200       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%                |            |                   |                |                    |                |             |                |               |
| Location : Classroom Of 1913 Wing  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%                      |            |                   |                |                    |                |             |                |               |
| Location : Classroom Of 1913 Wing  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$21,200       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 2%                 |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stage.   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$14,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2037               | **             | 5           | \$14,100       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Pool Area   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$11,300       | C             |
| Folding Partition  | 3%         |                   |                | 2038               | **             | 5           | \$21,200       | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board   | 10%        | Now               | \$10,300       | LIFE               | **             | 5           | \$16,900       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Inside Stair Tower Third Floor.                                 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        | Now               | \$569,300      | LIFE               | **             | 5           | \$46,500       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%               |            |                   |                |                    |                |             |                |               |
| Location : Sixth Floor.  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms From The Second To Fifth Floors Of 1913 Wing |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 20%                      |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms From The Second To Fifth Floors Of 1913 Wing |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

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

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2027 | * * | 5 | \$22,600 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2027 | * * | 5 | \$22,600 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2035 | * * | 5 | \$22,600 | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$3,500  | B |
| Metal Panel          | 5%  |  |  | LIFE | * * | 5 | \$14,100 | B |
| Plaster              | 55% |  |  | LIFE | * * | 5 | \$77,600 | B |

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

## Under 600 Volts

## Service Equipment

|   |     |     |          |      |           |   |         |   |
|---|-----|-----|----------|------|-----------|---|---------|---|
| Fused Disc Sw   | 25% |     |          | 2042 | * *       | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Electrical Room</i><br><i>Explanation : One 1,200 Amp Main Disconnect Switch Serving Annex Building</i>   |     |     |          |      |           |   |         |   |
| Fused Disc Sw   | 25% |     |          | 2042 | * *       | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Electrical Room, Annex Building Basement</i><br><i>Explanation : One 800 Amp Main Disconnect Switch Serving Annex Building</i>  |     |     |          |      |           |   |         |   |
| Fused Knife Sw  | 50% | 2-4 | \$32,600 | 2052 | * *       | 5 | \$200   | B |
| <i>Enclosure Corroded, Extent : Light, Area Affected : 20%</i><br><i>Location : Electrical Room</i><br><i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Other Observation, Extent : Moderate, Area Affected : 85%</i><br><i>Location : Electrical Room, Main Building Basement</i><br><i>Explanation : Two 2,000 Amps Main Disconnect Switch Serve Main Building And Pool Area</i> |     |     |          |      |           |   |         |   |
| Switchgear / Switchboard  |     |     |          |      |           |   |         |   |
| Fused Disc Sw   | 25% |     |          | 2042 | * *       | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Electrical Room, Annex Building Basement</i><br><i>Explanation : Serves Annex Building</i>  |     |     |          |      |           |   |         |   |
| Molded Case Bkrs  | 75% |     |          | 2022 | \$223,500 | 5 | \$3,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 85%</i><br><i>Location : Mechanical Room, Main Building Basement</i><br><i>Explanation : Serves Main Building And Pool Area</i>  |     |     |          |      |           |   |         |   |
| Raceway   |     |     |          |      |           |   |         |   |
| Conduit   | 74% |     |          | 2022 | \$294,100 | 1 |         | B |
| Conduit   | 25% |     |          | 2042 | * *       | 1 |         | B |
| Tray  | 1%  |     |          | 2020 | \$4,000   | 1 |         | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Main Building Basement</i><br><i>Explanation : Metal Tray From Main Service Equipment To Switchgear</i>  |     |     |          |      |           |   |         |   |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 5%         |                   |                | 2038    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs  | 50%        |                   |                | 2021    | \$180,700          | 5           | \$2,200        | B             |  |
| Molded Case Bkrs  | 25%        |                   |                | 2030    | * *                | 5           | \$1,100        | B             |  |
| Molded Case Bkrs  | 20%        |                   |                | 2038    | * *                | 5           | \$900          | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 75%        | 2-4               | \$302,600      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Old Wing                                       |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 25%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 30%        |                   |                | 2027    | * *                | 5           | \$300          | B             |  |
| Locally Mounted   | 35%        |                   |                | 2020    | \$23,100           | 5           | \$400          | B             |  |
| Locally Mounted   | 30%        |                   |                | 2035    | * *                | 5           | \$300          | B             |  |
| Locally Mounted   | 5%         | 2-4               | \$3,300        | 2042    | * *                | 5           |                | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room                                |            |                   |                |         |                    |             |                |               |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 50%        |                   |                | LIFE    | * *                | 5           | \$1,200        | B             |  |
| Generic   | 50%        |                   |                | LIFE    | * *                | 5           | \$1,200        | B             |  |
| Stand-by Power  |            |                   |                |         |                    |             |                |               |  |
| Transfer Switches   |            |                   |                |         |                    |             |                |               |  |
| Automatic   | 100%       |                   |                | 2035    | * *                | 1           | \$51,800       | B             |  |
| Generators  |            |                   |                |         |                    |             |                |               |  |
| Natural Gas   | 100%       |                   |                | 2031    | * *                | 1           | \$65,000       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : On The Roof Of The New Wing.                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 53.6 Kw                                     |            |                   |                |         |                    |             |                |               |  |
| Batteries   |            |                   |                |         |                    |             |                |               |  |
| Lead/Acid   | 100%       |                   |                | 2016    | \$600              | 5           | \$6,200        | B             |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 67%   |                   |                | 2017               | \$1,348,600    | 10          | \$92,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Main Building   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%   |                   |                | 2027               | * *            | 10          | \$20,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Annex Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%   |                   |                | 2030               | * *            | 10          | \$13,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Main Building Hallways, Stairways, Some Classrooms And Bathrooms |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2017               | \$18,900       | 10          | \$100          | B             |
| HID                   | 2%  |                   |                | 2022               | \$12,600       | 10          | \$100          | B             |
| Incandescent          | 3%  |                   |                | 2017               | \$40,800       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%   |                   |                | 2030               | * *            | 10          | \$14,600       | B             |
|                       | Damaged Fixtures, Extent : Moderate, Area Affected : 40%                    |                   |                |                    |                |             |                |               |
|                       | Location : Main Building First Floor  |                   |                |                    |                |             |                |               |
| Exit, LED             | 15%   |                   |                | 2050               | * *            | 1           |                | B             |
| Exit, Service         | 45%   |                   |                | 2017               | \$11,300       | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2030               | * *            | 10          | \$500          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2022               | \$578,700      | 1           | \$62,800       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                       | Location : Main Lobby   |                   |                |                    |                |             |                |               |
|                       | Explanation : Internet Protocol Digital Video System Type.                  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2022               | \$1,980,900    | 1-3         | \$103,500      | B             |
| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| <b>Mechanical</b>              |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                  |  |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                    | 15%  |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Annex</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Explanation : Serves Rooftop Heating And Cooling Units</i>  |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel    | 85%  |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
|                                | <i>Not in Service, Extent : Light, Area Affected : 50%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Basement Vault, 1 Of 2 Tanks</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Basement Vault</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Explanation : Two 12,000 Gallon Tanks For #2 Fuel</i>   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment           |  |                          |                       |                           |                       |                    |                       |                      |
| Furnace                        | 15%  |                          |                       | 2027                      | * *                   | 1                  | \$11,200              | B                    |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Annex Roof</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Explanation : 9 Units</i>   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                   | 85%  | Now                      | \$35,600              | 2035                      | * *                   | 1                  | \$114,500             | B                    |
|                                | <i>Damaged, Extent : Severe, Area Affected : 67%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Boiler Room. Boiler #1 Has 7 Plugged Tubes And Boiler #2 Has 8 Plugged Tubes. Boilers Nearing Point To Be Retubed.</i> |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Malfunctioning, Extent : Moderate, Area Affected : 33%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Boiler Room. Boiler #3, Unreliable Burner Control Operation</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Explanation : 3 Steam Boilers</i>   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                   |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump              | 85%  | Now                      | \$204,300             | 2032                      | * *                   | 4                  | \$6,300               | B                    |
|                                | <i>Leak Evident, Extent : Light, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Various Locations</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Malfunctioning, Extent : Severe, Area Affected : 90%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Throughout. Broken Or Malfunctioning Danfoss Valves And Steam Traps</i>  |                          |                       |                           |                       |                    |                       |                      |
| No Component                   | 15%  |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices               |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                    | 25%  |                          |                       | 2027                      | * *                   | 1                  | \$23,400              | B                    |
| Convactor/Radiator             | 60%  |                          |                       | 2027                      | * *                   | 1                  | \$29,300              | B                    |
| No Component                   | 15%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>        |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                  |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                    | 100%   |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment           |  |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling | 15%  |                          |                       | 2030                      | * *                   | 2                  | \$1,400               | B                    |
| Window/Wall Unit               | 25%  | Now                      | \$44,200              | 2020                      | \$88,500              | 1                  |                       | B                    |
|                                | <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                | <i>Location : Multiple Defects Throughout Classrooms And Office</i>  |                          |                       |                           |                       |                    |                       |                      |
| No Component                   | 60%  |                          |                       |                           |                       |                    |                       | D                    |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Direct Expansion  | 10%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond   | 10%               |                          |                       | 2027                      | * *                   | 2                  | \$10,500              | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$84,200              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 50%               |                          |                       | 2017                      | \$95,100              | 2                  | \$2,300               | B                    |
| Roof  | 50%               |                          |                       | 2027                      | * *                   | 2                  | \$2,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 15%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 85%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 85%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Main Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2020                      | \$40,100              | 2                  | \$2,300               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 - 1250 Gallon Unit Serves Main And Annex, 1 - 300 Gallon Unit Serves Pool Area</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 1%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Drain Pipe In Toilet Room 427</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Duplex Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pool Filter/Treatment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand  | 100%              |                          |                       | 2035                      | * *                   | 4                  |                       | B                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Needs Sand</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**BUSHWICK HIGH SCHOOL - BK**  
**Asset # : 2524**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 85%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 15%   |                   |                    | 2030    | * *            | 1           | \$1,400        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Annex  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : In Annex Only                             |                   |                    |         |                |             |                |               |
| Fixtures           |                    |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 50%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Main Building                                |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit, 1 To 6, 1 Unit B To 6             |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 50%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Annex  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit, 1 To 3, 1 Freight, B To 2         |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 80%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 20%   |                   |                    | 2042    | * *            | 1-5         | \$15,300       | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Throughout                                   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 100% In Annex, 5% In Main Building        |                   |                    |         |                |             |                |               |
| Sprinkler          |                    |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 80%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 20%   |                   |                    | 2042    | * *            | 1-2         | \$8,500        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Throughout                                   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 100% In Annex, 5% In Main Building        |                   |                    |         |                |             |                |               |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CAMBRIA HEIGHTS ACADEMY - Q  
**Address** : 188-04 91ST AVENUE  
**Borough** : QUEENS **Agency's Number** : Q799  
**Program / Asset #** : BOE1117.000 / 14573 **Yr Built/Renovated** :  
**Area Sq Ft** : 32,300 **Project Type** : EDUCATION  
**Date of Survey** : 25-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 10443 **Lot** : 1 **BIN** : 4222072

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$64,900              |
| Interior Architecture | \$80,000              | \$399,700             |
| Electrical            |                       | \$59,600              |
| <b>Total</b>          | <b>\$80,000</b>       | <b>\$524,200</b>      |
| Priority A            |                       | \$64,900              |
| Priority B            | \$80,000              | \$59,600              |
| Priority C            |                       | \$399,700             |
| <b>Total</b>          | <b>\$80,000</b>       | <b>\$524,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                |                |                 | \$22,100        |
| Interior Architecture |                |                | \$7,300         |                 |
| Electrical            | \$700          | \$1,200        | \$700           | \$41,600        |
| Mechanical            | \$3,500        | \$3,600        | \$11,100        | \$10,600        |
| <b>Total</b>          | <b>\$4,300</b> | <b>\$4,800</b> | <b>\$19,200</b> | <b>\$74,300</b> |
| Priority A            |                |                |                 | \$22,100        |
| Priority B            | \$4,300        | \$4,800        | \$11,800        | \$52,200        |
| Priority C            |                |                | \$7,300         |                 |
| <b>Total</b>          | <b>\$4,300</b> | <b>\$4,800</b> | <b>\$19,200</b> | <b>\$74,300</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CAMBRIA HEIGHTS ACADEMY - Q**  
**Asset # : 14573**

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

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$64,900

A

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : School Occupies Basement, 2nd And 3rd Floors**Explanation : The School Shares Space With A Church. Building Is Former Parochial School.*

Masonry: Limestone

5%

LIFE

\* \*

5

\$2,600

A

## Windows

Aluminum

100%

2038

\* \*

5

\$6,900

A

## Parapets

Masonry: Brick

95%

LIFE

\* \*

5

\$1,000

A

Masonry: Limestone

5%

LIFE

\* \*

5

\$100

A

## Roof

Copper/Terne

5%

2037

\* \*

10

\$2,600

A

Modified Bitumen

95%

2027

\* \*

10

\$19,500

A

## Interior

## Floors

Cast in Place Concrete

10%

LIFE

\* \*

5

\$13,100

C

Terrazzo

20%

LIFE

\* \*

5

\$9,400

C

Vinyl Tile

70%

2022

\$399,700

3

\$15,700

C

## Interior Walls

Ceramic Tile

5%

2031

\* \*

5

\$4,200

C

Plaster

85%

LIFE

\* \*

5

\$21,500

C

Wood

10%

LIFE

\* \*

5

\$33,700

C

## Ceilings

AcousTileSusp.Lay-In

20%

0-2

\$80,000

2042

\* \*

5

\$6,000

B

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Third Floor**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Third Floor*

Embossed Metal

25%

LIFE

\* \*

5

\$6,700

B

Plaster

55%

LIFE

\* \*

5

\$20,600

B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$5,200

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 600 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$59,600

5

\$100

B

## Raceway

Conduit

100%

2032

\* \*

1

B

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CAMBRIA HEIGHTS ACADEMY - Q**  
**Asset # : 14573**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2030                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 95%               |                          |                       | 2030                      | * *                   | 5                  | \$700                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$400                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 99%               |                          |                       | 2027                      | * *                   | 10                 | \$24,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 1%                |                          |                       | 2017                      | \$2,400               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$3,200               | B                    |
| Exit, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$11,000              | 10                 | \$100                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2022                      | \$27,400              | 1                  | \$3,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Intrusion Alarm System, Motion Sensor</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2027                      | * *                   | 1-3                | \$4,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Manual Pull Station, Alarm Bells</i>             |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**CAMBRIA HEIGHTS ACADEMY - Q**  
**Asset # : 14573**

| Mechanical       |                      | Current Repair |   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years)                                       | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |   |                    |         |                |             |                |               |
|                  | Conversion Equipment |                |   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%           |   |                    | 2035    | * *            | 1           | \$26,200       | B             |
|                  |                      |                | Other Observation, Extent : Light, Area Affected : 100% |                    |         |                |             |                |               |
|                  |                      |                | Location : Basement Boiler Room                         |                    |         |                |             |                |               |
|                  |                      |                | Explanation : 1 Unit                                    |                    |         |                |             |                |               |
|                  | Distribution         |                |   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%           |   |                    | 2032    | * *            | 4           | \$1,300        | B             |
|                  | Terminal Devices     |                |   |                    |         |                |             |                |               |
|                  | Convactor/Radiator   | 100%           |   |                    | 2027    | * *            | 1           | \$8,600        | B             |
| Air Conditioning |                      |                |   |                    |         |                |             |                |               |
|                  | Energy Source        |                |   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |   |                    | 2030    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |   |                    | 2020    | \$6,200        | 1           |                | B             |
|                  | No Component         | 90%            |   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |   |                    |         |                |             |                |               |
|                  | Exhaust Fans         |                |   |                    |         |                |             |                |               |
|                  | Wall Unit            | 20%            |   |                    | 2022    | \$9,100        | 2           | \$200          | B             |
|                  | No Component         | 80%            |   |                    |         |                |             |                | D             |
| Plumbing         |                      |                |   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |   |                    | 2032    | * *            | 1           |                | B             |
|                  | Water Heater         |                |   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |   |                    | 2017    | \$7,000        | 2           | \$400          | B             |
|                  | Sanitary Piping      |                |   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |   |                    |         |                |             |                |               |
|                  | Submersible          | 100%           |   |                    | 2016    | \$6,200        | 4           | \$1,300        | B             |
|                  | Fixtures             |                |   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |   |                    |         |                |             |                | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CANARSIE HIGH SCHOOL - BK  
**Address** : 1600 ROCKAWAY PKWY @ AVENUE K  
**Borough** : BROOKLYN **Agency's Number** : K500  
**Program / Asset #** : BOE0641.000 / 2741 **Yr Built/Renovated** : 1964 / 1999  
**Area Sq Ft** : 299,500 **Project Type** : EDUCATION  
**Date of Survey** : 19-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8222 **Lot** : 1 **BIN** : 3230949

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$825,900             | \$3,491,500           |
| Interior Architecture | \$646,300             | \$3,936,600           |
| Electrical            | \$358,900             | \$3,015,400           |
| Mechanical            | \$299,500             | \$1,232,000           |
| <b>Total</b>          | <b>\$2,130,600</b>    | <b>\$11,675,500</b>   |
| Priority A            | \$825,900             | \$3,491,500           |
| Priority B            | \$1,108,800           | \$4,362,800           |
| Priority C            | \$196,000             | \$3,821,200           |
| <b>Total</b>          | <b>\$2,130,600</b>    | <b>\$11,675,500</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$11,700         | \$3,100          |                 |                 |
| Interior Architecture | \$37,000         | \$27,700         | \$13,800        | \$37,000        |
| Electrical            | \$2,900          | \$71,400         |                 |                 |
| Mechanical            | \$60,500         | \$38,600         | \$60,700        | \$38,600        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$120,000</b> | <b>\$148,700</b> | <b>\$82,400</b> | <b>\$83,600</b> |
| Priority A            | \$11,700         | \$3,100          |                 |                 |
| Priority B            | \$71,300         | \$145,600        | \$68,600        | \$46,500        |
| Priority C            | \$37,000         |                  | \$13,800        | \$37,000        |
| <b>Total</b>          | <b>\$120,000</b> | <b>\$148,700</b> | <b>\$82,400</b> | <b>\$83,600</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**CANARSIE HIGH SCHOOL - BK**  
**Asset # : 2741**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  | 0-2               | \$559,300      | LIFE               | * *            | 5           | \$166,400      | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 2%   | Now               | \$6,200        | LIFE               | * *            | 5           | \$3,700        | A             |
|                         | Diagonal Cracks, Extent : Severe, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                         | Location : Near Front Entrance                                   |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 5%   |                   |                | LIFE               | * *            | 5           | \$17,300       | A             |
| Granite Panels          | 3%   |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2019               | \$1,123,500    | 5           | \$23,300       | A             |
|                         | Glazing Clouded, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%  |                   |                | LIFE               | * *            | 5           | \$10,300       | A             |
| Metal Rail              | 20%  |                   |                | 2033               | * *            | 5-10        | \$49,700       | A             |
| Metal: Cage/Fence       | 5%   |                   |                | 2025               | * *            | 5-10        | \$5,300        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%  |                   |                | 2020               | \$756,200      | 10          | \$139,900      | A             |
| IRMA/Protected Membrane | 50%  | Now               | \$260,400      | 2020               | \$1,301,900    |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Severe, Area Affected : 35%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                         | Location : On Insulation   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2023               | \$262,600      | 5           | \$11,900       | C             |
| Panel/Paver: Cer/Brk    | 2%   |                   |                | 2036               | * *            | 5           | \$17,800       | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | * *            | 5           | \$15,400       | C             |
| Vinyl Tile              | 75%  |                   |                | 2020               | \$2,824,400    | 3           | \$148,200      | C             |
| Vinyl Tile              | 10%  |                   |                | 2028               | * *            | 3           | \$14,800       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Second And Third Floor Labs                           |                   |                |                    |                |             |                |               |
| Wood                    | 5%   |                   |                | 2048               | * *            | 5           | \$37,000       | C             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CANARSIE HIGH SCHOOL - BK**  
**Asset # : 2741**

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

## Interior

## Interior Walls

|                       |     |     |           |      |           |   |          |   |
|-----------------------|-----|-----|-----------|------|-----------|---|----------|---|
| Ceramic Tile          | 5%  |     |           | 2023 | \$660,300 | 5 | \$22,400 | C |
| Concrete Masonry Unit | 10% |     |           | LIFE | * *       | 5 | \$17,900 | C |
| Marble Panels         | 5%  | Now | \$196,000 | LIFE | * *       |   |          | C |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : Throughout Main Entrance Lobby*

*Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%*

*Location : Main Entrance Lobby*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 50% |  |  | LIFE | * * | 5 | \$67,200 | C |
| Plaster | 5%  |  |  | LIFE | * * | 5 | \$6,700  | C |

*Recent Repair Evident, Extent : Light, Area Affected : 60%*

*Location : Second And Third Floor Labs*

|                     |     |  |  |      |     |  |  |   |
|---------------------|-----|--|--|------|-----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * |  |  | C |
|---------------------|-----|--|--|------|-----|--|--|---|

## Ceilings

|                      |     |     |           |      |     |   |           |   |
|----------------------|-----|-----|-----------|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 15% |     |           | 2025 | * * | 5 | \$55,400  | B |
| Exposed Concrete     | 55% |     |           | LIFE | * * | 5 | \$31,700  | B |
| Metal Panel          | 25% | Now | \$450,300 | LIFE | * * | 5 | \$115,400 | B |

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%*

*Location : Corridor(s)*

*Deformed/Dented, Extent : Severe, Area Affected : 55%*

*Location : Corridor(s)*

*Deteriorated Finish, Extent : Severe, Area Affected : 45%*

*Location : Corridor(s)*

|         |    |  |  |      |     |   |          |   |
|---------|----|--|--|------|-----|---|----------|---|
| Plaster | 5% |  |  | LIFE | * * | 5 | \$11,500 | B |
|---------|----|--|--|------|-----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |         |   |
|---------------|------|--|--|------|-----|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$1,100 | B |
|---------------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 4 Main Disconnect Switches Rated At 1600 Amps Each*

## Switchgear / Switchboard

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2030 | * * | 5 | \$6,500 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2030 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |     |          |      |           |   |         |   |
|------------------|-----|-----|----------|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |     |          | 2019 | \$325,200 | 5 | \$5,900 | B |
| Molded Case Bkrs | 10% | 2-4 | \$36,100 | 2045 | * *       | 5 | \$300   | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**CANARSIE HIGH SCHOOL - BK**  
**Asset # : 2741**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$322,800             | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2020                      | \$80,700              | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$66,000              | 5                  | \$1,700               | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2020                      | \$2,308,600           | 10                 | \$234,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2020                      | \$22,000              | 10                 | \$200                 | B                    |
| Incandescent  | 1%                |                          |                       | 2015                      | \$23,800              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2015                      | \$21,900              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2015                      | \$21,900              | 1                  |                       | B                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$81,800              | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$261,800             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$42,000              | 2030                      | * *                   | 4                  | \$13,000              | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4 Overhead Steam Valves And Equalize Lines Of Steam Boilers</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 50%               |                          |                       | 2020                      | \$811,500             | 1                  | \$81,700              | B                    |
| Convactor/Radiator  | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$42,700              | B                    |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**CANARSIE HIGH SCHOOL - BK**  
**Asset # : 2741**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>      |                   |                          |  |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |                          |  |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 35%               |                          |  | 2015                      | \$216,600             | 1                  |                       | B                    |
| No Component                 | 65%               |                          |  |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |                          |  |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |  |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |  | LIFE                      | * *                   | 2-5                | \$147,200             | B                    |
| Exhaust Fans                 |                   |                          |  |                           |                       |                    |                       |                      |
| Interior                     | 80%               | Now                      | \$5,300  | 2020                      | \$266,200             | 2                  | \$5,200               | B                    |
|                              |                   |                          | <i>Unit Inoperable, Extent : Severe, Area Affected : 10%<br/>Location : Several Motors Of Exhaust Fan Burned Out</i> |                           |                       |                    |                       |                      |
| Roof                         | 20%               |                          |  | 2020                      | \$47,900              | 2                  | \$1,600               | B                    |
| <b>Plumbing</b>              |                   |                          |  |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |  |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |  | 2025                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |                   |                          |  |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              |                          |  | 2030                      | * *                   | 4                  | \$39,300              | B                    |
| Sanitary Piping              |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |  |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              | Now                      | \$2,100  | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
|                              |                   |                          | <i>Malfunctioning, Extent : Severe, Area Affected : 50%<br/>Location : Basement Boiler Room</i>                      |                           |                       |                    |                       |                      |
| Sewage Ejector(s)            |                   |                          |  |                           |                       |                    |                       |                      |
| Electric                     | 100%              | Now                      | \$1,000  | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
|                              |                   |                          | <i>Malfunctioning, Extent : Severe, Area Affected : 50%<br/>Location : Basement Girls' Locker Room</i>               |                           |                       |                    |                       |                      |
| Fixtures                     |                   |                          |  |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |  |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |                   |                          |  |                           |                       |                    |                       |                      |
| Elevators                    |                   |                          |  |                           |                       |                    |                       |                      |
| Geared Traction              | 75%               |                          |  | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 75%<br/>Location : B-3<br/>Explanation : 1 Unit</i>            |                           |                       |                    |                       |                      |
| Hydraulic                    | 25%               |                          |  | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 25%<br/>Location : B-1<br/>Explanation : 1 Unit</i>            |                           |                       |                    |                       |                      |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CAREER DEVELOPMENT - M (M751)  
**Address** : 113 E 4 TH ST 10003 BTWN: 1 AVE., 2 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M751  
**Program / Asset #** : BOE0151.000 / 519 **Yr Built/Renovated** : 1894 / 2002  
**Area Sq Ft** : 41,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 446 **Lot** : 20 **BIN** : 1006208

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$243,600             |
| Interior Architecture | \$376,100             |                       |
| Electrical            | \$396,200             | \$287,100             |
| Mechanical            | \$43,500              | \$176,400             |
| <b>Total</b>          | <b>\$815,700</b>      | <b>\$707,100</b>      |
| Priority A            |                       | \$243,600             |
| Priority B            | \$439,700             | \$463,500             |
| Priority C            | \$376,100             |                       |
| <b>Total</b>          | <b>\$815,700</b>      | <b>\$707,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$10,300        | \$700           | \$13,900        |
| Interior Architecture | \$54,200        | \$1,300         |                 | \$3,900         |
| Electrical            | \$35,200        | \$2,200         | \$2,200         | \$13,400        |
| Mechanical            | \$5,400         | \$4,800         | \$8,200         | \$29,100        |
| <b>Total</b>          | <b>\$94,800</b> | <b>\$18,600</b> | <b>\$11,100</b> | <b>\$60,200</b> |
| Priority A            |                 | \$10,300        | \$700           | \$13,900        |
| Priority B            | \$57,800        | \$7,000         | \$10,400        | \$42,500        |
| Priority C            | \$37,000        | \$1,300         |                 | \$3,900         |
| <b>Total</b>          | <b>\$94,800</b> | <b>\$18,600</b> | <b>\$11,100</b> | <b>\$60,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CAREER DEVELOPMENT - M (M751)**  
**Asset # : 519**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$50,100       | A             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Lintels, Sills And Decorations                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$57,700       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 25%  |                   |                | 2038               | **             | 5           | \$4,500        | A             |
| Wood                   | 75%  |                   |                | 2038               | **             | 5           | \$135,900      | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Copper/Terne           | 7%   |                   |                | 2057               | **             | 5           | \$1,600        | A             |
| Masonry: Brick         | 60%  |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Parapets Are Very Low                            |                   |                |                    |                |             |                |               |
| Metal Rail             | 20%  |                   |                | 2035               | **             | 5-10        | \$17,000       | A             |
| Pre-Cast Concrete      | 3%   |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 73%  |                   |                | 2027               | **             | 10          | \$13,100       | A             |
| Copper/Terne           | 2%   |                   |                | 2050               | **             | 10          | \$900          | A             |
| Roll Roofing           | 5%   |                   |                | 2021               | \$4,000        | 5           | \$1,500        | A             |
| Skylight, Metal/Glass  | 10%  |                   |                | 2048               | **             | 10          | \$6,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Skylights   |                   |                |                    |                |             |                |               |
| Slate                  | 10%  |                   |                | LIFE               | **             |             |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2025               | **             | 5           | \$2,600        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Toilet Rooms  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%  | Now               | \$54,100       | 2027               | **             | 3           | \$10,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Uneven Substrate, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 40%            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%   |                   |                | 2032               | **             | 3           | \$1,300        | C             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |
| Wood                   | 35%  | Now               | \$115,000      | 2050               | **             | 5           | \$16,900       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Classrooms  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Classrooms  |                   |                |                    |                |             |                |               |

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

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

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**DEPARTMENT OF EDUCATION - 040**  
**CAREER DEVELOPMENT - M (M751)**  
**Asset # : 519**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 15%               | Now                      | \$142,100             | 2025                      | * *                   | 5                  | \$4,800               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairs, Toilet Rooms</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairs, Toilet Rooms</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairs, Toilet Rooms</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Glass: Single Pane   | 5%                | Now                      | \$3,900               | LIFE                      | * *                   | 5                  | \$2,400               | C                    |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 15%               | Now                      | \$32,800              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : At Columns In Basement</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 55%               | Now                      | \$64,900              | LIFE                      | * *                   | 5                  | \$10,600              | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 401, 405, 511 And Auditorium</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Severe, Area Affected : 2%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| SGFT/Glazed Masonry  | 10%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gypsum Board   | 3%                |                          |                       | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 97%               | Now                      | \$17,200              | LIFE                      | * *                   | 5                  | \$31,300              | B                    |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms Throughout</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 800 Amps Main Disconnect Switch</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$200                 | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**CAREER DEVELOPMENT - M (M751)**  
**Asset # : 519**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2022                      | \$38,200              | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2021                      | \$4,000               | 5                  |                       | B                    |
| Fused Knife Sw  | 5%                | 2-4                      | \$4,000               | 2047                      | * *                   | 5                  |                       | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 90%               |                          |                       | 2038                      | * *                   | 5                  | \$800                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 60%               | 2-4                      | \$28,400              | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 40%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 10%               |                          |                       | 2020                      | \$1,300               | 5                  |                       | B                    |
| Locally Mounted   | 90%               |                          |                       | 2035                      | * *                   | 5                  | \$200                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$500                 | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 80%               |                          |                       | 2022                      | \$248,900             | 10                 | \$25,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2027                      | * *                   | 10                 | \$6,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$4,200               | B                    |
| Exit, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$14,000              | 10                 | \$100                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2030                      | * *                   | 1                  | \$2,500               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2017                      | \$396,200             | 1-3                | \$21,300              | B                    |

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

## Heating

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

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**DEPARTMENT OF EDUCATION - 040**  
**CAREER DEVELOPMENT - M (M751)**  
**Asset # : 519**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Vault</i><br><i>Explanation : 3,500 Gallon Tank</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$34,200              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 2 - Boilers</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$1,700               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convector/Radiator  | 90%               |                          |                       | 2027                      | * *                   | 1                  | \$10,100              | B                    |
| Fan Coil Unit/Heat  | 10%               |                          |                       | 2022                      | \$58,900              | 1                  | \$1,100               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 30%               |                          |                       | 2017                      | \$24,300              | 1                  |                       | B                    |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$19,200              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2017                      | \$43,500              | 2                  | \$1,100               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2020                      | \$117,500             | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2020                      | \$9,200               | 2                  | \$500                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : Dual Fuel / Instantaneous Type</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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

**DEPARTMENT OF EDUCATION - 040**  
**CAREER DEVELOPMENT - M (M751)**

**Asset # : 519**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression  |                |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                |                |                   |                    |         |                |             |                |               |
|   | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|   | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Some Storage Areas                           |                |                |                   |                    |         |                |             |                |               |
| Explanation : Serves Storage Areas                      |                |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CASCADES HIGH SCHOOL - M  
**Address** : 198 FORSYTH STREET  
**Borough** : MANHATTAN **Agency's Number** : M650  
**Program / Asset #** : BOE0137.000 / 1629 **Yr Built/Renovated** : 1908 / 2001  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 422 **Lot** : 72 **BIN** : 1005626

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$134,900             |
| Interior Architecture |                       | \$47,100              |
| Electrical            | \$394,500             | \$303,000             |
| Mechanical            | \$104,900             |                       |
| <b>Total</b>          | <b>\$499,400</b>      | <b>\$485,000</b>      |
| Priority A            |                       | \$134,900             |
| Priority B            | \$499,400             | \$350,100             |
| <b>Total</b>          | <b>\$499,400</b>      | <b>\$485,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$19,100        |                 | \$28,100         | \$10,600        |
| Interior Architecture | \$11,500        | \$2,100         |                  | \$8,900         |
| Electrical            | \$5,800         | \$600           | \$65,100         |                 |
| Mechanical            | \$18,300        | \$7,900         | \$27,200         | \$7,900         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900          | \$9,900         |
| <b>Total</b>          | <b>\$64,500</b> | <b>\$20,400</b> | <b>\$130,300</b> | <b>\$37,200</b> |
| Priority A            | \$19,100        |                 | \$28,100         | \$10,600        |
| Priority B            | \$33,900        | \$18,300        | \$102,200        | \$17,700        |
| Priority C            | \$11,500        | \$2,100         |                  | \$8,900         |
| <b>Total</b>          | <b>\$64,500</b> | <b>\$20,400</b> | <b>\$130,300</b> | <b>\$37,200</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**CASCADES HIGH SCHOOL - M**  
**Asset # : 1629**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$64,600       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$70,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2037               | **             | 5           | \$21,200       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  | Now               | \$5,100        | 2041               | **             | 5           | \$500          | A             |
|                        | Open Joints, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Cornice Above Fifth Floor                      |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Room 509                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%   |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%   |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Metal Rail             | 10%   |                   |                | 2034               | **             | 5-10        | \$7,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Metal Security Bars    | 5%  |                   |                | 2036               | **             |             |                | A             |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%   |                   |                | 2026               | **             | 10          | \$28,100       | A             |
| Copper/Terne           | 5%  |                   |                | 2049               | **             | 10          | \$4,400        | A             |
| Metal Panel            | 15%   |                   |                | 2034               | **             | 10          | \$9,700        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$4,200        | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Vinyl Tile             | 85%   |                   |                | 2026               | **             | 3           | \$35,600       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**CASCADES HIGH SCHOOL - M**  
**Asset # : 1629**

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

## Interior

## Interior Walls

Ceramic Tile

5%

2024

\* \*

5

\$5,200

C

Masonry: Brick

15%

LIFE

\* \*

C

*Recent Repair Evident, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

80%

LIFE

\* \*

5

\$25,100

C

## Ceilings

Exposed Concrete

10%

LIFE

\* \*

5

\$1,300

B

Plaster

90%

LIFE

\* \*

5

\$47,100

B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

10%

2021

\$8,900

5

B

Fused Disc Sw

90%

2031

\* \*

5

\$300

B

## Raceway

Conduit

90%

2021

\$76,700

1

B

Conduit

10%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2020

\$10,200

5

\$100

B

Fused Knife Sw

5%

2-4

\$5,100

2046

\* \*

5

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

20%

2029

\* \*

5

\$300

B

Molded Case Bkrs

65%

2020

\$66,100

5

\$1,100

B

## Wiring

Braided Cloth

80%

2-4

\$71,700

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2041

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2034

\* \*

5

\$200

B

Motor Control Center

50%

2034

\* \*

5

\$900

B

## Ground

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CASCADES HIGH SCHOOL - M**  
**Asset # : 1629**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : At Water Main                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Corrosion                                    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2021               | \$151,300      | 10          | \$15,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 64%        |                   |                | 2016               | \$322,800      | 10          | \$32,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2021               | \$2,300        | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$25,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$6,800        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2034               | * *            | 1           | \$55,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$8,900        | 2031               | * *            | 4           | \$2,800        | B             |
| Other Observation, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : Losing Water From Steam Return System        |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2026               | * *            | 1           | \$6,900        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2038               | * *            | 1           | \$14,500       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CASCADES HIGH SCHOOL - M**  
**Asset # : 1629**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 80%               |                          |                       | 2016                      | \$104,900             | 1                  |                       | B                    |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$31,200              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 50%               |                          |                       | 2026                      | * *                   | 2                  | \$900                 | B                    |
| Roof   | 50%               |                          |                       | 2029                      | * *                   | 2                  | \$900                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| <i>Loose, Extent : Moderate, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : The Water Main Near The Boilers</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2016                      | \$14,800              | 2                  | \$800                 | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 90%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1-5</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 10%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-1</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Obsolete Freight Unit</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CESIAH TORO MELLAN SCHOOL - BK  
**Address** : 696 JAMAICA AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K798  
**Program / Asset #** : BOE1088.000 / 14439 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 98,435 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4102 **Lot** : 19 **BIN** : 3327184

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$270,100             |
| Interior Architecture |  |                       | \$77,200              |
| Electrical            |  |                       | \$71,700              |
| <b>Total</b>          |  |                       | <b>\$418,900</b>      |
| Priority A            |  |                       | \$270,100             |
| Priority B            |  |                       | \$148,800             |
| <b>Total</b>          |  |                       | <b>\$418,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$33,900         |
| Interior Architecture | \$9,300         |                 |                 | \$32,300         |
| Electrical            | \$8,200         | \$7,000         | \$7,000         | \$11,100         |
| Mechanical            | \$12,700        | \$10,800        | \$18,200        | \$9,300          |
| Elevators/Escalators  | \$14,800        | \$14,800        | \$14,800        | \$14,800         |
| <b>Total</b>          | <b>\$45,000</b> | <b>\$32,600</b> | <b>\$40,100</b> | <b>\$101,300</b> |
| Priority A            |                 |                 |                 | \$33,900         |
| Priority B            | \$35,700        | \$32,600        | \$40,100        | \$48,400         |
| Priority C            | \$9,300         |                 |                 | \$19,000         |
| <b>Total</b>          | <b>\$45,000</b> | <b>\$32,600</b> | <b>\$40,100</b> | <b>\$101,300</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CESIAH TORO MELLAN SCHOOL - BK**  
**Asset # : 14439**

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

## Exterior

|                         |      |  |  |      |    |      |           |   |
|-------------------------|------|--|--|------|----|------|-----------|---|
| Exterior Walls          |      |  |  |      |    |      |           |   |
| Masonry: Brick          | 80%  |  |  | LIFE | ** | 5    | \$47,000  | A |
| Metal Panel             | 20%  |  |  | 2052 | ** | 5-10 | \$80,800  | A |
| Windows                 |      |  |  |      |    |      |           |   |
| Aluminum                | 100% |  |  | 2047 | ** | 5    | \$17,900  | A |
| Parapets                |      |  |  |      |    |      |           |   |
| Cast in Place Concrete  | 50%  |  |  | LIFE | ** | 5    | \$15,500  | A |
| Metal Panel             | 50%  |  |  | 2052 | ** | 5    | \$5,800   | A |
| Roof                    |      |  |  |      |    |      |           |   |
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10   | \$164,300 | A |

## Interior

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Floors                 |     |  |  |      |    |   |          |   |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$9,600  | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$4,400  | C |
| Vinyl Tile             | 85% |  |  | 2032 | ** | 3 | \$37,200 | C |
| Wood                   | 5%  |  |  | 2062 | ** | 5 | \$8,200  | C |
| Interior Walls         |     |  |  |      |    |   |          |   |
| Ceramic Tile           | 30% |  |  | 2037 | ** | 5 | \$6,900  | C |
| Concrete Masonry Unit  | 40% |  |  | LIFE | ** | 5 | \$3,700  | C |
| Gypsum Board           | 30% |  |  | LIFE | ** | 5 | \$4,100  | C |
| Ceilings               |     |  |  |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 30% |  |  | 2042 | ** | 5 | \$26,500 | B |
| Gypsum Board           | 70% |  |  | LIFE | ** | 5 | \$77,200 | B |

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

## Under 600 Volts

|  |      |  |  |      |    |   |         |   |
|--|------|--|--|------|----|---|---------|---|
| Service Equipment  |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$400   | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |    |   |         |   |
| Location : Electrical Room                                 |      |  |  |      |    |   |         |   |
| Explanation : Two 4000 Amps Main Disconnect Switch         |      |  |  |      |    |   |         |   |
| Switchgear / Switchboard                                   |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$400   | B |
| Raceway  |      |  |  |      |    |   |         |   |
| Conduit  | 100% |  |  | 2052 | ** | 1 |         | B |
| Panelboards  |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 5%   |  |  | 2047 | ** | 5 | \$100   | B |
| Molded Case Bkrs   | 95%  |  |  | 2047 | ** | 5 | \$2,000 | B |
| Wiring   |      |  |  |      |    |   |         |   |
| Thermoplastic  | 100% |  |  | 2052 | ** | 1 |         | B |
| Motor Controllers  |      |  |  |      |    |   |         |   |
| Locally Mounted  | 100% |  |  | 2042 | ** | 5 | \$500   | B |

## Ground

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CESIAH TORO MELLAN SCHOOL - BK**  
**Asset # : 14439**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,200               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2042                      | * *                   | 1                  | \$24,900              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 87%               |                          |                       | 2032                      | * *                   | 10                 | \$64,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               |                          |                       | 2032                      | * *                   | 10                 | \$7,400               | B                    |
| HID   | 3%                |                          |                       | 2032                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$300                 | B                    |
| <b>Lightning Protection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$2,400               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2032                      | * *                   | 1                  | \$9,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Front Door, Main Hallway And Rear Door</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Camera</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 80%               |                          |                       | 2032                      | * *                   | 1-3                | \$41,000              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |

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Estimates are rounded to the nearest hundred dollars.*

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

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



**DEPARTMENT OF EDUCATION - 040**  
**CESIAH TORO MELLAN SCHOOL - BK**  
**Asset # : 14439**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Furnace                        | 100%  |                   |                    | 2030    | * *            | 1           | \$39,900       | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 6 Units                                   |                   |                    |         |                |             |                |               |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2044    | * *            | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2030    | * *            | 2           | \$5,000        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 6 Units                                   |                   |                    |         |                |             |                |               |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$44,900       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2030    | * *            | 2           | \$2,500        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2021    | \$21,400       | 2           | \$1,200        | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2030    | * *            | 1           | \$5,000        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction                | 80%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 80%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : B-5  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 20%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 20%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : B - G  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                                |   |                   |                    |         |                |             |                |               |
|                    | Standpipe                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2048    | * *            | 1-5         | \$40,700       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**CESIAH TORO MELLAN SCHOOL - BK**  
**Asset # : 14439**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-2         | \$22,600       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2035    | * *            | 1           | \$15,100       | B             |

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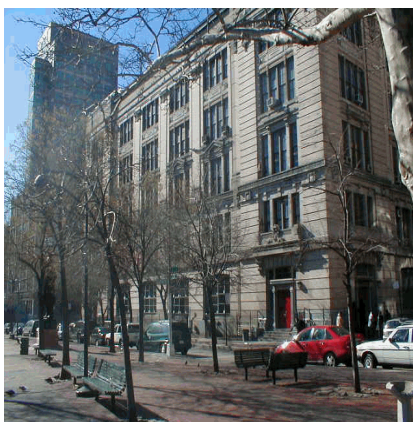
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CHELSEA VOCATIONAL H.S. - M  
**Address** : 131 AVENUE OF AMERICAS  
**Borough** : MANHATTAN **Agency's Number** : M615  
**Program / Asset #** : BOE0143.000 / 2698 **Yr Built/Renovated** : 1905 / 2011  
**Area Sq Ft** : 99,600 **Project Type** : EDUCATION  
**Date of Survey** : 25-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 491 **Lot** : 16 **BIN** : 1007378

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$64,900         | \$208,300          |
| Interior Architecture |  | \$434,700        | \$483,600          |
| Electrical            |  | \$244,800        | \$250,700          |
| Mechanical            |  | \$176,900        | \$398,000          |
| <b>Total</b>          |  | <b>\$921,300</b> | <b>\$1,340,500</b> |
| Priority A            |  | \$64,900         | \$208,300          |
| Priority B            |  | \$600,900        | \$713,800          |
| Priority C            |  | \$255,600        | \$418,400          |
| <b>Total</b>          |  | <b>\$921,300</b> | <b>\$1,340,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,100         | \$6,800         |                 | \$4,500         |
| Interior Architecture | \$60,300         | \$4,100         |                 | \$5,500         |
| Electrical            | \$2,600          | \$1,500         | \$2,100         | \$2,100         |
| Mechanical            | \$11,700         | \$17,800        | \$17,400        | \$30,400        |
| <b>Total</b>          | <b>\$100,800</b> | <b>\$30,200</b> | <b>\$19,500</b> | <b>\$42,400</b> |
| Priority A            | \$26,100         | \$6,800         |                 | \$4,500         |
| Priority B            | \$16,200         | \$19,400        | \$19,500        | \$32,500        |
| Priority C            | \$58,500         | \$4,100         |                 | \$5,500         |
| <b>Total</b>          | <b>\$100,800</b> | <b>\$30,200</b> | <b>\$19,500</b> | <b>\$42,400</b> |



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 Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF EDUCATION - 040**  
**CHELSEA VOCATIONAL H.S. - M**  
**Asset # : 2698**

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 15%  |                   |                | LIFE    | **                 | 5           | \$127,000      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 75%  |                   |                | LIFE    | **                 | 5           | \$81,300       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$4,100        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Stucco Cement          | 5%   |                   |                | 2035    | **                 | 5           | \$13,500       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 97%  | Now               | \$64,900       | 2038    | **                 | 5           | \$13,500       | A             |  |
|                        | Air Infiltration, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                   | 3%   | Now               | \$26,100       | 2047    | **                 | 5           | \$4,200        | A             |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 60%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 30%  |                   |                | LIFE    | **                 | 5           | \$11,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 20%  |                   |                | 2072    | **                 | 5           | \$5,000        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 20%  |                   |                | LIFE    | **                 | 5           | \$1,000        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 20%  |                   |                | 2052    | **                 | 5           | \$4,000        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Slate                  | 10%  |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**CHELSEA VOCATIONAL H.S. - M**  
**Asset # : 2698**

| Architecture   |                         | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                         |  |                   |                |                    |                |             |                |               |
| Roof           |                         |  |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)          | 40%  |                   |                | 2032               | **             | 10          | \$18,400       | A             |
|                |                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | IRMA/Protected Membrane | 60%  |                   |                | 2032               | **             | 10          | \$27,700       | A             |
|                |                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior       |                         |  |                   |                |                    |                |             |                |               |
| Floors         |                         |  |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete  | 7%   | Now               | \$5,900        | LIFE               | **             | 5           | \$16,800       | C             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Ceramic Tile            | 3%   | Now               | \$3,600        | 2031               | **             | 5           | \$1,600        | C             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Vinyl Tile              | 30%  |                   |                | 2027               | **             | 3           | \$12,300       | C             |
|                | Vinyl Tile              | 40%  | Now               | \$41,800       | 2022               | \$418,400      | 3           | \$16,500       | C             |
|                |                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Wood                    | 20%  | 4+                | \$23,300       | 2037               | **             | 5           | \$20,600       | C             |
|                |                         | Deteriorated Finish, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls |                         |  |                   |                |                    |                |             |                |               |
|                | Ceramic Tile            | 3%   | Now               | \$2,400        | 2025               | **             | 5           | \$2,100        | C             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Masonry: Brick          | 5%   | Now               | \$23,300       | LIFE               | **             |             |                | C             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Metal Panel             | 7%   |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster                 | 85%  | Now               | \$213,700      | LIFE               | **             | 5           | \$34,900       | C             |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                |                         | Location : Window Heads Throughout                           |                   |                |                    |                |             |                |               |
| Ceilings       |                         |  |                   |                |                    |                |             |                |               |
|                | AcousTileSusp.Lay-In    | 5%   | Now               | \$1,800        | 2027               | **             | 5           | \$2,700        | B             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                | Plaster                 | 95%  | Now               | \$179,200      | LIFE               | **             | 5           | \$65,200       | B             |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                |                         | Location : Around Perimeter Windows Throughout               |                   |                |                    |                |             |                |               |

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

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**DEPARTMENT OF EDUCATION - 040**  
**CHELSEA VOCATIONAL H.S. - M**  
**Asset # : 2698**

| Electrical      |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2048    | * *            | 5           | \$400          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                          | Location : Basement  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Service Size (2) 1200 Amps                   |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2048    | * *            | 5           | \$400          | B             |
|                 | Raceway                  |  |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 50%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                 | Conduit                  | 50%  |                   |                    | 2022    | \$59,500       | 1           |                | B             |
|                 | Panelboards              |  |                   |                    |         |                |             |                |               |
|                 | Molded Case Bkrs         | 50%  |                   |                    | 2044    | * *            | 5           | \$1,100        | B             |
|                 | Molded Case Bkrs         | 50%  |                   |                    | 2021    | \$67,700       | 5           | \$1,100        | B             |
|                 | Wiring                   |  |                   |                    |         |                |             |                |               |
|                 | Braided Cloth            | 40%  | 2-4               | \$52,300           | 2047    | * *            | 1           |                | B             |
|                 | Thermoplastic            | 60%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                    |         |                |             |                |               |
|                 | Locally Mounted          | 100%   |                   |                    | 2039    | * *            | 5           | \$500          | B             |
| Ground          |                          |  |                   |                    |         |                |             |                |               |
|                 | Grounding Devices        |  |                   |                    |         |                |             |                |               |
|                 | Generic                  | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,200        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                          | Location : Basement  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Main Water Pipe                              |                   |                    |         |                |             |                |               |
| Lighting        |                          |  |                   |                    |         |                |             |                |               |
|                 | Interior Lighting        |  |                   |                    |         |                |             |                |               |
|                 | Fluorescent              | 100%   |                   |                    | 2030    | * *            | 10          | \$67,300       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                          | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Lamps T-8                                    |                   |                    |         |                |             |                |               |
|                 | Egress Lighting          |  |                   |                    |         |                |             |                |               |
|                 | Emergency, Service       | 50%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                 | Exit, Service            | 50%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                 | Exterior Lighting        |  |                   |                    |         |                |             |                |               |
|                 | HID                      | 100%   |                   |                    | 2027    | * *            | 10          | \$300          | B             |
| Alarm           |                          |  |                   |                    |         |                |             |                |               |
|                 | Security System          |  |                   |                    |         |                |             |                |               |
|                 | No Component             | 80%  |                   |                    |         |                |             |                | D             |
|                 | Generic                  | 20%  |                   |                    | 2022    | \$56,200       | 1           | \$6,100        | B             |
|                 | Fire/Smoke Detection     |  |                   |                    |         |                |             |                |               |
|                 | No Component             | 80%  |                   |                    |         |                |             |                | D             |
|                 | Generic                  | 20%  |                   |                    | 2017    | \$192,500      | 1-3         | \$10,400       | B             |

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

**Heating**

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**DEPARTMENT OF EDUCATION - 040**  
**CHELSEA VOCATIONAL H.S. - M**  
**Asset # : 2698**

| <b>Mechanical</b>            | <b>Current Repair</b> |   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                       |   |                       |                           |                       |                    |                       |                      |
| Energy Source                |                       |   |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%                  |   |                       | 2032                      | * *                   | 1                  |                       | B                    |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Vault</i><br><i>Explanation : Oil #2 With Two Tanks Of 4000 Gals Each</i> |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |                       |   |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%                  |   |                       | 2027                      | * *                   | 1                  | \$72,700              | B                    |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 2 Units</i>                              |                       |                           |                       |                    |                       |                      |
| Distribution                 |                       |   |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%                  | 0-2   | \$116,800             | 2032                      | * *                   | 4                  | \$3,600               | B                    |
|                              |                       | <i>Corroded, Extent : Severe, Area Affected : 20%</i><br><i>Location : Basement</i>   |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |                       |   |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 40%                   |   |                       | 2022                      | \$180,300             | 1                  | \$18,200              | B                    |
| Convactor/Radiator           | 50%                   |   |                       | 2027                      | * *                   | 1                  | \$11,900              | B                    |
| Fan Coil Unit/Heat           | 10%                   |   |                       | 2022                      | \$125,200             | 1                  | \$2,400               | B                    |
| <b>Air Conditioning</b>      |                       |   |                       |                           |                       |                    |                       |                      |
| Energy Source                |                       |   |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%                  |   |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                       |   |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 35%                   |   |                       | 2017                      | \$60,200              | 1                  |                       | B                    |
| No Component                 | 65%                   |   |                       |                           |                       |                    |                       | D                    |
| Terminal Devices             |                       |   |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cooling           | 5%                    |   |                       | 2032                      | * *                   | 1                  | \$1,200               | B                    |
| No Component                 | 95%                   |   |                       |                           |                       |                    |                       | D                    |
| Heat Rejection               |                       |   |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit           | 5%                    |   |                       | 2032                      | * *                   | 2                  | \$2,600               | B                    |
| No Component                 | 95%                   |   |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                       |   |                       |                           |                       |                    |                       |                      |
| Distribution                 |                       |   |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%                  |   |                       | LIFE                      | * *                   | 2-5                | \$40,900              | B                    |
| Exhaust Fans                 |                       |   |                       |                           |                       |                    |                       |                      |
| Interior                     | 100%                  |   |                       | 2022                      | \$92,400              | 2                  | \$2,300               | B                    |
| <b>Plumbing</b>              |                       |   |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                       |   |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%                  |   |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |                       |   |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%                  |   |                       | 2017                      | \$19,500              | 2                  | \$1,100               | B                    |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 3 Tanks</i>                              |                       |                           |                       |                    |                       |                      |
| Sanitary Piping              |                       |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%                  |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |

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*Estimates are rounded to the nearest hundred dollars.*

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

**DEPARTMENT OF EDUCATION - 040**  
**CHELSEA VOCATIONAL H.S. - M**  
**Asset # : 2698**

| Mechanical       |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |  |                   |                |                    |                |             |                |               |
|                  | Storm Drain Piping |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |  |                   |                |                    |                |             |                |               |
|                  | Submersible        | 100%   |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                  | Fixtures           |  |                   |                |                    |                |             |                |               |
|                  | Generic            | 100%   |                   |                |                    |                |             |                | B             |
|                  |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                    | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fire Suppression |                    |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler          |  |                   |                |                    |                |             |                |               |
|                  | No Component       | 95%  |                   |                |                    |                |             |                | D             |
|                  | Generic            | 5%   |                   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CHRISTA MCAULIFFE SCHOOL - BK (L.S. 187 - BK)  
**Address** : 1171 65TH STREET BTWN: 11 AVE., 12 AVE.  
**Borough** : BROOKLYN **Agency's Number** : K486  
**Program / Asset #** : BOE0638.000 / 1230 **Yr Built/Renovated** : 1923 / 2007  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5745 **Lot** : 29 **BIN** : 3142008

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$355,900             |
| Interior Architecture | \$92,300              | \$777,500             |
| Electrical            | \$1,416,700           | \$201,300             |
| Mechanical            | \$241,700             | \$463,900             |
| <b>Total</b>          | <b>\$1,750,600</b>    | <b>\$1,798,500</b>    |
| Priority A            |                       | \$355,900             |
| Priority B            | \$1,713,800           | \$705,400             |
| Priority C            | \$36,900              | \$737,200             |
| <b>Total</b>          | <b>\$1,750,600</b>    | <b>\$1,798,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,000          |                 |                 | \$32,500        |
| Interior Architecture | \$45,600         | \$4,800         |                 | \$9,700         |
| Electrical            | \$33,500         | \$3,700         | \$4,300         | \$49,100        |
| Mechanical            | \$44,600         | \$8,700         | \$13,100        | \$8,000         |
| <b>Total</b>          | <b>\$125,700</b> | <b>\$17,200</b> | <b>\$17,400</b> | <b>\$99,300</b> |
| Priority A            | \$2,000          |                 |                 | \$32,500        |
| Priority B            | \$83,300         | \$12,400        | \$17,400        | \$57,200        |
| Priority C            | \$40,400         | \$4,800         |                 | \$9,700         |
| <b>Total</b>          | <b>\$125,700</b> | <b>\$17,200</b> | <b>\$17,400</b> | <b>\$99,300</b> |



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

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

**DEPARTMENT OF EDUCATION - 040**  
**CHRISTA MCAULIFFE SCHOOL - BK (I.S. 187 - BK)**  
**Asset # : 1230**

| Architecture   |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                        |   |                   |                |                    |                |             |                |               |
| Exterior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$66,300       | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                      |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$72,100       | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                      |                   |                |                    |                |             |                |               |
|                | Masonry: Granite       | 5%  |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                      |                   |                |                    |                |             |                |               |
| Windows        |                        |   |                   |                |                    |                |             |                |               |
|                | Wood                   | 100%  |                   |                | 2038               | **             | 5           | \$217,500      | A             |
|                |                        | Air Infiltration, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets       |                        |   |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                      |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
|                |                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof           |                        |   |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)         | 90%   |                   |                | 2027               | **             | 10          | \$32,500       | A             |
|                | Built-Up (BUR)         | 5%  | Now               | \$2,000        | 2027               | **             |             |                | A             |
|                |                        | Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Metal Panel            | 5%  |                   |                | 2042               | **             | 10          | \$3,300        | A             |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                      |                   |                |                    |                |             |                |               |
| Interior       |                        |   |                   |                |                    |                |             |                |               |
| Floors         |                        |   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile           | 5%  |                   |                | 2035               | **             | 5           | \$4,300        | C             |
|                | Terrazzo               | 5%  | Now               | \$12,900       | LIFE               | **             | 5           | \$3,400        | C             |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Vinyl Tile             | 90%   | Now               | \$36,900       | 2022               | \$737,200      | 3           | \$29,000       | C             |
|                |                        | Broken/Missing Elements, Extent : Light, Area Affected : 7%     |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile           | 5%  |                   |                | 2025               | **             | 5           | \$5,400        | C             |
|                | Gypsum Board           | 10%   |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
|                | Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
|                | Marble Panels          | 5%  |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster                | 70%   | Now               | \$27,600       | LIFE               | **             | 5           | \$22,500       | C             |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CHRISTA MCAULIFFE SCHOOL - BK (I.S. 187 - BK)**  
**Asset # : 1230**

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

## Interior

## Ceilings

AcousTile,Adhered

10% Now

\$5,200

2027

\* \*

5

\$4,300

B

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Exposed Concrete

15%

LIFE

\* \*

5

\$2,000

B

Plaster

75% Now

\$55,400

LIFE

\* \*

5

\$40,300

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2-4

\$28,700

2052

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100% 2-4

\$89,400

2052

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

Conduit

80%

2022

\$68,200

1

B

Conduit

20%

2032

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2021

\$10,200

5

\$100

B

Molded Case Bkrs

80%

2021

\$81,300

5

\$1,400

B

Molded Case Bkrs

10%

2030

\* \*

5

\$200

B

## Wiring

Braided Cloth

80% 2-4

\$71,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2027

\* \*

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CHRISTA MCAULIFFE SCHOOL - BK (I.S. 187 - BK)**  
**Asset # : 1230**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 88%   |                          |                       | 2017                      | \$455,600             | 10                 | \$46,400              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 10%   |                          |                       | 2022                      | \$51,800              | 10                 | \$5,300               | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 2%  |                          |                       | 2017                      | \$10,400              | 2                  |                       | B                    |
| <b>Egress Lighting</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%   |                          |                       | 2027                      | **                    | 10                 | \$6,900               | B                    |
| Exit, Service                | 50%   |                          |                       | 2030                      | **                    | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2017                      | \$26,600              | 10                 | \$200                 | B                    |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | 2017                      | \$753,700             | 1-3                | \$40,600              | B                    |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$56,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Boilers                                     |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$45,700       | 2042               | * *            | 4           | \$2,800        | B             |
| Steam Traps Faulty, Extent : Severe, Area Affected : 70%      |            |                   |                |                    |                |             |                |               |
| Location : Steam Traps And Thermostats. Various Locations     |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        | Now               | \$4,400        | 2017               | \$88,300       | 1           | \$8,000        | B             |
| Noisy/Vibrating, Extent : Severe, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : A H U Not In Service For Several Years - Cafeteria |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 75%        |                   |                | 2020               | \$463,900      | 1           | \$13,900       | B             |
|   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2017               | \$107,700      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |

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

**DEPARTMENT OF EDUCATION - 040**  
**CHRISTA MCAULIFFE SCHOOL - BK (I.S. 187 - BK)**

**Asset # : 1230**

| Mechanical       |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |   |                |                   |                |                    |                |             |                |               |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$32,000       | B             |
|                  | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                  | Interior  | 100%           | Now               | \$29,000       | 2027               | * *            | 2           | \$1,400        | B             |
|                  | Obsolete Equipment, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Penthouse                                      |                |                   |                |                    |                |             |                |               |
| Plumbing         |   |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper  | 100%           | 2-4               | \$3,900        | 2032               | * *            | 1           |                | B             |
|                  | Corroded, Extent : Moderate, Area Affected : 5%           |                |                   |                |                    |                |             |                |               |
|                  | Location : Water Main In Basement                         |                |                   |                |                    |                |             |                |               |
|                  | Water Heater  |                |                   |                |                    |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                | 2020               | \$15,200       | 2           | \$900          | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
|                  | Location : Boiler Room                                    |                |                   |                |                    |                |             |                |               |
|                  | Explanation : 400 Gal                                     |                |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                |                    |                |             |                |               |
|                  | Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Fire Suppression |   |                |                   |                |                    |                |             |                |               |
|                  | Sprinkler   |                |                   |                |                    |                |             |                |               |
|                  | No Component  | 95%            |                   |                |                    |                |             |                | D             |
|                  | Generic   | 5%             |                   |                | 2032               | * *            | 1-2         | \$800          | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CHRISTOPHER COLUMBUS H.S. - BX  
**Address** : 925 ASTOR AVE.  
**Borough** : BRONX **Agency's Number** : X415  
**Program / Asset #** : BOE0322.000 / 352 **Yr Built/Renovated** : 1939 / 2009  
**Area Sq Ft** : 262,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3,4  
**Block** : 4358 **Lot** : 1 **BIN** : 2050179

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$464,100             | \$249,400             |
| Interior Architecture | \$448,100             | \$402,300             |
| Electrical            | \$38,700              | \$1,580,600           |
| Mechanical            |                       | \$2,168,500           |
| <b>Total</b>          | <b>\$951,000</b>      | <b>\$4,400,800</b>    |
| Priority A            | \$464,100             | \$249,400             |
| Priority B            | \$233,700             | \$3,890,900           |
| Priority C            | \$253,100             | \$260,500             |
| <b>Total</b>          | <b>\$951,000</b>      | <b>\$4,400,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,600         |                 |                 |                 |
| Interior Architecture | \$11,900         | \$8,000         |                 | \$11,900        |
| Electrical            | \$3,300          |                 | \$3,300         | \$500           |
| Mechanical            | \$75,400         | \$36,200        | \$47,100        | \$36,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$124,100</b> | <b>\$48,100</b> | <b>\$54,400</b> | <b>\$52,600</b> |
| Priority A            | \$29,600         |                 |                 |                 |
| Priority B            | \$82,700         | \$40,100        | \$54,400        | \$40,800        |
| Priority C            | \$11,900         | \$8,000         |                 | \$11,900        |
| <b>Total</b>          | <b>\$124,100</b> | <b>\$48,100</b> | <b>\$54,400</b> | <b>\$52,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CHRISTOPHER COLUMBUS H.S. - BX**  
**Asset # : 352**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | * *            | 5           | \$89,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Repointing Throughout                                |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 25%   |                   |                | LIFE               | * *            | 5           | \$22,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Repointing Throughout                                |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   | Now               | \$464,100      | 2037               | * *            | 5           | \$24,100       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Loose/Miss Fasteners, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Glass Block            | 5%  | Now               | \$29,600       | LIFE               | * *            | 5           | \$1,600        | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | * *            | 5           | \$10,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Repointing Throughout                                |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$700          | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Repointing Throughout                                |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%   |                   |                | 2031               | * *            | 10          | \$110,700      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 15%   |                   |                | 2061               | * *            | 10          | \$48,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$69,100       | C             |
| Ceramic Tile           | 5%  | Now               | \$105,000      | 2024               | * *            | 5           | \$7,900        | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$12,300       | C             |
| Vinyl Tile             | 30%   |                   |                | 2026               | * *            | 3           | \$47,400       | C             |
| Wood                   | 50%   |                   |                | 2036               | * *            | 5           | \$296,300      | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**CHRISTOPHER COLUMBUS H.S. - BX**  
**Asset # : 352**

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

Interior

Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2030 | ** | 5 | \$16,000 | C |
| Masonry: Brick | 20% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 45% |  |  | LIFE | ** | 5 | \$43,200 | C |

*Recent Repair Evident, Extent : Light, Area Affected : 60%*

*Location : Throughout*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

Ceilings

|                  |     |     |           |      |    |   |           |   |
|------------------|-----|-----|-----------|------|----|---|-----------|---|
| Exposed Concrete | 15% |     |           | LIFE | ** | 5 | \$6,300   | B |
| Plaster          | 85% | Now | \$195,000 | LIFE | ** | 5 | \$141,800 | B |

*Water Penetration, Extent : Severe, Area Affected : 15%*

*Location : Class Rooms*

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

Under 600 Volts

Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2031 | ** | 5 | \$700 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1600 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2047 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

Switchgear / Switchboard

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2047 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 80% |  |  | 2031 | ** | 5 | \$4,600 | B |

Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 95% |  |  | 2031 | ** | 1 |  | B |
| Conduit | 5%  |  |  | 2047 | ** | 1 |  | B |

Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2037 | ** | 5 | \$500   | B |
| Molded Case Bkrs | 85% |  |  | 2029 | ** | 5 | \$4,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2043 | ** | 5 | \$300   | B |

Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 95% |  |  | 2031 | ** | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2047 | ** | 1 |  | B |

Motor Controllers

|                 |      |  |  |      |    |   |         |   |
|-----------------|------|--|--|------|----|---|---------|---|
| Locally Mounted | 100% |  |  | 2026 | ** | 5 | \$1,400 | B |
|-----------------|------|--|--|------|----|---|---------|---|

Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CHRISTOPHER COLUMBUS H.S. - BX**  
**Asset # : 352**

| Electrical |                             | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|-----------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground     |                             |  |                   |                    |         |                |             |                |               |
|            | Grounding Devices           |  |                   |                    |         |                |             |                |               |
|            | Generic                     | 100%   | 2-4               | \$900              | LIFE    | * *            | 5           | \$3,200        | B             |
|            |                             | Other Observation, Extent : Severe, Area Affected : 100%                           |                   |                    |         |                |             |                |               |
|            |                             | Location : Water Main  |                   |                    |         |                |             |                |               |
|            |                             | Explanation : Corroded   |                   |                    |         |                |             |                |               |
| Lighting   |                             |  |                   |                    |         |                |             |                |               |
|            | Interior Lighting           |  |                   |                    |         |                |             |                |               |
|            | Fluorescent                 | 72%  |                   |                    | 2021    | \$1,370,600    | 10          | \$139,400      | B             |
|            |                             | Other Observation, Extent : Moderate, Area Affected : 95%                          |                   |                    |         |                |             |                |               |
|            |                             | Location : Throughout  |                   |                    |         |                |             |                |               |
|            |                             | Explanation : T-8 Lamps  |                   |                    |         |                |             |                |               |
|            | Fluorescent                 | 20%  |                   |                    | 2026    | * *            | 10          | \$38,700       | B             |
|            |                             | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                    |         |                |             |                |               |
|            |                             | Location : Throughout  |                   |                    |         |                |             |                |               |
|            |                             | Explanation : T-8 Lamps  |                   |                    |         |                |             |                |               |
|            | HID                         | 8%   |                   |                    | 2021    | \$70,500       | 10          | \$600          | B             |
|            |                             | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                    |         |                |             |                |               |
|            |                             | Location : Gymnasium And Parapet   |                   |                    |         |                |             |                |               |
|            |                             | Explanation : Type: Sodium   |                   |                    |         |                |             |                |               |
|            | Egress Lighting             |  |                   |                    |         |                |             |                |               |
|            | Emergency, Service          | 50%  |                   |                    | 2026    | * *            | 1           |                | B             |
|            | Exit, Service               | 50%  |                   |                    | 2026    | * *            | 1           |                | B             |
| Mechanical |                             | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
| System     | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                             |  |                   |                    |         |                |             |                |               |
|            | Energy Source               |  |                   |                    |         |                |             |                |               |
|            | Interruptible Gas/Dual Fuel | 100%   |                   |                    | 2041    | * *            | 1           |                | B             |
|            | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|            | Steam Boiler                | 100%   |                   |                    | 2026    | * *            | 1           | \$209,400      | B             |
|            |                             | Other Observation, Extent : Severe, Area Affected : 100%                           |                   |                    |         |                |             |                |               |
|            |                             | Location : Boiler Room   |                   |                    |         |                |             |                |               |
|            |                             | Explanation : 5 Boilers. 1 Heat Exchanger To Provide Hot Water Heating In Basement |                   |                    |         |                |             |                |               |
|            | Distribution                |  |                   |                    |         |                |             |                |               |
|            | Hot Wtr Piping/Pump         | 10%  |                   |                    | 2043    | * *            | 4           | \$1,600        | B             |
|            | Steam Piping/Pump           | 90%  | Now               | \$30,300           | 2031    | * *            | 4           | \$9,400        | B             |
|            |                             | Leak Evident, Extent : Moderate, Area Affected : 10%                               |                   |                    |         |                |             |                |               |
|            |                             | Location : Condensate Tank In Basement Boiler Room                                 |                   |                    |         |                |             |                |               |
|            |                             | Malfunctioning, Extent : Moderate, Area Affected : 60%                             |                   |                    |         |                |             |                |               |
|            |                             | Location : 3 Out Of 5 Boiler Head Valves In Basement.                              |                   |                    |         |                |             |                |               |
|            | Terminal Devices            |  |                   |                    |         |                |             |                |               |
|            | Air Handler                 | 20%  |                   |                    | 2021    | \$259,600      | 1           | \$26,200       | B             |
|            | Convactor/Radiator          | 50%  |                   |                    | 2026    | * *            | 1           | \$34,200       | B             |
|            | Fan Coil Unit/Heat          | 30%  |                   |                    | 2021    | \$1,081,500    | 1           | \$20,500       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**CHRISTOPHER COLUMBUS H.S. - BX**  
**Asset # : 352**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2037                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller                                    | 10%               |                          |                       | 2021                      | \$81,700              | 1                  | \$9,800               | B                    |
| Window/Wall Unit   | 60%               |                          |                       | 2019                      | \$297,000             | 1                  |                       | B                    |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 10%               |                          |                       | 2021                      | \$100,700             | 2                  | \$14,700              | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$117,800             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2021                      | \$239,600             | 2                  | \$5,900               | B                    |
| Roof   | 10%               |                          |                       | 2021                      | \$19,100              | 2                  | \$700                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | Now                      | \$14,400              | 2026                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main Valve Near Cafeteria In Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$56,000              | 2                  | \$3,200               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2029                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 60%               |                          |                       | 2026                      | * *                   | 1                  | \$7,800               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-4</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CITY AS SCHOOL ALT. H.S. - M  
**Address** : 16 CLARKSON ST. BTWN: 7 AVE. SOUTH, HUDSON ST.  
**Borough** : MANHATTAN **Agency's Number** : M641  
**Program / Asset #** : BOE0146.000 / 541 **Yr Built/Renovated** : 1911 / 2010  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 581 **Lot** : 54 **BIN** : 1009757

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$540,400             | \$206,600             |
| Interior Architecture | \$1,487,000           | \$74,300              |
| Electrical            | \$1,352,500           | \$203,000             |
| Mechanical            | \$256,200             | \$344,600             |
| <b>Total</b>          | <b>\$3,636,100</b>    | <b>\$828,500</b>      |
| Priority A            | \$540,400             | \$206,600             |
| Priority B            | \$2,562,700           | \$621,900             |
| Priority C            | \$533,000             |                       |
| <b>Total</b>          | <b>\$3,636,100</b>    | <b>\$828,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$8,300         |                 |                 | \$24,800         |
| Interior Architecture | \$27,000        |                 | \$12,900        | \$32,800         |
| Electrical            | \$36,000        | \$2,900         | \$3,300         | \$28,800         |
| Mechanical            | \$17,900        | \$14,700        | \$23,000        | \$44,200         |
| <b>Total</b>          | <b>\$89,100</b> | <b>\$17,600</b> | <b>\$39,200</b> | <b>\$130,500</b> |
| Priority A            | \$8,300         |                 |                 | \$24,800         |
| Priority B            | \$53,800        | \$17,600        | \$26,300        | \$72,900         |
| Priority C            | \$27,000        |                 | \$12,900        | \$32,800         |
| <b>Total</b>          | <b>\$89,100</b> | <b>\$17,600</b> | <b>\$39,200</b> | <b>\$130,500</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CITY AS SCHOOL ALT. H.S. - M**  
**Asset # : 541**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$67,800       | A             |  |
| Copper/Terne  | 5%         |                   |                | 2057    | **                 | 10          | \$20,300       | A             |  |
| Masonry: Brick  | 70%        | Now               | \$204,100      | LIFE    | **                 | 5           | \$121,500      | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade, South Facade                         |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : All Corners Throughout                             |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 5           | \$17,400       | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5           | \$13,000       | A             |  |
| Paint Peeling, Extent : Moderate, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Building Base                                      |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        | Now               | \$112,200      | 2044    | **                 | 5           | \$23,300       | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Currently Under Construction                    |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 5%         |                   |                | 2031    | **                 | 10          | \$15,300       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,900        | A             |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$10,200       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Bitumous Covering                               |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 5%         |                   |                | 2042    | **                 | 5-10        | \$11,500       | A             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,000        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Coping Throughout                                  |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 63%        | Now               | \$8,300        | 2032    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof  |            |                   |                |         |                    |             |                |               |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 2%         |                   |                | 2050    | **                 | 10          | \$2,400        | A             |  |
| Panel/Paver: Cer/Brk  | 35%        | Now               | \$224,000      | 2052    | **                 |             |                | A             |  |
| Water Penetration, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Plaza Over Boiler Room                             |            |                   |                |         |                    |             |                |               |  |

## Interior

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

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

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**DEPARTMENT OF EDUCATION - 040**  
**CITY AS SCHOOL ALT. H.S. - M**  
**Asset # : 541**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$30,600       | C             |
| Ceramic Tile  | 6%         |                   |                | 2031               | **             | 5           | \$8,400        | C             |
| Mosaic Tile   | 2%         |                   |                | 2027               | **             | 5           | \$7,000        | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Terrazzo  | 10%        |                   |                | LIFE               | **             | 5           | \$10,900       | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        |                   |                | 2017               | \$533,000      | 3           | \$28,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        | Now               | \$20,000       | 2027               | **             | 3           | \$7,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : At Entrance  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Cafeteria                               |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        |                   |                | 2037               | **             | 5           | \$39,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile  | 10%        |                   |                | 2031               | **             | 5           | \$17,400       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Stairs                                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        |                   |                | LIFE               | **             | 5           | \$32,400       | C             |
| Misaligned/Bulging, Extent : Light, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**CITY AS SCHOOL ALT. H.S. - M**  
**Asset # : 541**

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

## Interior

## Ceilings

Exposed Struc: Steel      15%    Now      \$954,000    LIFE      \* \*      B

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*

*Location : Boiler Room*

*Corrosion/Rusting, Extent : Severe, Area Affected : 50%*

*Location : Boiler Room*

*Water Penetration, Extent : Severe, Area Affected : 30%*

*Location : Boiler Room*

*Other Observation, Extent : Severe, Area Affected : 20%*

*Location : Boiler Room*

*Explanation : Hazardous Condition - Falling Chunks Of Corroded Steel*

Plaster      80%      LIFE      \* \*      5      \$69,900      B

Plaster      5%      LIFE      \* \*      5      \$4,400      B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Auditorium*

*Explanation : Decorative*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%    2-4      \$32,600    2052      \* \*      5      \$200      B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw      100%      2042      \* \*      5      \$400      B

## Raceway

Conduit      80%      2022      \$114,900      1      B

Conduit      20%      2042      \* \*      1      B

## Panelboards

Fused Disc Sw      5%      2038      \* \*      5      \$100      B

Molded Case Bkrs      30%      2038      \* \*      5      \$700      B

Molded Case Bkrs      65%      2021      \$88,100      5      \$1,600      B

## Wiring

Braided Cloth      70%    2-4      \$107,400    2047      \* \*      1      B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic      30%      2042      \* \*      1      B

## Motor Controllers

Locally Mounted      40%      2020      \$13,200      5      \$200      B

Locally Mounted      60%      2035      \* \*      5      \$400      B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CITY AS SCHOOL ALT. H.S. - M**  
**Asset # : 541**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ground                       |  |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| Lighting                     |  |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 65%  |                          |                       | 2017                      | \$547,400             | 10                 | \$55,700              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 65%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>                                  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 30%  |                          |                       | 2027                      | * *                   | 10                 | \$25,700              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 30%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement, Hallways, Two Classrooms And Gym</i>     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 5%   |                          |                       | 2017                      | \$42,100              | 2                  | \$100                 | B                    |
| Egress Lighting              |  |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 25%  |                          |                       | 2017                      | \$9,700               | 10                 | \$5,600               | B                    |
| Emergency, Battery           | 25%  |                          |                       | 2027                      | * *                   | 10                 | \$5,600               | B                    |
| Exit, Service                | 25%  |                          |                       | 2017                      | \$3,900               | 1                  |                       | B                    |
| Exit, Service                | 25%  |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%   |                          |                       | 2017                      | \$37,900              | 10                 | \$300                 | B                    |
| Alarm                        |  |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 50%  |                          |                       | 2017                      | \$536,300             | 1-3                | \$28,900              | B                    |

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%   |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vault</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 1 - 7,500 Gallon Tank For #2 Fuel</i>         |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   |                          |                       | 2035                      | * *                   | 1                  | \$92,600              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 3 - Boilers</i>                               |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%   | Now                      | \$37,200              | 2032                      | * *                   | 4                  | \$4,600               | B                    |
|                              | <i>Corroded, Extent : Severe, Area Affected : 20%</i>          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Pipes, Boiler Room, Basement</i>                 |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vacuum Pump, Return Steam Line, Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**CITY AS SCHOOL ALT. H.S. - M**  
**Asset # : 541**

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 60%  |                   |                | 2022               | \$344,600      | 1           | \$34,700       | B             |
|                  | Convactor/Radiator   | 40%  |                   |                | 2027               | * *            | 1           | \$12,100       | B             |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 100%   |                   |                | 2017               | \$219,000      | 1           |                | B             |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$52,100       | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 25%  | Now               | \$2,900        | 2017               | \$29,400       | 2           | \$600          | B             |
|                  |                      | Not in Service, Extent : Severe, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                  |                      | Location : House Exhaust, Sub Basement                   |                   |                |                    |                |             |                |               |
|                  | Roof                 | 75%  |                   |                | 2027               | * *            | 2           | \$2,200        | B             |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper         | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
|                  | Water Heater         |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                | 2020               | \$24,800       | 2           | \$1,400        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                      | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : 1 400 Gallon Unit                          |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
|                  | Fixtures             |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fire Suppression |                      |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |  |                   |                |                    |                |             |                |               |
|                  | No Component         | 80%  |                   |                |                    |                |             |                | D             |
|                  | Generic              | 20%  |                   |                | 2032               | * *            | 1-2         | \$5,300        | B             |

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

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CLARA BARTON HIGH SCHOOL - BK  
**Address** : 901 CLASSON AVE @ WASHINGTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K600  
**Program / Asset #** : BOE0647.000 / 1210 **Yr Built/Renovated** : 1940 / 2010  
**Area Sq Ft** : 200,000 **Project Type** : EDUCATION  
**Date of Survey** : 31-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1187 **Lot** : 1 **BIN** : 3029686

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$136,300          | \$474,000          |
| Interior Architecture | \$115,900          | \$828,000          |
| Electrical            | \$164,000          | \$1,685,200        |
| Mechanical            | \$1,146,800        | \$1,221,300        |
| <b>Total</b>          | <b>\$1,563,100</b> | <b>\$4,208,600</b> |
| Priority A            | \$136,300          | \$474,000          |
| Priority B            | \$1,352,900        | \$3,168,500        |
| Priority C            | \$73,900           | \$566,100          |
| <b>Total</b>          | <b>\$1,563,100</b> | <b>\$4,208,600</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,500         |                 |                 |                 |
| Interior Architecture | \$132,900        |                 | \$28,100        | \$10,600        |
| Electrical            | \$15,500         | \$3,100         | \$5,000         | \$3,700         |
| Mechanical            | \$18,800         | \$24,100        | \$34,800        | \$27,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$182,700</b> | <b>\$31,100</b> | <b>\$71,800</b> | <b>\$45,600</b> |
| Priority A            | \$11,500         |                 |                 |                 |
| Priority B            | \$71,700         | \$31,100        | \$62,800        | \$35,100        |
| Priority C            | \$99,500         |                 | \$9,000         | \$10,600        |
| <b>Total</b>          | <b>\$182,700</b> | <b>\$31,100</b> | <b>\$71,800</b> | <b>\$45,600</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CLARA BARTON HIGH SCHOOL - BK**  
**Asset # : 1210**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$173,700      | A             |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,900        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 100%       |                   |                | 2048    | **                 | 5           | \$387,100      | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 100%       |                   |                | LIFE    | **                 | 5-10        | \$57,900       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 75%        | Now               | \$8,100        | 2028    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 2%        |            |                   |                |         |                    |             |                |               |  |
| Location : Over Room No. 450                                 |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 25%        |                   |                | 2028    | **                 | 10          | \$24,900       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$52,800       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$12,100       | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$18,800       | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2028    | **                 | 3           | \$27,100       | C             |  |
| Vinyl Tile   | 15%        | Now               | \$17,200       | 2018    | \$344,900          | 3           | \$13,600       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Light, Area Affected : 100%            |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms No. 118, 121, 133, 153                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Size                                     |            |                   |                |         |                    |             |                |               |  |
| Wood   | 40%        |                   |                | 2038    | **                 | 5           | \$180,900      | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 | 10          | \$11,000       | C             |  |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 | 10          | \$4,900        | C             |  |
| Plaster  | 55%        |                   |                | LIFE    | **                 | 5-10        | \$114,200      | C             |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 | 10          | \$30,500       | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 15%        |                   |                | 2036    | **                 | 5           | \$38,200       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 15%        |                   |                | LIFE    | **                 | 5-10        | \$38,200       | B             |  |
| Fiber Board  | 10%        |                   |                | 2023    | \$185,500          |             |                | B             |  |
| Plaster  | 60%        | Now               | \$42,000       | LIFE    | **                 | 5           | \$76,400       | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Room No. 450                                      |            |                   |                |         |                    |             |                |               |  |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CLARA BARTON HIGH SCHOOL - BK**  
**Asset # : 1210**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment            |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%  |                          |                       | 2033                      | * *                   | 5                  | \$700                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 3000 Amps Main Disconnect Switch</i>         |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%  |                          |                       | 2033                      | * *                   | 5                  | \$700                 | B                    |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                      |
| Conduit                      | 90%   |                          |                       | 2023                      | \$178,900             | 1                  |                       | B                    |
| Conduit                      | 10%   |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch          | 5%  | 2-4                      | \$9,600               | 2048                      | * *                   | 5                  | \$100                 | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Obsolete Equipment</i>                           |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs             | 30%   |                          |                       | 2022                      | \$57,600              | 5                  | \$1,300               | B                    |
| Molded Case Bkrs             | 45%   |                          |                       | 2031                      | * *                   | 5                  | \$2,000               | B                    |
| Molded Case Bkrs             | 20%   |                          |                       | 2039                      | * *                   | 5                  | \$900                 | B                    |
| Wiring                       |   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth                | 30%   | 2-4                      | \$60,500              | 2048                      | * *                   | 1                  |                       | B                    |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room</i>                                     |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 50%   |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Thermoplastic                | 20%   |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 20%   |                          |                       | 2028                      | * *                   | 5                  | \$200                 | B                    |
| Locally Mounted              | 50%   |                          |                       | 2021                      | \$16,500              | 5                  | \$600                 | B                    |
| Motor Control Center         | 30%   |                          |                       | 2028                      | * *                   | 5                  | \$1,300               | B                    |
| Ground                       |   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 50%   |                          |                       | LIFE                      | * *                   | 5                  | \$2,400               | B                    |
| Generic                      | 50%   |                          |                       | LIFE                      | * *                   | 5                  | \$2,400               | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Main Water Pipe</i>                              |                          |                       |                           |                       |                    |                       |                      |
| Lighting                     |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 20%   |                          |                       | 2023                      | \$290,600             | 10                 | \$29,600              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : 1,2,3,4 Floors Hallways</i>                         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Using T-12 Lamps</i>                             |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 70%   |                          |                       | 2018                      | \$1,017,200           | 10                 | \$103,500             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout The Building</i>                         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Using T-12 Lamps</i>                             |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 5%  |                          |                       | 2023                      | \$33,600              | 10                 | \$300                 | B                    |
| Incandescent                 | 5%  |                          |                       | 2018                      | \$72,700              | 2                  | \$200                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**CLARA BARTON HIGH SCHOOL - BK**  
**Asset # : 1210**

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

**Lighting**

|                    |      |  |  |      |          |    |       |   |
|--------------------|------|--|--|------|----------|----|-------|---|
| Egress Lighting    |      |  |  |      |          |    |       |   |
| Emergency, Service | 50%  |  |  | 2023 | \$13,400 | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2023 | \$13,400 | 1  |       | B |
| Exterior Lighting  |      |  |  |      |          |    |       |   |
| HID                | 100% |  |  | 2023 | \$68,300 | 10 | \$500 | B |

**Alarm**

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |      |     |     |          | D |
| Generic              | 20% |  |  | 2028 | * * | 1   | \$12,300 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |      |     |     |          | D |
| Generic              | 20% |  |  | 2028 | * * | 1-3 | \$20,200 | B |

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

**Heating**

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Fuel Oil No 6  | 100% |  |  | 2033 | * * | 5 | \$49,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Vault</i>  |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units Of 10,000 Gals Each</i>               |      |  |  |      |     |   |          |   |

|  |      |     |           |      |     |   |           |   |
|--|------|-----|-----------|------|-----|---|-----------|---|
| Conversion Equipment   |      |     |           |      |     |   |           |   |
| Steam Boiler   | 100% | 2-4 | \$894,800 | 2043 | * * | 1 | \$143,800 | B |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> |      |     |           |      |     |   |           |   |
| <i>Location : Basement Boilers</i>                               |      |     |           |      |     |   |           |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |      |     |           |      |     |   |           |   |
| <i>Location : Basement</i>                                       |      |     |           |      |     |   |           |   |
| <i>Explanation : 4 Units</i>                                     |      |     |           |      |     |   |           |   |

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Distribution      |      |  |  |      |     |   |         |   |
| Steam Piping/Pump | 100% |  |  | 2033 | * * | 4 | \$8,000 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 20% |  |  | 2023 | \$198,200 | 1 | \$20,000 | B |
| Convactor/Radiator | 60% |  |  | 2028 | * *       | 1 | \$31,300 | B |
| Fan Coil Unit/Heat | 20% |  |  | 2023 | \$550,400 | 1 | \$10,400 | B |

**Air Conditioning**

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2039 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 10%  |  |  | 2021 | \$37,800 | 1 |  | B |
| No Component         | 90%  |  |  |      |          |   |  | D |

**Ventilation**

|                    |      |  |  |      |           |     |           |   |
|--------------------|------|--|--|------|-----------|-----|-----------|---|
| Distribution       |      |  |  |      |           |     |           |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *       | 2-5 | \$142,300 | B |
| Exhaust Fans       |      |  |  |      |           |     |           |   |
| Interior           | 90%  |  |  | 2023 | \$182,900 | 2   | \$4,500   | B |
| Roof               | 10%  |  |  | 2023 | \$14,600  | 2   | \$500     | B |

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**DEPARTMENT OF EDUCATION - 040**  
**CLARA BARTON HIGH SCHOOL - BK**  
**Asset # : 1210**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper   | 85%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel  | 15%            |                   |                    | 2028    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                    | HTHW/HW  | 50%            | Now               | \$212,100          | 2053    | * *            |             |                | B             |
|                    | Other Observation, Extent : Severe, Area Affected : 100%   |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : One Tank Needs Replacement                   |                |                   |                    |         |                |             |                |               |
|                    | HTHW/HW  | 50%            |                   |                    | 2023    | \$212,100      |             |                | B             |
|                    | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping   | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement : 4th Floor                            |                |                   |                    |         |                |             |                |               |
|                    | Explanation : One Unit                                     |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                    | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                    | Generic  | 5%             |                   |                    | 2033    | * *            | 1-2         | \$2,300        | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : COBBLE HILL/ACORN H.S. - BK (OLD P.S. 6 - BK)  
**Address** : 347 BALTIC STREET (NEAR SMITH ST.)  
**Borough** : BROOKLYN **Agency's Number** : K804  
**Program / Asset #** : BOE0662.000 / 2683 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 397 **Lot** : 11 **BIN** : 3006356

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023     |
|-----------------------|-----------------|--------------------|
| Exterior Architecture |                 | \$246,800          |
| Interior Architecture |                 | \$406,800          |
| Electrical            | \$62,600        | \$272,700          |
| Mechanical            |                 | \$348,100          |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$1,274,500</b> |
| Priority A            |                 | \$246,800          |
| Priority B            | \$62,600        | \$677,000          |
| Priority C            |                 | \$350,600          |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$1,274,500</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$21,100        | \$4,400         | \$12,800        |                |
| Interior Architecture |                 | \$8,600         | \$43,200        |                |
| Electrical            | \$600           | \$200           |                 | \$300          |
| Mechanical            | \$10,200        | \$42,600        | \$18,800        | \$9,500        |
| <b>Total</b>          | <b>\$31,900</b> | <b>\$55,800</b> | <b>\$74,800</b> | <b>\$9,700</b> |
| Priority A            | \$21,100        | \$4,400         | \$12,800        |                |
| Priority B            | \$10,800        | \$48,100        | \$18,800        | \$9,700        |
| Priority C            |                 | \$3,300         | \$43,200        |                |
| <b>Total</b>          | <b>\$31,900</b> | <b>\$55,800</b> | <b>\$74,800</b> | <b>\$9,700</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COBBLE HILL/ACORN H.S. - BK (OLD P.S. 6 - BK)**  
**Asset # : 2683**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$38,700       | A             |
| Masonry: Brick         | 65%  |                   |                | LIFE               | **             | 5           | \$64,400       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Stucco Cement          | 25%  |                   |                | 2033               | **             | 5           | \$61,900       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | **             | 5           | \$25,700       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 93%  |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Pre-Cast Concrete      | 7%   |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Asphalt Macadam        | 25%  |                   |                | 2025               | **             | 5           | \$8,900        | A             |
| Built-Up (BUR)         | 73%  | Now               | \$21,100       | 2028               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%   |                   |                | 2020               | \$143,800      | 10          | \$3,600        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 5%   |                   |                | 2016               | \$31,300       | 3           | \$7,900        | C             |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$23,100       | C             |
| Ceramic Tile           | 5%   |                   |                | 2023               | \$117,200      | 5           | \$5,300        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Traffic Topping        | 5%   |                   |                | 2025               | **             | 5           | \$6,600        | C             |
| Vinyl Tile             | 70%  |                   |                | 2025               | **             | 3           | \$27,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 6%   |                   |                | 2023               | \$233,500      | 5           | \$7,900        | C             |
| Glass Block            | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Glass: Single Pane     | 2%   |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5           | \$23,800       | C             |
| Plaster                | 5%   |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%  |                   |                | 2025               | **             | 5           | \$10,600       | B             |
| AcousTileSusp.Lay-In   | 5%   |                   |                | 2033               | **             | 5           | \$5,300        | B             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5           | \$52,900       | B             |
| Plaster                | 5%   |                   |                | LIFE               | **             | 5           | \$3,300        | B             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |

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

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COBBLE HILL/ACORN H.S. - BK (OLD P.S. 6 - BK)**

**Asset # : 2683**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 50%               |                          |                       | 2020                      | \$16,300              | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Protector Rated @ 1200 A.</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 50%               |                          |                       | 2020                      | \$67,100              | 5                  | \$200                 | B                    |
| Under Construction  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2020                      | \$76,400              | 1                  |                       | B                    |
| Under Construction  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 60%               |                          |                       | 2019                      | \$67,700              | 5                  | \$1,300               | B                    |
| Molded Case Bkrs  | 20%               |                          |                       | 2028                      | * *                   | 5                  | \$400                 | B                    |
| Under Construction  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 60%               | 0-2                      | \$62,600              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Upper Floors</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2020                      | \$20,900              | 1                  |                       | B                    |
| Under Construction  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$500                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,200               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2028                      | * *                   | 10                 | \$61,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T- 8 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2028                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |

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



**DEPARTMENT OF EDUCATION - 040**  
**COBBLE HILL/ACORN H.S. - BK (OLD P.S. 6 - BK)**

**Asset # : 2683**

| Mechanical           |                        | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component              | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                   | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                        |  |           |                    |      |                |       |                |          |
|                      | Conversion Equipment   |  |           |                    |      |                |       |                |          |
|                      | Steam Boiler           | 100%   |           |                    | 2033 | * *            | 1     | \$70,100       | B        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                      |                        | Location : Boiler Room   |           |                    |      |                |       |                |          |
|                      |                        | Explanation : 3 Units  |           |                    |      |                |       |                |          |
| Distribution         |                        |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump      | 100%   |           |                    | 2040 | * *            | 4     | \$3,500        | B        |
| Terminal Devices     |                        |  |           |                    |      |                |       |                |          |
|                      | Air Handler            | 10%  |           |                    | 2020 | \$43,500       | 1     | \$4,400        | B        |
|                      | Convactor/Radiator     | 60%  |           |                    | 2025 | * *            | 1     | \$13,700       | B        |
|                      | Fan Coil Unit/Heat     | 10%  |           |                    | 2020 | \$120,700      | 1     | \$2,300        | B        |
|                      | Under Construction     | 20%  |           |                    |      |                |       |                | D        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 0%                          |           |                    |      |                |       |                |          |
|                      |                        | Location : Boiler Room Area  |           |                    |      |                |       |                |          |
|                      |                        | Explanation : New Air Handlers - Heating & AC - Being Installed For Auditorium |           |                    |      |                |       |                |          |
| Air Conditioning     |                        |  |           |                    |      |                |       |                |          |
|                      | Energy Source          |  |           |                    |      |                |       |                |          |
|                      | Electricity            | 100%   |           |                    | 2036 | * *            | 1     |                | B        |
| Conversion Equipment |                        |  |           |                    |      |                |       |                |          |
|                      | Int Pkg Unit - Cooling | 10%  |           |                    | 2018 | \$103,800      | 2     | \$400          | B        |
|                      | Window/Wall Unit       | 20%  |           |                    | 2015 | \$33,100       | 1     |                | B        |
|                      | No Component           | 50%  |           |                    |      |                |       |                | D        |
|                      | Under Construction     | 20%  |           |                    |      |                |       |                | D        |
| Distribution         |                        |  |           |                    |      |                |       |                |          |
|                      | No Component           | 80%  |           |                    |      |                |       |                | D        |
|                      | Under Construction     | 20%  |           |                    |      |                |       |                | D        |
| Terminal Devices     |                        |  |           |                    |      |                |       |                |          |
|                      | No Component           | 80%  |           |                    |      |                |       |                | D        |
|                      | Under Construction     | 20%  |           |                    |      |                |       |                | D        |
| Heat Rejection       |                        |  |           |                    |      |                |       |                |          |
|                      | No Component           | 80%  |           |                    |      |                |       |                | D        |
|                      | Under Construction     | 20%  |           |                    |      |                |       |                | D        |
| Ventilation          |                        |  |           |                    |      |                |       |                |          |
|                      | Distribution           |  |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers     | 100%   |           |                    | LIFE | * *            | 2-5   | \$39,400       | B        |
| Exhaust Fans         |                        |  |           |                    |      |                |       |                |          |
|                      | Interior               | 90%  |           |                    | 2020 | \$80,200       | 2     | \$2,000        | B        |
|                      | Roof                   | 10%  |           |                    | 2020 | \$6,400        | 2     | \$200          | B        |
| Plumbing             |                        |  |           |                    |      |                |       |                |          |
|                      | H/C Water Piping       |  |           |                    |      |                |       |                |          |
|                      | Galv Iron/Steel        | 100%   |           |                    | 2025 | * *            | 1     |                | B        |
| Water Heater         |                        |  |           |                    |      |                |       |                |          |
|                      | Gas Fired              | 100%   |           |                    | 2018 | \$18,800       | 2     | \$1,100        | B        |
| Sanitary Piping      |                        |  |           |                    |      |                |       |                |          |
|                      | Cast Iron              | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
| Storm Drain Piping   |                        |  |           |                    |      |                |       |                |          |
|                      | Cast Iron              | 100%   |           |                    | LIFE | * *            | 1     |                | B        |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COBBLE HILL/ACORN H.S. - BK (OLD P.S. 6 - BK)**

**Asset # : 2683**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Rigid Piping       | 100%           |                   |                    | 2020    | \$10,300       | 4           | \$1,300        | B             |
|            | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|            | Electric           | 100%           |                   |                    | 2020    | \$10,300       | 4           | \$1,300        | B             |
|            | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    | 2025    | * *            | 1           | \$4,400        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : COMM. SCHL. COMP. ED. P. S. 932 - BK  
**Address** : 631 BELMONT AVENUE BTWN: JEROME ST., BARBEY ST.  
**Borough** : BROOKLYN **Agency's Number** : K932  
**Program / Asset #** : BOE0668.000 / 4419 **Yr Built/Renovated** : 1927 / 2001  
**Area Sq Ft** : 20,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4014 **Lot** : 34 **BIN** : 3089171

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$201,000             |                       |
| Interior Architecture | \$243,100             |                       |
| Electrical            |                       | \$190,800             |
| Mechanical            |                       | \$191,300             |
| <b>Total</b>          | <b>\$444,100</b>      | <b>\$382,100</b>      |
| Priority A            | \$201,000             |                       |
| Priority B            | \$39,000              | \$382,100             |
| Priority C            | \$204,100             |                       |
| <b>Total</b>          | <b>\$444,100</b>      | <b>\$382,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$29,200        |                |                |                 |
| Interior Architecture | \$32,900        |                |                | \$2,700         |
| Electrical            | \$16,000        | \$300          | \$100          | \$9,100         |
| Mechanical            | \$7,700         | \$9,300        | \$3,800        | \$34,700        |
| <b>Total</b>          | <b>\$85,900</b> | <b>\$9,600</b> | <b>\$3,900</b> | <b>\$46,500</b> |
| Priority A            | \$29,200        |                |                |                 |
| Priority B            | \$23,700        | \$9,600        | \$3,900        | \$43,800        |
| Priority C            | \$32,900        |                |                | \$2,700         |
| <b>Total</b>          | <b>\$85,900</b> | <b>\$9,600</b> | <b>\$3,900</b> | <b>\$46,500</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COMM. SCHL. COMP. ED. P. S. 932 - BK**  
**Asset # : 4419**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  | Now               | \$80,800       | LIFE               | * *            | 5           | \$24,100       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : West Facade   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | Now               | \$76,600       | 2038               | * *            | 5           | \$4,000        | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  | Now               | \$43,500       | LIFE               | * *            | 5           | \$3,300        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : East And West Parapets                              |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : East And West Parapets                              |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 5%   | Now               | \$700          | LIFE               | * *            | 5           | \$1,100        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                       | Location : Coping  |                   |                |                    |                |             |                |               |
|                       | Open Joints, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                       | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Modified Bitumen      | 100%   | Now               | \$28,500       | 2027               | * *            |             |                | A             |
|                       | Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : West Facade   |                   |                |                    |                |             |                |               |
|                       | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : East And West Sides                                 |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Severe, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                       | Location : Over Rooms 303, 304, Stair                          |                   |                |                    |                |             |                |               |

**Interior**

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COMM. SCHL. COMP. ED. P. S. 932 - BK**  
**Asset # : 4419**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$5,500        | C             |
| Ceramic Tile   | 2%         | Now               | \$1,100        | 2025               | **             | 5           | \$300          | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 3%         | Now               | \$6,900        | 2027               | **             | 5           | \$900          | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Entrance Lobby</i>   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        | Now               | \$60,000       | 2032               | **             | 3           | \$2,400        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Classrooms Cafeteria</i>                        |            |                   |                |                    |                |             |                |               |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>               |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 60%        |                   |                | 2017               | \$144,100      | 3           | \$7,600        | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Tiles</i>   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Plaster  | 20%        | Now               | \$23,000       | LIFE               | **             | 5           | \$1,900        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 103, 203, 303, 304, Cafeteria</i>                    |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 103, 203, 303, 304, Cafeteria And Rear Stairwell</i> |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Plaster  | 30%        | Now               | \$39,000       | LIFE               | **             | 5           | \$4,700        | B             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 103, 203, 303, 304 Cafeteria</i>                     |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 103, 203, 303, 304 Cafeteria</i>                     |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$11,000       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$3,000        | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Service: 800 Amps</i>                            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$49,700       | 5           | \$100          | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COMM. SCHL. COMP. ED. P. S. 932 - BK**  
**Asset # : 4419**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2022                      | \$15,200              | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 25%               |                          |                       | 2030                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 25%               | 2-4                      | \$5,600               | 2047                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 90%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 50%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$10,300              | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2022                      | \$2,600               | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2020                      | \$12,700              | 5                  | \$100                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Water Pipe</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 93%               |                          |                       | 2022                      | \$141,100             | 10                 | \$14,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 7%                |                          |                       | 2022                      | \$4,900               | 10                 |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Mercury</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 25%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Emergency, Service  | 25%               |                          |                       | 2017                      | \$700                 | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$1,400               | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$6,800               | 10                 | \$100                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$2,800               | 1                  | \$300                 | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$9,700               | 1-3                | \$500                 | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**COMM. SCHL. COMP. ED. P. S. 932 - BK**  
**Asset # : 4419**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2   | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$5,200               | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$16,700              | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement Boiler Room</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Boilers</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2022                      | \$134,000             | 4                  | \$1,200               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 10%               |                          |                       | 2022                      | \$10,300              | 1                  | \$1,000               | B                    |
| Convactor/Radiator  | 90%               |                          |                       | 2027                      | * *                   | 1                  | \$4,900               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 60%               |                          |                       | 2017                      | \$23,700              | 1                  |                       | B                    |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$9,400               | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              | Now                      | \$3,100               | 2022                      | \$15,300              | 2                  | \$400                 | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              | Now                      | \$1,100               | 2022                      | \$57,300              | 1                  |                       | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main Corroded And Leaking</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Oil Fired   | 100%              |                          |                       | 2017                      | \$6,000               | 1                  | \$500                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible   | 100%              |                          |                       | 2015                      | \$6,200               | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2022                      | \$1,900               | 1                  | \$1,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)  
**Address** : 109 RHINE AVE. @STEUBEN & TARGEE STS.  
**Borough** : STATEN ISLAND **Agency's Number** : R470  
**Program / Asset #** : BOE0953.000 / 1203 **Yr Built/Renovated** : 1894 / 2001  
**Area Sq Ft** : 27,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Twr  
**Block** : 2885 **Lot** : 1 **BIN** : 5043479

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$69,500              |                       |
| Interior Architecture |  | \$91,400              |                       |
| Electrical            |  |                       | \$199,600             |
| <b>Total</b>          |  | <b>\$160,900</b>      | <b>\$199,600</b>      |
| Priority A            |  | \$69,500              |                       |
| Priority B            |  | \$40,900              | \$199,600             |
| Priority C            |  | \$50,500              |                       |
| <b>Total</b>          |  | <b>\$160,900</b>      | <b>\$199,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$18,900        | \$7,200         |                |                |
| Interior Architecture | \$700           |                 | \$2,600        |                |
| Electrical            | \$17,400        | \$6,200         | \$100          |                |
| Mechanical            | \$3,200         | \$2,600         | \$2,800        | \$3,300        |
| <b>Total</b>          | <b>\$40,200</b> | <b>\$16,000</b> | <b>\$5,400</b> | <b>\$3,300</b> |
| Priority A            | \$18,900        | \$7,200         |                |                |
| Priority B            | \$20,600        | \$8,800         | \$2,800        | \$3,300        |
| Priority C            | \$700           |                 | \$2,600        |                |
| <b>Total</b>          | <b>\$40,200</b> | <b>\$16,000</b> | <b>\$5,400</b> | <b>\$3,300</b> |



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

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



**DEPARTMENT OF EDUCATION - 040**  
**CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)**  
**Asset # : 1203**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Masonry: Brick  | 95%        | Now               | \$69,500       | LIFE               | **             | 5           | \$20,700       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Play Yard Side Off Targee Street                   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$18,900       | 2036               | **             | 5           | \$30,100       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Metal Cornice   | 25%        |                   |                | 2035               | **             | 10          | \$2,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        |                   |                | 2025               | **             | 10          | \$5,000        | A             |
| Skylight, Metal/Glass   | 5%         |                   |                | 2030               | **             | 10          | \$4,200        | A             |
| Slate   | 75%        |                   |                | LIFE               | **             |             |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$16,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$1,500        | C             |
| Vinyl Tile  | 70%        |                   |                | 2025               | **             | 3           | \$7,800        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Masonry: Brick  | 20%        | Now               | \$50,500       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Oil Tank And Gas Meter Room                        |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$7,200        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2033               | **             | 5           | \$3,000        | B             |
| Embossed Metal  | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | B             |
| Plaster   | 80%        | Now               | \$40,900       | LIFE               | **             | 5           | \$14,900       | B             |
| Patching Evident, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

| Electrical   |                   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|-------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type    | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                   |                |                   |                    |         |                |             |                |               |
|  | Service Equipment |                |                   |                    |         |                |             |                |               |
|  | Fused Disc Sw     | 100%           |                   |                    | 2030    | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                   |                |                   |                    |         |                |             |                |               |
| Explanation : Main Disconnect Switch Rated At 800 Amps     |                   |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                   |                |                   |                    |         |                |             |                |               |
|  | Fused Disc Sw     | 100%           |                   |                    | 2030    | * *            | 5           | \$100          | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)**

**Asset # : 1203**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 50%               |                          |                       | 2020                      | \$18,000              | 1                  |                       | B                    |
| Conduit   | 50%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 30%               |                          |                       | 2036                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 50%               |                          |                       | 2028                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 20%               |                          |                       | 2019                      | \$11,300              | 5                  | \$100                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 50%               | 2-4                      | \$17,300              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 50%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2033                      | * *                   | 5                  | \$100                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2020                      | \$170,300             | 10                 | \$17,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-12 50%, Lamp T-8 50%</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2015                      | \$2,500               | 10                 |                       | B                    |
| Incandescent  | 2%                |                          |                       | 2015                      | \$3,600               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$19,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$1,500               | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**CONCORD ALTERNATIVE H.S. - SI (OLD P. S. 12)**

**Asset # : 1203**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Convector/Radiator           | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$6,400               | B                    |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 20%               |                          |                       | 2018                      | \$9,300               | 1                  |                       | B                    |
| No Component                 | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 5%                |                          |                       | LIFE                      | * *                   | 2-5                | \$600                 | B                    |
| No Component                 | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 5%                |                          |                       | 2020                      | \$1,300               | 2                  |                       | B                    |
| No Component                 | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |                          |                       | 2018                      | \$5,300               | 2                  | \$300                 | B                    |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)  
**Address** : 22 E. 128 ST @MADISON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M911  
**Program / Asset #** : BOE0154.000 / 521 **Yr Built/Renovated** : 1905 / 2008  
**Area Sq Ft** : 44,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1752 **Lot** : 59 **BIN** : 1054159

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,100              | \$43,100              |
| Interior Architecture | \$339,500             |                       |
| Electrical            |                       | \$347,200             |
| Mechanical            |                       | \$368,200             |
| <b>Total</b>          | <b>\$382,600</b>      | <b>\$758,500</b>      |
| Priority A            | \$43,100              | \$43,100              |
| Priority B            | \$50,400              | \$715,400             |
| Priority C            | \$289,100             |                       |
| <b>Total</b>          | <b>\$382,600</b>      | <b>\$758,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,500         |                 | \$2,500         |                 |
| Interior Architecture | \$26,900         | \$3,000         | \$1,200         | \$1,200         |
| Electrical            | \$36,200         | \$700           | \$900           | \$800           |
| Mechanical            | \$32,800         | \$5,100         | \$5,000         | \$4,400         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$131,300</b> | <b>\$13,700</b> | <b>\$14,600</b> | <b>\$11,300</b> |
| Priority A            | \$30,500         |                 | \$2,500         |                 |
| Priority B            | \$77,000         | \$10,700        | \$10,900        | \$10,100        |
| Priority C            | \$23,800         | \$3,000         | \$1,200         | \$1,200         |
| <b>Total</b>          | <b>\$131,300</b> | <b>\$13,700</b> | <b>\$14,600</b> | <b>\$11,300</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**  
**Asset # : 521**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$86,200       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | * *                | 5           | \$7,200        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2039    | * *                | 5           | \$12,300       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5-10        | \$6,400        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%   |                   |                | LIFE    | * *                | 5-10        | \$12,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 10%   |                   |                | 2036    | * *                | 5-10        | \$4,100        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%   |                   |                | 2033    | * *                | 10          | \$18,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 5%  | Now               | \$5,500        | 2033    | * *                |             |                | A             |  |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2063    | * *                | 10          | \$2,500        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$16,100       | 2026    | * *                | 5           | \$1,200        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Quarry Tile            | 5%  | Now               | \$7,700        | 2028    | * *                | 5           | \$1,800        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 50%   |                   |                | 2033    | * *                | 3           | \$9,100        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 60%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors & Throughout                               |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   | Now               | \$37,000       | 2028    | * *                | 3           | \$3,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 66%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2028    | * *                | 3           | \$3,600        | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**  
**Asset # : 521**

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

## Interior

## Interior Walls

Masonry: Brick

5% Now \$41,100 LIFE \* \*  
*Vertical Cracks, Extent : Severe, Area Affected : 3%*  
*Location : Entrance Vestibule*

C

Plaster

95% Now \$211,000 LIFE \* \* 5 \$17,300  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

C

## Ceilings

Metal Panel

5% LIFE \* \* 5 \$6,100

B

Plaster

95% LIFE \* \* 5-10 \$79,200

B

*Recent Replace Evident, Extent : Light, Area Affected : 30%*  
*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50% 2043 \* \* 5 \$100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Electrical Service Rated At 1200 Amps*

B

Fused Disc Sw

50% 2023 \$8,000 5 \$100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : No Rating Available*

B

## Switchgear / Switchboard

Fused Disc Sw

50% 2023 \$37,300 5 \$100

B

Fused Disc Sw

50% 2043 \* \* 5 \$100

B

## Raceway

Conduit

90% 2023 \$43,000 1

B

Conduit

10% 2043 \* \* 1

B

## Panelboards

Fused Disc Sw

10% 2039 \* \* 5 \$100

B

Molded Case Bkrs

70% 2039 \* \* 5 \$700

B

Molded Case Bkrs

20% 2022 \$15,800 5 \$200

B

## Wiring

Braided Cloth

20% 0-2 \$9,500 2048 \* \* 1  
*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

B

Thermoplastic

80% 2043 \* \* 1

B

## Motor Controllers

Locally Mounted

50% 2021 \$6,400 5 \$100

B

Locally Mounted

50% 2036 \* \* 5 \$100

B

## Ground

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

**DEPARTMENT OF EDUCATION - 040**  
**CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**  
**Asset # : 521**

| Electrical |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Ground     |                      |  |           |                    |      |                |       |                |          |
|            | Grounding Devices    |  |           |                    |      |                |       |                |          |
|            | Not Accessible       | 100%   |           |                    |      |                |       |                | D        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|            |                      | Location : Basement  |           |                    |      |                |       |                |          |
|            |                      | Explanation : Covered With Insulation                      |           |                    |      |                |       |                |          |
| Lighting   |                      |  |           |                    |      |                |       |                |          |
|            | Interior Lighting    |  |           |                    |      |                |       |                |          |
|            | Fluorescent          | 86%  |           |                    | 2018 | \$251,200      | 10    | \$25,600       | B        |
|            |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|            |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|            | Fluorescent          | 14%  |           |                    | 2028 | * *            | 10    | \$4,200        | B        |
|            |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|            |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|            | Egress Lighting      |  |           |                    |      |                |       |                |          |
|            | Exit, Service        | 50%  |           |                    | 2028 | * *            | 1     |                | B        |
|            | Exit, Battery        | 50%  |           |                    | 2028 | * *            | 10    | \$1,100        | B        |
|            | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|            | HID                  | 100%   |           |                    | 2018 | \$15,000       | 10    | \$100          | B        |
| Alarm      |                      |  |           |                    |      |                |       |                |          |
|            | Security System      |  |           |                    |      |                |       |                |          |
|            | No Component         | 80%  |           |                    |      |                |       |                | D        |
|            | Generic              | 20%  |           |                    | 2023 | \$24,800       | 1     | \$2,700        | B        |
|            | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|            | No Component         | 80%  |           |                    |      |                |       |                | D        |
|            | Generic              | 20%  |           |                    | 2031 | * *            | 1-3   | \$4,400        | B        |
| Mechanical |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
| System     | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |                      |  |           |                    |      |                |       |                |          |
|            | Energy Source        |  |           |                    |      |                |       |                |          |
|            | Fuel Oil No 4        | 100%   |           |                    | 2033 | * *            | 5     | \$10,000       | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|            |                      | Location : Basement  |           |                    |      |                |       |                |          |
|            |                      | Explanation : One Tank Of 4000 Gals                        |           |                    |      |                |       |                |          |
|            | Conversion Equipment |  |           |                    |      |                |       |                |          |
|            | Steam Boiler         | 100%   |           |                    | 2028 | * *            | 1     | \$32,100       | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|            |                      | Location : Basement  |           |                    |      |                |       |                |          |
|            |                      | Explanation : One Unit                                     |           |                    |      |                |       |                |          |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**  
**Asset # : 521**

| Mechanical       |                      | Current Repair |                   |   | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |   |                    |                |             |                |               |
|                  | Distribution         |                |                   |   |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%           | Now               | \$12,900  | 2023               | \$257,900      | 4           | \$1,600        | B             |
|                  |                      |                |                   | Leak Evident, Extent : Moderate, Area Affected : 5%         |                    |                |             |                |               |
|                  |                      |                |                   | Location : Condensate Return Line                           |                    |                |             |                |               |
|                  |                      |                |                   | Steam Traps Faulty, Extent : Moderate, Area Affected : 5%   |                    |                |             |                |               |
|                  |                      |                |                   | Location : Throughout Basement                              |                    |                |             |                |               |
|                  | Terminal Devices     |                |                   |   |                    |                |             |                |               |
|                  | Air Handler          | 10%            |                   |   | 2023               | \$19,900       | 1           | \$2,000        | B             |
|                  | Convector/Radiator   | 85%            |                   |   | 2028               | * *            | 1           | \$8,900        | B             |
|                  | Fan Coil Unit/Heat   | 5%             |                   |   | 2023               | \$27,700       | 1           | \$500          | B             |
| Air Conditioning |                      |                |                   |   |                    |                |             |                |               |
|                  | Energy Source        |                |                   |   |                    |                |             |                |               |
|                  | Electricity          | 100%           |                   |   | 2031               | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |   |                    |                |             |                |               |
|                  | Window/Wall Unit     | 30%            |                   |   | 2018               | \$22,800       | 1           |                | B             |
|                  | No Component         | 70%            |                   |   |                    |                |             |                | D             |
| Ventilation      |                      |                |                   |   |                    |                |             |                |               |
|                  | Distribution         |                |                   |   |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 20%            |                   |   | LIFE               | * *            | 2-5         | \$5,700        | B             |
|                  |                      |                |                   | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |             |                |               |
|                  |                      |                |                   | Location : First Floor Coverage Only                        |                    |                |             |                |               |
|                  |                      |                |                   | Explanation : Duct System Extended Through First Floor Only |                    |                |             |                |               |
|                  | No Component         | 80%            |                   |   |                    |                |             |                | D             |
|                  | Exhaust Fans         |                |                   |   |                    |                |             |                |               |
|                  | Interior             | 20%            | Now               | \$8,200   | 2033               | * *            | 2           | \$200          | B             |
|                  |                      |                |                   | Not in Service, Extent : Severe, Area Affected : 100%       |                    |                |             |                |               |
|                  |                      |                |                   | Location : Various Locations                                |                    |                |             |                |               |
|                  | Roof                 | 5%             |                   |   | 2028               | * *            | 2           | \$100          | B             |
|                  |                      |                |                   | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |             |                |               |
|                  |                      |                |                   | Location : Roof   |                    |                |             |                |               |
|                  |                      |                |                   | Explanation : One Unit For Science Lab                      |                    |                |             |                |               |
|                  | No Component         | 75%            |                   |   |                    |                |             |                | D             |
| Plumbing         |                      |                |                   |   |                    |                |             |                |               |
|                  | H/C Water Piping     |                |                   |   |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%           |                   |   | 2021               | \$110,300      | 1           |                | B             |
|                  | Water Heater         |                |                   |   |                    |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |   | 2018               | \$8,600        | 2           | \$500          | B             |
|                  | Sanitary Piping      |                |                   |   |                    |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |   |                    |                |             |                |               |
|                  | Cast Iron            | 100%           | Now               | \$5,200   | LIFE               | * *            | 1           |                | B             |
|                  |                      |                |                   | Leak Evident, Extent : Moderate, Area Affected : 20%        |                    |                |             |                |               |
|                  |                      |                |                   | Location : Backs-up On First Floor When It Rains            |                    |                |             |                |               |
|                  | Sump Pump(s)         |                |                   |   |                    |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |   | 2023               | \$10,300       | 4           | \$2,000        | B             |

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



**DEPARTMENT OF EDUCATION - 040**  
**CONTINUING EDUCATION H.S. - M (OLD P.S. 24 - M)**

**Asset # : 521**

| Mechanical         |                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           | Fixtures       |  |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%   |                   |                    |         |                |             |                | B             |
|                    |                | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Vertical Transport | Elevators      |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic      | 100%   |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                | Location : Travels From 1st : 5th Floor                  |                   |                    |         |                |             |                |               |
|                    |                | Explanation : One Unit                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   | Sprinkler      |  |                   |                    |         |                |             |                |               |
|                    | No Component   | 98%  |                   |                    |         |                |             |                | D             |
|                    | Generic        | 2%   |                   |                    | 2043    |                | * *         | 1-2            | \$200 B       |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : COOPERATIVE TECHNICAL H.S. - M  
**Address** : 321 E. 96 ST. @FIRST AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M646  
**Program / Asset #** : BOE0148.000 / 543 **Yr Built/Renovated** : 1942 / 1999  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4  
**Block** : 1668 **Lot** : 1 **BIN** : 1083927

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$138,300             |                       |
| Interior Architecture |                       | \$67,300              |
| Electrical            |                       | \$62,200              |
| <b>Total</b>          | <b>\$138,300</b>      | <b>\$129,500</b>      |
| Priority A            | \$138,300             |                       |
| Priority B            |                       | \$62,200              |
| Priority C            |                       | \$67,300              |
| <b>Total</b>          | <b>\$138,300</b>      | <b>\$129,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,100         | \$9,500         | \$7,000         | \$7,700         |
| Interior Architecture | \$17,800         |                 | \$37,300        | \$2,600         |
| Electrical            | \$32,900         | \$5,900         | \$5,200         | \$6,100         |
| Mechanical            | \$34,200         | \$39,500        | \$24,900        | \$23,400        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$131,900</b> | <b>\$62,700</b> | <b>\$82,300</b> | <b>\$47,800</b> |
| Priority A            | \$39,100         | \$9,500         | \$7,000         | \$7,700         |
| Priority B            | \$83,400         | \$53,200        | \$38,000        | \$37,400        |
| Priority C            | \$9,400          |                 | \$37,300        | \$2,600         |
| <b>Total</b>          | <b>\$131,900</b> | <b>\$62,700</b> | <b>\$82,300</b> | <b>\$47,800</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**COOPERATIVE TECHNICAL H.S. - M**  
**Asset # : 543**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$33,000       | A             |
| Metal Panel  | 8%         |                   |                | 2040               | **             | 5-10        | \$21,400       | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Window Wall  | 5%         |                   |                | 2040               | **             | 5           | \$7,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$79,200       | 2036               | **             | 5           | \$8,200        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : Greenhouse  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Greenhouse  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Masonry: Brick   | 90%        | Now               | \$10,800       | LIFE               | **             | 5           | \$3,200        | A             |
| Miss/Damaged Flashings, Extent : Severe, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Around Greenhouse On Roof                           |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 75%        | Now               | \$59,000       | 2025               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                    |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor And At Emergency Generator         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 313, 325, 331, 347                            |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                   |                | 2037               | **             | 10          | \$7,700        | A             |
| Modified Bitumen   | 5%         |                   |                | 2028               | **             | 10          | \$2,100        | A             |
| Skylight, Metal/Glass  | 5%         |                   |                | 2046               | **             | 10          | \$7,000        | A             |
| Sloped Glazing   | 5%         | Now               | \$28,300       | LIFE               | **             | 5           | \$28,200       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Greenhouse  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Greenhouse  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         | 4+                | \$3,000        | 2016               | \$30,300       | 3           | \$7,700        | C             |
| Staining/Discoloring, Extent : Severe, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Room In Auto Shop                                   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 30%        |                   |                | LIFE               | **             | 5           | \$67,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$5,100        | C             |
| Quarry Tile  | 5%         |                   |                | 2033               | **             | 5           | \$7,700        | C             |
| Vinyl Tile   | 55%        |                   |                | 2025               | **             | 3           | \$21,100       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**COOPERATIVE TECHNICAL H.S. - M**  
**Asset # : 543**

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

## Interior

## Interior Walls

|                       |     |    |         |      |    |   |          |   |
|-----------------------|-----|----|---------|------|----|---|----------|---|
| Concrete Masonry Unit | 50% |    |         | LIFE | ** | 5 | \$20,800 | C |
| Gypsum Board          | 10% |    |         | LIFE | ** | 5 | \$6,200  | C |
| Plaster               | 10% | 4+ | \$3,800 | LIFE | ** | 5 | \$3,100  | C |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : 1st, 3rd Floors And Throughout

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |    |         |      |    |   |          |   |
|----------------------|-----|----|---------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | 4+ | \$8,400 | 2033 | ** | 5 | \$13,500 | B |
|----------------------|-----|----|---------|------|----|---|----------|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Rooms 313, 325, 331, 339

Water Penetration, Extent : Moderate, Area Affected : 40%

Location : Rooms 313, 325, 331, 339 And 347

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 35% |  |  | LIFE | ** | 5 | \$4,700  | B |
| Metal Panel      | 30% |  |  | LIFE | ** | 5 | \$32,500 | B |
| Plaster          | 10% |  |  | LIFE | ** | 5 | \$5,400  | B |

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Disconnect Switch Rated @4000 Amps

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2037 | ** | 5 | \$300 | B |
|----------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 300 Kva

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2046 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2042 | ** | 5 | \$1,700 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 0-2 | \$26,200 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 80% |  |  | 2046 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2037 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

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

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**DEPARTMENT OF EDUCATION - 040**  
**COOPERATIVE TECHNICAL H.S. - M**  
**Asset # : 543**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,000               | B                    |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$21,500              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$26,900              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Genset                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$2,600               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2055                      | * *                   | 5                  | \$2,000               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 99%               |                          |                       | 2028                      | * *                   | 10                 | \$62,200              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T8 Lamps                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2020                      | \$2,900               | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 50%               |                          |                       | 2020                      | \$5,700               | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2020                      | \$28,400              | 10                 | \$2,300               | B                    |
| <b>Mechanical</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger   | 50%               |                          |                       | 2029                      | * *                   | 1                  | \$17,000              | B                    |
| Steam Boiler   | 50%               |                          |                       | 2033                      | * *                   | 1                  | \$34,000              | B                    |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 50%               |                          |                       | 2036                      | * *                   | 4                  | \$1,700               | B                    |
| Steam Piping/Pump  | 50%               | Now                      | \$13,600              | 2040                      | * *                   | 4                  | \$1,700               | B                    |
| Leak Evident, Extent : Light, Area Affected : 5%           |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Vacuum Pump, Boiler Room                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$21,200              | B                    |
| Convactor/Radiator   | 50%               |                          |                       | 2033                      | * *                   | 1                  | \$11,100              | B                    |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**COOPERATIVE TECHNICAL H.S. - M**  
**Asset # : 543**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller  | 15%               |                          |                       | 2025                      | * *                   | 1                  | \$4,800               | B                    |
| Window/Wall Unit             | 10%               |                          |                       | 2015                      | \$16,100              | 1                  |                       | B                    |
| No Component                 | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump        | 100%              |                          |                       | 2040                      | * *                   | 4                  | \$3,400               | B                    |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht          | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$42,400              | B                    |
| Heat Rejection               |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond              | 100%              |                          |                       | 2025                      | * *                   | 2                  | \$47,700              | B                    |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$38,200              | B                    |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 20%               |                          |                       | 2025                      | * *                   | 2                  | \$400                 | B                    |
| Roof                         | 80%               |                          |                       | 2025                      | * *                   | 2                  | \$1,700               | B                    |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |                          |                       | 2018                      | \$18,200              | 2                  | \$1,000               | B                    |
| HW Heat Exchanger            |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              |                          |                       | 2040                      | * *                   | 4                  | \$6,800               | B                    |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible                  | 100%              |                          |                       | 2014                      | \$6,200               | 4                  | \$2,000               | B                    |
| Backflow Preventer           |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       | 2020                      | \$7,600               | 1                  | \$4,200               | B                    |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic                    | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CROWN HEIGHTS CHARTER SCHOOL -BK  
**Address** : 1485 PACIFIC STREET BROOKLYN AVE - KINGSTON AVE  
**Borough** : BROOKLYN **Agency's Number** : K434  
**Program / Asset #** : BOE1103.000 / 14559 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 65,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 1203 **Lot** : 44 **BIN** : 3848792

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|-----------------|------------------|
| Exterior Architecture |                 | \$127,600        |
| Interior Architecture | \$97,700        | \$190,200        |
| Electrical            |                 | \$48,300         |
| <b>Total</b>          | <b>\$97,700</b> | <b>\$366,100</b> |
| Priority A            |                 | \$127,600        |
| Priority B            | \$37,200        | \$124,300        |
| Priority C            | \$60,500        | \$114,200        |
| <b>Total</b>          | <b>\$97,700</b> | <b>\$366,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$39,800        |
| Interior Architecture |                 | \$12,400        |                 | \$12,100        |
| Electrical            | \$11,100        | \$8,700         | \$7,700         | \$10,500        |
| Mechanical            | \$9,500         | \$6,800         | \$12,300        | \$5,800         |
| Elevators/Escalators  | \$5,900         | \$5,900         | \$5,900         | \$5,900         |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$33,800</b> | <b>\$25,900</b> | <b>\$74,100</b> |
| Priority A            |                 |                 |                 | \$39,800        |
| Priority B            | \$26,500        | \$21,400        | \$25,900        | \$28,400        |
| Priority C            |                 | \$12,400        |                 | \$5,900         |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$33,800</b> | <b>\$25,900</b> | <b>\$74,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**CROWN HEIGHTS CHARTER SCHOOL -BK**  
**Asset # : 14559**

| Architecture            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Exterior</b>         |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   |                   |                | LIFE               | * *            | 5           | \$85,400       | A             |
|                         | <i>Recent Construction, Extent : Light, Area Affected : 100%</i>    |                   |                |                    |                |             |                |               |
|                         | <i>Location : New Building Built In 2010</i>                        |                   |                |                    |                |             |                |               |
| Metal Coiling Doors     | 5%  |                   |                | 2042               | * *            | 5           | \$14,800       | A             |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | * *            | 5           | \$15,400       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2047               | * *            | 5           | \$21,000       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 20%   |                   |                | LIFE               | * *            | 5           | \$2,800        | A             |
| Masonry: Brick          | 30%   |                   |                | LIFE               | * *            | 5           | \$3,700        | A             |
|                         | <i>Recent Construction, Extent : Light, Area Affected : 100%</i>    |                   |                |                    |                |             |                |               |
|                         | <i>Location : Built In 2010</i>                                     |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2052               | * *            | 5           | \$2,400        | A             |
| Metal: Cage/Fence       | 45%   |                   |                | 2042               | * *            | 5-10        | \$43,500       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Asphalt Shingle         | 25%   |                   |                | 2037               | * *            | 10          | \$2,500        | A             |
| IRMA/Protected Membrane | 40%   |                   |                | 2032               | * *            | 10          | \$24,100       | A             |
|                         | <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                         | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%   |                   |                | 2032               | * *            | 10          | \$18,100       | A             |
|                         | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |               |
|                         | <i>Location : Section Over Sixth Floor</i>                          |                   |                |                    |                |             |                |               |
|                         | <i>Explanation : Artificial Grass Covering</i>                      |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%  |                   |                | 2052               | * *            | 10          | \$10,100       | A             |
| <b>Interior</b>         |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Carpet                  | 20%   |                   |                | 2024               | * *            | 3           | \$37,200       | C             |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | * *            | 5           | \$27,100       | C             |
| Ceramic Tile            | 5%  |                   |                | 2037               | * *            | 5           | \$6,200        | C             |
| Sheet Vinyl/Rubber      | 65%   |                   |                | 2032               | * *            | 5           | \$120,900      | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2037               | * *            | 5           | \$5,600        | C             |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE               | * *            | 5           | \$4,500        | C             |
| Gypsum Board            | 80%   |                   |                | LIFE               | * *            | 5           | \$53,800       | C             |
| Wood                    | 5%  |                   |                | LIFE               | * *            | 5           | \$22,400       | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 10%   |                   |                | 2042               | * *            | 5           | \$12,400       | B             |
| AcousTileSusp.Lay-In    | 60%   |                   |                | 2042               | * *            | 5           | \$74,400       | B             |
| Exposed Struc: Steel    | 5%  |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board            | 25%   |                   |                | LIFE               | * *            | 5           | \$38,800       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**CROWN HEIGHTS CHARTER SCHOOL -BK**  
**Asset # : 14559**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2- Main Bolted Pressure Contact Switches Rated @ 4000 Amperes Each</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type   | 100%              |                          |                       | 2039                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Elevator Machine Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 25 Kva</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$200                 | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2044                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs   | 90%               |                          |                       | 2044                      | * *                   | 5                  | \$1,300               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2039                      | * *                   | 5                  | \$400                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Meter Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2039                      | * *                   | 1                  | \$16,400              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$20,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Diesel Generator Rated @ 500 Kw</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$2,000               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 50%               |                          |                       | 2044                      | * *                   | 5                  | \$4,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 200 Gallons Capacity</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 50%               |                          |                       | 2057                      | * *                   | 5                  | \$800                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 500 Gallons</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**CROWN HEIGHTS CHARTER SCHOOL -BK**  
**Asset # : 14559**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 85%  |                          |                       | 2030                      | * *                   | 10                 | \$41,500              | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 100%                       |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout The Building   |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : T-8 Lamps  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 14%  |                          |                       | 2030                      | * *                   | 10                 | \$6,800               | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 100%                       |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout The Building   |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Cfl  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 1%   |                          |                       | 2030                      | * *                   | 10                 |                       | B                    |
| Egress Lighting              |  |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service           | 50%  |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exit, LED                    | 50%  |                          |                       | 2057                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%   |                          |                       | 2030                      | * *                   | 10                 | \$200                 | B                    |
| <b>Lightning Protection</b>  |  |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling            |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | 2057                      | * *                   | 5                  | \$1,600               | B                    |
| <b>Alarm</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| Security System              |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 50%  |                          |                       | 2030                      | * *                   | 1                  | \$10,000              | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 100%                       |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Hallways  |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Ipdvs System ( Internet Protocol Digital Video Surveillance System |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | 2030                      | * *                   | 1-3                | \$32,800              | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 100%                       |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout The Building   |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Smoke Detectors, Strobe Lights, Manual Pull Station                |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 10%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Natural Gas                  | 90%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CROWN HEIGHTS CHARTER SCHOOL -BK**  
**Asset # : 14559**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Furnace                        | 90%   |                   |                    | 2030    | * *            | 1           | \$23,700       | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 90%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 9 Roof Top Package Units                  |                   |                    |         |                |             |                |               |
|                    | Radiant Heater                 | 10%   |                   |                    | 2030    | * *            | 2           | \$2,500        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : Throughout                                   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 15 Reheat Coils                           |                   |                    |         |                |             |                |               |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2044    | * *            | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2030    | * *            | 2           | \$3,300        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 9 Package Units                           |                   |                    |         |                |             |                |               |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$29,700       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2030    | * *            | 2           | \$1,600        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2021    | \$14,100       | 2           | \$800          | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)                   |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                   | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2030    | * *            | 1           | \$3,300        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction                | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : L-6  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CROWN HEIGHTS CHARTER SCHOOL -BK**  
**Asset # : 14559**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Standpipe      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-5         | \$26,900       | B             |
|                  | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-2         | \$14,900       | B             |
|                  | Fire Pump      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2035    | * *            | 1           | \$10,000       | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CSE 3 (REGION 10) - M  
**Address** : 133 MORNINGSIDE AVE @ W. 125 ST.  
**Borough** : MANHATTAN **Agency's Number** : LEASE-M808  
**Program / Asset #** : BOE1075.000 / 14421 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 32,707 **Project Type** : EDUCATION  
**Date of Survey** : 19-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 6,7,8  
**Block** : 1951 **Lot** : 4 **BIN** : 1087468

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$58,500              |                       |
| <b>Total</b>          | <b>\$58,500</b>       |                       |
| Priority C            | \$58,500              |                       |
| <b>Total</b>          | <b>\$58,500</b>       |                       |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Interior Architecture |                | \$4,800         |                |                |
| Electrical            |                | \$400           |                |                |
| Mechanical            | \$5,400        | \$2,700         | \$2,400        | \$4,000        |
| Elevators/Escalators  | \$3,900        | \$3,900         | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$11,800</b> | <b>\$6,300</b> | <b>\$8,000</b> |
| Priority B            | \$9,300        | \$7,000         | \$6,300        | \$8,000        |
| Priority C            |                | \$4,800         |                |                |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$11,800</b> | <b>\$6,300</b> | <b>\$8,000</b> |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CSE 3 (REGION 10) - M**  
**Asset # : 14421**

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

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2038 | ** | 5 | \$2,000  | C |
| Vinyl Tile   | 95% |  |  | 2033 | ** | 3 | \$14,300 | C |

## Interior Walls

|              |     |  |  |      |    |      |          |   |
|--------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile | 5%  |  |  | 2038 | ** | 5    | \$2,800  | C |
| Gypsum Board | 95% |  |  | LIFE | ** | 5-10 | \$90,400 | C |

## Ceilings

|                      |      |  |  |      |    |   |          |   |
|----------------------|------|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 100% |  |  | 2043 | ** | 5 | \$40,100 | B |
|----------------------|------|--|--|------|----|---|----------|---|

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

## Under 600 Volts

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Service Equipment |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Transformers

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2049 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |       |   |
|------------------|------|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2045 | ** | 5 | \$700 | B |
|------------------|------|--|--|------|----|---|-------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2049 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Ground

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Grounding Devices |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Stand-by Power

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Transfer Switches |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Generators

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Batteries

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Fuel Storage

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

|                   |      |  |  |      |    |    |          |   |
|-------------------|------|--|--|------|----|----|----------|---|
| Interior Lighting |      |  |  |      |    |    |          |   |
| Fluorescent       | 100% |  |  | 2031 | ** | 10 | \$24,500 | B |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : T-8 & Compact Lamps*

|                 |      |  |  |      |    |   |  |   |
|-----------------|------|--|--|------|----|---|--|---|
| Egress Lighting |      |  |  |      |    |   |  |   |
| Exit, LED       | 100% |  |  | 2058 | ** | 1 |  | B |

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

## DEPARTMENT OF EDUCATION - 040

## CSE 3 (REGION 10) - M

Asset # : 14421

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

## Lighting

## Exterior Lighting

HID

100%

2031

\* \*

10

\$100

B

## Lightning Protection

## Arresters/Cabling

Not Accessible

100%

D

## Alarm

## Security System

Not Accessible

100%

D

## Fire/Smoke Detection

Not Accessible

100%

D

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

## Heating

## Energy Source

HTHW/HW

100%

2049

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Leased Space - 6th, 7th And 8th Floors Only**Explanation : Hot Water Service Provided From Base Building Heating Equipment*

## Distribution

## Hot Wtr Piping/Pump

100%

2045

\* \*

4

\$1,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 6th, 7th And 8th Floors**Explanation : Hot Water Service Provided From Base Building Heating Equipment*

## Terminal Devices

## Fan Coil Unit/Heat

100%

2031

\* \*

1

\$8,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 6th, 7th And 8th Floors**Explanation : Vav Box With Reheat Coils*

## Air Conditioning

## Conversion Equipment

## Int Pkg Unit - Cooling

100%

2027

\* \*

2

\$1,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 6th, 7th And 8th Floors**Explanation : Packaged Water Cooled Air Conditioning Units*

## Distribution

## Chilled Wtr Pipe/Pump

100%

2049

\* \*

4

\$1,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 6th, 7th And 8th Floor**Explanation : Condenser Water Pumps And Piping Maintained And Operated By Building Owner*

## Heat Rejection

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : Operated And Maintained By Building Owner*

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

Estimates are rounded to the nearest hundred dollars.

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

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

## DEPARTMENT OF EDUCATION - 040

## CSE 3 (REGION 10) - M

Asset # : 14421

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |  |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
|                       |            | Other Observation, Extent : Light, Area Affected : 0%          |                |                    |                |             |                |               |
|                       |            | Location : Roof  |                |                    |                |             |                |               |
|                       |            | Explanation : Operated And Maintained By Building Owner        |                |                    |                |             |                |               |
| Exhaust Fans          |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Plumbing              |            |  |                |                    |                |             |                |               |
| H/C Water Piping      |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
|                       |            | Other Observation, Extent : Light, Area Affected : 0%          |                |                    |                |             |                |               |
|                       |            | Location : Basement  |                |                    |                |             |                |               |
|                       |            | Explanation : Owned, Operated And Maintained By Building Owner |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
|                       |            | Other Observation, Extent : Light, Area Affected : 0%          |                |                    |                |             |                |               |
|                       |            | Location : 6th, 7th And 8th Floors                             |                |                    |                |             |                |               |
|                       |            | Explanation : Maintained By Building Owner                     |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2049               | * *            | 1-5         | \$13,500       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2049               | * *            | 1-2         | \$7,500        | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |

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

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CURTIS HIGH SCHOOL - SI  
**Address** : 105 HAMILTON AVE. @ ST. MARKS PL.  
**Borough** : STATEN ISLAND **Agency's Number** : R450  
**Program / Asset #** : BOE0950.000 / 1201 **Yr Built/Renovated** : 1904 / 2004  
**Area Sq Ft** : 247,300 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 22 **Lot** : 1 **BIN** : 5106483

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$910,500          | \$515,100          |
| Interior Architecture | \$729,400          | \$1,873,200        |
| Electrical            | \$460,300          | \$3,083,400        |
| Mechanical            | \$2,052,900        | \$1,021,500        |
| <b>Total</b>          | <b>\$4,153,100</b> | <b>\$6,493,200</b> |
| Priority A            | \$910,500          | \$515,100          |
| Priority B            | \$2,648,700        | \$4,197,900        |
| Priority C            | \$593,900          | \$1,780,300        |
| <b>Total</b>          | <b>\$4,153,100</b> | <b>\$6,493,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,800         |                 |                 |                 |
| Interior Architecture | \$175,000        |                 |                 | \$20,100        |
| Electrical            | \$6,700          | \$5,700         | \$10,900        | \$7,900         |
| Mechanical            | \$57,800         | \$30,600        | \$45,900        | \$39,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$269,200</b> | <b>\$44,200</b> | <b>\$64,700</b> | <b>\$75,800</b> |
| Priority A            | \$21,800         |                 |                 |                 |
| Priority B            | \$124,100        | \$44,200        | \$64,700        | \$55,700        |
| Priority C            | \$123,200        |                 |                 | \$20,100        |
| <b>Total</b>          | <b>\$269,200</b> | <b>\$44,200</b> | <b>\$64,700</b> | <b>\$75,800</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 8%         |                   |                | LIFE               | **             | 5           | \$303,200      | A             |
| Masonry: Brick   | 3%         |                   |                | LIFE               | **             | 5           | \$14,600       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$339,600      | A             |
| Masonry: Limestone   | 12%        |                   |                | LIFE               | **             | 5           | \$43,700       | A             |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$110,400      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$198,400      | 2039               | **             | 5           | \$38,100       | A             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5-10        | \$21,900       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5-10        | \$153,500      | A             |
| Masonry: Limestone   | 20%        |                   |                | LIFE               | **             | 5-10        | \$78,200       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2028               | **             | 10          | \$93,100       | A             |
| Copper/Terne   | 25%        | Now               | \$47,800       | 2038               | **             |             |                | A             |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Library, Auditorium</i>                                  |            |                   |                |                    |                |             |                |               |
| Slate  | 15%        | Now               | \$60,600       | LIFE               | **             |             |                | A             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1904 Wing</i>  |            |                   |                |                    |                |             |                |               |

Interior

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | 0-2               | \$20,400       | LIFE               | * *            | 5           | \$54,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$14,800       | 2032               | * *            | 5           | \$6,200        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Swimming Pool Throughout                            |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Swimming Pool Throughout                            |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Swimming Pool                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Tiling Of Low Wall At Pool Seating Area          |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | 0-2               | \$20,100       | LIFE               | * *            | 5           | \$9,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 65%        | Now               | \$331,900      | 2023               | \$1,659,700    | 3           | \$60,400       | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 1st, 2nd And 3rd Floors                             |            |                   |                |                    |                |             |                |               |
| Wood   | 15%        | 0-2               | \$42,600       | 2051               | * *            | 5           | \$34,800       | C             |
| Dry Rot/Decay, Extent : Light, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | 0-2               | \$27,100       | 2032               | * *            | 5           | \$8,500        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$27,200       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 10          | \$10,200       | C             |
| Plaster  | 65%        | Now               | \$219,300      | LIFE               | * *            | 5           | \$66,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | * *            | 10          | \$17,000       | C             |

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

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

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 15% | 0-2 | \$15,500 | 2028 | * * | 5 | \$23,200 | B |
|----------------------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 15% |  |  | 2028 | * * | 5 | \$37,200 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |      |          |   |
|------------------|-----|--|--|------|-----|------|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | * * | 5-10 | \$31,000 | B |
|------------------|-----|--|--|------|-----|------|----------|---|

|         |     |  |  |      |     |      |           |   |
|---------|-----|--|--|------|-----|------|-----------|---|
| Plaster | 50% |  |  | LIFE | * * | 5-10 | \$213,000 | B |
|---------|-----|--|--|------|-----|------|-----------|---|

|         |     |    |         |      |     |   |          |   |
|---------|-----|----|---------|------|-----|---|----------|---|
| Plaster | 10% | 4+ | \$9,200 | LIFE | * * | 5 | \$15,500 | B |
|---------|-----|----|---------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Swimming Pool**Explanation : Finish Layer Needs To Be Replaced*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$70,400 | 5 | \$900 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$161,100 | 5 | \$500 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | * * | 5 | \$500 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$343,700 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 20% |  |  | 2033 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2022 | \$312,500 | 5 | \$4,300 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2031 | * * | 5 | \$1,100 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$349,000 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2033 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |         |   |
|-----------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted | 80% |  |  | 2021 | \$57,100 | 5 | \$1,100 | B |
|-----------------|-----|--|--|------|----------|---|---------|---|

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 20% |  |  | 2028 | * * | 5 | \$300 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |         |      |     |   |         |   |
|---------|------|-----|---------|------|-----|---|---------|---|
| Generic | 100% | 2-4 | \$1,000 | LIFE | * * | 5 | \$3,000 | B |
|---------|------|-----|---------|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 60%   |                          |                       | 2018                      | \$1,183,200           | 10                 | \$111,400             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Using T-8 Lamps</i>                              |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 30%   |                          |                       | 2023                      | \$591,600             | 10                 | \$55,700              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Using T-8 Lamps</i>                              |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 5%  |                          |                       | 2023                      | \$45,700              | 10                 | \$300                 | B                    |
| Incandescent                 | 5%  |                          |                       | 2023                      | \$98,600              | 2                  | \$200                 | B                    |
| <b>Egress Lighting</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service                | 60%   |                          |                       | 2023                      | \$21,800              | 1                  |                       | B                    |
| Exit, Battery                | 40%   |                          |                       | 2023                      | \$72,600              | 10                 | \$5,500               | B                    |
| <b>Exterior Lighting</b>     |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2023                      | \$91,300              | 10                 | \$600                 | B                    |
| <b>Lightning Protection</b>  |   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling            |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | 2026                      | **                    | 5                  | \$6,000               | B                    |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                      |
| Security System              |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%   |                          |                       | 2028                      | **                    | 1                  | \$22,700              | B                    |
| <b>Fire/Smoke Detection</b>  |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%   |                          |                       | 2028                      | **                    | 1-3                | \$37,500              | B                    |

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4                | 100%   | 0-2                      | \$614,400             | 2053                      | **                    | 5                  | \$31,300              | B                    |
|                              | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>                   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vault</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vault</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One Tank Has Been Condemned, Other Tank Is On Extended Life</i> |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   | 0-2                      | \$1,214,200           | 2043                      | **                    | 1                  | \$180,600             | B                    |
|                              | <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>                 |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 5 Units</i>   |                          |                       |                           |                       |                    |                       |                      |

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$174,200             | 2033                      | * *                   | 4                  | \$10,000              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2018                      | \$403,500             | 1                  | \$37,600              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2028                      | * *                   | 1                  | \$45,800              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling  | 5%                |                          |                       | 2033                      | * *                   | 2                  | \$600                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit Covering Auditorium - Refrigerant 410a</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling  | 5%                |                          |                       | 2033                      | * *                   | 2                  | \$600                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Covers Pool Area With Additional Steam Heating System - Refrigerant 407c</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 60%               |                          |                       | 2018                      | \$307,700             | 1                  |                       | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$178,700             | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2018                      | \$220,600             | 2                  | \$5,000               | B                    |
| Roof  | 20%               |                          |                       | 2023                      | \$39,700              | 2                  | \$1,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 15%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 85%               | Now                      | \$31,700              | 2028                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$20,100              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2018                      | \$11,200              | 4                  | \$2,000               | B                    |
| Pool Filter/Treatment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand  | 100%              |                          |                       | 2028                      | * *                   | 4                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI**  
**Asset # : 1201**

| Mechanical         |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |  |                |                   |                |                    |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
|                    | Electric   | 100%           |                   |                | 2023               | \$11,200       | 4           | \$2,000        | B             |
|                    | Backflow Preventer   |                |                   |                |                    |                |             |                |               |
|                    | No Component   | 50%            |                   |                |                    |                |             |                | D             |
|                    | Generic  | 50%            | 0-2               | \$200          | 2023               | \$12,100       | 1           | \$5,600        | B             |
|                    | Other Observation, Extent : Moderate, Area Affected : 50%                                  |                |                   |                |                    |                |             |                |               |
|                    | Location : Basement  |                |                   |                |                    |                |             |                |               |
|                    | Explanation : Water Main Is Corroded   |                |                   |                |                    |                |             |                |               |
|                    | Fixtures   |                |                   |                |                    |                |             |                |               |
|                    | Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport |  |                |                   |                |                    |                |             |                |               |
|                    | Elevators  |                |                   |                |                    |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                | LIFE               |                | * *         |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                    |                |                   |                |                    |                |             |                |               |
|                    | Location : Basement :4th Floor, Freight Elevator Basement :1st Floor                       |                |                   |                |                    |                |             |                |               |
|                    | Explanation : 2 Units - One Passenger, And One Freight. Freight Elevator Needs Replacement |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |  |                |                   |                |                    |                |             |                |               |
|                    | Sprinkler  |                |                   |                |                    |                |             |                |               |
|                    | No Component   | 95%            |                   |                |                    |                |             |                | D             |
|                    | Generic  | 5%             |                   |                | 2033               |                | * *         | 1-2            | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : CURTIS HIGH SCHOOL - SI FIELD HOUSE  
**Address** : 105 HAMILTON AVE. @ ST. MARKS PL.  
**Borough** : STATEN ISLAND **Agency's Number** : R450  
**Program / Asset #** : BOE0950.010 / 2945 **Yr Built/Renovated** : 1964 / 2003  
**Area Sq Ft** : 3,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 22 **Lot** : 1 **BIN** : 5106483

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023  |
|-----------------------|--|-----------------|-----------------|
| Exterior Architecture |  | \$37,900        |                 |
| Electrical            |  |                 | \$39,700        |
| <b>Total</b>          |  | <b>\$37,900</b> | <b>\$39,700</b> |
| Priority A            |  | \$37,900        |                 |
| Priority B            |  |                 | \$39,700        |
| <b>Total</b>          |  | <b>\$37,900</b> | <b>\$39,700</b> |

| EXPENSE               | FY 2014          | FY 2015      | FY 2016        | FY 2017      |
|-----------------------|------------------|--------------|----------------|--------------|
| Exterior Architecture | \$36,400         |              |                |              |
| Interior Architecture | \$65,200         |              |                |              |
| Electrical            |                  |              |                |              |
| Mechanical            | \$5,600          | \$500        | \$1,100        | \$500        |
| <b>Total</b>          | <b>\$107,200</b> | <b>\$500</b> | <b>\$1,200</b> | <b>\$500</b> |
| Priority A            | \$36,400         |              |                |              |
| Priority B            | \$15,800         | \$500        | \$1,200        | \$500        |
| Priority C            | \$55,000         |              |                |              |
| <b>Total</b>          | <b>\$107,200</b> | <b>\$500</b> | <b>\$1,200</b> | <b>\$500</b> |



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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI FIELD HOUSE**  
**Asset # : 2945**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 35%        |                   |                | LIFE               | **             | 5           | \$22,900       | A             |
| Concrete Masonry Unit  | 65%        |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Steel  | 100%       | Now               | \$37,900       | 2031               | **             | 5           | \$20,200       | A             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       | Now               | \$22,300       | 2028               | **             |             |                | A             |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i>                 |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 90%        |                   |                | LIFE               | **             | 5           | \$51,800       | C             |
| Ceramic Tile   | 10%        | Now               | \$2,900        | 2032               | **             | 5           | \$700          | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        | Now               | \$9,900        | 2032               | **             | 5           | \$1,700        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 65%        |                   |                | LIFE               | **             | 5           | \$17,400       | C             |
| Gypsum Board   | 25%        | Now               | \$7,600        | LIFE               | **             | 5           | \$5,000        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 100%       | Now               | \$10,200       | LIFE               | **             | 5           | \$2,100        | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Gas Closet</i>   |            |                   |                |                    |                |             |                |               |

| Electrical               |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%       |                   |                | 2023               | \$29,800       | 5           |                | B             |
| Raceway                  |            |                   |                |                    |                |             |                |               |
| Conduit                  | 100%       |                   |                | 2023               | \$9,500        | 1           |                | B             |
| Panelboards              |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%       |                   |                | 2022               | \$16,900       | 5           | \$100          | B             |
| Wiring                   |            |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%       |                   |                | 2023               | \$9,600        | 1           |                | B             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**CURTIS HIGH SCHOOL - SI FIELD HOUSE**  
**Asset # : 2945**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2021                      | \$12,700              | 5                  |                       | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 50%               |                          |                       | 2023                      | \$39,700              | 10                 | \$4,000               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Using T-8 Lamps                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 50%               |                          |                       | 2023                      | \$18,400              | 10                 | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 100%              |                          |                       | 2023                      | \$1,500               | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2018                      | \$1,000               | 10                 |                       | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 100%              |                          |                       | 2023                      | \$12,300              | 1                  | \$4,400               | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Mechanical Room                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One Unit                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Ventilation  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$7,800               | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2023                      | \$8,000               | 2                  | \$300                 | B                    |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              | 0-2                      | \$2,300               | 2023                      | \$2,300               | 2                  | \$100                 | B                    |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Mechanical Room                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DEWITT CLINTON HIGH SCHOOL - BX  
**Address** : 100 WEST MOSHOLU PARKWAY SOUTH  
**Borough** : BRONX **Agency's Number** : X440  
**Program / Asset #** : BOE0327.000 / 357 **Yr Built/Renovated** : 1929 / 2011  
**Area Sq Ft** : 368,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 3251 **Lot** : 201 **BIN** : 2095215

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,351,100           | \$603,700             |
| Interior Architecture | \$2,350,000           | \$1,396,600           |
| Electrical            | \$80,700              | \$2,011,300           |
| Mechanical            | \$2,155,400           | \$2,078,700           |
| <b>Total</b>          | <b>\$5,937,100</b>    | <b>\$6,090,400</b>    |
| Priority A            | \$1,351,100           | \$603,700             |
| Priority B            | \$3,179,200           | \$4,254,000           |
| Priority C            | \$1,406,900           | \$1,232,600           |
| <b>Total</b>          | <b>\$5,937,100</b>    | <b>\$6,090,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$1,300         |                 |                  |                 |
| Interior Architecture |                 |                 | \$42,700         | \$11,100        |
| Electrical            | \$23,300        | \$10,100        | \$10,400         | \$11,200        |
| Mechanical            | \$39,300        | \$44,100        | \$66,400         | \$42,700        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$71,800</b> | <b>\$62,100</b> | <b>\$127,400</b> | <b>\$73,000</b> |
| Priority A            | \$1,300         |                 |                  |                 |
| Priority B            | \$70,500        | \$62,100        | \$94,100         | \$61,900        |
| Priority C            |                 |                 | \$33,300         | \$11,100        |
| <b>Total</b>          | <b>\$71,800</b> | <b>\$62,100</b> | <b>\$127,400</b> | <b>\$73,000</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$76,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 7%  |                   |                | LIFE               | * *            | 5           | \$167,000      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 88%   |                   |                | LIFE               | * *            | 5           | \$268,700      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 82%   | Now               | \$263,800      | 2039               | * *            | 5           | \$27,400       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Glass Block            | 3%  |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
| Steel                  | 15%   | Now               | \$585,600      | 2048               | * *            | 5           | \$62,600       | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Library, Pool Area                                 |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Library, Pool Area                                 |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | * *            | 5-10        | \$82,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5-10        | \$113,200      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 58%        |                   |                | 2028    | * *                | 10          | \$132,600      | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 10%        |                   |                | 2051    | * *                | 10          | \$57,200       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 10%        |                   |                | 2038    | * *                | 10          | \$57,200       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 2%         | Now               | \$52,200       | 2063    | * *                |             |                | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Over Auditorium Air Intake                           |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Over Auditorium Air Intake And Elevator Machine Room |            |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane   | 15%        | Now               | \$36,600       | 2028    | * *                |             |                | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Over Exits 1 And 2, 19 And 20                        |            |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass   | 5%         |                   |                | 2033    | * *                | 10          | \$38,100       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        | Now               | \$101,400      | LIFE    | * *                | 5           | \$145,600      | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2026    | * *                | 5           | \$22,200       | C             |  |
| Quarry Tile   | 5%         |                   |                | 2036    | * *                | 5           | \$33,300       | C             |  |
| Terrazzo  | 20%        | Now               | \$133,000      | LIFE    | * *                | 5           | \$69,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 20%        | Now               | \$42,300       | 2023    | \$846,100          | 3           | \$33,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 10%        |                   |                | 2031    | * *                | 3           | \$16,600       | C             |  |
| Wood  | 25%        | 0-2               | \$235,300      | 2038    | * *                | 5           | \$104,000      | C             |  |
| Dry Rot/Decay, Extent : Light, Area Affected : 10%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

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

## Interior

## Interior Walls

|                        |    |     |           |      |    |  |  |   |
|------------------------|----|-----|-----------|------|----|--|--|---|
| Cast in Place Concrete | 4% | Now | \$117,300 | LIFE | ** |  |  | C |
|------------------------|----|-----|-----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Fuel Tank Area**Vertical Cracks, Extent : Moderate, Area Affected : 10%**Location : Fuel Tank Area*

|              |     |  |  |      |    |      |          |   |
|--------------|-----|--|--|------|----|------|----------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5-10 | \$76,400 | C |
|--------------|-----|--|--|------|----|------|----------|---|

|                |     |     |           |      |    |  |  |   |
|----------------|-----|-----|-----------|------|----|--|--|---|
| Masonry: Brick | 10% | 2-4 | \$152,700 | LIFE | ** |  |  | C |
|----------------|-----|-----|-----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

|               |    |     |           |      |    |  |  |   |
|---------------|----|-----|-----------|------|----|--|--|---|
| Marble Panels | 6% | 2-4 | \$118,000 | LIFE | ** |  |  | C |
|---------------|----|-----|-----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 50% | Now | \$412,500 | LIFE | ** | 5 | \$67,500 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Water Penetration, Extent : Severe, Area Affected : 4%**Location : Basement Corridor To Swimming Pool*

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10 | \$45,000 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2028 | ** | 5 | \$56,200 | B |
|-------------------|-----|--|--|------|----|---|----------|---|

|                      |    |  |  |      |    |   |          |   |
|----------------------|----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2036 | ** | 5 | \$18,700 | B |
|----------------------|----|--|--|------|----|---|----------|---|

|                  |    |  |  |      |    |      |          |   |
|------------------|----|--|--|------|----|------|----------|---|
| Exposed Concrete | 5% |  |  | LIFE | ** | 5-10 | \$23,400 | B |
|------------------|----|--|--|------|----|------|----------|---|

|                  |    |  |  |      |    |      |          |   |
|------------------|----|--|--|------|----|------|----------|---|
| Exposed Concrete | 5% |  |  | LIFE | ** | 5-10 | \$23,400 | B |
|------------------|----|--|--|------|----|------|----------|---|

|         |     |     |           |      |    |   |           |   |
|---------|-----|-----|-----------|------|----|---|-----------|---|
| Plaster | 70% | Now | \$902,100 | LIFE | ** | 5 | \$164,000 | B |
|---------|-----|-----|-----------|------|----|---|-----------|---|

*Water Penetration, Extent : Severe, Area Affected : 4%**Location : Basement Corridor To Swimming Pool*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$65,100 | 5 | \$1,400 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2023 | \$208,600 | 5 | \$900 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2033 | ** | 5 | \$1,600 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2049 | ** | 5 | \$800 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$377,600 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |    |  |  |      |    |   |  |   |
|---------|----|--|--|------|----|---|--|---|
| Conduit | 5% |  |  | 2049 | ** | 1 |  | B |
|---------|----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2031 | ** | 5 | \$700 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2022 | \$252,900 | 5 | \$5,600 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2031 | ** | 5 | \$1,600 | B |
|------------------|-----|--|--|------|----|---|---------|---|

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 20%               | 2-4                      | \$80,700              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 55%               |                          |                       | 2023                      | \$221,900             | 1                  |                       | B                    |
| Thermoplastic   | 5%                |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2021                      | \$52,800              | 5                  | \$1,600               | B                    |
| Locally Mounted   | 20%               |                          |                       | 2028                      | * *                   | 5                  | \$400                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$8,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2033                      | * *                   | 10                 | \$272,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2018                      | \$24,600              | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2018                      | \$123,000             | 10                 | \$10,000              | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$125,700             | 10                 | \$1,000               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2023                      | \$311,600             | 1                  | \$33,800              | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2033                      | * *                   | 1-3                | \$55,800              | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4  | 100%              |                          |                       | 2033                      | * *                   | 5                  | \$91,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vault</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units - Each 20,000 Gals</i>                |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | 2-4                      | \$1,646,400           | 2043                      | * *                   | 1                  | \$264,700             | B                    |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$236,100             | 2033                      | * *                   | 4                  | \$14,600              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Thermostats. Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2023                      | \$364,700             | 1                  | \$36,700              | B                    |
| Convactor/Radiator   | 60%               |                          |                       | 2028                      | * *                   | 1                  | \$57,600              | B                    |
| Fan Coil Unit/Heat   | 20%               |                          |                       | 2023                      | \$1,012,700           | 1                  | \$19,200              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 15%               |                          |                       | 2018                      | \$104,300             | 1                  |                       | B                    |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$261,900             | B                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 80%               |                          |                       | 2018                      | \$299,100             | 2                  | \$7,300               | B                    |
| Roof   | 20%               | Now                      | \$2,700               | 2018                      | \$53,800              | 2                  | \$1,500               | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exhaust Fans, Roof</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2021                      | \$78,700              | 2                  | \$4,400               | B                    |
| <b>HW Heat Exchanger</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              | 2-4                      | \$104,900             | 2053                      | * *                   | 4                  | \$29,400              | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$94,500              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Back Up In Basement Every Time It Rains</i>          |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX**  
**Asset # : 357**

| Mechanical         |                       | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                       |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)          |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping          | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Pool Filter/Treatment |   |                   |                    |         |                |             |                |               |
|                    | Sand                  | 100%  |                   |                    | 2028    | * *            | 4           |                | B             |
|                    | Sewage Ejector(s)     |   |                   |                    |         |                |             |                |               |
|                    | Compressed Air        | 100%  |                   |                    | 2023    | \$26,600       | 4           | \$2,000        | B             |
|                    | Backflow Preventer    |   |                   |                    |         |                |             |                |               |
|                    | No Component          | 70%   |                   |                    |         |                |             |                | D             |
|                    | Generic               | 30%   |                   |                    | 2031    | * *            | 1           | \$5,500        | B             |
|                    | Fixtures              |   |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                       |   |                   |                    |         |                |             |                |               |
|                    | Elevators             |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction       | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                       | Location : B, 1, 2, 3                                   |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                       |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler             |   |                   |                    |         |                |             |                |               |
|                    | No Component          | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic               | 5%  |                   |                    | 2043    | * *            | 1-2         | \$4,200        | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS  
**Address** : 100 WEST MOSHOLU PKWY S. @PAUL AVENUE  
**Borough** : BRONX **Agency's Number** : X440  
**Program / Asset #** : BOE0327.010 / 13427 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 4,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3251 **Lot** : 201 **BIN** :

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$287,500        |                  |
| Interior Architecture |  | \$50,600         |                  |
| Electrical            |  |                  | \$38,300         |
| Mechanical            |  |                  | \$207,300        |
| <b>Total</b>          |  | <b>\$338,100</b> | <b>\$245,600</b> |
| Priority A            |  | \$287,500        |                  |
| Priority B            |  |                  | \$245,600        |
| Priority C            |  | \$50,600         |                  |
| <b>Total</b>          |  | <b>\$338,100</b> | <b>\$245,600</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$7,900         |                | \$1,400        |                |
| Interior Architecture | \$65,100        |                |                |                |
| Electrical            | \$100           |                |                |                |
| Mechanical            | \$1,300         | \$1,000        | \$1,000        | \$1,000        |
| <b>Total</b>          | <b>\$74,300</b> | <b>\$1,000</b> | <b>\$2,300</b> | <b>\$1,100</b> |
| Priority A            | \$7,900         |                | \$1,400        |                |
| Priority B            | \$35,200        | \$1,000        | \$1,000        | \$1,100        |
| Priority C            | \$31,300        |                |                |                |
| <b>Total</b>          | <b>\$74,300</b> | <b>\$1,000</b> | <b>\$2,300</b> | <b>\$1,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS**  
**Asset # : 13427**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | * *            | 5           | \$15,700       | A             |
| Metal Coiling Doors   | 10%        |                   |                | 2036               | * *            | 5           | \$2,700        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 0-2               | \$129,800      | 2048               | * *            | 5           | \$1,300        | A             |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 100%       | Now               | \$157,800      | 2033               | * *            |             |                | A             |
| <i>Drains Inad/Misposn, Extent : Severe, Area Affected : 75%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Main Roof</i>   |            |                   |                |                    |                |             |                |               |
| <i>Ponding, Extent : Severe, Area Affected : 75%</i>                  |            |                   |                |                    |                |             |                |               |
| <i>Location : Main Roof</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Locker Rooms</i>  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 35%        |                   |                | LIFE               | * *            | 5           | \$26,900       | C             |
| Ceramic Tile  | 65%        | Now               | \$50,600       | 2032               | * *            | 5           | \$5,700        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 100%       |                   |                | LIFE               | * *            | 5           | \$35,700       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 100%       | Now               | \$33,800       | LIFE               | * *            | 5           | \$2,700        | B             |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2023               | \$1,600        | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Outside</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2023               | \$9,500        | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2022               | \$16,900       | 5           | \$100          | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS**  
**Asset # : 13427**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2023                      | \$9,600               | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2021                      | \$4,600               | 5                  |                       | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Water Main                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 70%               |                          |                       | 2023                      | \$38,300              | 10                 | \$7,500               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 30%               |                          |                       | 2023                      | \$14,700              | 10                 | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 100%              |                          |                       | 2018                      | \$1,900               | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2018                      | \$1,400               | 10                 |                       | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2   | 100%              |                          |                       | 2023                      | \$32,900              | 5                  | \$3,600               | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Mechanical Room                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 250 Gals                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler  | 100%              |                          |                       | 2040                      | * *                   | 1                  | \$5,800               | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 1 Unit                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump                                     | 100%              |                          |                       | 2022                      | \$67,200              | 4                  | \$900                 | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat                                      | 50%               |                          |                       | 2031                      | * *                   | 1                  | \$1,900               | B                    |
| Fan Coil Unit/Heat                                      | 50%               |                          |                       | 2023                      | \$100,100             | 1                  | \$1,900               | B                    |
| Ventilation   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2031                      | * *                   | 2                  | \$400                 | B                    |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - BOYS**  
**Asset # : 13427**

| Mechanical   |                  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                  |                |                   |                    |         |                |             |                |               |
|  | H/C Water Piping |                |                   |                    |         |                |             |                |               |
|  | Galv Iron/Steel  | 100%           |                   |                    | 2021    | \$40,000       | 1           |                | B             |
|  | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|  | Cast Iron        | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|  | Fixtures         |                |                   |                    |         |                |             |                |               |
|  | Generic          | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |                  |                |                   |                    |         |                |             |                |               |
| Location : Toilets And Shower Rooms                        |                  |                |                   |                    |         |                |             |                |               |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS  
**Address** : 100 WEST MOSHOLU PARKWAY SOUTH  
**Borough** : BRONX **Agency's Number** : X440  
**Program / Asset #** : BOE0327.020 / 14434 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 500 **Project Type** : EDUCATION  
**Date of Survey** : 19-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3864 **Lot** : 201 **BIN** :

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014        | FY 2015 | FY 2016 | FY 2017      |
|-----------------------|----------------|---------|---------|--------------|
| Exterior Architecture | \$1,300        |         |         |              |
| Interior Architecture | \$5,400        |         |         | \$900        |
| Electrical            | \$1,300        |         |         |              |
| <b>Total</b>          | <b>\$8,000</b> |         |         | <b>\$900</b> |
| Priority A            | \$1,300        |         |         |              |
| Priority B            | \$4,200        |         |         |              |
| Priority C            | \$2,500        |         |         | \$900        |
| <b>Total</b>          | <b>\$8,000</b> |         |         | <b>\$900</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS**  
**Asset # : 14434**

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

**Exterior**

## Exterior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 20% |  |  | LIFE | * * | 5 | \$300   | A |
| Masonry: Brick        | 80% |  |  | LIFE | * * | 5 | \$1,700 | A |

## Windows

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Aluminum | 100% |  |  | 2039 | * * | 5 | \$500 | A |
|----------|------|--|--|------|-----|---|-------|---|

## Roof

|                  |      |  |  |      |     |    |         |   |
|------------------|------|--|--|------|-----|----|---------|---|
| Modified Bitumen | 100% |  |  | 2028 | * * | 10 | \$2,700 | A |
|------------------|------|--|--|------|-----|----|---------|---|

**Interior**

## Floors

|  |     |     |       |      |     |   |         |   |
|--|-----|-----|-------|------|-----|---|---------|---|
| Cast in Place Concrete   | 20% | 0-2 | \$300 | LIFE | * * | 5 | \$1,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%<br/>Location : Throughout</i> |     |     |       |      |     |   |         |   |

|              |     |  |  |      |     |   |         |   |
|--------------|-----|--|--|------|-----|---|---------|---|
| Ceramic Tile | 80% |  |  | 2032 | * * | 5 | \$1,800 | C |
|--------------|-----|--|--|------|-----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |     |    |         |   |
|-----------------------|-----|--|--|------|-----|----|---------|---|
| Concrete Masonry Unit | 95% |  |  | LIFE | * * | 5  | \$4,200 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | * * | 10 | \$100   | C |

## Ceilings

|                  |     |  |  |      |     |      |         |   |
|------------------|-----|--|--|------|-----|------|---------|---|
| Exposed Concrete | 80% |  |  | LIFE | * * | 5-10 | \$2,200 | B |
| Gypsum Board     | 20% |  |  | LIFE | * * | 5-10 | \$1,500 | B |

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

**Under 600 Volts**

## Service Equipment

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Switchgear / Switchboard

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Raceway

|         |      |  |  |      |         |   |  |   |
|---------|------|--|--|------|---------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$9,500 | 1 |  | B |
|---------|------|--|--|------|---------|---|--|---|

## Panelboards

|                  |      |  |  |      |          |   |  |   |
|------------------|------|--|--|------|----------|---|--|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$16,900 | 5 |  | B |
|------------------|------|--|--|------|----------|---|--|---|

## Wiring

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Thermoplastic | 100% |  |  | 2023 | \$9,600 | 1 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

**Lighting**

## Interior Lighting

|  |      |  |  |      |          |    |         |   |
|--|------|--|--|------|----------|----|---------|---|
| Fluorescent  | 100% |  |  | 2018 | \$13,200 | 10 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%<br/>Location : Throughout<br/>Explanation : T-12 Lamps</i> |      |  |  |      |          |    |         |   |

## Egress Lighting

|               |      |  |  |      |       |   |  |   |
|---------------|------|--|--|------|-------|---|--|---|
| Exit, Service | 100% |  |  | 2018 | \$200 | 1 |  | B |
|---------------|------|--|--|------|-------|---|--|---|

## Exterior Lighting

|     |      |  |  |      |       |    |  |   |
|-----|------|--|--|------|-------|----|--|---|
| HID | 100% |  |  | 2018 | \$200 | 10 |  | B |
|-----|------|--|--|------|-------|----|--|---|

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DEWITT CLINTON HIGH SCHOOL - BX FIELDHOUSE - GIRLS**  
**Asset # : 14434**

| Mechanical  |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating     |                      |                |                   |                    |         |                |             |                |               |
|             | Energy Source        |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Distribution         |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
| Ventilation |                      |                |                   |                    |         |                |             |                |               |
|             | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
| Plumbing    |                      |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Water Heater         |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |
|             | Fixtures             |                |                   |                    |         |                |             |                |               |
|             | Not Accessible       | 100%           |                   |                    |         |                |             |                | D             |

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DISTRICT 75 CITYWIDE PROGRAMS  
**Address** : 400 1ST AVENUE @E. 23 STREET  
**Borough** : MANHATTAN **Agency's Number** : M844  
**Program / Asset #** : BOE0153.000 / 2696 **Yr Built/Renovated** : 1940 / 2000  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,8,9,10  
**Block** : 955 **Lot** : 1 **BIN** : 1022052

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--------------------|------------------|
| Exterior Architecture | \$37,500           |                  |
| Interior Architecture | \$630,500          | \$216,200        |
| Electrical            | \$470,600          | \$269,100        |
| Mechanical            | \$498,700          | \$9,800          |
| <b>Total</b>          | <b>\$1,637,400</b> | <b>\$495,100</b> |
| Priority A            | \$37,500           |                  |
| Priority B            | \$1,041,100        | \$278,900        |
| Priority C            | \$558,700          | \$216,200        |
| <b>Total</b>          | <b>\$1,637,400</b> | <b>\$495,100</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$6,100          | \$3,300          |                 |                 |
| Interior Architecture | \$26,700         | \$8,700          | \$49,800        |                 |
| Electrical            | \$16,300         | \$76,400         |                 |                 |
| Mechanical            | \$46,900         | \$7,300          | \$23,900        | \$8,000         |
| Elevators/Escalators  | \$19,700         | \$19,700         | \$19,700        | \$19,700        |
| <b>Total</b>          | <b>\$115,800</b> | <b>\$115,400</b> | <b>\$93,400</b> | <b>\$27,700</b> |
| Priority A            | \$6,100          | \$3,300          |                 |                 |
| Priority B            | \$89,600         | \$105,300        | \$43,600        | \$27,700        |
| Priority C            | \$20,100         | \$6,800          | \$49,800        |                 |
| <b>Total</b>          | <b>\$115,800</b> | <b>\$115,400</b> | <b>\$93,400</b> | <b>\$27,700</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT 75 CITYWIDE PROGRAMS**  
**Asset # : 2696**

| Architecture             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                 |  |                   |                |                    |                |             |                |               |
| Exterior Walls           |  |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 92%  |                   |                | LIFE               | * *            | 5           | \$29,000       | A             |
|                          | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Granite Panels           | 5%   |                   |                | LIFE               | * *            | 5           | \$1,200        | A             |
|                          | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete        | 3%   |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
| Windows                  |  |                   |                |                    |                |             |                |               |
| Aluminum                 | 100%   |                   |                | 2028               | * *            | 5           | \$25,800       | A             |
| Parapets                 |  |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 90%  |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Metal: Cage/Fence        | 5%   |                   |                | 2025               | * *            | 5-10        | \$1,400        | A             |
| Pre-Cast Concrete        | 5%   |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Roof                     |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)           | 70%  | Now               | \$37,500       | 2025               | * *            |             |                | A             |
|                          | Water Penetration, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                          | Location : 9th Floor, Bulkhead                                 |                   |                |                    |                |             |                |               |
|                          | Worn/Eroded, Extent : Moderate, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                          | Location : 9th Floor   |                   |                |                    |                |             |                |               |
| Modified Bitumen         | 15%  |                   |                | 2025               | * *            | 10          | \$2,500        | A             |
| Plaza Roof: Stone Panels | 15%  | Now               | \$6,100        | 2040               | * *            |             |                | A             |
|                          | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                          | Location : 7th Floor   |                   |                |                    |                |             |                |               |
|                          | Vegetation Growth, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                          | Location : 7th Floor   |                   |                |                    |                |             |                |               |
| Interior                 |  |                   |                |                    |                |             |                |               |
| Floors                   |  |                   |                |                    |                |             |                |               |
| Carpet                   | 10%  |                   |                | 2016               | \$45,900       | 3           | \$11,600       | C             |
| Cast in Place Concrete   | 5%   |                   |                | LIFE               | * *            | 5           | \$8,500        | C             |
|                          | Water Penetration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                          | Location : Steam Room  |                   |                |                    |                |             |                |               |
| Ceramic Tile             | 5%   |                   |                | 2023               | \$86,000       | 5           | \$3,900        | C             |
| Terrazzo                 | 10%  |                   |                | LIFE               | * *            | 5           | \$6,100        | C             |
| Vinyl Tile               | 70%  |                   |                | 2015               | \$518,200      | 3           | \$20,400       | C             |
|                          | Worn/Eroded, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Severe, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : 9 X 9 Size Tiles                                 |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT 75 CITYWIDE PROGRAMS**  
**Asset # : 2696**

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

## Interior

## Interior Walls

|                        |    |     |          |      |           |   |         |   |
|------------------------|----|-----|----------|------|-----------|---|---------|---|
| Cast Stone/Terra Cotta | 6% |     |          | LIFE | **        |   |         | C |
| Ceramic Tile           | 5% |     |          | 2023 | \$130,200 | 5 | \$4,400 | C |
| Concrete Masonry Unit  | 6% | Now | \$20,100 | LIFE | **        | 5 | \$2,100 | C |

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Bulkhead*

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Gypsum Board   | 15% |     |          | LIFE | ** | 5 | \$8,000  | C |
| Masonry: Brick | 10% |     |          | LIFE | ** |   |          | C |
| Marble Panels  | 8%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 50% | Now | \$40,500 | LIFE | ** | 5 | \$13,300 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : At Windows, Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : At Windows, Throughout*

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 5%  |     |          | 2025 | ** | 5 | \$3,900  | B |
| AcousTileConcealSpLn | 60% | Now | \$71,800 | 2033 | ** | 5 | \$29,100 | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Vandalism, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,200 | B |
|------------------|-----|--|--|------|----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Bulkheads*

|         |     |     |         |      |    |   |          |   |
|---------|-----|-----|---------|------|----|---|----------|---|
| Plaster | 25% | Now | \$6,700 | LIFE | ** | 5 | \$12,100 | B |
|---------|-----|-----|---------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : At Windows*

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

*Location : At Windows*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$31,800 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 0-2 | \$89,400 | 2050 | ** | 5 | \$100 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2020 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2040 | **       | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT 75 CITYWIDE PROGRAMS**  
**Asset # : 2696**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw   | 10%               | 0-2                      | \$7,900               | 2045                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch  | 10%               | 0-2                      | \$7,900               | 2045                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Floors</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 80%               |                          |                       | 2019                      | \$63,200              | 5                  | \$1,000               | B                    |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 60%               | 2-4                      | \$53,700              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 35%               |                          |                       | 2020                      | \$31,400              | 1                  |                       | B                    |
| Thermoplastic  | 5%                |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 95%               |                          |                       | 2018                      | \$12,100              | 5                  | \$300                 | B                    |
| Locally Mounted  | 5%                |                          |                       | 2033                      | * *                   | 5                  |                       | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$700                 | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 20%               |                          |                       | 2020                      | \$93,600              | 10                 | \$9,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 70%               |                          |                       | 2015                      | \$327,500             | 10                 | \$33,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 5%                |                          |                       | 2015                      | \$10,800              | 10                 | \$100                 | B                    |
| Incandescent   | 5%                |                          |                       | 2015                      | \$23,400              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2015                      | \$4,300               | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2015                      | \$4,300               | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam                | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger               | 80%               |                          |                       | 2016                      | \$10,100              | 1                  | \$20,600              | B                    |
| Pres. Reducing Valve/LP      | 20%               |                          |                       | 2029                      | * *                   | 5                  | \$600                 | B                    |
| <b>Steam</b>                 |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT 75 CITYWIDE PROGRAMS**  
**Asset # : 2696**

| Mechanical                  |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                     |  |                   |                |         |                    |             |                |               |  |
| Distribution                |  |                   |                |         |                    |             |                |               |  |
| Hot Wtr Piping/Pump         | 80%  |                   |                | 2028    | **                 | 4           | \$2,100        | B             |  |
| Steam Piping/Pump           | 20%  |                   |                | 2030    | **                 | 4           | \$800          | B             |  |
| Terminal Devices            |  |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator          | 100%   |                   |                | 2025    | **                 | 1           | \$16,800       | B             |  |
| Air Conditioning            |  |                   |                |         |                    |             |                |               |  |
| Energy Source               |  |                   |                |         |                    |             |                |               |  |
| Electricity                 | 100%   |                   |                | 2028    | **                 | 1           |                | B             |  |
| Conversion Equipment        |  |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller | 15%  | Now               | \$30,100       | 2030    | **                 | 1           | \$3,200        | B             |  |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 10%<br>Location : 2nd Floor Roof  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit            | 85%  |                   |                | 2015    | \$103,400          | 1           |                | B             |  |
|                             | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Basement<br>Explanation : Obsolete Steam Absorbtion Unit Not In Service |                   |                |         |                    |             |                |               |  |
| Terminal Devices            |  |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht         | 100%   |                   |                | 2015    | \$251,300          | 1           | \$32,100       | B             |  |
| Heat Rejection              |  |                   |                |         |                    |             |                |               |  |
| Remote Air Cond             | 15%  | 0-2               | \$53,000       | 2030    | **                 | 2           | \$4,300        | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 15%<br>Location : 2nd Floor Roof<br>Explanation : Unit Is On Extended Life                    |                   |                |         |                    |             |                |               |  |
| No Component                | 85%  |                   |                |         |                    |             |                | D             |  |
| Ventilation                 |  |                   |                |         |                    |             |                |               |  |
| Distribution                |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE    | **                 | 2-5         | \$28,900       | B             |  |
| Exhaust Fans                |  |                   |                |         |                    |             |                |               |  |
| Interior                    | 15%  |                   |                | 2020    | \$9,800            | 2           | \$200          | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 15%<br>Location : Kitchen<br>Explanation : 1 Unit   |                   |                |         |                    |             |                |               |  |
| Interior                    | 85%  | Now               | \$55,600       | 2030    | **                 | 2           | \$1,100        | B             |  |
|                             | Obsolete Equipment, Extent : Severe, Area Affected : 85%<br>Location : Basement  |                   |                |         |                    |             |                |               |  |
| Plumbing                    |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping            |  |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel             | 100%   | 0-2               | \$35,300       | 2025    | **                 | 1           |                | B             |  |
|                             | Corroded, Extent : Severe, Area Affected : 10%<br>Location : Basement Level And Water Main Valve   |                   |                |         |                    |             |                |               |  |
| Water Heater                |  |                   |                |         |                    |             |                |               |  |
| Electric                    | 100%   | Now               | \$9,200        | 2020    | \$9,200            | 4           | \$300          | B             |  |
|                             | Malfunctioning, Extent : Severe, Area Affected : 100%<br>Location : Undersized Unit In Basement  |                   |                |         |                    |             |                |               |  |
| Sanitary Piping             |  |                   |                |         |                    |             |                |               |  |
| Cast Iron                   | 100%   |                   |                | LIFE    | **                 | 1           |                | B             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT 75 CITYWIDE PROGRAMS**  
**Asset # : 2696**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-8  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DISTRICT OFF # 7 - BX  
**Address** : 501 COURTLANDT AVE. @E. 148 ST.  
**Borough** : BRONX **Agency's Number** : X807  
**Program / Asset #** : BOE0338.000 / 328 **Yr Built/Renovated** : 1876 / 2010  
**Area Sq Ft** : 20,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2329 **Lot** : 75 **BIN** : 2000876

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$83,100              |
| Interior Architecture |                       | \$327,000             |
| Electrical            | \$58,000              | \$64,300              |
| Mechanical            |                       | \$115,000             |
| <b>Total</b>          | <b>\$58,000</b>       | <b>\$589,400</b>      |
| Priority A            |                       | \$83,100              |
| Priority B            | \$58,000              | \$179,300             |
| Priority C            |                       | \$327,000             |
| <b>Total</b>          | <b>\$58,000</b>       | <b>\$589,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$31,800         | \$2,800        |                |                |
| Interior Architecture | \$60,100         |                | \$2,900        | \$2,900        |
| Electrical            | \$38,300         | \$500          | \$500          | \$700          |
| Mechanical            | \$2,000          | \$1,900        | \$2,600        | \$2,300        |
| <b>Total</b>          | <b>\$132,200</b> | <b>\$5,200</b> | <b>\$6,000</b> | <b>\$5,900</b> |
| Priority A            | \$31,800         | \$2,800        |                |                |
| Priority B            | \$50,900         | \$2,400        | \$3,100        | \$3,000        |
| Priority C            | \$49,400         |                | \$2,900        | \$2,900        |
| <b>Total</b>          | <b>\$132,200</b> | <b>\$5,200</b> | <b>\$6,000</b> | <b>\$5,900</b> |



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

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

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

## DEPARTMENT OF EDUCATION - 040

## DISTRICT OFF # 7 - BX

## Asset # : 328

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

## Exterior

## Exterior Walls

Masonry: Brick

98%

LIFE

\* \*

5

\$52,200

A

Masonry: Brownstone

2%

LIFE

\* \*

5

\$800

A

## Windows

Aluminum

100%

2045

\* \*

5

\$5,600

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Parapets

Metal Cornice

35%

Now

\$5,300

2038

\* \*

A

*Deteriorated Finish, Extent : Moderate, Area Affected : 20%**Location : Throughout*

No Component

65%

D

## Roof

Modified Bitumen

100%

2023

\$83,100

10

\$11,500

A

## Interior

## Floors

Carpet

5%

2019

\$6,400

3

\$2,200

C

Cast in Place Concrete

5%

LIFE

\* \*

5

\$4,700

C

Ceramic Tile

3%

2026

\* \*

5

\$700

C

Vinyl Tile

87%

2023

\$179,700

3

\$9,400

C

## Interior Walls

Ceramic Tile

3%

2026

\* \*

5

\$1,200

C

Fabric on Framing

20%

2021

\$147,200

5

\$4,000

C

Masonry: Brick

5%

LIFE

\* \*

10

\$600

C

Plaster

52%

LIFE

\* \*

5-10

\$17,700

C

Wood

20%

LIFE

\* \*

5

\$64,200

C

## Ceilings

AcousTile,Adhered

5%

2028

\* \*

5

\$1,100

B

Embossed Metal

85%

LIFE

\* \*

5

\$16,600

B

Exposed Concrete

10%

LIFE

\* \*

5-10

\$2,700

B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2043

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

100%

2043

\* \*

5

\$100

B

## Raceway

Conduit

100%

2023

\$19,100

1

B

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFF # 7 - BX**  
**Asset # : 328**

| Electrical   |                     | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|---------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type      | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                     |                |                   |                |                    |                |             |                |               |
| Panelboards  |                     |                |                   |                |                    |                |             |                |               |
|  | Fused Disc Sw       | 10%            |                   |                | 2022               | \$2,300        | 5           |                | B             |
|  | Fused Toggle Switch | 30%            | 2-4               | \$6,800        | 2048               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |                     |                |                   |                |                    |                |             |                |               |
|  | Molded Case Bkrs    | 50%            |                   |                | 2022               | \$11,300       | 5           | \$200          | B             |
|  | Molded Case Bkrs    | 10%            |                   |                | 2039               | * *            | 5           |                | B             |
| Wiring   |                     |                |                   |                |                    |                |             |                |               |
|  | Braided Cloth       | 80%            | 2-4               | \$19,400       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                     |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |                     |                |                   |                |                    |                |             |                |               |
|  | Thermoplastic       | 20%            |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |                     |                |                   |                |                    |                |             |                |               |
|  | Locally Mounted     | 100%           |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Ground   |                     |                |                   |                |                    |                |             |                |               |
| Grounding Devices  |                     |                |                   |                |                    |                |             |                |               |
|  | Generic             | 100%           |                   |                | LIFE               | * *            | 5           | \$500          | B             |
| Lighting   |                     |                |                   |                |                    |                |             |                |               |
| Interior Lighting  |                     |                |                   |                |                    |                |             |                |               |
|  | Fluorescent         | 1%             |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                     |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                     |                |                   |                |                    |                |             |                |               |
| Explanation : Compact Fluorescent Lamps                    |                     |                |                   |                |                    |                |             |                |               |
|  | Fluorescent         | 88%            |                   |                | 2018               | \$64,300       | 10          | \$11,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                     |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |                     |                |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |                     |                |                   |                |                    |                |             |                |               |
|  | Fluorescent         | 10%            |                   |                | 2028               | * *            | 10          | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                     |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                     |                |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |                     |                |                   |                |                    |                |             |                |               |
|  | Incandescent        | 1%             |                   |                | 2018               | \$700          | 2           |                | B             |
| Egress Lighting  |                     |                |                   |                |                    |                |             |                |               |
|  | Emergency, Battery  | 20%            |                   |                | 2028               | * *            | 10          | \$700          | B             |
|  | Exit, Service       | 80%            |                   |                | 2028               | * *            | 1           |                | B             |
| Alarm  |                     |                |                   |                |                    |                |             |                |               |
| Security System  |                     |                |                   |                |                    |                |             |                |               |
|  | No Component        | 70%            |                   |                |                    |                |             |                | D             |
|  | Generic             | 30%            |                   |                | 2023               | \$16,900       | 1           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                     |                |                   |                |                    |                |             |                |               |
| Location : Hallways  |                     |                |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only, Motion Sensors         |                     |                |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.*

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

## DEPARTMENT OF EDUCATION - 040

## DISTRICT OFF # 7 - BX

## Asset # : 328

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

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

0-2

\$58,000

2033

\* \*

1-3

\$2,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Equipments; Manual Pull Stations And Alarm Bells*

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

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$14,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$700

B

## Terminal Devices

Convactor/Radiator

100%

2021

\$115,000

1

\$4,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

40%

2018

\$13,600

1

B

No Component

60%

D

## Plumbing

## H/C Water Piping

Brass/Copper

50%

2033

\* \*

1

B

Galv Iron/Steel

50%

2021

\$24,700

1

B

## Water Heater

Gas Fired

100%

2018

\$3,800

2

\$200

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Sump Pump(s)

Rigid Piping

100%

2028

\* \*

4

\$1,300

B

## Fixtures

Generic

100%

B

## Fire Suppression

## Sprinkler

No Component

98%

D

Generic

2%

2023

\$3,900

1-2

\$100

B

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFF # 7 - BX**  
**Asset # : 328**

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DISTRICT OFFICE #13 - BK  
**Address** : 355 PARK PLACE  
**Borough** : BROOKLYN **Agency's Number** : K813  
**Program / Asset #** : BOE0665.000 / 4418 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 14,400 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1160 **Lot** : 1 **BIN** : 3028862

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$177,000             | \$125,700             |
| Interior Architecture |                       | \$78,800              |
| Electrical            | \$89,300              | \$49,700              |
| <b>Total</b>          | <b>\$266,400</b>      | <b>\$254,200</b>      |
| Priority A            | \$177,000             | \$125,700             |
| Priority B            | \$89,300              | \$49,700              |
| Priority C            |                       | \$78,800              |
| <b>Total</b>          | <b>\$266,400</b>      | <b>\$254,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$47,900        |                | \$500           |                |
| Interior Architecture | \$200           | \$2,100        |                 | \$200          |
| Electrical            | \$16,300        | \$100          | \$17,500        |                |
| Mechanical            | \$1,800         | \$900          | \$30,100        | \$1,200        |
| <b>Total</b>          | <b>\$66,200</b> | <b>\$3,200</b> | <b>\$48,200</b> | <b>\$1,400</b> |
| Priority A            | \$47,900        |                | \$500           |                |
| Priority B            | \$18,100        | \$1,100        | \$47,600        | \$1,200        |
| Priority C            | \$200           | \$2,100        |                 | \$200          |
| <b>Total</b>          | <b>\$66,200</b> | <b>\$3,200</b> | <b>\$48,200</b> | <b>\$1,400</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #13 - BK**  
**Asset # : 4418**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 90%   | Now               | \$81,800       | LIFE               | * *            | 5           | \$9,800        | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Along Building Base                                |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Along Building Base                                |                   |                |                    |                |             |                |               |
| Granite Panels        | 5%  |                   |                | LIFE               | * *            | 5           | \$500          | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Stucco Cement         | 5%  | Now               | \$2,300        | 2026               | * *            | 5           | \$900          | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : Bulkhead   |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Bulkhead   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Steel                 | 10%   | Now               | \$19,700       | 2046               | * *            | 5           | \$2,100        | A             |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 75% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 75%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Wood                  | 90%   | Now               | \$95,300       | 2046               | * *            | 5           | \$15,200       | A             |
|                       | Dry Rot/Decay, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse  |                   |                |                    |                |             |                |               |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Split/Cracked, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #13 - BK**  
**Asset # : 4418**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Parapets  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 50%               | Now                      | \$19,700              | LIFE                      | **                    | 5                  | \$1,500               | A                    |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Interior Face</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Parge/Tar Separating, Extent : Severe, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Interior Face</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Interior Face</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Granite  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$600                 | A                    |
| Masonry: Limestone  | 35%               | Now                      | \$6,200               | LIFE                      | **                    | 5                  | \$1,300               | A                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : South Facade</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : South Facade</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| IRMA/Protected Membrane   | 98%               |                          |                       | 2021                      | \$125,700             | 10                 | \$13,500              | A                    |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Metal Panel   | 2%                |                          |                       | 2026                      |                       | **                 | \$500                 | A                    |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors  |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet  | 2%                |                          |                       | 2020                      | \$1,800               | 3                  | \$600                 | C                    |
| Cast in Place Concrete  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$6,800               | C                    |
| Ceramic Tile  | 5%                |                          |                       | 2030                      | **                    | 5                  | \$800                 | C                    |
| Terrazzo  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$2,400               | C                    |
| Vinyl Tile  | 53%               |                          |                       | 2021                      | \$78,800              | 3                  | \$3,100               | C                    |
| Interior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                |                          |                       | 2030                      | **                    | 5                  | \$1,400               | C                    |
| Gypsum Board  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$3,500               | C                    |
| Metal Panel   | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Plaster   | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$6,100               | C                    |
| Ceilings  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$600                 | B                    |
| Plaster   | 75%               |                          |                       | LIFE                      | **                    | 5                  | \$7,300               | B                    |

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

Under 600 Volts

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #13 - BK**  
**Asset # : 4418**

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |               |
|                 | Service Equipment        |  |                   |                |                    |                |             |                |               |
|                 | Molded Case Bkrs         | 100%   |                   |                | 2021               | \$3,000        | 5           | \$300          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
|                 | Molded Case Bkrs         | 100%   |                   |                | 2021               | \$49,700       | 5           | \$300          | B             |
|                 | Raceway                  |  |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 90%  |                   |                | 2021               | \$13,700       | 1           |                | B             |
|                 | Conduit                  | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 5%   |                   |                | 2020               | \$1,100        | 5           |                | B             |
|                 | Molded Case Bkrs         | 85%  |                   |                | 2020               | \$19,200       | 5           | \$300          | B             |
|                 | Molded Case Bkrs         | 10%  |                   |                | 2029               | * *            | 5           |                | B             |
|                 | Wiring                   |  |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 70%  | 2-4               | \$9,000        | 2046               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
|                 | Thermoplastic            | 20%  |                   |                | 2021               | \$2,600        | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 50%  |                   |                | 2019               | \$6,400        | 5           |                | B             |
|                 | Locally Mounted          | 50%  | 2-4               | \$6,400        | 2041               | * *            | 5           |                | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
| Ground          |                          |  |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |               |
|                 | Generic                  | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$200          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting        |                          |  |                   |                |                    |                |             |                |               |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 95%  |                   |                | 2016               | \$89,300       | 10          | \$9,100        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
|                 | HID                      | 3%   |                   |                | 2016               | \$1,300        | 10          |                | B             |
|                 | Incandescent             | 2%   |                   |                | 2016               | \$1,900        | 2           |                | B             |
|                 | Egress Lighting          |  |                   |                |                    |                |             |                |               |
|                 | Emergency, Battery       | 50%  |                   |                | 2021               | \$2,200        | 10          | \$1,300        | B             |
|                 | Exit, Service            | 50%  |                   |                | 2021               | \$900          | 1           |                | B             |
|                 | Exterior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | HID                      | 100%   |                   |                | 2016               | \$4,900        | 10          |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #13 - BK**  
**Asset # : 4418**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2  | 100%              |                          |                       | 2021                      | \$29,300              | 5                  | \$3,200               | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler   | 100%              | Now                      | \$1,300               | 2026                      | * *                   | 1                  | \$4,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units. Breaching From Old Donkey Boiler Should Be Sealed Off To Prevent Backdraft</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2029                      | * *                   | 4                  | \$500                 | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 15%               |                          |                       | 2016                      | \$9,600               | 1                  | \$1,000               | B                    |
| Convactor/Radiator   | 70%               |                          |                       | 2026                      | * *                   | 1                  | \$2,400               | B                    |
| Fan Coil Unit/Heat   | 10%               |                          |                       | 2021                      | \$17,800              | 1                  | \$300                 | B                    |
| Unit Heater-Stm/HW   | 5%                |                          |                       | 2021                      | \$3,800               | 4                  |                       | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 70%               |                          |                       | 2016                      | \$17,100              | 1                  |                       | B                    |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$5,800               | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 100%              |                          |                       | 2026                      | * *                   | 2                  | \$300                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2021                      | \$2,800               | 2                  | \$200                 | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DISTRICT OFFICE #28 - Q/ ECC OLD P. S. 3 - Q  
**Address** : 108-55 69 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q003  
**Program / Asset #** : BOE0671.000 / 4420 **Yr Built/Renovated** : 1910 / 2008  
**Area Sq Ft** : 24,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2218 **Lot** : 21 **BIN** : 4052265

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$1,100         |                | \$16,400        |                 |
| Interior Architecture | \$3,500         |                | \$1,300         | \$2,300         |
| Electrical            | \$1,100         | \$900          | \$900           | \$1,200         |
| Mechanical            | \$6,400         | \$2,700        | \$3,900         | \$3,400         |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$7,600</b> | <b>\$26,400</b> | <b>\$10,800</b> |
| Priority A            | \$1,100         |                | \$16,400        |                 |
| Priority B            | \$11,400        | \$7,600        | \$8,700         | \$8,500         |
| Priority C            | \$3,500         |                | \$1,300         | \$2,300         |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$7,600</b> | <b>\$26,400</b> | <b>\$10,800</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #28 - Q/ ECC OLD P. S. 3 - Q**  
**Asset # : 4420**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 9%         |                   |                | LIFE               | **             | 5           | \$13,100       | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$21,800       | A             |
| Masonry: Brick   | 2%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Masonry: Brick   | 4%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Stucco Cement  | 3%         |                   |                | 2034               | **             | 5           | \$2,200        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2043               | **             | 5           | \$6,100        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Glass Block  | 3%         |                   |                | LIFE               | **             | 5           | \$100          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : New Addition At East Side                         |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 8%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2026               | **             | 10          | \$16,400       | A             |
| Built-Up (BUR)   | 5%         |                   |                | 2029               | **             | 10          | \$900          | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : New Addition                                      |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 10%        |                   |                | 2022               | \$15,400       | 3           | \$3,900        | C             |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | **             | 5           | \$8,500        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Vinyl Tile   | 70%        |                   |                | 2029               | **             | 3           | \$9,100        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2034               | **             | 5           | \$2,400        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Gypsum Board   | 70%        |                   |                | LIFE               | **             | 5           | \$20,200       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$9,600        | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #28 - Q/ ECC OLD P. S. 3 - Q**  
**Asset # : 4420**

| Architecture             |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior                 |            |   |                |                    |                |             |                |               |
| Ceilings                 |            |   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In     | 25%        |   |                | 2038               | **             | 5           | \$6,500        | B             |
|                          |            | Recent Installation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                          |            | Location : Corridors  |                |                    |                |             |                |               |
| Exposed Concrete         | 15%        |   |                | LIFE               | **             | 5           | \$600          | B             |
| Plaster                  | 60%        |   |                | LIFE               | **             | 5           | \$9,800        | B             |
|                          |            |   |                |                    |                |             |                |               |
| Electrical               |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
| System Component Type    | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |            |   |                |                    |                |             |                |               |
| Service Equipment        |            |   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%       |   |                | 2047               | **             | 5           | \$100          | B             |
|                          |            | Other Observation, Extent : Moderate, Area Affected : 100%  |                |                    |                |             |                |               |
|                          |            | Location : Electrical Room  |                |                    |                |             |                |               |
|                          |            | Explanation : Main Service Switch Rated @ 1600 Amperes  |                |                    |                |             |                |               |
| Switchgear / Switchboard |            |   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%       |   |                | 2047               | **             | 5           | \$100          | B             |
| Raceway                  |            |   |                |                    |                |             |                |               |
| Conduit                  | 100%       |   |                | 2047               | **             | 1           |                | B             |
| Panelboards              |            |   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%         |   |                | 2043               | **             | 5           |                | B             |
| Molded Case Bkrs         | 95%        |   |                | 2043               | **             | 5           | \$500          | B             |
| Wiring                   |            |   |                |                    |                |             |                |               |
| Thermoplastic            | 100%       |   |                | 2047               | **             | 1           |                | B             |
| Motor Controllers        |            |   |                |                    |                |             |                |               |
| Locally Mounted          | 100%       |   |                | 2038               | **             | 5           | \$100          | B             |
| Ground                   |            |   |                |                    |                |             |                |               |
| Grounding Devices        |            |   |                |                    |                |             |                |               |
| Not Accessible           | 100%       |   |                |                    |                |             |                | D             |
|                          |            | Other Observation, Extent : Light, Area Affected : 0%   |                |                    |                |             |                |               |
|                          |            | Location : 1st Floor  |                |                    |                |             |                |               |
|                          |            | Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible: Covered With Insulation |                |                    |                |             |                |               |
| Lighting                 |            |   |                |                    |                |             |                |               |
| Interior Lighting        |            |   |                |                    |                |             |                |               |
| Fluorescent              | 98%        |   |                | 2029               | **             | 10          | \$15,600       | B             |
|                          |            | Other Observation, Extent : Moderate, Area Affected : 100%  |                |                    |                |             |                |               |
|                          |            | Location : Throughout The Building  |                |                    |                |             |                |               |
|                          |            | Explanation : T- 8 Lamps  |                |                    |                |             |                |               |
| HID                      | 2%         |   |                | 2029               | **             | 10          |                | B             |
| Egress Lighting          |            |   |                |                    |                |             |                |               |
| Emergency, Battery       | 75%        |   |                | 2029               | **             | 10          | \$3,100        | B             |
| Exit, LED                | 25%        |   |                | 2056               | **             | 1           |                | B             |
| Exterior Lighting        |            |   |                |                    |                |             |                |               |
| HID                      | 100%       |   |                | 2029               | **             | 10          | \$100          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #28 - Q/ ECC OLD P. S. 3 - Q**  
**Asset # : 4420**

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

**Alarm**

## Security System

No Component

50%

D

Generic

50%

2029

\* \*

1

\$3,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System And CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

50%

D

Generic

50%

2029

\* \*

1-3

\$6,200

B

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

Now

\$400

2041

\* \*

1

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Oil Leaks From Supply Line, Boiler Room*

## Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$17,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$2,000

2031

\* \*

4

\$900

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Return Line At Stairway " B " Between 1st & 2nd Floors*

## Terminal Devices

Convactor/Radiator

80%

2034

\* \*

1

\$4,500

B

Fan Coil Unit/Heat

20%

2026

\* \*

1

\$1,100

B

**Air Conditioning**

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

75%

2029

\* \*

2

\$800

B

No Component

25%

D

## Distribution

No Component

75%

D

No Component

25%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,700

B

## Exhaust Fans

Interior

30%

2029

\* \*

2

\$200

B

Roof

70%

2026

\* \*

2

\$400

B

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE #28 - Q/ ECC OLD P. S. 3 - Q**  
**Asset # : 4420**

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper       | 100%   |                   |                    | 2031    | * *            | 1           |                | B             |
|                    | Water Heater       |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%   |                   |                    | 2019    | \$4,600        | 2           | \$300          | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 225 Gallon Tank                                  |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   | Now               | \$900              | LIFE    | * *            | 1           |                | B             |
|                    |                    | Other Observation, Extent : Moderate, Area Affected : 5%       |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Basement Sewer Backs-up During Heavy Rain        |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   | Now               | \$600              | LIFE    | * *            | 1           |                | B             |
|                    |                    | Leak Evident, Extent : Moderate, Area Affected : 5%            |                   |                    |         |                |             |                |               |
|                    |                    | Location : Water Leaks To 3rd Floor Girl's Rest Room From Roof |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2029    | * *            | 1           | \$1,100        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-3   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 85%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 15%  |                   |                    | 2031    | * *            | 1-2         | \$700          | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL  
**Address** : 797 BUSHWICK AVENUE BTWN: DEKALB AVE - STOCKHOLM AVE  
**Borough** : BROOKLYN **Agency's Number** : K865  
**Program / Asset #** : BOE0563.020 / 1282 **Yr Built/Renovated** : 1890 / 1999  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3242 **Lot** : 1 **BIN** : 3073761

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$336,500             | \$160,500             |
| Interior Architecture | \$1,195,200           | \$86,700              |
| Electrical            | \$91,600              | \$1,011,500           |
| Mechanical            | \$272,500             | \$118,900             |
| <b>Total</b>          | <b>\$1,895,900</b>    | <b>\$1,377,700</b>    |
| Priority A            | \$336,500             | \$160,500             |
| Priority B            | \$801,300             | \$1,179,500           |
| Priority C            | \$758,000             | \$37,700              |
| <b>Total</b>          | <b>\$1,895,900</b>    | <b>\$1,377,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$110,500        |                 | \$2,600         |                 |
| Interior Architecture | \$58,500         |                 | \$2,800         | \$15,400        |
| Electrical            | \$3,100          | \$1,500         | \$2,200         | \$2,200         |
| Mechanical            | \$34,900         | \$13,200        | \$16,900        | \$14,000        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$26,500</b> | <b>\$36,300</b> | <b>\$43,400</b> |
| Priority A            | \$110,500        |                 | \$2,600         |                 |
| Priority B            | \$49,800         | \$26,500        | \$33,700        | \$28,000        |
| Priority C            | \$58,500         |                 |                 | \$15,400        |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$26,500</b> | <b>\$36,300</b> | <b>\$43,400</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2058               | **             | 10          | \$6,100        | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$222,800      | A             |
| Masonry: Brick   | 5%         | Now               | \$22,000       | LIFE               | **             | 5           | \$6,600        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Elevator Machine Room                             |            |                   |                |                    |                |             |                |               |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Elevator Machine Room                             |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Metal Panel  | 4%         |                   |                | 2043               | **             | 5-10        | \$36,000       | A             |
| Wood   | 2%         | Now               | \$16,600       | 2028               | **             | 5           | \$6,600        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Dormers   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Dormers   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$181,800      | 2039               | **             | 5           | \$18,900       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         | 0-2               | \$10,900       | LIFE               | **             | 5           | \$4,700        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        | Now               | \$20,400       | LIFE               | **             | 5           | \$3,100        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 10%        | Now               | \$2,600        | 2036               | **             | 5           | \$8,700        | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood Cornice   | 60%        | Now               | \$43,300       | 2033               | **             | 5           | \$42,600       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Architecture                |  | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Exterior                    |  |                      |                |                    |                |                |                |                  |
| Roof                        |  |                      |                |                    |                |                |                |                  |
| Built-Up (BUR)              | 5%   | Now                  | \$600          | 2028               | * *            |                |                | A                |
|                             | <i>Water Penetration, Extent : Light, Area Affected : 5%</i>   |                      |                |                    |                |                |                |                  |
|                             | <i>Location : Throughout</i>                                   |                      |                |                    |                |                |                |                  |
| Copper/Terne                | 2%   |                      |                | 2051               | * *            | 10             | \$2,300        | A                |
| Metal Panel                 | 3%   |                      |                | 2036               | * *            | 10             | \$2,600        | A                |
| Modified Bitumen            | 25%  | Now                  | \$8,500        | 2028               | * *            |                |                | A                |
|                             | <i>Water Penetration, Extent : Light, Area Affected : 5%</i>   |                      |                |                    |                |                |                |                  |
|                             | <i>Location : Throughout</i>                                   |                      |                |                    |                |                |                |                  |
| Panel/Paver: Cer/Brk        | 5%   |                      |                | 2033               | * *            | 10             | \$3,100        | A                |
| Slate                       | 60%  | Now                  | \$27,000       | LIFE               | * *            |                |                | A                |
|                             | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                      |                |                    |                |                |                |                  |
|                             | <i>Location : Throughout</i>                                   |                      |                |                    |                |                |                |                  |
|                             | <i>Water Penetration, Extent : Light, Area Affected : 10%</i>  |                      |                |                    |                |                |                |                  |
|                             | <i>Location : Throughout</i>                                   |                      |                |                    |                |                |                |                  |

Interior

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

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 10%  | Now               | \$19,900       | 2019               | \$66,300       | 3           | \$16,800       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$3,400        | LIFE               | **             | 5           | \$24,500       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$5,600        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo               | 10%  |                   |                | LIFE               | **             | 5           | \$17,500       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : First Floor   |                   |                |                    |                |             |                |               |
|                        | Explanation : Floors Have Been Reinforced With Temporary Columns |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  | Now               | \$106,800      | 2033               | **             | 3           | \$4,200        | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                        | Location : Basement 9x9 Tiles                                    |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 40%  | Now               | \$42,700       | 2028               | **             | 3           | \$16,800       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : First Floor   |                   |                |                    |                |             |                |               |
|                        | Explanation : Floors Have Been Reinforced With Temporary Columns |                   |                |                    |                |             |                |               |
| Wood                   | 15%  | Now               | \$178,300      | 2051               | **             | 5           | \$15,800       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Attic   |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                        | Location : Attic   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%              |                   |                |                    |                |             |                |               |
|                        | Location : Attic   |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  | 4+                | \$26,400       | LIFE               | **             | 5           | \$5,600        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaster                | 30%  | Now               | \$384,100      | LIFE               | **             | 5           | \$12,600       | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Attic And Basement                                    |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                        | Location : Attic And Basement                                    |                   |                |                    |                |             |                |               |
| Plaster                | 5%   |                   |                | LIFE               | **             | 5-10        | \$5,900        | C             |
| Plaster                | 55%  |                   |                | LIFE               | **             | 5-10        | \$65,200       | C             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 5%  |                   |                | 2043               | * *            | 5           | \$5,600        | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 15%   | Now               | \$112,300      | 2043               | * *            | 5           | \$8,400        | B             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Severe, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%  |                   |                | 2036               | * *            | 5           | \$5,600        | B             |
| Gypsum Board          | 5%  | Now               | \$70,900       | LIFE               | * *            | 5           | \$7,000        | B             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Plaster               | 20%   | Now               | \$192,700      | LIFE               | * *            | 5           | \$14,000       | B             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 35% |                   |                |                    |                |             |                |               |
|                       | Location : Attic And Basement                                 |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                       | Location : Attic And Basement                                 |                   |                |                    |                |             |                |               |
|                       | Paint Peeling, Extent : Severe, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Plaster               | 5%  |                   |                | LIFE               | * *            | 5-10        | \$9,600        | B             |
| Plaster               | 45%   |                   |                | LIFE               | * *            | 5-10        | \$86,700       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 60%        |                   |                | 2023               | \$62,600       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 1200 Amps Main Fused Disconnect Switch In The Switchboard |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2023               | \$41,700       | 5           | \$800          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2023               | \$83,300       | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2039               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2022               | \$94,800       | 5           | \$1,400        | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$91,600              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2036                      | * *                   | 5                  | \$200                 | B                    |
| Locally Mounted   | 50%               |                          |                       | 2021                      | \$10,600              | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2023                      | \$661,800             | 10                 | \$67,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 2%                |                          |                       | 2023                      | \$13,500              | 2                  |                       | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2018                      | \$6,200               | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$2,500               | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2018                      | \$30,400              | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2028                      | * *                   | 1                  | \$2,700               | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1-3                | \$13,500              | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit Of 4000 Gals</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Mechanical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |  |                   |                |                    |                |             |                |               |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler       | 10%  |                   |                | 2036               | * *            | 1           | \$3,700        | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement Of The Extension                     |                   |                |                    |                |             |                |               |
|                        | Explanation : One Boiler                                 |                   |                |                    |                |             |                |               |
| Steam Boiler           | 90%  |                   |                | 2036               | * *            | 1           | \$66,800       | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump    | 10%  |                   |                | 2031               | * *            | 4           | \$600          | B             |
| Steam Piping/Pump      | 90%  |                   |                | 2033               | * *            | 4           | \$3,300        | B             |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 95%  | Now               | \$153,300      | 2028               | * *            | 1           | \$20,700       | B             |
|                        | Leak Evident, Extent : Severe, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat     | 5%   |                   |                | 2023               | \$63,900       | 1           | \$1,200        | B             |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 5%   |                   |                | 2039               | * *            | 1           |                | B             |
| No Component           | 95%  |                   |                |                    |                |             |                | D             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 5%   |                   |                | 2021               | \$55,000       | 2           | \$200          | B             |
| Window/Wall Unit       | 10%  | Now               | \$1,800        | 2018               | \$17,600       | 1           |                | B             |
|                        | Not in Service, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| No Component           | 85%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$66,100       | B             |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Brass/Copper           | 2%   |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel        | 98%  |                   |                | 2036               | * *            | 1           |                | B             |
| Water Heater           |  |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%   |                   |                | 2018               | \$19,900       | 2           | \$1,100        | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : One Unit Of 225 Gals                       |                   |                |                    |                |             |                |               |
| Sanitary Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   | 0-2               | \$119,300      | LIFE               | * *            | 1           |                | B             |
|                        | Blockage /Clogged, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Basement And Roof                  |                   |                |                    |                |             |                |               |
|                        | On Extended Life, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**DISTRICT OFFICE 32 SECOND OPPORTUNITY SCHOOL**  
**Asset # : 1282**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |  |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)    |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping    | 100%   |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
| Fixtures           |                 |  |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |               |
|                    | Elevators       |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 66%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%      |                   |                    |         |                |             |                |               |
|                    |                 | Location : Basement : 4th Floor                              |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 2 Passenger Units. One Is Said To Be Condemned |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 34%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%      |                   |                    |         |                |             |                |               |
|                    |                 | Location : Basement : 2nd Floor                              |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : One Passenger Unit                             |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler       |  |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%   |                   |                    | 2033    | * *            | 1-2         | \$21,000       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : DIVISION OF SCHOOL FACILITIES -Q  
**Address** : 28-11 QUEENS PLAZA NORTH  
**Borough** : QUEENS **Agency's Number** : Q800  
**Program / Asset #** : BOE0894.000 / 1460 **Yr Built/Renovated** : 1911 / 2005  
**Area Sq Ft** : 182,656 **Project Type** : EDUCATION  
**Date of Survey** : 20-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,6,7,9  
**Block** : 417 **Lot** : 2 **BIN** : 4005022

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,684,200           | \$578,600             |
| Interior Architecture | \$251,200             | \$1,185,400           |
| Electrical            | \$150,600             | \$1,003,300           |
| Mechanical            | \$1,064,700           | \$830,100             |
| <b>Total</b>          | <b>\$3,150,800</b>    | <b>\$3,597,500</b>    |
| Priority A            | \$1,684,200           | \$578,600             |
| Priority B            | \$1,264,900           | \$1,883,000           |
| Priority C            | \$201,700             | \$1,136,000           |
| <b>Total</b>          | <b>\$3,150,800</b>    | <b>\$3,597,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$13,400         | \$54,100         | \$26,000         |                 |
| Interior Architecture | \$37,100         |                  | \$14,800         | \$13,600        |
| Electrical            | \$1,300          | \$1,400          | \$400            |                 |
| Mechanical            | \$86,200         | \$30,800         | \$68,100         | \$30,800        |
| Elevators/Escalators  | \$53,300         | \$53,300         | \$53,300         | \$53,300        |
| <b>Total</b>          | <b>\$191,300</b> | <b>\$139,600</b> | <b>\$162,600</b> | <b>\$97,700</b> |
| Priority A            | \$13,400         | \$54,100         | \$26,000         |                 |
| Priority B            | \$140,800        | \$85,500         | \$121,800        | \$84,100        |
| Priority C            | \$37,100         |                  | \$14,800         | \$13,600        |
| <b>Total</b>          | <b>\$191,300</b> | <b>\$139,600</b> | <b>\$162,600</b> | <b>\$97,700</b> |



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

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**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  | Now               | \$537,000      | LIFE    | **                 | 5           | \$225,300      | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%                                   |                   |                |         |                    |             |                |               |  |
|                        | Location : Chimney Coping  |                   |                |         |                    |             |                |               |  |
|                        | Misaligned/Bulging, Extent : Severe, Area Affected : 10%                                     |                   |                |         |                    |             |                |               |  |
|                        | Location : Chimney Coping  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 50%  |                   |                | LIFE    | **                 | 5           | \$144,200      | A             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%                                   |                   |                |         |                    |             |                |               |  |
|                        | Location : Floors 1-4 And Floors 5-9   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Lower Four Floors Are Original Building, Upper Floors 5-9 Are A Later Addition |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%  | Now               | \$290,700      | LIFE    | **                 | 5           | \$43,300       | A             |  |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 10%                                      |                   |                |         |                    |             |                |               |  |
|                        | Location : Penthouse   |                   |                |         |                    |             |                |               |  |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 20%                                    |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads, Penthouse  |                   |                |         |                    |             |                |               |  |
|                        | Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%                                 |                   |                |         |                    |             |                |               |  |
|                        | Location : Penthouse, Bulkheads  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 20%                                      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2030    | **                 | 5-10        | \$99,100       | A             |  |
| Metal Sect. OHD        | 5%   |                   |                | 2033    | **                 | 5           | \$45,100       | A             |  |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE    | **                 | 5           | \$93,700       | A             |  |
| Window Wall            | 5%   |                   |                | 2040    | **                 | 5           | \$54,100       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%  |                   |                | 2036    | **                 | 5           | \$52,000       | A             |  |
| Metal Clad             | 10%  | Now               | \$343,500      | 2045    | **                 | 5           | \$18,100       | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%                                    |                   |                |         |                    |             |                |               |  |
|                        | Location : North Facade, Stairs  |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%                                |                   |                |         |                    |             |                |               |  |
|                        | Location : North Facade, Stairs  |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Severe, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Cast Iron Window Washer Bolts   |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%  | Now               | \$60,000       | LIFE    | **                 | 5           | \$9,000        | A             |  |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 15%                                    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 15%                                      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 20%  | 0-2               | \$4,900        | 2025    | **                 | 5           | \$15,900       | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%                                    |                   |                |         |                    |             |                |               |  |
|                        | Location : South Facade  |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%                                  |                   |                |         |                    |             |                |               |  |
|                        | Location : South Facade  |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 3%   | Now               | \$8,500        | 2030               |                | * *         |                | A             |
|                         | Blisters, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 85%  | Now               | \$415,000      | 2030               |                | * *         |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Over East Stair                                   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Modified Bitumen        | 10%  | Now               | \$37,900       | 2030               |                | * *         |                | A             |
|                         | Blisters, Extent : Moderate, Area Affected : 20%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Seams Open/Split, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Penthouse   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : Penthouse   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%   |                   |                | 2030               |                | * *         | 10             | \$3,500 A     |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Carpet                  | 10%  |                   |                | 2019               | \$117,000      | 3           | \$29,700       | C             |
| Carpet                  | 5%   |                   |                | 2019               | \$58,500       | 3           | \$14,800       | C             |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$43,300       | C             |
| Ceramic Tile            | 5%   |                   |                | 2029               | * *            | 5           | \$9,900        | C             |
| Raised Access Floor     | 5%   |                   |                | 2029               | * *            | 5           | \$37,100       | C             |
| Terrazzo                | 10%  |                   |                | LIFE               | * *            | 5           | \$15,500       | C             |
| Vinyl Tile              | 55%  |                   |                | 2020               | \$1,037,700    | 3           | \$54,400       | C             |

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

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



**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$22,000       | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$22,000       | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
| Metal Panel   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Travertine Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 15%        | Now               | \$201,700      | LIFE               | **             | 5           | \$16,500       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads At Staircase C And E                     |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout Staircase C And E                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads At Staircase C And E                     |            |                   |                |                    |                |             |                |               |
| Plaster   | 35%        |                   |                | LIFE               | **             | 5           | \$38,500       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 40%        |                   |                | 2025               | **             | 5           | \$99,000       | B             |
| AcousTileSusp.Lay-In  | 25%        |                   |                | 2033               | **             | 5           | \$49,500       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : 6th And 9th Floors                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$4,600        | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$18,600       | B             |
| Under Construction  | 5%         |                   |                |                    |                |             |                | D             |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Air Circuit Breaker   | 50%        |                   |                | 2020               | \$45,800       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available                            |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2020               | \$45,800       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 2000 A.          |            |                   |                |                    |                |             |                |               |
| Transformers  |            |                   |                |                    |                |             |                |               |
| Dry Type  | 100%       |                   |                | 2033               | **             | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2- 750kva                                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                      |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 90%        |                   |                | 2020               | \$147,500      | 5           | \$600          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2020               | \$16,400       | 5           | \$400          | B             |

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

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**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 80%               |                          |                       | 2020                      | \$173,600             | 1                  |                       | B                    |
| Conduit  | 20%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw   | 20%               | 2-4                      | \$38,400              | 2045                      | * *                   | 5                  | \$300                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 40%               |                          |                       | 2028                      | * *                   | 5                  | \$1,600               | B                    |
| Molded Case Bkrs   | 20%               |                          |                       | 2036                      | * *                   | 5                  | \$800                 | B                    |
| Molded Case Bkrs   | 20%               |                          |                       | 2019                      | \$38,400              | 5                  | \$800                 | B                    |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 30%               | 2-4                      | \$75,800              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Thermoplastic  | 20%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2025                      | * *                   | 5                  | \$1,000               | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | Now                      | \$900                 | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Pipe Is Covered With Paint. Point Of Contact Between The Grounding Strap And The Pipe Is Undermined</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 70%               |                          |                       | 2020                      | \$467,300             | 10                 | \$84,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 30%               |                          |                       | 2025                      | * *                   | 10                 | \$36,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Upper Floors</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 40%               |                          |                       | 2020                      | \$21,900              | 10                 | \$12,800              | B                    |
| Exit, Service  | 40%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Exit, Service  | 20%               |                          |                       | 2020                      | \$4,400               | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$131,100             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units. There Are 2 Heat Exchangers In Garage For Building Extension Areas</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 20%               |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Steam Piping/Pump  | 80%               |                          |                       | 2030                      | * *                   | 4                  | \$7,800               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 40%               |                          |                       | 2015                      | \$325,300             | 1                  | \$32,800              | B                    |
| Convactor/Radiator   | 60%               |                          |                       | 2025                      | * *                   | 1                  | \$25,700              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling   | 20%               |                          |                       | 2018                      | \$388,500             | 2                  | \$1,600               | B                    |
| Reciprocating  | 60%               | Now                      | \$30,700              | 2025                      | * *                   | 1                  | \$33,100              | B                    |
| Compr/Chiller  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Not in Service, Extent : Severe, Area Affected : 20%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement A/c Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 20%               |                          |                       | 2015                      | \$62,000              | 1                  |                       | B                    |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 100%              | 0-2                      | \$36,900              | 2030                      | * *                   | 4                  | \$6,500               | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Chilled Water Pipes, Basement A/c Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 100%              |                          |                       | 2015                      | \$640,600             | 1                  | \$81,900              | B                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit   | 20%               |                          |                       | 2020                      | \$60,300              | 2                  | \$18,400              | B                    |
| Water Cool Tower   | 80%               |                          |                       | 2018                      | \$346,300             | 2                  | \$106,500             | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$73,800              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2018                      | \$35,100              | 2                  | \$2,000               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**DIVISION OF SCHOOL FACILITIES -Q**  
**Asset # : 1460**

| Mechanical         |                 | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |  |                   |                |                    |                |             |                |               |
|                    | Fixtures        |  |                   |                |                    |                |             |                |               |
|                    | Generic         | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                 |  |                   |                |                    |                |             |                |               |
|                    | Elevators       |  |                   |                |                    |                |             |                |               |
|                    | Geared Traction | 90%  |                   |                | LIFE               |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                    |                 | Location : Floors 1-9                                  |                   |                |                    |                |             |                |               |
|                    |                 | Explanation : 5 Geared Traction Passenger Elevators    |                   |                |                    |                |             |                |               |
|                    | Hydraulic       | 10%  |                   |                | LIFE               |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                    |                 | Location : B-1   |                   |                |                    |                |             |                |               |
|                    |                 | Explanation : One Hydraulic Freight Elevator           |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : E. BRONX ACADEMY FOR THE FUTURE  
**Address** : 1716 SOUTHERN BLVD.  
**Borough** : BRONX **Agency's Number** : LEASE-X973  
**Program / Asset #** : BOE1057.000 / 14352 **Yr Built/Renovated** : 1969 / 2005  
**Area Sq Ft** : 60,410 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2983 **Lot** : 15 **BIN** : 2010604

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$186,300             |
| Interior Architecture |                       | \$36,200              |
| Electrical            | \$45,300              |                       |
| <b>Total</b>          | <b>\$45,300</b>       | <b>\$222,500</b>      |
| Priority A            |                       | \$186,300             |
| Priority B            | \$45,300              |                       |
| Priority C            |                       | \$36,200              |
| <b>Total</b>          | <b>\$45,300</b>       | <b>\$222,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,500        |                 |                 |                 |
| Interior Architecture | \$16,700        |                 |                 | \$5,100         |
| Electrical            | \$26,000        | \$8,100         | \$12,200        | \$11,900        |
| Mechanical            | \$16,600        | \$12,800        | \$42,100        | \$13,300        |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$20,800</b> | <b>\$54,200</b> | <b>\$30,300</b> |
| Priority A            | \$14,500        |                 |                 |                 |
| Priority B            | \$42,600        | \$20,800        | \$54,200        | \$25,200        |
| Priority C            | \$16,700        |                 |                 | \$5,100         |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$20,800</b> | <b>\$54,200</b> | <b>\$30,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$71,800       | A             |
| Masonry: Granite   | 10%        |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$8,300        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Rail   | 5%         |                   |                | 2038               | **             | 5-10        | \$16,700       | A             |
| Metal: Cage/Fence  | 80%        |                   |                | 2038               | **             | 5-10        | \$114,500      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 100%       | 4+                | \$14,500       | 2026               | **             |             |                | A             |
| <i>Blisters, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations</i>                            |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 1%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Ceramic Tile   | 4%         |                   |                | 2034               | **             | 5           | \$3,000        | C             |
| Quarry Tile  | 3%         |                   |                | 2038               | **             | 5           | \$3,300        | C             |
| Sheet Vinyl/Rubber   | 35%        | 4+                | \$8,100        | 2029               | **             | 5           | \$19,400       | C             |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>                                    |            |                   |                |                    |                |             |                |               |
| Slate  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Vinyl Tile   | 55%        |                   |                | 2029               | **             | 3           | \$20,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 6%         |                   |                | 2034               | **             | 5           | \$4,200        | C             |
| Concrete Masonry Unit  | 3%         |                   |                | LIFE               | **             | 5           | \$800          | C             |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Gypsum Board   | 86%        |                   |                | LIFE               | **             | 5           | \$36,200       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 85%        |                   |                | 2038               | **             | 5           | \$62,900       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | B             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | **             | 5           | \$200          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 4000a Mlo Service Panel</i>                   |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2041               | **             | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2037                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs   | 90%               |                          |                       | 2037                      | * *                   | 5                  | \$1,200               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2034                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Service Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe. Insulation Blocks View Of Connection.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$15,300              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$19,100              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Detroit Diesel 225kw</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$1,800               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$4,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gallon</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 50%               |                          |                       | 2049                      | * *                   | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Room 108-multipurpose</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gallon</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 50%               |                          |                       | 2026                      | * *                   | 10                 | \$22,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps,Intermatic Timer Controlled</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 50%               |                          |                       | 2026                      | * *                   | 10                 | \$22,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby,Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-5 Lamps,Intermatic Timer Controlled</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2026                      | * *                   | 10                 | \$1,700               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| Electrical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                         |   |                   |                |                    |                |             |                |               |
| Exterior Lighting<br>Fluorescent | 50%   |                   |                | 2026               | * *            | 10          | \$2,300        | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Exterior Walls                               |                   |                |                    |                |             |                |               |
|                                  | Explanation : Compact Fluorescent,Timer Controlled      |                   |                |                    |                |             |                |               |
| HID                              | 50%   |                   |                | 2026               | * *            | 10          | \$100          | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Roof   |                   |                |                    |                |             |                |               |
|                                  | Explanation : Timer Controlled                          |                   |                |                    |                |             |                |               |
| Alarm                            |   |                   |                |                    |                |             |                |               |
| Security System<br>Generic       | 2%  | 0-2               | \$3,400        | 2031               | * *            | 1           | \$300          | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Custodian Office                             |                   |                |                    |                |             |                |               |
|                                  | Explanation : Low Battery In Main Panel.                |                   |                |                    |                |             |                |               |
| Generic                          | 98%   |                   |                | 2026               | * *            | 1           | \$18,100       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout                                   |                   |                |                    |                |             |                |               |
|                                  | Explanation : In Working Order.                         |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection             |   |                   |                |                    |                |             |                |               |
| Generic                          | 2%  | 0-2               | \$11,700       | 2031               | * *            | 1-3         | \$500          | B             |
|                                  | Malfunctioning, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                                  | Location : Siren Near Elevator                          |                   |                |                    |                |             |                |               |
| Generic                          | 98%   |                   |                | 2026               | * *            | 1-3         | \$30,800       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 98%  |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout                                   |                   |                |                    |                |             |                |               |
|                                  | Explanation : In Working Order.                         |                   |                |                    |                |             |                |               |

| <b>Mechanical</b>              |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source<br>Electricity   | 30%  |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
|                                | Other Observation, Extent : Light, Area Affected : 30%                           |                          |                       |                           |                       |                    |                       |                      |
|                                | Location : Various   |                          |                       |                           |                       |                    |                       |                      |
|                                | Explanation : Terminal Units Are Electric  |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual<br>Fuel | 70%  |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
|                                | Other Observation, Extent : Light, Area Affected : 100%                          |                          |                       |                           |                       |                    |                       |                      |
|                                | Location : Basment Mechanical Room; Kitchen                                      |                          |                       |                           |                       |                    |                       |                      |
|                                | Explanation : Gas Booster at service entrance; Gas Control Valve Serving Kitchen |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 70%  |                   |                | 2029               | * *            | 1           | \$17,200       | B             |
|                                | Malfunctioning, Extent : Light, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                                | Location : Various; Components Of Direct Digital Controls  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : Gas Fired (3) Rtu Serve Cafeteria, Multi Purpose Rm, Corridors; (2) Rtu Fan Powered Variable Air Volume W/reheat |                   |                |                    |                |             |                |               |
| Radiant Heater                 | 30%  |                   |                | 2029               | * *            | 2           | \$6,900        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Various   |                   |                |                    |                |             |                |               |
|                                | Explanation : Unit Heaters, Door Heaters, And Reheat Coils Electrical  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$27,600       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 70%  |                   |                | 2029               | * *            | 1           | \$21,400       | B             |
| Fan Coil Unit/Heat             | 30%  |                   |                | 2029               | * *            | 1           | \$4,800        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Various   |                   |                |                    |                |             |                |               |
|                                | Explanation : All Terminal Units (reheat Coils, Unit Heaters, Entrance Door Heaters) Are Electrical                            |                   |                |                    |                |             |                |               |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling         | 15%  |                   |                | 2029               | * *            | 2           | \$500          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : ( all Split Dx Systems R-22 (3) Dx (2t Each); Serve Data/comm Room, Elevator Machine Room, Kitchen Pantry.       |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 85%  |                   |                | 2029               | * *            | 2           | \$2,600        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : Rtu-1 (60t), Rtu-2 (60t), Rtu-3 (31t), Rtu-4 (26 T), Rtu-5 (26 T); R-22; 4 Levels Of Compressors.                |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2           | \$64,300       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 100%   |                   |                | 2029               | * *            | 1           | \$30,600       | B             |
|                                | Malfunctioning, Extent : Light, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                                | Location : Various Locations; Ddc & Vav System Needs Programming/repairs   |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                                | Location : Various Throughout Bldg   |                   |                |                    |                |             |                |               |
|                                | Explanation : Fan Powered Variable Air Volume With Reheat  |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%       |                   |                | 2026               | * *            | 2           | \$34,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Air Cooled Condensers Is Means Of Heat Rejection But As Part Of The Packaged Roof Top Units. |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$27,600       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 15%        |                   |                | 2029               | * *            | 2           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Smoke Control Fan  |            |                   |                |                    |                |             |                |               |
| Roof   | 25%        |                   |                | 2029               | * *            | 2           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Kitchen   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Exhaust Hoods To Fans On Roof; No Makeup Air Unit  |            |                   |                |                    |                |             |                |               |
| Roof   | 45%        |                   |                | 2029               | * *            | 2           | \$700          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : General Building Exhaust Through Central Roof Fans   |            |                   |                |                    |                |             |                |               |
| Wall Unit  | 15%        |                   |                | 2029               | * *            | 2           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Basement Mechanical And Electrical Rooms Exhaust To Side Wall To Street Level.               |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2047               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$13,100       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 75%        |                   |                | 2029               | * *            | 4           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Dual Domestic Water Booster Pumps W/ Press Tank. 114 Gal, Lead/lag                           |            |                   |                |                    |                |             |                |               |
| Submersible  | 25%        |                   |                | 2016               | \$1,600        | 4           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Bsmt Mechanical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Dual Unit Pump   |            |                   |                |                    |                |             |                |               |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2029               | * *            | 1           | \$3,100        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**E. BRONX ACADEMY FOR THE FUTURE**  
**Asset # : 14352**

| Mechanical         |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |                |                   |                    |         |                |             |                |               |
|                    | Fixtures        |                |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |                 |                |                   |                    |         |                |             |                |               |
|                    | Elevators       |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Fire Suppression   |                 |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler       |                |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%           |                   |                    | 2047    | * *            | 1-2         | \$13,900       | B             |
|                    | Fire Pump       |                |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%           |                   |                    | 2034    | * *            | 1           | \$9,300        | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EAGLE ACADEMY FOR YOUNG MEN - BX  
**Address** : 4143 3RD AVENUE  
**Borough** : BRONX **Agency's Number** : X465  
**Program / Asset #** : BOE1120.000 / 14576 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,P  
**Block** : 2923 **Lot** : 23 **BIN** : 2000000

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|-----------------|------------------|
| Exterior Architecture |                 | \$139,700        |
| Interior Architecture | \$52,700        | \$93,000         |
| Electrical            |                 | \$58,500         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$291,300</b> |
| Priority A            |                 | \$139,700        |
| Priority B            | \$52,700        | \$111,300        |
| Priority C            |                 | \$40,300         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$291,300</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,500        |
| Interior Architecture | \$12,400        | \$3,100         |                 | \$44,000        |
| Electrical            | \$6,600         | \$6,200         | \$6,200         | \$11,600        |
| Mechanical            | \$18,100        | \$5,800         | \$13,500        | \$5,800         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$48,900</b> | <b>\$27,000</b> | <b>\$31,600</b> | <b>\$83,700</b> |
| Priority A            |                 |                 |                 | \$10,500        |
| Priority B            | \$36,500        | \$23,900        | \$31,600        | \$29,300        |
| Priority C            | \$12,400        | \$3,100         |                 | \$44,000        |
| <b>Total</b>          | <b>\$48,900</b> | <b>\$27,000</b> | <b>\$31,600</b> | <b>\$83,700</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAGLE ACADEMY FOR YOUNG MEN - BX**  
**Asset # : 14576**

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

**Exterior**

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 90% |  |  | LIFE | ** | 5 | \$85,400 | A |
| Masonry: Limestone    | 5%  |  |  | LIFE | ** | 5 | \$3,600  | A |
| Metal/Glass Curt Wall | 5%  |  |  | LIFE | ** | 5 | \$8,900  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$21,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$11,200 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$1,600  | A |

## Roof

|                          |     |  |  |      |    |    |          |   |
|--------------------------|-----|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane  | 90% |  |  | 2032 | ** | 10 | \$54,300 | A |
| Metal, Corrugated        | 5%  |  |  | 2042 | ** | 1  |          | A |
| Plaza Roof: Stone Panels | 5%  |  |  | 2052 | ** |    |          | A |

**Interior**

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Carpet                 | 5%  |  |  | 2024 | ** | 3 | \$9,300  | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$13,600 | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$6,200  | C |
| Quarry Tile            | 5%  |  |  | 2042 | ** | 5 | \$9,300  | C |
| Vinyl Tile             | 80% |  |  | 2032 | ** | 3 | \$49,600 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 25% |  |  | 2037 | ** | 5 | \$28,000 | C |
| Concrete Masonry Unit  | 5%  |  |  | LIFE | ** | 5 | \$2,200  | C |
| Gypsum Board           | 60% |  |  | LIFE | ** | 5 | \$40,300 | C |
| Operable Wall          | 5%  |  |  | 2052 | ** | 5 | \$19,600 | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 85% |  |  | 2042 | ** | 5 | \$105,400 | B |
| Embossed Metal       | 5%  |  |  | LIFE | ** | 5 | \$2,800   | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$7,800   | B |

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

**Under 600 Volts**

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAGLE ACADEMY FOR YOUNG MEN - BX**  
**Asset # : 14576**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2047               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2047               | * *            | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2042               | * *            | 1           | \$19,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2037               | * *            | 1           | \$24,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 125 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2017               | \$600          | 5           | \$2,400        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2062               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 270 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2032               | * *            | 10          | \$52,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2032               | * *            | 10          | \$5,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gym, Lobby And Stairway                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2032               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2032               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2032               | * *            | 10          | \$200          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2062               | * *            | 5           | \$1,900        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2032               | * *            | 1           | \$7,200        | B             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAGLE ACADEMY FOR YOUNG MEN - BX**  
**Asset # : 14576**

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

**Alarm**

## Fire/Smoke Detection

No Component

70%

2032

\* \*

1-3

\$12,200

D

Generic

30%

B

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

**Heating**

## Energy Source

Electricity

10%

2048

\* \*

1

B

Natural Gas

90%

2048

\* \*

1

B

## Conversion Equipment

Furnace

90%

2030

\* \*

1

\$28,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 5 Roof Top Package Units*

Radiant Heater

10%

2030

\* \*

2

\$3,000

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Staircases And Hallways**Explanation : 20 Electrical Radiants***Air Conditioning**

## Energy Source

Electricity

100%

2044

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

Now

\$9,600

2030

\* \*

2

\$3,200

B

*Malfunctioning, Extent : Moderate, Area Affected : 80%**Location : Only #4 Works Well According To The Custodian**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 5 Roof Top Package Units***Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$35,600

B

## Exhaust Fans

Roof

100%

2030

\* \*

2

\$2,000

B

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

2048

\* \*

1

B

## Water Heater

Gas Fired

100%

2021

\$16,900

2

\$1,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 1 Unit*

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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

**DEPARTMENT OF EDUCATION - 040**  
**EAGLE ACADEMY FOR YOUNG MEN - BX**  
**Asset # : 14576**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,000               | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$3,900               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (2) B-4 (1) 1-2</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2048                      | * *                   | 1-2                | \$17,900              | B                    |
| Fire Pump  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$11,900              | B                    |

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

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EAST N.Y. TRANSIT TECH. H.S.-BK  
**Address** : 1 WELLS STREET  
**Borough** : BROOKLYN **Agency's Number** : K615  
**Program / Asset #** : BOE0649.000 / 1211 **Yr Built/Renovated** : 1941 / 1998  
**Area Sq Ft** : 182,320 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4155 **Lot** : 75 **BIN** : 3327249

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$724,900             |
| Interior Architecture | \$82,500              | \$589,900             |
| Electrical            | \$941,900             | \$761,800             |
| Mechanical            | \$338,100             | \$497,000             |
| <b>Total</b>          | <b>\$1,362,500</b>    | <b>\$2,573,500</b>    |
| Priority A            |                       | \$724,900             |
| Priority B            | \$1,280,100           | \$1,258,700           |
| Priority C            | \$82,500              | \$589,900             |
| <b>Total</b>          | <b>\$1,362,500</b>    | <b>\$2,573,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,400        |                 |                 | \$16,800        |
| Interior Architecture | \$8,700         | \$11,000        | \$5,800         | \$6,900         |
| Electrical            | \$27,700        | \$12,300        | \$26,000        | \$10,500        |
| Mechanical            | \$7,100         | \$25,500        | \$55,100        | \$29,100        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$93,800</b> | <b>\$56,700</b> | <b>\$94,800</b> | <b>\$71,100</b> |
| Priority A            | \$42,400        |                 |                 | \$16,800        |
| Priority B            | \$44,600        | \$45,600        | \$94,800        | \$47,500        |
| Priority C            | \$6,900         | \$11,000        |                 | \$6,900         |
| <b>Total</b>          | <b>\$93,800</b> | <b>\$56,700</b> | <b>\$94,800</b> | <b>\$71,100</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST N.Y. TRANSIT TECH. H.S.-BK**  
**Asset # : 1211**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Bronze/Brass   | 2%         |                   |                | LIFE               | **             |             |                | A             |
| Concrete Masonry Unit  | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$70,800       | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Metal Coiling Doors  | 1%         |                   |                | 2034               | **             | 5           | \$2,600        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2037               | **             | 5           | \$33,500       | A             |
| Bronze/Brass   | 3%         |                   |                | 2029               | **             | 5           | \$6,600        | A             |
| Glass Block  | 2%         | Now               | \$4,100        | LIFE               | **             | 5           | \$400          | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$24,500       | LIFE               | **             | 5           | \$7,300        | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Room 313  |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor Rooms Throughout South Side        |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 5%         |                   |                | 2034               | **             | 5-10        | \$7,000        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        |                   |                | 2029               | **             | 10          | \$22,700       | A             |
| IRMA/Protected Membrane  | 70%        |                   |                | 2021               | \$590,600      | 10          | \$63,500       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Room 314 And Rcl Lab                     |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 3%         |                   |                | 2034               | **             | 10          | \$5,000        | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2031               | **             | 10          | \$6,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$48,100       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$6,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 25%        |                   |                | 2026               | **             | 3           | \$27,500       | C             |
| Vinyl Tile   | 20%        |                   |                | 2021               | \$419,200      | 3           | \$16,500       | C             |
| Wood   | 40%        |                   |                | 2036               | **             | 5           | \$164,900      | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2030               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$8,900        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$40,100       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST N.Y. TRANSIT TECH. H.S.-BK**  
**Asset # : 1211**

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

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 5%  |  |  | 2026 | ** | 5 | \$11,600 | B |
| AcousTileSusp.Lay-In | 2%  |  |  | 2034 | ** | 5 | \$3,700  | B |
| Exposed Concrete     | 70% |  |  | LIFE | ** | 5 | \$20,300 | B |

*Paint Peeling, Extent : Light, Area Affected : 2%**Location : Room 315**Water Penetration, Extent : Light, Area Affected : 5%**Location : Top Floor*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 23% |  |  | LIFE | ** | 5 | \$26,700 | B |
|---------|-----|--|--|------|----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$700 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |       |   |
|------------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw    | 95% |  |  | 2021 | \$141,600 | 5 | \$600 | B |
| Molded Case Bkrs | 5%  |  |  | 2041 | **        | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 95% |  |  | 2031 | ** | 1 |  | B |
| Conduit | 5%  |  |  | 2041 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 95% |  |  | 2020 | \$182,400 | 5 | \$3,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2037 | **        | 5 | \$200   | B |

## Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 95% |  |  | 2031 | ** | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2041 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |    |   |         |   |
|-----------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted | 5%  |  |  | 2034 | ** | 5 | \$100   | B |
| Locally Mounted | 95% |  |  | 2026 | ** | 5 | \$1,000 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,200 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2026 | ** | 1 | \$46,100 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2024 | ** | 1 | \$57,800 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Work Shop Room**Explanation : One 219 Kva Atlantic Detroit Diesel Genset*

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST N.Y. TRANSIT TECH. H.S.-BK**  
**Asset # : 1211**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$33,300              | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2036                      | * *                   | 5                  | \$4,300               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 250 Gallon Tank                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 60%               |                          |                       | 2016                      | \$794,800             | 10                 | \$80,900              | B                    |
| Fluorescent  | 30%               |                          |                       | 2021                      | \$397,400             | 10                 | \$40,400              | B                    |
| HID  | 5%                |                          |                       | 2021                      | \$30,700              | 10                 | \$200                 | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Gym   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Type: Mercury                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 5%                |                          |                       | 2016                      | \$66,200              | 2                  | \$200                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 45%               |                          |                       | 2021                      | \$11,000              | 1                  |                       | B                    |
| Emergency, Battery   | 5%                |                          |                       | 2021                      | \$3,000               | 10                 | \$1,800               | B                    |
| Exit, Service  | 50%               |                          |                       | 2016                      | \$12,200              | 1                  |                       | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4  | 100%              |                          |                       | 2031                      | * *                   | 5                  | \$45,500              | B                    |
| Conversion Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$40,800              | 2026                      | * *                   | 1                  | \$131,100             | B                    |
| Damaged, Extent : Severe, Area Affected : 25%              |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : #1 Boiler Tubes                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Other Observation, Extent : Severe, Area Affected : 100%   |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 4 Boilers                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$10,900              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2021                      | \$180,700             | 1                  | \$18,200              | B                    |
| Convactor/Radiator   | 70%               |                          |                       | 2026                      | * *                   | 1                  | \$33,300              | B                    |
| Fan Coil Unit/Heat   | 10%               |                          |                       | 2026                      | * *                   | 1                  | \$4,800               | B                    |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**EAST N.Y. TRANSIT TECH. H.S.-BK**  
**Asset # : 1211**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>      |                   |   |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |   |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling       | 5%                |   |                       | 2019                      | \$107,900             | 2                  | \$500                 | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 2%</i>     |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Mdf Room</i>  |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : The Unit For Communication Room Is Under Sized</i> |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 75%               |   |                       | 2016                      | \$258,300             | 1                  |                       | B                    |
| No Component                 | 20%               |   |                       |                           |                       |                    |                       | D                    |
| <b>Heat Rejection</b>        |                   |   |                       |                           |                       |                    |                       |                      |
| Remote Air Cond              | 5%                |   |                       | 2021                      | \$40,000              | 2                  | \$5,100               | B                    |
| No Component                 | 95%               |   |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |   |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |   |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |   |                       | LIFE                      | * *                   | 2-5                | \$81,900              | B                    |
| <b>Exhaust Fans</b>          |                   |   |                       |                           |                       |                    |                       |                      |
| Interior                     | 40%               |   |                       | 2026                      | * *                   | 2                  | \$1,800               | B                    |
| Roof                         | 60%               |   |                       | 2021                      | \$79,900              | 2                  | \$2,700               | B                    |
| <b>Plumbing</b>              |                   |   |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |   |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |   |                       | 2026                      | * *                   | 1                  |                       | B                    |
| <b>Water Heater</b>          |                   |   |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |   |                       | 2016                      | \$39,000              | 2                  | \$2,200               | B                    |
| <b>HW Heat Exchanger</b>     |                   |   |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              |   |                       | 2021                      | \$52,000              | 4                  | \$14,600              | B                    |
| <b>Sanitary Piping</b>       |                   |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>    |                   |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Sewage Ejector(s)</b>     |                   |   |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%              |   |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| <b>Fixtures</b>              |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |   |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |                   |   |                       |                           |                       |                    |                       |                      |
| <b>Elevators</b>             |                   |   |                       |                           |                       |                    |                       |                      |
| Geared Traction              | 50%               |   |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 50%</i>       |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : B-4</i>   |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 1 Unit</i>   |                       |                           |                       |                    |                       |                      |
| Hydraulic                    | 50%               |   |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 50%</i>       |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : B-4</i>   |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 1 Unit</i>   |                       |                           |                       |                    |                       |                      |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EAST SIDE MIDDLE SCHOOL - M  
**Address** : 331 EAST 91ST STREET  
**Borough** : MANHATTAN **Agency's Number** : M114  
**Program / Asset #** : BOE1107.000 / 14563 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1554 **Lot** : 23 **BIN** : 1087665

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$83,000              | \$83,000              |
| Electrical            |                       | \$62,900              |
| <b>Total</b>          | <b>\$83,000</b>       | <b>\$146,000</b>      |
| Priority B            | \$40,200              | \$103,100             |
| Priority C            | \$42,900              | \$42,900              |
| <b>Total</b>          | <b>\$83,000</b>       | <b>\$146,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$6,700         |
| Interior Architecture | \$11,300        | \$1,000         |                 | \$13,900        |
| Electrical            | \$7,600         | \$5,200         | \$5,100         | \$13,900        |
| Mechanical            | \$29,300        | \$19,600        | \$37,000        | \$17,900        |
| Elevators/Escalators  | \$14,800        | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$63,000</b> | <b>\$40,600</b> | <b>\$56,900</b> | <b>\$67,200</b> |
| Priority A            |                 |                 |                 | \$6,700         |
| Priority B            | \$51,700        | \$39,600        | \$56,900        | \$46,600        |
| Priority C            | \$11,300        | \$1,000         |                 | \$13,900        |
| <b>Total</b>          | <b>\$63,000</b> | <b>\$40,600</b> | <b>\$56,900</b> | <b>\$67,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST SIDE MIDDLE SCHOOL - M**  
**Asset # : 14563**

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

## Exterior

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| Exterior Walls          |      |  |  |      |    |    |          |   |
| Masonry: Brick          | 80%  |  |  | LIFE | ** | 5  | \$30,500 | A |
| Metal/Glass Curt Wall   | 20%  |  |  | LIFE | ** | 5  | \$14,300 | A |
| Windows                 |      |  |  |      |    |    |          |   |
| Aluminum                | 100% |  |  | 2047 | ** | 5  | \$9,200  | A |
| Parapets                |      |  |  |      |    |    |          |   |
| Cast Stone/Terra Cotta  | 10%  |  |  | LIFE | ** | 5  | \$3,400  | A |
| Copper/Terne            | 20%  |  |  | 2072 | ** | 5  | \$4,200  | A |
| Masonry: Brick          | 70%  |  |  | LIFE | ** | 5  | \$3,100  | A |
| Roof                    |      |  |  |      |    |    |          |   |
| Copper/Terne            | 10%  |  |  | 2062 | ** | 10 | \$9,200  | A |
| IRMA/Protected Membrane | 90%  |  |  | 2032 | ** | 10 | \$33,000 | A |

## Interior

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Floors                |     |  |  |      |    |   |          |   |
| Carpet                | 2%  |  |  | 2024 | ** | 3 | \$3,100  | C |
| Ceramic Tile          | 5%  |  |  | 2037 | ** | 5 | \$5,100  | C |
| Terrazzo              | 5%  |  |  | LIFE | ** | 5 | \$4,000  | C |
| Vinyl Tile            | 88% |  |  | 2032 | ** | 3 | \$45,200 | C |
| Interior Walls        |     |  |  |      |    |   |          |   |
| Ceramic Tile          | 60% |  |  | 2037 | ** | 5 | \$85,700 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$5,700  | C |
| Glass: Single Pane    | 5%  |  |  | LIFE | ** | 5 | \$5,400  | C |
| Gypsum Board          | 25% |  |  | LIFE | ** | 5 | \$21,400 | C |
| Ceilings              |     |  |  |      |    |   |          |   |
| AcousTileSusp.Lay-In  | 80% |  |  | 2042 | ** | 5 | \$80,400 | B |
| Gypsum Board          | 20% |  |  | LIFE | ** | 5 | \$25,100 | B |

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

## Under 600 Volts

|                          |      |  |  |      |    |   |         |   |
|--------------------------|------|--|--|------|----|---|---------|---|
| Service Equipment        |      |  |  |      |    |   |         |   |
| Fused Disc Sw            | 100% |  |  | 2048 | ** | 5 | \$300   | B |
| Switchgear / Switchboard |      |  |  |      |    |   |         |   |
| Fused Disc Sw            | 100% |  |  | 2048 | ** | 5 | \$300   | B |
| Raceway                  |      |  |  |      |    |   |         |   |
| Conduit                  | 100% |  |  | 2048 | ** | 1 |         | B |
| Panelboards              |      |  |  |      |    |   |         |   |
| Molded Case Bkrs         | 100% |  |  | 2044 | ** | 5 | \$1,700 | B |
| Wiring                   |      |  |  |      |    |   |         |   |
| Thermoplastic            | 100% |  |  | 2048 | ** | 1 |         | B |
| Motor Controllers        |      |  |  |      |    |   |         |   |
| Locally Mounted          | 80%  |  |  | 2039 | ** | 5 | \$300   | B |
| Motor Control Center     | 20%  |  |  | 2039 | ** | 5 | \$400   | B |

## Ground

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST SIDE MIDDLE SCHOOL - M**  
**Asset # : 14563**

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

## Ground

## Grounding Devices

## Generic

|   |      |    |   |         |   |
|---|------|----|---|---------|---|
| 100%  | LIFE | ** | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |    |   |         |   |
| <i>Location : Basement</i>  |      |    |   |         |   |
| <i>Explanation : Connected With Main Water Pipe</i>               |      |    |   |         |   |

## Stand-by Power

## Transfer Switches

## Automatic

|      |      |    |   |          |   |
|------|------|----|---|----------|---|
| 100% | 2039 | ** | 1 | \$20,000 | B |
|------|------|----|---|----------|---|

## Generators

## Diesel

|   |      |    |   |          |   |
|---|------|----|---|----------|---|
| 100%  | 2035 | ** | 1 | \$25,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |    |   |          |   |
| <i>Location : Gen Room</i>  |      |    |   |          |   |
| <i>Explanation : Kohler, No Rating Available</i>                  |      |    |   |          |   |

## Batteries

## Nickel Cadmium

|      |      |  |       |   |          |   |
|------|------|--|-------|---|----------|---|
| 100% | 2017 |  | \$600 | 5 | \$14,400 | B |
|------|------|--|-------|---|----------|---|

## Fuel Storage

## Day Tank

|     |      |    |   |         |   |
|-----|------|----|---|---------|---|
| 20% | 2044 | ** | 5 | \$2,500 | B |
|-----|------|----|---|---------|---|

## Main Tank

|     |      |    |   |         |   |
|-----|------|----|---|---------|---|
| 80% | 2057 | ** | 5 | \$1,600 | B |
|-----|------|----|---|---------|---|

## Lighting

## Interior Lighting

## Fluorescent

|   |      |    |    |          |   |
|---|------|----|----|----------|---|
| 100%  | 2030 | ** | 10 | \$62,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |    |    |          |   |
| <i>Location : Throughout</i>                                      |      |    |    |          |   |
| <i>Explanation : T8 Lamps &amp; Compact Bulbs</i>                 |      |    |    |          |   |

## Egress Lighting

## Exit, LED

|      |      |    |   |  |   |
|------|------|----|---|--|---|
| 100% | 2057 | ** | 1 |  | B |
|------|------|----|---|--|---|

## Exterior Lighting

## HID

|      |      |    |    |       |   |
|------|------|----|----|-------|---|
| 100% | 2030 | ** | 10 | \$200 | B |
|------|------|----|----|-------|---|

## Lightning Protection

## Arresters/Cabling

## Generic

|      |      |    |   |       |   |
|------|------|----|---|-------|---|
| 100% | 2057 | ** | 5 | \$400 | B |
|------|------|----|---|-------|---|

## Alarm

## Security System

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 90% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Generic

|     |      |    |   |         |   |
|-----|------|----|---|---------|---|
| 10% | 2030 | ** | 1 | \$2,400 | B |
|-----|------|----|---|---------|---|

## Fire/Smoke Detection

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 90% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Generic

|     |      |    |     |         |   |
|-----|------|----|-----|---------|---|
| 10% | 2030 | ** | 1-3 | \$4,000 | B |
|-----|------|----|-----|---------|---|

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

## Heating

## Energy Source

## Natural Gas

|      |      |    |   |  |   |
|------|------|----|---|--|---|
| 100% | 2052 | ** | 1 |  | B |
|------|------|----|---|--|---|

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**EAST SIDE MIDDLE SCHOOL - M**  
**Asset # : 14563**

| Mechanical       |                             | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |  |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|                  | Hot Water Boiler            | 100%   |                   | 2042               |         | * *            | 1           | \$34,000       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Mechanical Room 5th Floor                             |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Boilers  |                   |                    |         |                |             |                |               |
|                  | Distribution                |  |                   |                    |         |                |             |                |               |
|                  | Hot Wtr Piping/Pump         | 100%   |                   | 2047               |         | * *            | 4           | \$5,100        | B             |
|                  | Terminal Devices            |  |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 90%  |                   | 2032               |         | * *            | 1           | \$38,200       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : 5th Floor Different Locations                         |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 6 Air Handlers With Cooling And Heating Coils      |                   |                    |         |                |             |                |               |
|                  | Fan Coil Unit/Heat          | 10%  |                   | 2032               |         | * *            | 1           | \$2,200        | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Through The Whole Building                            |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : Fan Coil Units Along All Windows And Stairs        |                   |                    |         |                |             |                |               |
| Air Conditioning |                             |  |                   |                    |         |                |             |                |               |
|                  | Energy Source               |  |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%   |                   | 2047               |         | * *            | 1           |                | B             |
|                  | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|                  | Reciprocating Compr/Chiller | 100%   |                   | 2032               |         | * *            | 1           | \$31,800       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Roof Penthouse  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Chillers, R-407 Refrigerant                      |                   |                    |         |                |             |                |               |
|                  | Distribution                |  |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 100%   |                   | 2052               |         | * *            | 4           | \$3,400        | B             |
|                  | Terminal Devices            |  |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 100%   |                   | 2032               |         | * *            | 1           | \$42,500       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Mechanical Room 5th Floor                             |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 6 Air Handlers Each With Heating And Cooling Coils |                   |                    |         |                |             |                |               |
|                  | Heat Rejection              |  |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit          | 100%   |                   | 2032               |         | * *            | 2           | \$47,800       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Roof  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units  |                   |                    |         |                |             |                |               |
| Ventilation      |                             |  |                   |                    |         |                |             |                |               |
|                  | Distribution                |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%   |                   | LIFE               |         | * *            | 2-5         | \$38,300       | B             |
|                  | Exhaust Fans                |  |                   |                    |         |                |             |                |               |
|                  | Roof                        | 100%   |                   | 2032               |         | * *            | 2           | \$2,100        | B             |
| Plumbing         |                             |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel             | 100%   |                   | 2042               |         | * *            | 1           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**EAST SIDE MIDDLE SCHOOL - M**  
**Asset # : 14563**

| Mechanical         |                    | Current Repair |   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total     | Fail Date (Years)   | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |                |   |                    |         |                |             |                |               |
|                    | Water Heater       |                |   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%           |   |                    | 2022    | \$18,200       | 2           | \$1,000        | B             |
|                    |                    |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |         |                |             |                |               |
|                    |                    |                | Location : Mechanical Room 5th Floor  |                    |         |                |             |                |               |
|                    |                    |                | Explanation : 1 Tank  |                    |         |                |             |                |               |
|                    | Sanitary Piping    |                |   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |                |   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |                |   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%           |   |                    | 2032    | * *            | 4           | \$1,300        | B             |
|                    |                    |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |         |                |             |                |               |
|                    |                    |                | Location : Basement   |                    |         |                |             |                |               |
|                    |                    |                | Explanation : 2 Units   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)  |                |   |                    |         |                |             |                |               |
|                    | Not Accessible     | 100%           |   |                    |         |                |             |                | D             |
|                    |                    |                | Other Observation, Extent : Light, Area Affected : 0%   |                    |         |                |             |                |               |
|                    |                    |                | Location : Basement   |                    |         |                |             |                |               |
|                    |                    |                | Explanation : In Progress Of Modification Or Replacement  |                    |         |                |             |                |               |
|                    | Backflow Preventer |                |   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |   |                    | 2032    | * *            | 1           | \$4,200        | B             |
|                    | Fixtures           |                |   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |   |                    |         |                |             |                | B             |
| Vertical Transport |                    |                |   |                    |         |                |             |                |               |
|                    | Elevators          |                |   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%           |   |                    | LIFE    | * *            |             |                | C             |
|                    |                    |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |         |                |             |                |               |
|                    |                    |                | Location : Mechanical Room Located On Roof  |                    |         |                |             |                |               |
|                    |                    |                | Explanation : 3 Elevators - One Freight From Basement :1st Floor And Two Passenger Elevators From 1st : 5th Floor |                    |         |                |             |                |               |
| Fire Suppression   |                    |                |   |                    |         |                |             |                |               |
|                    | Sprinkler          |                |   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |   |                    | 2052    | * *            | 1-2         | \$19,300       | B             |
|                    | Fire Pump          |                |   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |   |                    | 2037    | * *            | 1           | \$12,800       | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EDWARD R. MURROW HIGH SCHOOL -BK  
**Address** : 1600 AVENUE L BTWN: EAST 17 ST., EAST 18 ST.  
**Borough** : BROOKLYN **Agency's Number** : K525  
**Program / Asset #** : BOE0644.000 / 1207 **Yr Built/Renovated** : 1974 / 2008  
**Area Sq Ft** : 410,600 **Project Type** : EDUCATION  
**Date of Survey** : 29-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6734 **Lot** : 109 **BIN** : 3180673

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$361,500          | \$404,300           |
| Interior Architecture | \$193,700          | \$4,484,400         |
| Electrical            | \$259,200          | \$8,291,400         |
| Mechanical            | \$633,400          | \$8,813,700         |
| <b>Total</b>          | <b>\$1,447,900</b> | <b>\$21,993,900</b> |
| Priority A            | \$361,500          | \$404,300           |
| Priority B            | \$1,041,400        | \$17,293,500        |
| Priority C            | \$45,000           | \$4,296,100         |
| <b>Total</b>          | <b>\$1,447,900</b> | <b>\$21,993,900</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$16,500         |                  |                  | \$56,700         |
| Interior Architecture |                  | \$25,400         | \$71,500         |                  |
| Electrical            | \$39,100         | \$47,200         | \$46,500         | \$81,600         |
| Mechanical            | \$137,600        | \$91,300         | \$195,400        | \$98,100         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$201,100</b> | <b>\$171,800</b> | <b>\$321,400</b> | <b>\$244,200</b> |
| Priority A            | \$16,500         |                  |                  | \$56,700         |
| Priority B            | \$184,600        | \$146,400        | \$249,900        | \$187,500        |
| Priority C            |                  | \$25,400         | \$71,500         |                  |
| <b>Total</b>          | <b>\$201,100</b> | <b>\$171,800</b> | <b>\$321,400</b> | <b>\$244,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD R. MURROW HIGH SCHOOL -BK**  
**Asset # : 1207**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 92%  |                   |                | LIFE               | **             | 5           | \$253,600      | A             |
| Metal Panel            | 5%   |                   |                | 2042               | **             | 5-10        | \$94,700       | A             |
| Window Wall            | 3%   |                   |                | 2042               | **             | 5           | \$31,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 97%  |                   |                | 2044               | **             | 5           | \$33,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                  |                   |                |                    |                |             |                |               |
| Metal Louvers          | 3%   |                   |                | 2031               | **             | 10          | \$6,400        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%  |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Metal Rail             | 25%  |                   |                | 2035               | **             | 5-10        | \$68,200       | A             |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 86%  |                   |                | 2027               | **             | 10          | \$263,900      | A             |
| Copper/Terne           | 2%   |                   |                | 2037               | **             | 10          | \$15,300       | A             |
| Metal Panel            | 10%  |                   |                | 2035               | **             | 10          | \$56,200       | A             |
| Sloped Glazing         | 2%   |                   |                | LIFE               | **             | 5           | \$81,800       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             | 5           | \$82,900       | C             |
| Ceramic Tile           | 3%   |                   |                | 2031               | **             | 5           | \$16,300       | C             |
| Slate                  | 5%   |                   |                | LIFE               | **             | 5           | \$28,800       | C             |
| Vinyl Tile             | 80%  |                   |                | 2022               | \$4,130,200    | 3           | \$162,500      | C             |
| Wood                   | 5%   |                   |                | 2050               | **             | 5           | \$50,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2031               | **             | 5           | \$18,400       | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$24,600       | C             |
| Folding Partition      | 3%   |                   |                | 2038               | **             | 5           | \$46,100       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel            | 7%   |                   |                | LIFE               | **             |             |                | C             |
| Mosaic Tile            | 2%   | Now               | \$45,000       | LIFE               | **             |             |                | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20%<br>Location : Lobby                                    |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%<br>Location : Lobby   |                   |                |                    |                |             |                |               |
| Plaster                | 45%  |                   |                | LIFE               | **             | 5           | \$83,000       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 20%<br>Location : Corridors<br>Explanation : Repairs In Progress |                   |                |                    |                |             |                |               |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD R. MURROW HIGH SCHOOL -BK**  
**Asset # : 1207**

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

## Interior

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTile,Adhered    | 15% |  |  | 2027 | * * | 5 | \$76,000  | B |
| AcousTileConcealSpLn | 20% |  |  | 2027 | * * | 5 | \$126,600 | B |
| AcousTileConcealSpLn | 15% |  |  | 2042 | * * | 5 | \$94,900  | B |

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Corridors

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 50% |  |  | LIFE | * * | 5 | \$39,600 | B |
|------------------|-----|--|--|------|-----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$97,700 | 5 | \$1,500 | B |
|---------------|------|--|--|------|----------|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches No Nameplate Ratings Available.

## Transformers

|          |      |  |  |      |          |   |         |   |
|----------|------|--|--|------|----------|---|---------|---|
| Dry Type | 100% |  |  | 2020 | \$13,900 | 5 | \$1,300 | B |
|----------|------|--|--|------|----------|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- 750 Kva , 480/208/120volts

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$447,000 | 5 | \$1,500 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$596,200 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |           |   |         |   |
|---------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 30% |  |  | 2021 | \$166,000 | 5 | \$2,300 | B |
|---------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2021 | \$387,300 | 5 | \$6,200 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |      |  |  |      |           |   |  |   |
|---------------|------|--|--|------|-----------|---|--|---|
| Thermoplastic | 100% |  |  | 2022 | \$605,200 | 1 |  | B |
|---------------|------|--|--|------|-----------|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |         |   |
|-----------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted | 50% |  |  | 2020 | \$49,500 | 5 | \$1,100 | B |
|-----------------|-----|--|--|------|----------|---|---------|---|

|                 |     |  |  |      |     |   |         |   |
|-----------------|-----|--|--|------|-----|---|---------|---|
| Locally Mounted | 50% |  |  | 2027 | * * | 5 | \$1,100 | B |
|-----------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$5,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |          |   |           |   |
|-----------|------|--|--|------|----------|---|-----------|---|
| Automatic | 100% |  |  | 2020 | \$23,100 | 1 | \$103,700 | B |
|-----------|------|--|--|------|----------|---|-----------|---|

## Generators

|        |      |  |  |      |     |   |           |   |
|--------|------|--|--|------|-----|---|-----------|---|
| Diesel | 100% |  |  | 2025 | * * | 1 | \$130,100 | B |
|--------|------|--|--|------|-----|---|-----------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : Rated @ 250 Kw

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD R. MURROW HIGH SCHOOL -BK**  
**Asset # : 1207**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>        |                   |                          |  |                           |                       |                    |                       |                      |
| Batteries                    |                   |                          |  |                           |                       |                    |                       |                      |
| Lead/Acid                    | 100%              |                          |  | 2015                      | \$600                 | 5                  | \$12,400              | B                    |
| Fuel Storage                 |                   |                          |  |                           |                       |                    |                       |                      |
| Main Tank                    | 100%              |                          |  | 2037                      | * *                   | 5                  | \$10,700              | B                    |
| <b>Lighting</b>              |                   |                          |  |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |  |                           |                       |                    |                       |                      |
| Fluorescent                  | 70%               |                          |  | 2022                      | \$2,284,100           | 10                 | \$232,400             | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout The Building</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T-8 Lamps</i>   |                           |                       |                    |                       |                      |
| Fluorescent                  | 4%                |                          |  | 2022                      | \$130,500             | 10                 | \$13,300              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : 1st Floor</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Compact Fluorescent Lamps</i>   |                           |                       |                    |                       |                      |
| Fluorescent                  | 20%               |                          |  | 2022                      | \$652,600             | 10                 | \$66,400              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Upper Floor Classrooms</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : T-12 Lamps</i>  |                           |                       |                    |                       |                      |
| HID                          | 1%                |                          |  | 2022                      | \$15,100              | 10                 | \$100                 | B                    |
| Incandescent                 | 5%                |                          |  | 2017                      | \$163,100             | 2                  | \$400                 | B                    |
| Egress Lighting              |                   |                          |  |                           |                       |                    |                       |                      |
| Emergency, Battery           | 40%               |                          |  | 2017                      | \$60,000              | 10                 | \$35,000              | B                    |
| Exit, Service                | 60%               |                          |  | 2017                      | \$36,000              | 1                  |                       | B                    |
| Exterior Lighting            |                   |                          |  |                           |                       |                    |                       |                      |
| HID                          | 100%              |                          |  | 2030                      | * *                   | 10                 | \$1,100               | B                    |
| <b>Alarm</b>                 |                   |                          |  |                           |                       |                    |                       |                      |
| Security System              |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                 | 50%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                      | 50%               |                          |  | 2022                      | \$579,500             | 1                  | \$62,900              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Hallways, Outside</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : CCTV And Intrusion Alarm</i>  |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                 | 50%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                      | 50%               |                          |  | 2022                      | \$1,983,800           | 1-3                | \$103,700             | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement, Hallways</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Main Control Panel Located In The Basement; Strobe Lights, Alarm Bells And Pull Station Located In The Hallways</i> |                           |                       |                    |                       |                      |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |  |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |  |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%              |                          |  | 2032                      | * *                   | 5                  | \$112,100             | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD R. MURROW HIGH SCHOOL -BK**  
**Asset # : 1207**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$100,500             | 2020                      | \$2,009,100           | 1                  | \$323,000             | B                    |
| <i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Tubes In #2 &amp; #4 Boilers</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$144,100             | 2022                      | \$2,881,500           | 4                  | \$17,900              | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vacuum Pump</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 40%               | Now                      | \$44,500              | 2022                      | \$890,100             | 1                  | \$80,700              | B                    |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside Air Louver Motors, Fan Room</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 60%               |                          |                       | 2027                      | * *                   | 1                  | \$70,300              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Absorption   | 15%               |                          |                       | 2025                      | * *                   | 1                  | \$58,800              | B                    |
| Chiller/Steam/HW   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating  | 20%               |                          |                       | 2027                      | * *                   | 1                  | \$33,600              | B                    |
| Compr/Chiller  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 20%               |                          |                       | 2017                      | \$169,700             | 1                  |                       | B                    |
| No Component   | 45%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 100%              |                          |                       | 2022                      | \$1,796,200           | 1                  | \$224,100             | B                    |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Cool Tower   | 100%              |                          |                       | 2020                      | \$651,500             | 2                  | \$364,300             | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              | Now                      | \$71,200              | LIFE                      | * *                   | 2-5                | \$201,800             | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Broken Automatic Controls</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 50%               |                          |                       | 2022                      | \$228,100             | 2                  | \$5,600               | B                    |
| Roof   | 50%               |                          |                       | 2022                      | \$164,100             | 2                  | \$5,600               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD R. MURROW HIGH SCHOOL -BK**  
**Asset # : 1207**

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper  | 90%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Galv Iron/Steel   | 10%        | 2-4               | \$2,500        | 2027    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                   |            |                   |                |         |                    |             |                |               |  |
|   |            |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger                                       |            |                   |                |         |                    |             |                |               |  |
| HTHW/HW   | 100%       |                   |                | 2032    | * *                |             |                | B             |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       | Now               | \$5,100        | LIFE    | * *                | 1           |                | B             |  |
| Blockage /Clogged, Extent : Severe, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : Cross Bay, Basement                          |            |                   |                |         |                    |             |                |               |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping                                      |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |
| Vertical Transport                                      |            |                   |                |         |                    |             |                |               |  |
| Elevators   |            |                   |                |         |                    |             |                |               |  |
| Hydraulic   | 100%       |                   |                | LIFE    | * *                |             |                | C             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : (1) B-4 (1) 1-4                              |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                   |            |                   |                |         |                    |             |                |               |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Fire Suppression  |            |                   |                |         |                    |             |                |               |  |
| Standpipe   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | 2032    | * *                | 1-5         | \$189,600      | B             |  |
|   |            |                   |                |         |                    |             |                |               |  |
| Sprinkler   |            |                   |                |         |                    |             |                |               |  |
| No Component  | 85%        |                   |                |         |                    |             |                | D             |  |
| Generic   | 15%        |                   |                | 2032    | * *                | 1-2         | \$15,200       | B             |  |

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



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EDWARD REYNOLDS WEST SIDE HS - M  
**Address** : 140 WEST 102ND STREET @AMSTERDAM AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M506  
**Program / Asset #** : BOE1002.000 / 4509 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1855 **Lot** : 9 **BIN** : 1055911

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$102,700             | \$78,900              |
| Interior Architecture |                       | \$40,000              |
| Electrical            | \$56,300              |                       |
| <b>Total</b>          | <b>\$159,000</b>      | <b>\$118,900</b>      |
| Priority A            | \$102,700             | \$78,900              |
| Priority B            | \$56,300              |                       |
| Priority C            |                       | \$40,000              |
| <b>Total</b>          | <b>\$159,000</b>      | <b>\$118,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,500        |                 |                 |                 |
| Interior Architecture | \$3,200         | \$3,500         | \$10,000        |                 |
| Electrical            | \$4,800         | \$13,600        | \$5,800         | \$4,800         |
| Mechanical            | \$53,700        | \$8,500         | \$17,200        | \$8,500         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$84,000</b> | <b>\$37,500</b> | <b>\$44,800</b> | <b>\$25,200</b> |
| Priority A            | \$10,500        |                 |                 |                 |
| Priority B            | \$70,400        | \$33,900        | \$34,800        | \$25,200        |
| Priority C            | \$3,200         | \$3,500         | \$10,000        |                 |
| <b>Total</b>          | <b>\$84,000</b> | <b>\$37,500</b> | <b>\$44,800</b> | <b>\$25,200</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD REYNOLDS WEST SIDE HS - M**  
**Asset # : 4509**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Masonry: Brick  | 98%        |                   |                | LIFE               | **             | 5           | \$78,900       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$102,700      | 2036               | **             | 5           | \$10,700       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Other Observation, Extent : Moderate, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Single Ply Membrane                |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$4,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane   | 100%       | Now               | \$10,500       | 2025               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Classroom 327 And Gymnasium                   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$2,800        | C             |
| Quarry Tile   | 2%         |                   |                | 2033               | **             | 5           | \$2,800        | C             |
| Sheet Vinyl/Rubber  | 5%         |                   |                | 2025               | **             | 5           | \$7,000        | C             |
| Vinyl Tile  | 85%        |                   |                | 2025               | **             | 3           | \$29,900       | C             |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$8,800        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$3,500        | C             |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Gypsum Board  | 57%        |                   |                | LIFE               | **             | 5           | \$40,000       | C             |
| SGFT/Glazed Masonry   | 37%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 70%        |                   |                | 2033               | **             | 5           | \$65,600       | B             |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$23,400       | B             |

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

Under 600 Volts

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD REYNOLDS WEST SIDE HS - M**  
**Asset # : 4509**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Protector Rated @ 4000 Amperes. |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2036               | * *            | 5           | \$1,800        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2033               | * *            | 5           | \$500          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected To Metal Water Pipe.               |                   |                |                    |                |             |                |               |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2033               | * *            | 1           | \$21,500       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2029               | * *            | 1           | \$26,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Roof  |                   |                |                    |                |             |                |               |
|                          | Explanation : Nameplate Ratings Not Available. Onan Genset |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium           | 100%   |                   |                | 2015               | \$600          | 5           | \$15,500       | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Main Tank                | 100%   |                   |                | 2048               | * *            | 5           | \$1,900        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 96%  |                   |                | 2025               | * *            | 10          | \$55,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 2%   |                   |                | 2025               | * *            | 10          | \$1,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Elevators                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Exit, Service            | 100%   |                   |                | 2025               | * *            | 1           |                | B             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EDWARD REYNOLDS WEST SIDE HS - M**  
**Asset # : 4509**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Furnace   | 100%       |                   |                | 2028               | * *            | 1           | \$31,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Explanation : 12 Units                                  |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$34,900       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 100%       | Now               | \$19,200       | 2025               | * *            | 1           | \$34,900       | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Controls, Dampers, Throughout                |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                          | 100%       |                   |                | 2025               | * *            | 2           | \$3,900        | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       | Now               | \$30,800       | LIFE               | * *            | 2-5         | \$34,900       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Gym  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2025               | * *            | 2           | \$1,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$16,600       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2020               | \$6,900        | 1           | \$3,900        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : (2) B-3,(1) B-1                              |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EL PUENTE H.S. - BK  
**Address** : 250 HOOPER ST  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K778  
**Program / Asset #** : BOE1077.000 / 14423 **Yr Built/Renovated** :  
**Area Sq Ft** : 35,407 **Project Type** : EDUCATION  
**Date of Survey** : 03-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2207 **Lot** : 2 **BIN** : 3060407

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$871,100             |                       |
| Interior Architecture | \$153,400             |                       |
| Mechanical            |                       | \$391,500             |
| <b>Total</b>          | <b>\$1,024,500</b>    | <b>\$391,500</b>      |
| Priority A            | \$871,100             |                       |
| Priority B            | \$112,900             | \$391,500             |
| Priority C            | \$40,400              |                       |
| <b>Total</b>          | <b>\$1,024,500</b>    | <b>\$391,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$53,600         |                | \$19,600        |                 |
| Interior Architecture | \$57,900         | \$1,000        | \$4,100         | \$2,700         |
| Electrical            | \$2,200          | \$1,600        | \$1,600         | \$2,300         |
| Mechanical            | \$10,900         | \$4,300        | \$10,700        | \$5,000         |
| <b>Total</b>          | <b>\$124,600</b> | <b>\$6,900</b> | <b>\$36,000</b> | <b>\$10,000</b> |
| Priority A            | \$53,600         |                | \$19,600        |                 |
| Priority B            | \$33,000         | \$5,900        | \$12,300        | \$7,300         |
| Priority C            | \$38,000         | \$1,000        | \$4,100         | \$2,700         |
| <b>Total</b>          | <b>\$124,600</b> | <b>\$6,900</b> | <b>\$36,000</b> | <b>\$10,000</b> |



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

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

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

## DEPARTMENT OF EDUCATION - 040

## EL PUENTE H.S. - BK

Asset # : 14423

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        | Now               | \$207,000      | LIFE               | * *            | 5           | \$30,800       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                    |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 30%        | Now               | \$368,100      | LIFE               | * *            | 5           | \$9,900        | A             |
| Spalling, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                     |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 5%         |                   |                | 2043               | * *            | 5           | \$500          | A             |
| Other Observation, Extent : Severe, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Scattered Locations.                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Recently Replaced.                                 |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        | Now               | \$259,600      | 2029               | * *            | 5           | \$4,500        | A             |
| Air Infiltration, Extent : Severe, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |
| Steel  | 5%         | Now               | \$17,500       | 2029               | * *            | 5           | \$3,100        | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement.   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        | Now               | \$27,100       | LIFE               | * *            | 5           | \$2,000        | A             |
| Parge/Tar Separating, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                    |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 25%        | Now               | \$36,500       | LIFE               | * *            | 5           | \$900          | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                    |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                    |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         | Now               | \$9,000        | 2036               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Top Of Small Bulkheads Above The Main Roof.           |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 95%        |                   |                | 2026               | * *            | 10          | \$19,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**EL PUENTE H.S. - BK**  
**Asset # : 14423**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         | Now               | \$300          | 2020               | \$12,800       | 3           | \$3,300        | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Just Inside The Library Entrance.</i>                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Carpet Fraying.</i>                                |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$13,200       | LIFE               | **             | 5           | \$4,700        | C             |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Cellar.</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 75%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Cellar</i>  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$2,200        | C             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Toilet Rooms.</i>                          |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 45%        |                   |                | LIFE               | **             | 5           | \$15,200       | C             |
| Vinyl Tile  | 30%        |                   |                | 2026               | **             | 3           | \$6,500        | C             |
| Wood  | 10%        |                   |                | 2036               | **             | 5           | \$8,100        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$2,000        | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Toilet Rooms.</i>                          |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 30%        |                   |                | LIFE               | **             | 5           | \$7,100        | C             |
| Masonry: Brick  | 5%         | Now               | \$40,400       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Cellar.</i>   |            |                   |                |                    |                |             |                |               |
| Plaster   | 60%        | Now               | \$21,800       | LIFE               | **             | 5           | \$7,100        | C             |
| <i>Water Penetration, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Wall Behind Stage.</i>                                |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2034               | **             | 5           | \$8,700        | B             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations.</i>                                |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 65%        | 0-2               | \$112,900      | 2026               | **             | 5           | \$14,100       | B             |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout.</i>                                       |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         | Now               | \$14,100       | LIFE               | **             | 5           | \$2,700        | B             |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Cellar.</i>   |            |                   |                |                    |                |             |                |               |
| Plaster   | 10%        | Now               | \$1,500        | LIFE               | **             | 5           | \$2,700        | B             |
| <i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Ceiling Behind Stage.</i>                             |            |                   |                |                    |                |             |                |               |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**EL PUENTE H.S. - BK**  
**Asset # : 14423**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts              |                   |   |                       |                           |                       |                    |                       |                      |
| Service Equipment            |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |   |                       | 2047                      | * *                   | 5                  | \$100                 | B                    |
|                              |                   | Other Observation, Extent : Light, Area Affected : 100% |                       |                           |                       |                    |                       |                      |
|                              |                   | Location : Basement (room C005)                         |                       |                           |                       |                    |                       |                      |
|                              |                   | Explanation : 1200 Amp.                                 |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |   |                       | 2047                      | * *                   | 5                  | \$100                 | B                    |
|                              |                   | Other Observation, Extent : Light, Area Affected : 100% |                       |                           |                       |                    |                       |                      |
|                              |                   | Location : Basement (C005)                              |                       |                           |                       |                    |                       |                      |
|                              |                   | Explanation : 1200 Amp.                                 |                       |                           |                       |                    |                       |                      |
| Raceway                      |                   |   |                       |                           |                       |                    |                       |                      |
| Conduit                      | 100%              |   |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |                   |   |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs             | 100%              |   |                       | 2043                      | * *                   | 5                  | \$800                 | B                    |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 100%              |   |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 100%              |   |                       | 2038                      | * *                   | 5                  | \$200                 | B                    |
| Ground                       |                   |   |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |   |                       | LIFE                      | * *                   | 5                  | \$400                 | B                    |
| Lighting                     |                   |   |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 98%               |   |                       | 2029                      | * *                   | 10                 | \$26,000              | B                    |
|                              |                   | Other Observation, Extent : Light, Area Affected : 98%  |                       |                           |                       |                    |                       |                      |
|                              |                   | Location : Throughout                                   |                       |                           |                       |                    |                       |                      |
|                              |                   | Explanation : T-8 Type                                  |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 2%                |   |                       | 2029                      | * *                   | 2                  |                       | B                    |
|                              |                   | Other Observation, Extent : Light, Area Affected : 20%  |                       |                           |                       |                    |                       |                      |
|                              |                   | Location : Gymnasium/ Auditorium Stage                  |                       |                           |                       |                    |                       |                      |
|                              |                   | Explanation : Stage Lighting                            |                       |                           |                       |                    |                       |                      |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 100%              |   |                       | 2029                      | * *                   | 10                 | \$7,000               | B                    |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                      |
| HID                          | 100%              |   |                       | 2029                      | * *                   | 10                 | \$100                 | B                    |
| Alarm                        |                   |   |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |   |                       | 2029                      | * *                   | 1-3                | \$18,400              | B                    |
|                              |                   | Other Observation, Extent : Light, Area Affected : 100% |                       |                           |                       |                    |                       |                      |
|                              |                   | Location : Lobby (behind Security Desk)                 |                       |                           |                       |                    |                       |                      |
|                              |                   | Explanation : Fire Alarm Control Panel                  |                       |                           |                       |                    |                       |                      |

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

## Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF EDUCATION - 040**  
**EL PUENTE H.S. - BK**  
**Asset # : 14423**

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 100%       |   |                | 2041               | * *            | 5           | \$9,000        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Vault  |                |                    |                |             |                |               |
|                       |            | Explanation : 3,000 Gallon Tank                         |                |                    |                |             |                |               |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |   |                | 2019               | \$160,800      | 1           | \$28,700       | B             |
| Distribution          |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |   |                | 2021               | \$230,700      | 4           | \$1,400        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement                                     |                |                    |                |             |                |               |
|                       |            | Explanation : Metered Line Serves Adjacent Church       |                |                    |                |             |                |               |
| Terminal Devices      |            |   |                |                    |                |             |                |               |
| Convactor/Radiator    | 100%       |   |                | 2026               | * *            | 1           | \$9,400        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                   |                |                    |                |             |                |               |
|                       |            | Explanation : Recently Installed Thermostatic Valves    |                |                    |                |             |                |               |
| Air Conditioning      |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Electricity           | 100%       |   |                | 2037               | * *            | 1           |                | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                   |                |                    |                |             |                |               |
|                       |            | Explanation : Wiring In Place For Future Window Units   |                |                    |                |             |                |               |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |   |                | 2019               | \$6,800        | 1           |                | B             |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |   |                | LIFE               | * *            | 2-5         | \$16,200       | B             |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Roof                  | 100%       |   |                | 2029               | * *            | 2           | \$900          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Roof   |                |                    |                |             |                |               |
|                       |            | Explanation : Programable Energy Saving Controls        |                |                    |                |             |                |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |   |                | 2041               | * *            | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2019               | \$7,700        | 2           | \$400          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement                                     |                |                    |                |             |                |               |
|                       |            | Explanation : Indirect Fired 200 Gallon Storage         |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**EL PUENTE H.S. - BK**  
**Asset # : 14423**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Submersible        | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|            | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    | 2026    | * *            | 1           | \$1,800        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ELIZABETH A. CONNELLY CAMPUS -SI  
**Address** : 280 REGIS DRIVE  
**Borough** : STATEN ISLAND **Agency's Number** : R861  
**Program / Asset #** : BOE1097.000 / 14448 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 108,688 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4,PH  
**Block** : 1653 **Lot** : 1 **BIN** : 5032481

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$35,600        | \$223,400        |
| Interior Architecture |  | \$58,900        | \$106,000        |
| Electrical            |  |                 | \$81,600         |
| <b>Total</b>          |  | <b>\$94,500</b> | <b>\$410,900</b> |
| Priority A            |  | \$35,600        | \$223,400        |
| Priority B            |  | \$58,900        | \$140,500        |
| Priority C            |  |                 | \$47,000         |
| <b>Total</b>          |  | <b>\$94,500</b> | <b>\$410,900</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,500        |
| Interior Architecture | \$14,000        |                 |                 | \$33,900        |
| Electrical            | \$2,300         | \$1,000         | \$800           | \$2,100         |
| Mechanical            | \$5,800         | \$2,200         | \$41,600        | \$2,200         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$29,900</b> | <b>\$11,100</b> | <b>\$50,300</b> | <b>\$56,600</b> |
| Priority A            |                 |                 |                 | \$10,500        |
| Priority B            | \$16,000        | \$11,100        | \$50,300        | \$12,300        |
| Priority C            | \$14,000        |                 |                 | \$33,900        |
| <b>Total</b>          | <b>\$29,900</b> | <b>\$11,100</b> | <b>\$50,300</b> | <b>\$56,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ELIZABETH A. CONNELLY CAMPUS -SI**  
**Asset # : 14448**

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

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick        | 75% |  |  | LIFE | ** | 5    | \$71,200  | A |
| Metal/Glass Curt Wall | 5%  |  |  | LIFE | ** | 5    | \$8,900   | A |
| Metal Panel           | 20% |  |  | 2052 | ** | 5-10 | \$130,500 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$21,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$11,200 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$1,600  | A |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne            | 5%  |  |  | 2062 | ** | 10 | \$7,500  | A |
| IRMA/Protected Membrane | 95% |  |  | 2032 | ** | 10 | \$57,400 | A |

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2037 | ** | 5 | \$6,200  | C |
| Terrazzo     | 5%  |  |  | LIFE | ** | 5 | \$4,800  | C |
| Vinyl Tile   | 90% |  |  | 2032 | ** | 3 | \$55,800 | C |

## Interior Walls

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 30% |  |  | 2037 | ** | 5 | \$33,600 | C |
| Gypsum Board | 70% |  |  | LIFE | ** | 5 | \$47,000 | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 95% |  |  | 2042 | ** | 5 | \$117,800 | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$7,800   | B |

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Rating Available*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2048 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2044 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 90% |  |  | 2044 | ** | 5 | \$2,100 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2048 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2039 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

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**DEPARTMENT OF EDUCATION - 040**  
**ELIZABETH A. CONNELLY CAMPUS -SI**  
**Asset # : 14448**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$81,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps &amp; Compact Bulbs</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2030                      | * *                   | 10                 | \$3,000               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$300                 | B                    |
| <b>Lightning Protection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2057                      | * *                   | 5                  | \$2,600               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2030                      | * *                   | 1                  | \$3,300               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2030                      | * *                   | 1-3                | \$5,500               | B                    |

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

Heating

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**DEPARTMENT OF EDUCATION - 040**  
**ELIZABETH A. CONNELLY CAMPUS -SI**  
**Asset # : 14448**

| Mechanical       |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                                |   |                   |                    |         |                |             |                |               |
|                  | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                  | Electricity                    | 50%   |                   |                    | 2052    | * *            | 1           |                | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : Feeds Roof Top A C Units  |                   |                    |         |                |             |                |               |
|                  | Natural Gas                    | 50%   |                   |                    | 2052    | * *            | 1           |                | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : Feeds Roof Top A C Units  |                   |                    |         |                |             |                |               |
| Air Conditioning |                                |   |                   |                    |         |                |             |                |               |
|                  | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                  | Electricity                    | 50%   |                   |                    | 2047    | * *            | 1           |                | B             |
|                  | Natural Gas                    | 50%   |                   |                    | 2052    | * *            | 1           |                | B             |
|                  | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                  | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2032    | * *            | 2           | \$5,500        | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : 6 Package Units 40 Tons Each Provides Heating And Cooling Through The Entire Building |                   |                    |         |                |             |                |               |
|                  | Distribution                   |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2           | \$115,700      | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                                | Location : Entire Building  |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : Duct Provides Heating And Cooling   |                   |                    |         |                |             |                |               |
|                  | Terminal Devices               |   |                   |                    |         |                |             |                |               |
|                  | Not Accessible                 | 100%  |                   |                    |         |                |             |                | D             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 0%   |                   |                    |         |                |             |                |               |
|                  |                                | Location : Throughout   |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : V A V With Auxilary Heating Coil  |                   |                    |         |                |             |                |               |
| Ventilation      |                                |   |                   |                    |         |                |             |                |               |
|                  | Distribution                   |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$49,600       | B             |
|                  | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                  | Roof                           | 100%  |                   |                    | 2032    | * *            | 2           | \$2,700        | B             |
| Plumbing         |                                |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                   | 100%  |                   |                    | 2052    | * *            | 1           |                | B             |
|                  | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                      | 100%  |                   |                    | 2022    | \$23,600       | 2           | \$1,300        | B             |
|                  | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                  | Generic                        | 100%  |                   |                    | 2032    | * *            | 1           | \$5,500        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**ELIZABETH A. CONNELLY CAMPUS -SI**  
**Asset # : 14448**

| Mechanical         |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                |   |                   |                    |         |                |             |                |               |
|                    | Fixtures       |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                |   |                   |                    |         |                |             |                |               |
|                    | Elevators      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                | Location : 1st : 4th Floor                              |                   |                    |         |                |             |                |               |
|                    |                | Explanation : 2 Hydraulic Type                          |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler      |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    | 2052    | * *            | 1-2         | \$25,000       | B             |

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

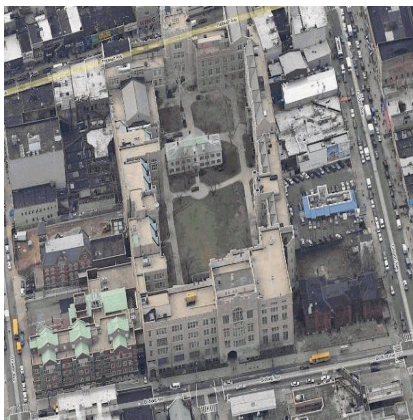
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ERASMUS HALL EDUCATIONAL CAMPUS  
**Address** : 911 FLATBUSH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K465  
**Program / Asset #** : BOE0634.000 / 141 **Yr Built/Renovated** : 1905 / 1999  
**Area Sq Ft** : 384,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Aug-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 5103 **Lot** : 10 **BIN** : 3336215

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,070,200           | \$907,200             |
| Interior Architecture | \$868,200             | \$746,100             |
| Electrical            | \$35,000              | \$2,227,200           |
| Mechanical            | \$745,600             | \$1,433,700           |
| <b>Total</b>          | <b>\$2,719,000</b>    | <b>\$5,314,300</b>    |
| Priority A            | \$1,070,200           | \$907,200             |
| Priority B            | \$1,212,000           | \$4,054,300           |
| Priority C            | \$436,800             | \$352,800             |
| <b>Total</b>          | <b>\$2,719,000</b>    | <b>\$5,314,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$50,400         |                  | \$27,400         |                  |
| Interior Architecture | \$64,500         |                  | \$50,200         | \$29,100         |
| Electrical            | \$41,200         | \$30,700         | \$37,000         | \$32,400         |
| Mechanical            | \$74,700         | \$69,600         | \$80,400         | \$64,300         |
| Elevators/Escalators  | \$34,500         | \$34,500         | \$34,500         | \$34,500         |
| <b>Total</b>          | <b>\$265,300</b> | <b>\$134,800</b> | <b>\$229,600</b> | <b>\$160,400</b> |
| Priority A            | \$50,400         |                  | \$27,400         |                  |
| Priority B            | \$173,500        | \$134,800        | \$151,900        | \$131,300        |
| Priority C            | \$41,400         |                  | \$50,200         | \$29,100         |
| <b>Total</b>          | <b>\$265,300</b> | <b>\$134,800</b> | <b>\$229,600</b> | <b>\$160,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS**  
**Asset # : 141**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$326,400      | A             |  |
| Masonry: Brick   | 70%        | Now               | \$531,300      | LIFE    | **                 | 5           | \$292,500      | A             |  |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                      |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 15%             |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$31,300       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$62,700       | A             |  |
| Metal Panel  | 5%         |                   |                | 2043    | **                 | 5-10        | \$143,600      | A             |  |
| Stucco Cement  | 5%         |                   |                | 2036    | **                 | 5           | \$52,200       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 85%        |                   |                | 2039    | **                 | 5           | \$91,000       | A             |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$6,700        | A             |  |
| Steel  | 10%        |                   |                | 2031    | **                 | 5           | \$133,800      | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5-10        | \$56,100       | A             |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5-10        | \$108,100      | A             |  |
| Metal Panel  | 5%         |                   |                | 2043    | **                 | 5           | \$3,800        | A             |  |
| Stucco Cement  | 5%         |                   |                | 2036    | **                 | 5           | \$2,500        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle  | 3%         |                   |                | 2032    | **                 | 10          | \$900          | A             |  |
| Built-Up (BUR)   | 37%        | Now               | \$76,900       | 2028    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Over Room 3w15                                    |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Over Rooms 3w15, 4e1 And 4e4                      |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 15%        |                   |                | 2038    | **                 | 10          | \$66,700       | A             |  |
| Modified Bitumen   | 5%         |                   |                | 2023    | \$69,500           | 10          | \$8,900        | A             |  |
| Skylight, Metal/Glass  | 10%        |                   |                | 2043    | **                 | 10          | \$59,300       | A             |  |
| Slate  | 30%        |                   |                | LIFE    | **                 | 10          | \$53,300       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 7%         |                   |                | LIFE    | **                 | 5           | \$129,600      | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$21,200       | C             |  |
| Marble Panels  | 3%         |                   |                | LIFE    | **                 | 5           | \$19,000       | C             |  |
| Quarry Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$31,700       | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$33,100       | C             |  |
| Vinyl Tile   | 65%        |                   |                | 2028    | **                 | 3           | \$103,100      | C             |  |
| Wood   | 10%        |                   |                | 2038    | **                 | 5           | \$79,300       | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS**  
**Asset # : 141**

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

## Interior

## Interior Walls

|                |     |     |          |      |    |      |           |   |
|----------------|-----|-----|----------|------|----|------|-----------|---|
| Ceramic Tile   | 7%  |     |          | 2032 | ** | 5    | \$37,000  | C |
| Masonry: Brick | 3%  |     |          | LIFE | ** | 10   | \$4,800   | C |
| Marble Panels  | 5%  |     |          | LIFE | ** | 10   | \$10,600  | C |
| Plaster        | 57% |     |          | LIFE | ** | 5-10 | \$256,000 | C |
| Plaster        | 3%  |     |          | LIFE | ** | 5-10 | \$13,500  | C |
| Plaster        | 5%  | Now | \$52,400 | LIFE | ** | 5    | \$7,900   | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Room 3w15

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

Location : Room 3w15

|                     |     |  |  |      |    |    |           |   |
|---------------------|-----|--|--|------|----|----|-----------|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10 | \$39,600  | C |
| Wood                | 5%  |  |  | LIFE | ** | 5  | \$211,300 | C |

## Ceilings

|                      |     |     |          |      |    |      |           |   |
|----------------------|-----|-----|----------|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 25% |     |          | 2036 | ** | 5    | \$105,800 | B |
| Exposed Concrete     | 5%  |     |          | LIFE | ** | 5-10 | \$26,400  | B |
| Exposed Struc: Steel | 10% |     |          | LIFE | ** | 10   | \$84,600  | B |
| Fiber Board          | 5%  |     |          | 2023 |    |      | \$208,200 | B |
| Gypsum Board         | 5%  |     |          | LIFE | ** | 5-10 | \$72,700  | B |
| Plaster              | 5%  | Now | \$39,300 | LIFE | ** | 5    | \$13,200  | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Room 3w15

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

Location : room 3w15

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 45% |  |  | LIFE | ** | 5-10 | \$327,200 | B |
|---------|-----|--|--|------|----|------|-----------|---|

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | ** | 5 | \$700 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Disconnect Switches Rated At 2500 And 1200 Amps

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$700 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Three Main Disconnect Switches Rated At 2500, 2000 And 1600 Amps

## Switchgear / Switchboard

|               |     |  |  |      |    |   |         |   |
|---------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw | 75% |  |  | 2043 | ** | 5 | \$1,100 | B |
| Fused Disc Sw | 25% |  |  | 2033 | ** | 5 | \$400   | B |

## Raceway

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Conduit | 60% |  |  | 2043 | ** | 1 |          | B |
| Conduit | 10% |  |  | 2023 |    | 1 | \$43,000 | B |
| Conduit | 30% |  |  | 2033 | ** | 1 |          | B |

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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS**  
**Asset # : 141**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 15%               |                          |                       | 2039                      | **                    | 5                  | \$1,100               | B                    |
| Molded Case Bkrs  | 85%               |                          |                       | 2039                      | **                    | 5                  | \$7,100               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2043                      | **                    | 1                  |                       | B                    |
| Thermoplastic   | 30%               |                          |                       | 2033                      | **                    | 1                  |                       | B                    |
| Thermoplastic   | 40%               |                          |                       | 2023                      | \$174,500             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 30%               |                          |                       | 2021                      | \$21,400              | 5                  | \$600                 | B                    |
| Locally Mounted   | 70%               |                          |                       | 2036                      | **                    | 5                  | \$1,500               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$9,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2028                      | **                    | 1                  | \$97,000              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2032                      | **                    | 1                  | \$121,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room - On The Roof</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 300 Kva</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2018                      | \$700                 | 5                  | \$70,100              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 20%               |                          |                       | 2031                      | **                    | 5                  | \$10,500              | B                    |
| Main Tank   | 80%               |                          |                       | 2038                      | **                    | 5                  | \$6,700               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 99%               |                          |                       | 2028                      | **                    | 10                 | \$256,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps And Some Compact Fluorescent</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 1%                |                          |                       | 2028                      | **                    | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2028                      | **                    | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2028                      | **                    | 10                 | \$9,500               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$141,700             | 10                 | \$1,000               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2023                      | \$351,500             | 1                  | \$35,300              | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS**  
**Asset # : 141**

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

**Alarm**

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$1,203,400

1-3

\$60,000

B

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2033

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

Now

\$84,800

2028

\* \*

1

\$252,300

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Oil Leak At Boiler Burners**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$486,600

2033

\* \*

4

\$14,000

B

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Basement Water Heater Area**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Throughout*

## Terminal Devices

Air Handler

30%

2023

\$563,700

1

\$52,500

B

Convactor/Radiator

70%

2028

\* \*

1

\$64,100

B

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

10%

2028

\* \*

2

\$1,700

B

Window/Wall Unit

40%

2018

\$286,600

1

B

No Component

50%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$249,600

B

## Exhaust Fans

Interior

75%

2023

\$288,900

2

\$6,500

B

Roof

25%

2023

\$69,300

2

\$2,200

B

**Plumbing**

## H/C Water Piping

Galv Iron/Steel

100%

Now

\$104,100

2028

\* \*

1

B

*Noisy/Vibrating, Extent : Moderate, Area Affected : 2%**Location : Booster Pump*

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

**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS**  
**Asset # : 141**

| Mechanical                   |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type        | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Plumbing                     |   |                   |                |         |                    |             |                |               |  |
| Water Heater Gas Fired       | 100%  |                   |                | 2018    | \$81,100           | 2           | \$4,200        | B             |  |
|                              | Other Observation, Extent : Moderate, Area Affected : 100%              |                   |                |         |                    |             |                |               |  |
|                              | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                              | Explanation : 2 Units   |                   |                |         |                    |             |                |               |  |
| Sanitary Piping Cast Iron    | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping Cast Iron | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s) Rigid Piping    | 100%  | 0-2               | \$11,200       | 2033    | * *                | 4           | \$1,300        | B             |  |
|                              | Obsolete Equipment, Extent : Severe, Area Affected : 100%               |                   |                |         |                    |             |                |               |  |
|                              | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Pool Filter/Treatment Sand   | 100%  |                   |                | 2036    | * *                | 4           |                | B             |  |
| Sewage Ejector(s) Electric   | 100%  | 0-2               | \$11,200       | 2033    | * *                | 4           | \$1,300        | B             |  |
|                              | Other Observation, Extent : Moderate, Area Affected : 50%               |                   |                |         |                    |             |                |               |  |
|                              | Location : Basement Sewage Ejector Room                                 |                   |                |         |                    |             |                |               |  |
|                              | Explanation : The Tank Is Corroded, The Float Control Is Malfunctioning |                   |                |         |                    |             |                |               |  |
| Backflow Preventer Generic   | 100%  |                   |                | 2023    | \$33,800           | 1           | \$17,500       | B             |  |
| Fixtures Generic             | 100%  |                   |                |         |                    |             |                | B             |  |
| Vertical Transport           |   |                   |                |         |                    |             |                |               |  |
| Elevators Geared Traction    | 40%   |                   |                | LIFE    | * *                |             |                | C             |  |
|                              | Other Observation, Extent : Light, Area Affected : 40%                  |                   |                |         |                    |             |                |               |  |
|                              | Location : B-5  |                   |                |         |                    |             |                |               |  |
|                              | Explanation : 2 Units   |                   |                |         |                    |             |                |               |  |
| Hydraulic                    | 60%   |                   |                | LIFE    | * *                |             |                | C             |  |
|                              | Other Observation, Extent : Light, Area Affected : 60%                  |                   |                |         |                    |             |                |               |  |
|                              | Location : (1) B-4, (4) B-1   |                   |                |         |                    |             |                |               |  |
|                              | Explanation : 5 Units   |                   |                |         |                    |             |                |               |  |
| Fire Suppression             |   |                   |                |         |                    |             |                |               |  |
| Standpipe Generic            | 100%  |                   |                | 2033    | * *                | 1-5         | \$142,800      | B             |  |
| Sprinkler Generic            | 100%  |                   |                | 2033    | * *                | 1-2         | \$79,300       | B             |  |
| Fire Pump Generic            | 100%  |                   |                | 2032    | * *                | 1           | \$52,900       | B             |  |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY  
**Address** : 911 FLATBUSH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : BOE0634.010 / 14343 **Yr Built/Renovated** : 1786 /  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Aug-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,etc  
**Block** : 5103 **Lot** : 1 **BIN** : 3336215

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$637,600        |                  |
| Interior Architecture | \$63,800         |                  |
| Electrical            |                  | \$25,500         |
| Mechanical            | \$56,300         | \$94,200         |
| <b>Total</b>          | <b>\$757,700</b> | <b>\$119,700</b> |
| Priority A            | \$637,600        |                  |
| Priority B            | \$120,100        | \$119,700        |
| <b>Total</b>          | <b>\$757,700</b> | <b>\$119,700</b> |

| EXPENSE               | FY 2014          | FY 2015      | FY 2016      | FY 2017      |
|-----------------------|------------------|--------------|--------------|--------------|
| Exterior Architecture | \$32,800         |              |              |              |
| Interior Architecture | \$35,700         |              |              | \$100        |
| Electrical            | \$18,300         |              |              | \$100        |
| Mechanical            | \$27,300         | \$500        | \$300        | \$500        |
| <b>Total</b>          | <b>\$114,200</b> | <b>\$500</b> | <b>\$400</b> | <b>\$700</b> |
| Priority A            | \$32,800         |              |              |              |
| Priority B            | \$61,000         | \$500        | \$400        | \$500        |
| Priority C            | \$20,300         |              |              | \$100        |
| <b>Total</b>          | <b>\$114,200</b> | <b>\$500</b> | <b>\$400</b> | <b>\$700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY**  
**Asset # : 14343**

| Architecture |                        | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------|------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System       | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior     |                        |  |                   |                    |         |                |             |                |               |
|              | Exterior Walls         |  |                   |                    |         |                |             |                |               |
|              | Cast Iron              | 5%   | Now               | \$37,000           | LIFE    | **             |             |                | A             |
|              |                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |                   |                    |         |                |             |                |               |
|              |                        | Location : Fire Escape   |                   |                    |         |                |             |                |               |
|              |                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |                   |                    |         |                |             |                |               |
|              |                        | Location : Fire Escape   |                   |                    |         |                |             |                |               |
|              |                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Explanation : The Building Is Presently Vacant.                |                   |                    |         |                |             |                |               |
|              | Masonry: Brick         | 3%   |                   |                    | LIFE    | **             | 5           | \$900          | A             |
|              | Masonry: Granite       | 7%   |                   |                    | LIFE    | **             | 5           | \$1,600        | A             |
|              | Wood                   | 85%  | Now               | \$538,300          | 2040    | **             | 5           | \$32,800       | A             |
|              |                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30%  |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Dry Rot/Decay, Extent : Severe, Area Affected : 60%            |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Paint Peeling, Extent : Severe, Area Affected : 80%            |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        |  |                   |                    |         |                |             |                |               |
|              | Windows                |  |                   |                    |         |                |             |                |               |
|              | Wood                   | 100%   | Now               | \$62,300           | 2048    | **             | 5           | \$9,200        | A             |
|              |                        | Air Infiltration, Extent : Severe, Area Affected : 80%         |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Deteriorated Finish, Extent : Severe, Area Affected : 100%     |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60% |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        |  |                   |                    |         |                |             |                |               |
|              | Roof                   |  |                   |                    |         |                |             |                |               |
|              | Metal Panel            | 100%   | Now               | \$31,500           | 2028    | **             |             |                | A             |
|              |                        | Deformed/Dented, Extent : Moderate, Area Affected : 20%        |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                    |         |                |             |                |               |
|              |                        | Location : Throughout  |                   |                    |         |                |             |                |               |
|              |                        |  |                   |                    |         |                |             |                |               |
| Interior     |                        |  |                   |                    |         |                |             |                |               |
|              | Floors                 |  |                   |                    |         |                |             |                |               |
|              | Cast in Place Concrete | 10%  |                   |                    | LIFE    | **             | 5           | \$5,600        | C             |
|              | Wood                   | 90%  |                   |                    | 2038    | **             | 5           | \$21,500       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY**  
**Asset # : 14343**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | * *            | 5           | \$300          | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | * *            | 5           | \$200          | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 10          | \$200          | C             |
| Plaster  | 80%        | Now               | \$17,300       | LIFE               | * *            | 5           | \$1,300        | C             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Wood  | 10%        | Now               | \$15,400       | LIFE               | * *            |             |                | B             |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Attic</i>  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Attic</i>  |            |                   |                |                    |                |             |                |               |
| Plaster  | 90%        | Now               | \$63,800       | LIFE               | * *            | 5           | \$7,200        | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2023               | \$10,300       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2022               | \$14,600       | 5           | \$100          | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2031               | * *            | 5           |                | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 30%        | 0-2               | \$3,100        | 2048               | * *            | 1           |                | B             |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 70%        |                   |                | 2023               | \$7,300        | 1           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY**  
**Asset # : 14343**

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 40%   |                   |                | 2018               | \$25,500       | 10          | \$2,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 And Compact Fluorescent Lamps              |                   |                |                    |                |             |                |               |
| Fluorescent           | 40%   |                   |                | 2033               | * *            | 10          | \$2,400        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Incandescent          | 20%   | 2-4               | \$12,800       | 2033               | * *            | 2           |                | B             |
|                       | Inadequate Ltg Level, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Obsolete Fixtures, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Exit, Service         | 100%  |                   |                | 2018               | \$1,200        | 1           |                | B             |
|                       | Obsolete Equipment, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       |   |                   |                |                    |                |             |                |               |
| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Campus Steam          | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Steam From Adjacent School Building             |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$56,300       | 2053               | * *            | 4           | \$300          | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 30%              |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 100%  |                   |                | 2028               | * *            | 1           | \$2,100        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%   | Now               | \$1,700        | 2023               | \$1,700        | 1           |                | B             |
|                       | Obsolete Equipment, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : 1st And 2nd Floors                                 |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Plumbing              |   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**ERASMUS HALL EDUCATIONAL CAMPUS ERASMUS HALL ACADEMY**  
**Asset # : 14343**

| Mechanical       |                  | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                  |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel  | 100%   | 0-2               | \$24,100           | 2043    | * *            | 1           |                | B             |
|                  |                  | Corroded, Extent : Moderate, Area Affected : 30%       |                   |                    |         |                |             |                |               |
|                  |                  | Location : Throughout                                  |                   |                    |         |                |             |                |               |
|                  | Water Heater     |  |                   |                    |         |                |             |                |               |
|                  | Electric         | 100%   | Now               | \$1,300            | 2023    | \$1,300        | 4           |                | B             |
|                  |                  | Unit Inoperable, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                  | Location : Basement                                    |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping  |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron        | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Fixtures         |  |                   |                    |         |                |             |                |               |
|                  | Generic          | 100%   |                   |                    |         |                |             |                | B             |
| Fire Suppression |                  |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler        |  |                   |                    |         |                |             |                |               |
|                  | Generic          | 100%   |                   |                    | 2023    | \$94,200       | 1-2         | \$1,800        | B             |

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : EVANDER CHILDS HIGH SCHOOL - BX  
**Address** : 800 E. GUN HILL RD. BTWN: BARNES AVE - BRONXWOOD AVE  
**Borough** : BRONX **Agency's Number** : X425  
**Program / Asset #** : BOE0324.000 / 354 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 325,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,p  
**Block** : 4633 **Lot** : 40 **BIN** : 2057045

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$1,080,800        | \$392,000           |
| Interior Architecture | \$3,340,600        | \$1,891,300         |
| Electrical            | \$322,800          | \$1,376,900         |
| Mechanical            | \$367,600          | \$7,694,300         |
| <b>Total</b>          | <b>\$5,111,700</b> | <b>\$11,354,500</b> |
| Priority A            | \$1,080,800        | \$392,000           |
| Priority B            | \$1,341,200        | \$9,247,100         |
| Priority C            | \$2,689,800        | \$1,715,400         |
| <b>Total</b>          | <b>\$5,111,700</b> | <b>\$11,354,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,900          |                 |                 |                 |
| Interior Architecture | \$69,600         |                 | \$22,100        | \$12,300        |
| Electrical            | \$20,000         |                 | \$700           | \$3,300         |
| Mechanical            | \$86,300         | \$39,500        | \$60,000        | \$38,200        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$191,600</b> | <b>\$49,400</b> | <b>\$92,600</b> | <b>\$63,600</b> |
| Priority A            | \$5,900          |                 |                 |                 |
| Priority B            | \$136,100        | \$49,400        | \$70,500        | \$51,300        |
| Priority C            | \$49,600         |                 | \$22,100        | \$12,300        |
| <b>Total</b>          | <b>\$191,600</b> | <b>\$49,400</b> | <b>\$92,600</b> | <b>\$63,600</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$123,200      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$283,900      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$11,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%   | Now               | \$568,200      | 2039    | **                 | 5           | \$29,500       | A             |  |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 60%<br>Location : Throughout<br>Thermally Inefficient, Extent : Moderate, Area Affected : 60%<br>Location : Throughout             |                   |                |         |                    |             |                |               |  |
| Glass Block            | 5%  | Now               | \$57,300       | LIFE    | **                 | 5           | \$2,000        | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%<br>Location : Pool   |                   |                |         |                    |             |                |               |  |
| Steel                  | 5%  | 0-2               | \$191,500      | 2048    | **                 | 5           | \$20,500       | A             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%<br>Location : Solarium Areas<br>Thermally Inefficient, Extent : Moderate, Area Affected : 100%<br>Location : Solarium Areas |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 10%   |                   |                | 2073    | **                 | 5           | \$5,500        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5-10        | \$70,600       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 65%   |                   |                | 2033    | **                 | 10          | \$87,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 30%   |                   |                | 2063    | **                 | 10          | \$101,000      | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass  | 3%  |                   |                | 2053    | **                 | 10          | \$13,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass  | 2%  |                   |                | 2033    | **                 | 10          | \$9,000        | A             |  |

## Interior

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

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**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%   | Now               | \$179,200      | LIFE               | * *            | 5           | \$128,600      | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$130,300      | 2019               | \$434,200      | 5           | \$9,800        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2031               | * *            | 5           | \$44,100       | C             |
| Terrazzo               | 10%   | Now               | \$234,800      | LIFE               | * *            | 5           | \$30,600       | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%   | Now               | \$74,700       | 2023               | \$373,600      | 3           | \$14,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%   | Now               | \$112,100      | 2018               | \$560,400      | 3           | \$22,100       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                                 |                   |                |                    |                |             |                |               |
| Wood                   | 40%   | 4+                | \$997,500      | 2038               | * *            | 5           | \$147,000      | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 3%  |                   |                | LIFE               | * *            | 10          | \$29,800       | C             |
| Ceramic Tile           | 5%  | Now               | \$58,500       | 2026               | * *            | 5           | \$9,900        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Columns In Boys Pool                                 |                   |                |                    |                |             |                |               |
|                        | Vertical Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Columns In Boys Pool                                 |                   |                |                    |                |             |                |               |
| Glass: Single Pane     | 5%  | Now               | \$145,300      | LIFE               | * *            | 5           | \$14,900       | C             |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   | Now               | \$539,500      | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  | Now               | \$86,800       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 60%   |                   |                | LIFE               | * *            | 5-10        | \$202,500      | C             |
| SGFT/Glazed Masonry    | 10%   |                   |                | LIFE               | * *            | 10          | \$19,900       | C             |
| Not Accessible         | 2%  |                   |                |                    |                |             |                | D             |

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**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        | Now               | \$20,000       | 2028               | * *            | 5           | \$16,600       | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>  |            |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 3%         | Now               | \$76,600       | LIFE               | * *            | 5           | \$1,600        | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Boys Pool</i>  |            |                   |                |                    |                |             |                |               |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Boys Pool</i>  |            |                   |                |                    |                |             |                |               |
| Plaster  | 5%         | Now               | \$284,500      | LIFE               | * *            | 5           | \$10,300       | B             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs, Throughout</i>                                   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs, Throughout</i>                                   |            |                   |                |                    |                |             |                |               |
| Plaster  | 80%        |                   |                | LIFE               | * *            | 5-10        | \$455,300      | B             |
| Not Accessible   | 2%         |                   |                |                    |                |             |                | D             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 80%        |                   |                | 2023               | \$238,400      | 5           | \$1,000        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Main Disconnect Switch Rated At 4000 Amps</i>    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 20%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2023               | \$357,700      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 20%        |                   |                | 2022               | \$72,300       | 5           | \$1,200        | B             |
| Fused Disc Sw   | 5%         |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  | 75%        |                   |                | 2022               | \$271,000      | 5           | \$5,300        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$322,800      | 2048               | * *            | 1           |                | B             |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2043               | * *            | 1           |                | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 70%               |                          |                       | 2021                      | \$46,200              | 5                  | \$1,300               | B                    |
| Locally Mounted   | 30%               | 2-4                      | \$19,800              | 2043                      | * *                   | 5                  | \$300                 | B                    |
| <i>On Extended Life, Extent : Severe, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2028                      | * *                   | 10                 | \$235,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 2%                |                          |                       | 2018                      | \$47,200              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$21,700              | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2023                      | \$108,600             | 10                 | \$8,800               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$800                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4   | 100%              |                          |                       | 2023                      | \$735,700             | 5                  | \$81,100              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vault</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Tank Of 20,000 Gallons</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2021                      | \$1,454,000           | 1                  | \$259,700             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$208,500             | 2023                      | \$2,085,400           | 4                  | \$12,900              | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Condensate Return Lines</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |

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

**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |  |                           |                       |                    |                       |                      |
| Terminal Devices             |                   |                          |  |                           |                       |                    |                       |                      |
| Air Handler                  | 20%               |                          |  | 2018                      | \$322,100             | 1                  | \$32,400              | B                    |
| Convactor/Radiator           | 70%               |                          |  | 2021                      | \$1,974,700           | 1                  | \$59,300              | B                    |
| Fan Coil Unit/Heat           | 10%               |                          |  | 2018                      | \$447,200             | 1                  | \$8,500               | B                    |
| <b>Air Conditioning</b>      |                   |                          |  |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |  |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |  | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |  |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling       | 10%               |                          |  | 2028                      | * *                   | 2                  | \$1,600               | B                    |
|                              |                   |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 20%               |                          |  | 2018                      | \$122,800             | 1                  |                       | B                    |
| No Component                 | 70%               |                          |  |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |                          |  |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |  |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |  | LIFE                      | * *                   | 2-5                | \$231,300             | B                    |
| Exhaust Fans                 |                   |                          |  |                           |                       |                    |                       |                      |
| Interior                     | 95%               | Now                      | \$94,100   | 2023                      | \$313,700             | 2                  | \$6,100               | B                    |
|                              |                   |                          | <i>Broken, Extent : Severe, Area Affected : 10%</i>            |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Fan Room</i>                                     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Fan Room</i>                                     |                           |                       |                    |                       |                      |
| Roof                         | 5%                |                          |  | 2023                      | \$11,900              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>              |                   |                          |  |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |  |                           |                       |                    |                       |                      |
| Brass/Copper                 | 2%                |                          |  | 2053                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel              | 98%               |                          |  | 2028                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |                   |                          |  |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              | Now                      | \$27,800   | 2023                      | \$92,700              | 4                  | \$26,000              | B                    |
|                              |                   |                          | <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>    |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Two Units Leaking, One Out Of Service</i>        |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Mechanical Room In Sub Basement</i>              |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>                                   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Multiple Units</i>                            |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |  |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              |                          |  | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Pool Filter/Treatment        |                   |                          |  |                           |                       |                    |                       |                      |
| Sand                         | 100%              |                          |  | 2028                      | * *                   | 4                  |                       | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Pool Room</i>                                    |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Two Pools, Both Are Now Sand Filtered</i>     |                           |                       |                    |                       |                      |

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



**DEPARTMENT OF EDUCATION - 040**  
**EVANDER CHILDS HIGH SCHOOL - BX**  
**Asset # : 354**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                    | Electric   | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    | 2033    | * *            | 1           | \$16,200       | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100%     |                |                   |                    |         |                |             |                |               |
|                    | Location : Throughout  |                |                   |                    |         |                |             |                |               |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%      |                |                   |                    |         |                |             |                |               |
|                    | Location : B-4   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Passenger Elevators, 1 Sidewalk Freight Lift |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                    | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                    | Generic  | 5%             |                   |                    | 2033    | * *            | 1-2         | \$3,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FAR ROCKAWAY HIGH SCHOOL - Q  
**Address** : 821 BAY 25TH STREET  
**Borough** : QUEENS **Agency's Number** : Q465  
**Program / Asset #** : BOE0882.000 / 1474 **Yr Built/Renovated** : 1929 / 1997  
**Area Sq Ft** : 227,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,P  
**Block** : 15736 **Lot** : 1 **BIN** : 4300730

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$485,400             | \$110,200             |
| Interior Architecture | \$770,000             | \$384,900             |
| Electrical            | \$527,600             | \$1,216,500           |
| Mechanical            | \$495,600             | \$1,619,500           |
| <b>Total</b>          | <b>\$2,278,600</b>    | <b>\$3,331,100</b>    |
| Priority A            | \$485,400             | \$110,200             |
| Priority B            | \$1,194,500           | \$2,931,400           |
| Priority C            | \$598,700             | \$289,500             |
| <b>Total</b>          | <b>\$2,278,600</b>    | <b>\$3,331,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$32,800         | \$21,000        |                 | \$34,200         |
| Interior Architecture | \$44,400         | \$10,300        | \$6,800         | \$8,600          |
| Electrical            | \$10,300         | \$2,200         | \$3,500         | \$5,300          |
| Mechanical            | \$63,800         | \$26,600        | \$40,900        | \$59,800         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$155,200</b> | <b>\$64,000</b> | <b>\$55,200</b> | <b>\$111,800</b> |
| Priority A            | \$32,800         | \$21,000        |                 | \$34,200         |
| Priority B            | \$78,100         | \$32,700        | \$48,300        | \$69,000         |
| Priority C            | \$44,400         | \$10,300        | \$6,800         | \$8,600          |
| <b>Total</b>          | <b>\$155,200</b> | <b>\$64,000</b> | <b>\$55,200</b> | <b>\$111,800</b> |



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

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**DEPARTMENT OF EDUCATION - 040**  
**FAR ROCKAWAY HIGH SCHOOL - Q**  
**Asset # : 1474**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$87,700       | LIFE               | **             | 5           | \$36,800       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%   | Now               | \$79,100       | LIFE               | **             | 5           | \$23,500       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Expansion Jnt Failure, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 53%   |                   |                | LIFE               | **             | 5           | \$49,900       | A             |
| Masonry: Limestone     | 10%   | 4+                | \$26,300       | LIFE               | **             | 5           | \$7,100        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Around Main Entrance                               |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2042               | **             | 5-10        | \$32,400       | A             |
| Metal Coiling Doors    | 2%  |                   |                | 2035               | **             | 5           | \$5,900        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 5%  | Now               | \$99,200       | 2047               | **             | 5           | \$1,000        | A             |
|                        | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
| Aluminum               | 87%   |                   |                | 2038               | **             | 5           | \$35,800       | A             |
| Glass Block            | 5%  |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Metal Louvers          | 3%  |                   |                | 2031               | **             | 10          | \$7,700        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$6,600        | LIFE               | **             | 5           | \$4,600        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Along Cornice                                      |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Along Cornice                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 20%   | Now               | \$48,100       | LIFE               | **             | 5           | \$2,400        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : 1956 Wing  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$800          | A             |

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**DEPARTMENT OF EDUCATION - 040**  
**FAR ROCKAWAY HIGH SCHOOL - Q**  
**Asset # : 1474**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        | Now               | \$57,200       | 2027               | **             |             |                | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair #2, Rooms 267, 328, 330 And 337               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Girls Weight Room And Locker Room                   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2037               | **             | 10          | \$7,100        | A             |
| Metal Panel  | 7%         |                   |                | 2035               | **             | 10          | \$18,100       | A             |
| Modified Bitumen   | 13%        |                   |                | 2027               | **             | 10          | \$18,300       | A             |
| Skylight, Metal/Glass  | 3%         | Now               | \$114,100      | 2042               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$149,700      | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$13,700       | C             |
| Quarry Tile  | 5%         |                   |                | 2035               | **             | 5           | \$20,500       | C             |
| Terrazzo   | 5%         | 0-2               | \$20,500       | LIFE               | **             | 5           | \$10,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        | Now               | \$117,400      | 2017               | \$391,500      | 3           | \$15,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Basement Corridors Throughout            |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Basement Corridors Throughout            |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2032               | **             | 3           | \$13,700       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 35%        |                   |                | 2037               | **             | 5           | \$179,700      | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$20,400       | 2031               | **             | 5           | \$6,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE               | **             | 5           | \$22,200       | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$49,900       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 45%        |                   |                | 2027               | **             | 5           | \$104,100      | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$7,200        | B             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$14,500       | B             |
| Plaster  | 30%        | Now               | \$119,200      | LIFE               | **             | 5           | \$43,400       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**FAR ROCKAWAY HIGH SCHOOL - Q**  
**Asset # : 1474**

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 70%        |                   |                | 2022    | \$45,600           | 5           | \$600          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Service Size: 2000 Amps                      |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 30%        |                   |                | 2042    | * *                | 5           | \$300          | B             |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 100%       |                   |                | 2022    | \$298,000          | 5           | \$4,900        | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Conduit  | 90%        |                   |                | 2022    | \$357,700          | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2030    | * *                | 5           | \$200          | B             |  |
| Fused Disc Sw  | 20%        |                   |                | 2044    | * *                | 5           | \$900          | B             |  |
| Molded Case Bkrs   | 20%        |                   |                | 2044    | * *                | 5           | \$1,000        | B             |  |
| Molded Case Bkrs   | 55%        |                   |                | 2021    | \$198,700          | 5           | \$2,700        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$363,100      | 2047    | * *                | 1           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Insulation Aged                              |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 20%        |                   |                | 2027    | * *                | 5           | \$300          | B             |  |
| Locally Mounted  | 10%        | 2-4               | \$6,600        | 2042    | * *                | 5           | \$100          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Mech Room                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : On Extended Life                             |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 50%        |                   |                | 2020    | \$33,000           | 5           | \$600          | B             |  |
| Locally Mounted  | 20%        |                   |                | 2039    | * *                | 5           | \$300          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$2,700        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 98%        |                   |                | 2027    | * *                | 10          | \$164,400      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 95%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 2%         |                   |                | 2022    | \$33,000           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 50%        |                   |                | 2027    | * *                | 1           |                | B             |  |
| Exit, Service  | 50%        |                   |                | 2027    | * *                | 1           |                | B             |  |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FAR ROCKAWAY HIGH SCHOOL - Q**  
**Asset # : 1474**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$600                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2022                      | \$64,100              | 1                  | \$7,000               | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2022                      | \$219,300             | 1-3                | \$11,500              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$181,400             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$29,100              | 2032                      | * *                   | 4                  | \$9,000               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vacuum Pump, Basement</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 30%               |                          |                       | 2017                      | \$337,400             | 1                  | \$34,000              | B                    |
| Convactor/Radiator   | 20%               |                          |                       | 2035                      | * *                   | 1                  | \$11,800              | B                    |
| Convactor/Radiator   | 50%               |                          |                       | 2020                      | \$985,200             | 1                  | \$29,600              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 10%               |                          |                       | 2017                      | \$42,900              | 1                  |                       | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$102,000             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 30%               |                          |                       | 2030                      | * *                   | 2                  | \$1,700               | B                    |
| Interior   | 50%               |                          |                       | 2017                      | \$115,300             | 2                  | \$2,800               | B                    |
| Roof   | 20%               |                          |                       | 2017                      | \$33,200              | 2                  | \$1,100               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**FAR ROCKAWAY HIGH SCHOOL - Q**  
**Asset # : 1474**

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 75%        |                   |                | 2022    | \$467,300          | 1           |                | B             |  |
| Galv Iron/Steel  | 25%        | 2-4               | \$3,100        | 2027    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main, Basement                          |            |                   |                |         |                    |             |                |               |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2020    | \$48,600           | 2           | \$2,700        | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping                                       |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Pool Filter/Treatment                                    |            |                   |                |         |                    |             |                |               |  |
| Sand   | 100%       |                   |                | 2035    | * *                | 4           |                | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Sewage Ejector(s)  |            |                   |                |         |                    |             |                |               |  |
| Electric   | 100%       |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |
|  |            |                   |                |         |                    |             |                |               |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |
| Vertical Transport                                       |            |                   |                |         |                    |             |                |               |  |
| Elevators  |            |                   |                |         |                    |             |                |               |  |
| Geared Traction  | 100%       |                   |                | LIFE    | * *                |             |                | C             |  |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement To 3rd Floor                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : 1 Unit                                     |            |                   |                |         |                    |             |                |               |  |
| Fire Suppression   |            |                   |                |         |                    |             |                |               |  |
| Sprinkler  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 97%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 3%         | 0-2               | \$3,700        | 2022    | \$73,100           | 1-2         | \$1,300        | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Main Valve                                    |            |                   |                |         |                    |             |                |               |  |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FLUSHING HIGH SCHOOL - Q  
**Address** : 35-01 UNION STREET @NORTHERN BLVD.  
**Borough** : QUEENS **Agency's Number** : Q460  
**Program / Asset #** : BOE0881.000 / 2758 **Yr Built/Renovated** : 1915 / 2008  
**Area Sq Ft** : 230,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Aug-2008 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 5002 **Lot** : 1 **BIN** : 4113172

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$331,200             | \$993,600             |
| Interior Architecture |                       | \$916,600             |
| Electrical            | \$1,021,800           | \$2,353,000           |
| Mechanical            | \$239,500             | \$3,636,500           |
| <b>Total</b>          | <b>\$1,592,500</b>    | <b>\$7,899,700</b>    |
| Priority A            | \$331,200             | \$993,600             |
| Priority B            | \$1,261,300           | \$6,037,100           |
| Priority C            |                       | \$869,100             |
| <b>Total</b>          | <b>\$1,592,500</b>    | <b>\$7,899,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$28,200         |                 | \$30,800        |
| Interior Architecture |                 | \$11,900         | \$26,900        |                 |
| Electrical            | \$2,000         | \$33,000         |                 |                 |
| Mechanical            | \$31,300        | \$49,500         | \$46,500        | \$23,300        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$41,100</b> | <b>\$130,500</b> | <b>\$81,300</b> | <b>\$62,000</b> |
| Priority A            |                 | \$28,200         |                 | \$30,800        |
| Priority B            | \$41,100        | \$90,400         | \$54,400        | \$31,200        |
| Priority C            |                 | \$11,900         | \$26,900        |                 |
| <b>Total</b>          | <b>\$41,100</b> | <b>\$130,500</b> | <b>\$81,300</b> | <b>\$62,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**FLUSHING HIGH SCHOOL - Q**  
**Asset # : 2758**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 2%                | Now                      | \$331,200             | LIFE                      | **                    | 5                  | \$23,700              | A                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior Steps And Retaining Wall At Southwest Corner</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$185,400             | A                    |
| <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$94,900              | A                    |
| Masonry: Brick  | 36%               |                          |                       | LIFE                      | **                    | 5                  | \$85,400              | A                    |
| Masonry: Fieldstone   | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$5,300               | A                    |
| Metal Panel   | 5%                |                          |                       | 2040                      | **                    | 5-10               | \$81,600              | A                    |
| Granite Panels  | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$3,600               | A                    |
| Stucco Cement   | 2%                |                          |                       | 2025                      | **                    | 5                  | \$11,900              | A                    |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum  | 100%              |                          |                       | 2042                      | **                    | 5                  | \$61,600              | A                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Parapets</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$16,500              | A                    |
| Masonry: Brick  | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$9,900               | A                    |
| Masonry: Limestone  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$2,700               | A                    |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)  | 65%               |                          |                       | 2020                      | \$485,500             | 10                 | \$83,100              | A                    |
| Copper/Terne  | 5%                |                          |                       | 2048                      | **                    | 10                 | \$16,000              | A                    |
| Slate   | 30%               |                          |                       | LIFE                      | **                    |                    |                       | A                    |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                |                          |                       | 2023                      | \$303,400             | 5                  | \$12,700              | C                    |
| Terrazzo  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$9,900               | C                    |
| Vinyl Tile  | 85%               |                          |                       | 2025                      | **                    | 3                  | \$80,800              | C                    |
| Wood  | 5%                |                          |                       | 2035                      | **                    | 5                  | \$23,800              | C                    |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                |                          |                       | 2023                      | \$503,900             | 5                  | \$15,800              | C                    |
| Masonry: Brick  | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Plaster   | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$61,700              | C                    |
| SGFT/Glazed Masonry   | 25%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 20%               |                          |                       | 2033                      | **                    | 5                  | \$50,700              | B                    |
| Exposed Concrete  | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$17,800              | B                    |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Plaster   | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$47,500              | B                    |

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

Under 600 Volts

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**DEPARTMENT OF EDUCATION - 040**  
**FLUSHING HIGH SCHOOL - Q**  
**Asset # : 2758**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw   | 100%              | 0-2                      | \$70,400              | 2050                      | * *                   | 5                  | \$400                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw   | 100%              | 2-4                      | \$322,200             | 2050                      | * *                   | 5                  | \$400                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2020                      | \$429,700             | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2019                      | \$19,500              | 5                  | \$200                 | B                    |
| Fused Knife Sw   | 25%               | 2-4                      | \$97,700              | 2045                      | * *                   | 5                  | \$500                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch  | 30%               | 4+                       | \$117,200             | 2045                      | * *                   | 5                  | \$700                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 35%               |                          |                       | 2019                      | \$136,700             | 5                  | \$1,800               | B                    |
| Molded Case Bkrs   | 5%                |                          |                       | 2028                      | * *                   | 5                  | \$300                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 95%               | 2-4                      | \$414,400             | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 5%                |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2018                      | \$71,300              | 5                  | \$1,300               | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | 2-4                      | \$1,000               | LIFE                      | * *                   | 5                  | \$2,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded And Connected To Main Water Pipe</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 95%               |                          |                       | 2020                      | \$1,567,800           | 10                 | \$147,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2020                      | \$22,900              | 10                 | \$200                 | B                    |
| Incandescent   | 2%                |                          |                       | 2015                      | \$33,000              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 20%               |                          |                       | 2020                      | \$6,100               | 1                  |                       | B                    |
| Exit, Service  | 80%               |                          |                       | 2020                      | \$24,300              | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**FLUSHING HIGH SCHOOL - Q**  
**Asset # : 2758**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$52,500              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : In Vault</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 (18000) Tanks</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$50,800              | 2018                      | \$1,016,100           | 1                  | \$151,100             | B                    |
| <i>Broken, Extent : Severe, Area Affected : 5%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Feed Piping</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Boilers</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$145,700             | 2020                      | \$1,457,400           | 4                  | \$8,400               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vacuum Pumps And Condensate Lines</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               | Now                      | \$11,300              | 2020                      | \$225,100             | 1                  | \$18,900              | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Coils Leak, Throughout</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 80%               |                          |                       | 2025                      | * *                   | 1                  | \$43,800              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 10%               |                          |                       | 2015                      | \$42,900              | 1                  |                       | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$94,400              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2020                      | \$207,700             | 2                  | \$4,700               | B                    |
| Roof   | 10%               |                          |                       | 2020                      | \$16,600              | 2                  | \$500                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2018                      | \$623,400             | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2020                      | \$64,800              | 4                  | \$16,800              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$14,600              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : In Crawl Spaces Around Basement</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$11,200              | 4                  | \$1,300               | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**FLUSHING HIGH SCHOOL - Q**  
**Asset # : 2758**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |  |                   |                    |         |                |             |                |               |
|                    | Fixtures        |  |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |               |
|                    | Elevators       |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 90%  |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 90% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-3   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : One Pass. Unit                           |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 10%  |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-1   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : One Sidewalk Hoist                       |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FOREST HILLS HIGH SCHOOL - Q  
**Address** : 67-01 110 ST.  
**Borough** : QUEENS **Agency's Number** : Q440  
**Program / Asset #** : BOE0876.000 / 1469 **Yr Built/Renovated** : 1941 / 2002  
**Area Sq Ft** : 281,600 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2189 **Lot** : 2 **BIN** : 4052143

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,027,300           | \$256,700             |
| Interior Architecture | \$1,316,300           | \$622,600             |
| Electrical            | \$322,800             | \$615,000             |
| Mechanical            | \$143,700             | \$5,790,300           |
| <b>Total</b>          | <b>\$2,810,200</b>    | <b>\$7,284,700</b>    |
| Priority A            | \$1,027,300           | \$256,700             |
| Priority B            | \$570,800             | \$6,487,700           |
| Priority C            | \$1,212,100           | \$540,300             |
| <b>Total</b>          | <b>\$2,810,200</b>    | <b>\$7,284,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$27,200        |
| Interior Architecture | \$39,500         | \$27,200        | \$4,300         | \$19,500        |
| Electrical            | \$12,700         | \$11,400        | \$9,100         | \$9,100         |
| Mechanical            | \$46,500         | \$34,700        | \$70,000        | \$34,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$102,700</b> | <b>\$77,200</b> | <b>\$87,400</b> | <b>\$94,400</b> |
| Priority A            |                  |                 |                 | \$27,200        |
| Priority B            | \$74,200         | \$53,500        | \$83,000        | \$56,300        |
| Priority C            | \$28,600         | \$23,800        | \$4,300         | \$10,800        |
| <b>Total</b>          | <b>\$102,700</b> | <b>\$77,200</b> | <b>\$87,400</b> | <b>\$94,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 78%        | Now               | \$573,600      | LIFE               | **             | 5           | \$170,700      | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Courtyard  |            |                   |                |                    |                |             |                |               |
| Efflorescence, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Lintels In Courtyard And Elsewhere                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Masonry: Limestone  | 10%        | Now               | \$137,400      | LIFE               | **             | 5           | \$16,400       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : At Entrance  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2042               | **             | 5-10        | \$30,100       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 97%        |                   |                | 2038               | **             | 5           | \$75,100       | A             |
| Metal Louvers   | 3%         |                   |                | 2031               | **             | 10          | \$14,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Masonry: Limestone  | 78%        |                   |                | LIFE               | **             | 5           | \$19,300       | A             |
| Metal Rail  | 2%         |                   |                | 2027               | **             | 5-10        | \$7,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 8%         |                   |                | 2027               | **             | 10          | \$14,700       | A             |
| Metal Panel   | 15%        |                   |                | 2035               | **             | 10          | \$50,600       | A             |
| Modified Bitumen  | 2%         |                   |                | 2022               | \$26,600       | 10          | \$3,700        | A             |
| Slate   | 75%        | Now               | \$265,600      | LIFE               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                       |            |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$75,800       | C             |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$17,300       | C             |
| Marble Panels   | 2%         | Now               | \$41,700       | LIFE               | **             | 5           | \$5,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stairs                                    |            |                   |                |                    |                |             |                |               |
| Slate   | 2%         | Now               | \$28,600       | LIFE               | **             | 5           | \$7,400        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 4%         |                   |                | LIFE               | **             | 5           | \$10,800       | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Entrance   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        | Now               | \$825,800      | 2032               | **             | 3           | \$32,500       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms, Corridors                        |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms, Corridors                        |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Classrooms, Corridors                                |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2022               | \$330,300      | 3           | \$13,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Classrooms                                |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2027               | **             | 3           | \$19,500       | C             |
| Wood  | 27%        |                   |                | 2037               | **             | 5           | \$175,500      | C             |
| Split/Cracked, Extent : Light, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$17,200       | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$6,900        | C             |
| Glass: Special Gauge  | 3%         |                   |                | LIFE               | **             | 1           |                | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$20,600       | C             |
| Masonry: Brick  | 5%         | Now               | \$58,400       | LIFE               | **             |             |                | C             |
| Spalling, Extent : Light, Area Affected : 10%                   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$46,500       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$198,400      | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria Columns, Cove Base In Corridors            |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 5%                |                          |                       | 2027                      | **                    | 5                  | \$17,300              | B                    |
| AcousTileSusp.Lay-In  | 2%                |                          |                       | 2035                      | **                    | 5                  | \$6,900               | B                    |
| Exposed Concrete  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$27,100              | B                    |
| Gypsum Board  | 5%                | Now                      | \$11,000              | LIFE                      | **                    | 5                  | \$21,700              | B                    |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fourth Floor Corridor</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fourth Floor Corridor</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 35%               | Now                      | \$104,200             | LIFE                      | **                    | 5                  | \$75,800              | B                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium, Various</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$6,500               | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Bolted Pressure Switches Rated @ 2500 Amperes Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$1,000               | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2022                      | \$318,000             | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2048                      | **                    | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2044                      | **                    | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2044                      | **                    | 5                  | \$5,500               | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$322,800             | 2047                      | **                    | 1                  |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Insulation Aged</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2048                      | **                    | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 20%               |                          |                       | 2020                      | \$13,200              | 5                  | \$300                 | B                    |
| Locally Mounted   | 80%               |                          |                       | 2039                      | **                    | 5                  | \$1,200               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$3,400               | B                    |

**Lighting**

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

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

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



**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2030               | * *            | 10          | \$200,800      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 2%   |                   |                | 2022               | \$41,500       | 10          | \$4,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps   |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2030               | * *            | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2022               | \$41,500       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 30%  |                   |                | 2022               | \$28,700       | 10          | \$16,700       | B             |
| Exit, Service         | 70%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2030               | * *            | 10          | \$700          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1           | \$25,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : Corridors   |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV Surveillance Camera System And Intrusion Alarm System           |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Generic               | 50%  |                   |                | 2030               | * *            | 1-3         | \$71,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : Corridors   |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights, Smoke Detectors, Alarm Bells And Manual Pull Stations |                   |                |                    |                |             |                |               |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2022               | \$647,100      | 5           | \$71,400       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2020               | \$1,279,000    | 1           | \$228,500      | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                       | Explanation : 4 Units                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2022               | \$1,834,400    | 4           | \$17,100       | B             |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 25%               |                          |                       | 2022                      | \$354,100             | 1                  | \$35,700              | B                    |
| Convactor/Radiator   | 65%               |                          |                       | 2027                      | * *                   | 1                  | \$48,500              | B                    |
| Fan Coil Unit/Heat   | 10%               |                          |                       | 2022                      | \$393,400             | 1                  | \$7,500               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating  | 10%               |                          |                       | 2022                      | \$89,200              | 1                  | \$10,700              | B                    |
| Compr/Chiller  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 20%               |                          |                       | 2017                      | \$108,000             | 1                  |                       | B                    |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 10%               |                          |                       | 2032                      | * *                   | 4                  | \$1,100               | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cool/Heat   | 10%               |                          |                       | 2022                      | \$149,200             | 1                  | \$7,500               | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 10%               |                          |                       | 2022                      | \$47,100              | 2                  | \$16,100              | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$128,500             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 100%              |                          |                       | 2022                      | \$290,500             | 2                  | \$7,100               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$22,800              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-4</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FOREST HILLS HIGH SCHOOL - Q**  
**Asset # : 1469**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 80%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 20%            |                   |                    | 2022    | \$613,500      | 1-2         | \$12,900       | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FORMER P. S. 31 - BX  
**Address** : 425 GRAND CONCOURSE BTWN: EAST 144 ST., EAST 149 S  
**Borough** : BRONX **Agency's Number** : X031  
**Program / Asset #** : BOE0178.000 / 508 **Yr Built/Renovated** : 1899 / 1969  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Sep-2010 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2346 **Lot** : 1 **BIN** : 2001036

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--------------------|------------------|
| Exterior Architecture | \$1,798,100        | \$245,200        |
| <b>Total</b>          | <b>\$1,798,100</b> | <b>\$245,200</b> |
| Priority A            | \$1,798,100        | \$245,200        |
| <b>Total</b>          | <b>\$1,798,100</b> | <b>\$245,200</b> |

| EXPENSE               | FY 2014         | FY 2015 | FY 2016 | FY 2017 |
|-----------------------|-----------------|---------|---------|---------|
| Exterior Architecture | \$22,000        |         |         |         |
| <b>Total</b>          | <b>\$22,000</b> |         |         |         |
| Priority A            | \$22,000        |         |         |         |
| <b>Total</b>          | <b>\$22,000</b> |         |         |         |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$365,100      | LIFE               | **             | 5           | \$35,400       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%                                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : The Building Is Presently Vacant. Construction Work Was Suspended Several Years Ago. |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$1,186,000    | LIFE               | **             | 5           | \$81,600       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%                                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       |                   |                | 2030               | **             | 5           | \$256,300      | A             |
| Other Observation, Extent : Severe, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Interior  |            |                   |                |                    |                |             |                |               |
| Explanation : No Access Inside Building Prevented Full Examination Of Windows                      |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$47,100       | LIFE               | **             | 5           | \$5,100        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%                                       |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        | Now               | \$71,900       | LIFE               | **             | 5           | \$3,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Diagonal Cracks, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed Below, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 40%        |                   |                |                    |                |             |                | D             |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Exterior                     |                   |                          |   |                           |                       |                    |                       |                      |
| Roof                         |                   |                          |   |                           |                       |                    |                       |                      |
| Asphalt Shingle              | 20%               | Now                      | \$22,000  | 2037                      |                       | * *                |                       | A                    |
|                              |                   |                          | <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>          |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
| Not Accessible               | 80%               |                          |   |                           |                       |                    |                       | D                    |
| Interior                     |                   |                          |   |                           |                       |                    |                       |                      |
| Floors                       |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Interior Walls               |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Ceilings                     |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
|                              |                   |                          |   |                           |                       |                    |                       |                      |
| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts              |                   |                          |   |                           |                       |                    |                       |                      |
| Service Equipment            |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location :</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Building Is Closed And Not Occupied For Many Years</i> |                           |                       |                    |                       |                      |
| Transformers                 |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Switchgear / Switchboard     |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Raceway                      |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Panelboards                  |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Wiring                       |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Motor Controllers            |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Ground                       |                   |                          |   |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Lighting                     |                   |                          |   |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |
| Egress Lighting              |                   |                          |   |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       | D                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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

## Lighting

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Exterior Lighting |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Alarm

|                      |      |  |  |  |  |  |  |   |
|----------------------|------|--|--|--|--|--|--|---|
| Security System      |      |  |  |  |  |  |  |   |
| Not Accessible       | 100% |  |  |  |  |  |  | D |
| Fire/Smoke Detection |      |  |  |  |  |  |  |   |
| Not Accessible       | 100% |  |  |  |  |  |  | D |

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

## Heating

|  |      |  |  |  |  |  |  |   |
|--|------|--|--|--|--|--|--|---|
| Energy Source  |      |  |  |  |  |  |  |   |
| Not Accessible   | 100% |  |  |  |  |  |  | D |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |      |  |  |  |  |  |  |   |
| <i>Location : Throughout</i>                                 |      |  |  |  |  |  |  |   |
| <i>Explanation : Building Is Closed And Unoccupied</i>       |      |  |  |  |  |  |  |   |

|                      |      |  |  |  |  |  |  |   |
|----------------------|------|--|--|--|--|--|--|---|
| Conversion Equipment |      |  |  |  |  |  |  |   |
| Not Accessible       | 100% |  |  |  |  |  |  | D |
| Distribution         |      |  |  |  |  |  |  |   |
| Not Accessible       | 100% |  |  |  |  |  |  | D |
| Terminal Devices     |      |  |  |  |  |  |  |   |
| Not Accessible       | 100% |  |  |  |  |  |  | D |

## Ventilation

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Distribution   |      |  |  |  |  |  |  |   |
| Not Accessible | 100% |  |  |  |  |  |  | D |
| Exhaust Fans   |      |  |  |  |  |  |  |   |
| Not Accessible | 100% |  |  |  |  |  |  | D |

## Plumbing

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| H/C Water Piping   |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Water Heater       |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| HW Heat Exchanger  |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Sanitary Piping    |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Storm Drain Piping |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Sump Pump(s)       |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Sewage Ejector(s)  |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |
| Backflow Preventer |      |  |  |  |  |  |  |   |
| Not Accessible     | 100% |  |  |  |  |  |  | D |

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

| Mechanical         |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                |                |                   |                    |         |                |             |                |               |
|                    | Fixtures       |                |                   |                    |         |                |             |                |               |
|                    | Not Accessible | 100%           |                   |                    |         |                |             |                | D             |
| Vertical Transport |                |                |                   |                    |         |                |             |                |               |
|                    | Elevators      |                |                   |                    |         |                |             |                |               |
|                    | Not Accessible | 100%           |                   |                    |         |                |             |                | D             |
| Fire Suppression   |                |                |                   |                    |         |                |             |                |               |
|                    | Standpipe      |                |                   |                    |         |                |             |                |               |
|                    | Not Accessible | 100%           |                   |                    |         |                |             |                | D             |
|                    | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                    | Not Accessible | 100%           |                   |                    |         |                |             |                | D             |
|                    | Fire Pump      |                |                   |                    |         |                |             |                |               |
|                    | Not Accessible | 100%           |                   |                    |         |                |             |                | D             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FORT HAMILTON HIGH SCHOOL - BK  
**Address** : 8301 SHORE RD  
**Borough** : BROOKLYN **Agency's Number** : K490  
**Program / Asset #** : BOE0639.000 / 1231 **Yr Built/Renovated** : 1941 / 2004  
**Area Sq Ft** : 250,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6013 **Lot** : 1 **BIN** : 3152318

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$77,700         | \$303,600          |
| Interior Architecture |  | \$84,800         | \$2,153,000        |
| Electrical            |  | \$90,800         | \$2,969,200        |
| Mechanical            |  | \$127,400        | \$2,237,500        |
| <b>Total</b>          |  | <b>\$380,800</b> | <b>\$7,663,300</b> |
| Priority A            |  | \$77,700         | \$303,600          |
| Priority B            |  | \$218,300        | \$5,286,300        |
| Priority C            |  | \$84,800         | \$2,073,400        |
| <b>Total</b>          |  | <b>\$380,800</b> | <b>\$7,663,300</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017         |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$8,400          | \$19,300         | \$24,200         |                 |
| Interior Architecture | \$15,100         | \$25,500         | \$9,400          | \$15,100        |
| Electrical            | \$19,600         | \$48,600         | \$14,200         | \$14,300        |
| Mechanical            | \$66,100         | \$77,400         | \$45,700         | \$35,200        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$117,100</b> | <b>\$178,700</b> | <b>\$101,400</b> | <b>\$72,500</b> |
| Priority A            | \$8,400          | \$19,300         | \$24,200         |                 |
| Priority B            | \$93,600         | \$159,400        | \$67,800         | \$57,400        |
| Priority C            | \$15,100         |                  | \$9,400          | \$15,100        |
| <b>Total</b>          | <b>\$117,100</b> | <b>\$178,700</b> | <b>\$101,400</b> | <b>\$72,500</b> |



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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FORT HAMILTON HIGH SCHOOL - BK**  
**Asset # : 1231**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                    | 2%         |                   |                | LIFE               | **             | 5           | \$11,400       | A             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$85,700       | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Masonry: Limestone  | 15%        |                   |                | LIFE               | **             | 5           | \$12,900       | A             |
| Slate Panels  | 1%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | **             | 5           | \$48,400       | A             |
| Other Observation, Extent : Moderate, Area Affected : 95% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Sash Only Replacement                |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Panel   | 3%         |                   |                | 2040               | **             | 5           | \$1,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        |                   |                | 2028               | **             | 10          | \$24,900       | A             |
| Built-Up (BUR)  | 25%        | Now               | \$8,400        | 2020               | \$168,000      |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Stairwell Leading To Boy's Locker Room         |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 25%        |                   |                | 2035               | **             | 10          | \$77,700       | A             |
| IRMA/Protected Membrane                                   | 15%        |                   |                | 2025               | **             | 10          | \$18,600       | A             |
| Single Ply Membrane                                       | 10%        |                   |                | 2020               | \$44,200       | 10          | \$12,400       | A             |
| Skylight, Metal/Glass                                     | 5%         |                   |                | 2040               | **             | 10          | \$20,700       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$334,000      | 5           | \$15,100       | C             |
| Vinyl Tile  | 25%        |                   |                | 2025               | **             | 3           | \$28,300       | C             |
| Vinyl Tile  | 40%        |                   |                | 2020               | \$1,149,600    | 3           | \$60,300       | C             |
| Wood  | 30%        |                   |                | 2035               | **             | 5           | \$169,600      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$450,000      | 5           | \$15,300       | C             |
| Fiberglass Panel  | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$55,000       | C             |
| SGFT/Glazed Masonry                                       | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        |                   |                | 2025               | **             | 5           | \$50,900       | B             |
| AcousTileConcealSpLn                                      | 5%         |                   |                | 2033               | **             | 5           | \$15,900       | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$6,000        | B             |
| Exposed Struc: Steel                                      | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$15,900       | B             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$79,600       | B             |

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

**DEPARTMENT OF EDUCATION - 040**  
**FORT HAMILTON HIGH SCHOOL - BK**  
**Asset # : 1231**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$900                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : No Rating Available</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$900                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2020                      | \$397,400             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 40%               |                          |                       | 2019                      | \$144,500             | 5                  | \$1,900               | B                    |
| Molded Case Bkrs  | 60%               |                          |                       | 2028                      | * *                   | 5                  | \$3,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2020                      | \$403,500             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$66,000              | 5                  | \$1,400               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$63,100              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2023                      | \$114,600             | 1                  | \$79,200              | B                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$7,600               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2020                      | \$1,634,800           | 10                 | \$166,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2020                      | \$42,100              | 10                 | \$300                 | B                    |
| Incandescent  | 5%                |                          |                       | 2015                      | \$90,800              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2015                      | \$16,700              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2015                      | \$16,700              | 1                  |                       | B                    |

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

Heating

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

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**DEPARTMENT OF EDUCATION - 040**  
**FORT HAMILTON HIGH SCHOOL - BK**  
**Asset # : 1231**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$62,400              | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2018                      | \$1,118,400           | 1                  | \$199,800             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Old Units</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$80,200              | 2030                      | * *                   | 4                  | \$10,000              | B                    |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 15%               |                          |                       | 2020                      | \$185,800             | 1                  | \$18,700              | B                    |
| Convactor/Radiator  | 85%               |                          |                       | 2025                      | * *                   | 1                  | \$55,400              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit -  | 15%               |                          |                       | 2021                      | \$686,400             | 2                  | \$1,900               | B                    |
| Heating/Cooling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating   | 15%               |                          |                       | 2025                      | * *                   | 1                  | \$14,000              | B                    |
| Compr/Chiller   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 10%               |                          |                       | 2015                      | \$47,200              | 1                  |                       | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 15%               |                          |                       | 2020                      | \$58,600              | 1                  | \$18,700              | B                    |
| No Component  | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond   | 15%               |                          |                       | 2025                      | * *                   | 2                  | \$21,100              | B                    |
| No Component  | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 25%               |                          |                       | LIFE                      | * *                   | 2-5                | \$28,100              | B                    |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 25%               |                          |                       | 2020                      | \$63,500              | 2                  | \$1,600               | B                    |
| Roof  | 15%               |                          |                       | 2020                      | \$27,400              | 2                  | \$900                 | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              | 2-4                      | \$34,300              | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main In Coach's Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2018                      | \$53,500              | 2                  | \$3,000               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2020                      | \$71,300              | 4                  | \$20,000              | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**FORT HAMILTON HIGH SCHOOL - BK**  
**Asset # : 1231**

| Mechanical         |                       | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                       |   |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping       |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)          |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping          | 100%  |                   |                    | 2015    | \$10,300       | 4           | \$2,000        | B             |
|                    | Pool Filter/Treatment |   |                   |                    |         |                |             |                |               |
|                    | Sand                  | 100%  |                   |                    | 2025    | * *            | 4           |                | B             |
|                    | Fixtures              |   |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                       |   |                   |                    |         |                |             |                |               |
|                    | Elevators             |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction       | 75%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 75%      |                   |                    |         |                |             |                |               |
|                    |                       | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Unit Which Is Scheduled To Be Replaced Soon |                   |                    |         |                |             |                |               |
|                    | Hydraulic             | 25%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 25%      |                   |                    |         |                |             |                |               |
|                    |                       | Location : B-1  |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Unit  |                   |                    |         |                |             |                |               |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FRANCIS LEWIS HIGH SCHOOL - Q  
**Address** : 58-20 UTOPIA PKWY.-FLUSHING  
**Borough** : QUEENS **Agency's Number** : Q430  
**Program / Asset #** : BOE0874.000 / 2628 **Yr Built/Renovated** : 1960 / 2006  
**Area Sq Ft** : 299,500 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6882 **Lot** : 1 **BIN** : 4148763

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$237,800             | \$168,300             |
| Interior Architecture | \$1,824,000           | \$325,200             |
| Electrical            | \$1,420,400           | \$4,014,800           |
| Mechanical            | \$391,600             | \$863,000             |
| <b>Total</b>          | <b>\$3,873,800</b>    | <b>\$5,371,200</b>    |
| Priority A            | \$237,800             | \$168,300             |
| Priority B            | \$2,352,400           | \$5,016,300           |
| Priority C            | \$1,283,700           | \$186,700             |
| <b>Total</b>          | <b>\$3,873,800</b>    | <b>\$5,371,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|------------------|------------------|
| Exterior Architecture | \$11,300        |                 |                  | \$22,300         |
| Interior Architecture | \$12,300        | \$46,400        | \$17,100         | \$30,800         |
| Electrical            | \$8,300         | \$7,700         | \$10,100         | \$66,100         |
| Mechanical            | \$25,500        | \$41,000        | \$76,100         | \$40,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$61,400</b> | <b>\$99,100</b> | <b>\$107,400</b> | <b>\$163,400</b> |
| Priority A            | \$11,300        |                 |                  | \$22,300         |
| Priority B            | \$37,700        | \$52,700        | \$90,200         | \$128,800        |
| Priority C            | \$12,300        | \$46,400        | \$17,100         | \$12,300         |
| <b>Total</b>          | <b>\$61,400</b> | <b>\$99,100</b> | <b>\$107,400</b> | <b>\$163,400</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**FRANCIS LEWIS HIGH SCHOOL - Q**  
**Asset # : 2628**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 91%  |                   |                | LIFE               | * *            | 5           | \$168,300      | A             |
| Metal/Glass Curt Wall  | 5%   |                   |                | LIFE               | * *            | 5           | \$17,300       | A             |
| Metal Panel            | 2%   |                   |                | 2042               | * *            | 5-10        | \$25,400       | A             |
| Granite Panels         | 2%   |                   |                | LIFE               | * *            | 5           | \$2,800        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 97%  |                   |                | 2044               | * *            | 5           | \$22,600       | A             |
| Metal Louvers          | 3%   |                   |                | 2031               | * *            | 10          | \$4,400        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$13,100       | A             |
| Metal Panel            | 5%   |                   |                | 2042               | * *            | 5           | \$2,700        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%  |                   |                | 2027               | * *            | 10          | \$237,800      | A             |
| Copper/Terne           | 5%   |                   |                | 2050               | * *            | 10          | \$35,000       | A             |
| Modified Bitumen       | 5%   |                   |                | 2027               | * *            | 10          | \$14,000       | A             |
| Skylight, Plastic      | 5%   |                   |                | 2035               | * *            | 1           |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$43,200       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Boiler Room  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2031               | * *            | 5           | \$11,900       | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | * *            | 5           | \$6,200        | C             |
| Vinyl Tile             | 60%  |                   |                | 2027               | * *            | 3           | \$88,900       | C             |
| Vinyl Tile             | 25%  |                   |                | 2017               | \$941,500      | 3           | \$49,400       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Classrooms<br>Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Wood                   | 5%   | Now               | \$83,800       | 2037               | * *            | 5           | \$18,500       | C             |
|                        | Dry Rot/Decay, Extent : Moderate, Area Affected : 20%<br>Location : Auditorium Stage<br>Split/Cracked, Extent : Moderate, Area Affected : 25%<br>Location : Auditorium Stage |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031               | * *            | 5           | \$22,400       | C             |
| Concrete Masonry Unit  | 30%  |                   |                | LIFE               | * *            | 5           | \$53,800       | C             |
| Folding Partition      | 3%   |                   |                | 2030               | * *            | 5           | \$33,600       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 25%  |                   |                | LIFE               | * *            | 5           | \$33,600       | C             |
| SGFT/Glazed Masonry    | 25%  | Now               | \$258,500      | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Stairs  |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | LIFE               | * *            | 5           | \$89,700       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**FRANCIS LEWIS HIGH SCHOOL - Q**  
**Asset # : 2628**

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

## Interior

## Ceilings

|                      |     |     |           |      |    |   |           |   |
|----------------------|-----|-----|-----------|------|----|---|-----------|---|
| AcousTile,Adhered    | 5%  |     |           | 2027 | ** | 5 | \$18,500  | B |
| AcousTileSusp.Lay-In | 5%  |     |           | 2027 | ** | 5 | \$18,500  | B |
| Exposed Concrete     | 55% |     |           | LIFE | ** | 5 | \$31,700  | B |
| Exposed Struc: Steel | 5%  |     |           | LIFE | ** |   |           | B |
| Metal Panel          | 30% | Now | \$540,300 | LIFE | ** | 5 | \$138,500 | B |

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%*

*Location : Throughout Corridors*

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%*

*Location : Throughout Corridors*

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

## Under 600 Volts

## Service Equipment

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 0-2 | \$65,100 | 2052 | ** | 5 | \$600 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Obsolete Equipment, Main Service Switches Rated @ 2- 1500 Amperes And 2-1000 Amperes*

## Switchgear / Switchboard

|                  |      |  |  |      |  |   |         |   |
|------------------|------|--|--|------|--|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 |  | 5 | \$6,500 | B |
|------------------|------|--|--|------|--|---|---------|---|

## Raceway

|         |      |  |  |      |  |   |  |   |
|---------|------|--|--|------|--|---|--|---|
| Conduit | 100% |  |  | 2022 |  | 1 |  | B |
|---------|------|--|--|------|--|---|--|---|

## Panelboards

|                  |      |  |  |      |  |   |         |   |
|------------------|------|--|--|------|--|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2021 |  | 5 | \$6,500 | B |
|------------------|------|--|--|------|--|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$282,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |  |   |  |   |
|---------------|-----|--|--|------|--|---|--|---|
| Thermoplastic | 30% |  |  | 2022 |  | 1 |  | B |
|---------------|-----|--|--|------|--|---|--|---|

## Motor Controllers

|                 |      |  |  |      |  |   |         |   |
|-----------------|------|--|--|------|--|---|---------|---|
| Locally Mounted | 100% |  |  | 2020 |  | 5 | \$1,700 | B |
|-----------------|------|--|--|------|--|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,600 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |  |    |           |   |
|-------------|-----|--|--|------|--|----|-----------|---|
| Fluorescent | 96% |  |  | 2022 |  | 10 | \$232,500 | B |
|-------------|-----|--|--|------|--|----|-----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Lamp T-8*

|     |    |  |  |      |  |    |       |   |
|-----|----|--|--|------|--|----|-------|---|
| HID | 2% |  |  | 2022 |  | 10 | \$200 | B |
|-----|----|--|--|------|--|----|-------|---|

|              |    |  |  |      |  |   |       |   |
|--------------|----|--|--|------|--|---|-------|---|
| Incandescent | 2% |  |  | 2017 |  | 2 | \$100 | B |
|--------------|----|--|--|------|--|---|-------|---|

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**DEPARTMENT OF EDUCATION - 040**  
**FRANCIS LEWIS HIGH SCHOOL - Q**  
**Asset # : 2628**

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

**Lighting**

|                    |      |  |  |      |           |    |          |   |
|--------------------|------|--|--|------|-----------|----|----------|---|
| Egress Lighting    |      |  |  |      |           |    |          |   |
| Emergency, Battery | 50%  |  |  | 2017 | \$54,700  | 10 | \$31,900 | B |
| Exit, Service      | 50%  |  |  | 2017 | \$21,900  | 1  |          | B |
| Exterior Lighting  |      |  |  |      |           |    |          |   |
| HID                | 100% |  |  | 2017 | \$102,300 | 10 | \$800    | B |

**Alarm**

|   |     |  |  |      |           |   |          |   |
|---|-----|--|--|------|-----------|---|----------|---|
| Security System   |     |  |  |      |           |   |          |   |
| No Component  | 70% |  |  |      |           |   |          | D |
| Generic   | 30% |  |  | 2022 | \$253,600 | 1 | \$27,500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |     |  |  |      |           |   |          |   |
| <i>Location : Hallways</i>  |     |  |  |      |           |   |          |   |
| <i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm System</i> |     |  |  |      |           |   |          |   |

|  |     |  |  |      |           |     |          |   |
|--|-----|--|--|------|-----------|-----|----------|---|
| Fire/Smoke Detection   |     |  |  |      |           |     |          |   |
| No Component   | 70% |  |  |      |           |     |          | D |
| Generic  | 30% |  |  | 2017 | \$868,200 | 1-3 | \$46,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                |     |  |  |      |           |     |          |   |
| <i>Location : Hallways</i>   |     |  |  |      |           |     |          |   |
| <i>Explanation : Old Fire Alarm System, Alarm Bells And Manual Pull Stations</i> |     |  |  |      |           |     |          |   |

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

**Heating**

|   |      |     |          |      |    |   |          |   |
|---|------|-----|----------|------|----|---|----------|---|
| Energy Source   |      |     |          |      |    |   |          |   |
| Fuel Oil  | 100% | Now | \$14,800 | 2032 | ** | 5 | \$40,900 | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>    |      |     |          |      |    |   |          |   |
| <i>Location : Boiler Room ( Defective Electric Oil Heaters)</i> |      |     |          |      |    |   |          |   |
| <i>No. 6 Fuel Oil, Extent : Light, Area Affected : 100%</i>     |      |     |          |      |    |   |          |   |
| <i>Location : Basement Vault</i>                                |      |     |          |      |    |   |          |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |      |     |          |      |    |   |          |   |
| <i>Location : Basement Vault</i>                                |      |     |          |      |    |   |          |   |
| <i>Explanation : 2 - 20,000 Gallon Tanks</i>                    |      |     |          |      |    |   |          |   |

|  |      |     |          |      |    |   |           |   |
|--|------|-----|----------|------|----|---|-----------|---|
| Conversion Equipment                                   |      |     |          |      |    |   |           |   |
| Steam Boiler   | 100% | Now | \$73,300 | 2027 | ** | 1 | \$235,600 | B |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i> |      |     |          |      |    |   |           |   |
| <i>Location : Interior And Exterior Brickwork</i>      |      |     |          |      |    |   |           |   |

|   |      |     |           |      |    |   |          |   |
|---|------|-----|-----------|------|----|---|----------|---|
| Distribution  |      |     |           |      |    |   |          |   |
| Steam Piping/Pump                                       | 100% | Now | \$105,100 | 2032 | ** | 4 | \$13,000 | B |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i> |      |     |           |      |    |   |          |   |
| <i>Location : Basement</i>                              |      |     |           |      |    |   |          |   |

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANCIS LEWIS HIGH SCHOOL - Q**  
**Asset # : 2628**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 25%               |                          |                       | 2027                      | * *                   | 1                  | \$40,900              | B                    |
| Convactor/Radiator  | 75%               | 0-2                      | \$213,300             | 2035                      | * *                   | 1                  | \$57,700              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Classrooms ( Defective Room Thermostats And Control Valve;</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Defective Steam Traps)</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating   | 10%               |                          |                       | 2030                      | * *                   | 1                  | \$12,300              | B                    |
| Compr/Chiller   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 80%               |                          |                       | 2020                      | \$495,100             | 1                  |                       | B                    |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : North West Corner Of Bldg ( Malfunctioning Controls)</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$147,200             | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 20%               |                          |                       | 2027                      | * *                   | 2                  | \$1,600               | B                    |
| Roof  | 80%               |                          |                       | 2022                      | \$191,500             | 2                  | \$6,500               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2022                      | \$70,100              | 2                  | \$4,000               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$26,200              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$16,300              | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 60%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Toilet Rooms</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANCIS LEWIS HIGH SCHOOL - Q**  
**Asset # : 2628**

| Mechanical   |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |   |
|--|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|---|
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport   |                 |                |                   |                    |         |                |             |                |               |   |
| Elevators  |                 |                |                   |                    |         |                |             |                |               |   |
|  | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Location : B-3</i>  |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Explanation : One Unit With Defective Cab Structure</i>     |                 |                |                   |                    |         |                |             |                |               |   |
| Fire Suppression   |                 |                |                   |                    |         |                |             |                |               |   |
| Sprinkler  |                 |                |                   |                    |         |                |             |                |               |   |
|  | No Component    | 90%            |                   |                    |         |                |             |                | D             |   |
|  | Generic         | 10%            |                   |                    | 2032    |                | * *         | 1-2            | \$7,400       | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS  
**Address** : 35-12 35TH AVENUE  
**Borough** : QUEENS **Agency's Number** : Q570  
**Program / Asset #** : BOE1092.000 / 14443 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 146,900 **Project Type** : EDUCATION  
**Date of Survey** : 24-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 639 **Lot** : 16 **BIN** : 4009594

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$93,700              | \$184,700             |
| Electrical            |                       | \$104,700             |
| <b>Total</b>          | <b>\$93,700</b>       | <b>\$289,500</b>      |
| Priority A            | \$93,700              | \$184,700             |
| Priority B            |                       | \$104,700             |
| <b>Total</b>          | <b>\$93,700</b>       | <b>\$289,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$44,600         |
| Interior Architecture | \$5,500         | \$2,200         |                 | \$50,900         |
| Electrical            | \$18,700        | \$16,700        | \$16,700        | \$26,100         |
| Mechanical            | \$21,100        | \$15,600        | \$29,000        | \$13,400         |
| Elevators/Escalators  | \$19,700        | \$19,700        | \$19,700        | \$19,700         |
| <b>Total</b>          | <b>\$65,000</b> | <b>\$54,300</b> | <b>\$65,500</b> | <b>\$154,700</b> |
| Priority A            |                 |                 |                 | \$44,600         |
| Priority B            | \$59,600        | \$52,100        | \$65,500        | \$82,400         |
| Priority C            | \$5,500         | \$2,200         |                 | \$27,700         |
| <b>Total</b>          | <b>\$65,000</b> | <b>\$54,300</b> | <b>\$65,500</b> | <b>\$154,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**

**Asset # : 14443**

| Architecture   |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |  |                |                   |                    |         |                |             |                |               |
| Exterior Walls |  |                |                   |                    |         |                |             |                |               |
|                | Concrete Masonry Unit                                      | 24%            |                   |                    | LIFE    | **             | 5           | \$8,800        | A             |
|                | Fiberglass Panel   | 7%             |                   |                    | 2037    | **             | 5           | \$15,400       | A             |
|                | Masonry: Brick   | 25%            |                   |                    | LIFE    | **             | 5           | \$14,700       | A             |
|                | Recent Construction, Extent : Light, Area Affected : 100%  |                |                   |                    |         |                |             |                |               |
|                | Location : New Building Completed In 2009                  |                |                   |                    |         |                |             |                |               |
|                | Metal/Glass Curt Wall                                      | 20%            |                   |                    | LIFE    | **             | 5           | \$22,000       | A             |
|                | Metal Panel  | 20%            |                   |                    | 2052    | **             | 5-10        | \$80,800       | A             |
|                | Stucco Cement  | 2%             |                   |                    | 2042    | **             | 5           | \$2,900        | A             |
|                | Window Wall  | 2%             |                   |                    | 2052    | **             | 5           | \$4,400        | A             |
| Windows        |  |                |                   |                    |         |                |             |                |               |
|                | Aluminum   | 100%           |                   |                    | 2047    | **             | 5           | \$17,900       | A             |
| Parapets       |  |                |                   |                    |         |                |             |                |               |
|                | Cast in Place Concrete                                     | 35%            |                   |                    | LIFE    | **             | 5           | \$10,800       | A             |
|                | Concrete Masonry Unit                                      | 35%            |                   |                    | LIFE    | **             | 5           | \$1,200        | A             |
|                | Masonry: Brick   | 5%             |                   |                    | LIFE    | **             | 5           | \$100          | A             |
|                | Metal/Glass Curt Wall                                      | 10%            |                   |                    | 2052    | **             | 5           | \$1,200        | A             |
|                | Metal Panel  | 10%            |                   |                    | 2052    | **             | 5           | \$1,200        | A             |
|                | Metal Rail   | 5%             |                   |                    | 2042    | **             | 5-10        | \$2,700        | A             |
| Roof           |  |                |                   |                    |         |                |             |                |               |
|                | IRMA/Protected Membrane                                    | 50%            |                   |                    | 2032    | **             | 10          | \$82,200       | A             |
|                | Paver: Asphalt   | 38%            |                   |                    | 2037    | **             | 10          | \$93,700       | A             |
|                | Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                | Location : Over Fourth Floor                               |                |                   |                    |         |                |             |                |               |
|                | Explanation : This Component Is Actually Concrete Pavers   |                |                   |                    |         |                |             |                |               |
|                | Sloped Glazing   | 2%             |                   |                    | LIFE    | **             | 5           | \$43,800       | A             |
|                | Not Accessible   | 10%            |                   |                    |         |                |             |                | D             |
|                | Other Observation, Extent : Light, Area Affected : 0%      |                |                   |                    |         |                |             |                |               |
|                | Location : Over Fourth Floor                               |                |                   |                    |         |                |             |                |               |
|                | Explanation : Section Of Roof Is Covered With Dirt         |                |                   |                    |         |                |             |                |               |
| Interior       |  |                |                   |                    |         |                |             |                |               |
| Floors         |  |                |                   |                    |         |                |             |                |               |
|                | Carpet   | 5%             |                   |                    | 2024    | **             | 3           | \$6,600        | C             |
|                | Cast in Place Concrete                                     | 10%            |                   |                    | LIFE    | **             | 5           | \$19,200       | C             |
|                | Terrazzo   | 10%            |                   |                    | LIFE    | **             | 5           | \$6,800        | C             |
|                | Vinyl Tile   | 50%            |                   |                    | 2032    | **             | 3           | \$21,900       | C             |
|                | Wood   | 25%            |                   |                    | 2062    | **             | 5           | \$41,100       | C             |
| Interior Walls |  |                |                   |                    |         |                |             |                |               |
|                | Ceramic Tile   | 15%            |                   |                    | 2037    | **             | 5           | \$3,400        | C             |
|                | Concrete Masonry Unit                                      | 5%             |                   |                    | LIFE    | **             | 5           | \$500          | C             |
|                | Glass: Single Pane   | 10%            |                   |                    | LIFE    | **             | 5           | \$1,700        | C             |
|                | Gypsum Board   | 60%            |                   |                    | LIFE    | **             | 5           | \$8,200        | C             |
|                | Masonry: Brick   | 5%             |                   |                    | LIFE    | **             |             |                | C             |
|                | Metal Panel  | 5%             |                   |                    | LIFE    | **             |             |                | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**  
**Asset # : 14443**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                       | 10%        |                   |                | 2042               | * *            | 5           | \$11,000       | B             |
| AcousTileSusp.Lay-In                                       | 40%        |                   |                | 2042               | * *            | 5           | \$35,300       | B             |
| Exposed Struc: Steel                                       | 7%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board  | 30%        |                   |                | 2032               | * *            |             |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors                                       |            |                   |                |                    |                |             |                |               |
| Explanation : This Component Is Actually Fiber Glass Panel |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 10%        |                   |                | LIFE               | * *            | 5           | \$11,000       | B             |
| Wood   | 3%         |                   |                | LIFE               | * *            | 5           | \$23,200       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2052               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Four 3000 Amps Main Disconnect Switch        |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Various Ratings                              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2052               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2047               | * *            | 5           | \$3,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2042               | * *            | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,800        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2042               | * *            | 1           | \$37,100       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**  
**Asset # : 14443**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$46,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 500 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$4,500               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$3,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 250 Gallon Tank</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2032                      | * *                   | 10                 | \$99,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 5%                |                          |                       | 2032                      | * *                   | 10                 | \$5,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby And Hallway 1, 2, 3, 4 Floors</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-5 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2032                      | * *                   | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exit, LED   | 50%               |                          |                       | 2062                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$400                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 50%               |                          |                       | 2032                      | * *                   | 1                  | \$22,500              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 90%               |                          |                       | 2032                      | * *                   | 1-3                | \$68,800              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Natural Gas                  | 80%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**  
**Asset # : 14443**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 80%   |                   |                | 2030               | * *            | 1           | \$47,700       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 80%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 14 Units                                  |                   |                |                    |                |             |                |               |
| Radiant Heater                 | 20%   |                   |                | 2030               | * *            | 2           | \$11,200       | B             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 20%   |                   |                | 2030               | * *            | 1           | \$7,800        | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%  |                   |                | 2030               | * *            | 2           | \$7,400        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 14 Units                                  |                   |                |                    |                |             |                |               |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$67,000       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2030               | * *            | 2           | \$3,700        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2048               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2021               | \$31,900       | 2           | \$1,800        | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |   |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)              |   |                   |                |                    |                |             |                |               |
| Electric                       | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2030               | * *            | 1           | \$7,400        | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : (3) C, 1-5 (1) C-1                           |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Units                                   |                   |                |                    |                |             |                |               |

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



**DEPARTMENT OF EDUCATION - 040**  
**FRANK SINATRA H.S. - Q SCHOOL OF THE ARTS**  
**Asset # : 14443**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Standpipe      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-5         | \$60,700       | B             |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-2         | \$33,700       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2035    | * *            | 1           | \$22,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FRANKLIN D. ROOSEVELT H.S - BK  
**Address** : 5800 20TH AVE BTWN: 58 ST., 59 ST.  
**Borough** : BROOKLYN **Agency's Number** : K505  
**Program / Asset #** : BOE0642.000 / 1219 **Yr Built/Renovated** : 1965 / 2002  
**Area Sq Ft** : 296,080 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3,4  
**Block** : 5506 **Lot** : 6 **BIN** : 3131537

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,033,800           | \$487,500             |
| Interior Architecture | \$91,500              | \$3,565,300           |
| Electrical            | \$294,200             | \$3,859,600           |
| Mechanical            | \$1,530,700           | \$6,045,400           |
| <b>Total</b>          | <b>\$2,950,300</b>    | <b>\$13,957,900</b>   |
| Priority A            | \$1,033,800           | \$487,500             |
| Priority B            | \$1,916,400           | \$10,053,400          |
| Priority C            |                       | \$3,417,000           |
| <b>Total</b>          | <b>\$2,950,300</b>    | <b>\$13,957,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|------------------|------------------|
| Exterior Architecture |                 | \$2,500         |                  | \$24,600         |
| Interior Architecture |                 |                 | \$43,900         | \$18,300         |
| Electrical            | \$43,700        | \$1,300         | \$3,600          | \$12,800         |
| Mechanical            | \$42,700        | \$37,100        | \$72,400         | \$37,100         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$94,300</b> | <b>\$48,800</b> | <b>\$127,800</b> | <b>\$100,700</b> |
| Priority A            |                 | \$2,500         |                  | \$24,600         |
| Priority B            | \$94,300        | \$46,300        | \$83,900         | \$57,800         |
| Priority C            |                 |                 | \$43,900         | \$18,300         |
| <b>Total</b>          | <b>\$94,300</b> | <b>\$48,800</b> | <b>\$127,800</b> | <b>\$100,700</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN D. ROOSEVELT H.S - BK**  
**Asset # : 1219**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$49,700       | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$99,400       | A             |
| Pre-Cast Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$258,400      | A             |
| Window Wall  | 5%         |                   |                | 2042               | **             | 5           | \$37,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$24,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Metal Rail   | 5%         |                   |                | 2027               | **             | 5-10        | \$9,800        | A             |
| Metal: Cage/Fence  | 5%         |                   |                | 2035               | **             | 5-10        | \$4,200        | A             |
| Pre-Cast Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$27,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 55%        |                   |                | 2027               | **             | 10          | \$121,700      | A             |
| IRMA/Protected Membrane  | 40%        |                   |                | 2017               | \$823,700      | 10          | \$88,500       | A             |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Over 4th Floor</i>                      |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 5%         |                   |                | 2022               | \$80,000       | 10          | \$11,100       | A             |
| <i>Vegetation Growth, Extent : Light, Area Affected : 10%</i><br><i>Location : Over Corridor Between Low And Upper Wings</i> |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$15,300       | C             |
| Vinyl Tile   | 90%        |                   |                | 2022               | \$3,350,500    | 3           | \$131,800      | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$36,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$17,700       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$66,500       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 65%        | Now               | \$91,500       | 2027               | **             | 5           | \$148,300      | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i><br><i>Location : Throughout</i>                               |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$14,300       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$22,800       | B             |

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

Under 600 Volts

Transformers

Not Accessible

100%

D

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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN D. ROOSEVELT H.S - BK**  
**Asset # : 1219**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 75%  |                   |                | 2022               | \$223,500      | 5           | \$800          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Service 1500 Amps                            |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 25%  |                   |                | 2042               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Service 2500 Amps                            |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2022               | \$397,400      | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2021               | \$72,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2021               | \$289,100      | 5           | \$5,100        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 20%  | 2-4               | \$80,700       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 80%  |                   |                | 2022               | \$322,800      | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2020               | \$66,000       | 5           | \$1,600        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$3,600        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Water Pipe                              |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 96%  |                   |                | 2022               | \$2,258,800    | 10          | \$229,800      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Lamps 40% T-8, 60% T-12                      |                   |                |                    |                |             |                |               |
| HID                      | 1%   |                   |                | 2017               | \$10,900       | 10          | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Gym   |                   |                |                    |                |             |                |               |
|                          | Explanation : Sodium                                       |                   |                |                    |                |             |                |               |
| Incandescent             | 3%   |                   |                | 2017               | \$70,600       | 2           | \$200          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  | 2-4               | \$21,600       | 2032               | * *            | 1           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%  | 2-4               | \$21,600       | 2032               | * *            | 1           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2017               | \$101,100      | 10          | \$800          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN D. ROOSEVELT H.S - BK**  
**Asset # : 1219**

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

## Alarm

## Security System

No Component

95%

Generic

5%

2017

\$41,800

1

\$4,500

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Partially Working - System Bypass Most Of The Area*

## Fire/Smoke Detection

No Component

95%

Under Construction

5%

D

D

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

## Heating

## Energy Source

Fuel Oil No 6

100%

2022

\$733,000

5

\$80,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault Basement**Explanation : 2 Tanks 15000 Gal Each*

## Conversion Equipment

Steam Boiler

100%

2-4

\$1,448,700

2042

\* \*

1

\$232,900

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : One Of The Boilers**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$41,600

2022

\$2,077,800

4

\$12,900

B

*Not in Service, Extent : Moderate, Area Affected : 2%**Location : Condensate Pump**Recent Repair Evident, Extent : Light, Area Affected : 2%**Location : Vacuum Pumps*

## Terminal Devices

Air Handler

30%

Now

\$9,600

2022

\$481,400

1

\$43,600

B

*Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Pneumatic Actuators / System*

Convactor/Radiator

50%

Now

\$28,100

2020

\$1,405,400

1

\$38,000

B

*Other Observation, Extent : Moderate, Area Affected : 15%**Location : Radiators**Explanation : Thermostat Needs To Be Replaced*

Fan Coil Unit/Heat

20%

2022

\$891,200

1

\$16,900

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN D. ROOSEVELT H.S - BK**  
**Asset # : 1219**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment  |                |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit  | 15%            |                   |                    | 2020    | \$91,800       | 1           |                | B             |
|                    | No Component  | 85%            |                   |                    |         |                |             |                | D             |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers  | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$145,500      | B             |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 25%            |                   |                    | 2022    | \$82,200       | 2           | \$2,000        | B             |
|                    | Roof  | 75%            |                   |                    | 2022    | \$177,500      | 2           | \$6,000        | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel   | 100%           |                   |                    | 2027    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                    | Low Temp  | 100%           |                   |                    | 2032    | * *            | 4           | \$25,900       | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                   |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Two Units   |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 50%                    |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement To 4th Floor  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Only One Elevator Is In Use, The Other Elevator Is Not Used |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 90%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 10%            |                   |                    | 2042    | * *            | 1-2         | \$7,300        | B             |

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : FRANKLIN K. LANE HIGH SCHOOL -BK  
**Address** : 999 JAMAICA AVE. BTWN: ELDERT LA - DEXTER CT  
**Borough** : BROOKLYN **Agency's Number** : K420  
**Program / Asset #** : BOE0669.000 / 312 **Yr Built/Renovated** : 1937 / 2004  
**Area Sq Ft** : 350,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 4094 **Lot** : 1 **BIN** : 3090738

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$131,400             | \$127,400             |
| Interior Architecture | \$1,724,200           | \$1,298,900           |
| Electrical            | \$489,000             | \$5,719,500           |
| Mechanical            | \$510,300             | \$4,312,700           |
| <b>Total</b>          | <b>\$2,854,900</b>    | <b>\$11,458,600</b>   |
| Priority A            | \$131,400             | \$127,400             |
| Priority B            | \$1,311,000           | \$10,212,800          |
| Priority C            | \$1,412,500           | \$1,118,400           |
| <b>Total</b>          | <b>\$2,854,900</b>    | <b>\$11,458,600</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$14,900         | \$9,600         |                  | \$18,100         |
| Interior Architecture | \$29,100         | \$13,200        | \$10,600         | \$30,300         |
| Electrical            | \$10,200         | \$11,900        | \$15,200         | \$12,500         |
| Mechanical            | \$70,300         | \$48,200        | \$67,800         | \$47,500         |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900          | \$9,900          |
| <b>Total</b>          | <b>\$134,200</b> | <b>\$92,700</b> | <b>\$103,400</b> | <b>\$118,300</b> |
| Priority A            | \$14,900         | \$9,600         |                  | \$18,100         |
| Priority B            | \$90,300         | \$69,900        | \$92,800         | \$69,900         |
| Priority C            | \$29,100         | \$13,200        | \$10,600         | \$30,300         |
| <b>Total</b>          | <b>\$134,200</b> | <b>\$92,700</b> | <b>\$103,400</b> | <b>\$118,300</b> |



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 Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN K. LANE HIGH SCHOOL -BK**  
**Asset # : 312**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 75%  | 0-2               | \$85,600       | LIFE               | * *            | 5           | \$127,400      | A             |
|                       | Efflorescence, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Various   |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Masonry: Granite      | 10%  | Now               | \$45,800       | LIFE               | * *            | 5           | \$12,700       | A             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Building Base Throughout                          |                   |                |                    |                |             |                |               |
|                       | Explanation : Peeling Paint                                  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 15%  |                   |                | LIFE               | * *            | 5           | \$19,100       | A             |
|                       | Staining/Discoloring, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 95%  |                   |                | 2038               | * *            | 5           | \$67,000       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block           | 5%   |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 80%   |                   |                |                    |                |             |                |               |
|                       | Location : Pool Area   |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 70%  |                   |                | LIFE               | * *            | 5           | \$8,600        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 20%  |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail            | 5%   |                   |                | 2035               | * *            | 5-10        | \$11,100       | A             |
| Metal: Cage/Fence     | 5%   |                   |                | 2035               | * *            | 5-10        | \$4,800        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%  | Now               | \$14,900       | 2030               | * *            |             |                | A             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 2%     |                   |                |                    |                |             |                |               |
|                       | Location : Over Room 452                                     |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%   |                   |                | 2057               | * *            | 10          | \$18,100       | A             |

**Interior**

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**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN K. LANE HIGH SCHOOL -BK**  
**Asset # : 312**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 17%        |                   |                | LIFE               | **             | 5           | \$157,000      | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$21,100       | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | **             | 5           | \$9,900        | C             |
| Vinyl Tile  | 25%        |                   |                | 2027               | **             | 3           | \$39,600       | C             |
| Vinyl Tile  | 20%        | Now               | \$80,500       | 2022               | \$804,700      | 3           | \$31,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Band Room, Various Others                            |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 25%        | Now               | \$1,119,000    | 2050               | **             | 5           | \$98,900       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                                   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                                   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 60%        |            |                   |                |                    |                |             |                |               |
| Location : Classrooms Throughout                                |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Severe, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                                   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$39,600       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        | Now               | \$55,800       | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Severe, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        | Now               | \$63,000       | 2025               | **             | 5           | \$21,400       | C             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Pool Area Shower Rooms And Column Base               |            |                   |                |                    |                |             |                |               |
| Glass: Special Gauge  | 1%         | Now               | \$94,200       | LIFE               | **             | 1           |                | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         | Now               | \$29,100       | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 4%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$57,700       | C             |
| Patching Evident, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%       |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN K. LANE HIGH SCHOOL -BK**  
**Asset # : 312**

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

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 20% |     |           | 2027 | * * | 5 | \$71,300 | B |
| Exposed Concrete  | 15% | Now | \$206,200 | LIFE | * * | 5 | \$8,400  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Old Coal Bunker In Basement*

|         |     |     |          |      |     |   |           |   |
|---------|-----|-----|----------|------|-----|---|-----------|---|
| Plaster | 57% | Now | \$69,900 | LIFE | * * | 5 | \$127,000 | B |
|---------|-----|-----|----------|------|-----|---|-----------|---|

*Patching Evident, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 2%*  
*Location : Room 452*

|         |    |  |  |      |     |   |          |   |
|---------|----|--|--|------|-----|---|----------|---|
| Plaster | 8% |  |  | LIFE | * * | 5 | \$17,800 | B |
|---------|----|--|--|------|-----|---|----------|---|

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

## Under 600 Volts

## Service Equipment

|                     |      |  |  |      |          |   |         |   |
|---------------------|------|--|--|------|----------|---|---------|---|
| Air Circuit Breaker | 100% |  |  | 2022 | \$65,100 | 5 | \$1,500 | B |
|---------------------|------|--|--|------|----------|---|---------|---|

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

*Explanation : (1) 4000 Amps And (1) 3500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$298,000 | 5 | \$1,300 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$397,400 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|                     |     |     |          |      |          |   |       |   |
|---------------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw       | 10% |     |          | 2021 | \$36,100 | 5 | \$700 | B |
| Fused Toggle Switch | 10% | 2-4 | \$36,100 | 2047 | * *      | 5 | \$300 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Cellar And Basement*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2021 | \$289,100 | 5 | \$6,100 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$282,400 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 30% |  |  | 2022 | \$121,100 | 1 |  | B |
|---------------|-----|--|--|------|-----------|---|--|---|

## Motor Controllers

|                      |     |  |  |      |           |   |         |   |
|----------------------|-----|--|--|------|-----------|---|---------|---|
| Locally Mounted      | 50% |  |  | 2020 | \$33,000  | 5 | \$1,000 | B |
| Locally Mounted      | 25% |  |  | 2035 | * *       | 5 | \$500   | B |
| Motor Control Center | 25% |  |  | 2020 | \$215,600 | 5 | \$2,000 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$4,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN K. LANE HIGH SCHOOL -BK**  
**Asset # : 312**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting<br>Fluorescent                                  | 95%               |                          |                       | 2022                      | \$2,415,900           | 10                 | \$245,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2022                      | \$35,300              | 10                 | \$300                 | B                    |
| Incandescent  | 2%                |                          |                       | 2017                      | \$50,900              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2022                      | \$58,500              | 10                 | \$34,100              | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$23,400              | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$119,500             | 10                 | \$900                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 50%               |                          |                       | 2022                      | \$494,000             | 1                  | \$53,600              | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2022                      | \$1,014,600           | 1-3                | \$53,000              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6   | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$87,400              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Tanks Of 18,000 Gal Each</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Conversion Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$279,700             | B                    |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$44,900              | 2032                      | * *                   | 4                  | \$13,900              | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 60%               |                          |                       | 2022                      | \$1,040,600           | 1                  | \$104,800             | B                    |
| Convactor/Radiator  | 20%               | Now                      | \$12,200              | 2020                      | \$607,600             | 1                  | \$16,400              | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 20%               |                          |                       | 2022                      | \$963,200             | 1                  | \$18,300              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**FRANKLIN K. LANE HIGH SCHOOL -BK**  
**Asset # : 312**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 10%               |                          |                       | 2017                      | \$66,100              | 1                  |                       | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$157,300             | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2017                      | \$355,600             | 2                  | \$8,700               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2020                      | \$960,700             | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$74,900              | 2                  | \$4,200               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | 0-2                      | \$5,000               | 2022                      | \$99,800              | 4                  | \$28,000              | B                    |
| <i>Not Insulated, Extent : Severe, Area Affected : 20%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Make-up Tank Insulation, Boiler Room</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$9,000               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 35%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof Drains</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Pool Filter/Treatment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand  | 100%              |                          |                       | 2020                      | \$452,400             | 4                  |                       | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$17,400              | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Passenger - Basement : 4th / Freight - Basement : 1st</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Passenger, One Freight</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2032                      | * *                   | 1-2                | \$15,800              | B                    |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GEORGE W. WINGATE HIGH SCHOOL-BK  
**Address** : 600 KINGSTON AVE. BTWN: RUTLAND RD., WINTHROP ST.  
**Borough** : BROOKLYN **Agency's Number** : K470  
**Program / Asset #** : BOE0635.000 / 2523 **Yr Built/Renovated** : 1955 / 2007  
**Area Sq Ft** : 303,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4811 **Lot** : 1 **BIN** : 3107227

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$276,300             |
| Interior Architecture | \$2,798,900           | \$172,800             |
| Electrical            | \$156,800             | \$1,522,500           |
| Mechanical            | \$64,800              | \$947,600             |
| <b>Total</b>          | <b>\$3,020,500</b>    | <b>\$2,919,300</b>    |
| Priority A            |                       | \$276,300             |
| Priority B            | \$314,700             | \$2,470,100           |
| Priority C            | \$2,705,800           | \$172,800             |
| <b>Total</b>          | <b>\$3,020,500</b>    | <b>\$2,919,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$15,700         |                 |                 | \$26,900         |
| Interior Architecture | \$60,100         | \$26,100        |                 | \$58,300         |
| Electrical            | \$2,000          | \$1,200         | \$1,400         | \$2,300          |
| Mechanical            | \$70,700         | \$35,200        | \$60,800        | \$34,500         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$152,400</b> | <b>\$66,400</b> | <b>\$66,100</b> | <b>\$126,000</b> |
| Priority A            | \$15,700         |                 |                 | \$26,900         |
| Priority B            | \$76,700         | \$59,600        | \$66,100        | \$71,600         |
| Priority C            | \$60,100         | \$6,900         |                 | \$27,400         |
| <b>Total</b>          | <b>\$152,400</b> | <b>\$66,400</b> | <b>\$66,100</b> | <b>\$126,000</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE W. WINGATE HIGH SCHOOL-BK**  
**Asset # : 2523**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  |                   |                | LIFE               | * *            | 5           | \$106,800      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 66%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 10%  |                   |                | LIFE               | * *            | 5           | \$23,600       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 2007                                   |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone  | 5%   |                   |                | LIFE               | * *            | 5           | \$4,700        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Throughout                                   |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 98%  |                   |                | 2047               | * *            | 5           | \$53,900       | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Throughout                                   |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%   |                   |                | 2031               | * *            | 10          | \$6,900        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  |                   |                | LIFE               | * *            | 5           | \$13,600       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Throughout                                   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2048               | * *            | 5           | \$3,100        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Throughout                                   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 10%  |                   |                | LIFE               | * *            | 5           | \$10,100       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Throughout                                   |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 90%  |                   |                | 2032               | * *            | 10          | \$169,500      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 2007                                   |                   |                |                    |                |             |                |               |
| Roll Roofing            | 10%  |                   |                | 2024               | * *            | 5           | \$31,400       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : 2007 Bulkheads                                    |                   |                |                    |                |             |                |               |

## Interior

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE W. WINGATE HIGH SCHOOL-BK**  
**Asset # : 2523**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$40,000       | C             |
| Terrazzo  | 5%         | Now               | \$27,400       | LIFE               | **             | 5           | \$14,300       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 60%        | Now               | \$418,000      | 2017               | \$2,090,000    | 3           | \$82,200       | C             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : 9x9 Tiles Throughout Breezeways</i>                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2030               | **             | 3           | \$20,600       | C             |
| Wood  | 15%        | Now               | \$116,200      | 2037               | **             | 5           | \$51,400       | C             |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$32,700       | 2031               | **             | 5           | \$5,600        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 55%        |                   |                | LIFE               | **             | 5           | \$81,500       | C             |
| Plaster   | 12%        | Now               | \$81,500       | LIFE               | **             | 5           | \$13,300       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         | Now               | \$93,100       | 2042               | **             | 5           | \$7,700        | B             |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Cafeteria</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Cafeteria</i>                                  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        |                   |                | 2027               | **             | 5           | \$61,700       | B             |
| AcousTileConcealSpLn  | 10%        |                   |                | 2035               | **             | 5           | \$38,600       | B             |
| Exposed Concrete  | 55%        |                   |                | LIFE               | **             | 5           | \$26,500       | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$19,300       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | **             | 5           | \$1,100        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Two Electrical Service Rated At 2000 Amps</i>    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | **             | 5           | \$1,100        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE W. WINGATE HIGH SCHOOL-BK**  
**Asset # : 2523**

| Electrical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |            |  |                |                    |                |             |                |               |
| Raceway               |            |  |                |                    |                |             |                |               |
| Conduit               | 80%        |  |                | 2022               | \$318,000      | 1           |                | B             |
| Conduit               | 20%        |  |                | 2042               | * *            | 1           |                | B             |
| Panelboards           |            |  |                |                    |                |             |                |               |
| Fused Disc Sw         | 50%        |  |                | 2038               | * *            | 5           | \$2,900        | B             |
| Molded Case Bkrs      | 50%        |  |                | 2038               | * *            | 5           | \$3,300        | B             |
| Wiring                |            |  |                |                    |                |             |                |               |
| Braided Cloth         | 50%        |  |                | 2021               | \$201,800      | 1           |                | B             |
|                       |            | Insulation Aged, Extent : Severe, Area Affected : 100%     |                |                    |                |             |                |               |
|                       |            | Location : Electrical Room                                 |                |                    |                |             |                |               |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : Upper Floors                                 |                |                    |                |             |                |               |
| Thermoplastic         | 50%        |  |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers     |            |  |                |                    |                |             |                |               |
| Locally Mounted       | 100%       |  |                | 2039               | * *            | 5           | \$1,700        | B             |
| Ground                |            |  |                |                    |                |             |                |               |
| Grounding Devices     |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | LIFE               | * *            | 5           | \$3,700        | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement  |                |                    |                |             |                |               |
|                       |            | Explanation : Connected With Water Pipe                    |                |                    |                |             |                |               |
| Lighting              |            |  |                |                    |                |             |                |               |
| Interior Lighting     |            |  |                |                    |                |             |                |               |
| Fluorescent           | 70%        |  |                | 2027               | * *            | 10          | \$156,800      | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : T-8 Lamps                                    |                |                    |                |             |                |               |
| Fluorescent           | 30%        |  |                | 2022               | \$660,500      | 10          | \$67,200       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : T-12 Lamps                                   |                |                    |                |             |                |               |
| Egress Lighting       |            |  |                |                    |                |             |                |               |
| Emergency, Service    | 25%        |  |                | 2030               | * *            | 1           |                | B             |
| Emergency, Service    | 25%        |  |                | 2022               | \$10,100       | 1           |                | B             |
| Emergency, Battery    | 25%        |  |                | 2030               | * *            | 10          | \$14,700       | B             |
| Emergency, Battery    | 25%        |  |                | 2022               | \$25,300       | 10          | \$14,700       | B             |
| Exterior Lighting     |            |  |                |                    |                |             |                |               |
| HID                   | 100%       |  |                | 2022               | \$103,500      | 10          | \$800          | B             |
| Alarm                 |            |  |                |                    |                |             |                |               |
| Security System       |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2027               | * *            | 1           | \$4,600        | B             |
| Fire/Smoke Detection  |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2022               | \$146,400      | 1-3         | \$7,700        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE W. WINGATE HIGH SCHOOL-BK**  
**Asset # : 2523**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Vault</i><br><i>Explanation : 10,000 Gallon Tank</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$242,100             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 3 Steam Boilers</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$12,100              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2022                      | \$300,300             | 1                  | \$30,200              | B                    |
| Convactor/Radiator   | 75%               |                          |                       | 2027                      | * *                   | 1                  | \$59,300              | B                    |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i><br><i>Location : Throughout Classrooms - Defective Thermostats</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat   | 5%                |                          |                       | 2022                      | \$208,500             | 1                  | \$4,000               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling   | 10%               | Now                      | \$9,200               | 2027                      | * *                   | 2                  | \$1,200               | B                    |
| <i>Malfunctioning, Extent : Light, Area Affected : 15%</i><br><i>Location : Roof ( 1 Of 8 Defective Condenser Fan; 2 Of 8 Defective Compressors)</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 15%               | 0-2                      | \$4,300               | 2020                      | \$85,900              | 1                  |                       | B                    |
| <i>Malfunctioning, Extent : Light, Area Affected : 5%</i><br><i>Location : Various Classrooms - Defective Room Air Conditioning Units</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$136,200             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 95%               | Now                      | \$5,800               | 2022                      | \$292,400             | 2                  | \$5,700               | B                    |
| <i>Malfunctioning, Extent : Light, Area Affected : 5%</i><br><i>Location : 2nd Floor Fan Room ( 2 Of 20 Defective Exhaust Fan Motor Starters)</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 5%                |                          |                       | 2022                      | \$11,100              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$16,600              | 2027                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i><br><i>Location : Various Supply Line Takoffs</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2017                      | \$64,800              | 2                  | \$3,700               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE W. WINGATE HIGH SCHOOL-BK**  
**Asset # : 2523**

| Mechanical         |                    | Current Repair |  | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|----------------|--|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total     | Fail Date (Years)  | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |                |  |                    |         |                |             |                |               |
|                    | Sanitary Piping    |                |  |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%           |  |                    | LIFE    | * *            | 1           |                | B             |
|                    |                    |                | Blockage /Clogged, Extent : Light, Area Affected : 5%                        |                    |         |                |             |                |               |
|                    |                    |                | Location : Clogged Floor Drain In Cafeteria Serving Area And Other Locations |                    |         |                |             |                |               |
|                    | Storm Drain Piping |                |  |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%           |  |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |                |  |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%           |  |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |                |  |                    |         |                |             |                |               |
|                    | Electric           | 100%           |  |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures           |                |  |                    |         |                |             |                |               |
|                    | Generic            | 100%           |  |                    |         |                |             |                | B             |
| Vertical Transport |                    |                |  |                    |         |                |             |                |               |
|                    | Elevators          |                |  |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%           |  |                    | LIFE    | * *            |             |                | C             |
|                    |                    |                | Other Observation, Extent : Light, Area Affected : 100%                      |                    |         |                |             |                |               |
|                    |                    |                | Location : B, 1-3  |                    |         |                |             |                |               |
|                    |                    |                | Explanation : 1 Unit   |                    |         |                |             |                |               |
| Fire Suppression   |                    |                |  |                    |         |                |             |                |               |
|                    | Sprinkler          |                |  |                    |         |                |             |                |               |
|                    | No Component       | 95%            |  |                    |         |                |             |                | D             |
|                    | Generic            | 5%             |  |                    | 2032    | * *            | 1-2         | \$3,400        | B             |

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

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GEORGE WASHINGTON HIGH SCHOOL -M  
**Address** : 549 AUDUBON AVE BTWN: WEST 192 ST., WEST 193 S  
**Borough** : MANHATTAN **Agency's Number** : M465  
**Program / Asset #** : BOE0127.000 / 1621 **Yr Built/Renovated** : 1925 / 2006  
**Area Sq Ft** : 320,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2160 **Lot** : 18 **BIN** : 1076751

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,024,300           | \$1,461,900           |
| Interior Architecture | \$691,400             | \$905,400             |
| Electrical            | \$435,400             | \$4,943,700           |
| Mechanical            | \$1,312,500           | \$4,483,600           |
| <b>Total</b>          | <b>\$7,463,600</b>    | <b>\$11,794,600</b>   |
| Priority A            | \$5,024,300           | \$1,461,900           |
| Priority B            | \$1,813,900           | \$9,577,200           |
| Priority C            | \$625,400             | \$755,500             |
| <b>Total</b>          | <b>\$7,463,600</b>    | <b>\$11,794,600</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  | \$3,900         |
| Interior Architecture |                 | \$27,200        | \$4,900          | \$34,300        |
| Electrical            | \$13,200        | \$13,100        | \$16,400         | \$13,400        |
| Mechanical            | \$15,300        | \$41,500        | \$83,700         | \$41,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$32,400</b> | <b>\$85,800</b> | <b>\$109,100</b> | <b>\$97,000</b> |
| Priority A            |                 |                 |                  | \$3,900         |
| Priority B            | \$32,400        | \$58,600        | \$104,100        | \$93,100        |
| Priority C            |                 | \$27,200        | \$4,900          |                 |
| <b>Total</b>          | <b>\$32,400</b> | <b>\$85,800</b> | <b>\$109,100</b> | <b>\$97,000</b> |



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

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%   | Now               | \$83,400       | LIFE               | * *            | 5           | \$49,700       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Fieldstone   | 5%  |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
| Pre-Cast Concrete     | 10%   |                   |                | LIFE               | * *            | 5           | \$20,200       | A             |
| Stucco Cement         | 5%  |                   |                | 2027               | * *            | 5           | \$7,800        | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Glass Block           | 10%   | Now               | \$83,400       | LIFE               | * *            | 5           | \$4,500        | A             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Steel                 | 90%   | Now               | \$3,763,800    | 2047               | * *            | 5           | \$402,400      | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Elevator Shaft                                       |                   |                |                    |                |             |                |               |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : Library  |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 75%   | Now               | \$928,000      | LIFE               | * *            | 5           | \$139,000      | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Interior Face  |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Moderate, Area Affected : 15%                |                   |                |                    |                |             |                |               |
|                       | Location : Interior Face  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 25%   | Now               | \$93,100       | LIFE               | * *            | 5           | \$291,500      | A             |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 2%         |                   |                |                    |                |             |                |               |
|                       | Location : Coping At Parapet Over Main Entrance                 |                   |                |                    |                |             |                |               |
|                       | Loose/Delam Surface, Extent : Severe, Area Affected : 2%        |                   |                |                    |                |             |                |               |
|                       | Location : Coping At Parapet Over Main Entrance                 |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 93%   |                   |                | 2030               | * *            | 10          | \$540,600      | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%  |                   |                | 2057               | * *            | 10          | \$72,700       | A             |
| Skylight, Metal/Glass | 2%  |                   |                | 2032               | * *            | 10          | \$38,800       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$173,100      | C             |  |
| Ceramic Tile  | 3%         | Now               | \$78,900       | 2025    | **                 | 5           | \$5,900        | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Boys Pool  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Boys Pool  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 2%         |                   |                | LIFE    | **                 | 5           | \$5,900        | C             |  |
| Vinyl Tile  | 20%        |                   |                | 2027    | **                 | 3           | \$29,700       | C             |  |
| Vinyl Tile  | 10%        |                   |                | 2022    | \$377,100          | 3           | \$14,800       | C             |  |
| Wood  | 45%        | 4+                | \$377,500      | 2037    | **                 | 5           | \$166,900      | C             |  |
| Deteriorated Finish, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 3%         | Now               | \$67,700       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Pool Wall  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 10%        |                   |                | 2025    | **                 | 5           | \$34,600       | C             |  |
| Glass: Single Pane  | 3%         | Now               | \$101,300      | LIFE    | **                 | 5           | \$7,800        | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board  | 10%        |                   |                | LIFE    | **                 | 5           | \$20,800       | C             |  |
| Masonry: Brick  | 12%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 37%        |                   |                | LIFE    | **                 | 5           | \$38,400       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 10%        |                   |                | 2027    | **                 | 5           | \$34,300       | B             |  |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2027    | **                 | 5           | \$34,300       | B             |  |
| Exposed Concrete  | 5%         | Now               | \$66,000       | LIFE    | **                 | 5           | \$2,700        | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 55%    |            |                   |                |         |                    |             |                |               |  |
| Location : Boys Pool Area In Sub Basement                     |            |                   |                |         |                    |             |                |               |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Sub Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 55%              |            |                   |                |         |                    |             |                |               |  |
| Location : Boys Pool Area In Sub Basement                     |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Boys Pool Area In Sub Basement                     |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Sub Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Temporary Supports Installed Below Ceiling      |            |                   |                |         |                    |             |                |               |  |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE    | **                 |             |                | B             |  |
| Plaster   | 70%        |                   |                | LIFE    | **                 | 5           | \$149,900      | B             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 50%        |                   |                | 2022    | \$32,600           | 5           | \$600          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Main Service Switch Rated @ 6000 Amperes     |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 50%        |                   |                | 2042    | **                 | 5           | \$600          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Main Service Switch Rated @ 2000 Amperes     |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 50%        |                   |                | 2022    | \$149,000          | 5           | \$600          | B             |  |
| Fused Disc Sw  | 50%        |                   |                | 2042    | **                 | 5           | \$600          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2022    | \$357,700          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2042    | **                 | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 20%        |                   |                | 2038    | **                 | 5           | \$1,200        | B             |  |
| Fused Knife Sw   | 20%        | 2-4               | \$72,300       | 2047    | **                 | 5           | \$600          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 10%        |                   |                | 2038    | **                 | 5           | \$700          | B             |  |
| Molded Case Bkrs   | 50%        |                   |                | 2021    | \$180,700          | 5           | \$3,500        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$363,100      | 2047    | **                 | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2042    | **                 | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2020    | \$66,000           | 5           | \$1,800        | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | **                 | 5           | \$3,900        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 98%        |                   |                | 2022    | \$2,335,700        | 10          | \$237,600      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| HID  | 2%         |                   |                | 2022    | \$22,100           | 10          | \$200          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 35%        |                   |                | 2022    | \$38,400           | 10          | \$22,300       | B             |  |
| Exit, Service  | 65%        |                   |                | 2022    | \$28,500           | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Under Construction   | 100%       |                   |                |         |                    |             |                | D             |  |

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

**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

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

**Alarm**

## Security System

No Component

50%

Generic

50%

2030

\* \*

1

\$49,000

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

50%

Generic

50%

2022

\$1,546,100

1-3

\$80,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Bells And Manual Pull Stations*

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

**Heating**

## Energy Source

Fuel Oil

100%

2042

\* \*

5

\$81,900

B

*No. 6 Fuel Oil, Extent : Moderate, Area Affected : 100%**Location : In Vault**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 - 15,000 Gallon Tanks For #6 Fuel / Large Amount Of Coal Is Still In Coal Storage Area*

## Conversion Equipment

Steam Boiler

100%

Now

\$73,400

2020

\$1,467,500

1

\$235,900

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers, One Needs Tubes / Both On Extended Life / Old Coal Boilers Still In Place*

## Distribution

Steam Piping/Pump

100%

Now

\$210,500

2032

\* \*

4

\$13,100

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Lines And Pumps**Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Pneumatic Controls*

## Terminal Devices

Air Handler

25%

2017

\$406,300

1

\$40,900

B

Convactor/Radiator

75%

2020

\$2,135,500

1

\$64,200

B

**Air Conditioning**

## Energy Source

Electricity

100%

2030

\* \*

1

B

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 15%   | Now               | \$153,500      | 2032               | * *            | 1           | \$16,600       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Chiller Room                                   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 80%   |                   |                | 2020               | \$495,800      | 1           |                | B             |
| No Component                | 5%  |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 15%   |                   |                | 2032               | * *            | 4           | \$2,000        | B             |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 15%   |                   |                | 2022               | \$182,500      | 1           | \$24,600       | B             |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 15%   | Now               | \$85,800       | 2032               | * *            | 2           | \$22,100       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  | Now               | \$52,000       | LIFE               | * *            | 2-5         | \$147,400      | B             |
|                             | Damaged, Extent : Severe, Area Affected : 30%             |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 60%   | Now               | \$200,000      | 2032               | * *            | 2           | \$3,900        | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Fan Room                                       |                   |                |                    |                |             |                |               |
| Roof                        | 40%   |                   |                | 2022               | \$95,900       | 2           | \$3,300        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  | 0-2               | \$90,000       | 2027               | * *            | 1           |                | B             |
|                             | Corroded, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                             | Location : Various Locations                              |                   |                |                    |                |             |                |               |
| HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%  |                   |                | 2032               | * *            | 4           | \$26,200       | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Pool Filter/Treatment       |   |                   |                |                    |                |             |                |               |
| Activated Carbon            | 100%  |                   |                | 2020               |                | 4           |                | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : Two Pools, One Not In Service               |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WASHINGTON HIGH SCHOOL -M**  
**Asset # : 1621**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |   |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|---|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Plumbing           |                 |   |                   |                    |         |                |             |                |               |   |
|                    | Fixtures        |   |                   |                    |         |                |             |                |               |   |
|                    | Generic         | 100%  |                   |                    |         |                |             |                | B             |   |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |               |   |
|                    | Elevators       |   |                   |                    |         |                |             |                |               |   |
|                    | Geared Traction | 100%  |                   |                    | LIFE    |                | * *         |                | C             |   |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |   |
|                    |                 | Location : B-5  |                   |                    |         |                |             |                |               |   |
|                    |                 | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |   |
| Fire Suppression   |                 |   |                   |                    |         |                |             |                |               |   |
|                    | Sprinkler       |   |                   |                    |         |                |             |                |               |   |
|                    | No Component    | 90%   |                   |                    |         |                |             |                | D             |   |
|                    | Generic         | 10%   |                   |                    | 2032    |                | * *         | 1-2            | \$7,400       | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GEORGE WESTINGHOUSE H.S. - BK  
**Address** : 105 TECH PLACE @TILLARY & BRIDGE STREETS  
**Borough** : BROOKLYN **Agency's Number** : K580  
**Program / Asset #** : BOE0646.000 / 1209 **Yr Built/Renovated** : 1908 / 2000  
**Area Sq Ft** : 244,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Aug-2008 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 131 **Lot** : 1 **BIN** : 3348044

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$620,200             | \$467,400             |
| Interior Architecture | \$112,100             | \$395,500             |
| Electrical            | \$2,057,000           | \$1,171,800           |
| Mechanical            | \$319,300             | \$351,200             |
| <b>Total</b>          | <b>\$3,108,600</b>    | <b>\$2,385,800</b>    |
| Priority A            | \$620,200             | \$467,400             |
| Priority B            | \$2,488,400           | \$1,665,800           |
| Priority C            |                       | \$252,700             |
| <b>Total</b>          | <b>\$3,108,600</b>    | <b>\$2,385,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture |                  | \$16,900         | \$32,700         |                 |
| Interior Architecture | \$63,300         |                  | \$21,800         | \$1,700         |
| Electrical            | \$33,800         | \$36,700         | \$200            |                 |
| Mechanical            | \$67,500         | \$64,800         | \$39,700         | \$25,200        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$126,300</b> | <b>\$102,300</b> | <b>\$34,800</b> |
| Priority A            |                  | \$16,900         | \$32,700         |                 |
| Priority B            | \$109,200        | \$109,400        | \$47,800         | \$33,100        |
| Priority C            | \$63,300         |                  | \$21,800         | \$1,700         |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$126,300</b> | <b>\$102,300</b> | <b>\$34,800</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WESTINGHOUSE H.S. - BK**  
**Asset # : 1209**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$196,700      | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$113,300      | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$62,900       | A             |
| Granite Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$9,400        | A             |
| Stucco Cement  | 15%        |                   |                | 2033               | **             | 5           | \$94,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$65,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 13%        |                   |                | LIFE               | **             | 5           | \$15,200       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Metal Rail   | 5%         |                   |                | 2033               | **             | 5-10        | \$13,600       | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Stucco Cement  | 15%        |                   |                | 2033               | **             | 5           | \$5,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 55%        |                   |                | 2025               | **             | 10          | \$74,600       | A             |
| Copper/Terne   | 5%         |                   |                | 2035               | **             | 10          | \$16,900       | A             |
| IRMA/Protected Membrane  | 40%        | Now               | \$545,600      | 2030               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%<br>Location : 1908 Wing<br>Ponding, Extent : Moderate, Area Affected : 15%<br>Location : 1908 Wing<br>Vegetation Growth, Extent : Moderate, Area Affected : 15%<br>Location : 1908 Wing<br>Worn/Eroded, Extent : Moderate, Area Affected : 25%<br>Location : 1908 Wing |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$58,800       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$13,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$13,400       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$10,500       | C             |
| Vinyl Tile   | 5%         | Now               | \$27,700       | 2020               | \$138,500      | 3           | \$5,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15%<br>Location : 1908 Wing Stairs   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2025               | **             | 3           | \$25,200       | C             |
| Vinyl Tile   | 40%        |                   |                | 2025               | **             | 3           | \$40,300       | C             |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WESTINGHOUSE H.S. - BK**  
**Asset # : 1209**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$13,400       | C             |
| Glass: Single Pane   | 5%         | 4+                | \$22,100       | LIFE               | **             | 5           | \$12,600       | C             |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs</i>   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 30%        |                   |                | LIFE               | **             | 5           | \$30,200       | C             |
| Plaster  | 25%        |                   |                | LIFE               | **             | 5           | \$25,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%         | 2-4               | \$112,100      | 2040               | **             | 5           | \$8,400        | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Corridor In 1962 Wing</i>                       |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Corridor In 1962 Wing</i>                       |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2033               | **             | 5           | \$84,000       | B             |
| Exposed Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$10,500       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board  | 5%         |                   |                | 2025               | **             |             |                | B             |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5           | \$58,800       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$70,400       | 5           | \$900          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : No Rating Available</i>                          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2040               | **             | 5           |                | B             |
| Molded Case Bkrs  | 95%        |                   |                | 2020               | \$306,100      | 5           | \$5,000        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$386,700      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2036               | **             | 5           | \$200          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2019               | \$351,500      | 5           | \$4,800        | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2036               | **             | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 50%        | 2-4               | \$218,100      | 2045               | **             | 1           |                | B             |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | **             | 1           |                | B             |
| Thermoplastic   | 40%        |                   |                | 2030               | **             | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WESTINGHOUSE H.S. - BK**  
**Asset # : 1209**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2018                      | \$57,100              | 5                  | \$1,100               | B                    |
| Locally Mounted   | 20%               | 2-4                      | \$14,300              | 2040                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$1,000               | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement / Water Main</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 96%               |                          |                       | 2015                      | \$1,680,700           | 10                 | \$158,200             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2015                      | \$16,200              | 10                 | \$100                 | B                    |
| HID   | 2%                | 2-4                      | \$16,200              | 2030                      | * *                   |                    |                       | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior Lighting</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 40%               |                          |                       | 2025                      | * *                   | 10                 | \$17,400              | B                    |
| Exit, Service   | 60%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2  | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$55,700              | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$53,900              | 2025                      | * *                   | 1                  | \$160,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units. #1 &amp; #2 Boilers Need To Be Retubed</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | 0-2                      | \$77,300              | 2030                      | * *                   | 4                  | \$8,900               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pneumatic Valves In Class Rooms, Throughout</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 15%               |                          |                       | 2025                      | * *                   | 1                  | \$16,700              | B                    |
| Convactor/Radiator   | 80%               |                          |                       | 2025                      | * *                   | 1                  | \$46,500              | B                    |
| Fan Coil Unit/Heat   | 5%                |                          |                       | 2020                      | \$165,800             | 1                  | \$2,900               | B                    |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |

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

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

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

**DEPARTMENT OF EDUCATION - 040**  
**GEORGE WESTINGHOUSE H.S. - BK**  
**Asset # : 1209**

| Mechanical             |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |  |                   |                |         |                    |             |                |               |
| Energy Source          |  |                   |                |         |                    |             |                |               |
| Electricity            | 100%   |                   |                | 2028    | **                 | 1           |                | B             |
| Conversion Equipment   |  |                   |                |         |                    |             |                |               |
| Ext Pkg Unit - Cooling | 20%  | Now               | \$20,400       | 2025    | **                 | 2           | \$1,800        | B             |
|                        | Malfunctioning, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                        | Location : 1 Out Of 2 Unit Need Repair, Roof           |                   |                |         |                    |             |                |               |
| Window/Wall Unit       | 30%  |                   |                | 2015    | \$136,600          | 1           |                | B             |
| No Component           | 50%  |                   |                |         |                    |             |                | D             |
| Ventilation            |  |                   |                |         |                    |             |                |               |
| Distribution           |  |                   |                |         |                    |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE    | **                 | 2-5         | \$100,200      | B             |
| Exhaust Fans           |  |                   |                |         |                    |             |                |               |
| Interior               | 20%  |                   |                | 2025    | **                 | 2           | \$1,100        | B             |
| Roof                   | 80%  | Now               | \$28,200       | 2020    | \$140,900          | 2           | \$3,500        | B             |
|                        | Not in Service, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                        | Location : Need Fan Motors                             |                   |                |         |                    |             |                |               |
| Plumbing               |  |                   |                |         |                    |             |                |               |
| H/C Water Piping       |  |                   |                |         |                    |             |                |               |
| Galv Iron/Steel        | 100%   |                   |                | 2025    | **                 | 1           |                | B             |
| Water Heater           |  |                   |                |         |                    |             |                |               |
| Gas Fired              | 100%   |                   |                | 2015    | \$51,500           | 2           | \$2,700        | B             |
| HW Heat Exchanger      |  |                   |                |         |                    |             |                |               |
| Low Temp               | 100%   |                   |                | 2030    | **                 | 4           | \$26,700       | B             |
| Sanitary Piping        |  |                   |                |         |                    |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE    | **                 | 1           |                | B             |
| Storm Drain Piping     |  |                   |                |         |                    |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE    | **                 | 1           |                | B             |
| Sump Pump(s)           |  |                   |                |         |                    |             |                |               |
| Rigid Piping           | 100%   |                   |                | 2015    | \$11,200           | 4           | \$2,000        | B             |
| Sewage Ejector(s)      |  |                   |                |         |                    |             |                |               |
| Electric               | 100%   | Now               | \$3,300        | 2020    | \$11,200           | 4           | \$1,300        | B             |
|                        | Damaged, Extent : Severe, Area Affected : 50%          |                   |                |         |                    |             |                |               |
|                        | Location : Basement                                    |                   |                |         |                    |             |                |               |
| Fixtures               |  |                   |                |         |                    |             |                |               |
| Generic                | 100%   |                   |                |         |                    |             |                | B             |
| Vertical Transport     |  |                   |                |         |                    |             |                |               |
| Elevators              |  |                   |                |         |                    |             |                |               |
| Geared Traction        | 80%  |                   |                | LIFE    | **                 |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 80% |                   |                |         |                    |             |                |               |
|                        | Location : B-4   |                   |                |         |                    |             |                |               |
|                        | Explanation : 1 Unit                                   |                   |                |         |                    |             |                |               |
| Hydraulic              | 20%  |                   |                | LIFE    | **                 |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 20% |                   |                |         |                    |             |                |               |
|                        | Location : B-1   |                   |                |         |                    |             |                |               |
|                        | Explanation : 1 Unit                                   |                   |                |         |                    |             |                |               |

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

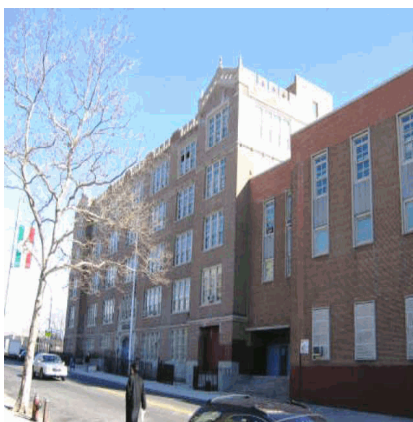
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GRACE H. DODGE HIGH SCHOOL - BX  
**Address** : 2474 CROTONA AVE.  
**Borough** : BRONX **Agency's Number** : X660  
**Program / Asset #** : BOE0336.000 / 2604 **Yr Built/Renovated** : 1925 / 2010  
**Area Sq Ft** : 139,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3104 **Lot** : 7 **BIN** : 2012887

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$252,000             |
| Interior Architecture | \$208,000             | \$130,100             |
| Electrical            | \$143,500             | \$599,800             |
| Mechanical            |                       | \$617,400             |
| <b>Total</b>          | <b>\$351,500</b>      | <b>\$1,599,300</b>    |
| Priority A            |                       | \$252,000             |
| Priority B            | \$143,500             | \$1,298,600           |
| Priority C            | \$208,000             | \$48,800              |
| <b>Total</b>          | <b>\$351,500</b>      | <b>\$1,599,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$19,400         |                 |
| Interior Architecture |                 |                 | \$4,800          | \$18,200        |
| Electrical            | \$39,800        | \$5,500         | \$34,900         | \$7,400         |
| Mechanical            | \$22,000        | \$18,700        | \$62,800         | \$16,200        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900          | \$4,900         |
| <b>Total</b>          | <b>\$66,700</b> | <b>\$29,200</b> | <b>\$126,800</b> | <b>\$46,700</b> |
| Priority A            |                 |                 | \$19,400         |                 |
| Priority B            | \$66,700        | \$29,200        | \$107,400        | \$28,500        |
| Priority C            |                 |                 |                  | \$18,200        |
| <b>Total</b>          | <b>\$66,700</b> | <b>\$29,200</b> | <b>\$126,800</b> | <b>\$46,700</b> |



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

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

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**DEPARTMENT OF EDUCATION - 040**  
**GRACE H. DODGE HIGH SCHOOL - BX**  
**Asset # : 2604**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | **             | 5           | \$59,100       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  |                   |                | LIFE               | **             | 5           | \$128,600      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite        | 5%   |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2046               | **             | 5           | \$38,800       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%  |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Masonry: Brick          | 80%  |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   |                   |                | 2031               | **             | 10          | \$64,400       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$6,000        | C             |
| Vinyl Tile              | 85%  | Now               | \$62,000       | 2026               | **             | 3           | \$48,800       | C             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 10%  | Now               | \$146,000      | 2031               | **             | 3           | \$5,700        | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| Plaster                 | 85%  |                   |                | LIFE               | **             | 5           | \$48,800       | C             |
| SGFT/Glazed Masonry     | 5%   |                   |                | LIFE               | **             |             |                | C             |
|                         | Other Observation, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                         | Location : First Floor Only                                  |                   |                |                    |                |             |                |               |
|                         | Explanation : First Floor Only                               |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**GRACE H. DODGE HIGH SCHOOL - BX**  
**Asset # : 2604**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 5%         |                   |                | 2041               | * *            | 5           | \$9,600        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Gym  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$9,600        | B             |
| Plaster   | 85%        |                   |                | LIFE               | * *            | 5           | \$81,400       | B             |
|   |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2051               | * *            | 5           | \$500          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1200 Amps Main Disconnect Switch                                    |            |                   |                |                    |                |             |                |               |
| Transformers  |            |                   |                |                    |                |             |                |               |
| Dry Type  | 100%       | 0-2               | \$13,900       | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Severe, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete System Used With Old Ventilation Fans For Mechanical Equipment |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 95%        |                   |                | 2051               | * *            | 5           | \$500          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 5%         | 2-4               | \$6,700        | 2051               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%                               |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2021               | \$119,200      | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 30%                              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 95%        |                   |                | 2037               | * *            | 5           | \$2,900        | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2046               | * *            | 5           | \$200          | B             |
| Recent Installation, Extent : Light, Area Affected : 5%                               |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**GRACE H. DODGE HIGH SCHOOL - BX**  
**Asset # : 2604**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 80%               | 2-4                      | \$143,500             | 2046                      | **                    | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 80%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 15%               |                          |                       | 2041                      | **                    | 1                  |                       | B                    |
| Thermoplastic  | 5%                |                          |                       | 2051                      | **                    | 1                  |                       | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 40%               | 2-4                      | \$13,200              | 2041                      | **                    | 5                  | \$200                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 60%               |                          |                       | 2026                      | **                    | 5                  | \$500                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$800                 | B                    |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$800                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Recent Installation</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 94%               |                          |                       | 2031                      | **                    | 10                 | \$88,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 94%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2021                      | \$12,800              | 10                 | \$100                 | B                    |
| Incandescent   | 3%                |                          |                       | 2016                      | \$27,700              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2029                      | **                    | 10                 | \$12,400              | B                    |
| Exit, Service  | 45%               |                          |                       | 2029                      | **                    | 1                  |                       | B                    |
| Exit, Service  | 5%                |                          |                       | 2016                      | \$800                 | 1                  |                       | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2021                      | \$392,400             | 1                  | \$42,600              | B                    |
| <b>Fire/Smoke Detection</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 20%               |                          |                       | 2026                      | **                    | 1-3                | \$14,500              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2  | 100%              |                          |                       | 2031                      | **                    | 5                  | \$31,700              | B                    |

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

**DEPARTMENT OF EDUCATION - 040**  
**GRACE H. DODGE HIGH SCHOOL - BX**  
**Asset # : 2604**

| Mechanical         |                      | Current Repair |   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total     | Fail Date (Years)   | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                      |                |   |                    |         |                |             |                |               |
|                    | Conversion Equipment |                |   |                    |         |                |             |                |               |
|                    | Steam Boiler         | 100%           |   |                    | 2026    | * *            | 1           | \$101,500      | B             |
|                    |                      |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |         |                |             |                |               |
|                    |                      |                | Location : Boiler Room                                    |                    |         |                |             |                |               |
|                    |                      |                | Explanation : Three Units                                 |                    |         |                |             |                |               |
|                    | Distribution         |                |   |                    |         |                |             |                |               |
|                    | Steam Piping/Pump    | 100%           |   |                    | 2031    | * *            | 4           | \$7,600        | B             |
|                    | Terminal Devices     |                |   |                    |         |                |             |                |               |
|                    | Air Handler          | 25%            |   |                    | 2021    | \$157,300      | 1           | \$15,800       | B             |
|                    | Convactor/Radiator   | 75%            |   |                    | 2026    | * *            | 1           | \$24,800       | B             |
| Air Conditioning   |                      |                |   |                    |         |                |             |                |               |
|                    | Energy Source        |                |   |                    |         |                |             |                |               |
|                    | Electricity          | 100%           |   |                    | 2029    | * *            | 1           |                | B             |
|                    | Conversion Equipment |                |   |                    |         |                |             |                |               |
|                    | Window/Wall Unit     | 10%            |   |                    | 2016    | \$24,000       | 1           |                | B             |
|                    | No Component         | 90%            |   |                    |         |                |             |                | D             |
| Ventilation        |                      |                |   |                    |         |                |             |                |               |
|                    | Distribution         |                |   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%           |   |                    | LIFE    | * *            | 2-5         | \$57,100       | B             |
|                    | Exhaust Fans         |                |   |                    |         |                |             |                |               |
|                    | Interior             | 100%           |   |                    | 2021    | \$129,000      | 2           | \$3,200        | B             |
| Plumbing           |                      |                |   |                    |         |                |             |                |               |
|                    | H/C Water Piping     |                |   |                    |         |                |             |                |               |
|                    | Brass/Copper         | 5%             |   |                    | 2041    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel      | 95%            |   |                    | 2019    | \$331,100      | 1           |                | B             |
|                    | Water Heater         |                |   |                    |         |                |             |                |               |
|                    | Gas Fired            | 100%           |   |                    | 2021    | \$27,200       | 2           | \$1,500        | B             |
|                    |                      |                | Recent Installation, Extent : Light, Area Affected : 100% |                    |         |                |             |                |               |
|                    |                      |                | Location : Basement                                       |                    |         |                |             |                |               |
|                    |                      |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |         |                |             |                |               |
|                    |                      |                | Location : Basement                                       |                    |         |                |             |                |               |
|                    |                      |                | Explanation : One 400 Gallon Tank                         |                    |         |                |             |                |               |
|                    | Sanitary Piping      |                |   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |                |   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%           |   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |                |   |                    |         |                |             |                |               |
|                    | Submersible          | 100%           |   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                    | Backflow Preventer   |                |   |                    |         |                |             |                |               |
|                    | Generic              | 100%           |   |                    | 2026    | * *            | 1           | \$6,300        | B             |
|                    | Fixtures             |                |   |                    |         |                |             |                |               |
|                    | Generic              | 100%           |   |                    |         |                |             |                | B             |
| Vertical Transport |                      |                |   |                    |         |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**GRACE H. DODGE HIGH SCHOOL - BX**  
**Asset # : 2604**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport  |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                 |                |                   |                    |         |                |             |                |               |
| <i>Location : Serves All Floors</i>                               |                 |                |                   |                    |         |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                       |                 |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |
|   | No Component    | 90%            |                   |                    |         |                |             |                | D             |
|   | Generic         | 10%            |                   |                    | 2041    |                | * *         | 1-2            | \$2,900 B     |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GRAND ST. EDUCATIONAL CAMPUS -BK  
**Address** : 850 GRAND STREET @BUSHWICK AVE.  
**Borough** : BROOKLYN **Agency's Number** : K450  
**Program / Asset #** : BOE0630.000 / 1227 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 444,521 **Project Type** : EDUCATION  
**Date of Survey** : 27-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3016 **Lot** : 1 **BIN** : 3325733

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$559,500             | \$689,600             |
| Interior Architecture | \$568,200             | \$320,100             |
| Electrical            | \$1,035,400           | \$5,655,900           |
| Mechanical            | \$60,400              | \$2,754,100           |
| <b>Total</b>          | <b>\$2,223,500</b>    | <b>\$9,419,700</b>    |
| Priority A            | \$559,500             | \$689,600             |
| Priority B            | \$1,168,800           | \$8,537,700           |
| Priority C            | \$495,200             | \$192,400             |
| <b>Total</b>          | <b>\$2,223,500</b>    | <b>\$9,419,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$26,100         | \$10,200         | \$18,600         |                 |
| Interior Architecture | \$14,600         | \$19,000         | \$80,300         |                 |
| Electrical            | \$32,100         | \$14,000         | \$11,200         | \$11,300        |
| Mechanical            | \$114,800        | \$58,100         | \$85,800         | \$58,100        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$195,400</b> | <b>\$109,100</b> | <b>\$203,800</b> | <b>\$77,300</b> |
| Priority A            | \$26,100         | \$10,200         | \$18,600         |                 |
| Priority B            | \$154,800        | \$80,000         | \$104,900        | \$77,300        |
| Priority C            | \$14,600         | \$19,000         | \$80,300         |                 |
| <b>Total</b>          | <b>\$195,400</b> | <b>\$109,100</b> | <b>\$203,800</b> | <b>\$77,300</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**GRAND ST. EDUCATIONAL CAMPUS -BK**  
**Asset # : 1227**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 68%   |                   |                | LIFE               | **             | 5           | \$158,100      | A             |
|                         | Efflorescence, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : West Facade  |                   |                |                    |                |             |                |               |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Coiling Doors     | 2%  |                   |                | 2025               | **             | 5           | \$14,500       | A             |
| Pre-Cast Concrete       | 30%   |                   |                | LIFE               | **             | 5           | \$226,700      | A             |
|                         | Staining/Discoloring, Extent : Moderate, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   | Now               | \$550,800      | 2028               | **             | 5           | \$28,600       | A             |
|                         | Hardware Missing, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Aluminum                | 3%  | Now               | \$8,700        | 2036               | **             | 5           | \$900          | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Room 217 And Various Others                        |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%  |                   |                | 2033               | **             | 10          | \$7,500        | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%   |                   |                | LIFE               | **             | 5           | \$10,600       | A             |
| Pre-Cast Concrete       | 40%   |                   |                | LIFE               | **             | 5           | \$44,300       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  |                   |                | 2048               | **             | 10          | \$4,400        | A             |
| IRMA/Protected Membrane | 80%   | 0-2               | \$26,100       | 2020               | \$260,500      |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roll Roofing            | 10%   |                   |                | 2016               | \$15,700       | 5           | \$5,800        | A             |
| Traffic Topping         | 5%  |                   |                | 2025               | **             | 10          | \$2,900        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**GRAND ST. EDUCATIONAL CAMPUS -BK**  
**Asset # : 1227**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$89,400       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$29,200       | C             |
| Panel/Paver: Cer/Brk  | 4%         |                   |                | 2036               | **             | 5           | \$52,500       | C             |
| Vinyl Tile  | 72%        |                   |                | 2025               | **             | 3           | \$157,600      | C             |
| Vinyl Tile  | 2%         |                   |                | 2028               | **             | 3           | \$4,400        | C             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Court Room   |            |                   |                |                    |                |             |                |               |
| Wood  | 6%         |                   |                | 2048               | **             | 5           | \$65,700       | C             |
| Wood  | 4%         | Now               | \$495,200      | 2060               | **             | 5           | \$21,900       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stage, Gymnasium                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stage                                     |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 30%        |                   |                | LIFE               | **             | 5           | \$43,400       | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | **             | 5           | \$5,400        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Operable Wall   | 3%         |                   |                | 2040               | **             | 5           | \$38,000       | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$59,600       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2025               | **             | 5           | \$146,000      | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2033               | **             | 5           | \$29,200       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 60%        |                   |                | LIFE               | **             | 5           | \$54,700       | B             |
| Water Penetration, Extent : Light, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Rooms 432, 436, 442                                  |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$18,200       | B             |

| Electrical      |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2020    | \$97,700       | 5           | \$1,600        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Two 5000 Amps Main Disconnect Switch         |                   |                    |         |                |             |                |               |
|                 |                          |  |                   |                    |         |                |             |                |               |
|                 | Transformers             |  |                   |                    |         |                |             |                |               |
|                 | Dry Type                 | 100%   |                   |                    | 2025    | * *            | 5           | \$1,400        | B             |
|                 |                          |  |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2020    | \$447,000      | 5           | \$1,600        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**GRAND ST. EDUCATIONAL CAMPUS -BK**  
**Asset # : 1227**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 95%               |                          |                       | 2020                      | \$566,400             | 1                  |                       | B                    |
| Conduit  | 5%                |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 95%               |                          |                       | 2019                      | \$525,600             | 5                  | \$9,200               | B                    |
| Molded Case Bkrs   | 5%                |                          |                       | 2028                      | * *                   | 5                  | \$500                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 95%               |                          |                       | 2020                      | \$575,000             | 1                  |                       | B                    |
| Thermoplastic  | 5%                |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 60%               |                          |                       | 2018                      | \$59,400              | 5                  | \$1,500               | B                    |
| Motor Control Center                                       | 40%               |                          |                       | 2018                      | \$517,400             | 5                  | \$4,000               | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,400               | B                    |
| <b>Stand-by Power</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2018                      | \$23,100              | 1                  | \$112,300             | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 74%               |                          |                       | 2020                      | \$2,602,600           | 10                 | \$264,800             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Using T-8 Lamps                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 20%               |                          |                       | 2015                      | \$703,400             | 10                 | \$71,600              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Using T-8 Lamps                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2015                      | \$48,900              | 10                 | \$400                 | B                    |
| HID  | 1%                | Now                      | \$16,300              | 2030                      | * *                   |                    |                       | B                    |
| Not in Service, Extent : Moderate, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Outside The Main Building                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 2%                |                          |                       | 2015                      | \$70,300              | 2                  | \$200                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 40%               |                          |                       | 2015                      | \$64,700              | 10                 | \$37,700              | B                    |
| Exit, Service  | 60%               |                          |                       | 2015                      | \$38,800              | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**GRAND ST. EDUCATIONAL CAMPUS -BK**  
**Asset # : 1227**

| Mechanical       |                        | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component              | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                   | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                        |  |           |                |                    |                |             |                |          |
|                  | Energy Source          |  |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6          | 100%   |           |                | 2040               | * *            | 5           | \$120,900      | B        |
|                  | Conversion Equipment   |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler           | 100%   |           |                | 2033               | * *            | 1           | \$386,800      | B        |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%                            |           |                |                    |                |             |                |          |
|                  |                        | Location : Boiler Room   |           |                |                    |                |             |                |          |
|                  |                        | Explanation : 4 Boilers  |           |                |                    |                |             |                |          |
|                  | Distribution           |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump      | 100%   |           |                | 2030               | * *            | 4           | \$28,900       | B        |
|                  | Terminal Devices       |  |           |                |                    |                |             |                |          |
|                  | Air Handler            | 30%  |           |                | 2020               | \$719,600      | 1           | \$72,500       | B        |
|                  | Convactor/Radiator     | 70%  |           |                | 2025               | * *            | 1           | \$88,400       | B        |
| Air Conditioning |                        |  |           |                |                    |                |             |                |          |
|                  | Energy Source          |  |           |                |                    |                |             |                |          |
|                  | Electricity            | 100%   |           |                | 2036               | * *            | 1           |                | B        |
|                  | Conversion Equipment   |  |           |                |                    |                |             |                |          |
|                  | Ext Pkg Unit - Cooling | 20%  |           |                | 2025               | * *            | 2           | \$4,800        | B        |
|                  | Window/Wall Unit       | 60%  |           |                | 2018               | \$548,700      | 1           |                | B        |
|                  | No Component           | 20%  |           |                |                    |                |             |                | D        |
| Ventilation      |                        |  |           |                |                    |                |             |                |          |
|                  | Distribution           |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers     | 100%   |           |                | LIFE               | * *            | 2-5         | \$217,600      | B        |
|                  | Exhaust Fans           |  |           |                |                    |                |             |                |          |
|                  | Interior               | 70%  |           |                | 2025               | * *            | 2           | \$8,400        | B        |
|                  | Roof                   | 30%  |           |                | 2025               | * *            | 2           | \$3,600        | B        |
| Plumbing         |                        |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping       |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel        | 100%   |           |                | 2018               | \$1,328,700    | 1           |                | B        |
|                  |                        | Other Observation, Extent : Severe, Area Affected : 100%                           |           |                |                    |                |             |                |          |
|                  |                        | Location : Basement, 1st Floor, 2nd Floor, 3rd Floor                               |           |                |                    |                |             |                |          |
|                  |                        | Explanation : Galvanic Action Is Eating Away At Copper Hot And Cold Piping Systems |           |                |                    |                |             |                |          |
|                  | HW Heat Exchanger      |  |           |                |                    |                |             |                |          |
|                  | Low Temp               | 100%   |           |                | 2030               | * *            | 4           | \$58,000       | B        |
|                  | Sanitary Piping        |  |           |                |                    |                |             |                |          |
|                  | Cast Iron              | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping     |  |           |                |                    |                |             |                |          |
|                  | Cast Iron              | 100%   | Now       | \$31,100       | LIFE               | * *            | 1           |                | B        |
|                  |                        | Blockage /Clogged, Extent : Moderate, Area Affected : 20%                          |           |                |                    |                |             |                |          |
|                  |                        | Location : Street Storm Sewer Backs Up Into School During Heavy Rain               |           |                |                    |                |             |                |          |
|                  | Sump Pump(s)           |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping           | 100%   |           |                | 2020               | \$10,300       | 4           | \$1,300        | B        |
|                  | Sewage Ejector(s)      |  |           |                |                    |                |             |                |          |
|                  | Electric               | 20%  |           |                | 2020               | \$2,100        | 4           | \$300          | B        |
|                  | No Component           | 80%  |           |                |                    |                |             |                | D        |
|                  | Fixtures               |  |           |                |                    |                |             |                |          |
|                  | Generic                | 100%   |           |                |                    |                |             |                | B        |

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**DEPARTMENT OF EDUCATION - 040**  
**GRAND ST. EDUCATIONAL CAMPUS -BK**  
**Asset # : 1227**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
|   | Hydraulic      | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : B,1,2,3,4                                    |                |                |                   |                    |         |                |             |                |               |
| Explanation : Two Units                                 |                |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GREGORIO LUPERON H.S. - M  
**Address** : 2120 AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : M876  
**Program / Asset #** : BOE1067.000 / 14413 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 52,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2123 **Lot** : 45 **BIN** : 1085733

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023  |
|--------------|----------------|-----------------|
| Electrical   |                | \$38,200        |
| <b>Total</b> |                | <b>\$38,200</b> |
| Priority B   |                | \$38,200        |
| <b>Total</b> |                | <b>\$38,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$23,800        |
| Interior Architecture | \$8,500         |                 | \$2,300         | \$2,000         |
| Electrical            | \$4,800         | \$4,000         | \$4,600         | \$5,000         |
| Mechanical            | \$4,100         | \$5,500         | \$7,400         | \$5,500         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$25,200</b> | <b>\$17,400</b> | <b>\$22,200</b> | <b>\$44,200</b> |
| Priority A            |                 |                 |                 | \$23,800        |
| Priority B            | \$16,800        | \$17,400        | \$19,900        | \$18,400        |
| Priority C            | \$8,500         |                 | \$2,300         | \$2,000         |
| <b>Total</b>          | <b>\$25,200</b> | <b>\$17,400</b> | <b>\$22,200</b> | <b>\$44,200</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**GREGORIO LUPERON H.S. - M**  
**Asset # : 14413**

| Architecture   |                         | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--|-------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System   | Component               | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|  | Type                    | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior   |                         |                |           |                    |      |                |       |                |          |
| Exterior Walls   |                         |                |           |                    |      |                |       |                |          |
|  | Masonry: Brick          | 65%            |           |                    | LIFE | * *            | 5     | \$18,100       | A        |
| Recent Construction, Extent : Light, Area Affected : 100%  |                         |                |           |                    |      |                |       |                |          |
| Location : New Building Completed In 2008                  |                         |                |           |                    |      |                |       |                |          |
|  | Metal Panel             | 15%            |           |                    | 2047 | * *            | 5-10  | \$28,700       | A        |
|  | Pre-Cast Concrete       | 15%            |           |                    | LIFE | * *            | 5     | \$13,600       | A        |
|  | Window Wall             | 5%             |           |                    | 2047 | * *            | 5     | \$5,200        | A        |
| Windows  |                         |                |           |                    |      |                |       |                |          |
|  | Aluminum                | 95%            |           |                    | 2043 | * *            | 5     | \$1,400        | A        |
|  | Glass Block             | 5%             |           |                    | LIFE | * *            | 5     |                | A        |
| Parapets   |                         |                |           |                    |      |                |       |                |          |
|  | Masonry: Brick          | 40%            |           |                    | LIFE | * *            | 5     | \$400          | A        |
|  | Metal Panel             | 15%            |           |                    | 2047 | * *            | 5     | \$600          | A        |
|  | Pre-Cast Concrete       | 5%             |           |                    | LIFE | * *            | 5     | \$300          | A        |
|  | Stucco Cement           | 40%            |           |                    | 2038 | * *            | 5     | \$1,000        | A        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                         |                |           |                    |      |                |       |                |          |
| Location : Interior Face                                   |                         |                |           |                    |      |                |       |                |          |
| Explanation : Stucco Over Brick                            |                         |                |           |                    |      |                |       |                |          |
| Roof   |                         |                |           |                    |      |                |       |                |          |
|  | IRMA/Protected Membrane | 100%           |           |                    | 2029 | * *            | 10    | \$23,300       | A        |
| Interior   |                         |                |           |                    |      |                |       |                |          |
| Floors   |                         |                |           |                    |      |                |       |                |          |
|  | Cast in Place Concrete  | 10%            |           |                    | LIFE | * *            | 5     | \$5,400        | C        |
|  | Ceramic Tile            | 15%            |           |                    | 2034 | * *            | 5     | \$3,700        | C        |
|  | Vinyl Tile              | 65%            |           |                    | 2029 | * *            | 3     | \$8,100        | C        |
| Poor Subfloor Evident, Extent : Light, Area Affected : 15% |                         |                |           |                    |      |                |       |                |          |
| Location : Basement  |                         |                |           |                    |      |                |       |                |          |
|  | Wood                    | 10%            |           |                    | 2056 | * *            | 5     | \$4,700        | C        |
| Interior Walls   |                         |                |           |                    |      |                |       |                |          |
|  | Ceramic Tile            | 15%            |           |                    | 2034 | * *            | 5     | \$9,200        | C        |
|  | Concrete Masonry Unit   | 10%            |           |                    | LIFE | * *            | 5     | \$2,500        | C        |
|  | Gypsum Board            | 75%            |           |                    | LIFE | * *            | 5     | \$27,700       | C        |
| Ceilings   |                         |                |           |                    |      |                |       |                |          |
|  | AcousTileSusp.Lay-In    | 80%            |           |                    | 2038 | * *            | 5     | \$19,800       | B        |
|  | Exposed Struc: Steel    | 10%            |           |                    | LIFE | * *            |       |                | B        |
|  | Gypsum Board            | 10%            |           |                    | LIFE | * *            | 5     | \$3,100        | B        |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

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## DEPARTMENT OF EDUCATION - 040

## GREGORIO LUPERON H.S. - M

Asset # : 14413

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | **             | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Main Service Switches Rated @ 2500 Amperes Each                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | **             | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2047               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2043               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2043               | **             | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2047               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2038               | **             | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$600          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2029               | **             | 10          | \$35,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 8%         |                   |                | 2029               | **             | 10          | \$3,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : Compact Fluorescent Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2029               | **             | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2029               | **             | 10          | \$5,100        | B             |
| Exit, LED  | 45%        |                   |                | 2056               | **             | 1           |                | B             |
| Exit, Service  | 5%         |                   |                | 2029               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2029               | **             | 10          | \$3,500        | B             |
| HID  | 10%        |                   |                | 2029               | **             | 10          |                | B             |
| Lightning Protection   |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2056               | **             | 5           | \$1,300        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2029               | **             | 1           | \$15,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor, Hallways, Outside  |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Surveillance; Internet Protocol Digital Video Surveillance System |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## GREGORIO LUPERON H.S. - M

Asset # : 14413

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection  
Generic

100% 2029 \* \* 1-3 \$27,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*  
*Explanation : Addressable Main Control Panel*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Natural Gas

100% 2047 \* \* 1 B

Conversion Equipment

Furnace

100% 2029 \* \* 1 \$21,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 6 Roof Top Units*

## Air Conditioning

Energy Source

Electricity

100% 2043 \* \* 1 B

Conversion Equipment

Ext Pkg Unit -  
Heating/Cooling

100% 2029 \* \* 2 \$2,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Roof*  
*Explanation : 6 Units*

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$23,700 B

Exhaust Fans

Roof

100% 2029 \* \* 2 \$1,300 B

## Plumbing

H/C Water Piping

Brass/Copper

100% 2047 \* \* 1 B

Water Heater

Gas Fired

100% 2020 \$11,300 2 \$600 B

Sanitary Piping

Cast Iron

100% LIFE \* \* 1 B

Storm Drain Piping

Cast Iron

100% LIFE \* \* 1 B

Backflow Preventer

Generic

100% 2029 \* \* 1 \$2,600 B

Fixtures

Generic

100% B

## Vertical Transport

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**DEPARTMENT OF EDUCATION - 040**  
**GREGORIO LUPERON H.S. - M**  
**Asset # : 14413**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : B-4  |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                 |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |
|   | Generic         | 100%           |                   |                    | 2047    | * *            | 1-2         | \$11,900       | B             |
| Fire Pump   |                 |                |                   |                    |         |                |             |                |               |
|   | Generic         | 100%           |                   |                    | 2034    | * *            | 1           | \$8,000        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : GROVER CLEVELAND HIGH SCHOOL - Q  
**Address** : 21-27 HIMROD STREET @GRANDVIEW AVE.  
**Borough** : QUEENS **Agency's Number** : Q485  
**Program / Asset #** : BOE0886.000 / 1478 **Yr Built/Renovated** : 1931 / 2010  
**Area Sq Ft** : 276,150 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3363 **Lot** : 1 **BIN** : 4080227

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$542,100             | \$501,800             |
| Interior Architecture | \$755,800             | \$2,325,700           |
| Electrical            |                       | \$4,687,400           |
| Mechanical            | \$157,200             | \$1,808,300           |
| <b>Total</b>          | <b>\$1,455,100</b>    | <b>\$9,323,100</b>    |
| Priority A            | \$542,100             | \$501,800             |
| Priority B            | \$492,500             | \$6,665,900           |
| Priority C            | \$420,600             | \$2,155,400           |
| <b>Total</b>          | <b>\$1,455,100</b>    | <b>\$9,323,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,900         |                 |                 |                 |
| Interior Architecture | \$94,000         |                 | \$19,400        | \$25,000        |
| Electrical            | \$38,400         | \$7,600         | \$8,800         | \$11,300        |
| Mechanical            | \$84,400         | \$35,400        | \$55,300        | \$34,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$246,600</b> | <b>\$46,900</b> | <b>\$87,500</b> | <b>\$75,100</b> |
| Priority A            | \$25,900         |                 |                 |                 |
| Priority B            | \$126,700        | \$46,900        | \$68,100        | \$50,000        |
| Priority C            | \$94,000         |                 | \$19,400        | \$25,000        |
| <b>Total</b>          | <b>\$246,600</b> | <b>\$46,900</b> | <b>\$87,500</b> | <b>\$75,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**GROVER CLEVELAND HIGH SCHOOL - Q**  
**Asset # : 1478**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$266,400      | A             |
| Copper/Terne           | 3%   |                   |                | 2043               | **             | 10          | \$12,000       | A             |
| Masonry: Brick         | 77%  |                   |                | LIFE               | **             | 5           | \$262,600      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | **             | 5           | \$25,600       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$207,200      | 2039               | **             | 5           | \$10,800       | A             |
|                        | Hardware Missing, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5-10        | \$18,000       | A             |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5-10        | \$82,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 92%  |                   |                | 2033               | **             | 10          | \$237,300      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2063               | **             | 10          | \$32,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Skylight, Plastic      | 3%   |                   |                | 2036               | **             | 1           |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$159,400      | C             |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$18,200       | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$28,500       | C             |
| Vinyl Tile             | 35%  |                   |                | 2023               | \$1,215,300    | 3           | \$63,800       | C             |
| Vinyl Tile             | 20%  |                   |                | 2018               | \$694,400      | 3           | \$36,400       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Wood                   | 25%  | Now               | \$193,100      | 2038               | **             | 5           | \$85,400       | C             |
|                        | Misaligned/Bulging, Extent : Severe, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                        | Location : Boys Gymnasium #3                                 |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$20,700       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             | 10          | \$6,200        | C             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             | 10          | \$9,300        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$8,300        | C             |
| Plaster                | 65%  |                   |                | LIFE               | **             | 5-10        | \$228,400      | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             | 10          | \$31,000       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**GROVER CLEVELAND HIGH SCHOOL - Q**  
**Asset # : 1478**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |      |           |   |
|----------------------|-----|--|--|------|-----|------|-----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2028 | * * | 5    | \$42,600  | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5-10 | \$42,600  | B |
| Plaster              | 80% |  |  | LIFE | * * | 5-10 | \$468,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |     |  |  |      |          |   |       |   |
|--|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 70% |  |  | 2023 | \$45,600 | 5 | \$700 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |     |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |     |  |  |      |          |   |       |   |
| Explanation : Two 1600 Amps Main Disconnect Switch         |     |  |  |      |          |   |       |   |
| Fused Disc Sw  | 30% |  |  | 2033 | * *      | 5 | \$300 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |     |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |     |  |  |      |          |   |       |   |
| Explanation : One 600 Amps Main Disconnect Switch          |     |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |         |   |
|---------------|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$298,000 | 5 | \$1,000 | B |
|---------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2023 | \$278,200 | 1 |  | B |
| Conduit | 30% |  |  | 2033 | * *       | 1 |  | B |

## Panelboards

|   |     |     |         |      |          |   |       |   |
|---|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw   | 10% |     |         | 2022 | \$36,100 | 5 | \$500 | B |
| Fused Knife Sw  | 1%  | 2-4 | \$3,600 | 2048 | * *      | 5 |       | B |
| On Extended Life, Extent : Moderate, Area Affected : 100% |     |     |         |      |          |   |       |   |
| Location : Electrical Room                                |     |     |         |      |          |   |       |   |

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 30% |  |  | 2031 | * *       | 5 | \$1,800 | B |
| Molded Case Bkrs | 59% |  |  | 2022 | \$213,200 | 5 | \$3,500 | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 30% |  |  | 2033 | * *       | 1 |  | B |
| Thermoplastic | 70% |  |  | 2023 | \$282,400 | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |          |   |         |   |
|----------------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted      | 30% |  |  | 2021 | \$19,800 | 5 | \$500   | B |
| Locally Mounted      | 20% |  |  | 2028 | * *      | 5 | \$300   | B |
| Motor Control Center | 50% |  |  | 2028 | * *      | 5 | \$3,100 | B |

## Ground

## Grounding Devices

|  |      |     |       |      |     |   |         |   |
|--|------|-----|-------|------|-----|---|---------|---|
| Generic  | 100% | 2-4 | \$900 | LIFE | * * | 5 | \$3,300 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |     |       |      |     |   |         |   |
| Location : Water Main                                      |      |     |       |      |     |   |         |   |
| Explanation : Corroded                                     |      |     |       |      |     |   |         |   |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**GROVER CLEVELAND HIGH SCHOOL - Q**  
**Asset # : 1478**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 10%   |                          |                       | 2028                      | * *                   | 10                 | \$22,300              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 80%   |                          |                       | 2023                      | \$1,755,600           | 10                 | \$178,600             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout The Building</i>                         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 3%  |                          |                       | 2018                      | \$30,500              | 10                 | \$200                 | B                    |
| Incandescent                 | 7%  |                          |                       | 2018                      | \$153,600             | 2                  | \$400                 | B                    |
| <b>Egress Lighting</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 10%   |                          |                       | 2023                      | \$10,100              | 10                 | \$5,900               | B                    |
| Emergency, Battery           | 40%   |                          |                       | 2018                      | \$40,400              | 10                 | \$23,500              | B                    |
| Exit, Service                | 50%   |                          |                       | 2018                      | \$20,200              | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2018                      | \$94,300              | 10                 | \$700                 | B                    |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                      |
| Security System              |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%   |                          |                       | 2023                      | \$233,900             | 1                  | \$25,400              | B                    |
| <b>Fire/Smoke Detection</b>  |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 60%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 40%   |                          |                       | 2023                      | \$1,067,400           | 1-3                | \$57,500              | B                    |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2036               | * *            | 1           | \$241,300      | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$96,900       | 2033               | * *            | 4           | \$12,000       | B             |
| Steam Traps Faulty, Extent : Severe, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 25%        |                   |                | 2023               | \$374,100      | 1           | \$37,700       | B             |
| Convactor/Radiator                                       | 60%        |                   |                | 2028               | * *            | 1           | \$47,300       | B             |
| Fan Coil Unit/Heat                                       | 15%        |                   |                | 2018               | \$623,400      | 1           | \$11,800       | B             |

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**GROVER CLEVELAND HIGH SCHOOL - Q**  
**Asset # : 1478**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 15%   |                   |                | 2018               | \$85,600       | 1           |                | B             |
| No Component          | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$214,900      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 90%   | Now               | \$13,800       | 2023               | \$276,200      | 2           | \$5,400        | B             |
|                       | Noisy/Vibrating, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
|                       | Not in Service, Extent : Severe, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement Fan Room                            |                   |                |                    |                |             |                |               |
| Roof                  | 10%   |                   |                | 2018               | \$22,100       | 2           | \$800          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  | 2-4               | \$16,600       | 2033               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                       | Location : Water Main, Basement                         |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$64,600       | 2           | \$3,600        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 1%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Obsolete Unit Remains                   |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Pool Filter/Treatment |   |                   |                |                    |                |             |                |               |
| Activated Carbon      | 100%  |                   |                | 2017               |                | 4           |                | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2023               | \$324,100      | 1-2         | \$6,800        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q  
**Address** : 116-25 GUY BREWER BOULEVARD  
**Borough** : QUEENS **Agency's Number** : Q690  
**Program / Asset #** : BOE1039.000 / 13592 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 197,248 **Project Type** : EDUCATION  
**Date of Survey** : 06-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 12335 **Lot** : 49 **BIN** : 4464077

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$40,000         | \$335,300        |
| Interior Architecture |  | \$68,600         | \$210,800        |
| Electrical            |  |                  | \$145,100        |
| Mechanical            |  |                  | \$82,800         |
| <b>Total</b>          |  | <b>\$108,600</b> | <b>\$774,000</b> |
| Priority A            |  | \$40,000         | \$335,300        |
| Priority B            |  | \$68,600         | \$394,000        |
| Priority C            |  |                  | \$44,700         |
| <b>Total</b>          |  | <b>\$108,600</b> | <b>\$774,000</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$30,600         | \$16,000         | \$16,500         |                  |
| Interior Architecture | \$8,700          |                  | \$24,800         |                  |
| Electrical            | \$11,200         | \$33,400         | \$12,000         | \$23,200         |
| Mechanical            | \$83,500         | \$51,800         | \$87,200         | \$71,800         |
| Elevators/Escalators  | \$23,700         | \$23,700         | \$23,700         | \$23,700         |
| <b>Total</b>          | <b>\$157,700</b> | <b>\$124,900</b> | <b>\$164,100</b> | <b>\$118,600</b> |
| Priority A            | \$30,600         | \$16,000         | \$16,500         |                  |
| Priority B            | \$118,400        | \$108,900        | \$122,800        | \$118,600        |
| Priority C            | \$8,700          |                  | \$24,800         |                  |
| <b>Total</b>          | <b>\$157,700</b> | <b>\$124,900</b> | <b>\$164,100</b> | <b>\$118,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q**  
**Asset # : 13592**

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%  |                   |                | LIFE    | **                 | 5           | \$255,500      | A             |  |
|                         | Efflorescence, Extent : Moderate, Area Affected : 30%          |                   |                |         |                    |             |                |               |  |
|                         | Location : Street Facade                                       |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 3%   |                   |                | 2040    | **                 | 5-10        | \$58,600       | A             |  |
| Window Wall             | 7%   | 2-4               | \$21,900       | 2040    | **                 | 5           | \$37,300       | A             |  |
|                         | Water Penetration, Extent : Light, Area Affected : 30%         |                   |                |         |                    |             |                |               |  |
|                         | Location : South Side  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 97%  |                   |                | 2036    | **                 | 5           | \$33,000       | A             |  |
| Metal Louvers           | 3%   |                   |                | 2029    | **                 | 10          | \$6,400        | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 70%  |                   |                | LIFE    | **                 | 5           | \$11,200       | A             |  |
| Metal Rail              | 10%  |                   |                | 2033    | **                 | 5-10        | \$29,000       | A             |  |
| Metal: Cage/Fence       | 15%  |                   |                | 2033    | **                 | 5-10        | \$18,700       | A             |  |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE    | **                 | 5           | \$5,100        | A             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 75%  | 0-2               | \$40,000       | 2025    | **                 |             |                | A             |  |
|                         | Expansion Jnt Failure, Extent : Severe, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Above Boiler Room And Elevator Machine Room         |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 3%   |                   |                | 2033    | **                 | 10          | \$6,300        | A             |  |
| Traffic Topping         | 22%  | Now               | \$8,700        | 2025    | **                 |             |                | A             |  |
|                         | Water Penetration, Extent : Severe, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Expansion Joint                                     |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%   |                   |                | LIFE    | **                 | 5           | \$26,400       | C             |  |
| Ceramic Tile            | 3%   |                   |                | 2029    | **                 | 5           | \$7,200        | C             |  |
| Terrazzo                | 5%   |                   |                | LIFE    | **                 | 5           | \$9,400        | C             |  |
| Vinyl Tile              | 82%  |                   |                | 2025    | **                 | 3           | \$74,300       | C             |  |
| Wood                    | 5%   |                   |                | 2048    | **                 | 5           | \$22,600       | C             |  |
| Interior Walls          |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 5%   |                   |                | 2029    | **                 | 5           | \$10,200       | C             |  |
| Concrete Masonry Unit   | 55%  |                   |                | LIFE    | **                 | 5           | \$44,700       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : North Side Of Expansion Joint                       |                   |                |         |                    |             |                |               |  |
| Glass: Single Pane      | 2%   |                   |                | LIFE    | **                 | 5           | \$3,000        | C             |  |
| Gypsum Board            | 10%  |                   |                | LIFE    | **                 | 5           | \$12,200       | C             |  |
| SGFT/Glazed Masonry     | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood                    | 3%   |                   |                | LIFE    | **                 | 5           | \$24,400       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q**  
**Asset # : 13592**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |                |                   |                |                    |                |             |                |               |
| Ceilings  |                |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 85%            | Now               | \$68,600       | 2033               | * *            | 5           | \$102,700      | B             |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : 5th Floor Book Room, Third Floor Gym</i>          |                |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel  | 5%             |                   |                | LIFE               | * *            |             |                | B             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                   |                |                   |                |                    |                |             |                |               |
| Gypsum Board  | 7%             |                   |                | LIFE               | * *            | 5           | \$21,100       | B             |
| Wood  | 3%             |                   |                | LIFE               | * *            | 5           | \$63,400       | B             |

| Electrical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                |                   |                |                    |                |             |                |               |
| Service Equipment   |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%           |                   |                | 2046               | * *            | 5           | \$700          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Two 4000 Amps Main Disconnect Switch</i>         |                |                   |                |                    |                |             |                |               |
| Transformers  |                |                   |                |                    |                |             |                |               |
| Dry Type  | 100%           |                   |                | 2037               | * *            | 5           | \$600          | B             |
| Switchgear / Switchboard  |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%           |                   |                | 2046               | * *            | 5           | \$700          | B             |
| Raceway   |                |                   |                |                    |                |             |                |               |
| Conduit   | 100%           |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards   |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 15%            |                   |                | 2042               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs  | 85%            |                   |                | 2042               | * *            | 5           | \$3,600        | B             |
| Wiring  |                |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%           |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers   |                |                   |                |                    |                |             |                |               |
| Locally Mounted   | 10%            |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 90%            |                   |                | 2037               | * *            | 5           | \$4,000        | B             |
| Ground  |                |                   |                |                    |                |             |                |               |
| Grounding Devices   |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | LIFE               | * *            | 5           | \$2,400        | B             |
| Stand-by Power  |                |                   |                |                    |                |             |                |               |
| Transfer Switches   |                |                   |                |                    |                |             |                |               |
| Automatic   | 100%           |                   |                | 2037               | * *            | 1           | \$49,800       | B             |
| Generators  |                |                   |                |                    |                |             |                |               |
| Diesel  | 100%           |                   |                | 2033               | * *            | 1           | \$62,500       | B             |
| Batteries   |                |                   |                |                    |                |             |                |               |
| Nickel Cadmium  | 100%           |                   |                | 2015               | \$600          | 5           | \$36,000       | B             |
| Fuel Storage  |                |                   |                |                    |                |             |                |               |
| Day Tank  | 50%            |                   |                | 2042               | * *            | 5           | \$15,000       | B             |
| Main Tank   | 50%            |                   |                | 2055               | * *            | 5           | \$2,400        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q**  
**Asset # : 13592**

| Electrical                                |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                     | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                                  |            |  |                |                    |                |             |                |               |
| Interior Lighting Fluorescent             | 98%        |  |                | 2028               | * *            | 10          | \$145,100      | B             |
|   |            | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                    |                |             |                |               |
|   |            | Location : Throughout The Building                           |                |                    |                |             |                |               |
|   |            | Explanation : Using T8 Lamps                                 |                |                    |                |             |                |               |
| HID                                       | 2%         |  |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting                           |            |  |                |                    |                |             |                |               |
| Emergency, Service                        | 50%        |  |                | 2028               | * *            | 1           |                | B             |
| Exit, LED                                 | 50%        |  |                | 2055               | * *            | 1           |                | B             |
|   |            | Recent Installation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|   |            | Location : Throughout  |                |                    |                |             |                |               |
| Lightning Protection                      |            |  |                |                    |                |             |                |               |
| Arresters/Cabling Generic                 | 100%       |  |                | 2055               | * *            | 5           | \$4,800        | B             |
|   |            |  |                |                    |                |             |                |               |
| Mechanical                                |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                     | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                                   |            |  |                |                    |                |             |                |               |
| Energy Source Interruptible Gas/Dual Fuel | 100%       |  |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                      |            |  |                |                    |                |             |                |               |
| Steam Boiler                              | 100%       |  |                | 2037               | * *            | 1           | \$160,000      | B             |
|   |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|   |            | Location : 6th Fl. Penthouse                                 |                |                    |                |             |                |               |
|   |            | Explanation : 2 Units  |                |                    |                |             |                |               |
| Distribution                              |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump                         | 100%       |  |                | 2046               | * *            | 4           | \$12,000       | B             |
| Terminal Devices                          |            |  |                |                    |                |             |                |               |
| Air Handler                               | 50%        |  |                | 2028               | * *            | 1           | \$50,000       | B             |
| Convactor/Radiator                        | 50%        |  |                | 2037               | * *            | 1           | \$26,100       | B             |
| Air Conditioning                          |            |  |                |                    |                |             |                |               |
| Energy Source Electricity                 | 100%       |  |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                      |            |  |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller                 | 95%        |  |                | 2033               | * *            | 1           | \$166,100      | B             |
|   |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|   |            | Location : 6th Fl. Penthouse                                 |                |                    |                |             |                |               |
|   |            | Explanation : 2 Units  |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                    | 5%         |  |                | 2025               | * *            | 2           | \$500          | B             |
| Distribution                              |            |  |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                     | 100%       |  |                | 2046               | * *            | 4           | \$12,000       | B             |
| Terminal Devices                          |            |  |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                       | 100%       |  |                | 2028               | * *            | 1           | \$99,900       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR LAW ENFORCEMENT AND PUBLIC SAFETY - Q**  
**Asset # : 13592**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit   | 100%              | Now                      | \$7,400               | 2028                      | * *                   | 2                  | \$90,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 6th Fl. Main Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Dual Speed System Malfunctioning, Running Only In High Speed Mode</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$90,000              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 95%               |                          |                       | 2028                      | * *                   | 2                  | \$4,700               | B                    |
| Roof   | 5%                |                          |                       | 2028                      | * *                   | 2                  | \$300                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2037                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$42,800              | 2                  | \$2,400               | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| High Temp  | 100%              |                          |                       | 2046                      | * *                   | 4                  | \$24,000              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : For Heating</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$8,000               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 2%</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 3rd Fl. Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand   | 100%              |                          |                       | 2037                      | * *                   | 4                  | \$40,000              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : For Chilled Water</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2028                      | * *                   | 1                  | \$10,000              | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 75%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 75%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1-6</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Passenger Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 25%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 25%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1-3</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H. S. FOR TEACHING, LIBERAL ARTS & SCIENCES - Q  
**Address** : 74-20 COMMONWEALTH BOULEVARD  
**Borough** : QUEENS **Agency's Number** : Q566  
**Program / Asset #** : BOE1038.000 / 13591 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 272,866 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,PH  
**Block** : 7870 **Lot** : 72 **BIN** : 4529899

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$172,100             | \$192,300             |
| Interior Architecture |                       | \$412,000             |
| Electrical            | \$198,600             |                       |
| Mechanical            |                       | \$114,600             |
| <b>Total</b>          | <b>\$370,700</b>      | <b>\$718,800</b>      |
| Priority A            | \$172,100             | \$192,300             |
| Priority B            | \$198,600             | \$365,200             |
| Priority C            |                       | \$161,400             |
| <b>Total</b>          | <b>\$370,700</b>      | <b>\$718,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$19,400         | \$14,600        |
| Interior Architecture | \$5,000          |                 | \$37,600         |                 |
| Electrical            | \$15,500         | \$42,300        | \$28,900         | \$15,500        |
| Mechanical            | \$89,900         | \$47,000        | \$96,800         | \$47,000        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900          | \$9,900         |
| <b>Total</b>          | <b>\$120,300</b> | <b>\$99,200</b> | <b>\$192,600</b> | <b>\$87,000</b> |
| Priority A            |                  |                 | \$19,400         | \$14,600        |
| Priority B            | \$115,300        | \$99,200        | \$135,600        | \$72,500        |
| Priority C            | \$5,000          |                 | \$37,600         |                 |
| <b>Total</b>          | <b>\$120,300</b> | <b>\$99,200</b> | <b>\$192,600</b> | <b>\$87,000</b> |



High School for Teaching Professionals - September 26, 2003 hermitte associates photograph 2003

**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR TEACHING, LIBERAL ARTS & SCIENCES - Q**  
**Asset # : 13591**

| Architecture    |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior        |  |                |                   |                    |         |                |             |                |               |
|                 | Exterior Walls   |                |                   |                    |         |                |             |                |               |
|                 | Masonry: Brick   | 90%            |                   |                    | LIFE    | **             | 5           | \$153,500      | A             |
|                 | Pre-Cast Concrete  | 7%             |                   |                    | LIFE    | **             | 5           | \$38,800       | A             |
|                 | Window Wall  | 3%             |                   |                    | 2046    | **             | 5           | \$19,200       | A             |
|                 | Windows  |                |                   |                    |         |                |             |                |               |
|                 | Aluminum   | 85%            |                   |                    | 2036    | **             | 5           | \$19,600       | A             |
|                 | Fiberglass Panel   | 12%            |                   |                    | 2042    | **             | 5           | \$10,400       | A             |
|                 | Metal Louvers  | 3%             |                   |                    | 2033    | **             | 10          | \$4,300        | A             |
|                 | Parapets   |                |                   |                    |         |                |             |                |               |
|                 | Masonry: Brick   | 90%            |                   |                    | LIFE    | **             | 5           | \$25,700       | A             |
|                 | Metal Rail   | 3%             |                   |                    | 2037    | **             | 5-10        | \$15,500       | A             |
|                 | Pre-Cast Concrete  | 7%             |                   |                    | LIFE    | **             | 5           | \$12,600       | A             |
|                 | Roof   |                |                   |                    |         |                |             |                |               |
|                 | Fiberglass Panel   | 10%            |                   |                    | 2033    | **             | 1           |                | A             |
|                 | Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                 | Location : Main Entrance Side                              |                |                   |                    |         |                |             |                |               |
|                 | Explanation : Canopies Along Building Perimeter            |                |                   |                    |         |                |             |                |               |
|                 | IRMA/Protected Membrane                                    | 75%            |                   |                    | 2025    | **             | 10          | \$125,900      | A             |
|                 | Metal Panel  | 15%            |                   |                    | 2037    | **             | 10          | \$46,200       | A             |
| Interior        |  |                |                   |                    |         |                |             |                |               |
|                 | Floors   |                |                   |                    |         |                |             |                |               |
|                 | Carpet   | 5%             |                   |                    | 2019    | \$98,800       | 3           | \$25,100       | C             |
|                 | Cast in Place Concrete                                     | 12%            |                   |                    | LIFE    | **             | 5           | \$87,700       | C             |
|                 | Ceramic Tile   | 3%             |                   |                    | 2029    | **             | 5           | \$10,000       | C             |
|                 | Terrazzo   | 3%             |                   |                    | LIFE    | **             | 5           | \$7,800        | C             |
|                 | Vinyl Tile   | 70%            |                   |                    | 2025    | **             | 3           | \$87,700       | C             |
|                 | Wood   | 7%             |                   |                    | 2048    | **             | 5           | \$43,900       | C             |
|                 | Interior Walls   |                |                   |                    |         |                |             |                |               |
|                 | Concrete Masonry Unit                                      | 65%            |                   |                    | LIFE    | **             | 5           | \$73,700       | C             |
|                 | Glass: Single Pane   | 2%             |                   |                    | LIFE    | **             | 5           | \$4,300        | C             |
|                 | Gypsum Board   | 8%             |                   |                    | LIFE    | **             | 5           | \$13,600       | C             |
|                 | Masonry: Brick   | 5%             |                   |                    | LIFE    | **             |             |                | C             |
|                 | SGFT/Glazed Masonry  | 20%            |                   |                    | LIFE    | **             |             |                | C             |
|                 | Ceilings   |                |                   |                    |         |                |             |                |               |
|                 | AcousTile,Adhered  | 7%             |                   |                    | 2033    | **             | 5           | \$23,400       | B             |
|                 | AcousTileSusp.Lay-In                                       | 75%            |                   |                    | 2033    | **             | 5           | \$250,600      | B             |
|                 | Exposed Struc: Steel                                       | 15%            |                   |                    | LIFE    | **             |             |                | B             |
|                 | Gypsum Board   | 3%             |                   |                    | LIFE    | **             | 5           | \$12,500       | B             |
| Electrical      |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
| System          | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |  |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR TEACHING, LIBERAL ARTS & SCIENCES - Q**  
**Asset # : 13591**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$1,000        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 5000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Transformers             |  |                   |                |                    |                |             |                |               |
| Dry Type                 | 100%   |                   |                | 2033               | * *            | 5           | \$800          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1000kva, 480/277v And One 225 Kva        |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$1,000        | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2036               | * *            | 5           | \$5,900        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 10%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Motor Control Center     | 90%  |                   |                | 2033               | * *            | 5           | \$5,500        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$3,300        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2033               | * *            | 1           | \$68,900       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2029               | * *            | 1           | \$86,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : 6th Floor                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : One 600 Kw                                   |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium           | 100%   |                   |                | 2015               | \$600          | 5           | \$49,800       | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2036               | * *            | 5           | \$20,700       | B             |
| Main Tank                | 50%  |                   |                | 2048               | * *            | 5           | \$3,300        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 97%  |                   |                | 2025               | * *            | 10          | \$198,600      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2025               | * *            | 10          | \$200          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR TEACHING, LIBERAL ARTS & SCIENCES - Q**  
**Asset # : 13591**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Lightning Protection  
 Arresters/Cabling  
 Generic

100% 2048 \* \* 5 \$6,600 B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

Energy Source  
 Interruptible Gas/Dual Fuel 100% 2046 \* \* 1 B

Conversion Equipment  
 Steam Boiler 100% 2037 \* \* 1 \$221,400 B  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 4 Boilers*

Distribution  
 Steam Piping/Pump 100% 2046 \* \* 4 \$16,500 B

Terminal Devices  
 Air Handler 80% 2028 \* \* 1 \$110,600 B  
 Convector/Radiator 20% 2037 \* \* 1 \$14,500 B

Air Conditioning

Energy Source  
 Electricity 100% 2042 \* \* 1 B

Conversion Equipment  
 Reciprocating Compr/Chiller 100% 2028 \* \* 1 \$103,600 B

Distribution  
 Chilled Wtr Pipe/Pump 100% 2046 \* \* 4 \$16,500 B

Heat Rejection  
 Air Condenser Unit 100% 2028 \* \* 2 \$155,600 B

Ventilation

Distribution  
 Ductwork/Diffusers 100% LIFE \* \* 2-5 \$124,500 B

Exhaust Fans  
 Interior 70% 2028 \* \* 2 \$4,800 B  
 Roof 30% 2028 \* \* 2 \$2,100 B

Plumbing

H/C Water Piping  
 Galv Iron/Steel 100% 2037 \* \* 1 B

Water Heater  
 Gas Fired 100% 2019 \$59,300 2 \$3,300 B

Sanitary Piping  
 Cast Iron 100% LIFE \* \* 1 B

Sump Pump(s)  
 Rigid Piping 100% 2028 \* \* 4 \$1,300 B

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**H. S. FOR TEACHING, LIBERAL ARTS & SCIENCES - Q**  
**Asset # : 13591**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer                                       |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    | 2028    | * *            | 1           | \$13,800       | B             |
| Fixtures           |  |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : B,1,2,3,4,5,                                  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Two Elevators                              |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H. S. OF ARTS & BUSINESS - Q  
**Address** : 105-25 HORACE HARDING EXP. @ WESTSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : Q456  
**Program / Asset #** : BOE0880.000 / 1473 **Yr Built/Renovated** : 1973 / 2011  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1963 **Lot** : 5 **BIN** : 4048306

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$177,200             | \$45,300              |
| Interior Architecture | \$276,400             | \$781,700             |
| Electrical            | \$38,000              | \$1,549,400           |
| <b>Total</b>          | <b>\$491,700</b>      | <b>\$2,376,400</b>    |
| Priority A            | \$177,200             | \$45,300              |
| Priority B            | \$84,300              | \$1,549,400           |
| Priority C            | \$230,200             | \$781,700             |
| <b>Total</b>          | <b>\$491,700</b>      | <b>\$2,376,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$31,300         |                | \$18,600        |                 |
| Interior Architecture | \$78,300         |                |                 | \$17,400        |
| Electrical            | \$5,100          | \$3,500        | \$3,900         | \$4,800         |
| Mechanical            | \$34,000         | \$5,400        | \$12,600        | \$5,700         |
| <b>Total</b>          | <b>\$148,700</b> | <b>\$8,900</b> | <b>\$35,100</b> | <b>\$27,800</b> |
| Priority A            | \$31,300         |                | \$18,600        |                 |
| Priority B            | \$72,100         | \$8,900        | \$16,500        | \$10,400        |
| Priority C            | \$45,300         |                |                 | \$17,400        |
| <b>Total</b>          | <b>\$148,700</b> | <b>\$8,900</b> | <b>\$35,100</b> | <b>\$27,800</b> |



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## H. S. OF ARTS &amp; BUSINESS - Q

Asset # : 1473

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$16,700       | LIFE               | **             | 5           | \$12,900       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Parking Area                                       |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             | 5           | \$10,300       | A             |
| Metal Sect. OHD        | 5%  |                   |                | 2028               | **             | 5           | \$8,100        | A             |
| Stucco Cement          | 70%   |                   |                | 2036               | **             | 5           | \$90,500       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2048               | **             | 5           | \$6,800        | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5-10        | \$8,500        | A             |
| Metal Panel            | 5%  |                   |                | 2043               | **             | 5           | \$1,200        | A             |
| Metal Rail             | 20%   |                   |                | 2036               | **             | 5-10        | \$21,700       | A             |
| Stucco Cement          | 70%   |                   |                | 2036               | **             | 5           | \$10,900       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  | Now               | \$132,000      | 2028               | **             |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Lower Roof   |                   |                |                    |                |             |                |               |
|                        | Ponding, Extent : Moderate, Area Affected : 25%               |                   |                |                    |                |             |                |               |
|                        | Location : Lower Roof   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%   |                   |                | LIFE               | **             | 5           | \$84,800       | C             |
| Vinyl Tile             | 25%   | Now               | \$92,400       | 2028               | **             | 3           | \$12,100       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria Entrance                                 |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria, Corridor(s)                             |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 60%   |                   |                | 2023               | \$739,300      | 3           | \$38,800       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%   |                   |                | LIFE               | **             | 10          | \$55,000       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Parking Area                                       |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2032               | **             | 5           | \$7,300        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| Gypsum Board           | 25%   |                   |                | LIFE               | **             | 5-10        | \$62,300       | C             |
| Metal Panel            | 45%   |                   |                | LIFE               | **             | 10          | \$29,700       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 40%   |                   |                | 2028               | **             | 5           | \$60,400       | B             |
| Exposed Concrete       | 25%   |                   |                | LIFE               | **             | 5-10        | \$37,800       | B             |
| Plaster                | 35%   |                   |                | LIFE               | **             | 5-10        | \$72,700       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**H. S. OF ARTS & BUSINESS - Q**  
**Asset # : 1473**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$28,700              | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$104,300             | 5                  | \$400                 | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2023                      | \$118,900             | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 80%               |                          |                       | 2022                      | \$108,400             | 5                  | \$1,700               | B                    |
| Molded Case Bkrs   | 20%               |                          |                       | 2031                      | * *                   | 5                  | \$400                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2023                      | \$130,800             | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2021                      | \$21,200              | 5                  | \$500                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,400               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 50%               |                          |                       | 2023                      | \$389,400             | 10                 | \$39,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 48%               |                          |                       | 2018                      | \$373,800             | 10                 | \$38,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 2%                |                          |                       | 2023                      | \$15,600              | 2                  |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$10,400              | B                    |
| Exit, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2023                      | \$33,500              | 10                 | \$300                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 70%               |                          |                       | 2028                      | * *                   | 1                  | \$21,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways, Garage And Outside</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Cameras</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**H. S. OF ARTS & BUSINESS - Q**  
**Asset # : 1473**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2018

\$284,100

1-3

\$15,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Station*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Natural Gas

100%

2043

\* \*

1

B

Conversion Equipment

Furnace

100%

2028

\* \*

1

\$42,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Rtu's***Air Conditioning**

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

70%

2028

\* \*

2

\$3,700

B

*R-22 Refrigerant, Extent : Light, Area Affected : 70%**Location : Roof**Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 6 Package Units*

No Component

30%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$76,300

B

Exhaust Fans

Interior

30%

2023

\$32,700

2

\$800

B

Roof

70%

2028

\* \*

2

\$1,900

B

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2033

\* \*

1

B

Water Heater

Electric

100%

2021

\$15,300

4

\$500

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**H. S. OF ARTS & BUSINESS - Q**  
**Asset # : 1473**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                |                |                   |                    |         |                |             |                |               |
|                  | Fixtures       |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 70%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 30%            |                   |                    | 2033    | * *            | 1-2         | \$7,300        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H.S. FOR SPORTS MANAGEMENT - BK  
**Address** : 2865 W. 19TH STREET @ MERMAID AVE.  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K728  
**Program / Asset #** : BOE1079.000 / 14425 **Yr Built/Renovated** : 1916 / 2010  
**Area Sq Ft** : 18,324 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7020 **Lot** : 39 **BIN** : 3329331

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture |                       | \$21,400              |
| Electrical            |                       | \$179,400             |
| <b>Total</b>          |                       | <b>\$200,800</b>      |
| Priority B            |                       | \$179,400             |
| Priority C            |                       | \$21,400              |
| <b>Total</b>          |                       | <b>\$200,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Interior Architecture | \$38,500        |                | \$14,000        | \$1,400        |
| Electrical            | \$14,300        | \$200          | \$300           | \$500          |
| Mechanical            | \$1,300         | \$1,600        | \$1,200         | \$1,300        |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$1,900</b> | <b>\$15,400</b> | <b>\$3,100</b> |
| Priority B            | \$35,200        | \$1,900        | \$1,500         | \$1,800        |
| Priority C            | \$18,800        |                | \$14,000        | \$1,400        |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$1,900</b> | <b>\$15,400</b> | <b>\$3,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. FOR SPORTS MANAGEMENT - BK**  
**Asset # : 14425**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2058               | * *            | 10          |                | A             |
|                        | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Note: This Is A Leased Building                |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2048               | * *            | 5           |                | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 35%  |                   |                | LIFE               | * *            | 5-10        |                | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5-10        |                | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| No Component           | 60%  |                   |                |                    |                |             |                | D             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 40%  |                   |                | 2028               | * *            | 10          |                | A             |
| Modified Bitumen       | 60%  |                   |                | 2033               | * *            | 10          |                | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$4,900        | C             |
| Ceramic Tile           | 5%   |                   |                | 2032               | * *            | 5           | \$1,100        | C             |
| Terrazzo               | 5%   | 0-2               | \$3,400        | LIFE               | * *            | 5           | \$900          | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  |                   |                | 2028               | * *            | 3           | \$800          | C             |
| Vinyl Tile             | 10%  | Now               | \$2,100        | 2018               | \$21,400       | 3           | \$800          | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Wood                   | 65%  |                   |                | 2051               | * *            | 5           | \$27,300       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | * *            | 5           | \$1,000        | C             |
| Plaster                | 95%  |                   |                | LIFE               | * *            | 5-10        | \$16,800       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. FOR SPORTS MANAGEMENT - BK**  
**Asset # : 14425**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |  |      |     |   |         |   |
|-------------------|-----|--|------|-----|---|---------|---|
| AcousTile,Adhered | 10% |  | 2043 | * * | 5 | \$2,200 | B |
|-------------------|-----|--|------|-----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

|                      |     |  |      |     |   |         |   |
|----------------------|-----|--|------|-----|---|---------|---|
| AcousTileConcealSpLn | 10% |  | 2043 | * * | 5 | \$2,800 | B |
|----------------------|-----|--|------|-----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

|         |     |  |      |     |      |          |   |
|---------|-----|--|------|-----|------|----------|---|
| Plaster | 80% |  | LIFE | * * | 5-10 | \$30,900 | B |
|---------|-----|--|------|-----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |      |     |   |       |   |
|---------------|------|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  | 2053 | * * | 5 | \$100 | B |
|---------------|------|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 400 Amps*

## Switchgear / Switchboard

|               |      |  |      |     |   |       |   |
|---------------|------|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  | 2053 | * * | 5 | \$100 | B |
|---------------|------|--|------|-----|---|-------|---|

## Raceway

|         |      |  |      |  |          |   |   |
|---------|------|--|------|--|----------|---|---|
| Conduit | 100% |  | 2023 |  | \$15,200 | 1 | B |
|---------|------|--|------|--|----------|---|---|

## Panelboards

|                  |      |  |      |  |          |   |         |
|------------------|------|--|------|--|----------|---|---------|
| Molded Case Bkrs | 100% |  | 2022 |  | \$22,600 | 5 | \$400 B |
|------------------|------|--|------|--|----------|---|---------|

## Wiring

|               |      |  |      |  |          |   |   |
|---------------|------|--|------|--|----------|---|---|
| Thermoplastic | 100% |  | 2023 |  | \$12,900 | 1 | B |
|---------------|------|--|------|--|----------|---|---|

## Motor Controllers

|                 |      |  |      |  |          |   |         |
|-----------------|------|--|------|--|----------|---|---------|
| Locally Mounted | 100% |  | 2021 |  | \$12,700 | 5 | \$100 B |
|-----------------|------|--|------|--|----------|---|---------|

## Ground

## Grounding Devices

|         |      |  |      |     |   |       |   |
|---------|------|--|------|-----|---|-------|---|
| Generic | 100% |  | LIFE | * * | 5 | \$400 | B |
|---------|------|--|------|-----|---|-------|---|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Main Water Pipe*

## Lighting

## Interior Lighting

|             |      |  |      |           |    |          |   |
|-------------|------|--|------|-----------|----|----------|---|
| Fluorescent | 100% |  | 2018 | \$135,200 | 10 | \$13,800 | B |
|-------------|------|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

## Egress Lighting

|               |     |  |      |         |   |  |   |
|---------------|-----|--|------|---------|---|--|---|
| Exit, Service | 50% |  | 2023 | \$1,200 | 1 |  | B |
|---------------|-----|--|------|---------|---|--|---|

|               |     |  |      |     |    |       |   |
|---------------|-----|--|------|-----|----|-------|---|
| Exit, Battery | 50% |  | 2031 | * * | 10 | \$500 | B |
|---------------|-----|--|------|-----|----|-------|---|

## Exterior Lighting

|     |      |  |      |         |    |  |   |
|-----|------|--|------|---------|----|--|---|
| HID | 100% |  | 2018 | \$6,300 | 10 |  | B |
|-----|------|--|------|---------|----|--|---|

## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF EDUCATION - 040**  
**H.S. FOR SPORTS MANAGEMENT - BK**  
**Asset # : 14425**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Alarm**

Fire/Smoke Detection

No Component

75%

Generic

25%

2018

\$44,300

1-3

\$2,400

D

B

| Mechanical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Heating**

Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$4,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Next To Boiler Room**Explanation : 1 Tank*

Conversion Equipment

Hot Water Boiler

100%

Now

\$800

2036

\* \*

1

\$6,700

B

*Damaged, Extent : Moderate, Area Affected : 100%**Location : Ground Floor Boiler Room, Defective Combustion Air Damper**Other Observation, Extent : Light, Area Affected : 100%**Location : Ground Floor Boiler Room**Explanation : 1 Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2031

\* \*

4

\$1,100

B

Terminal Devices

Convactor/Radiator

100%

2028

\* \*

1

\$4,900

B

**Air Conditioning**

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Window/Wall Unit

50%

2023

\$17,600

1

B

No Component

50%

D

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2028

\* \*

1

B

Water Heater

Gas Fired

100%

2021

\$4,000

2

\$200

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Plastic/PVC

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Along The Side Of The Building**Explanation : Newly Installed Gutters And Leaders*

Fixtures

Generic

100%

B

*Obsolete Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H.S. OF ECONOMICS AND FINANCE -M  
**Address** : 100 TRINITY PLACE  
**Borough** : MANHATTAN **Agency's Number** : LEASE-M833  
**Program / Asset #** : BOE1076.000 / 14422 **Yr Built/Renovated** : 1957 /  
**Area Sq Ft** : 60,732 **Project Type** : EDUCATION  
**Date of Survey** : 01-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,11,p  
**Block** : 52 **Lot** : 1 **BIN** : 1001037

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$124,400             | \$319,000             |
| Electrical            | \$51,400              | \$773,300             |
| Mechanical            |                       | \$423,400             |
| <b>Total</b>          | <b>\$175,800</b>      | <b>\$1,515,600</b>    |
| Priority B            | \$51,400              | \$1,196,700           |
| Priority C            | \$124,400             | \$319,000             |
| <b>Total</b>          | <b>\$175,800</b>      | <b>\$1,515,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,100         |                 |                 |                 |
| Interior Architecture | \$76,300         |                 |                 | \$11,600        |
| Electrical            | \$62,700         | \$1,400         | \$2,300         | \$2,000         |
| Mechanical            | \$44,200         | \$14,000        | \$26,800        | \$40,500        |
| Elevators/Escalators  | \$15,800         | \$15,800        | \$15,800        | \$15,800        |
| <b>Total</b>          | <b>\$210,000</b> | <b>\$31,200</b> | <b>\$44,900</b> | <b>\$69,900</b> |
| Priority A            | \$11,100         |                 |                 |                 |
| Priority B            | \$170,400        | \$31,200        | \$44,900        | \$58,300        |
| Priority C            | \$28,500         |                 |                 | \$11,600        |
| <b>Total</b>          | <b>\$210,000</b> | <b>\$31,200</b> | <b>\$44,900</b> | <b>\$69,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF ECONOMICS AND FINANCE -M**  
**Asset # : 14422**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           |                | A             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           |                | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           |                | A             |
| Metal/Glass Curt Wall   | 5%         |                   |                | LIFE               | **             | 5           |                | A             |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5-10        |                | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$11,100       | 2039               | **             | 5           | \$1,200        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 10%        | Now               | \$2,200        | 2022               | \$44,000       | 3           | \$11,200       | C             |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$4,100        | 2032               | **             | 5           | \$1,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 45%        | Now               | \$31,900       | 2018               | \$319,000      | 3           | \$12,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        | Now               | \$14,200       | 2028               | **             | 3           | \$11,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$7,900        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$3,600        | 2032               | **             | 5           | \$1,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 85%        | Now               | \$78,300       | LIFE               | **             | 5           | \$16,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         | Now               | \$10,600       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF ECONOMICS AND FINANCE -M**  
**Asset # : 14422**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 45% | Now | \$11,200 | 2036 | * * | 5 | \$16,700 | B |
|----------------------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

|             |    |  |  |      |     |   |         |   |
|-------------|----|--|--|------|-----|---|---------|---|
| Metal Panel | 5% |  |  | LIFE | * * | 5 | \$9,300 | B |
|-------------|----|--|--|------|-----|---|---------|---|

|         |     |     |          |      |     |   |          |   |
|---------|-----|-----|----------|------|-----|---|----------|---|
| Plaster | 50% | Now | \$32,000 | LIFE | * * | 5 | \$23,200 | B |
|---------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 60% |  |  | 2023 | \$53,600 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 40% |  |  | 2023 | \$35,800 | 5 | \$500 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|      |     |  |  |      |         |   |  |   |
|------|-----|--|--|------|---------|---|--|---|
| Tray | 10% |  |  | 2021 | \$8,500 | 1 |  | B |
|------|-----|--|--|------|---------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2022 | \$10,200 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2022 | \$91,500 | 5 | \$1,200 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$26,900 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 70% |  |  | 2023 | \$62,700 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |  |   |
|-----------------|-----|--|--|------|---------|---|--|---|
| Locally Mounted | 10% |  |  | 2021 | \$2,100 | 5 |  | B |
|-----------------|-----|--|--|------|---------|---|--|---|

|                      |     |  |  |      |           |   |         |   |
|----------------------|-----|--|--|------|-----------|---|---------|---|
| Motor Control Center | 90% |  |  | 2021 | \$157,400 | 5 | \$1,200 | B |
|----------------------|-----|--|--|------|-----------|---|---------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF ECONOMICS AND FINANCE -M**  
**Asset # : 14422**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 66%  |                   |                | 2018               | \$295,700      | 10          | \$30,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2028               | * *            | 10          | \$9,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2028               | * *            | 10          | \$4,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways And Lobby                              |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2018               | \$4,100        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$9,000        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 10%  |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Battery    | 40%  |                   |                | 2018               | \$8,200        | 10          | \$4,800        | B             |
| Exit, LED             | 5%   |                   |                | 2051               | * *            | 1           |                | B             |
| Exit, Service         | 15%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service         | 30%  |                   |                | 2018               | \$2,500        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 50%  |                   |                | 2018               | \$10,400       | 10          | \$100          | B             |
| Incandescent          | 50%  |                   |                | 2018               | \$22,400       | 2           |                | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  | Now               | \$51,400       | 2033               | * *            | 1           | \$5,000        | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1-3         | \$9,200        | B             |

| <b>Mechanical</b>             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|-------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>          |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam                 | 100%              |                          |                       | 2043                      | **                    | 1                  |                       | B                    |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger                | 10%               |                          |                       | 2026                      | **                    | 1                  | \$2,500               | B                    |
| Pres. Reducing Valve/LP Steam | 90%               |                          |                       | 2032                      | **                    | 5                  | \$2,700               | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF ECONOMICS AND FINANCE -M**  
**Asset # : 14422**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump   | 10%               |                          |                       | 2039                      | * *                   | 4                  | \$400                 | B                    |
| Steam Piping/Pump   | 90%               |                          |                       | 2033                      | * *                   | 4                  | \$2,200               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 88%               |                          |                       | 2023                      | \$268,900             | 1                  | \$27,100              | B                    |
| Convactor/Radiator  | 10%               |                          |                       | 2028                      | * *                   | 1                  | \$1,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : All Floors Except The 7th</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Hydronic Loop</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 2%                |                          |                       | 2028                      | * *                   | 1                  | \$300                 | B                    |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 5%                |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Steam/HW System   | 95%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Absorption Chiller/Steam/HW   | 95%               |                          |                       | 2026                      | * *                   | 1                  | \$51,100              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit Uses Lithium Bromide And Water As Refrigerant</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 3%                |                          |                       | 2017                      | \$21,900              | 2                  | \$100                 | B                    |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement - Supplies Gym</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Mechanical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling  | 2%                |                          |                       | 2028                      | * *                   | 2                  | \$100                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Glycol Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 95%               |                          |                       | 2033                      | * *                   | 4                  | \$2,300               | B                    |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 95%               |                          |                       | 2028                      | * *                   | 1                  | \$29,200              | B                    |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Cool Tower  | 95%               | Now                      | \$15,500              | 2021                      | \$154,500             | 2                  | \$38,000              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cooling Tower, Roof</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| Ventilation   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$43,900              | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF ECONOMICS AND FINANCE -M**  
**Asset # : 14422**

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |  |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans       |  |                   |                    |         |                |             |                |               |
|                    | Roof               | 5%   | Now               |                    | 2023    | \$2,300        | 2           | \$100          | B             |
|                    |                    | Other Observation, Extent : Moderate, Area Affected : 5%<br>Location : Roof, Exhaust Fan<br>Explanation : Enclosure Leaks Water Into The Duct  |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 0%<br>Location : Fan Rooms Throughout<br>Explanation : Ventilation Is Carried Out Through Air Handlers  |                   |                    |         |                |             |                |               |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper       | 80%  |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel    | 20%  |                   |                    | 2028    | * *            | 1           |                | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Gravity Tank Supplied By Booster Pump System And Used For Sprinkler Service  |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger  |  |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%   |                   |                    | 2033    | * *            | 4           | \$4,900        | B             |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%   |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2028    | * *            | 1           | \$3,100        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%<br>Location : One Unit Travels From Basement: 10th Floor, 3 Units Travel From 1st: 10th Floor And One Side Walk Unit Goes Basement: 1st Floor Condemned<br>Explanation : 4 Units Plus Side Walk Elevator |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Standpipe          |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2043    | * *            | 1-5         | \$25,100       | B             |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%   |                   |                    | 2043    | * *            | 1-2         | \$700          | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H.S. OF FASHION INDUSTRIES - M  
**Address** : 225 W. 24 STREET BTWN: 7 AVE., 8 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M600  
**Program / Asset #** : BOE0142.000 / 1632 **Yr Built/Renovated** : 1940 / 2010  
**Area Sq Ft** : 302,400 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,9,11,12  
**Block** : 774 **Lot** : 19 **BIN** : 1014174

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,948,500           | \$571,400             |
| Interior Architecture | \$1,422,800           | \$439,400             |
| Electrical            | \$1,349,100           | \$732,000             |
| Mechanical            | \$823,200             | \$1,742,700           |
| <b>Total</b>          | <b>\$7,543,500</b>    | <b>\$3,485,600</b>    |
| Priority A            | \$3,948,500           | \$571,400             |
| Priority B            | \$2,172,300           | \$2,532,500           |
| Priority C            | \$1,422,800           | \$381,700             |
| <b>Total</b>          | <b>\$7,543,500</b>    | <b>\$3,485,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  |                  |                  | \$34,900         |
| Interior Architecture |                  | \$33,400         |                  | \$23,000         |
| Electrical            | \$31,100         | \$8,300          | \$7,600          | \$9,300          |
| Mechanical            | \$50,400         | \$25,400         | \$49,300         | \$20,800         |
| Elevators/Escalators  | \$71,100         | \$71,100         | \$71,100         | \$71,100         |
| <b>Total</b>          | <b>\$152,500</b> | <b>\$138,100</b> | <b>\$128,000</b> | <b>\$159,000</b> |
| Priority A            |                  |                  |                  | \$34,900         |
| Priority B            | \$152,500        | \$104,700        | \$128,000        | \$102,700        |
| Priority C            |                  | \$33,400         |                  | \$21,400         |
| <b>Total</b>          | <b>\$152,500</b> | <b>\$138,100</b> | <b>\$128,000</b> | <b>\$159,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 88%        |                   |                | LIFE               | * *            | 5           | \$149,300      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$12,700       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Steel  | 100%       | Now               | \$3,948,500    | 2047               | * *            | 5           | \$422,100      | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 60%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s)  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s)  |            |                   |                |                    |                |             |                |               |
| Weather Strip Missing, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2042               | * *            | 5           | \$500          | A             |
| Masonry: Brick   | 73%        |                   |                | LIFE               | * *            | 5           | \$3,600        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Metal Security Bars  | 20%        |                   |                | 2062               | * *            |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Architecture             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                 |  |                   |                |                    |                |             |                |               |
| Roof                     |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)           | 45%  |                   |                | 2032               | * *            | 10          | \$26,000       | A             |
|                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Paver: Asphalt           | 40%  |                   |                | 2037               | * *            | 10          | \$34,700       | A             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : Under Construction                             |                   |                |                    |                |             |                |               |
| Plaza Roof: Stone Panels | 15%  |                   |                | 2052               | * *            |             |                | A             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Lower Roof  |                   |                |                    |                |             |                |               |
|                          | Explanation : Under Construction                             |                   |                |                    |                |             |                |               |
| Interior                 |  |                   |                |                    |                |             |                |               |
| Floors                   |  |                   |                |                    |                |             |                |               |
| Asphalt Poured           | 3%   |                   |                | 2020               | \$72,400       | 5           | \$5,500        | C             |
| Cast in Place Concrete   | 10%  |                   |                | LIFE               | * *            | 5           | \$79,800       | C             |
| Mosaic Tile              | 5%   |                   |                | 2035               | * *            | 5           | \$45,600       | C             |
| Quarry Tile              | 2%   |                   |                | 2027               | * *            | 5           | \$10,900       | C             |
| Terrazzo                 | 5%   |                   |                | LIFE               | * *            | 5           | \$14,200       | C             |
| Vinyl Tile               | 5%   |                   |                | 2030               | * *            | 3           | \$6,800        | C             |
|                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Various   |                   |                |                    |                |             |                |               |
| Vinyl Tile               | 35%  | 2-4               | \$1,216,800    | 2032               | * *            | 3           | \$47,900       | C             |
|                          | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement, Various Other Locations                 |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Corridors, Basement, Various Classrooms           |                   |                |                    |                |             |                |               |
|                          | Explanation : 9x9 Tile                                       |                   |                |                    |                |             |                |               |
| Wood                     | 20%  | Now               | \$154,700      | 2037               | * *            | 5           | \$68,400       | C             |
|                          | Deteriorated Finish, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Various Classrooms On Every Floor                 |                   |                |                    |                |             |                |               |
|                          | Split/Cracked, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                          | Location : Various Classrooms Throughout                     |                   |                |                    |                |             |                |               |
| Wood                     | 15%  |                   |                | 2050               | * *            | 5           | \$102,600      | C             |
|                          | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Various Classrooms On Every Floor                 |                   |                |                    |                |             |                |               |
| Interior Walls           |  |                   |                |                    |                |             |                |               |
| Ceramic Tile             | 3%   |                   |                | 2025               | * *            | 5           | \$11,100       | C             |
| Masonry: Brick           | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels            | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                  | 59%  |                   |                | LIFE               | * *            | 5           | \$65,400       | C             |
| SGFT/Glazed Masonry      | 20%  |                   |                | LIFE               | * *            |             |                | C             |
| Wood                     | 3%   |                   |                | LIFE               | * *            | 5           | \$44,300       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 1%  |  |  | 2027 | ** | 5 | \$3,100  | B |
| Exposed Concrete     | 69% |  |  | LIFE | ** | 5 | \$33,200 | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$57,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Air Circuit Breaker   | 100% |  |  | 2048 | ** | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |         |   |
| <i>Explanation : Two 2500 Amps Main Disconnect Switch</i>         |      |  |  |      |    |   |         |   |

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2039 | ** | 5 | \$900 | B |
|----------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2048 | ** | 5 | \$6,600 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2022 | \$278,200 | 1 |  | B |
| Conduit | 30% |  |  | 2048 | **        | 1 |  | B |

## Panelboards

|                     |    |     |          |      |    |   |       |   |
|---------------------|----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw       | 5% |     |          | 2044 | ** | 5 | \$300 | B |
| Fused Toggle Switch | 5% | 2-4 | \$18,100 | 2047 | ** | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 5%*

*Location : 7th Floor*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2030 | ** | 5 | \$1,300 | B |
| Molded Case Bkrs | 70% |  |  | 2044 | ** | 5 | \$4,600 | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$282,400 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2048 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2032 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |         |   |
|-----------------|------|--|--|------|----|---|---------|---|
| Locally Mounted | 100% |  |  | 2039 | ** | 5 | \$1,700 | B |
|-----------------|------|--|--|------|----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,700 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Electrical                    |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                      |  |                   |                |                    |                |             |                |               |
| Interior Lighting             |  |                   |                |                    |                |             |                |               |
| Fluorescent                   | 88%  |                   |                | 2030               | * *            | 10          | \$196,700      | B             |
|                               | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                               | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                               | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent                   | 5%   |                   |                | 2022               | \$109,900      | 10          | \$11,200       | B             |
|                               | Other Observation, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                               | Location : Classroom                                       |                   |                |                    |                |             |                |               |
|                               | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent                   | 2%   |                   |                | 2022               | \$43,900       | 10          | \$4,500        | B             |
|                               | Other Observation, Extent : Moderate, Area Affected : 2%   |                   |                |                    |                |             |                |               |
|                               | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
|                               | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                           | 3%   |                   |                | 2022               | \$30,500       | 10          | \$200          | B             |
| Incandescent                  | 2%   |                   |                | 2017               | \$43,900       | 2           | \$100          | B             |
| Egress Lighting               |  |                   |                |                    |                |             |                |               |
| Emergency, Service            | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service                 | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting             |  |                   |                |                    |                |             |                |               |
| HID                           | 100%   |                   |                | 2022               | \$103,300      | 10          | \$800          | B             |
| Alarm                         |  |                   |                |                    |                |             |                |               |
| Security System               |  |                   |                |                    |                |             |                |               |
| No Component                  | 70%  |                   |                |                    |                |             |                | D             |
| Generic                       | 30%  |                   |                | 2030               | * *            | 1           | \$27,800       | B             |
| Fire/Smoke Detection          |  |                   |                |                    |                |             |                |               |
| No Component                  | 65%  |                   |                |                    |                |             |                | D             |
| Generic                       | 35%  |                   |                | 2017               | \$1,022,700    | 1-3         | \$55,100       | B             |
| Mechanical                    |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                       |  |                   |                |                    |                |             |                |               |
| Energy Source                 |  |                   |                |                    |                |             |                |               |
| Utility Steam                 | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Conversion Equipment          |  |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam | 100%   |                   |                | 2031               | * *            | 5           | \$14,500       | B             |
| Distribution                  |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump             | 100%   | Now               | \$388,100      | 2032               | * *            | 4           | \$12,000       | B             |
|                               | Corroded, Extent : Severe, Area Affected : 20%             |                   |                |                    |                |             |                |               |
|                               | Location : Pipes, Condensate Tank, Boiler Room             |                   |                |                    |                |             |                |               |
|                               | Leak Evident, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                               | Location : Vacuum Pump                                     |                   |                |                    |                |             |                |               |
| Terminal Devices              |  |                   |                |                    |                |             |                |               |
| Air Handler                   | 40%  |                   |                | 2022               | \$599,400      | 1           | \$60,400       | B             |
| Convactor/Radiator            | 60%  |                   |                | 2027               | * *            | 1           | \$47,300       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |  |                |                   |                    |         |                |             |                |               |
|                    | Energy Source  |                |                   |                    |         |                |             |                |               |
|                    | Electricity  | 100%           |                   |                    | 2030    | * *            | 1           |                | B             |
|                    | Conversion Equipment   |                |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit   | 60%            |                   |                    | 2017    | \$342,800      | 1           |                | B             |
|                    | No Component   | 40%            |                   |                    |         |                |             |                | D             |
| Ventilation        |  |                |                   |                    |         |                |             |                |               |
|                    | Distribution   |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$135,900      | B             |
|                    | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|                    | Roof   | 100%           |                   |                    | 2022    | \$221,000      | 2           | \$7,500        | B             |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel  | 100%           |                   |                    | 2020    | \$830,000      | 1           |                | B             |
|                    | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                    | Low Temp   | 100%           | Now               | \$25,900           | 2032    | * *            | 4           | \$24,200       | B             |
|                    | Other Observation, Extent : Severe, Area Affected : 100%                                   |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Large Tanks, One Out Of Service And Bypassed / 1 Small Tank Serves Kitchen |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           | Now               | \$60,400           | LIFE    | * *            | 1           |                | B             |
|                    | Corroded, Extent : Severe, Area Affected : 30%   |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping   | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                    |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Duplex Unit  |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                    | Electric   | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100%                                   |                |                   |                    |         |                |             |                |               |
|                    | Location : Throughout  |                |                   |                    |         |                |             |                |               |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                    |                |                   |                    |         |                |             |                |               |
|                    | Location : 2 - B To 9 / 4 - 1 To 9   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 6 Units  |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Standpipe  |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    | 2042    | * *            | 1-5         | \$123,100      | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF FASHION INDUSTRIES - M**  
**Asset # : 1632**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 80%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 20%            |                   |                    | 2032    | * *            | 1-2         | \$13,700       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2031    | * *            | 1           | \$45,600       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : H.S. OF GRAPHIC COMMUN. ART - M  
**Address** : 439 W. 49 ST @9TH - 10TH AVES  
**Borough** : MANHATTAN **Agency's Number** : M625  
**Program / Asset #** : BOE0145.000 / 540 **Yr Built/Renovated** : 1958 / 2004  
**Area Sq Ft** : 254,500 **Project Type** : EDUCATION  
**Date of Survey** : 05-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,7  
**Block** : 1059 **Lot** : 15 **BIN** : 1026646

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$390,800             | \$430,700             |
| Interior Architecture | \$940,400             | \$1,559,100           |
| Electrical            | \$2,423,100           | \$987,200             |
| Mechanical            | \$432,600             | \$885,100             |
| <b>Total</b>          | <b>\$4,186,900</b>    | <b>\$3,862,100</b>    |
| Priority A            | \$390,800             | \$430,700             |
| Priority B            | \$2,904,100           | \$1,872,300           |
| Priority C            | \$891,900             | \$1,559,100           |
| <b>Total</b>          | <b>\$4,186,900</b>    | <b>\$3,862,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  |                  |                 |                 |
| Interior Architecture | \$27,300         | \$39,900         |                 | \$18,900        |
| Electrical            | \$34,000         | \$76,800         | \$300           | \$300           |
| Mechanical            | \$46,500         | \$77,900         | \$50,400        | \$32,800        |
| Elevators/Escalators  | \$47,200         | \$47,200         | \$47,200        | \$47,200        |
| <b>Total</b>          | <b>\$154,900</b> | <b>\$241,800</b> | <b>\$97,900</b> | <b>\$99,200</b> |
| Priority A            |                  |                  |                 |                 |
| Priority B            | \$127,700        | \$201,900        | \$97,900        | \$80,300        |
| Priority C            | \$27,300         | \$39,900         |                 | \$18,900        |
| <b>Total</b>          | <b>\$154,900</b> | <b>\$241,800</b> | <b>\$97,900</b> | <b>\$99,200</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF GRAPHIC COMMUN. ART - M**  
**Asset # : 540**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Fiberglass Panel   | 60%        |                   |                | 2029               | **             | 5           | \$430,600      | A             |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$57,400       | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Mosaic Tile  | 5%         |                   |                | 2040               | **             | 10          | \$29,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$111,400      | 2028               | **             | 5           | \$11,600       | A             |
| Glazing Clouded, Extent : Moderate, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2037               | **             | 5-10        | \$105,600      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 98%        |                   |                | 2028               | **             | 10          | \$116,500      | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2030               | **             | 10          | \$7,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$73,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$16,800       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Toilets   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$26,200       | C             |
| Vinyl Tile   | 20%        |                   |                | 2020               | \$640,000      | 3           | \$33,600       | C             |
| Vinyl Tile   | 20%        |                   |                | 2015               | \$640,000      | 3           | \$25,200       | C             |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Size Tiles                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2020               | \$800,000      | 3           | \$42,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Size Tiles                                 |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2060               | **             | 5           | \$63,000       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 30%        |                   |                | LIFE               | **             | 5           | \$45,700       | C             |
| Glass Block  | 30%        | Now               | \$251,900      | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 3% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Perimeter                                |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$11,400       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF GRAPHIC COMMUN. ART - M**  
**Asset # : 540**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 20% |     |          | 2033 | ** | 5 | \$62,800 | B |
| AcousTileConcealSpLn | 10% | Now | \$48,400 | 2025 | ** | 5 | \$19,600 | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Gymnasium*

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 70% |  |  | LIFE | ** | 5 | \$34,300 | B |
|------------------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$65,100 | 5 | \$900 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2030 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2046 | **        | 5 | \$600   | B |
| Molded Case Bkrs | 80% |  |  | 2020 | \$238,400 | 5 | \$4,400 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2020 | \$278,200 | 1 |  | B |
| Conduit | 20% |  |  | 2030 | **        | 1 |  | B |
| Conduit | 10% |  |  | 2046 | **        | 1 |  | B |

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 15% | 2-4 | \$54,200 | 2045 | ** | 5 | \$400 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                     |    |     |          |      |    |   |       |   |
|---------------------|----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch | 5% | 2-4 | \$18,100 | 2045 | ** | 5 | \$100 | B |
|---------------------|----|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Gymnasium,Auditorium And Boiler Room*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2019 | \$234,900 | 5 | \$3,600 | B |
| Molded Case Bkrs | 10% |  |  | 2028 | **        | 5 | \$600   | B |
| Molded Case Bkrs | 5%  |  |  | 2042 | **        | 5 | \$300   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 45% | 2-4 | \$181,600 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 30% |  |  | 2020 | \$121,100 | 1 |  | B |
| Thermoplastic | 20% |  |  | 2030 | **        | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2046 | **        | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF GRAPHIC COMMUN. ART - M**  
**Asset # : 540**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 75%               |                          |                       | 2018                      | \$49,500              | 5                  | \$1,100               | B                    |
| Locally Mounted   | 20%               | 2-4                      | \$13,200              | 2040                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 5%                |                          |                       | 2037                      | * *                   | 5                  | \$100                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 87%               |                          |                       | 2015                      | \$1,759,500           | 10                 | \$179,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-12 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2015                      | \$28,100              | 10                 | \$200                 | B                    |
| Incandescent  | 10%               |                          |                       | 2015                      | \$202,200             | 2                  | \$500                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2015                      | \$46,500              | 10                 | \$27,100              | B                    |
| Exit, Service   | 50%               |                          |                       | 2015                      | \$18,600              | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$69,500              | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$222,400             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$16,600              | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 40%               |                          |                       | 2020                      | \$551,700             | 1                  | \$55,600              | B                    |
| Convactor/Radiator  | 60%               |                          |                       | 2025                      | * *                   | 1                  | \$43,600              | B                    |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**H.S. OF GRAPHIC COMMUN. ART - M**  
**Asset # : 540**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling   | 5%                |                          |                       | 2018                      | \$164,700             | 2                  | \$700                 | B                    |
| Window/Wall Unit   | 75%               |                          |                       | 2015                      | \$394,400             | 1                  |                       | B                    |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$125,100             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 40%               |                          |                       | 2020                      | \$113,100             | 2                  | \$2,800               | B                    |
| Roof   | 10%               |                          |                       | 2020                      | \$20,300              | 2                  | \$700                 | B                    |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$38,200              | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main In East Basement And Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              | Now                      | \$7,900               | 2030                      | * *                   | 4                  | \$22,200              | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 50%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : #1 Tank Coil Leaks, Basement Boiler Room</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2015                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-7</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Escalators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under 20' Rise   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1-7</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 12 Units</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : HARRY S. TRUMAN HIGH SCHOOL - BX  
**Address** : 750 BAYCHESTER AVE. BTWN: BARTOW AVE., DONIZETTI PL.  
**Borough** : BRONX **Agency's Number** : X455  
**Program / Asset #** : BOE0330.000 / 348 **Yr Built/Renovated** : 1973 / 1998  
**Area Sq Ft** : 528,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,ph  
**Block** : 5141 **Lot** : 150 **BIN** : 2097470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$358,700             | \$1,012,500           |
| Interior Architecture | \$496,400             | \$586,700             |
| Electrical            | \$515,400             | \$5,369,900           |
| Mechanical            | \$1,032,100           | \$2,539,100           |
| <b>Total</b>          | <b>\$2,402,600</b>    | <b>\$9,508,200</b>    |
| Priority A            | \$358,700             | \$1,012,500           |
| Priority B            | \$1,978,600           | \$8,115,900           |
| Priority C            | \$65,300              | \$379,800             |
| <b>Total</b>          | <b>\$2,402,600</b>    | <b>\$9,508,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$13,300         |                  | \$8,200          |
| Interior Architecture |                  | \$83,600         | \$27,900         | \$26,100         |
| Electrical            | \$32,700         | \$38,900         | \$34,800         | \$43,200         |
| Mechanical            | \$172,400        | \$135,100        | \$235,500        | \$125,700        |
| Elevators/Escalators  | \$48,400         | \$48,400         | \$48,400         | \$48,400         |
| <b>Total</b>          | <b>\$253,500</b> | <b>\$319,300</b> | <b>\$346,500</b> | <b>\$251,600</b> |
| Priority A            |                  | \$13,300         |                  | \$8,200          |
| Priority B            | \$253,500        | \$222,400        | \$318,700        | \$217,300        |
| Priority C            |                  | \$83,600         | \$27,900         | \$26,100         |
| <b>Total</b>          | <b>\$253,500</b> | <b>\$319,300</b> | <b>\$346,500</b> | <b>\$251,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**HARRY S. TRUMAN HIGH SCHOOL - BX**  
**Asset # : 348**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5           | \$139,000      | A             |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 5-10        | \$136,500      | A             |
| Pre-Cast Concrete  | 60%        |                   |                | LIFE               | **             | 5           | \$774,300      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        |                   |                | 2038               | **             | 5           | \$47,000       | A             |
| Metal Louvers  | 2%         |                   |                | 2031               | **             | 10          | \$6,000        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Metal Panel  | 35%        |                   |                | 2042               | **             | 5           | \$16,400       | A             |
| Metal Rail   | 10%        |                   |                | 2035               | **             | 5-10        | \$21,900       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 50%        |                   |                | 2027               | **             | 10          | \$123,300      | A             |
| Cast in Place Concrete                                     | 50%        | Now               | \$198,200      | LIFE               | **             |             |                | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Terrace Over First Floor                        |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 7%         |                   |                | LIFE               | **             | 5           | \$106,700      | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$34,800       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$20,900       | C             |
| Sheet Vinyl/Rubber   | 5%         |                   |                | 2027               | **             | 5           | \$52,200       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$27,200       | C             |
| Vinyl Tile   | 62%        |                   |                | 2027               | **             | 3           | \$161,900      | C             |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$130,600      | C             |
| Under Construction   | 3%         |                   |                |                    |                |             |                | D             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 27%        |                   |                | LIFE               | **             | 5           | \$85,300       | C             |
| Folding Partition  | 3%         |                   |                | 2030               | **             | 5           | \$59,300       | C             |
| Masonry: Brick   | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 25%        |                   |                | LIFE               | **             | 5           | \$59,300       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$63,200       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**HARRY S. TRUMAN HIGH SCHOOL - BX**  
**Asset # : 348**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        | 0-2               | \$200,900      | 2035               | * *            | 5           | \$81,400       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : First And Second Floors                              |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 27%        |                   |                | 2027               | * *            | 5           | \$175,800      | B             |
| Exposed Concrete  | 37%        |                   |                | LIFE               | * *            | 5           | \$37,600       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board   | 8%         | Now               | \$142,300      | 2027               | * *            |             |                | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor(s)                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 75%               |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                    |            |                   |                |                    |                |             |                |               |
| Under Construction  | 3%         |                   |                |                    |                |             |                | D             |

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2032    | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room   |                |                |                   |                    |         |                |             |                |               |
| Explanation : 4 Main Switches @ 6000 Amps Each - Providing Service To Other Nearby Schools |                |                |                   |                    |         |                |             |                |               |
| Transformers   |                |                |                   |                    |         |                |             |                |               |
| Dry Type   |                | 100%           |                   |                    | 2027    | * *            | 5           | \$1,600        | B             |
| Switchgear / Switchboard   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 50%            |                   |                    | 2032    | * *            | 5           | \$1,000        | B             |
| Fused Disc Sw  |                | 50%            |                   |                    | 2022    | \$223,500      | 5           | \$1,000        | B             |
| Raceway  |                |                |                   |                    |         |                |             |                |               |
| Conduit  |                | 100%           |                   |                    | 2032    | * *            | 1           |                | B             |
| Panelboards  |                |                |                   |                    |         |                |             |                |               |
| Molded Case Bkrs   |                | 30%            |                   |                    | 2030    | * *            | 5           | \$3,400        | B             |
| Molded Case Bkrs   |                | 30%            |                   |                    | 2038    | * *            | 5           | \$3,400        | B             |
| Molded Case Bkrs   |                | 40%            |                   |                    | 2021    | \$221,300      | 5           | \$4,600        | B             |
| Wiring   |                |                |                   |                    |         |                |             |                |               |
| Thermoplastic  |                | 70%            |                   |                    | 2022    | \$423,700      | 1           |                | B             |
| Thermoplastic  |                | 30%            |                   |                    | 2032    | * *            | 1           |                | B             |
| Motor Controllers  |                |                |                   |                    |         |                |             |                |               |
| Locally Mounted  |                | 20%            |                   |                    | 2020    | \$19,800       | 5           | \$600          | B             |
| Motor Control Center   |                | 80%            |                   |                    | 2035    | * *            | 5           | \$9,400        | B             |

Ground

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**DEPARTMENT OF EDUCATION - 040**  
**HARRY S. TRUMAN HIGH SCHOOL - BX**  
**Asset # : 348**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$6,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$133,400             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$167,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 400 Kw Onan</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$96,300              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$13,800              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 85%               |                          |                       | 2022                      | \$3,566,500           | 10                 | \$362,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 10%               |                          |                       | 2022                      | \$194,300             | 10                 | \$1,500               | B                    |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Mercury</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2017                      | \$209,800             | 2                  | \$500                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2017                      | \$38,600              | 1                  |                       | B                    |
| Exit, Service   | 50%               | 2-4                      | \$38,600              | 2032                      | * *                   | 1                  |                       | B                    |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 80%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$180,300             | 10                 | \$1,400               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$74,500              | 1                  | \$8,100               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$255,100             | 1-3                | \$13,300              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**HARRY S. TRUMAN HIGH SCHOOL - BX**  
**Asset # : 348**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| HTHW/HW   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Hot Water Provided From Nearby Co Op City - Housing Development |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Heat Exchanger  | 100%       |                   |                | 2031               | * *            | 1           | \$230,700      | B             |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement Mechanical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 100%       |                   |                | 2030               | * *            | 4           | \$34,500       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 50%        |                   |                | 2027               | * *            | 1           | \$144,100      | B             |
| Convactor/Radiator  | 30%        |                   |                | 2027               | * *            | 1           | \$45,200       | B             |
| Fan Coil Unit/Heat  | 20%        |                   |                | 2022               | \$1,589,200    | 1           | \$30,100       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller   | 75%        |                   |                | 2031               | * *            | 1           | \$378,100      | B             |
| Int Pkg Unit - Cooling  | 10%        |                   |                | 2023               | \$683,400      | 2           | \$2,900        | B             |
| No Component  | 15%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 75%        |                   |                | 2042               | * *            | 4           | \$25,900       | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 75%        |                   |                | 2027               | * *            | 1           | \$216,100      | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 10%        |                   |                | 2022               | \$90,100       | 2           | \$32,400       | B             |
| Water Cool Tower  | 75%        | 0-2               | \$971,100      | 2027               | * *            | 2           | \$281,000      | B             |
| Leak Evident, Extent : Severe, Area Affected : 30%                            |            |                   |                |                    |                |             |                |               |
| Location : Units Are Damaged And Leaking, Roof                                |            |                   |                |                    |                |             |                |               |
| No Component  | 15%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$259,500      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2027               | * *            | 2           | \$5,700        | B             |
| Roof  | 60%        |                   |                | 2027               | * *            | 2           | \$8,600        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$69,200       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**HARRY S. TRUMAN HIGH SCHOOL - BX**  
**Asset # : 348**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Pool Filter/Treatment                                   |                |                   |                    |         |                |             |                |               |
|                    | Under Construction                                      | 100%           |                   |                    |         |                |             |                | D             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : (6) B-7 (1) S B - 7                          |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 7 Units                                   |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Standpipe   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2042    | * *            | 1-5         | \$235,100      | B             |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 5%             |                   |                    | 2032    | * *            | 1-2         | \$6,500        | B             |
|                    | Fire Pump   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2025    | * *            | 1           | \$87,100       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : HEALTH PROFESSIONS HIGH SCHOOL-M  
**Address** : 345 E. 15 ST. NEAR SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : M420  
**Program / Asset #** : BOE0129.000 / 1622 **Yr Built/Renovated** : 1906 / 2008  
**Area Sq Ft** : 177,869 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 922 **Lot** : 8 **BIN** : 1020419

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$464,200             | \$83,200              |
| Interior Architecture | \$1,591,000           | \$956,700             |
| Electrical            | \$161,400             | \$1,745,500           |
| Mechanical            | \$94,000              | \$1,608,400           |
| <b>Total</b>          | <b>\$2,310,600</b>    | <b>\$4,393,800</b>    |
| Priority A            | \$464,200             | \$83,200              |
| Priority B            | \$486,900             | \$3,449,000           |
| Priority C            | \$1,359,500           | \$861,600             |
| <b>Total</b>          | <b>\$2,310,600</b>    | <b>\$4,393,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$61,000         |                 | \$23,700        |                 |
| Interior Architecture | \$68,000         |                 | \$4,100         | \$24,500        |
| Electrical            | \$4,200          | \$3,500         | \$1,900         | \$1,400         |
| Mechanical            | \$55,700         | \$6,500         | \$22,200        | \$5,800         |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$198,700</b> | <b>\$19,900</b> | <b>\$61,800</b> | <b>\$41,600</b> |
| Priority A            | \$61,000         |                 | \$23,700        |                 |
| Priority B            | \$99,000         | \$19,900        | \$34,000        | \$17,100        |
| Priority C            | \$38,700         |                 | \$4,100         | \$24,500        |
| <b>Total</b>          | <b>\$198,700</b> | <b>\$19,900</b> | <b>\$61,800</b> | <b>\$41,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**HEALTH PROFESSIONS HIGH SCHOOL-M**  
**Asset # : 1622**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  | Now               | \$139,900      | LIFE               | * *            | 5           | \$83,200       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 20%  |                   |                | LIFE               | * *            | 5           | \$35,700       | A             |
| Stucco Cement          | 10%  |                   |                | 2036               | * *            | 5           | \$29,700       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$280,400      | 2039               | * *            | 5           | \$29,100       | A             |
|                        | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5-10        | \$51,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Exterior Face                                       |                   |                |                    |                |             |                |               |
| Metal Panel            | 10%  |                   |                | 2033               | * *            | 5           | \$3,200        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 86%  | Now               | \$9,000        | 2028               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 10          | \$8,100        | A             |
| Metal Panel            | 5%   |                   |                | 2036               | * *            | 10          | \$8,900        | A             |
| Skylight, Metal/Glass  | 1%   | Now               | \$26,100       | 2033               | * *            |             |                | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Over Stair And Auditorium                           |                   |                |                    |                |             |                |               |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Over Stair And Auditorium                           |                   |                |                    |                |             |                |               |
| Skylight, Plastic      | 3%   |                   |                | 2036               | * *            | 1           |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 15%  |                   |                | 2032               | * *            | 5           | \$32,700       | C             |
| Mosaic Tile            | 10%  | Now               | \$198,600      | 2028               | * *            | 5           | \$27,200       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 2%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2028               | * *            | 3           | \$12,300       | C             |
| Vinyl Tile             | 30%  | Now               | \$186,800      | 2018               | \$622,800      | 3           | \$24,500       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units  |                   |                |                    |                |             |                |               |
| Wood                   | 30%  |                   |                | 2038               | * *            | 5           | \$122,500      | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**HEALTH PROFESSIONS HIGH SCHOOL-M**  
**Asset # : 1622**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board  | 5%         |                   |                | LIFE    | **                 | 5-10        | \$43,900       | C             |  |
| Masonry: Brick  | 15%        | Now               | \$263,200      | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 | 10          | \$10,300       | C             |  |
| Plaster   | 75%        | 0-2               | \$710,900      | LIFE    | **                 | 5           | \$116,200      | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 15%        | Now               | \$100,700      | 2028    | **                 | 5           | \$20,400       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 60% |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 10%        |                   |                | LIFE    | **                 | 5-10        | \$27,200       | B             |  |
| Masonry: Infill Arch  | 5%         |                   |                | LIFE    | **                 | 10          | \$5,400        | B             |  |
| Other Observation, Extent : Severe, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : At Vault   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded Steel Members                            |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 70%        | Now               | \$130,800      | LIFE    | **                 | 5           | \$95,100       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

| Electrical               |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System                   | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                |                   |                    |         |                |             |                |               |
|                          | Service Equipment  |                |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw  | 100%           |                   |                    | 2049    | * *            | 5           | \$700          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                          | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                          | Explanation : 4000 Amps                                    |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard |  |                |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw  | 100%           |                   |                    | 2049    | * *            | 5           | \$700          | B             |
| Raceway                  |  |                |                   |                    |         |                |             |                |               |
|                          | Conduit  | 90%            |                   |                    | 2023    | \$178,900      | 1           |                | B             |
|                          | Conduit  | 10%            |                   |                    | 2049    | * *            | 1           |                | B             |
| Panelboards              |  |                |                   |                    |         |                |             |                |               |
|                          | Molded Case Bkrs   | 95%            |                   |                    | 2045    | * *            | 5           | \$3,700        | B             |
|                          | Molded Case Bkrs   | 5%             |                   |                    | 2045    | * *            | 5           | \$200          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**HEALTH PROFESSIONS HIGH SCHOOL-M**  
**Asset # : 1622**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$161,400             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2021                      | \$16,500              | 5                  | \$500                 | B                    |
| Locally Mounted   | 50%               |                          |                       | 2040                      | * *                   | 5                  | \$500                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$4,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2023                      | \$1,312,100           | 10                 | \$133,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$12,100              | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2023                      | \$60,300              | 10                 | \$4,900               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$60,700              | 10                 | \$500                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2031                      | * *                   | 1                  | \$5,500               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2031                      | * *                   | 1-3                | \$9,000               | B                    |

| <b>Mechanical</b>             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|-------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam                 | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment          |                   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam | 100%              |                          |                       | 2026                      | * *                   | 5                  | \$8,700               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**HEALTH PROFESSIONS HIGH SCHOOL-M**  
**Asset # : 1622**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$57,900       | 2023               | \$1,158,700    | 4           | \$7,200        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Lobby Ceiling                                   |                   |                |                    |                |             |                |               |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Condensate Pump                                 |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$8,900        | 2023               | \$179,000      | 1           | \$16,200       | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Fan Room                              |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%  |                   |                | 2028               | * *            | 1           | \$37,700       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 15%  |                   |                | 2018               | \$51,200       | 1           |                | B             |
| No Component          | 85%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$128,500      | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Roof                  | 100%   | Now               | \$6,600        | 2023               | \$132,000      | 2           | \$3,600        | B             |
|                       | Broken, Extent : Severe, Area Affected : 5%                |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Noisy/Vibrating, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 20%  |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%  | Now               | \$19,800       | 2028               | * *            | 1           |                | B             |
|                       | Booster Pump w/Tank, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Malfunctioning                        |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   | 0-2               | \$5,200        | 2023               | \$51,500       | 4           | \$14,400       | B             |
|                       | Corroded, Extent : Severe, Area Affected : 20%             |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**HEALTH PROFESSIONS HIGH SCHOOL-M**  
**Asset # : 1622**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport  |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                 |                |                   |                    |         |                |             |                |               |
| <i>Location : One Unit From 1st : 5th Floor, One Unit From Basement : 5th Floor</i> |                 |                |                   |                    |         |                |             |                |               |
| <i>Explanation : Two Units</i>  |                 |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |
|   | No Component    | 95%            |                   |                    |         |                |             |                | D             |
|   | Generic         | 5%             |                   |                    | 2033    |                | * *         | 1-2            | \$2,000 B     |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : HERBERT H. LEHMAN H.S. - BX  
**Address** : 3000 E. TREMONT AVENUE @HUTCHINSON RIVER PKWY.  
**Borough** : BRONX **Agency's Number** : X405  
**Program / Asset #** : BOE0320.000 / 364 **Yr Built/Renovated** : 1972 / 2011  
**Area Sq Ft** : 418,300 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 5368 **Lot** : 1 **BIN** : 2074045

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,570,000           | \$1,784,500           |
| Interior Architecture | \$2,803,700           | \$348,200             |
| Electrical            |                       | \$5,497,100           |
| Mechanical            | \$346,100             | \$2,437,900           |
| <b>Total</b>          | <b>\$4,719,700</b>    | <b>\$10,067,800</b>   |
| Priority A            | \$1,570,000           | \$1,784,500           |
| Priority B            | \$2,701,800           | \$8,133,200           |
| Priority C            | \$447,900             | \$150,000             |
| <b>Total</b>          | <b>\$4,719,700</b>    | <b>\$10,067,800</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$17,200         |                  | \$44,100         |                  |
| Interior Architecture | \$48,300         |                  | \$45,700         | \$21,600         |
| Electrical            | \$54,800         | \$30,200         | \$34,200         | \$33,100         |
| Mechanical            | \$94,300         | \$72,600         | \$120,600        | \$90,700         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$222,500</b> | <b>\$110,700</b> | <b>\$252,500</b> | <b>\$153,300</b> |
| Priority A            | \$17,200         |                  | \$44,100         |                  |
| Priority B            | \$157,000        | \$110,700        | \$162,700        | \$131,700        |
| Priority C            | \$48,300         |                  | \$45,700         | \$21,600         |
| <b>Total</b>          | <b>\$222,500</b> | <b>\$110,700</b> | <b>\$252,500</b> | <b>\$153,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**HERBERT H. LEHMAN H.S. - BX**  
**Asset # : 364**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 95%        |                   |                | LIFE               | **             | 5           | \$2,857,500    | A             |
| Metal Coiling Doors  | 5%         |                   |                | 2036               | **             | 5           | \$47,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2039               | **             | 5           | \$34,300       | A             |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%        |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Explanation : Windows Being Replaced.                        |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 75%        |                   |                | LIFE               | **             | 5           | \$282,400      | A             |
| Metal: Cage/Fence  | 25%        |                   |                | 2036               | **             | 5-10        | \$35,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 50%        |                   |                | 2033               | **             | 10          | \$99,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 5%         |                   |                | 2028               | **             | 10          | \$10,000       | A             |
| Paver: Asphalt   | 25%        |                   |                | 2038               | **             | 10          | \$74,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Terrace   |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 20%        |                   |                | 2033               | **             | 10          | \$39,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$106,700      | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$24,400       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$38,100       | C             |
| Vinyl Tile   | 75%        |                   |                | 2028               | **             | 3           | \$137,200      | C             |
| Wood   | 10%        | Now               | \$206,900      | 2051               | **             | 5           | \$45,700       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 10          | \$47,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$18,900       | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$30,200       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$5,700        | C             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 10          | \$8,500        | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5-10        | \$144,300      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$47,200       | C             |

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## DEPARTMENT OF EDUCATION - 040

## HERBERT H. LEHMAN H.S. - BX

## Asset # : 364

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |             |      |    |      |           |   |
|-------------------|-----|-----|-------------|------|----|------|-----------|---|
| AcousTile,Adhered | 5%  |     |             | 2028 | ** | 5    | \$24,400  | B |
| Exposed Concrete  | 60% |     |             | LIFE | ** | 5-10 | \$365,800 | B |
| Metal Panel       | 25% | Now | \$1,982,300 | LIFE | ** | 5    | \$152,400 | B |

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

*Deformed/Dented, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

*Deteriorated Finish, Extent : Moderate, Area Affected : 50%*

*Location : Corridors*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5-10 | \$83,800 | B |
|---------|-----|--|--|------|----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$97,700 | 5 | \$1,500 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Rated At 5000 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |         |   |
|---------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 80% |  |  | 2023 | \$357,600 | 5 | \$1,200 | B |
| Fused Disc Sw | 20% |  |  | 2033 | **        | 5 | \$300   | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$536,600 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$55,300  | 5 | \$800   | B |
| Fused Disc Sw    | 5%  |  |  | 2031 | **        | 5 | \$400   | B |
| Molded Case Bkrs | 10% |  |  | 2039 | **        | 5 | \$900   | B |
| Molded Case Bkrs | 20% |  |  | 2031 | **        | 5 | \$1,800 | B |
| Molded Case Bkrs | 55% |  |  | 2022 | \$304,300 | 5 | \$5,000 | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 20% |  |  | 2033 | **        | 1 |  | B |
| Thermoplastic | 10% |  |  | 2043 | **        | 1 |  | B |
| Thermoplastic | 70% |  |  | 2023 | \$423,700 | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |         |   |
|-----------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted | 80% |  |  | 2021 | \$79,200 | 5 | \$1,800 | B |
| Locally Mounted | 20% |  |  | 2028 | **       | 5 | \$500   | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |          |   |
|---------|------|--|--|------|----|---|----------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$10,100 | B |
|---------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Connected With Main Water Pipe*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## HERBERT H. LEHMAN H.S. - BX

## Asset # : 364

| Electrical     |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Stand-by Power |                      |  |           |                    |      |                |       |                |          |
|                | Transfer Switches    |  |           |                    |      |                |       |                |          |
|                | Automatic            | 100%   |           |                    | 2021 | \$23,100       | 1     | \$105,600      | B        |
|                | Generators           |  |           |                    |      |                |       |                |          |
|                | Natural Gas          | 100%   |           |                    | 2026 | * *            | 1     | \$132,500      | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                |                      | Location : Generator Room                                  |           |                    |      |                |       |                |          |
|                |                      | Explanation : 208 Kva                                      |           |                    |      |                |       |                |          |
|                | Batteries            |  |           |                    |      |                |       |                |          |
|                | Lead/Acid            | 100%   |           |                    | 2016 | \$600          | 5     | \$12,700       | B        |
| Lighting       |                      |  |           |                    |      |                |       |                |          |
|                | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                | Fluorescent          | 90%  |           |                    | 2023 | \$2,644,600    | 10    | \$269,100      | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 90%  |           |                    |      |                |       |                |          |
|                |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                |                      | Explanation : T-12 10% & T-8 90%                           |           |                    |      |                |       |                |          |
|                | HID                  | 5%   |           |                    | 2018 | \$68,000       | 10    | \$500          | B        |
|                | Incandescent         | 5%   |           |                    | 2018 | \$146,900      | 2     | \$400          | B        |
|                | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                | Exit, Service        | 50%  |           |                    | 2018 | \$27,000       | 1     |                | B        |
|                | Exit, Battery        | 50%  |           |                    | 2018 | \$135,200      | 10    | \$11,000       | B        |
|                | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                | HID                  | 100%   |           |                    | 2018 | \$142,800      | 10    | \$1,100        | B        |
| Alarm          |                      |  |           |                    |      |                |       |                |          |
|                | Security System      |  |           |                    |      |                |       |                |          |
|                | No Component         | 80%  |           |                    |      |                |       |                | D        |
|                | Generic              | 20%  |           |                    | 2023 | \$236,200      | 1     | \$25,600       | B        |
|                | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                | No Component         | 80%  |           |                    |      |                |       |                | D        |
|                | Generic              | 20%  |           |                    | 2028 | * *            | 1-3   | \$42,300       | B        |

| Mechanical |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                      |   |                   |                |                    |                |             |                |               |
|            | Energy Source        |   |                   |                |                    |                |             |                |               |
|            | Fuel Oil No 6        | 100%  |                   |                | 2043               | * *            | 5           | \$101,000      | B             |
|            | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|            | Steam Boiler         | 100%  |                   |                | 2028               | * *            | 1           | \$323,200      | B             |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|            |                      | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|            |                      | Explanation : 4 Units                                   |                   |                |                    |                |             |                |               |
|            | Distribution         |   |                   |                |                    |                |             |                |               |
|            | Steam Piping/Pump    | 100%  | Now               | \$51,900       | 2033               | * *            | 4           | \$16,100       | B             |
|            |                      | Leak Evident, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|            |                      | Location : Vacuum Pump, Basement                        |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## HERBERT H. LEHMAN H.S. - BX

## Asset # : 364

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 40%   |                   |                | 2023               | \$801,600      | 1           | \$80,700       | B             |
| Convactor/Radiator          | 60%   |                   |                | 2028               | * *            | 1           | \$63,300       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 60%   |                   |                | 2039               | * *            | 1           |                | B             |
| Steam/HW System             | 40%   |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Absorption Chiller/Steam/HW | 40%   |                   |                | 2026               | * *            | 1           | \$141,200      | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 40%<br>Location : A C Room  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 60%   |                   |                | 2018               | \$458,400      | 1           |                | B             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 40%   |                   |                | 2033               | * *            | 4           | \$6,400        | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 40%   |                   |                | 2023               | \$631,400      | 1           | \$80,700       | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Water Cool Tower            | 40%   | Now               | \$213,400      | 2024               | * *            | 2           | \$105,000      | B             |
|                             | Damaged, Extent : Severe, Area Affected : 20%<br>Location : Roof<br>Leak Evident, Extent : Severe, Area Affected : 20%<br>Location : Roof |                   |                |                    |                |             |                |               |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$287,800      | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 60%   |                   |                | 2023               | \$246,500      | 2           | \$6,000        | B             |
| Roof                        | 40%   |                   |                | 2023               | \$118,200      | 2           | \$4,000        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%  |                   |                | 2033               | * *            | 4           | \$32,300       | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |   |                   |                |                    |                |             |                |               |
| Electric                    | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures                    |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## HERBERT H. LEHMAN H.S. - BX

Asset # : 364

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |   |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|---|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |   |
| Elevators   |            |                   |                |                    |                |             |                |               |   |
| Geared Traction   | 100%       |                   |                | LIFE               |                | * *         |                | C             |   |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |   |
| Location : B-4  |            |                   |                |                    |                |             |                |               |   |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |   |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |   |
| Sprinkler   |            |                   |                |                    |                |             |                |               |   |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |   |
| Generic   | 3%         |                   |                | 2033               |                | * *         | 1-2            | \$2,700       | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : HILLCREST HIGH SCHOOL - Q  
**Address** : 160-05 HIGHLAND AVE.  
**Borough** : QUEENS **Agency's Number** : Q505  
**Program / Asset #** : BOE0888.000 / 1480 **Yr Built/Renovated** : 1971 / 2009  
**Area Sq Ft** : 419,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 9774 **Lot** : 1 **BIN** : 4448767

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$898,000          | \$767,900           |
| Interior Architecture | \$946,600          | \$4,784,400         |
| Electrical            | \$38,200           | \$7,589,500         |
| Mechanical            | \$290,300          | \$5,638,400         |
| <b>Total</b>          | <b>\$2,173,200</b> | <b>\$18,780,200</b> |
| Priority A            | \$898,000          | \$767,900           |
| Priority B            | \$796,800          | \$13,405,600        |
| Priority C            | \$478,400          | \$4,606,800         |
| <b>Total</b>          | <b>\$2,173,200</b> | <b>\$18,780,200</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$28,500         | \$22,900         | \$8,800          |                  |
| Interior Architecture | \$115,800        |                  |                  | \$63,600         |
| Electrical            | \$41,000         | \$34,100         | \$34,200         | \$39,400         |
| Mechanical            | \$133,200        | \$126,600        | \$105,800        | \$99,100         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$326,400</b> | <b>\$191,500</b> | <b>\$156,800</b> | <b>\$210,000</b> |
| Priority A            | \$28,500         | \$22,900         | \$8,800          |                  |
| Priority B            | \$182,100        | \$168,700        | \$148,000        | \$146,500        |
| Priority C            | \$115,800        |                  |                  | \$63,600         |
| <b>Total</b>          | <b>\$326,400</b> | <b>\$191,500</b> | <b>\$156,800</b> | <b>\$210,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$140,600      | A             |
| Masonry: Brick  | 10%        | Now               | \$94,500       | LIFE               | **             | 5           | \$28,100       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Rooms 280a, B, C, D, Exits 11 And 12, Boiler Room To Ps 86 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$28,100       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Penthouse  |            |                   |                |                    |                |             |                |               |
| Metal Coiling Doors   | 2%         |                   |                | 2036               | **             | 5           | \$17,600       | A             |
| Pre-Cast Concrete   | 58%        |                   |                | LIFE               | **             | 5           | \$1,060,400    | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2045               | **             | 5           | \$34,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5-10        | \$26,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 20%        |                   |                | 2049               | **             | 5           | \$11,900       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Coping And Interior Face                                   |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 5%         |                   |                | 2040               | **             | 5-10        | \$13,900       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$96,900       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 83%        | Now               | \$140,500      | 2031               | **             |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Corridor Near Elevator                        |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2058               | **             | 10          | \$39,100       | A             |
| Modified Bitumen  | 12%        |                   |                | 2031               | **             | 10          | \$37,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

**Interior**

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**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$241,800             | C                    |
| Ceramic Tile  | 3%                |                          |                       | 2032                      | * *                   | 5                  | \$16,600              | C                    |
| Panel/Paver: Cer/Brk  | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$62,200              | C                    |
| Vinyl Tile  | 80%               |                          |                       | 2018                      | \$4,214,700           | 3                  | \$221,100             | C                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 9x9 Tiles</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood  | 2%                |                          |                       | 2058                      | * *                   | 5                  | \$20,700              | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 25%               |                          |                       | 2032                      | * *                   | 5                  | \$156,800             | C                    |
| Concrete Masonry Unit   | 8%                |                          |                       | LIFE                      | * *                   | 5                  | \$40,100              | C                    |
| Folding Partition   | 5%                |                          |                       | 2031                      | * *                   | 5                  | \$78,400              | C                    |
| Masonry: Brick  | 5%                |                          |                       | LIFE                      | * *                   | 10                 | \$9,400               | C                    |
| Plaster   | 55%               |                          |                       | LIFE                      | * *                   | 5-10               | \$293,200             | C                    |
| Wood  | 2%                |                          |                       | LIFE                      | * *                   | 5                  | \$100,300             | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 10%               |                          |                       | 2028                      | * *                   | 5                  | \$51,700              | B                    |
| AcousTileConcealSpLn  | 20%               |                          |                       | 2040                      | * *                   | 5                  | \$129,200             | B                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria Gymnasium</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 60%               |                          |                       | LIFE                      | * *                   | 5-10               | \$387,500             | B                    |
| Metal Panel   | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$129,200             | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fourth Floor Corridor Near Elevator</i>               |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$97,700              | 5                  | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1- Electrical Service Rated @ 6000 Amperes. Evidence Of Water Leaks Thru The Wallls</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2023                      | \$447,000             | 5                  | \$1,500               | B                    |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 90%               |                          |                       | 2023                      | \$536,600             | 1                  |                       | B                    |
| Conduit  | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 15%               |                          |                       | 2022                      | \$83,000              | 5                  | \$1,200               | B                    |
| Fused Disc Sw   | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$400                 | B                    |
| Molded Case Bkrs  | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2022                      | \$415,000             | 5                  | \$6,800               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 90%               |                          |                       | 2023                      | \$544,700             | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 60%               |                          |                       | 2021                      | \$59,400              | 5                  | \$1,400               | B                    |
| Locally Mounted   | 5%                |                          |                       | 2036                      | * *                   | 5                  | \$100                 | B                    |
| Locally Mounted   | 35%               |                          |                       | 2028                      | * *                   | 5                  | \$800                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$10,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sprinkler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2021                      | \$23,100              | 1                  | \$105,800             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2019                      | \$114,600             | 1                  | \$132,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Onan Generator Rated @ 25 Kw</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$76,400              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2023                      | \$2,996,700           | 10                 | \$304,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Classrooms</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 8%                |                          |                       | 2023                      | \$266,400             | 10                 | \$27,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2018                      | \$15,400              | 10                 | \$100                 | B                    |
| Incandescent  | 1%                |                          |                       | 2023                      | \$33,300              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 30%               |                          |                       | 2023                      | \$45,900              | 10                 | \$26,800              | B                    |
| Exit, Service   | 70%               |                          |                       | 2023                      | \$42,900              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2028                      | * *                   | 10                 | \$1,100               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| Electrical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Alarm**

## Security System

No Component

70%

Generic

30%

2023

\$354,800

1

\$38,500

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$1,214,600

1-3

\$65,400

D

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating**

## Energy Source

Fuel Oil No 6

100%

2023

\$1,037,300

5

\$114,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Per Custodian, Oil Will Be Switched To #4 In 3 Months*

## Conversion Equipment

Steam Boiler

100%

2021

\$2,050,200

1

\$366,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$147,000

2033

\* \*

4

\$18,200

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Lines, Vacuum Pump, Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Various Locations*

## Terminal Devices

Air Handler

25%

Now

\$28,400

2023

\$567,700

1

\$51,500

B

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Heating Coils, Various Locations**Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Pneumatic Control, Various Locations*

Convactor/Radiator

65%

Now

\$51,700

2028

\* \*

1

\$69,900

B

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : Thermostats, Various Locations*

Fan Coil Unit/Heat

10%

2023

\$630,600

1

\$12,000

B

**Air Conditioning**

## Energy Source

Electricity

10%

2031

\* \*

1

B

Steam/HW System

25%

2033

\* \*

1

B

No Component

65%

D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Absorption Chiller/Steam/HW | 25%  |                   |                | 2026               | * *            | 1           | \$100,000      | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2021               | \$86,600       | 1           |                | B             |
| No Component                | 65%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 25%  |                   |                | 2023               | \$180,100      | 4           | \$6,800        | B             |
| No Component                | 75%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 25%  |                   |                | 2023               | \$291,600      | 1           | \$57,200       | B             |
| No Component                | 75%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Water Cool Tower            | 25%  |                   |                | 2027               | * *            | 2           | \$92,900       | B             |
| No Component                | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$326,100      | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 20%  |                   |                | 2023               | \$93,100       | 2           | \$2,300        | B             |
| Roof                        | 80%  |                   |                | 2023               | \$267,900      | 2           | \$9,100        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2023               | \$130,700      | 4           | \$54,900       | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   | 0-2               | \$11,800       | LIFE               | * *            | 1           |                | B             |
|                             | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                             | Location : At Loading Dock                               |                   |                |                    |                |             |                |               |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer          |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | 2028               | * *            | 1           | \$22,800       | B             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport          |  |                   |                |                    |                |             |                |               |
| Elevators                   |  |                   |                |                    |                |             |                |               |
| Hydraulic                   | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : B-4   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**HILLCREST HIGH SCHOOL - Q**  
**Asset # : 1480**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Standpipe        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2033    | * *            | 1-5         | \$186,500      | B             |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 85%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 15%            |                   |                    | 2033    | * *            | 1-2         | \$15,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : HS FOR CONSTRUCTION TRADES , ENG. & ARCH. - Q  
**Address** : 94-06 104TH STREET  
**Borough** : QUEENS **Agency's Number** : Q650  
**Program / Asset #** : BOE1049.000 / 14262 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 157,711 **Project Type** : EDUCATION  
**Date of Survey** : 20-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9381 **Lot** : 44 **BIN** : 4438609

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$167,100             | \$229,800             |
| Interior Architecture |                       | \$480,400             |
| Electrical            |                       | \$117,200             |
| <b>Total</b>          | <b>\$167,100</b>      | <b>\$827,300</b>      |
| Priority A            | \$167,100             | \$229,800             |
| Priority B            |                       | \$317,500             |
| Priority C            |                       | \$280,000             |
| <b>Total</b>          | <b>\$167,100</b>      | <b>\$827,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,700        |                 | \$1,900         | \$6,200         |
| Interior Architecture |                 |                 | \$16,900        |                 |
| Electrical            | \$9,000         | \$25,900        | \$9,600         | \$11,100        |
| Mechanical            | \$17,600        | \$15,600        | \$28,200        | \$15,600        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$83,100</b> | <b>\$53,300</b> | <b>\$68,500</b> | <b>\$44,700</b> |
| Priority A            | \$44,700        |                 | \$1,900         | \$6,200         |
| Priority B            | \$38,400        | \$53,300        | \$49,600        | \$38,500        |
| Priority C            |                 |                 | \$16,900        |                 |
| <b>Total</b>          | <b>\$83,100</b> | <b>\$53,300</b> | <b>\$68,500</b> | <b>\$44,700</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**HS FOR CONSTRUCTION TRADES , ENG. & ARCH. - Q**  
**Asset # : 14262**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        | 0-2               | \$28,800       | LIFE               | **             | 5           | \$111,400      | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : At Foundation Wall In Boiler Room   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$55,700       | A             |
| Metal Panel   | 30%        |                   |                | 2046               | **             | 5-10        | \$229,800      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 75%        |                   |                | 2042               | **             | 5           | \$12,300       | A             |
| Glass Block   | 25%        |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 35%        |                   |                | LIFE               | **             | 5           | \$12,000       | A             |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Metal Panel   | 25%        |                   |                | 2046               | **             | 5           | \$3,200        | A             |
| Metal Panel   | 5%         |                   |                | 2046               | **             | 5           | \$600          | A             |
| Metal Rail  | 5%         |                   |                | 2033               | **             | 5-10        | \$3,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 100%       | Now               | \$15,900       | 2025               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Above Room 352, 356, 408            |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$126,700      | C             |
| Vinyl Tile  | 70%        |                   |                | 2028               | **             | 3           | \$50,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile  | 30%        |                   |                | 2033               | **             | 5           | \$76,600       | C             |
| Gypsum Board  | 50%        |                   |                | LIFE               | **             | 5           | \$76,600       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 85%        |                   |                | 2033               | **             | 5           | \$164,200      | B             |
| Water Penetration, Extent : Light, Area Affected : 10%<br>Location : Third Floor Cad Rooms, 4th Floor Lobby |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5           | \$36,200       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Main Disconnect Switches Rated At 4000 Amps Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**HS FOR CONSTRUCTION TRADES , ENG. & ARCH. - Q**  
**Asset # : 14262**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$3,400               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$900                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$39,800              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$50,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rear Yard</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 402 Kw</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$28,800              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2055                      | * *                   | 5                  | \$3,800               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 99%               |                          |                       | 2028                      | * *                   | 10                 | \$117,200             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Mostly T8 Lamps, Some T5 Lamps, And Compact Fluorescents</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2028                      | * *                   | 10                 |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$4,400               | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**HS FOR CONSTRUCTION TRADES , ENG. & ARCH. - Q**  
**Asset # : 14262**

| Mechanical                        | Current Repair |   |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type       | % of<br>Total  | Fail Date<br>(Years)                                    | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                           |                |   |                |                    |                |                |                |                  |
| Conversion Equipment              |                |   |                |                    |                |                |                |                  |
| Furnace                           | 100%           |   |                | 2028               | * *            | 1              | \$64,000       | B                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : Roof   |                |                    |                |                |                |                  |
|                                   |                | Explanation : 10 Units                                  |                |                    |                |                |                |                  |
| Terminal Devices                  |                |   |                |                    |                |                |                |                  |
| Air Handler                       | 100%           |   |                | 2028               | * *            | 1              | \$79,900       | B                |
| Air Conditioning                  |                |   |                |                    |                |                |                |                  |
| Energy Source                     |                |   |                |                    |                |                |                |                  |
| Electricity                       | 100%           |   |                | 2042               | * *            | 1              |                | B                |
| Conversion Equipment              |                |   |                |                    |                |                |                |                  |
| Ext Pkg Unit -<br>Heating/Cooling | 100%           |   |                | 2028               | * *            | 2              | \$8,000        | B                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : Roof   |                |                    |                |                |                |                  |
|                                   |                | Explanation : 10 Units                                  |                |                    |                |                |                |                  |
| Ventilation                       |                |   |                |                    |                |                |                |                  |
| Distribution                      |                |   |                |                    |                |                |                |                  |
| Ductwork/Diffusers                | 100%           |   |                | LIFE               | * *            | 2-5            | \$72,000       | B                |
| Exhaust Fans                      |                |   |                |                    |                |                |                |                  |
| Roof                              | 100%           |   |                | 2028               | * *            | 2              | \$4,000        | B                |
| Plumbing                          |                |   |                |                    |                |                |                |                  |
| H/C Water Piping                  |                |   |                |                    |                |                |                |                  |
| Brass/Copper                      | 70%            |   |                | 2046               | * *            | 1              |                | B                |
| Galv Iron/Steel                   | 30%            |   |                | 2037               | * *            | 1              |                | B                |
| Water Heater                      |                |   |                |                    |                |                |                |                  |
| Gas Fired                         | 100%           |   |                | 2019               | \$34,200       | 2              | \$1,900        | B                |
| Sanitary Piping                   |                |   |                |                    |                |                |                |                  |
| Cast Iron                         | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                |                |   |                |                    |                |                |                |                  |
| Cast Iron                         | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Sewage Ejector(s)                 |                |   |                |                    |                |                |                |                  |
| Electric                          | 100%           |   |                | 2028               | * *            | 4              | \$1,300        | B                |
| Backflow Preventer                |                |   |                |                    |                |                |                |                  |
| Generic                           | 100%           |   |                | 2028               | * *            | 1              | \$8,000        | B                |
| Fixtures                          |                |   |                |                    |                |                |                |                  |
| Generic                           | 100%           |   |                |                    |                |                |                | B                |
| Vertical Transport                |                |   |                |                    |                |                |                |                  |
| Elevators                         |                |   |                |                    |                |                |                |                  |
| Hydraulic                         | 100%           |   |                | LIFE               | * *            |                |                | C                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : (2) B-4 (1) B-1                              |                |                    |                |                |                |                  |
|                                   |                | Explanation : 3 Units                                   |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 2 - SI  
**Address** : 333 MIDLAND AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R002  
**Program / Asset #** : BOE0899.000 / 1465 **Yr Built/Renovated** : 1963 / 2007  
**Area Sq Ft** : 152,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3696 **Lot** : 100 **BIN** : 5053571

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$339,100             | \$1,165,400           |
| Interior Architecture | \$1,737,800           | \$107,600             |
| Electrical            | \$119,900             | \$158,600             |
| Mechanical            |                       | \$334,600             |
| <b>Total</b>          | <b>\$2,196,800</b>    | <b>\$1,766,200</b>    |
| Priority A            | \$339,100             | \$1,165,400           |
| Priority B            | \$119,900             | \$555,400             |
| Priority C            | \$1,737,800           | \$45,400              |
| <b>Total</b>          | <b>\$2,196,800</b>    | <b>\$1,766,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 |                  |
| Interior Architecture | \$88,600         | \$1,500         |                 | \$21,000         |
| Electrical            | \$600            | \$1,000         | \$700           | \$69,400         |
| Mechanical            | \$23,900         | \$19,100        | \$30,100        | \$54,800         |
| <b>Total</b>          | <b>\$113,100</b> | <b>\$21,600</b> | <b>\$30,800</b> | <b>\$145,100</b> |
| Priority A            |                  |                 |                 |                  |
| Priority B            | \$35,400         | \$20,100        | \$30,800        | \$124,200        |
| Priority C            | \$77,700         | \$1,500         |                 | \$21,000         |
| <b>Total</b>          | <b>\$113,100</b> | <b>\$21,600</b> | <b>\$30,800</b> | <b>\$145,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 2 - SI

Asset # : 1465

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%  |                   |                | LIFE    | **                 | 5           | \$113,700      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 35%  |                   |                | LIFE    | **                 | 5           | \$39,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 35%  |                   |                | 2048    | **                 | 5-10        | \$273,500      | A             |  |
| Mosaic Tile            | 10%  | Now               | \$175,600      | 2042    | **                 |             |                | A             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2038    | **                 | 5           | \$45,100       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 100%   |                   |                | 2035    | **                 | 5-10        | \$78,300       | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Roll Roofing           | 100%   |                   |                | 2021    | \$622,500          | 5           | \$231,800      | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Carpet                 | 1%   | Now               | \$2,400        | 2021    | \$11,800           | 3           | \$3,000        | C             |  |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   | Now               | \$6,600        | 2031    | **                 | 5           | \$3,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%   | Now               | \$15,000       | LIFE    | **                 | 5           | \$7,800        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Lobby   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 80%  | Now               | \$76,100       | 2017    | \$1,522,700        | 3           | \$59,900       | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 6%   |                   |                | 2027    | **                 | 3           | \$4,500        | C             |  |
| Wood                   | 5%   | Now               | \$10,600       | 2037    | **                 | 5           | \$9,400        | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 2 - SI

## Asset # : 1465

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now \$34,300 2025 \* \* 5 \$5,800 C  
*Broken/Missing Elements, Extent : Light, Area Affected : 20%*  
*Location : Throughout Mosaic In Hallways*

## Concrete Masonry Unit

5% Now \$8,800 LIFE \* \* 5 \$4,700 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Plaster

65% Now \$139,000 LIFE \* \* 5 \$45,400 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## SGFT/Glazed Masonry

25% LIFE \* \* C

## Ceilings

## AcousTile,Adhered

19% Now \$10,400 2027 \* \* 5 \$17,200 B  
*Broken/Missing Elements, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## AcousTileSusp.Lay-In

1% Now \$600 2035 \* \* 5 \$900 B  
*Broken/Missing Elements, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Exposed Concrete

20% LIFE \* \* 5 \$5,700 B

## Metal Panel

5% LIFE \* \* 5 \$11,300 B

## Plaster

55% LIFE \* \* 5 \$62,200 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2042 \* \* 5 \$600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 3000 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2042 \* \* 5 \$600 B

## Raceway

## Conduit

50% 2022 \$85,100 1 B

## Conduit

50% 2042 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2038 \* \* 5 \$3,300 B

## Wiring

## Thermoplastic

100% 2042 \* \* 1 B

## Motor Controllers

## Locally Mounted

50% 2020 \$16,500 5 \$400 B

## Locally Mounted

50% 2035 \* \* 5 \$400 B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 2 - SI

Asset # : 1465

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

98% 2027 \* \* 10 \$119,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

## Incandescent

2% 2017 \$24,100 2 \$100 B

## Egress Lighting

## Emergency, Battery

50% 2017 \$27,700 10 \$16,100 B

## Exit, Service

50% 2022 \$11,100 1 B

## Exterior Lighting

## HID

100% 2027 \* \* 10 \$400 B

## Alarm

## Security System

## No Component

95% D

## Generic

5% 2022 \$21,500 1 \$2,300 B

## Fire/Smoke Detection

## No Component

95% D

## Generic

5% 2022 \$73,400 1-3 \$3,800 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 2

100% 2042 \* \* 5 \$41,300 B  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Fuel Vault In Basement*  
*Explanation : #6 Tanks Reconditioned For #2*

## Conversion Equipment

## Steam Boiler

100% 2035 \* \* 1 \$132,300 B  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 3 - Steam Boilers*

## Distribution

## Steam Piping/Pump

100% 2042 \* \* 4 \$9,900 B  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Basement*  
*Explanation : System Recently Overhauled*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 2 - SI

## Asset # : 1465

| Mechanical       |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |   |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 20%   |                   |                    | 2022    | \$164,100      | 1           | \$16,500       | B             |
|                  | Convactor/Radiator   | 80%   |                   |                    | 2027    | * *            | 1           | \$34,600       | B             |
| Air Conditioning |                      |   |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 5%  |                   |                    | 2017    | \$15,600       | 1           |                | B             |
|                  | No Component         | 95%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |   |                   |                    |         |                |             |                |               |
|                  | Distribution         |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$74,400       | B             |
|                  | Exhaust Fans         |   |                   |                    |         |                |             |                |               |
|                  | Interior             | 30%   | 0-2               | \$1,000            | 2022    | \$50,500       | 2           | \$1,000        | B             |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 20%                 |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement Fan Room - Defective House Exhaust Fan Bearings |                   |                    |         |                |             |                |               |
|                  | Roof                 | 70%   |                   |                    | 2022    | \$84,700       | 2           | \$2,900        | B             |
| Plumbing         |                      |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                  | Water Heater         |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%  |                   |                    | 2022    | \$35,400       | 2           | \$2,000        | B             |
|                  | Sanitary Piping      |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures             |   |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%  |                   |                    |         |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100%            |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout   |                   |                    |         |                |             |                |               |
| Fire Suppression |                      |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |   |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%   |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%  |                   |                    | 2032    | * *            | 1-2         | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 5 - Q  
**Address** : 50-40 JACOBUS STREET  
**Borough** : QUEENS **Agency's Number** : Q005  
**Program / Asset #** : BOE0988.000 / 4471 **Yr Built/Renovated** : 1997 / 2003  
**Area Sq Ft** : 179,991 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,ph  
**Block** : 2450 **Lot** : 17 **BIN** : 4454423

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,400             | \$332,500             |
| Interior Architecture | \$75,800              | \$232,500             |
| Electrical            | \$135,100             |                       |
| Mechanical            |                       | \$75,600              |
| <b>Total</b>          | <b>\$336,300</b>      | <b>\$640,600</b>      |
| Priority A            | \$125,400             | \$332,500             |
| Priority B            | \$210,800             | \$151,400             |
| Priority C            |                       | \$156,800             |
| <b>Total</b>          | <b>\$336,300</b>      | <b>\$640,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture |                 |                  | \$4,200         | \$32,500         |
| Interior Architecture |                 | \$57,200         | \$5,500         |                  |
| Electrical            | \$11,800        | \$14,000         | \$15,100        | \$12,900         |
| Mechanical            | \$46,500        | \$58,900         | \$50,700        | \$74,800         |
| Elevators/Escalators  | \$11,800        | \$11,800         | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$70,100</b> | <b>\$142,000</b> | <b>\$87,400</b> | <b>\$132,000</b> |
| Priority A            |                 |                  | \$4,200         | \$32,500         |
| Priority B            | \$70,100        | \$101,300        | \$77,700        | \$99,500         |
| Priority C            |                 | \$40,600         | \$5,500         |                  |
| <b>Total</b>          | <b>\$70,100</b> | <b>\$142,000</b> | <b>\$87,400</b> | <b>\$132,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 5 - Q

## Asset # : 4471

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%   |                   |                | LIFE               | **             | 5           | \$23,200       | A             |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$9,700        | A             |
| Masonry: Brick          | 65%  |                   |                | LIFE               | **             | 5           | \$100,400      | A             |
| Metal Panel             | 15%  |                   |                | 2042               | **             | 5-10        | \$159,200      | A             |
| Pre-Cast Concrete       | 7%   |                   |                | LIFE               | **             | 5           | \$35,100       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 98%  |                   |                | 2038               | **             | 5           | \$25,900       | A             |
| Metal Louvers           | 2%   |                   |                | 2031               | **             | 10          | \$3,300        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 20%  |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Pre-Cast Concrete       | 80%  |                   |                | LIFE               | **             | 5           | \$81,200       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 35%  |                   |                | 2027               | **             | 10          | \$35,500       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 32%  |                   |                | 2027               | **             | 10          | \$32,500       | A             |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 25%  |                   |                | 2035               | **             | 10          | \$46,500       | A             |
| Roll Roofing            | 5%   |                   |                | 2021               | \$22,700       | 5           | \$8,500        | A             |
| Skylight, Metal/Glass   | 3%   |                   |                | 2042               | **             | 10          | \$10,100       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Carpet                  | 5%   |                   |                | 2021               | \$65,100       | 3           | \$16,500       | C             |
| Cast in Place Concrete  | 17%  |                   |                | LIFE               | **             | 5           | \$82,000       | C             |
| Ceramic Tile            | 5%   |                   |                | 2031               | **             | 5           | \$11,000       | C             |
| Quarry Tile             | 5%   |                   |                | 2035               | **             | 5           | \$16,500       | C             |
| Terrazzo                | 3%   |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Vinyl Tile              | 60%  |                   |                | 2027               | **             | 3           | \$49,600       | C             |
| Wood                    | 5%   |                   |                | 2050               | **             | 5           | \$20,700       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             |             |                | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                         | Location : Basement Perimeter Walls Throughout               |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 50%  |                   |                | LIFE               | **             | 5           | \$37,400       | C             |
| Gypsum Board            | 5%   |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Mosaic Tile             | 10%  |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry     | 20%  |                   |                | LIFE               | **             |             |                | C             |
| Wood                    | 5%   |                   |                | LIFE               | **             | 5           | \$37,400       | C             |
| Ceilings                |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn    | 55%  |                   |                | 2035               | **             | 5           | \$151,500      | B             |
| AcousTileSusp.Lay-In    | 15%  |                   |                | 2035               | **             | 5           | \$33,100       | B             |
| Exposed Concrete        | 10%  |                   |                | LIFE               | **             | 5           | \$3,400        | B             |
| Exposed Struc: Steel    | 10%  |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board            | 10%  |                   |                | LIFE               | **             | 5           | \$27,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Electrical Services Rated @ 1600a And 1200a |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Switchgear / Switchboard                                     |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$700          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2038               | * *            | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2038               | * *            | 5           | \$2,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$1,000        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                 |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$45,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$57,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 350kw  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$5,500        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$13,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 250 Gal  |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 1000 Gal                                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Interior Lighting  
Fluorescent

100%  
2027 \* \* 10 \$135,100 B  
Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building  
Explanation : T8 Lamps

Egress Lighting  
Exit, Service

100%

2027

\* \*

1

B

Exterior Lighting  
HID

100%

2027

\* \*

10

\$500

B

## Alarm

Security System

No Component

95%

D

Generic

5%

2027

\* \*

1

\$2,800

B

Fire/Smoke Detection

No Component

85%

D

Generic

15%

2027

\* \*

1-3

\$13,600

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$146,000

B

Other Observation, Extent : Light, Area Affected : 100%  
Location : Basement Boiler Room  
Explanation : 2 Units

Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$10,900

B

Terminal Devices

Air Handler

60%

2027

\* \*

1

\$54,700

B

Convactor/Radiator

40%

2035

\* \*

1

\$19,100

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Reciprocating

80%

2027

\* \*

1

\$54,700

B

Compr/Chiller

20%

D

No Component

Distribution

Chilled Wtr Pipe/Pump

80%

2042

\* \*

4

\$8,700

B

No Component

20%

D

Terminal Devices

Air Handler/Cool/Ht

80%

2027

\* \*

1

\$73,000

B

No Component

20%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 5 - Q

Asset # : 4471

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 80%        |                   |                | 2027               | **             | 2           | \$82,100       | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$82,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2027               | **             | 2           | \$3,200        | B             |
| Roof  | 30%        |                   |                | 2027               | **             | 2           | \$1,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$39,100       | 2           | \$2,200        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Very Large Hot Water Heater               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2030               | **             | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 60%        |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 60%  |            |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) 1-ph                             |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 40%        |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : 1-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | **             | 1-5         | \$74,400       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2042               | **             | 1-2         | \$10,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 7 - Q  
**Address** : 83-00 CORNISH AVENUE  
**Borough** : QUEENS **Agency's Number** : Q007  
**Program / Asset #** : BOE0989.000 / 4472 **Yr Built/Renovated** : 1994 / 2010  
**Area Sq Ft** : 125,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,ph  
**Block** : 1538 **Lot** : 75 **BIN** : 4467710

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$84,300              | \$142,800             |
| Electrical            | \$93,800              |                       |
| Mechanical            |                       | \$551,900             |
| <b>Total</b>          | <b>\$178,200</b>      | <b>\$694,800</b>      |
| Priority A            | \$84,300              | \$142,800             |
| Priority B            | \$93,800              | \$551,900             |
| <b>Total</b>          | <b>\$178,200</b>      | <b>\$694,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$16,700         |                 |                 |
| Interior Architecture |                 | \$48,400         | \$2,200         |                 |
| Electrical            | \$8,500         | \$11,100         | \$11,000        | \$9,200         |
| Mechanical            | \$45,600        | \$42,300         | \$33,500        | \$53,100        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$61,900</b> | <b>\$126,400</b> | <b>\$54,500</b> | <b>\$70,300</b> |
| Priority A            |                 | \$16,700         |                 |                 |
| Priority B            | \$61,900        | \$88,900         | \$52,300        | \$70,300        |
| Priority C            |                 | \$20,800         | \$2,200         |                 |
| <b>Total</b>          | <b>\$61,900</b> | <b>\$126,400</b> | <b>\$54,500</b> | <b>\$70,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

I. S. 7 - Q

Asset # : 4472

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$47,000       | A             |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$28,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        | Now               | \$84,300       | 2038               | **             | 5           | \$8,800        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 2%         |                   |                | 2031               | **             | 10          | \$2,200        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 30%        |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Metal Rail  | 5%         |                   |                | 2035               | **             | 5-10        | \$2,700        | A             |
| Pre-Cast Concrete   | 30%        |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$15,100       | A             |
| Slate   | 60%        |                   |                | LIFE               | **             |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Pitched Roof                                       |            |                   |                |                    |                |             |                |               |
| Traffic Topping   | 35%        |                   |                | 2032               | **             | 10          | \$95,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$25,900       | 3           | \$6,600        | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,400        | C             |
| Quarry Tile   | 5%         |                   |                | 2035               | **             | 5           | \$6,600        | C             |
| Vinyl Tile  | 65%        |                   |                | 2027               | **             | 3           | \$21,400       | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$16,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 65%        |                   |                | LIFE               | **             | 5           | \$5,900        | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$700          | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 50%        |                   |                | 2035               | **             | 5           | \$55,100       | B             |
| Exposed Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$4,100        | B             |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$11,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 7 - Q

Asset # : 4472

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Electrical Service Rated @ 3000 Amps      |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2038               | * *            | 5           | \$2,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2035               | * *            | 5           |                | B             |
| Motor Control Center                                       | 95%        |                   |                | 2035               | * *            | 5           | \$2,700        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$31,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$39,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available                         |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$3,800        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$9,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 30 Gallon                                    |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Gallon                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 7 - Q

Asset # : 4472

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent                           | 100%       |                   |                | 2027               | * *            | 10          | \$93,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting<br>Exit, Service                           | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting<br>HID                                   | 100%       |                   |                | 2027               | * *            | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System<br>No Component                            | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2027               | * *            | 1           | \$1,900        | B             |
| Fire/Smoke Detection<br>No Component                       | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2027               | * *            | 1-3         | \$12,600       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Interruptible Gas/Dual Fuel               | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment<br>Steam Boiler                       | 100%       |                   |                | 2035               | * *            | 1           | \$101,400      | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution<br>Steam Piping/Pump                          | 100%       | Now               | \$16,300       | 2042               | * *            | 4           | \$5,100        | B             |
| Damaged, Extent : Severe, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Return Pump, Basement                           |            |                   |                |                    |                |             |                |               |
| Terminal Devices<br>Air Handler                            | 60%        | Now               | \$7,500        | 2022               | \$377,300      | 1           | \$34,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Explanation : Air Distribution System Is Not Balanced Well |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 30%        |                   |                | 2027               | * *            | 1           | \$9,900        | B             |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2022               | \$174,600      | 1           | \$3,300        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity                               | 100%       |                   |                | 2038               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 7 - Q

Asset # : 4472

| Mechanical         |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%  |                   |                    | 2027    | * *            | 1           | \$47,500       | B             |
|                    |                             | Other Observation, Extent : Moderate, Area Affected : 25% |                   |                    |         |                |             |                |               |
|                    |                             | Location : 2nd Floor, Penthouse                           |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : Compressors Have Been Replaced Once Already |                   |                    |         |                |             |                |               |
|                    | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                    | Direct Expansion            | 100%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                    | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit          | 100%  |                   |                    | 2027    | * *            | 2           | \$71,300       | B             |
| Ventilation        |                             |   |                   |                    |         |                |             |                |               |
|                    | Distribution                |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$57,000       | B             |
|                    | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                    | Interior                    | 80%   |                   |                    | 2027    | * *            | 2           | \$2,500        | B             |
|                    | Roof                        | 20%   |                   |                    | 2027    | * *            | 2           | \$600          | B             |
| Plumbing           |                             |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                    | Water Heater                |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                   | 100%  |                   |                    | 2020    | \$27,100       | 2           | \$1,500        | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                    |                             | Location : Boiler Room                                    |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : 500 Gallon Tank                             |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer          |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    | 2027    | * *            | 1           | \$6,300        | B             |
|                    | Fixtures                    |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                             |   |                   |                    |         |                |             |                |               |
|                    | Elevators                   |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                   | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                    |                             | Location : B-4, I-2                                       |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : Two Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                             |   |                   |                    |         |                |             |                |               |
|                    | Standpipe                   |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    | 2042    | * *            | 1-5         | \$51,700       | B             |
|                    | Sprinkler                   |   |                   |                    |         |                |             |                |               |
|                    | No Component                | 80%   |                   |                    |         |                |             |                | D             |
|                    | Generic                     | 20%   |                   |                    | 2042    | * *            | 1-2         | \$5,700        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 7 - Q

Asset # : 4472

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Fire Pump      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2031    | * *            | 1           | \$19,100       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 7 - SI  
**Address** : 1270 HUGUENOT AVENUE @HYLAN BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : R007  
**Program / Asset #** : BOE0903.000 / 1454 **Yr Built/Renovated** : 1965 / 2008  
**Area Sq Ft** : 177,018 **Project Type** : EDUCATION  
**Date of Survey** : 19-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6544 **Lot** : 1 **BIN** : 5082345

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,925,300           | \$106,300             |
| Interior Architecture | \$1,506,000           | \$133,500             |
| Electrical            | \$80,700              | \$1,914,500           |
| Mechanical            | \$76,800              | \$518,200             |
| <b>Total</b>          | <b>\$3,588,800</b>    | <b>\$2,672,600</b>    |
| Priority A            | \$1,925,300           | \$106,300             |
| Priority B            | \$296,500             | \$2,467,900           |
| Priority C            | \$1,367,100           | \$98,300              |
| <b>Total</b>          | <b>\$3,588,800</b>    | <b>\$2,672,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,800         | \$15,400        |                 |                 |
| Interior Architecture |                  |                 | \$2,900         | \$17,300        |
| Electrical            | \$34,300         | \$25,800        | \$200           |                 |
| Mechanical            | \$47,000         | \$45,400        | \$36,200        | \$21,600        |
| <b>Total</b>          | <b>\$102,100</b> | <b>\$86,600</b> | <b>\$39,300</b> | <b>\$38,800</b> |
| Priority A            | \$20,800         | \$15,400        |                 |                 |
| Priority B            | \$81,300         | \$71,200        | \$36,500        | \$21,600        |
| Priority C            |                  |                 | \$2,900         | \$17,300        |
| <b>Total</b>          | <b>\$102,100</b> | <b>\$86,600</b> | <b>\$39,300</b> | <b>\$38,800</b> |



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## DEPARTMENT OF EDUCATION - 040

## I. S. 7 - SI

Asset # : 1454

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 7%  |                   |                | LIFE               | * *            | 5           | \$23,200       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 85%   |                   |                | LIFE               | * *            | 5           | \$60,200       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%  |                   |                | LIFE               | * *            | 5           | \$3,500        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 3%  |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  | Now               | \$894,300      | 2045               | * *            | 5           | \$9,300        | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Glazing Broken/Cracked, Extent : Light, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                       | Location : At Stairs  |                   |                |                    |                |             |                |               |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 40%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 10%   |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence     | 90%   | 4+                | \$19,500       | 2025               | * *            | 5           | \$42,600       | A             |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%  |                   |                | 2035               | * *            | 10          | \$15,400       | A             |
| IRMA/Protected        | 90%   | 0-2               | \$1,031,000    | 2030               | * *            |             |                | A             |
| Membrane              |   |                   |                |                    |                |             |                |               |
|                       | Insul Miss/Displaced, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roll Roofing          | 5%  | 0-2               | \$1,400        | 2019               | \$27,500       | 5           | \$5,100        | A             |
|                       | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 7 - SI

## Asset # : 1454

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$50,300       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$51,000       | 2029    | **                 | 5           | \$5,800        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$9,000        | C             |  |
| Vinyl Tile  | 10%        |                   |                | 2025    | **                 | 3           | \$8,600        | C             |  |
| Vinyl Tile  | 60%        | Now               | \$789,500      | 2025    | **                 | 3           | \$51,800       | C             |  |
| Adhesion Failure, Extent : Moderate, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2048    | **                 | 5           | \$43,100       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$104,300      | LIFE    | **                 |             |                | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler And Electrical Room                           |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 15%        | Now               | \$90,900       | LIFE    | **                 | 5           | \$19,200       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 50%        | Now               | \$146,800      | LIFE    | **                 | 5           | \$48,000       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 25%        | Now               | \$184,600      | LIFE    | **                 |             |                | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 25%        | Now               | \$43,400       | 2025    | **                 | 5           | \$35,200       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 55%        | 4+                | \$95,500       | LIFE    | **                 | 5           | \$19,400       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE    | **                 |             |                | B             |  |
| Fiber Board   | 5%         |                   |                | 2025    | **                 |             |                | B             |  |
| Plaster   | 10%        |                   |                | LIFE    | **                 | 5           | \$14,100       | B             |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 7 - SI

## Asset # : 1454

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  | Now               | \$32,600       | 2050               | * *            | 5           | \$300          | B             |
|                          | Suspect Water Damage, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                    |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : 800 Amps  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%   |                   |                | 2020               | \$119,200      | 5           | \$500          | B             |
| Fused Disc Sw            | 20%   |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2020               | \$178,900      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%   |                   |                | 2019               | \$28,800       | 5           | \$500          | B             |
| Fused Disc Sw            | 5%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 75%   |                   |                | 2019               | \$144,000      | 5           | \$2,900        | B             |
| Molded Case Bkrs         | 5%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 40%   | 2-4               | \$80,700       | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 50%   |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2018               | \$33,000       | 5           | \$1,000        | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Water Main   |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected With Main Water Pipe                  |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%   |                   |                | 2020               | \$1,247,500    | 10          | \$126,900      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : Lamp T-12                                       |                   |                |                    |                |             |                |               |
| HID                      | 5%  |                   |                | 2020               | \$32,100       | 10          | \$300          | B             |
| Incandescent             | 5%  |                   |                | 2020               | \$69,300       | 2           | \$200          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%   |                   |                | 2015               | \$12,800       | 1           |                | B             |
| Exit, Service            | 50%   |                   |                | 2015               | \$12,800       | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 7 - SI

## Asset # : 1454

| Mechanical       |                      | Current Repair |  |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of           | Fail Date  | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total          | (Years)  |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |                |  |                |                    |                |             |                |          |
|                  | Energy Source        |                |  |                |                    |                |             |                |          |
|                  | Fuel Oil No 6        | 100%           |  |                | 2040               | * *            | 5           | \$47,600       | B        |
|                  | Conversion Equipment |                |  |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%           |  |                | 2025               | * *            | 1           | \$152,400      | B        |
|                  | Distribution         |                |  |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%           | Now  | \$24,500       | 2030               | * *            | 4           | \$7,600        | B        |
|                  |                      |                | Leak Evident, Extent : Moderate, Area Affected : 10%         |                |                    |                |             |                |          |
|                  |                      |                | Location : Steam Leaking At Boiler #3 Safety Valve, Basement |                |                    |                |             |                |          |
|                  | Terminal Devices     |                |  |                |                    |                |             |                |          |
|                  | Air Handler          | 30%            |  |                | 2020               | \$283,600      | 1           | \$28,600       | B        |
|                  | Convactor/Radiator   | 70%            |  |                | 2025               | * *            | 1           | \$34,800       | B        |
| Air Conditioning |                      |                |  |                |                    |                |             |                |          |
|                  | Energy Source        |                |  |                |                    |                |             |                |          |
|                  | Electricity          | 100%           |  |                | 2028               | * *            | 1           |                | B        |
|                  | Conversion Equipment |                |  |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 10%            |  |                | 2015               | \$36,000       | 1           |                | B        |
|                  | No Component         | 90%            |  |                |                    |                |             |                | D        |
| Ventilation      |                      |                |  |                |                    |                |             |                |          |
|                  | Distribution         |                |  |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%           |  |                | LIFE               | * *            | 2-5         | \$85,700       | B        |
|                  | Exhaust Fans         |                |  |                |                    |                |             |                |          |
|                  | Interior             | 30%            |  |                | 2020               | \$58,100       | 2           | \$1,400        | B        |
|                  | Roof                 | 70%            |  |                | 2020               | \$97,600       | 2           | \$3,300        | B        |
| Plumbing         |                      |                |  |                |                    |                |             |                |          |
|                  | H/C Water Piping     |                |  |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%           |  |                | 2025               | * *            | 1           |                | B        |
|                  | Water Heater         |                |  |                |                    |                |             |                |          |
|                  | Gas Fired            | 100%           | Now  | \$40,800       | 2020               | \$40,800       | 2           | \$1,800        | B        |
|                  |                      |                | Leak Evident, Extent : Severe, Area Affected : 100%          |                |                    |                |             |                |          |
|                  |                      |                | Location : Basement  |                |                    |                |             |                |          |
|                  |                      |                | Malfunctioning, Extent : Moderate, Area Affected : 5%        |                |                    |                |             |                |          |
|                  |                      |                | Location : Induced Draft Fan Not Working                     |                |                    |                |             |                |          |
|                  | Sanitary Piping      |                |  |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%           |  |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |                |  |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%           |  |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |                |  |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%           |  |                | 2020               | \$10,300       | 4           | \$1,300        | B        |
|                  | Sewage Ejector(s)    |                |  |                |                    |                |             |                |          |
|                  | Electric             | 100%           |  |                | 2020               | \$10,300       | 4           | \$1,300        | B        |
|                  | Fixtures             |                |  |                |                    |                |             |                |          |
|                  | Generic              | 100%           |  |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 10 - M (TANDEM P.S.200-M)  
**Address** : 2581 ADAM CLAYTON POWELL BLVD. @W. 150 STREET  
**Borough** : MANHATTAN **Agency's Number** : M010  
**Program / Asset #** : BOE0007.000 / 435 **Yr Built/Renovated** : 1969 / 2012  
**Area Sq Ft** : 246,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2016 **Lot** : 100 **BIN** : 1060198

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$380,300             | \$289,500             |
| Interior Architecture | \$1,993,900           | \$2,876,700           |
| Electrical            | \$343,000             | \$1,370,200           |
| Mechanical            | \$183,300             | \$2,008,800           |
| <b>Total</b>          | <b>\$2,900,500</b>    | <b>\$6,545,200</b>    |
| Priority A            | \$380,300             | \$289,500             |
| Priority B            | \$1,175,600           | \$3,537,400           |
| Priority C            | \$1,344,600           | \$2,718,300           |
| <b>Total</b>          | <b>\$2,900,500</b>    | <b>\$6,545,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,400         |                 |                 |                 |
| Interior Architecture | \$106,500        |                 |                 | \$34,800        |
| Electrical            | \$6,100          | \$4,900         | \$6,700         | \$7,300         |
| Mechanical            | \$75,600         | \$44,300        | \$41,400        | \$48,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$215,600</b> | <b>\$53,200</b> | <b>\$52,000</b> | <b>\$94,400</b> |
| Priority A            | \$23,400         |                 |                 |                 |
| Priority B            | \$106,600        | \$53,200        | \$52,000        | \$59,600        |
| Priority C            | \$85,600         |                 |                 | \$34,800        |
| <b>Total</b>          | <b>\$215,600</b> | <b>\$53,200</b> | <b>\$52,000</b> | <b>\$94,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$49,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%  |                   |                | LIFE               | **             | 5           | \$147,600      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 66%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5           | \$98,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 30%  |                   |                | LIFE               | **             | 5           | \$191,800      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  |                   |                | 2039               | **             | 5           | \$24,500       | A             |
| Metal Louvers          | 5%   |                   |                | 2032               | **             | 10          | \$8,100        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 45%  |                   |                | LIFE               | **             | 5-10        | \$62,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5-10        | \$12,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence      | 50%  |                   |                | 2028               | **             | 5-10        | \$78,900       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%  | Now               | \$83,200       | 2028               | **             |             |                | A             |
|                        | Ponding, Extent : Moderate, Area Affected : 20%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 10%  |                   |                | 2033               | **             | 10          | \$17,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$69,900       | C             |
| Ceramic Tile  | 3%         | Now               | \$42,500       | 2026               | **             | 5           | \$4,800        | C             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 30%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Kitchen  |            |                   |                |                    |                |             |                |               |
| Explanation : Expansion Joint Failure                                   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 87%        | Now               | \$795,500      | 2023               | \$2,651,500    | 3           | \$104,300      | C             |
| Adhesion Failure, Extent : Light, Area Affected : 20%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Expansion Joint Failure                                   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         | 4+                | \$17,000       | 2038               | **             | 5           | \$15,000       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$117,900      | 2026               | **             | 5           | \$6,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Expansion Joint Failure                                   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 2%         | Now               | \$33,700       | LIFE               | **             | 5           | \$3,600        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%                  |            |                   |                |                    |                |             |                |               |
| Location : Sub Basement Electrical Room And Expansion Joints Throughout |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        | Now               | \$204,000      | LIFE               | **             | 5           | \$66,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 45%        | Now               | \$184,700      | LIFE               | **             |             |                | C             |
| Misaligned/Bulging, Extent : Severe, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : First Floor At Stairs, Throughout                            |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 45% | Now | \$254,700 | 2036 | * * | 5 | \$70,400 | B |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 30%**Location : Throughout*

|                      |    |     |          |      |     |   |         |   |
|----------------------|----|-----|----------|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 5% | Now | \$20,900 | 2028 | * * | 5 | \$7,800 | B |
|----------------------|----|-----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Throughout*

|             |    |     |           |      |     |   |          |   |
|-------------|----|-----|-----------|------|-----|---|----------|---|
| Metal Panel | 5% | Now | \$152,600 | LIFE | * * | 5 | \$19,600 | B |
|-------------|----|-----|-----------|------|-----|---|----------|---|

*Deformed/Dented, Extent : Severe, Area Affected : 100%**Location : Throughout*

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 45% | Now | \$242,000 | LIFE | * * | 5 | \$88,000 | B |
|---------|-----|-----|-----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout**Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Concrete Beams Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$65,100 | 5 | \$900 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Three Main Disconnect Switches Rated At 3000, 2000 And 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$298,000 | 5 | \$900 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|        |    |  |  |      |          |   |  |   |
|--------|----|--|--|------|----------|---|--|---|
| Busway | 5% |  |  | 2021 | \$19,900 | 1 |  | B |
|--------|----|--|--|------|----------|---|--|---|

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$337,800 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2043 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2022 | \$36,100 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2022 | \$289,100 | 5 | \$4,300 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2039 | * * | 5 | \$500 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$343,000 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|        |    |  |  |      |          |   |  |   |
|--------|----|--|--|------|----------|---|--|---|
| Busway | 5% |  |  | 2021 | \$20,200 | 1 |  | B |
|--------|----|--|--|------|----------|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2043 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |         |   |
|-----------------|------|--|--|------|----------|---|---------|---|
| Locally Mounted | 100% |  |  | 2021 | \$66,000 | 5 | \$1,400 | B |
|-----------------|------|--|--|------|----------|---|---------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |    |   |         |   |
|------|-----|-------|------|----|---|---------|---|
| 100% | 2-4 | \$900 | LIFE | ** | 5 | \$3,000 | B |
|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Corroded And Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |    |    |           |   |
|-----|--|--|------|----|----|-----------|---|
| 99% |  |  | 2028 | ** | 10 | \$194,000 | B |
|-----|--|--|------|----|----|-----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Incandescent

|    |  |  |      |    |   |       |   |
|----|--|--|------|----|---|-------|---|
| 1% |  |  | 2028 | ** | 2 | \$100 | B |
|----|--|--|------|----|---|-------|---|

## Egress Lighting

## Exit, Service

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 50% |  |  | 2028 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Exit, Battery

|     |  |  |      |    |    |         |   |
|-----|--|--|------|----|----|---------|---|
| 50% |  |  | 2028 | ** | 10 | \$7,200 | B |
|-----|--|--|------|----|----|---------|---|

## Exterior Lighting

## HID

|      |  |  |      |  |  |       |   |
|------|--|--|------|--|--|-------|---|
| 100% |  |  | 2023 |  |  | \$600 | B |
|------|--|--|------|--|--|-------|---|

## Alarm

## Security System

## No Component

|     |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|---|
| 80% |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|---|

## Generic

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 20% |  |  | 2028 | ** | 1 | \$15,100 | B |
|-----|--|--|------|----|---|----------|---|

## Fire/Smoke Detection

## No Component

|     |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|---|
| 70% |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|---|

## Generic

|     |  |  |      |    |     |          |   |
|-----|--|--|------|----|-----|----------|---|
| 30% |  |  | 2028 | ** | 1-3 | \$37,300 | B |
|-----|--|--|------|----|-----|----------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

|      |  |  |      |    |   |          |   |
|------|--|--|------|----|---|----------|---|
| 100% |  |  | 2033 | ** | 5 | \$66,200 | B |
|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement**Explanation : (2) 15,000 Gallon Tanks*

## Conversion Equipment

## Heat Exchanger

|    |  |  |      |    |   |         |   |
|----|--|--|------|----|---|---------|---|
| 5% |  |  | 2026 | ** | 1 | \$5,300 | B |
|----|--|--|------|----|---|---------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Provides Hot Water Heating To First Floor**Explanation : 2 Units*

## Steam Boiler

|     |  |  |      |    |   |           |   |
|-----|--|--|------|----|---|-----------|---|
| 95% |  |  | 2028 | ** | 1 | \$201,300 | B |
|-----|--|--|------|----|---|-----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : 4 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 35%        |                   |                | 2031               | * *            | 4           | \$5,500        | B             |
| Steam Piping/Pump  | 65%        | Now               | \$110,600      | 2023               | \$1,105,700    | 4           | \$6,900        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        | Now               | \$19,700       | 2018               | \$394,100      | 1           | \$35,700       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Steam Coil For Auditorium And Gym               |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 70%        |                   |                | 2028               | * *            | 1           | \$48,400       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                     | 5%         |                   |                | 2023               | \$56,200       | 2           | \$700          | B             |
| Window/Wall Unit   | 50%        |                   |                | 2018               | \$250,400      | 1           |                | B             |
| No Component   | 45%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 35%        |                   |                | LIFE               | * *            | 2-5         | \$66,000       | B             |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 10%        |                   |                | 2023               | \$26,900       | 2           | \$700          | B             |
| Roof   | 90%        |                   |                | 2023               | \$174,400      | 2           | \$5,900        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | Now               | \$72,800       | 2028               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Water Meter Area                                |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor Ceiling                    |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$21,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$13,200       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 10 - M (TANDEM P.S.200-M)

Asset # : 435

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>                          |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                |                    |                |             |                |               |
|                       | <i>Location : 1st Floor : 3rd Floor</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : One Unit</i>  |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Standpipe             |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2033               | * *            | 1-5         | \$107,900      | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                |                    |                |             |                |               |
|                       | <i>Location : Surrounds The Building Envelope Due To Subway Tracks Underneath Building</i> |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Dry System Standpipe</i>  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2033               | * *            | 1-2         | \$12,000       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 14 - BK  
**Address** : AVE X & BATCHELDER STREET  
**Borough** : BROOKLYN **Agency's Number** : K014  
**Program / Asset #** : BOE0350.000 / 360 **Yr Built/Renovated** : 1952 / 2000  
**Area Sq Ft** : 139,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 7424 **Lot** : 1 **BIN** : 3203617

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$623,100             | \$99,300              |
| Interior Architecture | \$1,288,100           | \$728,400             |
| Electrical            | \$225,000             | \$1,858,100           |
| Mechanical            | \$93,400              | \$535,800             |
| <b>Total</b>          | <b>\$2,229,600</b>    | <b>\$3,221,600</b>    |
| Priority A            | \$623,100             | \$99,300              |
| Priority B            | \$620,600             | \$2,503,800           |
| Priority C            | \$985,900             | \$618,500             |
| <b>Total</b>          | <b>\$2,229,600</b>    | <b>\$3,221,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$84,200         |                 |                 |                 |
| Interior Architecture | \$69,000         |                 |                 | \$21,600        |
| Electrical            | \$14,700         | \$3,200         | \$3,600         | \$4,900         |
| Mechanical            | \$77,000         | \$22,600        | \$31,800        | \$31,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$248,900</b> | <b>\$29,800</b> | <b>\$39,300</b> | <b>\$62,300</b> |
| Priority A            | \$84,200         |                 |                 |                 |
| Priority B            | \$95,700         | \$29,800        | \$39,300        | \$40,700        |
| Priority C            | \$69,000         |                 |                 | \$21,600        |
| <b>Total</b>          | <b>\$248,900</b> | <b>\$29,800</b> | <b>\$39,300</b> | <b>\$62,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  | Now               | \$333,600      | LIFE               | **             | 5           | \$99,300       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 15%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   | Now               | \$13,100       | LIFE               | **             | 5           | \$3,900        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 95%  |                   |                | 2039               | **             | 5           | \$52,500       | A             |
| Glass Block           | 5%   |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  | Now               | \$155,100      | LIFE               | **             | 5           | \$11,600       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 15%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  | Now               | \$15,500       | LIFE               | **             | 5           | \$1,600        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 75%  | Now               | \$134,400      | 2028               | **             |             |                | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Slate                 | 25%  |                   |                | LIFE               | **             | 10          | \$27,600       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$65,900       | LIFE               | * *            | 5           | \$23,700       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Boiler Pit                              |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Light, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$239,600      | 2038               | * *            | 5           | \$5,400        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$16,900       | C             |
| Vinyl Tile  | 50%        | Now               | \$206,200      | 2028               | * *            | 3           | \$40,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Cafeteria                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 30%        | Now               | \$185,600      | 2023               | \$618,500      | 3           | \$24,300       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         | 4+                | \$11,500       | 2038               | * *            | 5           | \$10,100       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | * *            | 10          | \$19,300       | C             |
| Ceramic Tile  | 5%         | Now               | \$22,700       | 2032               | * *            | 5           | \$3,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 7%         | Now               | \$40,800       | LIFE               | * *            | 5           | \$4,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout Gym                                     |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 3%         | Now               | \$7,200        | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        | Now               | \$141,300      | LIFE               | * *            | 5           | \$23,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        | Now               | \$106,600      | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

10%

2028

\* \*

5

\$19,500

B

Plaster

90%

Now

\$302,200

LIFE

\* \*

5

\$109,900

B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

35%

2023

\$11,400

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Electrical Room**Explanation : One 800 Amps Main Disconnect Switch*

Fused Disc Sw

35%

2043

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : West Wing Electrical Room**Explanation : One 2500 Amps Main Disconnect Switch*

Fused Disc Sw

30%

2043

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : West Wing Electrical Room**Explanation : One 200 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Fused Disc Sw

75%

2023

\$100,600

5

\$400

B

Fused Disc Sw

25%

2043

\* \*

5

\$100

B

## Raceway

Conduit

90%

2023

\$153,200

1

B

Conduit

10%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2022

\$16,900

5

\$300

B

Fused Disc Sw

5%

2039

\* \*

5

\$100

B

Fused Toggle Switch

5%

2-4

\$8,500

2048

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

60%

2022

\$101,600

5

\$1,800

B

Molded Case Bkrs

20%

2039

\* \*

5

\$600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$125,600      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$26,400       | 5           | \$600          | B             |
| Locally Mounted  | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 75%        |                   |                | 2018               | \$977,300      | 10          | \$99,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 22%        |                   |                | 2031               | * *            | 10          | \$29,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 3%         |                   |                | 2018               | \$39,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2023               | \$12,000       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$12,000       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$47,500       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$12,800       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$402,900      | 1-3         | \$21,700       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Mechanical                  | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |                      |  |                    |                |                |                |                  |
| Energy Source               |                |                      |  |                    |                |                |                |                  |
| Fuel Oil No 4               | 1%             | Now                  | \$4,100  | 2053               | * *            | 5              | \$200          | B                |
|                             |                |                      | <i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>            |                    |                |                |                |                  |
|                             |                |                      | <i>Location : In Front Of School</i>                                   |                    |                |                |                |                  |
|                             |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>         |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement, 2 Of 2 Defective Petrometers</i>               |                    |                |                |                |                  |
|                             |                |                      | <i>No. 4 Fuel Oil, Extent : Light, Area Affected : 100%</i>            |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>   |                    |                |                |                |                  |
| Fuel Oil No 4               | 99%            |                      |  | 2033               | * *            | 5              | \$44,300       | B                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Buried In Front Of School</i>                            |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2- 10,000 Gallon Oil Tanks</i>                        |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Steam Boiler                | 100%           |                      |  | 2028               | * *            | 1              | \$143,300      | B                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Boiler Room</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 3- #4 Oil Burning Steam Boilers</i>                   |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Steam Piping/Pump           | 5%             | Now                  | \$57,500   | 2053               | * *            | 4              | \$400          | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>             |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Boiler Room</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 35%</i>      |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Throughout</i>   |                    |                |                |                |                  |
| Steam Piping/Pump           | 95%            |                      |  | 2033               | * *            | 4              | \$6,800        | B                |
| Terminal Devices            |                |                      |  |                    |                |                |                |                  |
| Air Handler                 | 20%            |                      |  | 2023               | \$177,700      | 1              | \$17,900       | B                |
| Convactor/Radiator          | 2%             | 0-2                  | \$31,100   | 2043               | * *            | 1              | \$800          | B                |
|                             |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>          |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Throughout, Defective Thermostats And Control Valves</i> |                    |                |                |                |                  |
| Convactor/Radiator          | 78%            |                      |  | 2028               | * *            | 1              | \$36,500       | B                |
| Air Conditioning            |                |                      |  |                    |                |                |                |                  |
| Energy Source               |                |                      |  |                    |                |                |                |                  |
| Electricity                 | 100%           |                      |  | 2039               | * *            | 1              |                | B                |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Window/Wall Unit            | 3%             | 0-2                  | \$10,200   | 2023               | \$10,200       | 1              |                | B                |
|                             |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>          |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Various Locations, Multiple Mechanical Defects</i>       |                    |                |                |                |                  |
| Window/Wall Unit            | 27%            |                      |  | 2018               | \$91,500       | 1              |                | B                |
| No Component                | 70%            |                      |  |                    |                |                |                | D                |
| Ventilation                 |                |                      |  |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |  | LIFE               | * *            | 2-5            | \$127,600      | B                |
| Exhaust Fans                |                |                      |  |                    |                |                |                |                  |
| Interior                    | 100%           |                      |  | 2023               | \$182,200      | 2              | \$4,500        | B                |
|                             |                |                      | <i>Noisy/Vibrating, Extent : Light, Area Affected : 15%</i>            |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement Fan Room, 1 Of 8 Fans Defective Fan Bearing</i> |                    |                |                |                |                  |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 14 - BK

## Asset # : 360

| Mechanical         |                    | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|--------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component          | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type               | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing           |                    |   |           |                    |      |                |       |                |          |
|                    | H/C Water Piping   |   |           |                    |      |                |       |                |          |
|                    | Galv Iron/Steel    | 100%  |           |                    | 2028 | * *            | 1     |                | B        |
|                    | Water Heater       |   |           |                    |      |                |       |                |          |
|                    | Gas Fired          | 100%  |           |                    | 2018 | \$38,400       | 2     | \$2,200        | B        |
|                    | HW Heat Exchanger  |   |           |                    |      |                |       |                |          |
|                    | Low Temp           | 100%  |           |                    | 2033 | * *            | 4     | \$14,300       | B        |
|                    |                    | Leak Evident, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                    |                    | Location : Basement, Steam Bundle Leak, Tank Leaks      |           |                    |      |                |       |                |          |
|                    | Sanitary Piping    |   |           |                    |      |                |       |                |          |
|                    | Cast Iron          | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping |   |           |                    |      |                |       |                |          |
|                    | Cast Iron          | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)       |   |           |                    |      |                |       |                |          |
|                    | Rigid Piping       | 100%  |           |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                    | Sewage Ejector(s)  |   |           |                    |      |                |       |                |          |
|                    | Electric           | 100%  |           |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                    | Fixtures           |   |           |                    |      |                |       |                |          |
|                    | Generic            | 100%  |           |                    |      |                |       |                | B        |
| Vertical Transport |                    |   |           |                    |      |                |       |                |          |
|                    | Elevators          |   |           |                    |      |                |       |                |          |
|                    | Hydraulic          | 100%  |           |                    | LIFE | * *            |       |                | C        |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                    |                    | Location : B-3  |           |                    |      |                |       |                |          |
|                    |                    | Explanation : 1 Unit                                    |           |                    |      |                |       |                |          |
| Fire Suppression   |                    |   |           |                    |      |                |       |                |          |
|                    | Sprinkler          |   |           |                    |      |                |       |                |          |
|                    | No Component       | 90%   |           |                    |      |                |       |                | D        |
|                    | Generic            | 10%   |           |                    | 2033 | * *            | 1-2   | \$4,100        | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 17 - M  
**Address** : 328 WEST 48 STREET @8TH - 9TH AVES.  
**Borough** : MANHATTAN **Agency's Number** : M017  
**Program / Asset #** : BOE0011.000 / 439 **Yr Built/Renovated** : 1908 / 2001  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1038 **Lot** : 14 **BIN** : 1025092

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$526,600             | \$36,100              |
| Interior Architecture | \$1,263,400           | \$563,400             |
| Electrical            | \$783,100             | \$128,500             |
| Mechanical            | \$73,200              | \$539,400             |
| <b>Total</b>          | <b>\$2,646,300</b>    | <b>\$1,267,400</b>    |
| Priority A            | \$526,600             | \$36,100              |
| Priority B            | \$856,300             | \$738,300             |
| Priority C            | \$1,263,400           | \$493,000             |
| <b>Total</b>          | <b>\$2,646,300</b>    | <b>\$1,267,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,800         | \$44,500        |                 |                 |
| Interior Architecture | \$76,100         | \$19,400        |                 | \$11,700        |
| Electrical            | \$200            | \$5,200         | \$900           |                 |
| Mechanical            | \$44,500         | \$13,600        | \$20,300        | \$14,300        |
| <b>Total</b>          | <b>\$143,600</b> | <b>\$82,600</b> | <b>\$21,200</b> | <b>\$26,000</b> |
| Priority A            | \$22,800         | \$44,500        |                 |                 |
| Priority B            | \$44,700         | \$18,800        | \$21,200        | \$14,300        |
| Priority C            | \$76,100         | \$19,400        |                 | \$11,700        |
| <b>Total</b>          | <b>\$143,600</b> | <b>\$82,600</b> | <b>\$21,200</b> | <b>\$26,000</b> |



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## DEPARTMENT OF EDUCATION - 040

## I. S. 17 - M

## Asset # : 439

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$17,600       | A             |  |
| Masonry: Brick  | 80%        | Now               | \$60,700       | LIFE    | **                 | 5           | \$36,100       | A             |  |
| Water Penetration, Extent : Light, Area Affected : 20%                        |            |                   |                |         |                    |             |                |               |  |
| Location : 4th Floor - Rooms 401,402,403,413,414,415 And 5th Floor - Room 504 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 3%         |                   |                | LIFE    | **                 | 5           | \$1,000        | A             |  |
| Metal Panel   | 10%        |                   |                | 2030    | **                 | 5-10        | \$31,100       | A             |  |
| Stucco Cement   | 2%         |                   |                | 2025    | **                 | 5           | \$2,300        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$403,300      | 2028    | **                 | 5           | \$20,900       | A             |  |
| Air Infiltration, Extent : Light, Area Affected : 20%                         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE    | **                 | 5           | \$9,100        | A             |  |
| Masonry: Brick  | 80%        | Now               | \$62,500       | LIFE    | **                 | 5           | \$9,400        | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 5%         |                   |                | 2033    | **                 | 5-10        | \$10,600       | A             |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,700        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 50%        |                   |                | 2025    | **                 | 10          | \$26,800       | A             |  |
| Cast in Place Concrete  | 25%        | Now               | \$21,600       | LIFE    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%                |            |                   |                |         |                    |             |                |               |  |
| Location : Terrace Over Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%                     |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 10%        | Now               | \$1,200        | 2048    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%                        |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium Roof   |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen  | 15%        |                   |                | 2025    | **                 | 10          | \$8,100        | A             |  |

## Interior

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## DEPARTMENT OF EDUCATION - 040

## I. S. 17 - M

## Asset # : 439

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   | 0-2               | \$10,500       | LIFE               | **             | 5           | \$30,100       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$76,200       | 2029               | **             | 5           | \$3,400        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Mosaic Tile            | 5%  |                   |                | 2025               | **             | 5           | \$17,200       | C             |
| Marble Panels          | 2%  | Now               | \$8,300        | LIFE               | **             | 5           | \$2,100        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Traffic Topping        | 5%  |                   |                | 2025               | **             | 5           | \$8,600        | C             |
| Vinyl Tile             | 48%   | Now               | \$629,600      | 2030               | **             | 3           | \$24,800       | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles                                       |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%   | Now               | \$52,500       | 2020               | \$262,300      | 3           | \$10,300       | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2035               | **             | 5           | \$12,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 5%  | Now               | \$23,100       | 2023               | \$230,700      | 5           | \$3,900        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Corridor Near Boiler Room                            |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%  | Now               | \$159,600      | LIFE               | **             |             |                | C             |
|                        | Water Penetration, Extent : Severe, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Electric Room, Basement                              |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  | Now               | \$34,200       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Basement Corridor, Throughout                        |                   |                |                    |                |             |                |               |
| Plaster                | 70%   | Now               | \$201,100      | LIFE               | **             | 5           | \$32,900       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : 4th Floor, Room 401, Auditorium                      |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 10%   | Now               | \$144,500      | LIFE               | **             |             |                | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Basement Corridor, Throughout                        |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 17 - M

## Asset # : 439

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2033 | * * | 5 | \$17,200 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Gymnasium*

|                      |    |  |  |      |     |   |         |   |
|----------------------|----|--|--|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2033 | * * | 5 | \$6,900 | B |
|----------------------|----|--|--|------|-----|---|---------|---|

|                      |    |  |  |      |     |  |  |   |
|----------------------|----|--|--|------|-----|--|--|---|
| Exposed Struc: Steel | 3% |  |  | LIFE | * * |  |  | B |
|----------------------|----|--|--|------|-----|--|--|---|

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 82% |  |  | LIFE | * * | 5 | \$70,400 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Auditorium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 60% |  |  | 2040 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 40% |  |  | 2040 | * * | 5 | \$900 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2020 | \$114,900 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 20% |  |  | 2040 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2019 | \$13,600 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2036 | * * | 5 | \$1,800 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2019 | \$13,600 | 5 | \$200 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$122,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 80% |  |  | 2033 | * * | 5 | \$400 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 20% |  |  | 2018 | \$6,600 | 5 | \$100 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 17 - M

## Asset # : 439

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 25%  |                   |                | 2025               | * *            | 10          | \$21,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 70%  |                   |                | 2015               | \$580,300      | 10          | \$59,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$7,700        | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2020               | \$24,900       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 30%  |                   |                | 2025               | * *            | 1           |                | B             |
| Emergency, Battery    | 20%  |                   |                | 2025               | * *            | 10          | \$4,400        | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$91,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$73,200       | 2030               | * *            | 4           | \$4,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Condensate Return Lines                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2025               | * *            | 1           | \$11,400       | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2025               | * *            | 1           | \$20,800       | B             |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2020               | \$157,000      | 1           | \$3,000        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 5%         |                   |                | 2021               | \$67,500       | 2           | \$300          | B             |
| Window/Wall Unit  | 95%        |                   |                | 2018               | \$204,800      | 1           |                | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 5%         |                   |                | 2025               | * *            | 2           | \$3,200        | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 17 - M

Asset # : 439

| Mechanical  |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |   |                   |                    |         |                |             |                |               |
|             | Distribution       |   |                   |                    |         |                |             |                |               |
|             | Ductwork/Diffusers | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$51,300       | B             |
|             | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|             | Interior           | 95%   |                   |                    | 2020    | \$110,100      | 2           | \$2,700        | B             |
|             | Roof               | 5%  |                   |                    | 2020    | \$4,200        | 2           | \$100          | B             |
| Plumbing    |                    |   |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|             | Galv Iron/Steel    | 100%  | 0-2               | \$31,300           | 2025    | * *            | 1           |                | B             |
|             |                    | Booster Pump w/Tank, Extent : Light, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|             |                    | Location : Boiler Room                                    |                   |                    |         |                |             |                |               |
|             |                    | Corroded, Extent : Moderate, Area Affected : 10%          |                   |                    |         |                |             |                |               |
|             |                    | Location : Throughout                                     |                   |                    |         |                |             |                |               |
|             | Water Heater       |   |                   |                    |         |                |             |                |               |
|             | Gas Fired          | 100%  |                   |                    | 2019    | \$24,400       | 2           | \$1,400        | B             |
|             |                    | Recent Installation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|             |                    | Location : Basement                                       |                   |                    |         |                |             |                |               |
|             | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|             | Rigid Piping       | 100%  |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
|             |                    | Recent Installation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|             |                    | Location : Basement                                       |                   |                    |         |                |             |                |               |
|             | Fixtures           |   |                   |                    |         |                |             |                |               |
|             | Generic            | 100%  |                   |                    |         |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 24 - SI  
**Address** : 225 CLEVELAND AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R024  
**Program / Asset #** : BOE0915.000 / 2757 **Yr Built/Renovated** : 1968 / 2010  
**Area Sq Ft** : 172,251 **Project Type** : EDUCATION  
**Date of Survey** : 11-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5153 **Lot** : 108 **BIN** : 5065854

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$251,500             |
| Interior Architecture | \$2,973,600           | \$124,900             |
| Electrical            | \$680,900             | \$190,500             |
| Mechanical            | \$1,275,800           | \$246,800             |
| <b>Total</b>          | <b>\$4,930,300</b>    | <b>\$813,700</b>      |
| Priority A            |                       | \$251,500             |
| Priority B            | \$1,956,700           | \$437,400             |
| Priority C            | \$2,973,600           | \$124,900             |
| <b>Total</b>          | <b>\$4,930,300</b>    | <b>\$813,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,700         |                 |                 |                 |
| Interior Architecture | \$89,500         | \$1,100         |                 | \$19,600        |
| Electrical            | \$8,500          | \$9,700         | \$7,700         | \$9,100         |
| Mechanical            | \$26,800         | \$21,700        | \$34,100        | \$55,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$149,300</b> | <b>\$36,500</b> | <b>\$45,700</b> | <b>\$88,500</b> |
| Priority A            | \$20,700         |                 |                 |                 |
| Priority B            | \$73,400         | \$35,400        | \$45,700        | \$68,900        |
| Priority C            | \$55,200         | \$1,100         |                 | \$19,600        |
| <b>Total</b>          | <b>\$149,300</b> | <b>\$36,500</b> | <b>\$45,700</b> | <b>\$88,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 24 - SI

## Asset # : 2757

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | * *                | 5           | \$19,400       | A             |  |
| Masonry: Brick         | 92%   |                   |                | LIFE    | * *                | 5           | \$71,200       | A             |  |
| Mosaic Tile            | 3%  |                   |                | 2042    | * *                | 10          | \$7,300        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2038    | * *                | 5           | \$19,300       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$8,800        | A             |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$10,300       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 20%   | Now               | \$20,700       | 2022    | \$103,600          |             |                | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 80%   |                   |                | 2032    | * *                | 10          | \$76,600       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 15%   | Now               | \$25,600       | LIFE    | * *                | 5           | \$73,500       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Boiler Room  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | 0-2               | \$74,400       | 2031    | * *                | 5           | \$5,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 1%  | 0-2               | \$6,700        | LIFE    | * *                | 5           | \$1,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 70%   | Now               | \$448,200      | 2017    | \$1,493,800        | 3           | \$58,800       | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                                 |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 40%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout9x9  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 4%  |                   |                | 2027    | * *                | 3           | \$3,400        | C             |  |
| Wood                   | 5%  | Now               | \$47,500       | 2050    | * *                | 5           | \$10,500       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 24 - SI

## Asset # : 2757

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$101,500      | LIFE               | **             |             |                | C             |
|                        | Vertical Cracks, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | 0-2               | \$22,900       | 2031               | **             | 5           | \$7,800        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$12,500       | C             |
| Plaster                | 55%   | 0-2               | \$628,600      | LIFE               | **             | 5           | \$51,400       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   | 0-2               | \$179,600      | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%   |                   |                | 2039               | **             | 5           | \$68,500       | B             |
| Exposed Concrete       | 65%   |                   |                | LIFE               | **             | 5           | \$22,300       | B             |
| Exposed Struc: Steel   | 10%   |                   |                | LIFE               | **             |             |                | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2032               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electric Service Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps And 2000 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electric Service Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch                |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2030               | * *            | 5           | \$2,800        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$181,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Feeders And Branch Circuits Throughout Building |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$1,000        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2030               | * *            | 10          | \$131,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$12,500       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2022               | \$27,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$12,400       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$12,400       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$58,800       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1           | \$52,700       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2017               | \$499,300      | 1-3         | \$26,900       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil  | 100%       |                   |                | 2032               | * *            | 5           | \$46,300       |               |
| No. 6 Fuel Oil, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : In Vault                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 10,000 Gal Tanks                      |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | 0-2               | \$830,500      | 2042               | * *            | 1           | \$133,500      | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$59,600       | 2032               | * *            | 4           | \$7,400        | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%                    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Vacuum Pump / Condensate Piping Various Areas |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Various Areas Throughout                                  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        | Now               | \$13,800       | 2017               | \$275,900      | 1           | \$25,000       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Fan Room  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 70%        |                   |                | 2027               | * *            | 1           | \$33,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2017               | \$70,100       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$83,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2022               | \$75,400       | 2           | \$1,800        | B             |
| Roof   | 60%        |                   |                | 2022               | \$81,400       | 2           | \$2,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2017               | \$39,700       | 2           | \$2,200        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2022               | \$52,900       | 4           | \$22,300       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

I. S. 24 - SI

Asset # : 2757

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Sets Of Dual Pumps</i>                      |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st To 4th Floor</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2032               | * *            | 1-2         | \$4,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 27 - SI  
**Address** : 11 CLOVE LAKE PLACE @ ELIZABETH ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R027  
**Program / Asset #** : BOE0918.000 / 1451 **Yr Built/Renovated** : 1963 / 2006  
**Area Sq Ft** : 160,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 308 **Lot** : 1 **BIN** : 5008403

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$119,700             | \$1,592,100           |
| Interior Architecture | \$326,700             | \$1,606,700           |
| Electrical            | \$125,600             | \$772,400             |
| Mechanical            | \$90,700              | \$500,100             |
| <b>Total</b>          | <b>\$662,700</b>      | <b>\$4,471,400</b>    |
| Priority A            | \$119,700             | \$1,592,100           |
| Priority B            | \$362,000             | \$1,687,100           |
| Priority C            | \$181,000             | \$1,192,100           |
| <b>Total</b>          | <b>\$662,700</b>      | <b>\$4,471,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$83,000         |                 | \$5,000         |                 |
| Interior Architecture | \$144,400        |                 | \$20,400        | \$17,100        |
| Electrical            | \$11,300         | \$2,200         | \$3,500         | \$3,700         |
| Mechanical            | \$47,800         | \$21,200        | \$31,500        | \$27,500        |
| <b>Total</b>          | <b>\$286,500</b> | <b>\$23,400</b> | <b>\$60,400</b> | <b>\$48,300</b> |
| Priority A            | \$83,000         |                 | \$5,000         |                 |
| Priority B            | \$105,800        | \$23,400        | \$35,000        | \$31,200        |
| Priority C            | \$97,700         |                 | \$20,400        | \$17,100        |
| <b>Total</b>          | <b>\$286,500</b> | <b>\$23,400</b> | <b>\$60,400</b> | <b>\$48,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 27 - SI

## Asset # : 1451

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 100%  |                   |                | LIFE    | * *                | 5           | \$239,300      | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  |                   |                | 2039    | * *                | 5           | \$47,500       | A             |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%   |                   |                | LIFE    | * *                | 5-10        | \$26,500       | A             |  |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | * *                | 5-10        | \$2,800        | A             |  |
| Metal Rail              | 10%   |                   |                | 2036    | * *                | 5-10        | \$8,200        | A             |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 5%  |                   |                | 2038    | * *                | 10          | \$18,300       | A             |  |
| IRMA/Protected Membrane | 75%   |                   |                | 2023    | \$1,022,000        | 10          | \$109,800      | A             |  |
| IRMA/Protected Membrane | 20%   | Now               | \$34,100       | 2023    | \$340,700          |             |                | A             |  |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Over First Floor                                   |                   |                |         |                    |             |                |               |  |
|                         | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Over First Floor                                   |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%   |                   |                | LIFE    | * *                | 5           | \$92,000       | C             |  |
| Ceramic Tile            | 5%  | Now               | \$4,700        | 2032    | * *                | 5           | \$5,300        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Quarry Tile             | 5%  |                   |                | 2036    | * *                | 5           | \$15,800       | C             |  |
| Vinyl Tile              | 55%   |                   |                | 2018    | \$1,102,000        | 3           | \$57,800       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                         | Location : First Floor Corridor                               |                   |                |         |                    |             |                |               |  |
|                         | Explanation : 9x9 Units                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 10%   | Now               | \$20,000       | 2028    | * *                | 3           | \$7,900        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 10%   |                   |                | 2031    | * *                | 3           | \$7,900        | C             |  |
| Wood                    | 5%  |                   |                | 2051    | * *                | 5           | \$19,700       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 27 - SI

## Asset # : 1451

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |           |      |     |    |          |   |
|--|-----|-----|-----------|------|-----|----|----------|---|
| Ceramic Tile   | 5%  | Now | \$18,100  | 2032 | * * | 5  | \$6,100  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |     |    |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |     |    |          |   |
| Concrete Masonry Unit  | 10% |     |           | LIFE | * * | 5  | \$19,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |     |    |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |     |    |          |   |
| Plaster  | 60% | Now | \$135,000 | LIFE | * * | 5  | \$44,200 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |     |    |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |     |    |          |   |
| SGFT/Glazed Masonry  | 25% |     |           | LIFE | * * | 10 | \$30,700 | C |

## Ceilings

|  |     |     |          |      |           |      |           |   |
|--|-----|-----|----------|------|-----------|------|-----------|---|
| AcousTileConcealSpLn   | 25% | Now | \$18,400 | 2021 | \$367,000 | 5    | \$29,700  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>   |     |     |          |      |           |      |           |   |
| <i>Location : Throughout</i>                                     |     |     |          |      |           |      |           |   |
| AcousTileSusp.Lay-In   | 10% |     |          | 2028 | * *       | 5    | \$19,000  | B |
| Embossed Metal   | 5%  | Now | \$7,600  | LIFE | * *       | 5    | \$4,300   | B |
| <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>      |     |     |          |      |           |      |           |   |
| <i>Location : Throughout</i>                                     |     |     |          |      |           |      |           |   |
| Exposed Concrete   | 30% |     |          | LIFE | * *       | 5-10 | \$71,400  | B |
| Gypsum Board   | 20% |     |          | LIFE | * *       | 5-10 | \$130,800 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |     |     |          |      |           |      |           |   |
| <i>Location : Throughout</i>                                     |     |     |          |      |           |      |           |   |
| Plaster  | 10% |     |          | LIFE | * *       | 5-10 | \$32,700  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |          |   |       |   |
|---|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 70% |  |  | 2023 | \$22,800 | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>   |     |  |  |      |          |   |       |   |
| <i>Explanation : One 1600 Amps And One 1200 Amps Main Disconnect Switch</i> |     |  |  |      |          |   |       |   |
| Fused Disc Sw   | 30% |  |  | 2043 | * *      | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>   |     |  |  |      |          |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>                    |     |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$134,100 | 5 | \$600 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * *       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 27 - SI

## Asset # : 1451

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$16,900       | 5           | \$300          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$135,500      | 5           | \$2,800        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$125,600      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2021               | \$29,700       | 5           | \$800          | B             |
| Motor Control Center                                       | 10%        |                   |                | 2021               | \$43,100       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2018               | \$63,300       | 10          | \$6,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 89%        |                   |                | 2031               | * *            | 10          | \$114,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$17,600       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$38,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$29,100       | 10          | \$17,000       | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$11,600       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$54,600       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$24,200       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 27 - SI

## Asset # : 1451

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2033               | * *            | 5           | \$43,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 10,000 Gallon Tanks                                  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2028               | * *            | 1           | \$139,300      | B             |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 #6 Oil Burning Steam Boilers                           |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$55,900       | 2033               | * *            | 4           | \$6,900        | B             |
| Broken, Extent : Severe, Area Affected : 40%                           |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Compressor, Boiler Room                        |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Light, Area Affected : 1%                       |            |                   |                |                    |                |             |                |               |
| Location : Gym Ceiling, Steam Leak                                     |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Severe, Area Affected : 30%                   |            |                   |                |                    |                |             |                |               |
| Location : Electric Oil Heater, Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        | 0-2               | \$5,200        | 2023               | \$259,100      | 1           | \$23,500       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%                 |            |                   |                |                    |                |             |                |               |
| Location : First Floor Mechanical Room, Defective Temperature Controls |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 70%        |                   |                | 2028               | * *            | 1           | \$31,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 30%        | 0-2               | \$9,900        | 2021               | \$98,800       | 1           |                | B             |
| Malfunctioning, Extent : Light, Area Affected : 10%                    |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms, Multiple Mechanical Defects             |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$124,000      | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 30%        |                   |                | 2023               | \$53,100       | 2           | \$1,300        | B             |
| Roof   | 70%        | Now               | \$4,500        | 2018               | \$89,200       | 2           | \$2,400        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 30%                 |            |                   |                |                    |                |             |                |               |
| Location : Roof, Multiple Mechanical And Electrical Defects            |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$13,900       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 27 - SI

Asset # : 1451

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2033               | * *            | 1-2         | \$3,900        | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 33 - BK  
**Address** : 70 TOMPKINS AVENUE @ STOCKTON ST.  
**Borough** : BROOKLYN **Agency's Number** : K033  
**Program / Asset #** : BOE0366.000 / 149 **Yr Built/Renovated** : 1957 / 1999  
**Area Sq Ft** : 146,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Dec-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1743 **Lot** : 18 **BIN** : 3048517

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$101,500             | \$115,300             |
| Interior Architecture | \$974,800             | \$361,000             |
| Electrical            | \$161,500             | \$1,648,500           |
| Mechanical            | \$60,100              | \$157,600             |
| <b>Total</b>          | <b>\$1,297,900</b>    | <b>\$2,282,300</b>    |
| Priority A            | \$101,500             | \$115,300             |
| Priority B            | \$556,500             | \$1,806,100           |
| Priority C            | \$639,900             | \$361,000             |
| <b>Total</b>          | <b>\$1,297,900</b>    | <b>\$2,282,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$9,900          | \$22,400        |                 | \$15,700         |
| Interior Architecture | \$48,800         |                 | \$3,600         | \$32,100         |
| Electrical            | \$46,200         | \$100           |                 | \$25,100         |
| Mechanical            | \$72,600         | \$19,200        | \$28,600        | \$27,400         |
| <b>Total</b>          | <b>\$177,500</b> | <b>\$41,800</b> | <b>\$32,200</b> | <b>\$100,200</b> |
| Priority A            | \$9,900          | \$22,400        |                 | \$15,700         |
| Priority B            | \$118,800        | \$19,300        | \$28,600        | \$61,100         |
| Priority C            | \$48,800         |                 | \$3,600         | \$23,400         |
| <b>Total</b>          | <b>\$177,500</b> | <b>\$41,800</b> | <b>\$32,200</b> | <b>\$100,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 33 - BK

## Asset # : 149

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Masonry: Brick   | 93%        |                   |                | LIFE    | **                 | 5           | \$109,400      | A             |
| Masonry: Brick   | 5%         | Now               | \$9,900        | LIFE    | **                 | 5           | \$5,900        | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |
| Granite Panels   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Aluminum   | 97%        |                   |                | 2035    | **                 | 5           | \$44,800       | A             |
| Metal Louvers  | 3%         |                   |                | 2028    | **                 | 10          | \$8,700        | A             |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete                                       | 30%        |                   |                | LIFE    | **                 | 5           | \$10,300       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |
| Metal Rail   | 10%        |                   |                | 2032    | **                 | 5-10        | \$6,000        | A             |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2024    | **                 | 10          | \$101,500      | A             |
| Copper/Terne   | 5%         |                   |                | 2047    | **                 | 10          | \$13,400       | A             |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$42,000       | C             |
| Ceramic Tile   | 5%         |                   |                | 2028    | **                 | 5           | \$9,600        | C             |
| Terrazzo   | 5%         | 0-2               | \$28,700       | LIFE    | **                 | 5           | \$7,500        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |
| Location : Lobby   |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 5%         | Now               | \$91,400       | 2029    | **                 | 3           | \$3,600        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |         |                    |             |                |               |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2014    | \$548,500          | 3           | \$28,800       | C             |
| Vinyl Tile   | 15%        |                   |                | 2019    | \$274,200          | 3           | \$10,800       | C             |
| Vinyl Tile   | 25%        |                   |                | 2029    | **                 | 3           | \$24,000       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |
| Location : Corridor(s),Classroom(s)                          |            |                   |                |         |                    |             |                |               |
| Wood   | 5%         |                   |                | 2047    | **                 | 5           | \$18,000       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 33 - BK

## Asset # : 149

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$9,000        | C             |  |
| Glazed Ceramic Panel   | 5%         | Now               | \$6,900        | LIFE    | **                 |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby Near Gymnasium                                  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 50%        |                   |                | LIFE    | **                 | 5           | \$33,600       | C             |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood   | 5%         |                   |                | LIFE    | **                 | 5           | \$44,800       | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 10%        |                   |                | 2032    | **                 | 5           | \$17,400       | B             |  |
| AcousTileConcealSpLn   | 25%        | 2-4               | \$334,900      | 2039    | **                 | 5           | \$27,100       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 55%        |                   |                | LIFE    | **                 | 5           | \$14,900       | B             |  |
| Plaster  | 10%        |                   |                | LIFE    | **                 | 5           | \$10,900       | B             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2019               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Available Nameplate Rating.               |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$120,700      | 5           | \$2,900        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2019               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2039               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2018               | \$152,400      | 5           | \$2,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2044               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2039               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 33 - BK

## Asset # : 149

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 75%        |                   |                | 2017               | \$24,700       | 5           | \$600          | B             |
| Locally Mounted  | 15%        | 2-4               | \$5,000        | 2039               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2032               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Connected To Main Water Pipe In The Basement    |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2019               | \$1,109,300    | 10          | \$112,900      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2019               | \$10,700       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2014               | \$23,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2024               | * *            | 10          | \$15,500       | B             |
| Exit, Service  | 50%        |                   |                | 2024               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2029               | * *            | 5           | \$39,700       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |                   |                | 2024               | * *            | 1           | \$127,100      | B             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2029               | * *            | 4           | \$6,300        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 20%        |                   |                | 2019               | \$157,600      | 1           | \$15,900       | B             |
| Convactor/Radiator    | 80%        |                   |                | 2032               | * *            | 1           | \$33,200       | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%        |                   |                | 2017               | \$60,100       | 1           |                | B             |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$71,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 33 - BK

## Asset # : 149

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2024               | * *            | 2           | \$3,200        | B             |
| Roof  | 20%        |                   |                | 2019               | \$23,200       | 2           | \$800          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2024               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2014               | \$34,000       | 2           | \$1,900        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2029               | * *            | 4           | \$12,700       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2019               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2019               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2024               | * *            | 1           | \$800          | B             |
| Other Observation, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : For Boiler Only                           |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-1  |            |                   |                |                    |                |             |                |               |
| Explanation : Sidewalk Lift Needs Repair                |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 34 - SI (OL TOTTEVILLE)  
**Address** : ACADEMY & YETMAN AVENUES  
**Borough** : STATEN ISLAND **Agency's Number** : R034  
**Program / Asset #** : BOE0923.000 / 1429 **Yr Built/Renovated** : 1936 / 2008  
**Area Sq Ft** : 107,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7894 **Lot** : 1 **BIN** : 5088090

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$290,000             | \$76,800              |
| Interior Architecture | \$415,000             | \$63,700              |
| Electrical            |                       | \$935,700             |
| Mechanical            | \$143,100             | \$1,827,200           |
| <b>Total</b>          | <b>\$848,100</b>      | <b>\$2,903,300</b>    |
| Priority A            | \$290,000             | \$76,800              |
| Priority B            | \$296,600             | \$2,826,500           |
| Priority C            | \$261,500             |                       |
| <b>Total</b>          | <b>\$848,100</b>      | <b>\$2,903,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$57,000         |                 |                 |                 |
| Interior Architecture | \$110,700        |                 |                 | \$12,800        |
| Electrical            | \$6,700          | \$1,500         | \$1,700         | \$3,000         |
| Mechanical            | \$67,700         | \$17,800        | \$22,600        | \$20,200        |
| <b>Total</b>          | <b>\$242,100</b> | <b>\$19,200</b> | <b>\$24,300</b> | <b>\$35,900</b> |
| Priority A            | \$57,000         |                 |                 |                 |
| Priority B            | \$105,900        | \$19,200        | \$24,300        | \$23,200        |
| Priority C            | \$79,200         |                 |                 | \$12,800        |
| <b>Total</b>          | <b>\$242,100</b> | <b>\$19,200</b> | <b>\$24,300</b> | <b>\$35,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 34 - SI (OL TOTTEVILLE)**  
**Asset # : 1429**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$5,700        | LIFE               | **             | 5           | \$8,800        | A             |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Areaways Throughout                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$21,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$24,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 7%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 23%        |                   |                | LIFE               | **             | 5           | \$12,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$192,300      | 2039               | **             | 5           | \$20,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5-10        | \$114,500      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5-10        | \$22,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 90%        |                   |                | 2028               | **             | 10          | \$76,800       | A             |
| Built-Up (BUR)  | 5%         |                   |                | 2031               | **             | 10          | \$4,300        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2058               | **             | 10          | \$10,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$44,400       | LIFE               | * *            | 5           | \$31,900       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$48,400       | 2026               | * *            | 5           | \$3,600        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   | Now               | \$21,800       | LIFE               | * *            | 5           | \$5,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 70%  | Now               | \$48,600       | 2031               | * *            | 3           | \$38,300       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Wood                   | 10%  | Now               | \$6,200        | 2038               | * *            | 5           | \$13,700       | C             |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$12,200       | 2032               | * *            | 5           | \$4,100        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%   | Now               | \$15,700       | LIFE               | * *            | 5           | \$3,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Gym                                  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   |                   |                | LIFE               | * *            | 10          | \$2,500        | C             |
| Marble Panels          | 5%   | 0-2               | \$36,300       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Plaster                | 55%  | Now               | \$83,700       | LIFE               | * *            | 5           | \$27,400       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | * *            | 10          | \$20,700       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%  | Now               | \$22,500       | 2028               | * *            | 5           | \$9,100        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Class Rooms                          |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 15%  | Now               | \$42,100       | LIFE               | * *            | 5           | \$3,400        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Gym                                  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | LIFE               | * *            | 5           | \$18,200       | B             |
| Plaster                | 70%  |                   |                | LIFE               | * *            | 5-10        | \$175,100      | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Main Disconnect Service Switches Rated At 1600 And 2000 Amps |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 95%        |                   |                | 2023               | \$113,200      | 5           | \$400          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2043               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2022               | \$6,800        | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2022               | \$115,200      | 5           | \$2,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2023               | \$138,100      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2021               | \$29,700       | 5           | \$500          | B             |
| Locally Mounted  | 10%        | 2-4               | \$3,300        | 2043               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Basement Area   |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Water Meter Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2033               | * *            | 10          | \$89,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2023               | \$8,100        | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2023               | \$40,400       | 10          | \$3,300        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2033               | * *            | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$310,200      | 1-3         | \$16,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2033               | * *            | 5           | \$30,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : (2) 10,000 Gallon Tanks   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2028               | * *            | 1           | \$96,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : (4) #4 Oil Burning Steam Boilers  |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2023               | \$775,600      | 4           | \$7,200        | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        | 0-2               | \$59,900       | 2033               | * *            | 1           | \$5,400        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Basement Mechanical Room, Blower Temperature Control System Beyond Useful Life |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2023               | \$179,700      | 1           | \$18,100       | B             |
| Convactor/Radiator  | 40%        |                   |                | 2021               | \$419,700      | 1           | \$12,600       | B             |
| Corroded, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Radiators Clogged With Corrosion                                   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat  | 15%        |                   |                | 2023               | \$249,500      | 1           | \$4,700        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout Classrooms  |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat  | 5%         | 0-2               | \$83,200       | 2033               | * *            | 1           | \$1,400        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms, Multiple Mechanical And Electrical Defects.                |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2018               | \$68,500       | 1           |                | B             |
| Window/Wall Unit  | 5%         | 0-2               | \$11,400       | 2023               | \$11,400       | 1           |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms, Multiple Mechanical And Electrical Defects                         |            |                   |                |                    |                |             |                |               |
| No Component  | 65%        |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%                                     |            |                   |                |                    |                |             |                |               |
| Location : Basement Level   |            |                   |                |                    |                |             |                |               |
| Explanation : No Cooling On Basement Level  |            |                   |                |                    |                |             |                |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$86,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2023               | \$122,800      | 2           | \$3,000        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$25,900       | 2           | \$1,500        | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2033               | * *            | 4           | \$9,700        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Severe, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                       | Location : Throughout, No Repairs Presently Needed        |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                       | On Extended Life, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 95%   |                   |                | 2018               | \$9,800        | 4           | \$1,900        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Rigid Piping          | 5%  |                   |                | 2028               | * *            | 4           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Pump Has Newly Installed Motor And Controls |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 95%   | 0-2               | \$9,800        | 2033               | * *            | 4           | \$1,300        | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Electric              | 5%  |                   |                | 2028               | * *            | 4           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Pump Has Newly Installed Motor And Controls |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2028               | * *            | 1           | \$6,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : For Boiler Make-up Water Only               |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 34 - SI (OL TOTTEVILLE)

Asset # : 1429

| Mechanical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Fire Suppression

Sprinkler

No Component

95%

Generic

5%

2033

\* \*

1-2

\$1,400

D

B

*No Backflow Preventer, Extent : Light, Area Affected : 100%**Location : Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 43 - BK (I. S. 98 - BK)  
**Address** : 1401 EMMONS AVENUE @E. 14 STREET  
**Borough** : BROOKLYN **Agency's Number** : K043  
**Program / Asset #** : BOE0373.000 / 2625 **Yr Built/Renovated** : 1965 /  
**Area Sq Ft** : 142,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 8767 **Lot** : 26 **BIN** : 3246958

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$940,400             | \$231,000             |
| Interior Architecture | \$195,700             | \$1,590,600           |
| Electrical            | \$200,900             | \$1,573,700           |
| Mechanical            | \$142,100             | \$124,900             |
| <b>Total</b>          | <b>\$1,479,000</b>    | <b>\$3,520,200</b>    |
| Priority A            | \$940,400             | \$231,000             |
| Priority B            | \$343,000             | \$1,743,800           |
| Priority C            | \$195,700             | \$1,545,500           |
| <b>Total</b>          | <b>\$1,479,000</b>    | <b>\$3,520,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$30,600        | \$11,300        |                 | \$19,600        |
| Electrical            | \$1,200         | \$600           |                 | \$100           |
| Mechanical            | \$28,300        | \$46,200        | \$28,300        | \$17,300        |
| <b>Total</b>          | <b>\$60,200</b> | <b>\$58,100</b> | <b>\$28,300</b> | <b>\$37,000</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$29,500        | \$58,100        | \$28,300        | \$17,400        |
| Priority C            | \$30,600        |                 |                 | \$19,600        |
| <b>Total</b>          | <b>\$60,200</b> | <b>\$58,100</b> | <b>\$28,300</b> | <b>\$37,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 43 - BK (I. S. 98 - BK)

## Asset # : 2625

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$63,800       | A             |  |
| Masonry: Brick  | 60%        | Now               | \$128,700      | LIFE    | **                 | 5           | \$38,300       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE    | **                 | 5           | \$41,500       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$76,500       | 2036    | **                 | 5           | \$7,900        | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 90%        |                   |                | LIFE    | **                 | 5           | \$87,400       | A             |  |
| Metal: Cage/Fence   | 10%        |                   |                | 2033    | **                 | 5-10        | \$7,300        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                       | 100%       | 0-2               | \$735,200      | 2030    | **                 |             |                | A             |  |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Stair C/d  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2029    | **                 | 5           | \$9,200        | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$7,200        | C             |  |
| Vinyl Tile  | 85%        |                   |                | 2020    | \$1,495,400        | 3           | \$78,400       | C             |  |
| Wood  | 5%         | Now               | \$195,700      | 2060    | **                 | 5           | \$8,700        | C             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Split/Cracked, Extent : Moderate, Area Affected : 25%         |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2029    | **                 | 5           | \$12,800       | C             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 65%        |                   |                | LIFE    | **                 | 5           | \$50,100       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2025 | * * | 5 | \$22,600 | B |
| Exposed Concrete     | 50% |  |  | LIFE | * * | 5 | \$14,100 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair C/d*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |          | B |
| Metal Panel          | 20% |  |  | LIFE | * * | 5 | \$45,200 | B |
| Plaster              | 15% |  |  | LIFE | * * | 5 | \$16,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 3000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$170,300 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2019 | \$33,900  | 5 | \$500   | B |
| Molded Case Bkrs | 60% |  |  | 2019 | \$101,600 | 5 | \$1,900 | B |
| Molded Case Bkrs | 20% |  |  | 2028 | * *       | 5 | \$600   | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$89,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 50% |  |  | 2020 | \$89,700 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$33,000 | 5 | \$800 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,700 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 88% |  |  | 2020 | \$978,500 | 10 | \$99,500 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Lamp T-12*

|     |    |  |  |      |          |    |       |   |
|-----|----|--|--|------|----------|----|-------|---|
| HID | 2% |  |  | 2020 | \$10,300 | 10 | \$100 | B |
|-----|----|--|--|------|----------|----|-------|---|

|              |     |  |  |      |           |   |       |   |
|--------------|-----|--|--|------|-----------|---|-------|---|
| Incandescent | 10% |  |  | 2015 | \$111,200 | 2 | \$300 | B |
|--------------|-----|--|--|------|-----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

40%

2028

\* \*

1

B

Exit, Service

60%

2028

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

Now

\$6,900

2040

\* \*

5

\$19,100

B

*Unit Inoperable, Extent : Light, Area Affected : 2%**Location : 1 Oil Transfer Pump Down*

## Conversion Equipment

Steam Boiler

100%

2033

\* \*

1

\$122,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$49,100

2030

\* \*

4

\$6,100

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Throughout*

## Terminal Devices

Air Handler

30%

2025

\* \*

1

\$22,900

B

Convactor/Radiator

70%

Now

\$93,000

2025

\* \*

1

\$25,100

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Traps, Thermostats, Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2015

\$28,900

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$68,800

B

## Exhaust Fans

Interior

30%

2020

\$46,600

2

\$1,100

B

Roof

70%

2020

\$78,300

2

\$2,700

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2025

\* \*

1

B

## HW Heat Exchanger

Low Temp

100%

2030

\* \*

4

\$18,300

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

I. S. 43 - BK (I. S. 98 - BK)

Asset # : 2625

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 44 - M  
**Address** : 100 WEST 77 STREET @COLUMBUS AVE.  
**Borough** : MANHATTAN **Agency's Number** : M044  
**Program / Asset #** : BOE0025.000 / 1665 **Yr Built/Renovated** : 1957 / 2001  
**Area Sq Ft** : 143,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1148 **Lot** : 14 **BIN** : 1030178

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$98,100              | \$106,900             |
| Interior Architecture |                       | \$1,738,000           |
| Electrical            | \$190,400             | \$1,774,600           |
| Mechanical            | \$90,000              | \$245,500             |
| <b>Total</b>          | <b>\$378,500</b>      | <b>\$3,865,100</b>    |
| Priority A            | \$98,100              | \$106,900             |
| Priority B            | \$280,400             | \$2,073,200           |
| Priority C            |                       | \$1,684,900           |
| <b>Total</b>          | <b>\$378,500</b>      | <b>\$3,865,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$42,500         | \$21,200        |                 |
| Interior Architecture | \$20,000        | \$25,500         |                 | \$20,000        |
| Electrical            | \$8,400         | \$56,300         | \$300           |                 |
| Mechanical            | \$23,700        | \$48,700         | \$27,200        | \$17,400        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$56,000</b> | <b>\$176,900</b> | <b>\$52,700</b> | <b>\$41,300</b> |
| Priority A            |                 | \$42,500         | \$21,200        |                 |
| Priority B            | \$36,000        | \$134,400        | \$31,500        | \$21,400        |
| Priority C            | \$20,000        |                  |                 | \$20,000        |
| <b>Total</b>          | <b>\$56,000</b> | <b>\$176,900</b> | <b>\$52,700</b> | <b>\$41,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 44 - M

## Asset # : 1665

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       |                   |                | LIFE               | * *            | 5           | \$106,900      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | * *            | 5           | \$42,400       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        |                   |                | 2025               | * *            | 10          | \$98,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2035               | * *            | 10          | \$16,400       | A             |
| IRMA/Protected Membrane                                    | 20%        |                   |                | 2025               | * *            | 10          | \$26,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | * *            | 5           | \$20,500       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$7,300        | C             |
| Vinyl Tile   | 85%        |                   |                | 2020               | \$1,645,400    | 3           | \$79,800       | C             |
| Wood   | 5%         |                   |                | 2048               | * *            | 5           | \$17,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 5%         |                   |                | LIFE               | * *            | 5           | \$4,400        | C             |
| Glazed Ceramic Panel                                       | 3%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 60%        |                   |                | LIFE               | * *            | 5           | \$39,500       | C             |
| SGFT/Glazed Masonry  | 32%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 30%        |                   |                | 2025               | * *            | 5           | \$51,000       | B             |
| Exposed Concrete   | 45%        |                   |                | LIFE               | * *            | 5           | \$12,000       | B             |
| Metal Panel  | 25%        |                   |                | LIFE               | * *            | 5           | \$53,200       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$35,200       | 2050               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 90%        |                   |                | 2020               | \$130,500      | 5           | \$2,800        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2020               | \$184,100      | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 44 - M

## Asset # : 1665

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$146,500      | 5           | \$2,500        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 0-2               | \$155,200      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$28,500       | 5           | \$600          | B             |
| Locally Mounted  | 20%        | 2-4               | \$7,100        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2020               | \$1,174,500    | 10          | \$110,500      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 And T-12 Lamps                           |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$11,300       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$24,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2015               | \$5,600        | 1           |                | B             |
| Emergency, Battery   | 25%        |                   |                | 2025               | * *            | 10          | \$7,600        | B             |
| Exit, Service  | 25%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2015               | \$5,600        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2040               | * *            | 5           | \$38,900       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$124,500      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$54,000       | 2030               | * *            | 4           | \$6,200        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Traps, Vacuum Pump, Basement                 |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 44 - M

## Asset # : 1665

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating   |                |                      |                |                    |                |                |                |                  |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler   | 10%            |                      |                | 2020               | \$83,400       | 1              | \$7,800        | B                |
| Convactor/Radiator                                      | 90%            |                      |                | 2025               | * *            | 1              | \$36,600       | B                |
| Air Conditioning  |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Electricity   | 100%           |                      |                | 2036               | * *            | 1              |                | B                |
| Conversion Equipment                                    |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit  | 20%            |                      |                | 2018               | \$63,600       | 1              |                | B                |
| No Component  | 80%            |                      |                |                    |                |                |                | D                |
| Ventilation   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers                                      | 100%           |                      |                | LIFE               | * *            | 2-5            | \$70,000       | B                |
| Exhaust Fans  |                |                      |                |                    |                |                |                |                  |
| Interior  | 20%            |                      |                | 2025               | * *            | 2              | \$800          | B                |
| Roof  | 80%            |                      |                | 2020               | \$98,400       | 2              | \$3,100        | B                |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping  |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel   | 100%           |                      |                | 2025               | * *            | 1              |                | B                |
| Water Heater  |                |                      |                |                    |                |                |                |                  |
| Gas Fired   | 100%           |                      |                | 2015               | \$36,000       | 2              | \$1,900        | B                |
| HW Heat Exchanger                                       |                |                      |                |                    |                |                |                |                  |
| Low Temp  | 100%           |                      |                | 2030               | * *            | 4              | \$18,700       | B                |
| Sanitary Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                                      |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |                  |
| Rigid Piping  | 100%           |                      |                | 2015               | \$11,200       | 4              | \$2,000        | B                |
| Unit Inoperable, Extent : Severe, Area Affected : 100%  |                |                      |                |                    |                |                |                |                  |
| Location : Boiler Room                                  |                |                      |                |                    |                |                |                |                  |
| Fixtures  |                |                      |                |                    |                |                |                |                  |
| Generic   | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport                                      |                |                      |                |                    |                |                |                |                  |
| Elevators   |                |                      |                |                    |                |                |                |                  |
| Hydraulic   | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| Other Observation, Extent : Light, Area Affected : 100% |                |                      |                |                    |                |                |                |                  |
| Location : B-3  |                |                      |                |                    |                |                |                |                  |
| Explanation : 1 Unit                                    |                |                      |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 45 - BX (J. H. S. 45 - BX)  
**Address** : 2502 LORILLARD PLACE BTWN: E. FORDHAM RD. - E.189 ST.  
**Borough** : BRONX **Agency's Number** : X045  
**Program / Asset #** : BOE0188.000 / 517 **Yr Built/Renovated** : 1912 / 2002  
**Area Sq Ft** : 120,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 3067 **Lot** : 1 **BIN** : 2011937

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$122,200             | \$306,500             |
| Interior Architecture | \$551,900             | \$604,000             |
| Electrical            | \$197,600             | \$1,227,300           |
| Mechanical            | \$70,600              | \$1,638,900           |
| <b>Total</b>          | <b>\$942,200</b>      | <b>\$3,776,600</b>    |
| Priority A            | \$122,200             | \$306,500             |
| Priority B            | \$520,600             | \$2,958,000           |
| Priority C            | \$299,400             | \$512,200             |
| <b>Total</b>          | <b>\$942,200</b>      | <b>\$3,776,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$124,900        |                 | \$28,700        |                 |
| Interior Architecture | \$101,800        |                 | \$17,300        | \$6,100         |
| Electrical            | \$23,700         | \$1,900         | \$2,600         | \$2,600         |
| Mechanical            | \$65,500         | \$15,200        | \$24,600        | \$15,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$320,000</b> | <b>\$21,100</b> | <b>\$77,100</b> | <b>\$27,900</b> |
| Priority A            | \$124,900        |                 | \$28,700        |                 |
| Priority B            | \$119,800        | \$21,100        | \$31,100        | \$21,800        |
| Priority C            | \$75,300         |                 | \$17,300        | \$6,100         |
| <b>Total</b>          | <b>\$320,000</b> | <b>\$21,100</b> | <b>\$77,100</b> | <b>\$27,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 45 - BX (J. H. S. 45 - BX)

## Asset # : 517

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   | 0-2               | \$37,000       | LIFE               | * *            | 5           | \$31,000       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%   | 0-2               | \$20,000       | LIFE               | * *            | 5           | \$6,000        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   |                   |                | LIFE               | * *            | 5           | \$55,600       | A             |
| Masonry: Limestone     | 5%  | 0-2               | \$12,500       | LIFE               | * *            | 5           | \$1,500        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2039               | * *            | 5           | \$44,800       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   | 0-2               | \$22,800       | LIFE               | * *            | 5           | \$16,200       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   | 0-2               | \$7,000        | LIFE               | * *            | 5           | \$2,100        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   |                   |                | LIFE               | * *            | 5-10        | \$99,900       | A             |
| Masonry: Limestone     | 10%   | 0-2               | \$12,500       | LIFE               | * *            | 5           | \$2,600        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 30%   |                   |                | 2028               | * *            | 10          | \$28,700       | A             |
| Built-Up (BUR)         | 50%   |                   |                | 2023               | \$258,700      | 10          | \$47,800       | A             |
| Paver: Asphalt         | 20%   |                   |                | 2026               | * *            | 10          | \$28,700       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040****I. S. 45 - BX (J. H. S. 45 - BX)****Asset # : 517**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 7%                | 0-2                      | \$8,700               | LIFE                      | * *                   | 5                  | \$25,000              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                |                          |                       | 2026                      | * *                   | 5                  | \$4,900               | C                    |
| Vinyl Tile  | 30%               | 0-2                      | \$93,500              | 2018                      | \$467,500             | 3                  | \$18,400              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout 9 X 9 Tiles</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 50%               |                          |                       | 2028                      | * *                   | 3                  | \$30,700              | C                    |
| Wood  | 10%               | 4+                       | \$69,300              | 2038                      | * *                   | 5                  | \$15,300              | C                    |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                | 0-2                      | \$30,300              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                |                          |                       | 2026                      | * *                   | 5                  | \$9,300               | C                    |
| Masonry: Brick  | 5%                | Now                      | \$31,600              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 80%               | Now                      | \$136,500             | LIFE                      | * *                   | 5                  | \$44,700              | C                    |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridor In Basement Opposite Band Room</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| SGFT/Glazed Masonry   | 5%                |                          |                       | LIFE                      | * *                   | 10                 | \$4,700               | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 5%                |                          |                       | 2028                      | * *                   | 5                  | \$8,200               | B                    |
| Metal Panel   | 5%                | Now                      | \$26,500              | LIFE                      | * *                   | 5                  | \$10,200              | B                    |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Throughout Vaulted Ceiling</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 90%               | Now                      | \$252,500             | LIFE                      | * *                   | 5                  | \$91,800              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 45 - BX (J. H. S. 45 - BX)

## Asset # : 517

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 75%        |                   |                | 2023               | \$24,400       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%                   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch For Service A & Service B |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 25%        |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch For Emergency             |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2049               | * *            | 5           | \$400          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2023               | \$129,300      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 5%         | 2-4               | \$6,800        | 2048               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Basement Area  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Some Of The Basement                              |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 75%        |                   |                | 2022               | \$101,600      | 5           | \$2,000        | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2045               | * *            | 5           | \$500          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$107,400      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2021               | \$33,000       | 5           | \$700          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$2,900        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2018               | \$886,500      | 10          | \$90,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2018               | \$13,700       | 10          | \$100          | B             |
| Incandescent  | 7%         |                   |                | 2018               | \$68,900       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2018               | \$22,700       | 10          | \$13,200       | B             |
| Exit, Service   | 50%        |                   |                | 2018               | \$9,100        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2018               | \$41,000       | 10          | \$300          | B             |

## Alarm

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## DEPARTMENT OF EDUCATION - 040

## I. S. 45 - BX (J. H. S. 45 - BX)

## Asset # : 517

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

## Fire/Smoke Detection

No Component

70%

2031

\* \*

1-3

\$18,200

D

Generic

30%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

Now

\$30,300

2036

\* \*

1

\$97,500

B

*Not Insulated, Extent : Severe, Area Affected : 30%**Location : #3 Boiler, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$43,500

2033

\* \*

4

\$5,400

B

*Malfunctioning, Extent : Severe, Area Affected : 60%**Location : Thermostats, Various Locations*

## Terminal Devices

Air Handler

20%

2018

\$134,300

1

\$13,500

B

Convactor/Radiator

80%

2021

\$941,300

1

\$28,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$25,600

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$96,500

B

## Exhaust Fans

Interior

50%

Now

\$6,900

2018

\$68,900

2

\$1,300

B

*Not in Service, Extent : Severe, Area Affected : 70%**Location : Various Locations*

Roof

50%

Now

\$5,000

2018

\$49,500

2

\$1,300

B

*Not in Service, Extent : Severe, Area Affected : 70%**Location : Various Locations*

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2023

\$372,100

1

B

## Water Heater

Gas Fired

100%

2022

\$29,000

2

\$1,600

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 45 - BX (J. H. S. 45 - BX)

Asset # : 517

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
| Not in Service, Extent : Severe, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                    |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                     |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : B-1   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression                                       |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2023               | \$72,700       | 1-2         | \$1,500        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 49 - BK  
**Address** : 223 GRAHAM AVENUE BTWN: STAGG ST., TEN EYCK ST.  
**Borough** : BROOKLYN **Agency's Number** : K049  
**Program / Asset #** : BOE0378.000 / 1402 **Yr Built/Renovated** : 1937 / 2010  
**Area Sq Ft** : 198,952 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3025 **Lot** : 1 **BIN** : 3070825

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$672,100             | \$132,000             |
| Interior Architecture | \$919,100             | \$709,200             |
| Electrical            | \$586,700             | \$359,500             |
| Mechanical            | \$661,200             | \$921,200             |
| <b>Total</b>          | <b>\$2,839,100</b>    | <b>\$2,121,900</b>    |
| Priority A            | \$672,100             | \$132,000             |
| Priority B            | \$1,247,900           | \$1,331,500           |
| Priority C            | \$919,100             | \$658,400             |
| <b>Total</b>          | <b>\$2,839,100</b>    | <b>\$2,121,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,700         | \$14,500        |                 |                 |
| Interior Architecture |                  | \$5,100         | \$18,200        | \$27,100        |
| Electrical            | \$35,400         | \$18,800        | \$15,500        | \$33,300        |
| Mechanical            | \$60,500         | \$26,700        | \$43,000        | \$26,700        |
| <b>Total</b>          | <b>\$116,600</b> | <b>\$65,200</b> | <b>\$76,700</b> | <b>\$87,100</b> |
| Priority A            | \$20,700         | \$14,500        |                 |                 |
| Priority B            | \$95,900         | \$45,600        | \$58,500        | \$80,300        |
| Priority C            |                  | \$5,100         | \$18,200        | \$6,800         |
| <b>Total</b>          | <b>\$116,600</b> | <b>\$65,200</b> | <b>\$76,700</b> | <b>\$87,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 49 - BK

## Asset # : 1402

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$199,000      | LIFE               | * *            | 5           | \$59,200       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Masonry: Limestone   | 5%         | Now               | \$20,700       | LIFE               | * *            | 5           | \$2,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Marble  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        |                   |                | 2038               | * *            | 5           | \$72,700       | A             |
| Wood   | 2%         | Now               | \$46,600       | 2047               | * *            | 5           | \$7,400        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$219,400      | LIFE               | * *            | 5           | \$32,900       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Interior Face East Side                             |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 68%        | Now               | \$116,600      | 2027               | * *            |             |                | A             |
| Air/Water Blisters, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                    |            |                   |                |                    |                |             |                |               |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Room 323                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Room 323                                       |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 25%        | Now               | \$90,500       | 2037               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium Roof                                 |            |                   |                |                    |                |             |                |               |
| Seams Open/Split, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                      |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2035               | * *            | 10          | \$14,500       | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2032               | * *            | 10          | \$10,600       | A             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 49 - BK

## Asset # : 1402

| Architecture |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|              |     |     |           |      |           |   |          |   |
|--------------|-----|-----|-----------|------|-----------|---|----------|---|
| Ceramic Tile | 5%  |     |           | 2031 | **        | 5 | \$13,600 | C |
| Terrazzo     | 5%  |     |           | LIFE | **        | 5 | \$10,600 | C |
| Vinyl Tile   | 20% |     |           | 2022 | \$516,800 | 3 | \$20,300 | C |
| Vinyl Tile   | 10% |     |           | 2030 | **        | 3 | \$10,200 | C |
| Vinyl Tile   | 5%  |     |           | 2027 | **        | 3 | \$5,100  | C |
| Vinyl Tile   | 20% | Now | \$516,800 | 2032 | **        | 3 | \$20,300 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Third Floor

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Third Floor

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Third Floor

Explanation : 9x9 Tiles

|      |     |     |           |      |    |   |          |   |
|------|-----|-----|-----------|------|----|---|----------|---|
| Wood | 35% | Now | \$402,400 | 2037 | ** | 5 | \$88,900 | C |
|------|-----|-----|-----------|------|----|---|----------|---|

Deteriorated Finish, Extent : Moderate, Area Affected : 25%

Location : Classrooms, Gymnasium

Split/Cracked, Extent : Moderate, Area Affected : 20%

Location : Classrooms, Gymnasium

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 3%  |  |  | 2031 | ** | 5 | \$9,300  | C |
| Masonry: Brick      | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 57% |  |  | LIFE | ** | 5 | \$52,700 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2027 | ** | 5 | \$27,100 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2027 | ** | 5 | \$13,500 | B |
| Exposed Concrete     | 55% |  |  | LIFE | ** | 5 | \$23,300 | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$50,700 | B |

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Gymnasium

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$16,300 | 5 | \$400 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

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## DEPARTMENT OF EDUCATION - 040

## I. S. 49 - BK

Asset # : 1402

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 25%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Fused Disc Sw   | 25%        |                   |                | 2022               | \$37,300       | 5           | \$200          | B             |
| Fused Knife Sw  | 50%        | 2-4               | \$74,500       | 2052               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2022               | \$159,000      | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$19,200       | 5           | \$400          | B             |
| Fused Knife Sw  | 10%        | 2-4               | \$19,200       | 2047               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2038               | * *            | 5           | \$3,500        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$121,100      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 40%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2035               | * *            | 5           | \$500          | B             |
| Locally Mounted   | 50%        |                   |                | 2020               | \$16,500       | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$2,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 15%        |                   |                | 2017               | \$244,900      | 10          | \$24,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 73%        |                   |                | 2027               | * *            | 10          | \$121,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2022               | \$15,100       | 10          | \$100          | B             |
| Incandescent  | 10%        |                   |                | 2022               | \$163,300      | 2           | \$400          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 40%        |                   |                | 2027               | * *            | 10          | \$17,500       | B             |
| Exit, Service   | 60%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |

## Alarm

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## DEPARTMENT OF EDUCATION - 040

## I. S. 49 - BK

Asset # : 1402

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

## Security System

Generic

100%

2030

\* \*

1

\$60,900

B

## Fire/Smoke Detection

Generic

100%

2030

\* \*

1-3

\$100,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2048

\* \*

1

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 10,000 Gallon Tank For #2 Fuel Recently Installed*

## Conversion Equipment

Steam Boiler

100%

2039

\* \*

1

\$179,600

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$13,400

B

*Recent Replace Evident, Extent : Light, Area Affected : 50%**Location : Various Piping And Pumps Throughout*

## Terminal Devices

Air Handler

20%

Now

\$11,100

2030

\* \*

1

\$20,200

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Controls And Thermostats**Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Fan Rooms*

Convactor/Radiator

60%

Now

\$117,100

2027

\* \*

1

\$31,700

B

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Fan Coil Unit/Heat

20%

2022

\$618,500

1

\$11,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2017

\$106,200

1

B

No Component

75%

D

## Ventilation

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## DEPARTMENT OF EDUCATION - 040

## I. S. 49 - BK

Asset # : 1402

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$101,000      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 95%   | Now               | \$21,700       | 2017               | \$216,900      | 2           | \$4,200        | B             |
|                       | Broken, Extent : Moderate, Area Affected : 50%                        |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room   |                   |                |                    |                |             |                |               |
| Roof                  | 5%  |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 66%   |                   |                | 2048               | * *            | 1           |                | B             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 34%   |                   |                | 2020               | \$209,700      | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  | Now               | \$1,000        | 2021               | \$48,100       | 2           | \$2,200        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 50%                |                   |                |                    |                |             |                |               |
|                       | Location : Pump   |                   |                |                    |                |             |                |               |
|                       | Recent Installation, Extent : Light, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 - 750 Gallon Tank                                     |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$134,600      | LIFE               | * *            | 1           |                | B             |
|                       | Cracked, Extent : Moderate, Area Affected : 75%                       |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 50%               |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : Frequent Clogs, Overflows                               |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$86,500       | LIFE               | * *            | 1           |                | B             |
|                       | Cracked, Extent : Severe, Area Affected : 30%                         |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 50%             |                   |                |                    |                |             |                |               |
|                       | Location : Basement Level   |                   |                |                    |                |             |                |               |
|                       | Explanation : Combined With Sanitary Sewer - Backs Up With Heavy Rain |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Duplex Sets   |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$11,200       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Water Service  |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Sets, Recently Installed                              |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

I. S. 49 - BK

Asset # : 1402

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Generic               | 20%        |                   |                | 2042               | * *            | 1-2         | \$10,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 49 - SI  
**Address** : 101 WARREN STREET @HILL ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R049  
**Program / Asset #** : BOE0934.000 / 1440 **Yr Built/Renovated** : 1962 / 2006  
**Area Sq Ft** : 136,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 556 **Lot** : 80 **BIN** : 5014184

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$3,617,900           |
| Interior Architecture |                       | \$111,200             |
| Electrical            | \$1,250,200           | \$441,300             |
| Mechanical            | \$152,900             | \$293,600             |
| <b>Total</b>          | <b>\$1,403,000</b>    | <b>\$4,464,000</b>    |
| Priority A            |                       | \$3,617,900           |
| Priority B            | \$1,403,000           | \$808,500             |
| Priority C            |                       | \$37,500              |
| <b>Total</b>          | <b>\$1,403,000</b>    | <b>\$4,464,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$20,200        | \$34,600         |                 |                 |
| Interior Architecture | \$35,700        | \$16,800         | \$17,900        |                 |
| Electrical            | \$1,300         | \$40,500         | \$100           | \$100           |
| Mechanical            | \$15,600        | \$64,200         | \$32,800        | \$17,700        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$76,700</b> | <b>\$160,000</b> | <b>\$54,700</b> | <b>\$21,700</b> |
| Priority A            | \$20,200        | \$34,600         |                 |                 |
| Priority B            | \$52,100        | \$108,600        | \$36,900        | \$21,700        |
| Priority C            | \$4,500         | \$16,800         | \$17,900        |                 |
| <b>Total</b>          | <b>\$76,700</b> | <b>\$160,000</b> | <b>\$54,700</b> | <b>\$21,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| Glazed Ceramic Panel | 10% |  |  | LIFE | ** | 5    | \$47,700 | A |
| Masonry: Brick       | 80% |  |  | LIFE | ** | 5    | \$81,400 | A |
| Metal Panel          | 10% |  |  | 2040 | ** | 5-10 | \$69,900 | A |

## Windows

|          |      |  |  |      |             |   |          |   |
|----------|------|--|--|------|-------------|---|----------|---|
| Aluminum | 100% |  |  | 2019 | \$1,944,400 | 5 | \$40,400 | A |
|----------|------|--|--|------|-------------|---|----------|---|

## Roof

|                         |     |  |  |      |             |    |           |   |
|-------------------------|-----|--|--|------|-------------|----|-----------|---|
| Copper/Terne            | 5%  |  |  | 2035 | **          | 10 | \$15,600  | A |
| IRMA/Protected Membrane | 95% |  |  | 2020 | \$1,375,400 | 10 | \$118,200 | A |

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2029 | ** | 5 | \$8,900  | C |
| Terrazzo     | 5%  |  |  | LIFE | ** | 5 | \$7,000  | C |
| Vinyl Tile   | 80% |  |  | 2028 | ** | 3 | \$53,600 | C |

*Recent Replace Evident, Extent : Light, Area Affected : 80%**Location : Throughout*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 10% |  |  | 2035 | ** | 5 | \$33,500 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$8,300  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$37,500 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$31,200 | 2025 | ** | 5 | \$25,300 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 30%**Location : Throughout*

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| Exposed Concrete     | 50% |  |  | LIFE | **       | 5 | \$12,600 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       |   |          | B |
| Fiber Board          | 5%  |  |  | 2020 | \$73,600 |   |          | B |
| Plaster              | 15% |  |  | LIFE | **       | 5 | \$15,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **        | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2019               | \$25,400       | 5           | \$400          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2019               | \$127,000      | 5           | \$2,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 0-2               | \$134,600      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Thermoplastic  | 15%        |                   |                | 2020               | \$26,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$33,000       | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2015               | \$914,900      | 10          | \$93,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$24,900       | 10          | \$200          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$107,600      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2015               | \$5,000        | 1           |                | B             |
| Emergency, Battery   | 25%        |                   |                | 2020               | \$12,400       | 10          | \$7,200        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$9,900        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source                                       |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6                                       | 100%       |                   |                | 2030               | * *            | 5           | \$37,000       | B             |
| Conversion Equipment                                |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$66,300       | 2025               | * *            | 1           | \$106,500      | B             |
| Damaged, Extent : Severe, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Tubes, Bricks, Baffel Rings, Subbasement |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Oil Burner, All Boilers, Subbasement     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                   | 100%       |                   |                | 2030               | * *            | 4           | \$8,800        | B             |
| Terminal Devices                                    |            |                   |                |                    |                |             |                |               |
| Air Handler   | 40%        |                   |                | 2020               | \$293,600      | 1           | \$29,600       | B             |
| Convactor/Radiator                                  | 60%        |                   |                | 2025               | * *            | 1           | \$23,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 49 - SI

Asset # : 1440

| Mechanical         |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                      |                |                   |                    |         |                |             |                |               |
|                    | Energy Source        |                |                   |                    |         |                |             |                |               |
|                    | Electricity          | 100%           |                   |                    | 2036    | * *            | 1           |                | B             |
|                    | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit     | 10%            |                   |                    | 2015    | \$28,000       | 1           |                | B             |
|                    | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation        |                      |                |                   |                    |         |                |             |                |               |
|                    | Distribution         |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$66,600       | B             |
|                    | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                    | Interior             | 20%            |                   |                    | 2020    | \$30,100       | 2           | \$700          | B             |
|                    | Roof                 | 80%            |                   |                    | 2015    | \$86,600       | 2           | \$3,000        | B             |
| Plumbing           |                      |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel      | 100%           |                   |                    | 2025    | * *            | 1           |                | B             |
|                    | Water Heater         |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired            | 100%           |                   |                    | 2018    | \$31,700       | 2           | \$1,800        | B             |
|                    | HW Heat Exchanger    |                |                   |                    |         |                |             |                |               |
|                    | Low Temp             | 100%           |                   |                    | 2040    | * *            | 4           | \$11,800       | B             |
|                    | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                    | Submersible          | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                    | Fixtures             |                |                   |                    |         |                |             |                |               |
|                    | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |                      |                |                   |                    |         |                |             |                |               |
|                    | Elevators            |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic            | 100%           |                   |                    | LIFE    | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 52 - M  
**Address** : 650 ACADEMY STREET @VERMILYEA AVE.  
**Borough** : MANHATTAN **Agency's Number** : M052  
**Program / Asset #** : BOE0031.000 / 1672 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 2233 **Lot** : 20 **BIN** : 1076776

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$120,700             |
| Interior Architecture |                       | \$1,198,000           |
| Electrical            | \$799,600             | \$649,900             |
| Mechanical            | \$184,500             | \$795,500             |
| <b>Total</b>          | <b>\$984,000</b>      | <b>\$2,764,100</b>    |
| Priority A            |                       | \$120,700             |
| Priority B            | \$984,000             | \$1,530,300           |
| Priority C            |                       | \$1,113,200           |
| <b>Total</b>          | <b>\$984,000</b>      | <b>\$2,764,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$9,100          | \$3,000         | \$11,400        |
| Interior Architecture | \$14,000        |                  | \$8,200         | \$9,300         |
| Electrical            | \$500           | \$45,600         |                 |                 |
| Mechanical            | \$33,900        | \$84,600         | \$28,300        | \$17,500        |
| <b>Total</b>          | <b>\$48,400</b> | <b>\$139,200</b> | <b>\$39,500</b> | <b>\$38,200</b> |
| Priority A            |                 | \$9,100          | \$3,000         | \$11,400        |
| Priority B            | \$34,400        | \$130,100        | \$28,300        | \$17,500        |
| Priority C            | \$14,000        |                  | \$8,200         | \$9,300         |
| <b>Total</b>          | <b>\$48,400</b> | <b>\$139,200</b> | <b>\$39,500</b> | <b>\$38,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 52 - M

## Asset # : 1672

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$23,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  |                   |                | LIFE               | * *            | 5           | \$55,200       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 40%  |                   |                | 2042               | * *            | 5           | \$22,700       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : The Newer Building Addition Only                  |                   |                |                    |                |             |                |               |
| Aluminum                | 60%  |                   |                | 2028               | * *            | 5           | \$34,100       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$6,100        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  |                   |                | LIFE               | * *            | 5           | \$15,100       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2055               | * *            | 10          | \$9,100        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 90%  |                   |                | 2028               | * *            | 10          | \$65,500       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roll Roofing            | 5%   |                   |                | 2021               | \$16,300       | 5           | \$6,100        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$40,800       | C             |
| Ceramic Tile            | 5%   |                   |                | 2029               | * *            | 5           | \$9,300        | C             |
| Vinyl Tile              | 35%  |                   |                | 2028               | * *            | 3           | \$24,500       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 40%  |                   |                | 2020               | \$711,700      | 3           | \$37,300       | C             |
| Wood                    | 10%  |                   |                | 2048               | * *            | 5           | \$35,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 52 - M

## Asset # : 1672

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Interior Walls

|                |    |  |  |      |           |   |          |   |
|----------------|----|--|--|------|-----------|---|----------|---|
| Ceramic Tile   | 5% |  |  | 2023 | \$312,900 | 5 | \$10,600 | C |
| Masonry: Brick | 5% |  |  | LIFE | **        |   |          | C |
| Marble Panels  | 5% |  |  | LIFE | **        |   |          | C |

Cracking/Crumbling, Extent : Light, Area Affected : 2%

Location : Lobby

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 20% |  |  | LIFE | ** | 5 | \$12,700 | C |
| Plaster             | 55% |  |  | LIFE | ** | 5 | \$35,000 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| Exposed Concrete     | 60% |  |  | LIFE | **       | 5 | \$17,500 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       |   |          | B |
| Fiber Board          | 5%  |  |  | 2020 | \$84,800 |   |          | B |
| Metal Panel          | 10% |  |  | LIFE | **       | 5 | \$23,300 | B |
| Plaster              | 20% |  |  | LIFE | **       | 5 | \$23,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room In Sub Basement

Explanation : One 3000 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2030 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room On Basement Level

Explanation : One 800 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 30% |  |  | 2030 | **        | 1 |  | B |
| Conduit | 70% |  |  | 2020 | \$119,200 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2028 | **       | 5 | \$400   | B |
| Molded Case Bkrs | 35% |  |  | 2019 | \$59,300 | 5 | \$1,000 | B |
| Molded Case Bkrs | 50% |  |  | 2028 | **       | 5 | \$1,500 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2030 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2018 | \$16,500 | 5 | \$400 | B |
| Locally Mounted | 50% |  |  | 2025 | **       | 5 | \$400 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,700 | B |
|---------|------|--|--|------|----|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 52 - M

## Asset # : 1672

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

60%

2015

\$674,700

10

\$68,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## Fluorescent

30%

2020

\$337,300

10

\$34,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## HID

5%

2015

\$26,000

10

\$200

B

## Incandescent

5%

2015

\$56,200

2

\$100

B

## Egress Lighting

## Emergency, Service

40%

2015

\$8,300

1

B

## Emergency, Battery

10%

2020

\$5,200

10

\$3,000

B

## Exit, Service

50%

2015

\$10,300

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2030

\* \*

5

\$38,600

B

## Conversion Equipment

## Steam Boiler

100%

2025

\* \*

1

\$123,700

B

## Distribution

## Steam Piping/Pump

100%

Now

\$99,300

2030

\* \*

4

\$6,200

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Vacuum Pump, Basement*

## Terminal Devices

## Air Handler

30%

2020

\$230,100

1

\$23,200

B

## Convactor/Radiator

50%

2033

\* \*

1

\$20,200

B

## Fan Coil Unit/Heat

20%

Now

\$85,200

2020

\$425,900

1

\$7,300

B

*Other Observation, Extent : Severe, Area Affected : 30%**Location : Basement**Explanation : Need New Fan And Motor*

## Air Conditioning

## Energy Source

## Electricity

100%

2028

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

5%

2015

\$14,600

1

B

## No Component

95%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$69,600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 52 - M

Asset # : 1672

| Mechanical  |                    | Current Repair                                 |                   |                | Future Replacement |                | Maintenance |                |               |
|-------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total                                     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |  |                   |                |                    |                |             |                |               |
|             | Exhaust Fans       |  |                   |                |                    |                |             |                |               |
|             | Interior           | 60%  |                   |                | 2020               | \$94,300       | 2           | \$2,300        | B             |
|             | Roof               | 40%  |                   |                | 2020               | \$45,200       | 2           | \$1,500        | B             |
| Plumbing    |                    |  |                   |                |                    |                |             |                |               |
|             | H/C Water Piping   |  |                   |                |                    |                |             |                |               |
|             | Galv Iron/Steel    | 100%   |                   |                | 2025               | * *            | 1           |                | B             |
|             | Water Heater       |  |                   |                |                    |                |             |                |               |
|             | Gas Fired          | 100%   | Now               | \$3,300        | 2015               | \$33,100       | 2           | \$1,500        | B             |
|             |                    | Corroded, Extent : Severe, Area Affected : 20% |                   |                |                    |                |             |                |               |
|             |                    | Location : Basement                            |                   |                |                    |                |             |                |               |
|             | HW Heat Exchanger  |  |                   |                |                    |                |             |                |               |
|             | Low Temp           | 100%   |                   |                | 2030               | * *            | 4           | \$18,500       | B             |
|             | Sanitary Piping    |  |                   |                |                    |                |             |                |               |
|             | Cast Iron          | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|             | Storm Drain Piping |  |                   |                |                    |                |             |                |               |
|             | Cast Iron          | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|             | Sump Pump(s)       |  |                   |                |                    |                |             |                |               |
|             | Submersible        | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
|             | Fixtures           |  |                   |                |                    |                |             |                |               |
|             | Generic            | 100%   |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 52 - M MINISCHOOL  
**Address** : 650 ACADEMY STREET @VERMILYEA AVE.  
**Borough** : MANHATTAN **Agency's Number** : M052  
**Program / Asset #** : BOE0031.010 / 975 **Yr Built/Renovated** : 1969 /  
**Area Sq Ft** : 5,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2233 **Lot** : 20 **BIN** : 1076776

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023 |
|-----------------------|--|-----------------|----------------|
| Exterior Architecture |  | \$47,700        |                |
| Electrical            |  | \$37,400        |                |
| <b>Total</b>          |  | <b>\$85,100</b> |                |
| Priority A            |  | \$47,700        |                |
| Priority B            |  | \$37,400        |                |
| <b>Total</b>          |  | <b>\$85,100</b> |                |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017      |
|-----------------------|-----------------|----------------|----------------|--------------|
| Exterior Architecture | \$9,800         |                |                |              |
| Electrical            |                 | \$4,300        |                |              |
| Mechanical            | \$900           | \$1,000        | \$1,200        | \$200        |
| <b>Total</b>          | <b>\$10,700</b> | <b>\$5,300</b> | <b>\$1,200</b> | <b>\$200</b> |
| Priority A            | \$9,800         |                |                |              |
| Priority B            | \$900           | \$5,300        | \$1,200        | \$200        |
| <b>Total</b>          | <b>\$10,700</b> | <b>\$5,300</b> | <b>\$1,200</b> | <b>\$200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 52 - M MINISCHOOL

Asset # : 975

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

Exterior Walls  
Metal Panel

100% Now \$5,100 2030 \* \* 5 \$12,000 A  
*Deformed/Dented, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : School Yard On Vermilyea Avenue*  
*Explanation : Building Is Vacant And Scheduled For Demolition*

## Windows

## Aluminum

100% Now \$4,700 2028 \* \* 5 \$500 A  
*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## Roof

## Metal Panel

100% Now \$47,700 2033 \* \* A  
*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*  
*Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%*  
*Location : Around Roof*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Classrooms*

## Interior

## Floors

## Not Accessible

100%

D

## Interior Walls

## Not Accessible

100%

D

## Ceilings

## Not Accessible

100%

D

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2020 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Rating Is Not Available*

## Raceway

## Conduit

100%

2020

\$1,100

1

B

## Panelboards

## Fused Disc Sw

25%

2019

\$4,200

5

B

## Molded Case Bkrs

50%

2019

\$8,500

5

\$100

B

## Molded Case Bkrs

25%

2028

\* \*

5

B

## Wiring

## Thermoplastic

100%

2020

\$800

1

B

## Motor Controllers

## Locally Mounted

100%

2018

\$4,500

5

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 52 - M MINISCHOOL

Asset # : 975

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices

Not Accessible

100%

D

## Lighting

Interior Lighting

Fluorescent

95%

2015

\$37,400

10

\$3,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

HID

5%

2020

10

B

Egress Lighting

Emergency, Service

50%

2015

\$300

1

B

Exit, Service

50%

2015

\$300

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Natural Gas

100%

2040

\* \*

1

B

Conversion Equipment

Furnace

100%

2020

\$5,800

1

\$2,100

B

## Air Conditioning

Energy Source

Electricity

100%

2036

\* \*

1

B

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2018

\$2,600

2

\$300

B

Heat Rejection

Air Condenser Unit

100%

2020

\$9,500

2

\$2,900

B

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$2,300

B

Exhaust Fans

Interior

100%

2020

\$5,200

2

\$100

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2033

\* \*

1

B

Water Heater

Electric

100%

2015

\$700

4

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 53 - Q  
**Address** : 10-45 NAMEOKE STREET @DINSMORE AVE.  
**Borough** : QUEENS **Agency's Number** : Q053  
**Program / Asset #** : BOE0710.000 / 2273 **Yr Built/Renovated** : 1973 / 2000  
**Area Sq Ft** : 164,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 15557 **Lot** : 25 **BIN** : 4298234

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$352,700             | \$604,000             |
| Interior Architecture | \$602,900             | \$668,900             |
| Electrical            |                       | \$1,971,700           |
| Mechanical            | \$35,300              | \$447,300             |
| <b>Total</b>          | <b>\$990,900</b>      | <b>\$3,691,900</b>    |
| Priority A            | \$352,700             | \$604,000             |
| Priority B            | \$217,800             | \$2,419,000           |
| Priority C            | \$420,400             | \$668,900             |
| <b>Total</b>          | <b>\$990,900</b>      | <b>\$3,691,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$62,100         |                 | \$11,900        |                 |
| Interior Architecture | \$78,000         |                 | \$22,500        | \$15,500        |
| Electrical            | \$32,700         | \$5,000         | \$6,400         | \$6,500         |
| Mechanical            | \$111,000        | \$26,500        | \$33,800        | \$30,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$287,800</b> | <b>\$35,500</b> | <b>\$78,600</b> | <b>\$56,900</b> |
| Priority A            | \$62,100         |                 | \$11,900        |                 |
| Priority B            | \$170,500        | \$35,500        | \$44,200        | \$41,400        |
| Priority C            | \$55,200         |                 | \$22,500        | \$15,500        |
| <b>Total</b>          | <b>\$287,800</b> | <b>\$35,500</b> | <b>\$78,600</b> | <b>\$56,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$36,900       | A             |  |
| Masonry: Brick   | 70%        |                   |                | LIFE    | **                 | 5           | \$103,200      | A             |  |
| Metal/Glass Curt Wall  | 25%        |                   |                | LIFE    | **                 | 5           | \$69,100       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2039    | **                 | 5           | \$18,300       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 87%        |                   |                | LIFE    | **                 | 5-10        | \$64,700       | A             |  |
| Metal Panel  | 3%         |                   |                | 2043    | **                 | 5           | \$1,300        | A             |  |
| Metal Rail   | 10%        |                   |                | 2036    | **                 | 5-10        | \$19,600       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 55%        |                   |                | 2023    | \$271,300          | 10          | \$50,200       | A             |  |
| Modified Bitumen   | 35%        |                   |                | 2023    | \$231,000          | 10          | \$31,900       | A             |  |
| Skylight, Metal/Glass  | 10%        | Now               | \$245,900      | 2043    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 227, 231, 455 And Various Others              |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 227, 231, And 455 And Various Others          |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$46,600       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2032    | **                 | 5           | \$6,400        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$16,700       | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2028    | **                 | 3           | \$24,000       | C             |  |
| Vinyl Tile   | 17%        |                   |                | 2028    | **                 | 3           | \$13,600       | C             |  |
| Vinyl Tile   | 5%         | 0-2               | \$101,600      | 2033    | **                 | 3           | \$4,000        | C             |  |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Boys And Girls Locker Rooms                         |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Boys And Girls Locker Rooms                         |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |         |                    |             |                |               |  |
| Location : Boys And Girls Locker Rooms                         |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 30%        |                   |                | 2018    | \$609,600          | 3           | \$32,000       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2051    | **                 | 5           | \$20,000       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |  |  |      |    |    |           |   |
|------------------------|-----|--|--|------|----|----|-----------|---|
| Cast in Place Concrete | 35% |  |  | LIFE | ** | 10 | \$259,500 | C |
| Ceramic Tile           | 2%  |  |  | 2032 | ** | 5  | \$5,900   | C |
| Concrete Masonry Unit  | 50% |  |  | LIFE | ** | 5  | \$118,600 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room*

|                    |     |  |  |      |    |    |          |   |
|--------------------|-----|--|--|------|----|----|----------|---|
| Glass: Single Pane | 3%  |  |  | LIFE | ** | 5  | \$13,300 | C |
| Masonry: Brick     | 10% |  |  | LIFE | ** | 10 | \$8,900  | C |

## Ceilings

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| AcousTile,Adhered | 10% |  |  | 2028 | ** | 5    | \$20,900  | B |
| Exposed Concrete  | 80% |  |  | LIFE | ** | 5-10 | \$208,600 | B |
| Plaster           | 10% |  |  | LIFE | ** | 5-10 | \$35,900  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 3000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$120,700 | 5 | \$500 | B |
| Fused Disc Sw | 10% |  |  | 2043 | **        | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                     |    |     |         |      |    |   |       |   |
|---------------------|----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw       | 5% |     |         | 2039 | ** | 5 | \$200 | B |
| Fused Toggle Switch | 5% | 2-4 | \$9,600 | 2048 | ** | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2022 | \$163,200 | 5 | \$3,000 | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | **        | 5 | \$200   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 10% | 2-4 | \$17,900 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 75% |  |  | 2023 | \$134,600 | 1 |  | B |
| Thermoplastic | 15% |  |  | 2043 | **        | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$26,400 | 5 | \$700 | B |
| Locally Mounted | 20% |  |  | 2028 | **       | 5 | \$200 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

95%

2023

\$1,219,900

10

\$124,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

HID

3%

2023

\$17,800

10

\$100

B

Incandescent

2%

2023

\$25,700

2

\$100

B

Egress Lighting

Emergency, Battery

50%

2023

\$29,500

10

\$17,200

B

Exit, Service

50%

2031

\* \*

1

B

Exterior Lighting

HID

100%

2023

\$56,000

10

\$400

B

## Alarm

Security System

No Component

60%

D

Generic

40%

2031

\* \*

1

\$20,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System And Intrusion Alarm System*

Fire/Smoke Detection

No Component

60%

D

Generic

40%

2031

\* \*

1-3

\$33,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns.*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Fuel Oil No 4

100%

2033

\* \*

5

\$44,100

B

Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$141,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. 2 Heat Exchangers Converting To Hot Water For Radiators*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 70%            | Now               | \$28,600  | 2031               | * *            | 4           | \$4,900        | B             |
|                       |                |                   | <i>Corroded, Extent : Severe, Area Affected : 30%</i>           |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout Basement</i>                           |                    |                |             |                |               |
| Steam Piping/Pump     | 30%            | Now               | \$17,000  | 2033               | * *            | 4           | \$2,100        | B             |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Various Locations</i>                             |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 30%            | Now               | \$5,300   | 2018               | \$262,700      | 1           | \$23,800       | B             |
|                       |                |                   | <i>Damaged, Extent : Severe, Area Affected : 20%</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Location : Flexible Connections, Various Locations</i>       |                    |                |             |                |               |
| Convactor/Radiator    | 70%            | Now               | \$21,500  | 2028               | * *            | 1           | \$29,000       | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Various</i>                                       |                    |                |             |                |               |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 8%             |                   |   | 2018               | \$26,700       | 1           |                | B             |
| No Component          | 92%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$125,800      | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 40%            |                   |   | 2023               | \$71,800       | 2           | \$1,800        | B             |
| Roof                  | 60%            |                   |   | 2023               | \$77,500       | 2           | \$2,600        | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%           |                   |   | 2033               | * *            | 1           |                | B             |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Electric              | 100%           | Now               | \$10,100  | 2018               | \$25,200       | 4           | \$900          | B             |
|                       |                |                   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>                                      |                    |                |             |                |               |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2033               | * *            | 4           | \$14,100       | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
| Vertical Transport    |                |                   |   |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 53 - Q

Asset # : 2273

| Mechanical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport   |                |                |                   |                    |         |                |             |                |               |
| Elevators  |                |                |                   |                    |         |                |             |                |               |
|  | Hydraulic      | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |               |
| <i>Location : B-4</i>  |                |                |                   |                    |         |                |             |                |               |
| <i>Explanation : One Unit</i>                                  |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |                |                   |                    |         |                |             |                |               |
| Standpipe  |                |                |                   |                    |         |                |             |                |               |
|  | Generic        | 100%           |                   |                    | 2033    | * *            | 1-5         | \$72,000       | B             |
| Sprinkler  |                |                |                   |                    |         |                |             |                |               |
|  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|  | Generic        | 5%             |                   |                    | 2033    | * *            | 1-2         | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 54 - M (J. H. S. 54 - M)  
**Address** : 103 WEST 107 STREET BTWN: COLUMBUS AVE., AMSTERDAM A  
**Borough** : MANHATTAN **Agency's Number** : M054  
**Program / Asset #** : BOE0032.000 / 1673 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 114,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1862 **Lot** : 11 **BIN** : 1055990

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$131,900             | \$35,800              |
| Interior Architecture | \$615,500             | \$63,000              |
| Electrical            | \$343,000             | \$1,292,900           |
| Mechanical            | \$170,300             | \$283,800             |
| <b>Total</b>          | <b>\$1,260,600</b>    | <b>\$1,675,500</b>    |
| Priority A            | \$131,900             | \$35,800              |
| Priority B            | \$653,500             | \$1,639,700           |
| Priority C            | \$475,300             |                       |
| <b>Total</b>          | <b>\$1,260,600</b>    | <b>\$1,675,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,000         |                 |                 |                 |
| Interior Architecture | \$45,600        | \$18,600        |                 | \$1,200         |
| Electrical            | \$14,000        | \$800           | \$1,600         | \$9,600         |
| Mechanical            | \$21,500        | \$14,900        | \$26,000        | \$58,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$96,100</b> | <b>\$42,200</b> | <b>\$35,600</b> | <b>\$77,200</b> |
| Priority A            | \$7,000         |                 |                 |                 |
| Priority B            | \$43,400        | \$23,600        | \$35,600        | \$76,000        |
| Priority C            | \$45,600        | \$18,600        |                 | \$1,200         |
| <b>Total</b>          | <b>\$96,100</b> | <b>\$42,200</b> | <b>\$35,600</b> | <b>\$77,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 95%   |                   |                | LIFE    | * *                | 5           | \$35,800       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$1,400        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows               |   |                   |                |         |                    |             |                |               |  |
| Aluminum              | 100%  | Now               | \$41,000       | 2044    | * *                | 5           | \$21,300       | A             |  |
|                       | Water Penetration, Extent : Light, Area Affected : 2%           |                   |                |         |                    |             |                |               |  |
|                       | Location : Room 202   |                   |                |         |                    |             |                |               |  |
| Parapets              |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 75%   |                   |                | LIFE    | * *                | 5           | \$14,900       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 20%   |                   |                | LIFE    | * *                | 5           | \$5,000        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Rail            | 5%  |                   |                | 2039    | * *                | 5-10        | \$17,900       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                  |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 100%  |                   |                | 2027    | * *                | 10          | \$90,900       | A             |  |
| Interior              |   |                   |                |         |                    |             |                |               |  |
| Floors                |   |                   |                |         |                    |             |                |               |  |
| Carpet                | 1%  | Now               | \$9,200        | 2024    | * *                | 3           | \$2,300        | C             |  |
|                       | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Room B29   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 3%  |                   |                | 2025    | * *                | 5           | \$4,700        | C             |  |
| Terrazzo              | 5%  |                   |                | LIFE    | * *                | 5           | \$6,100        | C             |  |
| Vinyl Tile            | 84%   |                   |                | 2030    | * *                | 3           | \$48,900       | C             |  |
| Vinyl Tile            | 2%  |                   |                | 2017    | \$29,600           | 3           | \$1,600        | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout.  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 9x9 Tiles   |                   |                |         |                    |             |                |               |  |
| Wood                  | 5%  | Now               | \$32,900       | 2037    | * *                | 5           | \$7,300        | C             |  |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$3,100        | 2025               | * *            | 5           | \$2,700        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | * *            | 5           | \$3,500        | C             |
| Plaster  | 62%        | Now               | \$201,100      | LIFE               | * *            | 5           | \$32,900       | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs C And G Between 2nd And 3rd Floors And Gym   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 30%        | Now               | \$244,600      | LIFE               | * *            |             |                | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        | Now               | \$140,200      | 2042               | * *            | 5           | \$11,600       | B             |
| Adhesion Failure, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$4,800        | B             |
| Plaster  | 65%        |                   |                | LIFE               | * *            | 5           | \$63,000       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Service Room                           |            |                   |                |                    |                |             |                |               |
| Explanation : (2) 800 Amps Disconnect Switches             |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | Now               | \$119,200      | 2052               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$136,500      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2052               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 10%        | Now               | \$13,600       | 2047               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Extended Life                                |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2021               | \$121,900      | 5           | \$2,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 0-2               | \$138,100      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2032               | * *            | 1           |                | B             |
|                       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2020               | \$33,000       | 5           | \$600          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Main Water Pipe                              |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2022               | \$888,900      | 10          | \$90,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$46,800       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2022               | \$8,600        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$8,600        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$38,900       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$16,100       | 1           | \$1,700        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$55,100       | 1-3         | \$2,900        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$32,200       |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$11,500       | 2027               | * *            | 1           | \$92,600       |               |
| Malfunctioning, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Pneumatic Controls, Boiler Room              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Sub Basement Boiler Room                     |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 54 - M (J. H. S. 54 - M)

## Asset # : 1673

| Mechanical   |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                    |                |                   |                |                    |                |             |                |               |
| Distribution   |                    |                |                   |                |                    |                |             |                |               |
|  | Steam Piping/Pump  | 100%           |                   |                | 2032               | * *            | 4           | \$5,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                |                    |                |             |                |               |
| Location : Various   |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Lack Of Thermostats To Control Classrooms    |                    |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                    |                |                   |                |                    |                |             |                |               |
|  | Air Handler        | 25%            | Now               | \$3,200        | 2022               | \$159,500      | 1           | \$14,500       | B             |
| Unit Inoperable, Extent : Severe, Area Affected : 100%     |                    |                |                   |                |                    |                |             |                |               |
| Location : Pneumatic Controls, Boiler Room                 |                    |                |                   |                |                    |                |             |                |               |
|  | Convactor/Radiator | 75%            |                   |                | 2027               | * *            | 1           | \$25,200       | B             |
| Air Conditioning   |                    |                |                   |                |                    |                |             |                |               |
| Energy Source  |                    |                |                   |                |                    |                |             |                |               |
|  | Electricity        | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |                    |                |                   |                |                    |                |             |                |               |
|  | Window/Wall Unit   | 70%            |                   |                | 2017               | \$170,300      | 1           |                | B             |
|  | No Component       | 30%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                    |                |                   |                |                    |                |             |                |               |
| Distribution   |                    |                |                   |                |                    |                |             |                |               |
|  | Ductwork/Diffusers | 100%           |                   |                | LIFE               | * *            | 2-5         | \$57,900       | B             |
| Exhaust Fans   |                    |                |                   |                |                    |                |             |                |               |
|  | Interior           | 95%            | Now               | \$2,500        | 2022               | \$124,300      | 2           | \$2,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%  |                    |                |                   |                |                    |                |             |                |               |
| Location : Gym   |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Dampers Not Working                          |                    |                |                   |                | Properly           |                |             |                |               |
|  | Roof               | 5%             |                   |                | 2022               | \$4,700        | 2           | \$200          | B             |
| Plumbing   |                    |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                    |                |                   |                |                    |                |             |                |               |
|  | Brass/Copper       | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |                    |                |                   |                |                    |                |             |                |               |
|  | Gas Fired          | 100%           |                   |                | 2017               | \$27,500       | 2           | \$1,600        | B             |
| HW Heat Exchanger  |                    |                |                   |                |                    |                |             |                |               |
|  | Low Temp           | 100%           | Now               | \$700          | 2032               | * *            | 4           | \$10,300       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%       |                    |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |                    |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                    |                |                   |                |                    |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                    |                |                   |                |                    |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                    |                |                   |                |                    |                |             |                |               |
|  | Rigid Piping       | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |                    |                |                   |                |                    |                |             |                |               |
|  | Generic            | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                    |                |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

I. S. 54 - M (J. H. S. 54 - M)

Asset # : 1673

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : (1) S B To 1 (1) B-1</i>                          |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 55 - BK  
**Address** : 2021 BERGEN STREET @ T. S. BOYLAND ST.  
**Borough** : BROOKLYN **Agency's Number** : K055  
**Program / Asset #** : BOE0383.000 / 1405 **Yr Built/Renovated** : 1968 / 2012  
**Area Sq Ft** : 164,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1448 **Lot** : 1 **BIN** : 3038939

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,014,600           | \$164,900             |
| Interior Architecture | \$730,500             | \$1,873,100           |
| Electrical            | \$125,600             | \$1,902,600           |
| Mechanical            | \$528,100             | \$2,542,000           |
| <b>Total</b>          | <b>\$2,398,800</b>    | <b>\$6,482,700</b>    |
| Priority A            | \$1,014,600           | \$164,900             |
| Priority B            | \$802,000             | \$4,444,600           |
| Priority C            | \$582,200             | \$1,873,100           |
| <b>Total</b>          | <b>\$2,398,800</b>    | <b>\$6,482,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$6,000         |                 |
| Interior Architecture | \$60,200         |                 | \$5,300         | \$24,000        |
| Electrical            | \$6,400          | \$3,800         | \$5,000         | \$5,300         |
| Mechanical            | \$77,200         | \$21,300        | \$31,000        | \$31,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$147,700</b> | <b>\$29,000</b> | <b>\$51,200</b> | <b>\$64,800</b> |
| Priority A            |                  |                 | \$6,000         |                 |
| Priority B            | \$126,900        | \$29,000        | \$39,900        | \$40,800        |
| Priority C            | \$20,800         |                 | \$5,300         | \$24,000        |
| <b>Total</b>          | <b>\$147,700</b> | <b>\$29,000</b> | <b>\$51,200</b> | <b>\$64,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 55 - BK

## Asset # : 1405

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       |                   |                | LIFE               | * *            | 5           | \$147,400      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$883,800      | 2048               | * *            | 5           | \$9,200        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout, In Contract For Replacemnt              |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Courtyard   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5-10        | \$66,900       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 5%         |                   |                | 2036               | * *            | 5-10        | \$9,800        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Security Bars  | 5%         |                   |                | 2038               | * *            |             |                | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2028               | * *            | 10          | \$91,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | * *            | 5           | \$10,700       | C             |
| Vinyl Tile   | 90%        | 0-2               | \$182,900      | 2018               | \$1,828,700    | 3           | \$71,900       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                                |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | 0-2               | \$45,200       | 2038               | * *            | 5           | \$10,000       | C             |
| Dry Rot/Decay, Extent : Light, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$23,700       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 10          | \$8,900        | C             |
| Plaster  | 50%        | 0-2               | \$272,000      | LIFE               | * *            | 5           | \$44,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 30%        | 0-2               | \$82,100       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 55 - BK

## Asset # : 1405

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

20%

0-2

\$12,600

2036

\* \*

5

\$20,900

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Exposed Concrete

65%

LIFE

\* \*

5-10

\$169,500

B

Plaster

15%

0-2

\$26,900

LIFE

\* \*

5

\$19,600

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protectors Rated @ 2500 And 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2023

\$134,100

5

\$600

B

## Raceway

Conduit

90%

2023

\$153,200

1

B

Conduit

10%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

20%

2022

\$38,400

5

\$600

B

Molded Case Bkrs

70%

2022

\$134,400

5

\$2,500

B

Molded Case Bkrs

10%

2039

\* \*

5

\$400

B

## Wiring

Braided Cloth

70%

2-4

\$125,600

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2033

\* \*

1

B

Thermoplastic

10%

2043

\* \*

1

B

## Motor Controllers

Locally Mounted

90%

2021

\$29,700

5

\$800

B

Locally Mounted

10%

2036

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$4,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 55 - BK

## Asset # : 1405

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2023               | \$1,258,500    | 10          | \$128,000      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2018               | \$25,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$17,200       | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$56,000       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$15,100       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$24,800       | B             |

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : 2- 15,000 Gallon Tanks                           |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 5%   | Now               | \$39,500       | 2043               | * *            | 1           | \$6,400        | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 30%           |                   |                |                    |                |             |                |               |
|                             | Location : Leaky Casing On 1 Of 3 Boilers                      |                   |                |                    |                |             |                |               |
|                             | Malfunctioning, Extent : Severe, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room, Defective Chemical Feed Pumping System |                   |                |                    |                |             |                |               |
| Steam Boiler                | 95%  |                   |                | 2021               | \$751,100      | 1           | \$134,200      | B             |
|                             | On Extended Life, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 10%  | Now               | \$113,400      | 2053               | * *            | 4           | \$700          | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                             | Location : Vacuum Condensate Pumps                             |                   |                |                    |                |             |                |               |
|                             | Malfunctioning, Extent : Severe, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                             | Location : Throughout, Defective Steam Traps                   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 90%  |                   |                | 2033               | * *            | 4           | \$6,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 55 - BK

## Asset # : 1405

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2023               | \$175,100      | 1           | \$17,600       | B             |
| Convactor/Radiator   | 4%         | 0-2               | \$61,400       | 2043               | * *            | 1           | \$1,700        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%                             |            |                   |                |                    |                |             |                |               |
| Location : Throughout Hallways And Vestibule, Defective Temperature Control System |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 16%        |                   |                | 2028               | * *            | 1           | \$7,400        | B             |
| Fan Coil Unit/Heat   | 10%        | 0-2               | \$243,200      | 2033               | * *            | 1           | \$4,100        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%                             |            |                   |                |                    |                |             |                |               |
| Location : Throughout Classrooms, Multiple Mechanical And Electrical Defects       |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 50%        |                   |                | 2023               | \$1,216,000    | 1           | \$23,100       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        | 0-2               | \$33,400       | 2023               | \$33,400       | 1           |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 15%                             |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms, Multiple Mechanical And Electrical Defects          |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 50%        |                   |                | 2021               | \$167,000      | 1           |                | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$125,800      | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2023               | \$35,900       | 2           | \$900          | B             |
| Roof   | 10%        | Now               | \$12,900       | 2033               | * *            | 2           | \$400          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 15%                             |            |                   |                |                    |                |             |                |               |
| Location : Roof, 3 Of 17 Units With Mutiple Mechanical And Electrical Defects      |            |                   |                |                    |                |             |                |               |
| Roof   | 70%        |                   |                | 2023               | \$90,400       | 2           | \$3,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$37,800       | 2           | \$2,100        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$14,100       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 10%        | Now               | \$35,300       | LIFE               | * *            | 1           |                | B             |
| Cracked, Extent : Moderate, Area Affected : 10%                                    |            |                   |                |                    |                |             |                |               |
| Location : Various Risers  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 90%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 55 - BK

Asset # : 1405

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |  |                |                    |                |             |                |               |
| Electric              | 100%       |  |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|                       |            | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>   |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                |                    |                |             |                |               |
|                       |            | <i>Location : C-4</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : One Unit</i>                                      |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Generic               | 10%        |  |                | 2043               | * *            | 1-2         | \$4,000        | B             |
|                       |            | <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 59 - Q  
**Address** : 132-55 RIDGEDALE STREET  
**Borough** : QUEENS **Agency's Number** : Q059  
**Program / Asset #** : BOE0714.000 / 2277 **Yr Built/Renovated** : 1956 / 2008  
**Area Sq Ft** : 141,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 12723 **Lot** : 76 **BIN** : 4274083

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$182,100             | \$168,800             |
| Interior Architecture | \$735,900             | \$1,016,900           |
| Electrical            | \$232,900             | \$866,600             |
| Mechanical            | \$129,200             | \$633,400             |
| <b>Total</b>          | <b>\$1,280,000</b>    | <b>\$2,685,800</b>    |
| Priority A            | \$182,100             | \$168,800             |
| Priority B            | \$610,700             | \$1,500,000           |
| Priority C            | \$487,200             | \$1,016,900           |
| <b>Total</b>          | <b>\$1,280,000</b>    | <b>\$2,685,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,000         | \$22,300        |                 |                 |
| Interior Architecture | \$116,300        |                 | \$9,800         | \$20,400        |
| Electrical            | \$21,100         | \$3,300         | \$3,600         | \$5,000         |
| Mechanical            | \$27,000         | \$17,900        | \$27,700        | \$17,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$206,500</b> | <b>\$47,400</b> | <b>\$45,100</b> | <b>\$47,200</b> |
| Priority A            | \$38,000         | \$22,300        |                 |                 |
| Priority B            | \$87,200         | \$25,100        | \$35,300        | \$26,800        |
| Priority C            | \$81,200         |                 | \$9,800         | \$20,400        |
| <b>Total</b>          | <b>\$206,500</b> | <b>\$47,400</b> | <b>\$45,100</b> | <b>\$47,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 3%   |                   |                | LIFE               | **             | 5           | \$31,900       | A             |
| Masonry: Brick         | 48%  |                   |                | LIFE               | **             | 5           | \$109,000      | A             |
| Metal/Glass Curt Wall  | 35%  |                   |                | LIFE               | **             | 5           | \$149,100      | A             |
| Metal Panel            | 7%   |                   |                | 2043               | **             | 5-10        | \$54,700       | A             |
| Granite Panels         | 2%   |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Panel/Paver: Limestone | 5%   |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2045               | **             | 5           | \$44,600       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5-10        | \$17,600       | A             |
| Masonry: Limestone     | 3%   |                   |                | LIFE               | **             | 5-10        | \$1,200        | A             |
| Metal Panel            | 17%  |                   |                | 2043               | **             | 5           | \$2,100        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$53,000       | 2028               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2051               | **             | 10          | \$12,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$40,500       | C             |
| Ceramic Tile           | 2%   |                   |                | 2032               | **             | 5           | \$3,700        | C             |
| Terrazzo               | 3%   |                   |                | LIFE               | **             | 5           | \$8,700        | C             |
| Vinyl Tile             | 5%   |                   |                | 2031               | **             | 3           | \$3,500        | C             |
| Vinyl Tile             | 25%  | 0-2               | \$441,400      | 2033               | **             | 3           | \$17,400       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%  |                   |                | 2023               | \$971,100      | 3           | \$50,900       | C             |
| Wood                   | 5%   |                   |                | 2038               | **             | 5           | \$17,400       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2036               | **             | 5           | \$6,500        | C             |
| Concrete Masonry Unit  | 53%  |                   |                | LIFE               | **             | 5           | \$91,700       | C             |
| Folding Partition      | 2%   |                   |                | 2031               | **             | 5           | \$10,800       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             | 10          | \$3,200        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | **             | 10          | \$1,700        | C             |
| Plaster                | 10%  |                   |                | LIFE               | **             | 5-10        | \$18,400       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             | 10          | \$27,000       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% | Now | \$129,400 | 2043 | ** | 5 | \$10,500 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Basement Corridor**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Basement Corridor*

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2028 | ** | 5    | \$16,800  | B |
| Exposed Concrete     | 65% |  |  | LIFE | ** | 5-10 | \$136,300 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10   | \$16,800  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5-10 | \$28,800  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes*

## Switchgear / Switchboard

|                |     |     |           |      |    |   |       |   |
|----------------|-----|-----|-----------|------|----|---|-------|---|
| Fused Disc Sw  | 20% |     |           | 2043 | ** | 5 | \$100 | B |
| Fused Knife Sw | 80% | 2-4 | \$107,300 | 2053 | ** | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |     |  |  |      |    |           |   |   |
|---------|-----|--|--|------|----|-----------|---|---|
| Conduit | 90% |  |  | 2023 |    | \$153,200 | 1 | B |
| Conduit | 10% |  |  | 2043 | ** | 1         |   | B |

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 10% | 2-4 | \$16,900 | 2048 | ** | 5 | \$100 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |  |           |   |         |   |
|------------------|-----|--|--|------|--|-----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2022 |  | \$118,600 | 5 | \$2,100 | B |
|------------------|-----|--|--|------|--|-----------|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2039 | ** | 5 | \$600 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$125,600 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 20% |  |  | 2036 | ** | 5 | \$200 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

|                 |     |  |  |      |  |          |   |       |   |
|-----------------|-----|--|--|------|--|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 |  | \$26,400 | 5 | \$600 | B |
|-----------------|-----|--|--|------|--|----------|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

| Electrical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component          | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground  |                    |                |                   |                    |         |                |             |                |               |
|   | Grounding Devices  |                |                   |                    |         |                |             |                |               |
|   | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%             |                    |                |                   |                    |         |                |             |                |               |
| Location : Water Meter Room                                       |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Covered With Insulation                             |                    |                |                   |                    |         |                |             |                |               |
| Lighting  |                    |                |                   |                    |         |                |             |                |               |
|   | Interior Lighting  |                |                   |                    |         |                |             |                |               |
|   | Fluorescent        | 92%            |                   |                    | 2028    | * *            | 10          | \$104,400      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout The Building                                |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Using T-8 Lamps                                     |                    |                |                   |                    |         |                |             |                |               |
|   | Fluorescent        | 3%             |                   |                    | 2023    | \$33,500       | 10          | \$3,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                    |                |                   |                    |         |                |             |                |               |
| Location : Basement   |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Compact Fluorescent Lamps                           |                    |                |                   |                    |         |                |             |                |               |
|   | HID                | 2%             |                   |                    | 2023    | \$10,300       | 10          | \$100          | B             |
|   | Incandescent       | 3%             |                   |                    | 2023    | \$33,500       | 2           | \$100          | B             |
| Egress Lighting   |                    |                |                   |                    |         |                |             |                |               |
|   | Emergency, Battery | 20%            |                   |                    | 2023    | \$10,300       | 10          | \$6,000        | B             |
|   | Exit, Service      | 80%            |                   |                    | 2023    | \$16,400       | 1           |                | B             |
| Exterior Lighting   |                    |                |                   |                    |         |                |             |                |               |
|   | HID                | 100%           |                   |                    | 2023    | \$48,100       | 10          | \$400          | B             |
| Alarm   |                    |                |                   |                    |         |                |             |                |               |
|   | Security System    |                |                   |                    |         |                |             |                |               |
|   | No Component       | 70%            |                   |                    |         |                |             |                | D             |
|   | Generic            | 30%            |                   |                    | 2031    | * *            | 1           | \$13,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                    |                |                   |                    |         |                |             |                |               |
| Location : Lobby And Staircase Landings                           |                    |                |                   |                    |         |                |             |                |               |
| Explanation : CCTV Surveillance Camera System                     |                    |                |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection  |                    |                |                   |                    |         |                |             |                |               |
|   | No Component       | 70%            |                   |                    |         |                |             |                | D             |
|   | Generic            | 30%            |                   |                    | 2023    | \$408,700      | 1-3         | \$22,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                    |                |                   |                    |         |                |             |                |               |
| Location : Hallways   |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Smoke Detectors,Manual Pull Stations, Strobe Lights |                    |                |                   |                    |         |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2043               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2036               | * *            | 1           | \$122,700      | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                           |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                     |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$98,500       | 2033               | * *            | 4           | \$6,100        | B             |
|                       | Repairs In Progress, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Pump. And It Is Out Of Order Frequently |                   |                |                    |                |             |                |               |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 70%  |                   |                |                    |                |             |                |               |
|                       | Location : Traps Leaking Throughout                       |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2023               | \$152,200      | 1           | \$15,300       | B             |
| Convactor/Radiator    | 80%   |                   |                | 2028               | * *            | 1           | \$32,100       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%   |                   |                | 2018               | \$145,100      | 1           |                | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$109,300      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 30%   |                   |                | 2023               | \$46,800       | 2           | \$1,100        | B             |
| Roof                  | 70%   |                   |                | 2023               | \$78,600       | 2           | \$2,700        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 50%   |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 50%   |                   |                | 2021               | \$210,800      | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$32,800       | 2           | \$1,900        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : B-4  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                      |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 59 - Q

Asset # : 2277

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 97%        |                   |                |                    |                |             |                | D             |
| Generic                    | 3%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 61 - BK  
**Address** : 400 EMPIRE BOULEVARD @NEW YORK AVE.  
**Borough** : BROOKLYN **Agency's Number** : K061  
**Program / Asset #** : BOE0388.000 / 2626 **Yr Built/Renovated** : 1958 / 2000  
**Area Sq Ft** : 140,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1316 **Lot** : 15 **BIN** : 3337872

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$100,100             | \$1,117,900           |
| Interior Architecture | \$365,800             | \$1,884,400           |
| Electrical            | \$1,029,900           | \$698,300             |
| Mechanical            | \$48,900              | \$240,300             |
| <b>Total</b>          | <b>\$1,544,700</b>    | <b>\$3,941,000</b>    |
| Priority A            | \$100,100             | \$1,117,900           |
| Priority B            | \$1,149,100           | \$938,600             |
| Priority C            | \$295,500             | \$1,884,400           |
| <b>Total</b>          | <b>\$1,544,700</b>    | <b>\$3,941,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$32,000         |                 |                 |
| Interior Architecture | \$19,000        |                  |                 | \$20,700        |
| Electrical            | \$17,600        | \$44,000         |                 | \$100           |
| Mechanical            | \$51,700        | \$97,700         | \$27,200        | \$17,300        |
| <b>Total</b>          | <b>\$88,200</b> | <b>\$173,700</b> | <b>\$27,200</b> | <b>\$38,000</b> |
| Priority A            |                 | \$32,000         |                 |                 |
| Priority B            | \$69,300        | \$141,700        | \$27,200        | \$17,300        |
| Priority C            | \$19,000        |                  |                 | \$20,700        |
| <b>Total</b>          | <b>\$88,200</b> | <b>\$173,700</b> | <b>\$27,200</b> | <b>\$38,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 61 - BK

## Asset # : 2626

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 32%        |                   |                | LIFE               | **             | 5           | \$33,500       | A             |
| Metal/Glass Curt Wall   | 65%        |                   |                | LIFE               | **             | 5           | \$127,600      | A             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$100,100      | 2028               | **             | 5           | \$20,800       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance Lobby                                |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Metal Rail  | 75%        |                   |                | 2033               | **             | 5-10        | \$54,100       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 25%        |                   |                | 2025               | **             | 10          | \$32,000       | A             |
| IRMA/Protected Membrane                                       | 75%        |                   |                | 2020               | \$894,300      | 10          | \$96,100       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2023               | \$81,500       | 5           | \$3,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | C             |
| Vinyl Tile  | 90%        | 0-2               | \$78,900       | 2020               | \$1,577,800    | 3           | \$62,100       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 3%         |                   |                | 2048               | **             | 5           | \$10,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$19,000       | 2023               | \$189,700      | 5           | \$3,200        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        | Now               | \$216,600      | LIFE               | **             | 5           | \$35,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 40%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 35%        | Now               | \$70,300       | 2025               | **             | 5           | \$29,100       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 45%        |                   |                | LIFE               | **             | 5           | \$11,700       | B             |
| Plaster   | 20%        |                   |                | LIFE               | **             | 5           | \$20,800       | B             |
| Electrical  |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 61 - BK

## Asset # : 2626

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2020               | \$134,100      | 5           | \$3,000        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$170,300      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2028               | * *            | 5           | \$900          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$118,600      | 5           | \$2,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 0-2               | \$125,600      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2020               | \$53,800       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        | 2-4               | \$16,500       | 2040               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$16,500       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2020               | \$221,600      | 10          | \$22,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 65%        |                   |                | 2015               | \$720,200      | 10          | \$73,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$25,700       | 10          | \$200          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$110,800      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2015               | \$6,100        | 1           |                | B             |
| Emergency, Battery   | 20%        |                   |                | 2020               | \$10,200       | 10          | \$5,900        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$10,200       | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 61 - BK

## Asset # : 2626

| Mechanical       |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                | 2030               | * *            | 5           | \$38,100       | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%  |           |                | 2025               | * *            | 1           | \$121,900      | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement                                     |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Boilers                                 |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%  | Now       | \$48,900       | 2030               | * *            | 4           | \$6,100        | B        |
|                  |                      | Damaged, Extent : Severe, Area Affected : 20%           |           |                |                    |                |             |                |          |
|                  |                      | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|                  | Terminal Devices     |   |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%   |           |                | 2020               | \$151,100      | 1           | \$15,200       | B        |
|                  | Convactor/Radiator   | 80%   |           |                | 2025               | * *            | 1           | \$31,800       | B        |
| Air Conditioning |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%  |           |                | 2036               | * *            | 1           |                | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 10%   |           |                | 2015               | \$28,800       | 1           |                | B        |
|                  | No Component         | 90%   |           |                |                    |                |             |                | D        |
| Ventilation      |                      |   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                | LIFE               | * *            | 2-5         | \$68,500       | B        |
|                  | Exhaust Fans         |   |           |                |                    |                |             |                |          |
|                  | Interior             | 20%   | Now       | \$3,100        | 2020               | \$31,000       | 2           | \$600          | B        |
|                  |                      | Unit Inoperable, Extent : Severe, Area Affected : 20%   |           |                |                    |                |             |                |          |
|                  |                      | Location : Toilet(s)                                    |           |                |                    |                |             |                |          |
|                  | Roof                 | 80%   | Now       | \$8,900        | 2020               | \$89,200       | 2           | \$2,400        | B        |
|                  |                      | Broken, Extent : Severe, Area Affected : 20%            |           |                |                    |                |             |                |          |
|                  |                      | Location : Roof   |           |                |                    |                |             |                |          |
| Plumbing         |                      |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%  |           |                | 2025               | * *            | 1           |                | B        |
|                  | Water Heater         |   |           |                |                    |                |             |                |          |
|                  | Gas Fired            | 100%  |           |                | 2015               | \$32,600       | 2           | \$1,800        | B        |
|                  | HW Heat Exchanger    |   |           |                |                    |                |             |                |          |
|                  | Low Temp             | 100%  |           |                | 2030               | * *            | 4           | \$18,300       | B        |
|                  | Sanitary Piping      |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  | Now       | \$9,800        | LIFE               | * *            | 1           |                | B        |
|                  |                      | Blockage /Clogged, Extent : Severe, Area Affected : 20% |           |                |                    |                |             |                |          |
|                  |                      | Location : Court Yard                                   |           |                |                    |                |             |                |          |
|                  | Sump Pump(s)         |   |           |                |                    |                |             |                |          |
|                  | Submersible          | 100%  |           |                | 2014               | \$6,200        | 4           | \$2,000        | B        |
|                  | Fixtures             |   |           |                |                    |                |             |                |          |
|                  | Generic              | 100%  |           |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**I. S. 61 - BK**

**Asset # : 2626**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 61 - Q  
**Address** : 98-50 50 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q061  
**Program / Asset #** : BOE0716.000 / 2259 **Yr Built/Renovated** : 1966 / 2002  
**Area Sq Ft** : 237,717 **Project Type** : EDUCATION  
**Date of Survey** : 19-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1891 **Lot** : 32 **BIN** : 4046834

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,559,600           | \$434,400             |
| Interior Architecture | \$1,571,500           | \$109,200             |
| Electrical            | \$350,200             | \$1,852,500           |
| Mechanical            |                       | \$1,879,800           |
| <b>Total</b>          | <b>\$3,481,300</b>    | <b>\$4,275,900</b>    |
| Priority A            | \$1,559,600           | \$434,400             |
| Priority B            | \$395,700             | \$3,777,800           |
| Priority C            | \$1,526,000           | \$63,700              |
| <b>Total</b>          | <b>\$3,481,300</b>    | <b>\$4,275,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$11,500         |                 | \$23,400         |                  |
| Interior Architecture | \$32,000         | \$4,400         | \$27,300         | \$17,100         |
| Electrical            | \$37,500         | \$33,500        | \$55,500         | \$45,100         |
| Mechanical            | \$64,500         | \$35,200        | \$115,600        | \$41,100         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$153,500</b> | <b>\$81,000</b> | <b>\$229,700</b> | <b>\$111,200</b> |
| Priority A            | \$11,500         |                 | \$23,400         |                  |
| Priority B            | \$109,900        | \$76,600        | \$186,300        | \$94,100         |
| Priority C            | \$32,000         | \$4,400         | \$20,000         | \$17,100         |
| <b>Total</b>          | <b>\$153,500</b> | <b>\$81,000</b> | <b>\$229,700</b> | <b>\$111,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        | Now               | \$125,600      | LIFE               | * *            | 5           | \$74,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : 1966 Wing  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | * *            | 5           | \$29,900       | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | * *            | 5           | \$3,400        | A             |
| Metal/Glass Curt Wall   | 5%         |                   |                | LIFE               | * *            | 5           | \$14,000       | A             |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$97,200       | A             |
| Stucco Cement   | 2%         |                   |                | 2038               | * *            | 5           | \$7,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 92%        |                   |                | 2043               | * *            | 5           | \$22,000       | A             |
| Metal Louvers   | 3%         |                   |                | 2030               | * *            | 10          | \$4,500        | A             |
| Steel   | 5%         | Now               | \$69,900       | 2046               | * *            | 5           | \$7,500        | A             |
| Air Infiltration, Extent : Light, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Metal Panel   | 5%         | Now               | \$11,500       | 2041               | * *            | 5           | \$2,600        | A             |
| Seams Open/Split, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Coping At West Side                                  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 20%        |                   |                | 2034               | * *            | 5-10        | \$95,900       | A             |
| Metal Rail  | 15%        |                   |                | 2038               | * *            | 5-10        | \$71,900       | A             |
| Pre-Cast Concrete   | 45%        | Now               | \$48,000       | LIFE               | * *            | 5           | \$75,200       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Coping Near Elevator Bulkhead                        |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$8,400        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        |                   |                | 2026               | * *            | 10          | \$37,500       | A             |
| Copper/Terne  | 5%         |                   |                | 2036               | * *            | 10          | \$23,400       | A             |
| IRMA/Protected Membrane   | 70%        | 2-4               | \$1,220,500    | 2031               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Near Elevator On Fourth Floor                        |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Near Elevator On Fourth Floor, Gymnasium             |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : 1966 Wing  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 5%         |                   |                | 2021               | \$67,800       | 10          | \$9,400        | A             |

Interior

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## DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$63,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$8,700        | C             |
| Ceramic Tile   | 2%         |                   |                | 2034               | **             | 5           | \$5,800        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Vinyl Tile   | 55%        |                   |                | 2016               | \$1,526,000    | 3           | \$60,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1966 Wing                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2029               | **             | 3           | \$29,100       | C             |
| Wood   | 8%         |                   |                | 2049               | **             | 5           | \$43,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Folding Partition  | 5%         |                   |                | 2037               | **             | 5           | \$19,700       | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$18,900       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                       | 25%        |                   |                | 2026               | **             | 5           | \$91,000       | B             |
| AcousTileSusp.Lay-In                                       | 5%         |                   |                | 2026               | **             | 5           | \$14,600       | B             |
| AcousTileSusp.Lay-In                                       | 20%        |                   |                | 2038               | **             | 5           | \$58,200       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Near Elevator                      |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 45%        |                   |                | LIFE               | **             | 5           | \$20,500       | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | **             |             |                | B             |

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2041    | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Service Switch Rated @ 3000 Amperes     |                |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 50%            |                   |                    | 2021    | \$149,000      | 5           | \$400          | B             |
| Fused Disc Sw  |                | 50%            |                   |                    | 2041    | * *            | 5           | \$400          | B             |
| Raceway  |                |                |                   |                    |         |                |             |                |               |
| Conduit  |                | 70%            |                   |                    | 2021    | \$278,200      | 1           |                | B             |
| Conduit  |                | 30%            |                   |                    | 2041    | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2037               | **             | 5           | \$500          | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2037               | **             | 5           | \$1,000        | B             |
| Molded Case Bkrs      | 70%  |                   |                | 2020               | \$252,900      | 5           | \$3,600        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$282,400      | 2046               | **             | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 80%  |                   |                | 2034               | **             | 5           | \$1,000        | B             |
| Locally Mounted       | 20%  |                   |                | 2019               | \$13,200       | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | **             | 5           | \$2,900        | B             |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2034               | **             | 1           | \$60,000       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2030               | **             | 1           | \$75,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 300 Kw Nameplate Rating                      |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2016               | \$600          | 5           | \$43,400       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2037               | **             | 5           | \$18,000       | B             |
| Main Tank             | 50%  |                   |                | 2049               | **             | 5           | \$2,900        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2021               | \$1,052,100    | 10          | \$107,000      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 38%  |                   |                | 2026               | **             | 10          | \$67,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2021               | \$8,100        | 10          | \$100          | B             |
| Incandescent          | 1%   |                   |                | 2021               | \$17,500       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2029               | **             | 10          | \$23,500       | B             |
| Exit, Service         | 50%  |                   |                | 2029               | **             | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2026               | **             | 10          | \$600          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

Generic

100%

2026

\* \*

1

\$72,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

Generic

100%

2026

\* \*

1-3

\$123,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2021

\$546,300

5

\$60,300

B

## Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$192,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2041

\* \*

4

\$9,600

B

## Terminal Devices

Air Handler

60%

2026

\* \*

1

\$72,300

B

Convactor/Radiator

40%

2034

\* \*

1

\$25,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2043

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

40%

2022

\$1,142,500

2

\$4,800

B

Window/Wall Unit

20%

2019

\$91,200

1

B

No Component

40%

D

## Heat Rejection

Remote Air Cond

100%

2026

\* \*

2

\$135,500

B

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$108,500

B

## Exhaust Fans

Interior

80%

2026

\* \*

2

\$4,800

B

Roof

20%

2026

\* \*

2

\$1,200

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2034

\* \*

1

B

*Recent Replace Evident, Extent : Moderate, Area Affected : 20%**Location : Water Main*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 61 - Q

Asset # : 2259

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$51,600       | 2           | \$2,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$12,000       | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Gearless Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : B, 1-4   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2041               | * *            | 1-5         | \$30,600       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2041               | * *            | 1-2         | \$16,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : 2002 Wing                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Partial Coverage                            |            |                   |                |                    |                |             |                |               |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2030               | * *            | 1           | \$10,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 61 - SI  
**Address** : 445 CASTLETON AVENUE @BRIGHTON AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R061  
**Program / Asset #** : BOE0943.000 / 1419 **Yr Built/Renovated** : 1971 / 2000  
**Area Sq Ft** : 172,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 100 **Lot** : 100 **BIN** : 5002227

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$115,600             | \$1,389,300           |
| Interior Architecture | \$345,400             | \$2,442,400           |
| Electrical            | \$67,300              | \$1,998,800           |
| Mechanical            | \$322,500             | \$341,600             |
| <b>Total</b>          | <b>\$850,800</b>      | <b>\$6,172,100</b>    |
| Priority A            | \$115,600             | \$1,389,300           |
| Priority B            | \$549,800             | \$2,463,500           |
| Priority C            | \$185,400             | \$2,319,400           |
| <b>Total</b>          | <b>\$850,800</b>      | <b>\$6,172,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$9,000         |                 |
| Interior Architecture |                 |                 |                 | \$24,300        |
| Electrical            | \$1,600         | \$25,400        | \$300           |                 |
| Mechanical            | \$18,700        | \$21,800        | \$45,100        | \$21,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$24,200</b> | <b>\$51,200</b> | <b>\$58,400</b> | <b>\$50,100</b> |
| Priority A            |                 |                 | \$9,000         |                 |
| Priority B            | \$24,200        | \$51,200        | \$49,300        | \$25,800        |
| Priority C            |                 |                 |                 | \$24,300        |
| <b>Total</b>          | <b>\$24,200</b> | <b>\$51,200</b> | <b>\$58,400</b> | <b>\$50,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 61 - SI

## Asset # : 1419

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 50%  | Now               | \$115,600      | LIFE               | * *            | 5           | \$34,400       | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : At 2nd Floor Slab Throughout                      |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 50%  |                   |                | LIFE               | * *            | 5           | \$111,800      | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2036               | * *            | 5           | \$18,000       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 50%  |                   |                | LIFE               | * *            | 5           | \$7,100        | A             |
| Pre-Cast Concrete       | 50%  |                   |                | LIFE               | * *            | 5           | \$44,800       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   |                   |                | 2020               | \$1,113,100    | 10          | \$119,600      | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2023               | \$148,600      | 5           | \$6,700        | C             |
| Vinyl Tile              | 87%  | Now               | \$185,400      | 2020               | \$1,853,900    | 3           | \$72,900       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                         | Location : Cafeteria And Corridors Throughout                |                   |                |                    |                |             |                |               |
| Wood                    | 10%  |                   |                | 2048               | * *            | 5           | \$41,900       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            |             |                | C             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2023               | \$274,900      | 5           | \$9,300        | C             |
| Concrete Masonry Unit   | 5%   |                   |                | LIFE               | * *            | 5           | \$6,200        | C             |
| Plaster                 | 45%  |                   |                | LIFE               | * *            | 5           | \$42,000       | C             |
| SGFT/Glazed Masonry     | 37%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings                |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 50%  | Now               | \$66,000       | 2025               | * *            | 5           | \$54,700       | B             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                         | Location : Corridor(s), Cafeteria                            |                   |                |                    |                |             |                |               |
|                         | Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Corridor(s), Cafeteria                            |                   |                |                    |                |             |                |               |
| Plaster                 | 50%  | 2-4               | \$94,000       | LIFE               | * *            | 5           | \$68,400       | B             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                         | Location : Classroom(s)                                      |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 61 - SI

## Asset # : 1419

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps & 2000 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                       |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$149,000      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2020               | \$188,800      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$19,200       | 5           | \$300          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2019               | \$144,000      | 5           | \$2,800        | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2036               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$181,600      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$33,000       | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$1,212,100    | 10          | \$123,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$31,200       | 10          | \$200          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$67,300       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$12,400       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$12,400       | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       | Now               | \$42,000       | 2030               | * *            | 5           | \$23,100       | B             |
| Damaged, Extent : Severe, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$41,500       | 2025               | * *            | 1           | \$133,300      | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 61 - SI

Asset # : 1419

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   |                   |                | 2040               | * *            | 4           | \$7,400        | B             |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$9,200        | 2020               | \$183,700      | 1           | \$16,700       | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Control Switch, Gym                         |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%  | Now               | \$128,700      | 2025               | * *            | 1           | \$34,800       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor, 2nd Floor, 3rd Floor Valves      |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2015               | \$35,000       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$83,300       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 40%  |                   |                | 2015               | \$75,300       | 2           | \$1,800        | B             |
| Roof                  | 60%  |                   |                | 2020               | \$81,300       | 2           | \$2,800        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$39,600       | 2           | \$2,200        | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2040               | * *            | 4           | \$14,800       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%   |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2020               | \$16,500       | 1           | \$9,200        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%   |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 62 - BK  
**Address** : 700 CORTELYOU ROAD @E. 7 STREET  
**Borough** : BROOKLYN **Agency's Number** : K062  
**Program / Asset #** : BOE0389.000 / 2754 **Yr Built/Renovated** : 1957 / 1999  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5391 **Lot** : 1 **BIN** : 3126842

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$139,300             | \$99,500              |
| Interior Architecture | \$67,100              | \$1,199,900           |
| Electrical            | \$1,355,200           | \$189,100             |
| Mechanical            | \$161,400             | \$230,100             |
| <b>Total</b>          | <b>\$1,723,000</b>    | <b>\$1,718,500</b>    |
| Priority A            | \$139,300             | \$99,500              |
| Priority B            | \$1,583,700           | \$419,200             |
| Priority C            |                       | \$1,199,900           |
| <b>Total</b>          | <b>\$1,723,000</b>    | <b>\$1,718,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$13,300         | \$3,000          |                 |                 |
| Interior Architecture | \$37,400         | \$32,800         | \$6,600         | \$8,700         |
| Electrical            | \$33,200         | \$44,200         |                 | \$100           |
| Mechanical            | \$47,900         | \$34,100         | \$25,600        | \$16,000        |
| <b>Total</b>          | <b>\$131,900</b> | <b>\$114,200</b> | <b>\$32,200</b> | <b>\$24,800</b> |
| Priority A            | \$13,300         | \$3,000          |                 |                 |
| Priority B            | \$100,200        | \$78,400         | \$25,600        | \$16,100        |
| Priority C            | \$18,400         | \$32,800         | \$6,600         | \$8,700         |
| <b>Total</b>          | <b>\$131,900</b> | <b>\$114,200</b> | <b>\$32,200</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 62 - BK

## Asset # : 2754

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 100%  |                   |                | LIFE    | * *                | 5           | \$99,500       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows               |   |                   |                |         |                    |             |                |               |  |
| Aluminum              | 98%   | Now               | \$93,200       | 2036    | * *                | 5           | \$19,300       | A             |  |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 30%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Steel                 | 2%  | Now               | \$46,200       | 2045    | * *                | 5           | \$4,900        | A             |  |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 0%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout Areaways                                  |                   |                |         |                    |             |                |               |  |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location :  |                   |                |         |                    |             |                |               |  |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 50%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets              |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 85%   |                   |                | LIFE    | * *                | 5           | \$3,200        | A             |  |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$200          | A             |  |
| Metal Rail            | 10%   | 4+                | \$400          | 2025    | * *                | 5           | \$2,700        | A             |  |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                  |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 98%   | Now               | \$12,900       | 2025    | * *                |             |                | A             |  |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Room 234, Around Storm Drain Location                |                   |                |         |                    |             |                |               |  |
| Copper/Terne          | 1%  |                   |                | 2035    | * *                | 10          | \$3,000        | A             |  |
| Skylight, Metal/Glass | 1%  |                   |                | 2030    | * *                | 10          | \$4,100        | A             |  |
| Interior              |   |                   |                |         |                    |             |                |               |  |
| Floors                |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%  | Now               | \$9,700        | 2023    | \$193,500          | 5           | \$4,400        | C             |  |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Toilet(s)  |                   |                |         |                    |             |                |               |  |
| Terrazzo              | 5%  |                   |                | LIFE    | * *                | 5           | \$6,800        | C             |  |
| Vinyl Tile            | 40%   |                   |                | 2020    | \$666,200          | 3           | \$34,900       | C             |  |
|                       | Patching Evident, Extent : Moderate, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile            | 30%   |                   |                | 2025    | * *                | 3           | \$19,700       | C             |  |
|                       | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Auditorium,Cafeteria                                 |                   |                |         |                    |             |                |               |  |
| Wood                  | 20%   |                   |                | 2035    | * *                | 5           | \$65,500       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 62 - BK

## Asset # : 2754

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

5%

2023

\$300,400

5

\$10,200

C

*Recent Repair Evident, Extent : Light, Area Affected : 30%**Location : Throughout*

## Plaster

65%

LIFE

\* \*

5

\$39,800

C

## SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

## AcousTile,Adhered

10%

2033

\* \*

5

\$15,800

B

## Exposed Concrete

55%

4+

\$67,100

LIFE

\* \*

5

\$13,600

B

*Paint Peeling, Extent : Moderate, Area Affected : 35%**Location : Classroom(s)*

## Plaster

35%

4+

\$19,000

LIFE

\* \*

5

\$34,600

B

*Paint Peeling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2020

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 800 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

10%

2046

\* \*

5

B

## Fused Knife Sw

90%

0-2

\$120,700

2050

\* \*

5

\$200

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 90%**Location : Electric Room*

## Raceway

## Conduit

90%

2020

\$153,200

1

B

## Conduit

10%

2046

\* \*

1

B

## Panelboards

## Fused Disc Sw

20%

2019

\$33,900

5

\$500

B

## Molded Case Bkrs

80%

2028

\* \*

5

\$2,300

B

## Wiring

## Braided Cloth

80%

2-4

\$143,500

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 90%**Location : Throughout*

## Thermoplastic

20%

2020

\$35,900

1

B

## Motor Controllers

## Locally Mounted

100%

2-4

\$33,000

2040

\* \*

5

\$400

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Mech Room*

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 62 - BK

## Asset # : 2754

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,600

B

## Lighting

## Interior Lighting

Fluorescent

85%

2015

\$894,700

10

\$91,000

B

*Other Observation, Extent : Moderate, Area Affected : 90%**Location : Throughout**Explanation : All Lamps Are T-12*

HID

5%

2015

\$24,400

10

\$200

B

Incandescent

10%

2015

\$105,300

2

\$300

B

## Egress Lighting

Emergency, Service

50%

2015

\$9,700

1

B

Exit, Service

50%

2015

\$9,700

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2030

\* \*

5

\$36,200

B

## Conversion Equipment

Steam Boiler

100%

Now

\$32,400

2025

\* \*

1

\$104,200

B

*Other Observation, Extent : Severe, Area Affected : 5%**Location : Boiler Room**Explanation : Retubing Is Needed*

## Distribution

Steam Piping/Pump

100%

Now

\$93,000

2030

\* \*

4

\$5,800

B

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Floating Gate Of Condensate Tank, Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

## Terminal Devices

Air Handler

20%

2020

\$143,600

1

\$14,500

B

Convactor/Radiator

80%

2025

\* \*

1

\$30,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2028

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2015

\$68,400

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$65,100

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 62 - BK

Asset # : 2754

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2020               | \$44,200       | 2           | \$1,100        | B             |
| Roof  | 40%        |                   |                | 2020               | \$42,300       | 2           | \$1,400        | B             |
| No Component  | 30%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger                                     |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$17,400       | B             |
| Sanitary Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                    |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$3,700        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Room #234 A                                |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       | Now               | \$1,000        | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Noisy/Vibrating, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bearings Need To Be Replaced               |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 68 - BK (J. H. S. 68 - BK)  
**Address** : 956 EAST 82 STREET @AVENUE J  
**Borough** : BROOKLYN **Agency's Number** : K068  
**Program / Asset #** : BOE0392.000 / 2624 **Yr Built/Renovated** : 1964 / 2003  
**Area Sq Ft** : 154,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8018 **Lot** : 1 **BIN** : 3224947

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$113,100             | \$203,700             |
| Interior Architecture | \$1,032,800           | \$1,226,400           |
| Electrical            | \$236,000             | \$1,673,400           |
| Mechanical            | \$828,900             | \$1,380,200           |
| <b>Total</b>          | <b>\$2,210,700</b>    | <b>\$4,483,600</b>    |
| Priority A            | \$113,100             | \$203,700             |
| Priority B            | \$1,225,600           | \$3,053,600           |
| Priority C            | \$872,100             | \$1,226,400           |
| <b>Total</b>          | <b>\$2,210,700</b>    | <b>\$4,483,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,400         |                 |                 |                 |
| Interior Architecture | \$75,100         |                 | \$12,500        | \$15,500        |
| Electrical            | \$21,400         | \$3,500         | \$4,500         | \$4,900         |
| Mechanical            | \$29,800         | \$20,100        | \$37,900        | \$19,500        |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$23,700</b> | <b>\$54,900</b> | <b>\$39,800</b> |
| Priority A            | \$10,400         |                 |                 |                 |
| Priority B            | \$63,000         | \$23,700        | \$42,400        | \$24,300        |
| Priority C            | \$63,300         |                 | \$12,500        | \$15,500        |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$23,700</b> | <b>\$54,900</b> | <b>\$39,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

| Architecture   |                        | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component              | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type                   | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior       |                        |   |           |                |                    |                |             |                |          |
| Exterior Walls |                        |   |           |                |                    |                |             |                |          |
|                | Masonry: Brick         | 90%   |           |                | LIFE               | **             | 5           | \$110,900      | A        |
|                | Metal Panel            | 5%  |           |                | 2043               | **             | 5-10        | \$21,200       | A        |
|                | Granite Panels         | 5%  |           |                | LIFE               | **             | 5           | \$4,600        | A        |
| Windows        |                        |   |           |                |                    |                |             |                |          |
|                | Aluminum               | 100%  |           |                | 2039               | **             | 5           | \$16,200       | A        |
| Parapets       |                        |   |           |                |                    |                |             |                |          |
|                | Metal: Cage/Fence      | 100%  |           |                | 2036               | **             | 5-10        | \$98,800       | A        |
| Roof           |                        |   |           |                |                    |                |             |                |          |
|                | Built-Up (BUR)         | 100%  |           |                | 2028               | **             | 10          | \$107,100      | A        |
| Interior       |                        |   |           |                |                    |                |             |                |          |
| Floors         |                        |   |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete | 3%  | Now       | \$9,100        | LIFE               | **             | 5           | \$13,100       | C        |
|                |                        | Water Penetration, Extent : Light, Area Affected : 10%    |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Ceramic Tile           | 3%  | Now       | \$13,300       | 2026               | **             | 5           | \$3,000        | C        |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Quarry Tile            | 5%  |           |                | 2036               | **             | 5           | \$15,000       | C        |
|                | Terrazzo               | 2%  | Now       | \$6,000        | LIFE               | **             | 5           | \$3,100        | C        |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Vinyl Tile             | 20%   |           |                | 2028               | **             | 3           | \$15,000       | C        |
|                | Vinyl Tile             | 62%   | Now       | \$354,900      | 2023               | \$1,182,900    | 3           | \$46,500       | C        |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%   |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout 9x9 Tiles                           |           |                |                    |                |             |                |          |
|                | Wood                   | 5%  | 4+        | \$84,900       | 2051               | **             | 5           | \$9,400        | C        |
|                |                        | Deteriorated Finish, Extent : Severe, Area Affected : 40% |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
| Interior Walls |                        |   |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete | 5%  | Now       | \$45,400       | LIFE               | **             |             |                | C        |
|                |                        | Water Penetration, Extent : Light, Area Affected : 5%     |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Ceramic Tile           | 3%  | Now       | \$49,200       | 2026               | **             | 5           | \$4,200        | C        |
|                |                        | Cracking/Crumbling, Extent : Severe, Area Affected : 10%  |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Concrete Masonry Unit  | 10%   | Now       | \$210,800      | LIFE               | **             | 5           | \$11,100       | C        |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Masonry: Brick         | 5%  | 0-2       | \$47,300       | LIFE               | **             |             |                | C        |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |           |                |                    |                |             |                |          |
|                |                        | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                | Plaster                | 52%   |           |                | LIFE               | **             | 5-10        | \$123,100      | C        |
|                | SGFT/Glazed Masonry    | 25%   |           |                | LIFE               | **             | 10          | \$34,800       | C        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 68 - BK (J. H. S. 68 - BK)

## Asset # : 2624

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

20% Now

\$11,800

2028

\* \*

5

\$19,600

B

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%**Location : Basement, 3rd Floor, Corridors*

Exposed Concrete

55%

LIFE

\* \*

5-10

\$134,700

B

Fiber Board

5%

2028

\* \*

B

Plaster

20%

LIFE

\* \*

5-10

\$67,300

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2023

\$16,300

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

Fused Disc Sw

50%

2043

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

80%

2023

\$107,300

5

\$500

B

Fused Disc Sw

20%

2043

\* \*

5

\$100

B

## Raceway

Conduit

90%

2023

\$153,200

1

B

Conduit

10%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2022

\$16,900

5

\$300

B

Molded Case Bkrs

70%

2022

\$118,600

5

\$2,300

B

Molded Case Bkrs

20%

2039

\* \*

5

\$700

B

## Wiring

Braided Cloth

70%

2-4

\$125,600

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

10%

2043

\* \*

1

B

Thermoplastic

20%

2023

\$35,900

1

B

## Motor Controllers

Locally Mounted

40%

2021

\$13,200

5

\$300

B

Motor Control Center

60%

2028

\* \*

5

\$2,100

B

## Ground

## Grounding Devices

Generic

100%

2-4

\$900

LIFE

\* \*

5

\$1,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2018

\$1,085,300

10

\$110,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Incandescent

10%

2018

\$120,600

2

\$300

B

## Egress Lighting

## Emergency, Battery

50%

2018

\$27,700

10

\$16,200

B

## Exit, Service

50%

2018

\$11,100

1

B

## Exterior Lighting

## HID

100%

2018

\$52,600

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2028

\* \*

1

\$14,100

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2028

\* \*

1-3

\$23,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2023

\$375,700

5

\$41,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units - 15,000 Gals Each*

## Conversion Equipment

## Steam Boiler

100%

2-4

\$742,500

2043

\* \*

1

\$119,300

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Boilers**Repairs In Progress, Extent : Light, Area Affected : 35%**Location : Tubes Of Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$53,200

2033

\* \*

4

\$6,600

B

*Corroded, Extent : Moderate, Area Affected : 25%**Location : Throughout**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

## Air Handler

20%

2023

\$164,500

1

\$16,600

B

## Convactor/Radiator

80%

2028

\* \*

1

\$34,600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 68 - BK (J. H. S. 68 - BK)

Asset # : 2624

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 20%   |                   |                | 2023               | \$140,800      | 2           | \$1,700        | B             |
|                        | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Roof A C Rtu                                 |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Units Supply Auditorium                 |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 30%   |                   |                | 2018               | \$94,100       | 1           |                | B             |
| No Component           | 50%   |                   |                |                    |                |             |                | D             |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 20%   |                   |                | LIFE               | * *            | 2           | \$43,500       | B             |
| No Component           | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$118,100      | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 60%   |                   |                | 2023               | \$101,200      | 2           | \$2,500        | B             |
| Roof                   | 40%   | Now               | \$2,400        | 2023               | \$48,500       | 2           | \$1,300        | B             |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2021               | \$455,500      | 1           |                | B             |
| HW Heat Exchanger      |   |                   |                |                    |                |             |                |               |
| Low Temp               | 100%  | Now               | \$2,400        | 2033               | * *            | 4           | \$13,300       | B             |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                        | Explanation : Not Energy Efficient                      |                   |                |                    |                |             |                |               |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)      |   |                   |                |                    |                |             |                |               |
| Electric               | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression       |   |                   |                |                    |                |             |                |               |
| Sprinkler              |   |                   |                |                    |                |             |                |               |
| No Component           | 95%   |                   |                |                    |                |             |                | D             |
| Generic                | 5%  |                   |                | 2033               | * *            | 1-2         | \$1,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 71 - BK  
**Address** : 215 HEYWARD STREET @MARCY AVE.  
**Borough** : BROOKLYN **Agency's Number** : K071  
**Program / Asset #** : BOE0393.000 / 2752 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 169,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2227 **Lot** : 1 **BIN** : 3061064

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$85,400              | \$813,000             |
| Interior Architecture | \$94,500              | \$1,383,300           |
| Electrical            | \$1,303,200           | \$536,400             |
| Mechanical            |                       | \$75,300              |
| <b>Total</b>          | <b>\$1,483,100</b>    | <b>\$2,808,000</b>    |
| Priority A            | \$85,400              | \$813,000             |
| Priority B            | \$1,397,700           | \$688,300             |
| Priority C            |                       | \$1,306,700           |
| <b>Total</b>          | <b>\$1,483,100</b>    | <b>\$2,808,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,600         |                 |                 |                 |
| Interior Architecture | \$49,000        | \$5,400         | \$5,500         | \$16,500        |
| Electrical            | \$8,400         | \$13,500        |                 |                 |
| Mechanical            | \$21,600        | \$43,800        | \$42,900        | \$21,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$66,700</b> | <b>\$52,300</b> | <b>\$41,500</b> |
| Priority A            | \$5,600         |                 |                 |                 |
| Priority B            | \$34,000        | \$66,700        | \$46,800        | \$25,000        |
| Priority C            | \$49,000        |                 | \$5,500         | \$16,500        |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$66,700</b> | <b>\$52,300</b> | <b>\$41,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 71 - BK

## Asset # : 2752

| Architecture  |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                        |                |                   |                    |         |                |             |                |               |
| Exterior Walls  |                        |                |                   |                    |         |                |             |                |               |
|   | Cast in Place Concrete | 10%            |                   |                    | LIFE    | **             | 5           | \$33,800       | A             |
|   | Masonry: Brick         | 88%            |                   |                    | LIFE    | **             | 5           | \$59,500       | A             |
|   | Mosaic Tile            | 2%             |                   |                    | 2040    | **             | 10          | \$4,200        | A             |
| Windows   |                        |                |                   |                    |         |                |             |                |               |
|   | Aluminum               | 100%           | Now               | \$85,400           | 2028    | **             | 5           | \$8,900        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%   |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
| Parapets  |                        |                |                   |                    |         |                |             |                |               |
|   | Masonry: Brick         | 65%            |                   |                    | LIFE    | **             | 5           | \$9,100        | A             |
| Efflorescence, Extent : Moderate, Area Affected : 15%           |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
|   | Metal Rail             | 25%            |                   |                    | 2033    | **             | 5-10        | \$63,200       | A             |
|   | Pre-Cast Concrete      | 10%            | Now               | \$5,600            | LIFE    | **             | 5           | \$8,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                        |                |                   |                    |         |                |             |                |               |
| Location : Coping   |                        |                |                   |                    |         |                |             |                |               |
| Roof  |                        |                |                   |                    |         |                |             |                |               |
|   | Built-Up (BUR)         | 95%            |                   |                    | 2020    | \$603,500      | 10          | \$111,600      | A             |
|   | Metal Panel            | 5%             |                   |                    | 2033    | **             | 10          | \$10,800       | A             |
| Interior  |                        |                |                   |                    |         |                |             |                |               |
| Floors  |                        |                |                   |                    |         |                |             |                |               |
|   | Cast in Place Concrete | 5%             |                   |                    | LIFE    | **             | 5           | \$24,000       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |                        |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                      |                        |                |                   |                    |         |                |             |                |               |
|   | Ceramic Tile           | 5%             |                   |                    | 2029    | **             | 5           | \$11,000       | C             |
|   | Vinyl Tile             | 60%            |                   |                    | 2020    | \$1,256,300    | 3           | \$65,900       | C             |
|   | Vinyl Tile             | 20%            |                   |                    | 2025    | **             | 3           | \$16,500       | C             |
|   | Wood                   | 10%            |                   |                    | 2048    | **             | 5           | \$41,200       | C             |
| Interior Walls  |                        |                |                   |                    |         |                |             |                |               |
|   | Ceramic Tile           | 3%             | Now               | \$27,000           | 2029    | **             | 5           | \$4,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                        |                |                   |                    |         |                |             |                |               |
| Location : Restrooms  |                        |                |                   |                    |         |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                        |                |                   |                    |         |                |             |                |               |
| Location : Restrooms  |                        |                |                   |                    |         |                |             |                |               |
|   | Concrete Masonry Unit  | 10%            |                   |                    | LIFE    | **             | 5           | \$12,200       | C             |
|   | Masonry: Brick         | 7%             |                   |                    | LIFE    | **             |             |                | C             |
|   | Plaster                | 55%            |                   |                    | LIFE    | **             | 5           | \$50,400       | C             |
|   | SGFT/Glazed Masonry    | 25%            |                   |                    | LIFE    | **             |             |                | C             |
| Ceilings  |                        |                |                   |                    |         |                |             |                |               |
|   | AcousTileConcealSpLn   | 57%            | Now               | \$94,500           | 2033    | **             | 5           | \$76,600       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                        |                |                   |                    |         |                |             |                |               |
| Location : Third Floor Corridor, Rooms 308 And 310              |                        |                |                   |                    |         |                |             |                |               |
|   | AcousTileSusp.Lay-In   | 5%             |                   |                    | 2025    | **             | 5           | \$10,700       | B             |
|   | Exposed Concrete       | 25%            |                   |                    | LIFE    | **             | 5           | \$8,400        | B             |
|   | Exposed Struc: Steel   | 3%             |                   |                    | LIFE    | **             |             |                | B             |
|   | Plaster                | 10%            |                   |                    | LIFE    | **             | 5           | \$13,400       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 71 - BK

## Asset # : 2752

| Electrical               |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                      |  |           |                |                    |                |             |                |          |
|                          | Service Equipment    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 100%   |           |                | 2020               | \$32,600       | 5           | \$600          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 4000 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 90%  |           |                | 2020               | \$120,700      | 5           | \$600          | B        |
|                          | Fused Disc Sw        | 10%  |           |                | 2030               | * *            | 5           | \$100          | B        |
| Raceway                  |                      |  |           |                |                    |                |             |                |          |
|                          | Conduit              | 90%  |           |                | 2020               | \$153,200      | 1           |                | B        |
|                          | Conduit              | 10%  |           |                | 2030               | * *            | 1           |                | B        |
| Panelboards              |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 10%  |           |                | 2019               | \$19,200       | 5           | \$300          | B        |
|                          | Molded Case Bkrs     | 90%  |           |                | 2019               | \$172,800      | 5           | \$3,300        | B        |
| Wiring                   |                      |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth        | 20%  | 2-4       | \$35,900       | 2045               | * *            | 1           |                | B        |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          | Thermoplastic        | 50%  |           |                | 2020               | \$89,700       | 1           |                | B        |
|                          | Thermoplastic        | 30%  |           |                | 2030               | * *            | 1           |                | B        |
| Motor Controllers        |                      |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 50%  |           |                | 2018               | \$16,500       | 5           | \$500          | B        |
|                          | Locally Mounted      | 20%  | 2-4       | \$6,600        | 2040               | * *            | 5           | \$100          | B        |
|                          |                      | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                          |                      | Location : Basement  |           |                |                    |                |             |                |          |
|                          | Motor Control Center | 30%  |           |                | 2025               | * *            | 5           | \$1,100        | B        |
| Ground                   |                      |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices    |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$2,000        | B        |
| Lighting                 |                      |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting    |  |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 86%  |           |                | 2015               | \$1,138,000    | 10          | \$115,800      | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          |                      | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 10%  |           |                | 2025               | * *            | 10          | \$13,500       | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Stairways And Hallways                          |           |                |                    |                |             |                |          |
|                          |                      | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                          | HID                  | 2%   |           |                | 2015               | \$12,300       | 10          | \$100          | B        |
|                          | Incandescent         | 2%   |           |                | 2020               | \$26,500       | 2           | \$100          | B        |
| Egress Lighting          |                      |  |           |                |                    |                |             |                |          |
|                          | Emergency, Service   | 40%  |           |                | 2020               | \$9,700        | 1           |                | B        |
|                          | Emergency, Battery   | 10%  |           |                | 2020               | \$6,100        | 10          | \$3,500        | B        |
|                          | Exit, Service        | 50%  |           |                | 2020               | \$12,200       | 1           |                | B        |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 71 - BK

## Asset # : 2752

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2040               | * *            | 5           | \$45,500       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2033               | * *            | 1           | \$145,500      | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2040               | * *            | 4           | \$7,300        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2025               | * *            | 1           | \$18,200       | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2033               | * *            | 1           | \$38,000       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2018               | \$34,400       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$81,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 60%        |                   |                | 2025               | * *            | 2           | \$2,700        | B             |
| Roof   | 40%        |                   |                | 2025               | * *            | 2           | \$1,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$39,000       | 2           | \$2,200        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2040               | * *            | 4           | \$14,600       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$1,000        | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B,1,2,3                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**I. S. 71 - BK**

**Asset # : 2752**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 72 - SI  
**Address** : 33 FERNDALE AVENUE BTWN: SAXON AVE. - TRAVIS AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R072  
**Program / Asset #** : BOE0945.000 / 1421 **Yr Built/Renovated** : 1976 / 1996  
**Area Sq Ft** : 174,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 2364 **Lot** : 1 **BIN** : 5037524

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$225,500             | \$202,300             |
| Interior Architecture | \$277,800             | \$115,400             |
| Electrical            | \$68,100              | \$1,440,400           |
| Mechanical            | \$173,000             | \$1,743,400           |
| <b>Total</b>          | <b>\$744,400</b>      | <b>\$3,501,500</b>    |
| Priority A            | \$225,500             | \$202,300             |
| Priority B            | \$327,800             | \$3,255,700           |
| Priority C            | \$191,000             | \$43,400              |
| <b>Total</b>          | <b>\$744,400</b>      | <b>\$3,501,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 | \$8,100         |                  |
| Interior Architecture | \$24,500        | \$6,800         | \$7,900         | \$25,400         |
| Electrical            | \$4,000         | \$6,600         | \$4,000         | \$12,000         |
| Mechanical            | \$46,000        | \$39,000        | \$44,300        | \$95,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$78,400</b> | <b>\$56,400</b> | <b>\$68,100</b> | <b>\$136,800</b> |
| Priority A            |                 |                 | \$8,100         |                  |
| Priority B            | \$53,900        | \$49,600        | \$52,200        | \$111,300        |
| Priority C            | \$24,500        | \$6,800         | \$7,900         | \$25,400         |
| <b>Total</b>          | <b>\$78,400</b> | <b>\$56,400</b> | <b>\$68,100</b> | <b>\$136,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 72 - SI

## Asset # : 1421

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$44,700       | LIFE               | **             | 5           | \$66,500       | A             |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$38,100       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | 0-2               | \$93,800       | 2030               | **             | 5           | \$9,700        | A             |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal Security Bars  | 15%        |                   |                | 2050               | **             |             |                | A             |
| Pre-Cast Concrete  | 75%        |                   |                | LIFE               | **             | 5           | \$54,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        |                   |                | 2027               | **             | 10          | \$87,100       | A             |
| Roll Roofing   | 10%        |                   |                | 2021               | \$43,300       | 5           | \$16,100       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Quarry Tile  | 4%         |                   |                | 2035               | **             | 5           | \$13,600       | C             |
| Terrazzo   | 1%         |                   |                | LIFE               | **             | 5           | \$1,800        | C             |
| Vinyl Tile   | 90%        | 0-2               | \$97,000       | 2027               | **             | 3           | \$76,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | 4+                | \$12,000       | 2050               | **             | 5           | \$10,600       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 72 - SI

## Asset # : 1421

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 2% | 0-2 | \$8,200 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

|              |    |  |  |      |    |   |          |   |
|--------------|----|--|--|------|----|---|----------|---|
| Ceramic Tile | 5% |  |  | 2031 | ** | 5 | \$15,700 | C |
|--------------|----|--|--|------|----|---|----------|---|

|                       |    |  |  |      |    |   |         |   |
|-----------------------|----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 5% |  |  | LIFE | ** | 5 | \$6,300 | C |
|-----------------------|----|--|--|------|----|---|---------|---|

|                   |    |     |          |      |    |   |          |   |
|-------------------|----|-----|----------|------|----|---|----------|---|
| Folding Partition | 5% | Now | \$40,900 | 2030 | ** | 5 | \$19,700 | C |
|-------------------|----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Gypsum Board | 4% |  |  | LIFE | ** | 5 | \$7,600 | C |
|--------------|----|--|--|------|----|---|---------|---|

|                |    |     |         |      |    |  |  |   |
|----------------|----|-----|---------|------|----|--|--|---|
| Masonry: Brick | 1% | Now | \$4,300 | LIFE | ** |  |  | C |
|----------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 2%**Location : Throughout*

|             |    |  |  |      |    |  |  |   |
|-------------|----|--|--|------|----|--|--|---|
| Metal Panel | 5% |  |  | LIFE | ** |  |  | C |
|-------------|----|--|--|------|----|--|--|---|

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 46% | Now | \$53,100 | LIFE | ** | 5 | \$43,400 | C |
|---------|-----|-----|----------|------|----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 27% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 65% | Now | \$86,700 | 2027 | ** | 5 | \$71,900 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Corridor(s)**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 25% |  |  | LIFE | ** | 5 | \$8,600 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

|              |    |  |  |      |    |   |          |   |
|--------------|----|--|--|------|----|---|----------|---|
| Gypsum Board | 5% |  |  | LIFE | ** | 5 | \$13,800 | B |
|--------------|----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 5000 Amps Main Disconnect Switch And One 400 Amps For Emergency Service*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 72 - SI

## Asset # : 1421

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 15%  |                   |                | 2030               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2030               | * *            | 5           | \$3,200        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2027               | * *            | 5           | \$1,000        | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 87%  |                   |                | 2022               | \$1,185,300    | 10          | \$120,600      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 95%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2022               | \$68,100       | 10          | \$6,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium And 1st Floor Lobby                  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2017               | \$68,100       | 10          | \$6,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2022               | \$18,900       | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2022               | \$31,300       | 10          | \$18,200       | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$12,500       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$59,400       | 10          | \$500          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1           | \$16,000       | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1-3         | \$26,400       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 72 - SI

## Asset # : 1421

| Mechanical           |                       | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|-----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component             | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                  | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                       |  |           |                    |      |                |       |                |          |
|                      | Energy Source         |  |           |                    |      |                |       |                |          |
|                      | Fuel Oil No 4         | 100%   |           |                    | 2042 | * *            | 5     | \$46,800       | B        |
|                      |                       | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                       | Location : Basement                                      |           |                    |      |                |       |                |          |
|                      |                       | Explanation : 2 Tanks Of 15,000 Gals Each                |           |                    |      |                |       |                |          |
| Conversion Equipment |                       |  |           |                    |      |                |       |                |          |
|                      | Steam Boiler          | 100%   | Now       | \$41,900           | 2020 | \$838,900      | 1     | \$134,900      | B        |
|                      |                       | Malfunctioning, Extent : Moderate, Area Affected : 20%   |           |                    |      |                |       |                |          |
|                      |                       | Location : Boilers                                       |           |                    |      |                |       |                |          |
|                      |                       | Other Observation, Extent : Severe, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                       | Location : Boiler Room                                   |           |                    |      |                |       |                |          |
|                      |                       | Explanation : 3 Boilers                                  |           |                    |      |                |       |                |          |
| Distribution         |                       |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump     | 100%   | 0-2       | \$60,200           | 2032 | * *            | 4     | \$7,500        | B        |
|                      |                       | Other Observation, Extent : Severe, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                       | Location : Boiler Room, Basement                         |           |                    |      |                |       |                |          |
|                      |                       | Explanation : No Drain For Vacuum Pump                   |           |                    |      |                |       |                |          |
| Terminal Devices     |                       |  |           |                    |      |                |       |                |          |
|                      | Air Handler           | 20%  |           |                    | 2022 | \$185,800      | 1     | \$18,700       | B        |
|                      | Convactor/Radiator    | 70%  |           |                    | 2027 | * *            | 1     | \$34,200       | B        |
|                      | Fan Coil Unit/Heat    | 10%  |           |                    | 2022 | \$258,000      | 1     | \$4,900        | B        |
| Air Conditioning     |                       |  |           |                    |      |                |       |                |          |
|                      | Energy Source         |  |           |                    |      |                |       |                |          |
|                      | Electricity           | 100%   |           |                    | 2038 | * *            | 1     |                | B        |
| Conversion Equipment |                       |  |           |                    |      |                |       |                |          |
|                      | Reciprocating         | 40%  |           |                    | 2027 | * *            | 1     | \$28,100       | B        |
|                      | Compr/Chiller         |  |           |                    |      |                |       |                |          |
|                      |                       | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                      |                       | Location : 2 Units In Roof Penthouse                     |           |                    |      |                |       |                |          |
|                      | Window/Wall Unit      | 20%  |           |                    | 2017 | \$70,900       | 1     |                | B        |
|                      | No Component          | 40%  |           |                    |      |                |       |                | D        |
| Distribution         |                       |  |           |                    |      |                |       |                |          |
|                      | Chilled Wtr Pipe/Pump | 40%  |           |                    | 2032 | * *            | 4     | \$3,000        | B        |
|                      | No Component          | 60%  |           |                    |      |                |       |                | D        |
| Terminal Devices     |                       |  |           |                    |      |                |       |                |          |
|                      | Air Handler/Cool/Ht   | 40%  |           |                    | 2022 | \$327,300      | 1     | \$37,400       | B        |
|                      | No Component          | 60%  |           |                    |      |                |       |                | D        |
| Heat Rejection       |                       |  |           |                    |      |                |       |                |          |
|                      | Remote Air Cond       | 40%  |           |                    | 2027 | * *            | 2     | \$42,100       | B        |
|                      | No Component          | 60%  |           |                    |      |                |       |                | D        |
| Ventilation          |                       |  |           |                    |      |                |       |                |          |
|                      | Distribution          |  |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers    | 100%   |           |                    | LIFE | * *            | 2-5   | \$84,300       | B        |
| Exhaust Fans         |                       |  |           |                    |      |                |       |                |          |
|                      | Interior              | 30%  |           |                    | 2027 | * *            | 2     | \$1,400        | B        |
|                      | Roof                  | 70%  |           |                    | 2022 | \$95,900       | 2     | \$3,300        | B        |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 72 - SI

## Asset # : 1421

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2042               | * *            | 4           | \$22,500       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$18,700       | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$200          | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement : 4th Floor                            |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2032               | * *            | 1-5         | \$79,200       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$2,100        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 73 - Q  
**Address** : 70-02 54 AVE.  
**Borough** : QUEENS **Agency's Number** : Q073  
**Program / Asset #** : BOE0727.000 / 532 **Yr Built/Renovated** : 1927 / 2010  
**Area Sq Ft** : 154,321 **Project Type** : EDUCATION  
**Date of Survey** : 26-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2503 **Lot** : 31 **BIN** : 4058611

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$195,700             | \$437,100             |
| Interior Architecture | \$734,500             | \$88,400              |
| Electrical            | \$581,900             | \$1,726,000           |
| Mechanical            | \$34,800              | \$1,375,100           |
| <b>Total</b>          | <b>\$1,546,900</b>    | <b>\$3,626,500</b>    |
| Priority A            | \$195,700             | \$437,100             |
| Priority B            | \$1,032,400           | \$3,153,500           |
| Priority C            | \$318,800             | \$35,900              |
| <b>Total</b>          | <b>\$1,546,900</b>    | <b>\$3,626,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$113,600        |                 |                 |                 |
| Interior Architecture | \$95,600         |                 | \$17,100        | \$7,900         |
| Electrical            | \$41,400         | \$5,000         | \$5,800         | \$6,500         |
| Mechanical            | \$64,600         | \$24,500        | \$34,600        | \$32,100        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$323,000</b> | <b>\$37,300</b> | <b>\$65,400</b> | <b>\$54,400</b> |
| Priority A            | \$113,600        |                 |                 |                 |
| Priority B            | \$148,300        | \$37,300        | \$48,300        | \$46,500        |
| Priority C            | \$61,100         |                 | \$17,100        | \$7,900         |
| <b>Total</b>          | <b>\$323,000</b> | <b>\$37,300</b> | <b>\$65,400</b> | <b>\$54,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 73 - Q

## Asset # : 532

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE    | **                 | 5           | \$80,400       | A             |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$37,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |
| Location : Throughout New Wing                               |            |                   |                |         |                    |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,600        | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Aluminum   | 99%        |                   |                | 2039    | **                 | 5           | \$60,800       | A             |
| Aluminum   | 1%         | 0-2               | \$29,600       | 2048    | **                 | 5           | \$300          | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |
| Location : Room S205   |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |
| Location : Room S205   |            |                   |                |         |                    |             |                |               |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta                                       | 2%         |                   |                | LIFE    | **                 | 5-10        | \$12,200       | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE    | **                 | 5-10        | \$66,100       | A             |
| Masonry: Brick   | 35%        |                   |                | LIFE    | **                 | 5-10        | \$51,400       | A             |
| Masonry: Brick   | 10%        | 0-2               | \$28,700       | LIFE    | **                 | 5           | \$2,100        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |
| Location : West Side Of Science Building In The New Wing     |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |
| Location : West Side Of Science Building In The New Wing     |            |                   |                |         |                    |             |                |               |
| Masonry: Limestone   | 3%         |                   |                | LIFE    | **                 | 5-10        | \$7,900        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$13,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |
| Location : Throughout New Wing                               |            |                   |                |         |                    |             |                |               |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2023    | \$319,300          | 10          | \$59,100       | A             |
| Built-Up (BUR)   | 12%        |                   |                | 2028    | **                 | 10          | \$11,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |
| Location : Over Science Building In New Wing                 |            |                   |                |         |                    |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2051    | **                 | 10          | \$7,400        | A             |
| IRMA/Protected Membrane                                      | 20%        | Now               | \$36,600       | 2028    | **                 |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |
| Location : Third Floor Corridor Of New Wing                  |            |                   |                |         |                    |             |                |               |
| Metal Panel  | 5%         |                   |                | 2028    | **                 | 10          | \$9,000        | A             |

## Interior

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## DEPARTMENT OF EDUCATION - 040

## I. S. 73 - Q

## Asset # : 532

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |     |           | LIFE | ** | 5 | \$46,000 | C |
| Ceramic Tile           | 5%  |     |           | 2032 | ** | 5 | \$10,500 | C |
| Terrazzo               | 5%  |     |           | LIFE | ** | 5 | \$16,400 | C |
| Vinyl Tile             | 65% |     |           | 2028 | ** | 3 | \$51,300 | C |
| Vinyl Tile             | 10% | 0-2 | \$200,400 | 2033 | ** | 3 | \$7,900  | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Science Building In The New Wing*

*Explanation : 9x9 Tiles*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 10% |  |  | 2038 | ** | 5 | \$39,400 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                     |     |  |  |      |    |      |           |   |
|---------------------|-----|--|--|------|----|------|-----------|---|
| Gypsum Board        | 20% |  |  | LIFE | ** | 5-10 | \$81,300  | C |
| Masonry: Brick      | 10% |  |  | LIFE | ** | 10   | \$7,200   | C |
| Marble Panels       | 5%  |  |  | LIFE | ** | 10   | \$4,800   | C |
| Plaster             | 50% |  |  | LIFE | ** | 5-10 | \$101,700 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10   | \$17,900  | C |

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |     |           | 2028 | ** | 5 | \$39,400 | B |
| AcousTileConcealSpLn | 20% | 0-2 | \$323,800 | 2043 | ** | 5 | \$26,200 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : New Wing Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : New Wing Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : New Wing Corridors*

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2028 | ** | 5    | \$21,000  | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5-10 | \$39,400  | B |
| Plaster              | 40% |  |  | LIFE | ** | 5-10 | \$144,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |   |       |   |
|---------------|-----|--|--|------|--|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2023 |  | 5 | \$400 | B |
|---------------|-----|--|--|------|--|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room 1*

*Explanation : Main Service Switches Rated At 2000 Amperes And 1600 Amperes*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 25% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room 2*

*Explanation : Main Disconnect Switch Rated At 1200 Amperes*

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 80% |  |  | 2023 |    | 5 | \$500 | B |
| Molded Case Bkrs | 20% |  |  | 2043 | ** | 5 | \$700 | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 73 - Q

## Asset # : 532

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 75%        |                   |                | 2023               | \$127,700      | 1           |                | B             |
| Conduit  | 25%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Fused Knife Sw   | 20%        | 2-4               | \$33,900       | 2048               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 50%        |                   |                | 2022               | \$84,700       | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 25%        |                   |                | 2039               | * *            | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$134,600      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 60%        |                   |                | 2021               | \$19,800       | 5           | \$500          | B             |
| Locally Mounted  | 10%        | 2-4               | \$3,300        | 2043               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment   |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 50%        |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main 1  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible, Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2023               | \$1,228,600    | 10          | \$125,000      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$17,600       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$29,100       | 10          | \$17,000       | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$11,700       | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2023

\$52,700

10

\$400

B

## Alarm

Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$14,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Entrance And Exit Points**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

D

Generic

30%

0-2

\$447,400

2033

\* \*

1-3

\$21,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Sections**Explanation : Alarm Bells, Manual Pull Stations*

Generic

20%

2028

\* \*

1-3

\$15,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : Smoke Detectors, Manual Pull Stations, Strobe Lights*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 6

80%

2023

\$315,700

5

\$34,800

B

Natural Gas

20%

2043

\* \*

1

B

Conversion Equipment

Furnace

20%

2023

\$39,200

1

\$13,900

B

*Other Observation, Extent : Light, Area Affected : 20%**Location : New Wing 2nd Floor Mech Rm.**Explanation : 3 Units*

Steam Boiler

80%

2028

\* \*

1

\$111,400

B

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Ductwork/Diffusers

20%

LIFE

\* \*

2-5

\$24,800

B

Steam Piping/Pump

80%

0-2

\$17,900

2033

\* \*

4

\$5,600

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Various*

Terminal Devices

Air Handler

20%

2018

\$172,800

1

\$17,400

B

Convactor/Radiator

45%

2028

\* \*

1

\$20,500

B

Fan Coil Unit/Heat

15%

2018

\$359,800

1

\$6,800

B

No Component

20%

D

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## DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  |                   |                | 2023               | \$108,800      | 1           | \$13,000       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                             | Location : New Wing Roof                                 |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2018               | \$32,900       | 1           |                | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%  |                   |                | 2033               | * *            | 4           | \$1,400        | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%  |                   |                | 2023               | \$40,800       | 1           | \$17,400       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                             | Location : New Wing 2nd Fl. Mech Rm                      |                   |                |                    |                |             |                |               |
|                             | Explanation : 3 Units                                    |                   |                |                    |                |             |                |               |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 20%  |                   |                | 2023               | \$19,200       | 2           | \$19,600       | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$124,100      | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 90%  |                   |                | 2018               | \$159,400      | 2           | \$3,900        | B             |
| Roof                        | 10%  |                   |                | 2023               | \$12,700       | 2           | \$400          | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 90%  |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel             | 10%  |                   |                | 2021               | \$47,900       | 1           |                | B             |
| Water Heater                |  |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%   |                   |                | 2018               | \$37,300       | 2           | \$2,100        | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2033               | * *            | 4           | \$13,900       | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   | Now               | \$4,500        | LIFE               | * *            | 1           |                | B             |
|                             | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Music Room                           |                   |                |                    |                |             |                |               |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer          |  |                   |                |                    |                |             |                |               |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Generic                     | 20%  |                   |                | 2028               | * *            | 1           | \$1,700        | B             |

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## DEPARTMENT OF EDUCATION - 040

I. S. 73 - Q

Asset # : 532

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 25%        |   |                | LIFE               |                | * *         |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 25%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : (1) 1-3    (1) B-1 Freight</i>                  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                  |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2023               | \$93,500       | 1-2         | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 74 - Q  
**Address** : 61-15 OCEANIA STREET  
**Borough** : QUEENS **Agency's Number** : Q074  
**Program / Asset #** : BOE0728.000 / 2697 **Yr Built/Renovated** : 1953 / 2009  
**Area Sq Ft** : 121,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7723 **Lot** : 1 **BIN** : 4163953

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$110,400             |
| Interior Architecture | \$235,700             | \$900,300             |
| Electrical            | \$1,274,200           | \$422,400             |
| Mechanical            | \$180,800             | \$135,500             |
| <b>Total</b>          | <b>\$1,690,700</b>    | <b>\$1,568,600</b>    |
| Priority A            |                       | \$110,400             |
| Priority B            | \$1,455,000           | \$557,900             |
| Priority C            | \$235,700             | \$900,300             |
| <b>Total</b>          | <b>\$1,690,700</b>    | <b>\$1,568,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$19,300         | \$21,400        |
| Interior Architecture |                  | \$16,600        | \$54,600         |                 |
| Electrical            | \$70,900         | \$5,800         | \$44,300         | \$4,900         |
| Mechanical            | \$20,500         | \$23,500        | \$71,100         | \$15,300        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800        |
| <b>Total</b>          | <b>\$103,300</b> | <b>\$57,700</b> | <b>\$201,100</b> | <b>\$53,500</b> |
| Priority A            |                  |                 | \$19,300         | \$21,400        |
| Priority B            | \$103,300        | \$41,100        | \$158,100        | \$32,000        |
| Priority C            |                  | \$16,600        | \$23,700         |                 |
| <b>Total</b>          | <b>\$103,300</b> | <b>\$57,700</b> | <b>\$201,100</b> | <b>\$53,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$10,000       | A             |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$38,000       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   |                   |                | 2037               | **             | 5           | \$42,900       | A             |
| Glass Block            | 5%  |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$20,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                 |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$6,600        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 20%   |                   |                | 2026               | **             | 10          | \$19,300       | A             |
| Built-Up (BUR)         | 75%   |                   |                | 2031               | **             | 10          | \$72,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                 |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2049               | **             | 10          | \$12,100       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$36,100       | C             |
| Ceramic Tile           | 3%  |                   |                | 2030               | **             | 5           | \$4,900        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Traffic Topping        | 5%  |                   |                | 2026               | **             | 5           | \$10,300       | C             |
| Vinyl Tile             | 55%   |                   |                | 2021               | \$864,300      | 3           | \$34,000       | C             |
| Vinyl Tile             | 15%   |                   |                | 2016               | \$235,700      | 3           | \$9,300        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Basement Corridor<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2036               | **             | 5           | \$30,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 3%  |                   |                | 2030               | **             | 5           | \$5,600        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Glass: Single Pane     | 2%  |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Glazed Ceramic Panel   | 3%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 52%   |                   |                | LIFE               | **             | 5           | \$29,300       | C             |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 30%   |                   |                | 2026               | **             | 5           | \$61,700       | B             |
| Exposed Concrete       | 55%   |                   |                | LIFE               | **             | 5           | \$14,100       | B             |
| Plaster                | 15%   |                   |                | LIFE               | **             | 5           | \$15,400       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 74 - Q

## Asset # : 2697

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       | 2-4               | \$32,600       | 2051               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Service Disconnect Switches Are On Extended Life And Rated @ 800 Amperes Each |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Fused Knife Sw   | 80%        | 2-4               | \$95,400       | 2051               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$16,900       | 5           | \$200          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Fused Knife Sw   | 10%        | 2-4               | \$16,900       | 2046               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 35%        | 2-4               | \$59,300       | 2046               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 5%         |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 35%        |                   |                | 2020               | \$59,300       | 5           | \$900          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$138,100      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        | 2-4               | \$16,500       | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2019               | \$9,900        | 5           | \$200          | B             |
| Locally Mounted  | 20%        |                   |                | 2026               | * *            | 5           | \$100          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

10%

2026

\* \*

10

\$10,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : Lamp T-8*

## Fluorescent

85%

2016

\$844,200

10

\$85,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamp T-12*

## HID

2%

2016

\$9,200

10

\$100

B

## Incandescent

3%

2016

\$29,800

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2021

\$9,100

1

B

## Exit, Service

50%

2021

\$9,100

1

B

## Exterior Lighting

## HID

100%

2016

\$41,300

10

\$300

B

## Alarm

## Security System

## Generic

100%

2029

\* \*

1

\$37,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

## No Component

80%

D

## Generic

20%

2021

\$233,800

1-3

\$12,200

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 2

100%

2041

\* \*

5

\$34,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : The Gas Line Has Not Been Connected To The Supply Line*

## Conversion Equipment

## Steam Boiler

100%

Now

\$12,200

2034

\* \*

1

\$98,300

B

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Oil Leaks From 3 Burners**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

I. S. 74 - Q

Asset # : 2697

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   |                   |                | 2031               | * *            | 4           | \$8,200        | B             |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2021               | \$135,500      | 1           | \$13,600       | B             |
| Convactor/Radiator    | 80%  |                   |                | 2026               | * *            | 1           | \$28,500       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 70%  |                   |                | 2016               | \$180,800      | 1           |                | B             |
| No Component          | 30%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$61,400       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2026               | * *            | 2           | \$3,400        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 30%  | Now               | \$2,300        | 2031               | * *            | 1           |                | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 5%<br>Location : Sub Basement Service Tunnel  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 70%  |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2016               | \$29,200       | 2           | \$1,700        | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2031               | * *            | 4           | \$16,400       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%<br>Location : (1) B-3 (2) Sub Bsmt - B - G ( Inoperable )<br>Explanation : 3 Units |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2031               | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 75 - SI  
**Address** : 455 HUGUENOT AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R075  
**Program / Asset #** : BOE0946.000 / 1422 **Yr Built/Renovated** : 1985 / 2006  
**Area Sq Ft** : 165,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6050 **Lot** : 2 **BIN** : 5079651

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$85,000              | \$74,200              |
| Interior Architecture | \$44,300              | \$168,800             |
| Electrical            |                       | \$1,427,900           |
| Mechanical            | \$57,000              | \$706,600             |
| <b>Total</b>          | <b>\$186,400</b>      | <b>\$2,377,400</b>    |
| Priority A            | \$85,000              | \$74,200              |
| Priority B            | \$101,300             | \$2,265,600           |
| Priority C            |                       | \$37,600              |
| <b>Total</b>          | <b>\$186,400</b>      | <b>\$2,377,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,400          |                 |                 |                 |
| Interior Architecture | \$33,000         |                 | \$5,200         | \$24,900        |
| Electrical            | \$21,400         | \$16,000        | \$18,100        | \$16,500        |
| Mechanical            | \$40,900         | \$35,000        | \$58,700        | \$45,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$107,600</b> | <b>\$54,900</b> | <b>\$86,000</b> | <b>\$91,200</b> |
| Priority A            | \$8,400          |                 |                 |                 |
| Priority B            | \$66,200         | \$54,900        | \$80,800        | \$66,300        |
| Priority C            | \$33,000         |                 | \$5,200         | \$24,900        |
| <b>Total</b>          | <b>\$107,600</b> | <b>\$54,900</b> | <b>\$86,000</b> | <b>\$91,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 75 - SI

## Asset # : 1422

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$74,200

A

## Windows

Aluminum

100%

Now

\$44,500

2037

\* \*

5

\$9,200

A

*Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%**Location : Throughout*

## Parapets

Masonry: Brick

100%

LIFE

\* \*

5

\$10,900

A

## Roof

IRMA/Protected  
Membrane

95%

Now

\$40,600

2026

\* \*

A

*Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%**Location : Throughout**Vegetation Growth, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

Metal Panel

5%

2034

\* \*

10

\$8,400

A

## Interior

## Floors

Terrazzo

3%

LIFE

\* \*

5

\$5,000

C

Vinyl Tile

93%

2026

\* \*

3

\$99,700

C

Wood

4%

2049

\* \*

5

\$16,100

C

## Interior Walls

Concrete Masonry Unit

9%

LIFE

\* \*

5

\$10,700

C

Metal Panel

18%

LIFE

\* \*

C

Operable Wall

1%

2031

\* \*

5

\$10,400

C

Plaster

42%

LIFE

\* \*

5

\$37,600

C

SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

70%

Now

\$44,300

2034

\* \*

5

\$73,500

B

*Broken/Missing Elements, Extent : Light, Area Affected : 3%**Location : Throughout*

Exposed Struc: Steel

8%

LIFE

\* \*

B

Gypsum Board

22%

LIFE

\* \*

5

\$57,700

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2031

\* \*

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : (3) 2000 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 75 - SI

## Asset # : 1422

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2029               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2029               | * *            | 5           | \$3,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2026               | * *            | 5           | \$200          | B             |
| Motor Control Center                                       | 80%        |                   |                | 2026               | * *            | 5           | \$3,000        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2026               | * *            | 1           | \$41,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2024               | * *            | 1           | \$52,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : One 39 Kw For Sewage Ejector Pump Only       |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$5,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$1,162,800    | 10          | \$118,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2021               | \$17,900       | 10          | \$100          | B             |
| Incandescent   | 7%         |                   |                | 2021               | \$90,400       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2021               | \$29,700       | 10          | \$17,300       | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$11,900       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$56,300       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$50,500       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2026               | * *            | 1-3         | \$17,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                                    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating  |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Fuel Oil No 4  | 100%           | Now                  | \$8,100        | 2031               | * *            | 5              | \$22,200       | B                |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Oil Transfer, Boiler Room</i>                    |                |                      |                |                    |                |                |                |                  |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Steam Boiler   | 100%           |                      |                | 2034               | * *            | 1              | \$142,100      | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement Boiler Room</i>                         |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 3 Units</i>                                   |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump  | 100%           | Now                  | \$57,000       | 2041               | * *            | 4              | \$7,100        | B                |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Location : 3 Head Valves, Boiler Room</i>                   |                |                      |                |                    |                |                |                |                  |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler  | 30%            |                      |                | 2021               | \$264,300      | 1              | \$26,600       | B                |
| Convactor/Radiator   | 70%            |                      |                | 2026               | * *            | 1              | \$32,500       | B                |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Electricity  | 100%           |                      |                | 2037               | * *            | 1              |                | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Reciprocating  | 30%            |                      |                | 2021               | \$166,400      | 1              | \$20,000       | B                |
| Compr/Chiller  |                |                      |                |                    |                |                |                |                  |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump  | 30%            |                      |                | 2041               | * *            | 4              | \$2,100        | B                |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht  | 30%            |                      |                | 2021               | \$116,400      | 1              | \$26,600       | B                |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Heat Rejection   |                |                      |                |                    |                |                |                |                  |
| Remote Air Cond  | 30%            |                      |                | 2021               | \$87,900       | 2              | \$30,000       | B                |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$79,900       | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 20%            |                      |                | 2021               | \$36,100       | 2              | \$900          | B                |
| Roof   | 80%            |                      |                | 2026               | * *            | 2              | \$3,500        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Brass/Copper   | 100%           |                      |                | 2031               | * *            | 1              |                | B                |
| HW Heat Exchanger  |                |                      |                |                    |                |                |                |                  |
| Low Temp   | 100%           |                      |                | 2041               | * *            | 4              | \$14,200       | B                |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 75 - SI

Asset # : 1422

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : B-4  |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2041               | * *            | 1-5         | \$75,100       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Generic               | 25%        |   |                | 2041               | * *            | 1-2         | \$10,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 77 - Q (WITH I. S. 93 -Q)  
**Address** : 976 SENECA AVENUE @CENTRE ST.  
**Borough** : QUEENS **Agency's Number** : Q849  
**Program / Asset #** : BOE0897.000 / 1463 **Yr Built/Renovated** : 1911 / 2011  
**Area Sq Ft** : 141,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3563 **Lot** : 23 **BIN** : 4085922

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|------------------|--------------------|
| Exterior Architecture | \$50,500         | \$50,500           |
| Interior Architecture | \$203,400        | \$631,800          |
| Electrical            |                  | \$787,100          |
| Mechanical            |                  | \$960,900          |
| <b>Total</b>          | <b>\$253,900</b> | <b>\$2,430,200</b> |
| Priority A            | \$50,500         | \$50,500           |
| Priority B            | \$104,900        | \$1,807,900        |
| Priority C            | \$98,500         | \$571,900          |
| <b>Total</b>          | <b>\$253,900</b> | <b>\$2,430,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$86,400         | \$3,500         | \$20,600         |                 |
| Interior Architecture | \$126,400        |                 | \$39,100         | \$16,300        |
| Electrical            | \$32,700         | \$11,300        | \$14,000         | \$11,900        |
| Mechanical            | \$58,900         | \$39,400        | \$37,300         | \$45,500        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900          | \$9,900         |
| <b>Total</b>          | <b>\$314,300</b> | <b>\$64,000</b> | <b>\$120,800</b> | <b>\$83,600</b> |
| Priority A            | \$86,400         | \$3,500         | \$20,600         |                 |
| Priority B            | \$154,900        | \$60,500        | \$91,800         | \$67,300        |
| Priority C            | \$73,000         |                 | \$8,400          | \$16,300        |
| <b>Total</b>          | <b>\$314,300</b> | <b>\$64,000</b> | <b>\$120,800</b> | <b>\$83,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$63,100       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : 1911 Wing   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1911 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$37,800       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Metal Panel  | 2%         |                   |                | 2043               | **             | 5-10        | \$8,700        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$20,500       | A             |
| Window Wall  | 3%         |                   |                | 2049               | **             | 5           | \$7,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | **             | 5           | \$58,400       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5-10        | \$39,100       | A             |
| Metal Panel  | 10%        |                   |                | 2049               | **             | 5           | \$6,300        | A             |
| Metal Rail   | 3%         |                   |                | 2040               | **             | 5-10        | \$8,900        | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$4,100        | A             |
| Under Construction   | 50%        |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 35%        |                   |                | 2028               | **             | 10          | \$26,200       | A             |
| Built-Up (BUR)   | 10%        |                   |                | 2033               | **             | 10          | \$7,500        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 15%        |                   |                | 2036               | **             | 10          | \$20,600       | A             |
| Under Construction   | 40%        |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$42,000       | C             |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$42,000       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$9,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$15,000       | C             |
| Vinyl Tile   | 35%        |                   |                | 2028               | **             | 3           | \$25,200       | C             |
| Vinyl Tile   | 25%        |                   |                | 2023               | \$457,800      | 3           | \$24,000       | C             |
| Wood   | 20%        |                   |                | 2038               | **             | 5           | \$72,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$10,900       | C             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$26,200       | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$37,200       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$3,300        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             | 10          | \$2,600        | C             |
| Plaster  | 47%        |                   |                | LIFE               | **             | 5-10        | \$87,300       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             | 10          | \$16,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 32% |  |  | 2036 | ** | 5    | \$61,400  | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5-10 | \$24,000  | B |
| Exposed Struc: Steel | 3%  |  |  | LIFE | ** | 10   | \$11,500  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$33,000  | B |
| Plaster              | 50% |  |  | LIFE | ** | 5-10 | \$164,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated @ 2-2500 Amperes And 1-2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 60% |  |  | 2043 | **       | 1 |  | B |
| Conduit | 40% |  |  | 2023 | \$68,100 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2039 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 40% |  |  | 2022 | \$67,700 | 5 | \$1,200 | B |
| Molded Case Bkrs | 50% |  |  | 2039 | **       | 5 | \$1,500 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 40% |  |  | 2023 | \$71,800 | 1 |  | B |
| Thermoplastic | 60% |  |  | 2043 | **       | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 40% |  |  | 2036 | ** | 5 | \$300   | B |
| Motor Control Center | 60% |  |  | 2036 | ** | 5 | \$1,900 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,400 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Connected To The Main Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2036 | ** | 1 | \$35,600 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2032 | ** | 1 | \$44,700 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 455 Kw Caterpillar Genset*

## Batteries

|                |      |  |  |      |       |   |          |   |
|----------------|------|--|--|------|-------|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2018 | \$600 | 5 | \$25,700 | B |
|----------------|------|--|--|------|-------|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

| Electrical  |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|---|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System  | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|   | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Stand-by Power  |                    |                |           |                    |      |                |       |                |          |
|   | Fuel Storage       |                |           |                    |      |                |       |                |          |
|   | Day Tank           | 50%            |           |                    | 2039 | **             | 5     | \$11,900       | B        |
|   | Main Tank          | 50%            |           |                    | 2051 | **             | 5     | \$1,900        | B        |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                    |                |           |                    |      |                |       |                |          |
| Location : Basement   |                    |                |           |                    |      |                |       |                |          |
| Explanation : 275 Gallons Capacity  |                    |                |           |                    |      |                |       |                |          |
| Lighting  |                    |                |           |                    |      |                |       |                |          |
|   | Interior Lighting  |                |           |                    |      |                |       |                |          |
|   | Fluorescent        | 59%            |           |                    | 2028 | **             | 10    | \$69,500       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                    |                |           |                    |      |                |       |                |          |
| Location : New Sections   |                    |                |           |                    |      |                |       |                |          |
| Explanation : T-8 Lamps   |                    |                |           |                    |      |                |       |                |          |
|   | Fluorescent        | 40%            |           |                    | 2023 | \$462,900      | 10    | \$47,100       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                    |                |           |                    |      |                |       |                |          |
| Location : Old Section  |                    |                |           |                    |      |                |       |                |          |
| Explanation : T-12 Lamps  |                    |                |           |                    |      |                |       |                |          |
|   | HID                | 1%             |           |                    | 2028 | **             | 10    |                | B        |
| Egress Lighting   |                    |                |           |                    |      |                |       |                |          |
|   | Emergency, Battery | 25%            |           |                    | 2023 | \$13,300       | 10    | \$7,800        | B        |
|   | Exit, LED          | 50%            |           |                    | 2051 | **             | 1     |                | B        |
|   | Exit, Service      | 25%            |           |                    | 2018 | \$5,300        | 1     |                | B        |
| Exterior Lighting   |                    |                |           |                    |      |                |       |                |          |
|   | HID                | 100%           |           |                    | 2028 | **             | 10    | \$400          | B        |
| Alarm   |                    |                |           |                    |      |                |       |                |          |
|   | Security System    |                |           |                    |      |                |       |                |          |
|   | No Component       | 70%            |           |                    |      |                |       |                | D        |
|   | Generic            | 30%            |           |                    | 2028 | **             | 1     | \$13,000       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                    |                |           |                    |      |                |       |                |          |
| Location : Hallways And Outside   |                    |                |           |                    |      |                |       |                |          |
| Explanation : CCTV Surveillance System And Intrusion Alarm System                 |                    |                |           |                    |      |                |       |                |          |
| Fire/Smoke Detection  |                    |                |           |                    |      |                |       |                |          |
|   | No Component       | 70%            |           |                    |      |                |       |                | D        |
|   | Generic            | 30%            |           |                    | 2028 | **             | 1-3   | \$21,400       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                    |                |           |                    |      |                |       |                |          |
| Location : Hallways   |                    |                |           |                    |      |                |       |                |          |
| Explanation : Smoke Detectors, Manual Pull Station, Strobe Lights And Alarm Bells |                    |                |           |                    |      |                |       |                |          |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2043               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

| Mechanical           |                        | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component              | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                   | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                        |  |           |                    |      |                |       |                |          |
|                      | Conversion Equipment   |  |           |                    |      |                |       |                |          |
|                      | Steam Boiler           | 100%   |           |                    | 2036 | * *            | 1     | \$127,300      | B        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                        | Location : Basement Boiler Room                          |           |                    |      |                |       |                |          |
|                      |                        | Explanation : 2 Units                                    |           |                    |      |                |       |                |          |
| Distribution         |                        |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump      | 100%   |           |                    | 2033 | * *            | 4     | \$6,300        | B        |
| Terminal Devices     |                        |  |           |                    |      |                |       |                |          |
|                      | Air Handler            | 40%  |           |                    | 2028 | * *            | 1     | \$31,800       | B        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 40%   |           |                    |      |                |       |                |          |
|                      |                        | Location : New Wing                                      |           |                    |      |                |       |                |          |
|                      |                        | Explanation : Ahu's                                      |           |                    |      |                |       |                |          |
|                      | Convactor/Radiator     | 60%  |           |                    | 2021 | \$829,600      | 1     | \$24,900       | B        |
| Air Conditioning     |                        |  |           |                    |      |                |       |                |          |
|                      | Energy Source          |  |           |                    |      |                |       |                |          |
|                      | Electricity            | 100%   |           |                    | 2031 | * *            | 1     |                | B        |
| Conversion Equipment |                        |  |           |                    |      |                |       |                |          |
|                      | Reciprocating          | 30%  |           |                    | 2028 | * *            | 1     | \$17,900       | B        |
|                      | Compr/Chiller          |  |           |                    |      |                |       |                |          |
|                      | Ext Pkg Unit - Cooling | 10%  |           |                    | 2033 | * *            | 2     | \$800          | B        |
|                      |                        | R-134a Refrigerant, Extent : Light, Area Affected : 10%  |           |                    |      |                |       |                |          |
|                      |                        | Location : Auditorium Roof                               |           |                    |      |                |       |                |          |
|                      |                        | Recent Installation, Extent : Light, Area Affected : 10% |           |                    |      |                |       |                |          |
|                      |                        | Location : Auditorium Roof                               |           |                    |      |                |       |                |          |
|                      | Window/Wall Unit       | 10%  |           |                    | 2018 | \$30,100       | 1     |                | B        |
|                      | No Component           | 50%  |           |                    |      |                |       |                | D        |
| Distribution         |                        |  |           |                    |      |                |       |                |          |
|                      | Chilled Wtr Pipe/Pump  | 30%  |           |                    | 2043 | * *            | 4     | \$2,900        | B        |
|                      | No Component           | 70%  |           |                    |      |                |       |                | D        |
| Terminal Devices     |                        |  |           |                    |      |                |       |                |          |
|                      | Air Handler/Cool/Ht    | 30%  |           |                    | 2028 | * *            | 1     | \$23,900       | B        |
|                      | No Component           | 70%  |           |                    |      |                |       |                | D        |
| Heat Rejection       |                        |  |           |                    |      |                |       |                |          |
|                      | Air Condenser Unit     | 30%  |           |                    | 2023 | \$43,900       | 2     | \$26,800       | B        |
|                      | No Component           | 70%  |           |                    |      |                |       |                | D        |
| Ventilation          |                        |  |           |                    |      |                |       |                |          |
|                      | Distribution           |  |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers     | 70%  |           |                    | LIFE | * *            | 2-5   | \$79,300       | B        |
|                      | No Component           | 30%  |           |                    |      |                |       |                | D        |
| Exhaust Fans         |                        |  |           |                    |      |                |       |                |          |
|                      | Interior               | 40%  |           |                    | 2028 | * *            | 2     | \$1,600        | B        |
|                      | Roof                   | 30%  |           |                    | 2028 | * *            | 2     | \$1,200        | B        |
|                      | No Component           | 30%  |           |                    |      |                |       |                | D        |
| Plumbing             |                        |  |           |                    |      |                |       |                |          |
|                      | H/C Water Piping       |  |           |                    |      |                |       |                |          |
|                      | Brass/Copper           | 80%  |           |                    | 2033 | * *            | 1     |                | B        |
|                      | Galv Iron/Steel        | 20%  |           |                    | 2021 | \$87,400       | 1     |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 77 - Q (WITH I. S. 93 -Q)

Asset # : 1463

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2021               | \$34,100       | 2           | \$1,900        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Boiler Room                                  |                |                    |                |             |                |               |
|                       |            | Explanation : 400 Gals                                  |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2033               | * *            | 4           | \$12,700       | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2028               | * *            | 1           | \$7,900        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Geared Traction       | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : B, G, 1-4                                    |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2033               | * *            | 1-5         | \$64,800       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 60%        |   |                |                    |                |             |                | D             |
| Generic               | 40%        |   |                | 2033               | * *            | 1-2         | \$14,400       | B             |
| Fire Pump             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2032               | * *            | 1           | \$24,000       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 78 - BK  
**Address** : 1420 EAST 68 STREET BTWN: AVENUE N, VETERANS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K078  
**Program / Asset #** : BOE0397.000 / 1391 **Yr Built/Renovated** : 1964 / 2002  
**Area Sq Ft** : 156,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8388 **Lot** : 2 **BIN** : 3236496

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,100              | \$1,179,200           |
| Interior Architecture | \$1,319,800           | \$48,200              |
| Electrical            | \$334,200             | \$1,748,900           |
| Mechanical            | \$53,900              | \$359,900             |
| <b>Total</b>          | <b>\$1,746,000</b>    | <b>\$3,336,300</b>    |
| Priority A            | \$38,100              | \$1,179,200           |
| Priority B            | \$567,600             | \$2,108,800           |
| Priority C            | \$1,140,300           | \$48,200              |
| <b>Total</b>          | <b>\$1,746,000</b>    | <b>\$3,336,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$15,000        | \$9,400         | \$4,200         | \$24,500        |
| Electrical            | \$1,400         | \$1,900         | \$2,600         | \$13,400        |
| Mechanical            | \$42,900        | \$19,700        | \$37,800        | \$58,000        |
| <b>Total</b>          | <b>\$59,300</b> | <b>\$31,100</b> | <b>\$44,600</b> | <b>\$95,900</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$44,300        | \$21,700        | \$40,300        | \$71,500        |
| Priority C            | \$15,000        | \$9,400         | \$4,200         | \$24,500        |
| <b>Total</b>          | <b>\$59,300</b> | <b>\$31,100</b> | <b>\$44,600</b> | <b>\$95,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 78 - BK

## Asset # : 1391

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 10%        |                   |                | LIFE               | * *            | 5           | \$29,200       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$53,000       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | * *            | 5           | \$15,500       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence  | 100%       | Now               | \$38,100       | 2027               | * *            | 5           | \$41,700       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2050               | * *            | 10          | \$8,100        | A             |
| IRMA/Protected Membrane                                      | 97%        |                   |                | 2022               | \$979,300      | 10          | \$105,200      | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 3%         |                   |                | LIFE               | * *            | 5           | \$13,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2025               | * *            | 5           | \$6,100        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$7,900        | C             |
| Vinyl Tile   | 59%        |                   |                | 2017               | \$1,140,300    | 3           | \$59,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2027               | * *            | 3           | \$19,000       | C             |
| Wood   | 5%         |                   |                | 2037               | * *            | 5           | \$19,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$8,500        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$11,300       | C             |
| Folding Partition  | 3%         |                   |                | 2038               | * *            | 5           | \$21,200       | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 57%        |                   |                | LIFE               | * *            | 5           | \$48,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 30%        | 0-2               | \$179,500      | 2035               | * *            | 5           | \$29,800       | B             |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Basement,Corridors                                |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 70%        |                   |                | LIFE               | * *            | 5           | \$21,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 78 - BK

Asset # : 1391

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Electrical Service Rated @ 2- 1200 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$134,100      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$170,300      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2030               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$135,500      | 5           | \$2,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$134,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Electrical Room                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2022               | \$1,148,200    | 10          | \$116,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$11,300       | 10          | \$100          | B             |
| Incandescent   | 4%         |                   |                | 2017               | \$48,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$28,100       | 10          | \$16,400       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$11,200       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | * *            | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$44,000       | 1           | \$4,800        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2017               | \$150,700      | 1-3         | \$8,100        | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 78 - BK

## Asset # : 1391

| Mechanical   |                    | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|--------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component          | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type               | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating  |                    |                |           |                |                    |                |             |                |          |
| Energy Source  | Fuel Oil No 4      | 100%           |           |                | 2032               | * *            | 5           | \$42,000       | B        |
| Conversion Equipment                                     | Steam Boiler       | 100%           |           |                | 2027               | * *            | 1           | \$134,300      | B        |
| Other Observation, Extent : Light, Area Affected : 100%  |                    |                |           |                |                    |                |             |                |          |
| Location : Basement Boiler Room                          |                    |                |           |                |                    |                |             |                |          |
| Explanation : 3 Units                                    |                    |                |           |                |                    |                |             |                |          |
| Distribution   | Steam Piping/Pump  | 100%           | Now       | \$53,900       | 2032               | * *            | 4           | \$6,700        | B        |
| Steam Traps Faulty, Extent : Severe, Area Affected : 25% |                    |                |           |                |                    |                |             |                |          |
| Location : Various Locations                             |                    |                |           |                |                    |                |             |                |          |
| Terminal Devices   | Air Handler        | 25%            |           |                | 2022               | \$208,300      | 1           | \$21,000       | B        |
|  | Convactor/Radiator | 75%            |           |                | 2027               | * *            | 1           | \$32,900       | B        |
| Air Conditioning   |                    |                |           |                |                    |                |             |                |          |
| Energy Source  | Electricity        | 100%           |           |                | 2030               | * *            | 1           |                | B        |
| Conversion Equipment                                     | Window/Wall Unit   | 10%            |           |                | 2020               | \$31,800       | 1           |                | B        |
|  | No Component       | 90%            |           |                |                    |                |             |                | D        |
| Ventilation  |                    |                |           |                |                    |                |             |                |          |
| Distribution   | Ductwork/Diffusers | 100%           |           |                | LIFE               | * *            | 2-5         | \$75,600       | B        |
| Exhaust Fans   | Interior           | 60%            |           |                | 2022               | \$102,500      | 2           | \$2,500        | B        |
|  | Roof               | 40%            |           |                | 2022               | \$49,100       | 2           | \$1,700        | B        |
| Plumbing   |                    |                |           |                |                    |                |             |                |          |
| H/C Water Piping   | Brass/Copper       | 100%           | 2-4       | \$9,200        | 2032               | * *            | 1           |                | B        |
| Corroded, Extent : Moderate, Area Affected : 10%         |                    |                |           |                |                    |                |             |                |          |
| Location : Basement                                      |                    |                |           |                |                    |                |             |                |          |
| Water Heater   | Electric           | 50%            |           |                | 2020               | \$12,000       | 4           | \$400          | B        |
|  | Gas Fired          | 50%            | Now       | \$1,800        | 2017               | \$18,000       | 2           | \$800          | B        |
| Not in Service, Extent : Severe, Area Affected : 50%     |                    |                |           |                |                    |                |             |                |          |
| Location : Boiler Room                                   |                    |                |           |                |                    |                |             |                |          |
| HW Heat Exchanger  | Low Temp           | 100%           |           |                | 2032               | * *            | 4           | \$13,400       | B        |
| Sanitary Piping  | Cast Iron          | 100%           | Now       | \$6,700        | LIFE               | * *            | 1           |                | B        |
| Other Observation, Extent : Moderate, Area Affected : 5% |                    |                |           |                |                    |                |             |                |          |
| Location : Boiler Room                                   |                    |                |           |                |                    |                |             |                |          |
| Explanation : Water Backup                               |                    |                |           |                |                    |                |             |                |          |
| Storm Drain Piping                                       | Cast Iron          | 100%           | Now       | \$4,300        | LIFE               | * *            | 1           |                | B        |
| Blockage /Clogged, Extent : Moderate, Area Affected : 2% |                    |                |           |                |                    |                |             |                |          |
| Location : Basement Level                                |                    |                |           |                |                    |                |             |                |          |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 78 - BK

Asset # : 1391

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2032               | * *            | 1-2         | \$3,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 88 - BK (J. H. S. 88 - BK)  
**Address** : 544 7TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K088  
**Program / Asset #** : BOE0402.000 / 1395 **Yr Built/Renovated** : 1967 / 2000  
**Area Sq Ft** : 142,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 880 **Lot** : 1 **BIN** : 3331276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$151,700             | \$51,100              |
| Interior Architecture | \$79,200              | \$955,100             |
| Electrical            | \$1,114,600           | \$422,800             |
| Mechanical            | \$354,600             | \$285,300             |
| <b>Total</b>          | <b>\$1,700,100</b>    | <b>\$1,714,300</b>    |
| Priority A            | \$151,700             | \$51,100              |
| Priority B            | \$1,469,200           | \$790,300             |
| Priority C            | \$79,200              | \$872,900             |
| <b>Total</b>          | <b>\$1,700,100</b>    | <b>\$1,714,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,400         |                 |                 | \$3,400         |
| Interior Architecture | \$61,000        | \$11,000        |                 | \$15,000        |
| Electrical            | \$1,500         | \$1,400         | \$31,400        |                 |
| Mechanical            | \$23,700        | \$17,300        | \$57,000        | \$17,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$98,600</b> | <b>\$33,700</b> | <b>\$92,300</b> | <b>\$39,700</b> |
| Priority A            | \$8,400         |                 |                 | \$3,400         |
| Priority B            | \$41,800        | \$22,600        | \$92,300        | \$21,300        |
| Priority C            | \$48,300        | \$11,000        |                 | \$15,000        |
| <b>Total</b>          | <b>\$98,600</b> | <b>\$33,700</b> | <b>\$92,300</b> | <b>\$39,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | * *            | 5           | \$51,100       | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | * *            | 5           | \$4,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | * *            | 5           | \$14,900       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        | Now               | \$55,000       | LIFE               | * *            | 5           | \$8,200        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 15%        |                   |                | 2047               | * *            | 5           | \$6,800        | A             |
| Pre-Cast Concrete   | 15%        | Now               | \$1,400        | LIFE               | * *            | 5           | \$11,100       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        |                   |                | 2026               | * *            | 10          | \$96,800       | A             |
| Single Ply Membrane   | 2%         | Now               | \$7,000        | 2031               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : South Lower Roof                                   |            |                   |                |                    |                |             |                |               |
| Ponding, Extent : Severe, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : South Lower Roof                                   |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : South Lower Roof                                   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : South Lower Roof                                   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : South Lower Roof                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Inches Of Water Present At Time Of Visit      |            |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$40,400       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Courtyard Steps                                      |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2030    | **                 | 5           | \$9,200        | C             |  |
| Quarry Tile   | 5%         |                   |                | 2034    | **                 | 5           | \$13,800       | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$7,200        | C             |  |
| Vinyl Tile  | 45%        | 2-4               | \$79,200       | 2021    | \$791,700          | 3           | \$31,100       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 20%        |                   |                | 2029    | **                 | 3           | \$18,500       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2049    | **                 | 5           | \$34,600       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2030    | **                 | 5           | \$12,800       | C             |  |
| Concrete Masonry Unit   | 10%        | Now               | \$19,400       | LIFE    | **                 | 5           | \$10,300       | C             |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room Corridor                                 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Mosaic Tile   | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 53%        |                   |                | LIFE    | **                 | 5           | \$40,800       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 30%        | Now               | \$6,500        | 2026    | **                 | 5           | \$27,100       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 50%        |                   |                | LIFE    | **                 | 5           | \$14,100       | B             |  |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE    | **                 |             |                | B             |  |
| Fiber Board   | 5%         |                   |                | 2021    | \$82,200           |             |                | B             |  |
| Plaster   | 10%        | Now               | \$6,200        | LIFE    | **                 | 5           | \$11,300       | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : South Stair  |            |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2021    | \$32,600           | 5           | \$500          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Two 2000 Amps Main Disconnect Switch         |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2021    | \$134,100          | 5           | \$500          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2021    | \$153,200          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2029    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw  | 10%        |                   |                | 2020    | \$16,900           | 5           | \$300          | B             |  |
| Molded Case Bkrs   | 5%         |                   |                | 2029    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 80%        |                   |                | 2020    | \$135,500          | 5           | \$2,500        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2046    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2019    | \$33,000           | 5           | \$800          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,700        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 67%        |                   |                | 2016    | \$745,000          | 10          | \$75,800       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T12 Lamps                              |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 25%        |                   |                | 2026    | * *                | 10          | \$28,300       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor                                    |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T8 Lamps                               |            |                   |                |         |                    |             |                |               |  |
| HID  | 3%         |                   |                | 2016    | \$15,400           | 10          | \$100          | B             |  |
| Incandescent   | 5%         |                   |                | 2016    | \$55,600           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2026    | * *                | 10          | \$14,900       | B             |  |
| Exit, Service  | 50%        |                   |                | 2026    | * *                | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2016    | \$48,500           | 10          | \$400          | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2031               | * *            | 5           | \$38,200       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$68,500       | 2026               | * *            | 1           | \$110,100      | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Tubes And Feed Line Leaking Badly      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$98,200       | 2031               | * *            | 4           | \$6,100        | B             |
| Steam Traps Faulty, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2021               | \$151,700      | 1           | \$15,300       | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2026               | * *            | 1           | \$31,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 50%        | 0-2               | \$43,400       | 2016               | \$144,600      | 1           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$68,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 50%        |                   |                | 2021               | \$77,700       | 2           | \$1,900        | B             |
| Roof   | 50%        | Now               | \$16,800       | 2021               | \$55,900       | 2           | \$1,500        | B             |
| Noisy/Vibrating, Extent : Severe, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       | Now               | \$2,200        | 2031               | * *            | 4           | \$12,200       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : At Connection Of Exchanger                    |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 88 - BK (J. H. S. 88 - BK)

Asset # : 1395

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-3**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 88 - M/WADLEIGH H.S.  
**Address** : 215 WEST 114TH ST. BTWN: 7 AVE., 8 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M088  
**Program / Asset #** : BOE0052.000 / 4146 **Yr Built/Renovated** : 1901 / 1993  
**Area Sq Ft** : 174,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,etc  
**Block** : 1830 **Lot** : 19 **BIN** : 1055204

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$46,900              | \$140,400             |
| Interior Architecture | \$80,000              | \$168,700             |
| Electrical            | \$202,200             | \$2,335,500           |
| Mechanical            | \$185,700             | \$1,135,800           |
| <b>Total</b>          | <b>\$514,800</b>      | <b>\$3,780,400</b>    |
| Priority A            | \$46,900              | \$140,400             |
| Priority B            | \$423,400             | \$3,595,600           |
| Priority C            | \$44,500              | \$44,500              |
| <b>Total</b>          | <b>\$514,800</b>      | <b>\$3,780,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture |                 | \$34,000         |                  | \$28,600         |
| Interior Architecture | \$9,900         | \$68,900         | \$12,700         |                  |
| Electrical            | \$13,900        | \$26,400         | \$15,200         | \$17,500         |
| Mechanical            | \$59,300        | \$49,800         | \$63,100         | \$67,600         |
| Elevators/Escalators  | \$9,900         | \$9,900          | \$9,900          | \$9,900          |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$189,000</b> | <b>\$100,800</b> | <b>\$123,600</b> |
| Priority A            |                 | \$34,000         |                  | \$28,600         |
| Priority B            | \$83,100        | \$108,300        | \$88,200         | \$95,000         |
| Priority C            | \$9,900         | \$46,700         | \$12,700         |                  |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$189,000</b> | <b>\$100,800</b> | <b>\$123,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - M/WADLEIGH H.S.

Asset # : 4146

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$30,400       | A             |
| Masonry: Brick  | 13%        |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$50,600       | A             |
| Masonry: Brick  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Small Section At North Yard                        |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Metal Panel   | 5%         |                   |                | 2042               | **             | 5-10        | \$26,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2038               | **             | 5           | \$68,500       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 50%        |                   |                | LIFE               | **             | 5           | \$78,100       | A             |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Metal Rail  | 10%        |                   |                | 2035               | **             | 5-10        | \$36,400       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 13%        |                   |                | 2027               | **             | 10          | \$12,000       | A             |
| Copper/Terne  | 70%        | Now               | \$46,900       | 2037               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Over Room 500                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Room 500   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 7%         |                   |                | 2035               | **             | 10          | \$11,900       | A             |
| Modified Bitumen  | 10%        |                   |                | 2027               | **             | 10          | \$9,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 10%        |                   |                | 2021               | \$140,100      | 3           | \$35,600       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$11,900       | C             |
| Quarry Tile   | 5%         |                   |                | 2035               | **             | 5           | \$17,800       | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| Vinyl Tile  | 10%        |                   |                | 2030               | **             | 3           | \$8,900        | C             |
| Vinyl Tile  | 40%        |                   |                | 2027               | **             | 3           | \$35,600       | C             |
| Wood  | 20%        |                   |                | 2037               | **             | 5           | \$88,900       | C             |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$22,200       | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - M/WADLEIGH H.S.

Asset # : 4146

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |         |      |    |   |          |   |
|-----------------------|-----|-----|---------|------|----|---|----------|---|
| Ceramic Tile          | 5%  |     |         | 2031 | ** | 5 | \$13,500 | C |
| Concrete Masonry Unit | 10% |     |         | LIFE | ** | 5 | \$10,800 | C |
| Gypsum Board          | 20% |     |         | LIFE | ** | 5 | \$32,400 | C |
| Marble Panels         | 2%  |     |         | LIFE | ** |   |          | C |
| Plaster               | 36% |     |         | LIFE | ** | 5 | \$29,100 | C |
| Plaster               | 2%  | Now | \$9,900 | LIFE | ** | 5 | \$1,600  | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Auditorium Stair**Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Auditorium Stair*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2035 | ** | 5 | \$44,400 | B |
| AcousTileSusp.Lay-In | 30% |  |  | 2035 | ** | 5 | \$71,000 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 15% |  |  | LIFE | ** | 5 | \$44,400 | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$44,400 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 500*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps, One 3000 Amps And One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 95% |  |  | 2030 | ** | 5 | \$3,600 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 40% |  |  | 2027 | ** | 5 | \$400   | B |
| Motor Control Center | 60% |  |  | 2027 | ** | 5 | \$2,300 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,100 | B |
|---------|------|--|--|------|----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - M/WADLEIGH H.S.

Asset # : 4146

| Electrical     |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Stand-by Power |                      |  |           |                    |      |                |       |                |          |
|                | Transfer Switches    |  |           |                    |      |                |       |                |          |
|                | Automatic            | 100%   |           |                    | 2027 | * *            | 1     | \$43,900       | B        |
|                | Generators           |  |           |                    |      |                |       |                |          |
|                | Diesel               | 100%   |           |                    | 2025 | * *            | 1     | \$55,100       | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                |                      | Explanation : One 246 Kw Caterpillar Genset                |           |                    |      |                |       |                |          |
|                | Batteries            |  |           |                    |      |                |       |                |          |
|                | Lead/Acid            | 100%   |           |                    | 2015 | \$600          | 5     | \$5,300        | B        |
|                | Fuel Storage         |  |           |                    |      |                |       |                |          |
|                | Day Tank             | 50%  |           |                    | 2030 | * *            | 5     | \$14,700       | B        |
|                | Main Tank            | 50%  |           |                    | 2037 | * *            | 5     | \$2,300        | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 50%  |           |                    |      |                |       |                |          |
|                |                      | Location : Generator Room                                  |           |                    |      |                |       |                |          |
|                |                      | Explanation : One 270 Gallons                              |           |                    |      |                |       |                |          |
| Lighting       |                      |  |           |                    |      |                |       |                |          |
|                | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                | Fluorescent          | 95%  |           |                    | 2022 | \$1,356,800    | 10    | \$138,000      | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 94%  |           |                    |      |                |       |                |          |
|                |                      | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                |                      | Explanation : Using T-8 Lamps                              |           |                    |      |                |       |                |          |
|                | HID                  | 3%   |           |                    | 2022 | \$19,800       | 10    | \$200          | B        |
|                | Incandescent         | 2%   |           |                    | 2017 | \$142,800      | 2     | \$100          | B        |
|                | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                | Emergency, Service   | 50%  |           |                    | 2022 | \$13,100       | 1     |                | B        |
|                | Exit, Service        | 50%  |           |                    | 2022 | \$13,100       | 1     |                | B        |
|                | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                | HID                  | 100%   |           |                    | 2017 | \$59,400       | 10    | \$500          | B        |
| Alarm          |                      |  |           |                    |      |                |       |                |          |
|                | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                | No Component         | 50%  |           |                    |      |                |       |                | D        |
|                | Generic              | 50%  |           |                    | 2022 | \$840,700      | 1-3   | \$43,900       | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel   | 100%       | Now               | \$185,700      | 2042               | * *            | 1           |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Boiler   |            |                   |                |                    |                |             |                |               |
| Explanation : Gas To Boilers Is Not Operational / 2 - 12,500 Gallon Tanks For #2 Fuel |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - M/WADLEIGH H.S.

Asset # : 4146

| Mechanical       |                       | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component             | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                  | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                       |  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment  |  |           |                    |      |                |       |                |          |
|                  | Heat Exchanger        | 40%  |           |                    | 2025 | * *            | 1     | \$31,400       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                  |                       | Location : Boiler Room   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : Serves Hot Water Coils In Air Handlers                           |           |                    |      |                |       |                |          |
|                  | Steam Boiler          | 60%  |           |                    | 2035 | * *            | 1     | \$94,200       | B        |
|                  |                       | Malfunctioning, Extent : Moderate, Area Affected : 2%                          |           |                    |      |                |       |                |          |
|                  |                       | Location : Controls Not Working Properly                                       |           |                    |      |                |       |                |          |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                  |                       | Location : Boiler Room   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 3 - Boilers  |           |                    |      |                |       |                |          |
| Distribution     |                       |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump     | 100%   |           |                    | 2042 | * *            | 4     | \$11,700       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                  |                       | Location : Throughout  |           |                    |      |                |       |                |          |
|                  |                       | Explanation : Summer / Winter System / Piping Serves Chilled Water System Also |           |                    |      |                |       |                |          |
| Terminal Devices |                       |  |           |                    |      |                |       |                |          |
|                  | Air Handler           | 100%   |           |                    | 2027 | * *            | 1     | \$98,100       | B        |
| Air Conditioning |                       |  |           |                    |      |                |       |                |          |
|                  | Energy Source         |  |           |                    |      |                |       |                |          |
|                  | Electricity           | 100%   |           |                    | 2038 | * *            | 1     |                | B        |
|                  | Conversion Equipment  |  |           |                    |      |                |       |                |          |
|                  | Reciprocating         | 75%  |           |                    | 2027 | * *            | 1     | \$55,100       | B        |
|                  | Compr/Chiller         | R-22 Refrigerant, Extent : Light, Area Affected : 100%                         |           |                    |      |                |       |                |          |
|                  |                       | Location : Penthouse / 5 Chillers  |           |                    |      |                |       |                |          |
|                  | Ext Pkg Unit -        | 25%  |           |                    | 2027 | * *            | 2     | \$2,400        | B        |
|                  | Heating/Cooling       | R-22 Refrigerant, Extent : Light, Area Affected : 100%                         |           |                    |      |                |       |                |          |
|                  |                       | Location : Roof  |           |                    |      |                |       |                |          |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                  |                       | Location : Roof  |           |                    |      |                |       |                |          |
|                  |                       | Explanation : Hot Water Coil For Heating Season                                |           |                    |      |                |       |                |          |
| Distribution     |                       |  |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump | 100%   |           |                    | 2042 | * *            | 4     | \$11,700       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                        |           |                    |      |                |       |                |          |
|                  |                       | Location : Throughout  |           |                    |      |                |       |                |          |
|                  |                       | Explanation : Summer / Winter System / Piping Serves Hot Water System Also     |           |                    |      |                |       |                |          |
| Terminal Devices |                       |  |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht   | 75%  |           |                    | 2027 | * *            | 1     | \$73,600       | B        |
|                  | Fan Coil - Cool/Heat  | 25%  |           |                    | 2022 | \$854,800      | 1     | \$12,800       | B        |
| Ventilation      |                       |  |           |                    |      |                |       |                |          |
|                  | Distribution          |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers    | 100%   |           |                    | LIFE | * *            | 2-5   | \$88,300       | B        |
| Exhaust Fans     |                       |  |           |                    |      |                |       |                |          |
|                  | Interior              | 100%   |           |                    | 2022 | \$199,700      | 2     | \$4,900        | B        |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 88 - M/WADLEIGH H.S.

Asset # : 4146

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper                        | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                               | 100%       |                   |                | 2020               | \$42,000       | 2           | \$2,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Gallon Unit, One 900 Gallon Unit  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                         | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)<br>Electric                           | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer<br>Generic                           | 100%       |                   |                | 2027               | * *            | 1           | \$9,800        | B             |
| Fixtures<br>Generic                                     | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators<br>Geared Traction                            | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C-5  |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe<br>Generic                                    | 100%       |                   |                | 2042               | * *            | 1-5         | \$80,000       | B             |
| Sprinkler<br>Generic                                    | 100%       |                   |                | 2042               | * *            | 1-2         | \$44,400       | B             |
| Fire Pump<br>Generic                                    | 100%       |                   |                | 2031               | * *            | 1           | \$29,600       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 90 - M  
**Address** : 21 JUMEL PLACE  
**Borough** : MANHATTAN **Agency's Number** : M090  
**Program / Asset #** : BOE0963.000 / 4469 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 161,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2112 **Lot** : 58 **BIN** : 1076741

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,400              | \$268,800             |
| Interior Architecture | \$226,500             | \$266,000             |
| Electrical            | \$128,300             |                       |
| Mechanical            | \$74,200              | \$386,600             |
| <b>Total</b>          | <b>\$472,300</b>      | <b>\$921,300</b>      |
| Priority A            | \$43,400              | \$268,800             |
| Priority B            | \$285,700             | \$508,200             |
| Priority C            | \$143,300             | \$144,400             |
| <b>Total</b>          | <b>\$472,300</b>      | <b>\$921,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture |                 |                  |                 |                  |
| Interior Architecture | \$5,200         | \$22,200         |                 | \$24,900         |
| Electrical            | \$11,000        | \$13,100         | \$14,100        | \$12,000         |
| Mechanical            | \$41,400        | \$57,800         | \$49,400        | \$66,500         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$65,500</b> | <b>\$101,000</b> | <b>\$71,300</b> | <b>\$111,300</b> |
| Priority A            |                 |                  |                 |                  |
| Priority B            | \$60,300        | \$78,800         | \$71,300        | \$86,500         |
| Priority C            | \$5,200         | \$22,200         |                 | \$24,900         |
| <b>Total</b>          | <b>\$65,500</b> | <b>\$101,000</b> | <b>\$71,300</b> | <b>\$111,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 90 - M

## Asset # : 4469

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$68,700       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$43,400       | 2044               | **             | 5           | \$9,000        | A             |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Retro Installed Window Glides Are Failing</i>         |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$44,100       | A             |
| Pre-Cast Concrete  | 60%        |                   |                | LIFE               | **             | 5           | \$40,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 65%        |                   |                | 2030               | **             | 10          | \$58,200       | A             |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Upper Part Of Gymnasium B, Bulkhead Doors</i> |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Cracked Concrete Pavers</i>                           |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 35%        |                   |                | 2039               | **             | 10          | \$57,500       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2023               | \$61,900       | 3           | \$20,900       | C             |
| Cast in Place Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$68,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2035               | **             | 5           | \$10,500       | C             |
| Vinyl Tile   | 65%        |                   |                | 2030               | **             | 3           | \$51,000       | C             |
| Wood   | 10%        |                   |                | 2057               | **             | 5           | \$39,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 65%        | Now               | \$143,300      | LIFE               | **             | 5           | \$75,700       | C             |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Upper Part Of Gymnasium</i>                   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$17,500       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 65%        |                   |                | 2039               | **             | 5           | \$166,400      | B             |
| Exposed Struc: Steel   | 20%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5           | \$38,400       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 90 - M

## Asset # : 4469

| Electrical      |                          | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |   |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2042    | **             | 5           | \$600          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : 2 Electrical Services Rated @ 2000 Amps And 2500 Amps |                   |                    |         |                |             |                |               |
|                 | Transformers             |   |                   |                    |         |                |             |                |               |
|                 | Dry Type                 | 100%  |                   |                    | 2035    | **             | 5           | \$500          | B             |
|                 | Switchgear / Switchboard |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2042    | **             | 5           | \$600          | B             |
|                 | Raceway                  |   |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 100%  |                   |                    | 2042    | **             | 1           |                | B             |
|                 | Panelboards              |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 10%   |                   |                    | 2038    | **             | 5           | \$300          | B             |
|                 | Molded Case Bkrs         | 90%   |                   |                    | 2038    | **             | 5           | \$3,200        | B             |
|                 | Wiring                   |   |                   |                    |         |                |             |                |               |
|                 | Thermoplastic            | 100%  |                   |                    | 2042    | **             | 1           |                | B             |
|                 | Motor Controllers        |   |                   |                    |         |                |             |                |               |
|                 | Locally Mounted          | 100%  |                   |                    | 2035    | **             | 5           | \$900          | B             |
| Ground          |                          |   |                   |                    |         |                |             |                |               |
|                 | Grounding Devices        |   |                   |                    |         |                |             |                |               |
|                 | Generic                  | 100%  |                   |                    | LIFE    | **             | 5           | \$1,900        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                 |                          | Location : Basement   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Conncted With Main Water Pipe                         |                   |                    |         |                |             |                |               |
| Stand-by Power  |                          |   |                   |                    |         |                |             |                |               |
|                 | Transfer Switches        |   |                   |                    |         |                |             |                |               |
|                 | Automatic                | 100%  |                   |                    | 2035    | **             | 1           | \$40,700       | B             |
|                 | Generators               |   |                   |                    |         |                |             |                |               |
|                 | Diesel                   | 100%  |                   |                    | 2031    | **             | 1           | \$51,000       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                 |                          | Location : Generator Room   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : No Ratings Available                                  |                   |                    |         |                |             |                |               |
|                 | Batteries                |   |                   |                    |         |                |             |                |               |
|                 | Lead/Acid                | 100%  |                   |                    | 2016    | \$600          | 5           | \$4,900        | B             |
|                 | Fuel Storage             |   |                   |                    |         |                |             |                |               |
|                 | Day Tank                 | 50%   |                   |                    | 2038    | **             | 5           | \$13,000       | B             |
|                 | Main Tank                | 50%   |                   |                    | 2050    | **             | 5           | \$2,100        | B             |
| Lighting        |                          |   |                   |                    |         |                |             |                |               |
|                 | Interior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | Fluorescent              | 100%  |                   |                    | 2027    | **             | 10          | \$128,300      | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |               |
|                 |                          | Location : Throughout The Building                                  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : T-8 Lamps   |                   |                    |         |                |             |                |               |
|                 | Egress Lighting          |   |                   |                    |         |                |             |                |               |
|                 | Exit, Service            | 100%  |                   |                    | 2027    | **             | 1           |                | B             |
|                 | Exterior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | HID                      | 100%  |                   |                    | 2027    | **             | 10          | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

85%

2027

\* \*

1

\$7,400

D

Generic

15%

2027

\* \*

1

\$7,400

B

## Fire/Smoke Detection

No Component

85%

2027

\* \*

1-3

\$12,200

D

Generic

15%

2027

\* \*

1-3

\$12,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$138,600

B

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : 3 Boilers Tubes, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$55,700

2042

\* \*

4

\$6,900

B

*Damaged, Extent : Severe, Area Affected : 50%**Location : Feed Back Tank, Boiler Room**Malfunctioning, Extent : Severe, Area Affected : 30%**Location : 1 Vacuum Pump, Basement*

## Terminal Devices

Air Handler

50%

2027

\* \*

1

\$43,300

B

Convactor/Radiator

50%

2035

\* \*

1

\$22,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Centrifugal, Elec Chiller

50%

2031

\* \*

1

\$75,700

B

Ext Pkg Unit - Cooling

50%

2022

\$368,000

2

\$4,300

B

## Distribution

Chilled Wtr Pipe/Pump

50%

2042

\* \*

4

\$5,200

B

No Component

50%

D

## Terminal Devices

Air Handler/Cool/Ht

50%

2027

\* \*

1

\$43,300

B

Fan Coil - Cooling

50%

2027

\* \*

1

\$22,600

B

## Heat Rejection

Remote Air Cond

50%

2027

\* \*

2

\$48,700

B

No Component

50%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

I. S. 90 - M

Asset # : 4469

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                |                    |                |             |                |               |
|                    | Distribution  |                |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$78,000       | B             |
|                    | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                    | Interior  | 80%            |                   |                | 2027               | * *            | 2           | \$3,500        | B             |
|                    | Roof  | 20%            | Now               | \$1,300        | 2027               | * *            | 2           | \$700          | B             |
|                    | Not in Service, Extent : Severe, Area Affected : 10%    |                |                   |                |                    |                |             |                |               |
|                    | Location : Roof   |                |                   |                |                    |                |             |                |               |
| Plumbing           |   |                |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                | 2042               | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                |                    |                |             |                |               |
|                    | Gas Fired   | 50%            |                   |                | 2021               | \$18,600       | 2           | \$1,000        | B             |
|                    | Gas Fired   | 50%            |                   |                | 2017               | \$18,600       | 2           | \$1,000        | B             |
|                    | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
|                    | Submersible   | 100%           |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                    | Fixtures  |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport |   |                |                   |                |                    |                |             |                |               |
|                    | Elevators   |                |                   |                |                    |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                    | Location : (1) B-4 (1) 1-4                              |                |                   |                |                    |                |             |                |               |
|                    | Explanation : 2 Units                                   |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |               |
|                    | Standpipe   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2042               | * *            | 1-5         | \$70,600       | B             |
|                    | Sprinkler   |                |                   |                |                    |                |             |                |               |
|                    | No Component  | 95%            |                   |                |                    |                |             |                | D             |
|                    | Generic   | 5%             |                   |                | 2042               | * *            | 1-2         | \$2,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 93 - Q  
**Address** : 66-56 FOREST AVENUE @MADISON ST.  
**Borough** : QUEENS **Agency's Number** : Q093  
**Program / Asset #** : BOE0744.000 / 1613 **Yr Built/Renovated** : 1917 / 1998  
**Area Sq Ft** : 128,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3490 **Lot** : 1 **BIN** : 4083511

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,141,400        | \$378,500          |
| Interior Architecture | \$436,500          | \$511,500          |
| Electrical            | \$99,700           | \$665,600          |
| Mechanical            | \$28,900           | \$1,477,300        |
| <b>Total</b>          | <b>\$1,706,500</b> | <b>\$3,032,900</b> |
| Priority A            | \$1,141,400        | \$378,500          |
| Priority B            | \$339,300          | \$2,405,100        |
| Priority C            | \$225,700          | \$249,300          |
| <b>Total</b>          | <b>\$1,706,500</b> | <b>\$3,032,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$85,600         |                 | \$10,100        |                 |
| Interior Architecture | \$38,700         |                 | \$45,800        | \$7,600         |
| Electrical            | \$20,500         | \$3,700         | \$4,900         | \$4,900         |
| Mechanical            | \$34,000         | \$21,800        | \$25,800        | \$18,300        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$183,800</b> | <b>\$30,500</b> | <b>\$91,400</b> | <b>\$35,800</b> |
| Priority A            | \$85,600         |                 | \$10,100        |                 |
| Priority B            | \$66,400         | \$30,500        | \$53,000        | \$28,200        |
| Priority C            | \$31,700         |                 | \$28,400        | \$7,600         |
| <b>Total</b>          | <b>\$183,800</b> | <b>\$30,500</b> | <b>\$91,400</b> | <b>\$35,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | * *                | 5           | \$44,700       | A             |  |
| Masonry: Brick  | 30%        | Now               | \$115,400      | LIFE    | * *                | 5           | \$17,200       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade Basement Wall In Electrical Room        |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 60%        |                   |                | LIFE    | * *                | 5           | \$68,700       | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | * *                | 5           | \$4,300        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 30%        | Now               | \$766,700      | 2048    | * *                | 5           | \$8,000        | A             |  |
| Bent/Warped Elements, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Gymnasium, 1960 Addition                  |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Gymnasium                                 |            |                   |                |         |                    |             |                |               |  |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Gymnasium                                 |            |                   |                |         |                    |             |                |               |  |
| Wood  | 70%        |                   |                | 2039    | * *                | 5           | \$371,400      | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 70%        |                   |                | LIFE    | * *                | 5-10        | \$71,000       | A             |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | * *                | 5-10        | \$15,200       | A             |  |
| Metal: Cage/Fence   | 15%        |                   |                | 2036    | * *                | 5-10        | \$17,200       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 68%        |                   |                | 2028    | * *                | 10          | \$46,300       | A             |  |
| Copper/Terne  | 5%         | Now               | \$7,800        | 2051    | * *                |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkhead, Attic                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Attic  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane   | 15%        | Now               | \$19,000       | 2023    | \$95,000           |             |                | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 Addition  |            |                   |                |         |                    |             |                |               |  |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 Addition  |            |                   |                |         |                    |             |                |               |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 Addition  |            |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane   | 12%        |                   |                | 2028    | * *                | 10          | \$8,200        | A             |  |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|               |     |  |  |      |    |   |          |   |
|---------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile  | 5%  |  |  | 2032 | ** | 5 | \$8,700  | C |
| Marble Panels | 3%  |  |  | LIFE | ** | 5 | \$7,800  | C |
| Terrazzo      | 2%  |  |  | LIFE | ** | 5 | \$5,500  | C |
| Vinyl Tile    | 35% |  |  | 2028 | ** | 3 | \$22,900 | C |
| Vinyl Tile    | 35% |  |  | 2031 | ** | 3 | \$22,900 | C |

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Second And Third Floors Of 1916 Wing*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 15% |  |  | 2023 | \$249,300 | 3 | \$13,100 | C |
| Wood       | 5%  |  |  | 2051 | **        | 5 | \$16,400 | C |

## Interior Walls

|                       |     |     |           |      |    |      |          |   |
|-----------------------|-----|-----|-----------|------|----|------|----------|---|
| Ceramic Tile          | 5%  |     |           | 2026 | ** | 5    | \$9,900  | C |
| Concrete Masonry Unit | 10% |     |           | LIFE | ** | 5    | \$15,900 | C |
| Gypsum Board          | 20% |     |           | LIFE | ** | 5-10 | \$67,500 | C |
| Marble Panels         | 5%  |     |           | LIFE | ** | 10   | \$4,000  | C |
| Plaster               | 50% | Now | \$182,100 | LIFE | ** | 5    | \$29,800 | C |

*Cracking/Crumbling, Extent : Severe, Area Affected : 25%**Location : Stair(s), 5th Floor, Penthouse**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Stair(s), 5th Floor, Penthouse, Rooms 501, 503, 509, 511*

|                     |     |  |  |      |    |    |         |   |
|---------------------|-----|--|--|------|----|----|---------|---|
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** | 10 | \$9,900 | C |
|---------------------|-----|--|--|------|----|----|---------|---|

## Ceilings

|                   |     |  |  |      |           |   |          |   |
|-------------------|-----|--|--|------|-----------|---|----------|---|
| AcousTile,Adhered | 20% |  |  | 2021 | \$209,900 | 5 | \$34,800 | B |
|-------------------|-----|--|--|------|-----------|---|----------|---|

*Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : 1960 Wing*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 20% |     |          | 2028 | ** | 5 | \$34,800 | B |
| Exposed Concrete     | 10% | Now | \$67,100 | LIFE | ** | 5 | \$2,700  | B |

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Penthouse**Paint Peeling, Extent : Moderate, Area Affected : 30%**Location : Penthouse*

|                      |     |     |           |      |    |    |          |   |
|----------------------|-----|-----|-----------|------|----|----|----------|---|
| Exposed Struc: Steel | 2%  |     |           | LIFE | ** | 10 | \$7,000  | B |
| Plaster              | 48% | Now | \$143,600 | LIFE | ** | 5  | \$52,200 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Bulkheads, Rooms 404, 501, 504*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps And Two 400 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2023               | \$119,200      | 5           | \$2,800        | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$129,300      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | **             | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2022               | \$25,400       | 5           | \$400          | B             |
| Molded Case Bkrs         | 75%  |                   |                | 2022               | \$127,000      | 5           | \$2,100        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039               | **             | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 65%  | 2-4               | \$99,700       | 2048               | **             | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Thermoplastic            | 30%  |                   |                | 2033               | **             | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2036               | **             | 5           | \$400          | B             |
| Locally Mounted          | 50%  |                   |                | 2021               | \$16,500       | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | **             | 5           | \$3,100        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 10%  |                   |                | 2018               | \$105,100      | 10          | \$10,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent              | 7%   |                   |                | 2028               | **             | 10          | \$7,500        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Auditorium And Hallway                          |                   |                |                    |                |             |                |               |
|                          | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 80%  |                   |                | 2028               | **             | 10          | \$85,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2018               | \$14,600       | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%  |                   |                | 2018               | \$9,700        | 1           |                | B             |
| Exit, Battery            | 50%  |                   |                | 2018               | \$48,300       | 10          | \$3,900        | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$43,700       | 10          | \$300          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Security System          |  |                   |                |                    |                |             |                |               |
| No Component             | 65%  |                   |                |                    |                |             |                | D             |
| Generic                  | 35%  |                   |                | 2028               | **             | 1           | \$13,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

## Fire/Smoke Detection

No Component

60%

2028

\* \*

1-3

\$25,900

D

Generic

40%

B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 4

80%

2033

\* \*

5

\$28,900

B

Natural Gas

20%

2043

\* \*

1

B

## Conversion Equipment

Furnace

20%

2028

\* \*

1

\$11,600

B

*Other Observation, Extent : Light, Area Affected : 20%**Location : New Addition Roof**Explanation : 10 Roof Top Package Units*

Steam Boiler

80%

2028

\* \*

1

\$92,400

B

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

80%

2033

\* \*

4

\$4,600

B

No Component

20%

D

## Terminal Devices

Air Handler

20%

2023

\$143,300

1

\$14,400

B

Convactor/Radiator

80%

2021

\$1,004,100

1

\$30,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit -

20%

2023

\$175,300

2

\$1,400

B

Heating/Cooling

Window/Wall Unit

20%

2018

\$54,600

1

B

No Component

60%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$102,900

B

## Exhaust Fans

Interior

40%

2018

\$58,800

2

\$1,400

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : Penthouse**Explanation : 1 House Exhaust Fan Was Removed From Penthouse*

Roof

20%

2028

\* \*

2

\$700

B

No Component

40%

D

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

I. S. 93 - Q

Asset # : 1613

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper                       | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                              | 100%       | Now               | \$9,300        | 2021               | \$30,900       | 2           | \$1,400        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp                          | 100%       |                   |                | 2023               | \$41,200       | 4           | \$17,300       | B             |
| Sanitary Piping<br>Cast Iron                           | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                        | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                           | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures<br>Generic                                    | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                     |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                 | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : New Addition, 1-3                           |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression                                       |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                              | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2043               | * *            | 1-2         | \$6,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 96 - BK  
**Address** : 99 AVENUE P BTWN: WEST 11 ST, WEST 12 ST.  
**Borough** : BROOKLYN **Agency's Number** : K096  
**Program / Asset #** : BOE0409.000 / 1 **Yr Built/Renovated** : 1929 / 2010  
**Area Sq Ft** : 136,540 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6595 **Lot** : 33 **BIN** : 3174076

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$308,800             | \$49,200              |
| Interior Architecture | \$274,400             | \$295,100             |
| Electrical            | \$1,335,200           | \$565,400             |
| Mechanical            | \$107,800             | \$1,393,000           |
| <b>Total</b>          | <b>\$2,026,200</b>    | <b>\$2,302,800</b>    |
| Priority A            | \$308,800             | \$49,200              |
| Priority B            | \$1,500,400           | \$2,062,900           |
| Priority C            | \$217,000             | \$190,600             |
| <b>Total</b>          | <b>\$2,026,200</b>    | <b>\$2,302,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$20,800        |                 |                 |
| Interior Architecture | \$54,900        | \$6,800         |                 |                 |
| Electrical            | \$10,500        | \$600           | \$1,700         | \$11,400        |
| Mechanical            | \$28,900        | \$17,500        | \$28,600        | \$28,400        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$98,300</b> | <b>\$49,600</b> | <b>\$34,200</b> | <b>\$43,800</b> |
| Priority A            |                 | \$20,800        |                 |                 |
| Priority B            | \$43,300        | \$22,000        | \$34,200        | \$43,800        |
| Priority C            | \$54,900        | \$6,800         |                 |                 |
| <b>Total</b>          | <b>\$98,300</b> | <b>\$49,600</b> | <b>\$34,200</b> | <b>\$43,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 96 - BK

## Asset # : 1

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$21,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$49,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$261,700      | 2038               | * *            | 5           | \$27,200       | A             |
|                        | Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$14,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$15,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 10%  |                   |                | 2035               | * *            | 5-10        | \$34,300       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | Now               | \$47,100       | 2027               | * *            |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 96 - BK

## Asset # : 1

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$40,700       | C             |
| Ceramic Tile   | 5%         | Now               | \$10,300       | 2031               | * *            | 5           | \$4,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         | Now               | \$28,000       | LIFE               | * *            | 5           | \$7,000        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | Now               | \$5,600        | LIFE               | * *            | 5           | \$7,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2027               | * *            | 3           | \$14,000       | C             |
| Wood   | 55%        | Now               | \$217,000      | 2037               | * *            | 5           | \$95,900       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2025               | * *            | 5           | \$4,200        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 3%         | Now               | \$11,100       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 85%        |                   |                | LIFE               | * *            | 5           | \$54,000       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$2,900        | B             |
| Plaster  | 90%        | Now               | \$57,500       | LIFE               | * *            | 5           | \$104,500      | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical      |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2022    | \$32,600       | 5           | \$500          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Service 2500 Amps                            |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2022    | \$134,100      | 5           | \$500          | B             |
|                 | Raceway                  |  |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 100%   |                   |                    | 2022    | \$170,300      | 1           |                | B             |
|                 | Panelboards              |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 20%  |                   |                    | 2021    | \$33,900       | 5           | \$500          | B             |
|                 | Molded Case Bkrs         | 80%  |                   |                    | 2021    | \$135,500      | 5           | \$2,400        | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 96 - BK

## Asset # : 1

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 30%  | 2-4               | \$53,800       | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 70%  |                   |                | 2022               | \$125,600      | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2020               | \$33,000       | 5           | \$800          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%   |                   |                | 2017               | \$1,120,700    | 10          | \$114,000      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps: T-8 Tubes & Compact                   |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$10,300       | 1           |                | B             |
| Exit, Service         | 50%  | 2-4               | \$10,300       | 2032               | * *            | 1           |                | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$46,600       | 10          | \$400          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$19,300       | 1           | \$2,100        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Under Construction    | 5%   |                   |                |                    |                |             |                | D             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Heating   |            |                   |                |                    |                |             |                |               |  |
| Energy Source   |            |                   |                |                    |                |             |                |               |  |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |  |
| Explanation : Oil #2 , 1 Tank Capacity Of 1000 Gal      |            |                   |                |                    |                |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 96 - BK

## Asset # : 1

| Mechanical       |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                        |  |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment   |  |                   |                |                    |                |             |                |               |
|                  | Steam Boiler           | 100%   |                   |                | 2035               | * *            | 1           | \$123,300      | B             |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                  |                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                  |                        | Explanation : 2 Boilers                                    |                   |                |                    |                |             |                |               |
|                  | Distribution           |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump      | 100%   | 0-2               | \$49,500       | 2032               | * *            | 4           | \$6,100        | B             |
|                  |                        | Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                  |                        | Location : Through Out                                     |                   |                |                    |                |             |                |               |
|                  | Terminal Devices       |  |                   |                |                    |                |             |                |               |
|                  | Air Handler            | 25%  |                   |                | 2022               | \$191,100      | 1           | \$19,200       | B             |
|                  | Convactor/Radiator     | 50%  |                   |                | 2027               | * *            | 1           | \$20,100       | B             |
|                  | Fan Coil Unit/Heat     | 25%  |                   |                | 2022               | \$530,600      | 1           | \$10,100       | B             |
| Air Conditioning |                        |  |                   |                |                    |                |             |                |               |
|                  | Energy Source          |  |                   |                |                    |                |             |                |               |
|                  | Electricity            | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment   |  |                   |                |                    |                |             |                |               |
|                  | Int Pkg Unit - Cooling | 5%   |                   |                | 2023               | \$91,300       | 2           | \$400          | B             |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                  |                        | Location : Computer Room, Condenser Unit Is On The Roof    |                   |                |                    |                |             |                |               |
|                  |                        | Explanation : 1 Split Unit Installed A Year Ago            |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit       | 20%  |                   |                | 2015               | \$58,300       | 1           |                | B             |
|                  | No Component           | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                        |  |                   |                |                    |                |             |                |               |
|                  | Distribution           |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$69,300       | B             |
|                  | Exhaust Fans           |  |                   |                |                    |                |             |                |               |
|                  | Interior               | 100%   |                   |                | 2022               | \$156,700      | 2           | \$3,800        | B             |
| Plumbing         |                        |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping       |  |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel        | 100%   |                   |                | 2020               | \$423,400      | 1           |                | B             |
|                  | Water Heater           |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired              | 100%   |                   |                | 2020               | \$33,000       | 2           | \$1,900        | B             |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                  |                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                  |                        | Explanation : 600 Gal, 1 Tank                              |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping        |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping     |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron              | 100%   | Now               | \$9,900        | LIFE               | * *            | 1           |                | B             |
|                  |                        | Leak Evident, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                  |                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                  | Sump Pump(s)           |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping           | 100%   |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)      |  |                   |                |                    |                |             |                |               |
|                  | Compressed Air         | 50%  |                   |                | 2032               | * *            | 4           | \$700          | B             |
|                  | Electric               | 50%  |                   |                | 2022               | \$5,200        | 4           | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 96 - BK

## Asset # : 1

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport    |            |                   |  |                    |                |             |                |               |
| Elevators             |            |                   |  |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |  | LIFE               |                | * *         |                | C             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Travels From Basement : 4th Floor</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : One New Unit, Installed Less Than A Year</i>  |                    |                |             |                |               |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 95%        |                   |  |                    |                |             |                | D             |
| Generic               | 5%         |                   |  | 2042               |                | * *         | 1-2 \$1,700    | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 98 - BX (J. H. S. 98 - BX)  
**Address** : 1619 BOSTON ROAD  
**Borough** : BRONX **Agency's Number** : X098  
**Program / Asset #** : BOE0239.000 / 2603 **Yr Built/Renovated** : 1931 / 2009  
**Area Sq Ft** : 143,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Apr-2010 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 2939 **Lot** : 93 **BIN** : 2009867

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$298,700             | \$402,700             |
| Interior Architecture | \$2,219,900           | \$123,000             |
| Electrical            | \$289,200             | \$452,900             |
| Mechanical            |                       | \$695,300             |
| <b>Total</b>          | <b>\$2,807,800</b>    | <b>\$1,674,000</b>    |
| Priority A            | \$298,700             | \$402,700             |
| Priority B            | \$542,100             | \$1,233,400           |
| Priority C            | \$1,966,900           | \$37,900              |
| <b>Total</b>          | <b>\$2,807,800</b>    | <b>\$1,674,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,500        |                 |                 |                 |
| Interior Architecture | \$8,700         |                 | \$17,000        | \$17,300        |
| Electrical            | \$10,400        | \$700           | \$1,500         | \$1,700         |
| Mechanical            | \$20,300        | \$22,200        | \$30,400        | \$26,100        |
| <b>Total</b>          | <b>\$56,900</b> | <b>\$22,900</b> | <b>\$48,900</b> | <b>\$45,100</b> |
| Priority A            | \$17,500        |                 |                 |                 |
| Priority B            | \$30,700        | \$22,900        | \$41,600        | \$27,800        |
| Priority C            | \$8,700         |                 | \$7,300         | \$17,300        |
| <b>Total</b>          | <b>\$56,900</b> | <b>\$22,900</b> | <b>\$48,900</b> | <b>\$45,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 70%  |                   |                | LIFE               | * *            | 5           | \$48,100       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 66%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 25%  |                   |                | LIFE               | * *            | 5           | \$55,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Stucco Cement           | 5%   |                   |                | 2034               | * *            | 5           | \$8,600        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Glass Block             | 2%   |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Wood                    | 98%  |                   |                | 2046               | * *            | 5           | \$597,500      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%  |                   |                | LIFE               | * *            | 5           | \$10,700       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 20%  |                   |                | LIFE               | * *            | 5           | \$17,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 25%  | Now               | \$4,000        | 2049               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Gym   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 70%  | Now               | \$9,200        | 2026               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : 5th Floor   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%   |                   |                | 2051               | * *            | 10          | \$10,900       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$21,300       | C             |
| Mosaic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$14,600       | C             |
| Marble Panels   | 1%         |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Terrazzo  | 5%         | Now               | \$6,300        | LIFE               | **             | 5           | \$7,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Lobby  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 61%        | Now               | \$244,900      | 2016               | \$1,224,600    | 3           | \$44,600       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s) 9x9 Tiles                                |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Bulkheads, Corridor(s) 9x9 Tiles             |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2026               | **             | 3           | \$9,700        | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 12*12 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        | Now               | \$134,000      | 2049               | **             | 5           | \$27,400       | C             |
| Dry Rot/Decay, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Music Rooms At 3rd, 4th & 5th Floors Of Tower        |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasiums, 3rd, 4th & 5th Floor Of Tower            |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 60%               |            |                   |                |                    |                |             |                |               |
| Location : Music Rooms At 3rd, 4th & 5th Floors Of Tower        |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$35,300       | 2030               | **             | 5           | \$5,500        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Toilets                                    |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 57%        | Now               | \$250,700      | LIFE               | **             | 5           | \$37,900       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : 5th and 6th Floor Corridors and Stairway of Tower    |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 35%        | Now               | \$77,400       | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor off Main Entrance Lobby                    |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance Lobby                                  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2026               | **             | 5           | \$19,500       | B             |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$6,100        | B             |
| Plaster   | 70%        | Now               | \$253,000      | LIFE               | **             | 5           | \$85,100       | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : 6th Floor Corridors And Stairway Of Tower            |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 98 - BX (J. H. S. 98 - BX)

## Asset # : 2603

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$35,200       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnected Switch       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2021               | \$116,000      | 5           | \$400          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2021               | \$174,800      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$9,200        | 5           | \$100          | B             |
| Fused Knife Sw   | 30%        | 2-4               | \$54,900       | 2046               | * *            | 5           | \$400          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 35%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 5%         | 2-4               | \$9,200        | 2046               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 50%        |                   |                | 2037               | * *            | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2043               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 40%        | 2-4               | \$77,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2041               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2034               | * *            | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

| Electrical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |   |                   |                |                    |                |             |                |               |
| Interior Lighting           |   |                   |                |                    |                |             |                |               |
| Fluorescent                 | 84%   |                   |                | 2026               | * *            | 10          | \$100,300      | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 84% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T-8 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent                 | 10%   |                   |                | 2021               | \$126,900      | 10          | \$11,900       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                             | Location : Auditorium And First Floor Hallway             |                   |                |                    |                |             |                |               |
|                             | Explanation : Compact Fluorescent                         |                   |                |                    |                |             |                |               |
| Fluorescent                 | 3%  |                   |                | 2026               | * *            | 10          | \$3,600        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 3%  |                   |                |                    |                |             |                |               |
|                             | Location : Gym  |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T-5 Lamps                             |                   |                |                    |                |             |                |               |
| HID                         | 3%  |                   |                | 2021               | \$17,600       | 10          | \$100          | B             |
| Egress Lighting             |   |                   |                |                    |                |             |                |               |
| Emergency, Service          | 50%   |                   |                | 2021               | \$11,700       | 1           |                | B             |
| Exit, Service               | 50%   |                   |                | 2021               | \$11,700       | 1           |                | B             |
| Exterior Lighting           |   |                   |                |                    |                |             |                |               |
| HID                         | 100%  |                   |                | 2016               | \$52,800       | 10          | \$400          | B             |
| Alarm                       |   |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection        |   |                   |                |                    |                |             |                |               |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Generic                     | 10%   |                   |                | 2026               | * *            | 1-3         | \$7,400        | B             |
|                             |   |                   |                |                    |                |             |                |               |
| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2034               | * *            | 1           | \$129,100      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                    |                   |                |                    |                |             |                |               |
|                             | Explanation : Two Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2041               | * *            | 4           | \$6,400        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%   |                   |                | 2026               | * *            | 1           | \$33,700       | B             |
| Fan Coil Unit/Heat          | 20%   |                   |                | 2021               | \$480,600      | 1           | \$8,400        | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$72,600       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 100%  |                   |                | 2021               | \$177,400      | 2           | \$4,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 98 - BX (J. H. S. 98 - BX)

Asset # : 2603

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$37,400       | 2           | \$2,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$11,200       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-2         | \$11,000       | B             |
| Fire Pump  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2024               | * *            | 1           | \$24,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 109 - Q  
**Address** : 213-10 92 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q109  
**Program / Asset #** : BOE0759.000 / 1589 **Yr Built/Renovated** : 1925 / 2008  
**Area Sq Ft** : 107,168 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 10626 **Lot** : 1 **BIN** : 4226839

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$112,100        | \$97,300           |
| Interior Architecture |  | \$181,700        | \$676,400          |
| Electrical            |  | \$76,700         | \$1,643,300        |
| Mechanical            |  |                  | \$1,503,700        |
| <b>Total</b>          |  | <b>\$370,500</b> | <b>\$3,920,600</b> |
| Priority A            |  | \$112,100        | \$97,300           |
| Priority B            |  | \$164,400        | \$3,197,000        |
| Priority C            |  | \$94,000         | \$626,300          |
| <b>Total</b>          |  | <b>\$370,500</b> | <b>\$3,920,600</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,600         |                 | \$5,200         |                 |
| Interior Architecture | \$83,300         |                 | \$10,000        | \$11,900        |
| Electrical            | \$38,200         | \$2,800         | \$3,000         | \$4,000         |
| Mechanical            | \$61,300         | \$15,800        | \$21,600        | \$15,100        |
| <b>Total</b>          | <b>\$229,400</b> | <b>\$18,600</b> | <b>\$39,900</b> | <b>\$31,000</b> |
| Priority A            | \$46,600         |                 | \$5,200         |                 |
| Priority B            | \$123,400        | \$18,600        | \$24,600        | \$19,200        |
| Priority C            | \$59,400         |                 | \$10,000        | \$11,900        |
| <b>Total</b>          | <b>\$229,400</b> | <b>\$18,600</b> | <b>\$39,900</b> | <b>\$31,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 109 - Q

## Asset # : 1589

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$37,400       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$86,300       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$44,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5-10        | \$80,700       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | **             | 10          | \$54,100       | A             |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$5,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 5%         | Now               | \$48,300       | 2043               | **             | 5           | \$1,800        | C             |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs</i>  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$7,300        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$11,000       | C             |
| Vinyl Tile  | 40%        |                   |                | 2023               | \$556,700      | 3           | \$29,200       | C             |
| Vinyl Tile  | 25%        |                   |                | 2028               | **             | 3           | \$13,700       | C             |
| Vinyl Tile  | 5%         |                   |                | 2018               | \$69,600       | 3           | \$3,700        | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairs</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Units</i>                                      |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2038               | **             | 5           | \$27,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$13,300       | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$28,200       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 10          | \$5,000        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$3,300        | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5-10        | \$70,600       | C             |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             | 10          | \$12,500       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 30%        |                   |                | 2028               | **             | 5           | \$43,700       | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5-10        | \$27,300       | B             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$137,800      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 109 - Q

## Asset # : 1589

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component                | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |               |
|                 | Service Equipment        |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2023               | \$32,600       | 5           | \$400          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Main Service Switch Rated @ 2500 Amperes                         |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2023               | \$119,200      | 5           | \$400          | B             |
|                 | Raceway                  |  |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 90%  |                   |                | 2023               | \$129,300      | 1           |                | B             |
|                 | Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                |                    |                |             |                |               |
|                 | Fused Knife Sw           | 25%  | 2-4               | \$33,900       | 2048               | * *            | 5           | \$300          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Obsolete Equipment   |                   |                |                    |                |             |                |               |
|                 | Molded Case Bkrs         | 65%  |                   |                | 2022               | \$88,100       | 5           | \$1,500        | B             |
|                 | Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
|                 | Wiring                   |  |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 50%  | 2-4               | \$76,700       | 2048               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                 |                          | Location : Upper Floors  |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
|                 | Thermoplastic            | 40%  |                   |                | 2033               | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 80%  |                   |                | 2021               | \$26,400       | 5           | \$500          | B             |
|                 | Locally Mounted          | 20%  |                   |                | 2028               | * *            | 5           | \$100          | B             |
|                 | Ground                   |  |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |               |
|                 | Generic                  | 100%   | Now               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Connected To Main Water Pipe. Area Of Contact Covered With Paint |                   |                |                    |                |             |                |               |
|                 | Lighting                 |  |                   |                |                    |                |             |                |               |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 99%  |                   |                | 2023               | \$870,800      | 10          | \$88,600       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building   |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
|                 | HID                      | 1%   |                   |                | 2023               | \$4,100        | 10          |                | B             |
|                 | Egress Lighting          |  |                   |                |                    |                |             |                |               |
|                 | Emergency, Battery       | 30%  |                   |                | 2028               | * *            | 10          | \$7,100        | B             |
|                 | Emergency, Battery       | 20%  |                   |                | 2023               | \$8,100        | 10          | \$4,700        | B             |
|                 | Exit, Service            | 20%  |                   |                | 2028               | * *            | 1           |                | B             |
|                 | Exit, Service            | 30%  |                   |                | 2023               | \$4,900        | 1           |                | B             |
|                 | Exterior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | HID                      | 100%   |                   |                | 2023               | \$36,600       | 10          | \$300          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 109 - Q

## Asset # : 1589

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

60%

D

Generic

40%

2031

\* \*

1

\$13,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Staircases And Outside**Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$310,700

1-3

\$16,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Horns*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$96,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$15,500

2033

\* \*

4

\$4,800

B

*Malfunctioning, Extent : Severe, Area Affected : 25%**Location : Vacuum Pump, Basement*

## Terminal Devices

Air Handler

15%

2023

\$90,000

1

\$9,100

B

Convector/Radiator

55%

2021

\$578,000

1

\$17,400

B

Fan Coil Unit/Heat

30%

2018

\$499,700

1

\$9,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

8%

2018

\$18,300

1

B

No Component

92%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$86,100

B

## Exhaust Fans

Interior

100%

2023

\$123,000

2

\$3,000

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 109 - Q

Asset # : 1589

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper       | 75%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel    | 25%            |                   |                    | 2021    | \$83,100       | 1           |                | B             |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2021    | \$25,900       | 2           | \$1,500        | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    | 2023    | \$10,800       | 1           | \$6,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 10%            |                   |                    | 2023    | \$129,900      | 1-2         | \$2,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 111 - BK  
**Address** : 35 STARR STREET @WILSON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K111  
**Program / Asset #** : BOE0421.000 / 1381 **Yr Built/Renovated** : 1964 / 2000  
**Area Sq Ft** : 161,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3185 **Lot** : 1 **BIN** : 3072497

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$653,900             |
| Interior Architecture | \$1,447,600           | \$43,700              |
| Electrical            | \$145,500             | \$1,523,000           |
| Mechanical            | \$84,700              | \$583,900             |
| <b>Total</b>          | <b>\$1,677,800</b>    | <b>\$2,804,400</b>    |
| Priority A            |                       | \$653,900             |
| Priority B            | \$269,700             | \$2,106,900           |
| Priority C            | \$1,408,100           | \$43,700              |
| <b>Total</b>          | <b>\$1,677,800</b>    | <b>\$2,804,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$40,200         | \$8,600         |                 |
| Interior Architecture | \$82,400         | \$13,100         |                 | \$7,800         |
| Electrical            | \$11,900         | \$24,900         |                 |                 |
| Mechanical            | \$30,500         | \$41,300         | \$31,600        | \$19,600        |
| <b>Total</b>          | <b>\$124,800</b> | <b>\$119,400</b> | <b>\$40,100</b> | <b>\$27,500</b> |
| Priority A            |                  | \$40,200         | \$8,600         |                 |
| Priority B            | \$58,000         | \$66,200         | \$31,600        | \$19,700        |
| Priority C            | \$66,800         | \$13,100         |                 | \$7,800         |
| <b>Total</b>          | <b>\$124,800</b> | <b>\$119,400</b> | <b>\$40,100</b> | <b>\$27,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 111 - BK

Asset # : 1381

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |         |                    |             |                |               |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 85%   |                   |                | LIFE    | **                 | 5           | \$61,500       | A             |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |
| Metal Panel             | 5%  |                   |                | 2040    | **                 | 5-10        | \$24,900       | A             |
| Granite Panels          | 5%  |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |
| Windows                 |   |                   |                |         |                    |             |                |               |
| Aluminum                | 95%   |                   |                | 2036    | **                 | 5           | \$17,100       | A             |
| Steel                   | 5%  |                   |                | 2028    | **                 | 5           | \$11,300       | A             |
| Parapets                |   |                   |                |         |                    |             |                |               |
| Metal Panel             | 10%   |                   |                | 2040    | **                 | 5           | \$4,100        | A             |
| Metal Security Bars     | 10%   |                   |                | 2035    | **                 |             |                | A             |
| Metal: Cage/Fence       | 80%   |                   |                | 2033    | **                 | 5-10        | \$66,100       | A             |
| Roof                    |   |                   |                |         |                    |             |                |               |
| IRMA/Protected Membrane | 60%   |                   |                | 2020    | \$500,100          | 10          | \$53,700       | A             |
| IRMA/Protected Membrane | 35%   |                   |                | 2025    | **                 | 10          | \$31,300       | A             |
| Metal Panel             | 5%  |                   |                | 2033    | **                 | 10          | \$8,200        | A             |
| Interior                |   |                   |                |         |                    |             |                |               |
| Floors                  |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE    | **                 | 5           | \$22,900       | C             |
| Ceramic Tile            | 5%  | Now               | \$23,200       | 2029    | **                 | 5           | \$5,200        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |
|                         | Location : Bathrooms  |                   |                |         |                    |             |                |               |
| Terrazzo                | 5%  |                   |                | LIFE    | **                 | 5           | \$8,200        | C             |
| Vinyl Tile              | 50%   |                   |                | 2015    | \$997,300          | 3           | \$39,200       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                       |                   |                |         |                    |             |                |               |
|                         | Explanation : 9 X 9 Tiles                                   |                   |                |         |                    |             |                |               |
| Vinyl Tile              | 30%   | Now               | \$239,400      | 2025    | **                 | 3           | \$23,500       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |                   |                |         |                    |             |                |               |
|                         | Location : Cafeteria, Corridor(s)                           |                   |                |         |                    |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%         |                   |                |         |                    |             |                |               |
|                         | Location : Cafeteria, Corridor(s)                           |                   |                |         |                    |             |                |               |
| Wood                    | 5%  | Now               | \$22,200       | 2048    | **                 | 5           | \$9,800        | C             |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                         | Location : Gymnasium  |                   |                |         |                    |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 111 - BK

## Asset # : 1381

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile   | 5%  | Now | \$21,400  | 2029 | ** | 5 | \$7,300  | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |     |     |           |      |    |   |          |   |
| <i>Location : Bathrooms</i>  |     |     |           |      |    |   |          |   |
| Concrete Masonry Unit  | 10% |     |           | LIFE | ** | 5 | \$11,600 | C |
| Folding Partition  | 5%  | Now | \$37,900  | 2036 | ** | 5 | \$18,200 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |           |      |    |   |          |   |
| Glazed Ceramic Panel   | 5%  |     |           | LIFE | ** |   |          | C |
| Plaster  | 50% | Now | \$133,500 | LIFE | ** | 5 | \$43,700 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| SGFT/Glazed Masonry  | 25% |     |           | LIFE | ** |   |          | C |

## Ceilings

|   |     |     |          |      |    |   |          |   |
|---|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn  | 25% | Now | \$39,500 | 2025 | ** | 5 | \$32,000 | B |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |   |          |   |
| AcousTileSusp.Lay-In  | 10% | Now | \$6,800  | 2025 | ** | 5 | \$10,200 | B |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Hallways</i>  |     |     |          |      |    |   |          |   |
| Exposed Concrete  | 50% |     |          | LIFE | ** | 5 | \$16,000 | B |
| Plaster   | 10% |     |          | LIFE | ** | 5 | \$12,800 | B |
| Plaster   | 5%  | Now | \$8,800  | LIFE | ** | 5 | \$6,400  | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |     |     |          |      |    |   |          |   |
| <i>Location : Gymnasium Entrance</i>                                    |     |     |          |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2020 | \$32,600 | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1800 Amps And One 800 Amps Main Disconnect Switch</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2020 | \$120,700 | 5 | \$500 | B |
| Fused Disc Sw | 10% |  |  | 2030 | **        | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2030 | **        | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 111 - BK

Asset # : 1381

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2028    | * *                | 5           | \$300          | B             |  |
| Fused Knife Sw   | 5%         | 2-4               | \$9,600        | 2045    | * *                | 5           | \$100          | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 80%        |                   |                | 2019    | \$153,600          | 5           | \$2,800        | B             |  |
| Molded Case Bkrs   | 5%         |                   |                | 2028    | * *                | 5           | \$200          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 60%        | 2-4               | \$107,600      | 2045    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 30%        |                   |                | 2020    | \$53,800           | 1           |                | B             |  |
| Thermoplastic  | 10%        |                   |                | 2030    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2018    | \$33,000           | 5           | \$900          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,900        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Coroded                                      |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 75%        |                   |                | 2020    | \$945,500          | 10          | \$96,200       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T12 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 20%        |                   |                | 2028    | * *                | 10          | \$25,700       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T8 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| HID  | 2%         |                   |                | 2028    | * *                | 10          | \$100          | B             |  |
| Incandescent   | 3%         |                   |                | 2015    | \$37,800           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 40%        |                   |                | 2015    | \$9,300            | 1           |                | B             |  |
| Emergency, Battery   | 10%        |                   |                | 2025    | * *                | 10          | \$3,400        | B             |  |
| Exit, Service  | 50%        |                   |                | 2015    | \$11,600           | 1           |                | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2030               | * *            | 5           | \$43,300       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |                   |                | 2025               | * *            | 1           | \$138,600      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 111 - BK

Asset # : 1381

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2030               | * *            | 4           | \$10,400       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$171,900      | 1           | \$17,300       | B             |
| Convactor/Radiator  | 75%        |                   |                | 2025               | * *            | 1           | \$33,900       | B             |
| Fan Coil Unit/Heat  | 5%         |                   |                | 2020               | \$119,400      | 1           | \$2,300        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2018               | \$131,100      | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$78,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2020               | \$123,400      | 2           | \$3,000        | B             |
| Roof  | 30%        |                   |                | 2020               | \$38,000       | 2           | \$1,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 2-4               | \$47,600       | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 10%<br>Location : Main Shut Off Valve Area |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$37,100       | 2           | \$2,100        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$20,800       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 113 - BK  
**Address** : 300 ADELPHI STREET BTWN: DEKALB AVE., LAFAYETTE AVE  
**Borough** : BROOKLYN **Agency's Number** : K113  
**Program / Asset #** : BOE0423.000 / 1383 **Yr Built/Renovated** : 1962 / 2006  
**Area Sq Ft** : 147,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Sep-2010 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2103 **Lot** : 4 **BIN** : 3059051

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$81,300              | \$143,700             |
| Interior Architecture | \$65,700              | \$1,461,400           |
| Electrical            | \$155,200             | \$3,357,400           |
| Mechanical            | \$345,400             | \$1,090,300           |
| <b>Total</b>          | <b>\$647,600</b>      | <b>\$6,052,800</b>    |
| Priority A            | \$81,300              | \$143,700             |
| Priority B            | \$500,500             | \$4,447,700           |
| Priority C            | \$65,700              | \$1,461,400           |
| <b>Total</b>          | <b>\$647,600</b>      | <b>\$6,052,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,500         |                 |                 | \$10,200        |
| Interior Architecture | \$9,300         | \$2,400         | \$24,100        | \$14,000        |
| Electrical            | \$16,200        | \$9,500         | \$12,600        | \$23,100        |
| Mechanical            | \$8,300         | \$18,800        | \$35,900        | \$38,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$43,400</b> | <b>\$34,600</b> | <b>\$76,500</b> | <b>\$89,900</b> |
| Priority A            | \$5,500         |                 |                 | \$10,200        |
| Priority B            | \$37,800        | \$32,200        | \$52,400        | \$79,700        |
| Priority C            |                 | \$2,400         | \$24,100        |                 |
| <b>Total</b>          | <b>\$43,400</b> | <b>\$34,600</b> | <b>\$76,500</b> | <b>\$89,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BK

Asset # : 1383

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 100%   |                   |                | LIFE               | * *            | 5           | \$66,100       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 95%  | Now               | \$81,300       | 2038               | * *            | 5           | \$7,800        | A             |
|                       | Hardware Missing, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                       | Location : 4th Floor Throughout                              |                   |                |                    |                |             |                |               |
| Metal Louvers         | 5%   |                   |                | 2031               | * *            | 10          | \$5,100        | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  |                   |                | LIFE               | * *            | 5           | \$7,800        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel           | 2%   |                   |                | 2048               | * *            | 5           | \$800          | A             |
| Metal Rail            | 8%   |                   |                | 2039               | * *            | 5-10        | \$14,100       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 10%  |                   |                | LIFE               | * *            | 5           | \$6,100        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%  |                   |                | 2030               | * *            | 10          | \$77,700       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%   |                   |                | 2057               | * *            | 10          | \$10,200       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BK

## Asset # : 1383

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |  |  |      |             |   |          |   |
|------------------------|-----|--|--|------|-------------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **          | 5 | \$20,900 | C |
| Ceramic Tile           | 3%  |  |  | 2031 | **          | 5 | \$5,700  | C |
| Terrazzo               | 5%  |  |  | LIFE | **          | 5 | \$7,500  | C |
| Vinyl Tile             | 72% |  |  | 2022 | \$1,417,500 | 3 | \$51,600 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Tiles*

|            |     |  |  |      |    |   |         |   |
|------------|-----|--|--|------|----|---|---------|---|
| Vinyl Tile | 10% |  |  | 2030 | ** | 3 | \$7,200 | C |
|------------|-----|--|--|------|----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Corridors*

|      |    |     |          |      |    |   |         |   |
|------|----|-----|----------|------|----|---|---------|---|
| Wood | 5% | Now | \$65,700 | 2037 | ** | 5 | \$9,000 | C |
|------|----|-----|----------|------|----|---|---------|---|

*Deteriorated Finish, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2031 | ** | 5 | \$8,000  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$10,600 | C |
| Masonry: Brick        | 7%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$43,900 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2039 | ** | 5 | \$18,700 | B |
| AcousTile,Adhered | 15% |  |  | 2027 | ** | 5 | \$28,000 | B |
| Exposed Concrete  | 50% |  |  | LIFE | ** | 5 | \$14,600 | B |
| Plaster           | 25% |  |  | LIFE | ** | 5 | \$29,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$35,200 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches No Nameplate Ratings Available.*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2022 | \$108,700 | 5 | \$400 | B |
| Fused Disc Sw | 25% |  |  | 2048 | **        | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$165,600 | 1 |  | B |
| Conduit | 10% |  |  | 2048 | **        | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BK

Asset # : 1383

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2021               | \$27,500       | 5           | \$400          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$128,200      | 5           | \$2,200        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$155,200      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$28,500       | 5           | \$600          | B             |
| Locally Mounted  | 20%        | 2-4               | \$7,100        | 2042               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2022               | \$1,182,100    | 10          | \$111,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2022               | \$62,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$28,600       | 10          | \$15,400       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$11,400       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 25%        |                   |                | 2017               | \$13,600       | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : Main Entrance Only                           |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2027               | * *            | 1           | \$22,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only                         |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BK

## Asset # : 1383

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

## Generic

100%

2022

\$1,535,500

1-3

\$74,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement And Hallways**Explanation : Main Control Panel Located In The Basement. Strobe Lights, Pull Station, Alarm Bell, Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2032

\* \*

5

\$39,600

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$38,300

2020

\$766,200

1

\$113,900

B

*Corroded, Extent : Severe, Area Affected : 30%**Location : Boiler Room**Leak Evident, Extent : Moderate, Area Affected : 3%**Location : Feed Back Pipe, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units. 1 Heat Exchanger For Portion Of Hot Water Devices In The Building*

## Distribution

## Hot Wtr Piping/Pump

20%

2030

\* \*

4

\$1,900

B

## Steam Piping/Pump

80%

Now

\$44,000

2032

\* \*

4

\$5,000

B

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Vacuum Pump, Basement*

## Terminal Devices

## Air Handler

30%

2022

\$254,600

1

\$23,700

B

## Convactor/Radiator

70%

2027

\* \*

1

\$28,900

B

## Air Conditioning

## Energy Source

## Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

70%

2017

\$226,500

1

B

## No Component

30%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$71,200

B

## Exhaust Fans

## Interior

40%

2022

\$69,600

2

\$1,600

B

## Roof

60%

2030

\* \*

2

\$2,400

B

## Plumbing

## H/C Water Piping

## Brass/Copper

100%

2032

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BK

Asset # : 1383

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Water Heater       |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%   |                   |                    | 2017    | \$36,600       | 2           | \$1,900        | B             |
|                    | HW Heat Exchanger  |  |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%   |                   |                    | 2052    | * *            | 4           | \$12,700       | B             |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2022    | \$11,200       | 4           | \$2,000        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-4   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                     |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 80%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 20%  |                   |                    | 2032    | * *            | 1-2         | \$7,200        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 113 - BX (J. H. S. 113 - BX)  
**Address** : 3710 BARNES AVENUE BTWN: E.216 ST. - E.217 ST.  
**Borough** : BRONX **Agency's Number** : X113  
**Program / Asset #** : BOE0253.000 / 413 **Yr Built/Renovated** : 1937 / 2008  
**Area Sq Ft** : 155,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 4675 **Lot** : 20 **BIN** : 2058396

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$602,300             | \$43,600              |
| Interior Architecture | \$801,600             | \$1,597,400           |
| Electrical            | \$152,500             | \$1,849,400           |
| Mechanical            | \$874,500             | \$3,718,500           |
| <b>Total</b>          | <b>\$2,430,900</b>    | <b>\$7,208,800</b>    |
| Priority A            | \$602,300             | \$43,600              |
| Priority B            | \$1,298,100           | \$5,666,700           |
| Priority C            | \$530,500             | \$1,498,500           |
| <b>Total</b>          | <b>\$2,430,900</b>    | <b>\$7,208,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,800         |                 |                 |                 |
| Interior Architecture | \$75,700         |                 | \$10,500        | \$18,500        |
| Electrical            | \$4,700          | \$2,600         | \$3,900         | \$3,900         |
| Mechanical            | \$36,000         | \$27,500        | \$31,700        | \$19,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$184,000</b> | <b>\$38,000</b> | <b>\$54,000</b> | <b>\$50,200</b> |
| Priority A            | \$59,800         |                 |                 |                 |
| Priority B            | \$48,500         | \$38,000        | \$54,000        | \$31,700        |
| Priority C            | \$75,700         |                 |                 | \$18,500        |
| <b>Total</b>          | <b>\$184,000</b> | <b>\$38,000</b> | <b>\$54,000</b> | <b>\$50,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BX (J. H. S. 113 - BX)

## Asset # : 413

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE    | * *                | 5           | \$40,100       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%  | Now               | \$146,400      | LIFE    | * *                | 5           | \$43,600       | A             |  |
|                         | Expansion Jnt Failure, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 5%   |                   |                | LIFE    | * *                | 5           | \$3,800        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE    | * *                | 5           | \$16,700       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   | Now               | \$278,500      | 2039    | * *                | 5           | \$28,900       | A             |  |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%  |                   |                | LIFE    | * *                | 5-10        | \$165,900      | A             |  |
| Masonry: Limestone      | 10%  |                   |                | LIFE    | * *                | 5-10        | \$32,900       | A             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 10%  |                   |                | 2051    | * *                | 10          | \$30,900       | A             |  |
| IRMA/Protected Membrane | 10%  |                   |                | 2028    | * *                | 10          | \$12,400       | A             |  |
| Modified Bitumen        | 80%  | Now               | \$35,800       | 2028    | * *                |             |                | A             |  |
|                         | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  |                   |                | LIFE    | * *                | 5           | \$92,400       | C             |  |
| Ceramic Tile            | 5%   | Now               | \$70,200       | 2026    | * *                | 5           | \$5,300        | C             |  |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Terrazzo                | 5%   |                   |                | LIFE    | * *                | 5           | \$16,500       | C             |  |
| Vinyl Tile              | 35%  | Now               | \$70,500       | 2023    | \$704,500          | 3           | \$27,700       | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 12x12 Tiles                            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 35%  | Now               | \$211,400      | 2018    | \$704,500          | 3           | \$27,700       | C             |  |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
| Wood                    | 10%  |                   |                | 2038    | * *                | 5           | \$39,600       | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BX (J. H. S. 113 - BX)

## Asset # : 413

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Masonry: Brick

10% Now

\$32,600 LIFE

\* \*

C

*Vertical Cracks, Extent : Moderate, Area Affected : 5%**Location : Cafeteria*

Marble Panels

5%

LIFE

\* \*

10

\$4,800

C

Plaster

60% Now

\$132,300

LIFE

\* \*

5

\$43,300

C

*Deteriorated Finish, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

SGFT/Glazed Masonry

25%

LIFE

\* \*

10

\$30,000

C

## Ceilings

AcousTileConcealSpLn

15% Now

\$48,800

2028

\* \*

5

\$19,800

B

*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Throughout*

AcousTileSusp.Lay-In

10%

2036

\* \*

5

\$21,100

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

65%

LIFE

\* \*

5-10

\$235,500

B

Plaster

10% Now

\$72,500

LIFE

\* \*

5

\$13,200

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Bulkheads, Rooms 359, 360, 374**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Bulkheads, Rooms 359, 360, 374*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Service Switches Rated At 800 And 1600 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2023

\$134,100

5

\$600

B

## Raceway

Conduit

90%

2023

\$153,200

1

B

Conduit

10%

2033

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2031

\* \*

5

\$300

B

Fused Disc Sw

15%

2022

\$25,400

5

\$400

B

Molded Case Bkrs

10%

2039

\* \*

5

\$300

B

Molded Case Bkrs

65%

2022

\$110,100

5

\$2,200

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BX (J. H. S. 113 - BX)

## Asset # : 413

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$152,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 95%        |                   |                | 2021               | \$31,300       | 5           | \$800          | B             |
| Locally Mounted  | 5%         |                   |                | 2028               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Meter Room                                |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2023               | \$1,246,800    | 10          | \$126,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2018               | \$25,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2028               | * *            | 10          | \$4,800        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$52,900       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2028               | * *            | 1           | \$4,800        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$23,500       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BX (J. H. S. 113 - BX)

## Asset # : 413

| Mechanical       |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                        |   |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment   |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler           | 100%  | 0-2               | \$783,300      | 2043               | * *            | 1           | \$125,900      | B             |
|                  |                        | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                        | Location : Boilers  |                   |                |                    |                |             |                |               |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                  |                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                  |                        | Explanation : 6 Units                                       |                   |                |                    |                |             |                |               |
|                  | Distribution           |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump      | 100%  | Now               | \$56,200       | 2023               | \$1,123,500    | 4           | \$7,000        | B             |
|                  |                        | Steam Traps Faulty, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                  | Terminal Devices       |   |                   |                |                    |                |             |                |               |
|                  | Air Handler            | 25%   | Now               | \$10,800       | 2018               | \$216,900      | 1           | \$19,700       | B             |
|                  |                        | Broken, Extent : Moderate, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                  |                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                  |                        | Corroded, Extent : Moderate, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                  |                        | Location : Fan Room   |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator     | 60%   |                   |                | 2021               | \$911,900      | 1           | \$27,400       | B             |
|                  | Fan Coil Unit/Heat     | 15%   |                   |                | 2018               | \$361,400      | 1           | \$6,900        | B             |
| Air Conditioning |                        |   |                   |                |                    |                |             |                |               |
|                  | Energy Source          |   |                   |                |                    |                |             |                |               |
|                  | Electricity            | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
|                  | Conversion Equipment   |   |                   |                |                    |                |             |                |               |
|                  | Ext Pkg Unit - Cooling | 10%   |                   |                | 2028               | * *            | 2           | \$900          | B             |
|                  |                        | R-22 Refrigerant, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                  |                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                  |                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                  |                        | Explanation : One Unit                                      |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit       | 10%   |                   |                | 2018               | \$33,100       | 1           |                | B             |
|                  | No Component           | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                        |   |                   |                |                    |                |             |                |               |
|                  | Distribution           |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$124,600      | B             |
|                  | Exhaust Fans           |   |                   |                |                    |                |             |                |               |
|                  | Interior               | 100%  |                   |                | 2018               | \$177,900      | 2           | \$4,400        | B             |
| Plumbing         |                        |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping       |   |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel        | 100%  | Now               | \$9,600        | 2021               | \$480,600      | 1           |                | B             |
|                  |                        | Corroded, Extent : Moderate, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                  |                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                  | HW Heat Exchanger      |   |                   |                |                    |                |             |                |               |
|                  | Low Temp               | 100%  |                   |                | 2023               | \$49,900       | 4           | \$21,000       | B             |
|                  | Sanitary Piping        |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 113 - BX (J. H. S. 113 - BX)

Asset # : 413

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 50%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Street : 2nd Floor                           |                   |                |                    |                |             |                |               |
|                       | Explanation : One Freight Unit                          |                   |                |                    |                |             |                |               |
| Hydraulic             | 50%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B: 3rd Floor                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : One Passenger Unit                        |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2033               | * *            | 1-2         | \$2,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 116 - BX  
**Address** : 977 FOX STREET (NEAR E. 163 ST.)  
**Borough** : BRONX **Agency's Number** : X116  
**Program / Asset #** : BOE0256.000 / 415 **Yr Built/Renovated** : 1975 / 2005  
**Area Sq Ft** : 174,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2714 **Lot** : 4 **BIN** : 2005660

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$121,900             | \$78,200              |
| Interior Architecture | \$398,100             | \$56,600              |
| Electrical            | \$817,100             | \$653,400             |
| Mechanical            | \$304,000             | \$1,857,600           |
| <b>Total</b>          | <b>\$1,641,000</b>    | <b>\$2,645,900</b>    |
| Priority A            | \$121,900             | \$78,200              |
| Priority B            | \$1,223,400           | \$2,511,000           |
| Priority C            | \$295,700             | \$56,600              |
| <b>Total</b>          | <b>\$1,641,000</b>    | <b>\$2,645,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$26,200         | \$1,100          | \$9,700         |                 |
| Interior Architecture | \$70,800         |                  | \$32,400        | \$22,600        |
| Electrical            | \$3,300          | \$13,400         |                 |                 |
| Mechanical            | \$35,500         | \$86,800         | \$45,600        | \$64,000        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$139,700</b> | <b>\$105,200</b> | <b>\$91,600</b> | <b>\$90,600</b> |
| Priority A            | \$26,200         | \$1,100          | \$9,700         |                 |
| Priority B            | \$73,600         | \$104,100        | \$49,500        | \$68,000        |
| Priority C            | \$40,000         |                  | \$32,400        | \$22,600        |
| <b>Total</b>          | <b>\$139,700</b> | <b>\$105,200</b> | <b>\$91,600</b> | <b>\$90,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 116 - BX

## Asset # : 415

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$70,400       | A             |  |
| Masonry: Brick  | 10%        | Now               | \$52,600       | LIFE    | **                 | 5           | \$7,800        | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2036    | **                 | 5           | \$19,500       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        | Now               | \$69,300       | LIFE    | **                 | 5           | \$10,400       | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         |                   |                | 2040    | **                 | 5           | \$2,200        | A             |  |
| Metal Security Bars   | 5%         |                   |                | 2048    | **                 |             |                | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       | Now               | \$26,200       | 2025    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium Roof                                       |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$3,400        | LIFE    | **                 | 5           | \$24,700       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$12,500       | 2029    | **                 | 5           | \$5,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms  |            |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Cer/Brk  | 5%         |                   |                | 2036    | **                 | 5           | \$25,400       | C             |  |
| Vinyl Tile  | 80%        | Now               | \$86,200       | 2025    | **                 | 3           | \$67,900       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         | Now               | \$24,000       | 2048    | **                 | 5           | \$10,600       | C             |  |
| Dry Rot/Decay, Extent : Light, Area Affected : 10%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 116 - BX

## Asset # : 415

| Architecture |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |           |      |    |   |          |   |
|-----------------------|-----|-----|-----------|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |     |           | LIFE | ** | 5 | \$6,300  | C |
| Folding Partition     | 5%  |     |           | 2036 | ** | 5 | \$39,300 | C |
| Masonry: Brick        | 5%  |     |           | LIFE | ** |   |          | C |
| Plaster               | 60% | Now | \$173,200 | LIFE | ** | 5 | \$56,600 | C |

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout**Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                     |    |     |          |      |    |  |  |   |
|---------------------|----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 5% | Now | \$36,300 | LIFE | ** |  |  | C |
|---------------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Corridor Near Custodians Office**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%**Location : Corridor Near Custodians Office*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$21,300 | 2025 | ** | 5 | \$34,600 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete | 60% | Now | \$102,400 | LIFE | ** | 5 | \$20,800 | B |
|------------------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$13,800 | B |
|---------|-----|--|--|------|----|---|----------|---|

|         |    |     |         |      |    |   |         |   |
|---------|----|-----|---------|------|----|---|---------|---|
| Plaster | 5% | Now | \$9,500 | LIFE | ** | 5 | \$6,900 | B |
|---------|----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Stair 3**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair 3*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$149,000 | 5 | \$600 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$178,900 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2030 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 116 - BX

## Asset # : 415

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2019               | \$28,800       | 5           | \$500          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2019               | \$144,000      | 5           | \$2,800        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 90%        |                   |                | 2020               | \$181,600      | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2018               | \$29,700       | 5           | \$900          | B             |
| Locally Mounted  | 5%         |                   |                | 2025               | * *            | 5           |                | B             |
| Locally Mounted  | 5%         | 2-4               | \$1,700        | 2040               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 50%        |                   |                | 2015               | \$681,200      | 10          | \$69,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1,4 And Basement                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 48%        |                   |                | 2025               | * *            | 10          | \$66,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 2, 3                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$12,600       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2020               | \$10,000       | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2020               | \$6,300        | 10          | \$3,700        | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$12,500       | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2040               | * *            | 5           | \$46,800       | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$41,900       | 2033               | * *            | 1           | \$134,900      | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : One Boiler Needs Retubing                 |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                    | 100%       | Now               | \$120,300      | 2030               | * *            | 4           | \$7,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Tank                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 116 - BX

## Asset # : 415

| Mechanical                                      |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                           | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices                                |            |                   |                |         |                    |             |                |               |  |
| Air Handler                                     | 20%        |                   |                | 2020    | \$185,800          | 1           | \$18,700       | B             |  |
| Convactor/Radiator                              | 80%        |                   |                | 2025    | **                 | 1           | \$39,100       | B             |  |
| Air Conditioning                                |            |                   |                |         |                    |             |                |               |  |
| Energy Source                                   |            |                   |                |         |                    |             |                |               |  |
| Electricity                                     | 100%       |                   |                | 2036    | **                 | 1           |                | B             |  |
| Conversion Equipment                            |            |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller                     | 40%        |                   |                | 2025    | **                 | 1           | \$28,100       | B             |  |
| Window/Wall Unit                                | 40%        |                   |                | 2015    | \$141,700          | 1           |                | B             |  |
| No Component                                    | 20%        |                   |                |         |                    |             |                | D             |  |
| Distribution                                    |            |                   |                |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump                           | 100%       |                   |                | 2030    | **                 | 4           | \$11,200       | B             |  |
| Terminal Devices                                |            |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht                             | 100%       |                   |                | 2020    | \$1,090,900        | 1           | \$93,600       | B             |  |
| Heat Rejection                                  |            |                   |                |         |                    |             |                |               |  |
| Water Cool Tower                                | 100%       |                   |                | 2021    | \$395,700          | 2           | \$152,100      | B             |  |
| Ventilation                                     |            |                   |                |         |                    |             |                |               |  |
| Distribution                                    |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                              | 100%       |                   |                | LIFE    | **                 | 2-5         | \$84,300       | B             |  |
| Exhaust Fans                                    |            |                   |                |         |                    |             |                |               |  |
| Interior  | 20%        |                   |                | 2020    | \$38,100           | 2           | \$900          | B             |  |
| Roof  | 80%        | Now               | \$5,500        | 2020    | \$109,600          | 2           | \$3,000        | B             |  |
| Damaged, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Roof                                 |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping                                |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel                                 | 100%       |                   |                | 2025    | **                 | 1           |                | B             |  |
| HW Heat Exchanger                               |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2030    | **                 | 4           | \$22,500       | B             |  |
| Sanitary Piping                                 |            |                   |                |         |                    |             |                |               |  |
| Cast Iron                                       | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping                              |            |                   |                |         |                    |             |                |               |  |
| Cast Iron                                       | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)                                    |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping                                    | 100%       |                   |                | 2025    | **                 | 4           | \$1,300        | B             |  |
| Sewage Ejector(s)                               |            |                   |                |         |                    |             |                |               |  |
| Compressed Air                                  | 100%       |                   |                | 2030    | **                 | 4           | \$2,000        | B             |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |
| Vertical Transport                              |            |                   |                |         |                    |             |                |               |  |
| Elevators                                       |            |                   |                |         |                    |             |                |               |  |
| Geared Traction                                 | 100%       |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 117 - BK  
**Address** : 300 WILLOUGHBY AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K117  
**Program / Asset #** : BOE0427.000 / 1358 **Yr Built/Renovated** : 1955 / 2000  
**Area Sq Ft** : 145,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1926 **Lot** : 10 **BIN** : 3055165

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,220,500           | \$100,900             |
| Interior Architecture | \$1,081,800           | \$81,700              |
| Electrical            | \$250,800             | \$1,391,600           |
| Mechanical            | \$315,000             | \$294,500             |
| <b>Total</b>          | <b>\$2,868,200</b>    | <b>\$1,868,600</b>    |
| Priority A            | \$1,220,500           | \$100,900             |
| Priority B            | \$649,000             | \$1,686,100           |
| Priority C            | \$998,700             | \$81,700              |
| <b>Total</b>          | <b>\$2,868,200</b>    | <b>\$1,868,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$12,200         |                 | \$10,200         |                 |
| Interior Architecture | \$6,000          | \$5,100         | \$34,000         | \$17,900        |
| Electrical            | \$67,800         | \$1,100         | \$50,100         |                 |
| Mechanical            | \$14,800         | \$18,700        | \$47,700         | \$19,400        |
| <b>Total</b>          | <b>\$100,700</b> | <b>\$24,900</b> | <b>\$142,000</b> | <b>\$37,300</b> |
| Priority A            | \$12,200         |                 | \$10,200         |                 |
| Priority B            | \$82,600         | \$19,800        | \$114,000        | \$19,400        |
| Priority C            | \$6,000          | \$5,100         | \$17,900         | \$17,900        |
| <b>Total</b>          | <b>\$100,700</b> | <b>\$24,900</b> | <b>\$142,000</b> | <b>\$37,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BK

Asset # : 1358

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 13%   | Now               | \$47,400       | LIFE               | **             | 5           | \$14,100       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Chimney And Bulkheads                              |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                         | Location : Chimney And Bulkheads                              |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5           | \$86,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2041               | **             | 5-10        | \$37,300       | A             |
| Granite Panels          | 2%  |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2043               | **             | 5           | \$43,000       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | 0-2               | \$1,173,200    | 2031               | **             |             |                | A             |
|                         | Insul Deter/Miss, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Patching Evident, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2034               | **             | 10          | \$12,200       | A             |
|                         | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$41,700       | C             |
| Ceramic Tile            | 3%  |                   |                | 2030               | **             | 5           | \$5,700        | C             |
| Terrazzo                | 2%  |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Front Steps  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 25%   |                   |                | 2026               | **             | 3           | \$23,800       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 50%   | Now               | \$90,800       | 2016               | \$907,900      | 3           | \$35,700       | C             |
|                         | Adhesion Failure, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
| Wood                    | 10%   |                   |                | 2036               | **             | 5           | \$35,700       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BK

Asset # : 1358

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2030 | ** | 5 | \$4,400  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$8,900  | C |
| Glazed Ceramic Panel  | 3%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$40,000 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered  | 8%  | Now | \$83,200 | 2041 | ** | 5 | \$6,900  | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Gymnasium, Corridor Near Boiler Room</i>               |     |     |          |      |    |   |          |   |
| AcousTileConcealSpLn   | 15% |     |          | 2026 | ** | 5 | \$32,300 | B |
| Exposed Concrete   | 62% |     |          | LIFE | ** | 5 | \$16,700 | B |
| Plaster  | 15% |     |          | LIFE | ** | 5 | \$16,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |     |          |      |    |   |       |   |
|---|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$32,600 | 2051 | ** | 5 | \$300 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |          |      |    |   |       |   |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |          |      |    |   |       |   |
| <i>Explanation : Two 1000 Amps Main Disconnect Switch</i>         |      |     |          |      |    |   |       |   |

## Switchgear / Switchboard

|  |     |     |           |      |    |   |       |   |
|--|-----|-----|-----------|------|----|---|-------|---|
| Fused Disc Sw  | 20% |     |           | 2031 | ** | 5 | \$100 | B |
| Fused Knife Sw   | 80% | 2-4 | \$107,300 | 2051 | ** | 5 | \$200 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |       |   |
| <i>Location : Throughout</i>                                     |     |     |           |      |    |   |       |   |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$136,200 | 1 |  | B |
| Conduit | 20% |  |  | 2031 | **        | 1 |  | B |

## Panelboards

|   |     |     |          |      |           |   |         |   |
|---|-----|-----|----------|------|-----------|---|---------|---|
| Fused Knife Sw  | 5%  | 2-4 | \$8,500  | 2046 | **        | 5 | \$100   | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |     |     |          |      |           |   |         |   |
| <i>Location : Basement</i>  |     |     |          |      |           |   |         |   |
| Fused Toggle Switch   | 15% | 2-4 | \$25,400 | 2046 | **        | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |           |   |         |   |
| <i>Explanation : On Extended Life</i>                             |     |     |          |      |           |   |         |   |
| Molded Case Bkrs  | 70% |     |          | 2020 | \$118,600 | 5 | \$2,200 | B |
| Molded Case Bkrs  | 10% |     |          | 2029 | **        | 5 | \$300   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BK

## Asset # : 1358

| Electrical   |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System   | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|  | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts  |                    |                |           |                    |      |                |       |                |          |
| Wiring   |                    |                |           |                    |      |                |       |                |          |
|  | Braided Cloth      | 80%            | 2-4       | \$143,500          | 2046 | * *            | 1     |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
|  | Thermoplastic      | 20%            |           |                    | 2031 | * *            | 1     |                | B        |
| Motor Controllers  |                    |                |           |                    |      |                |       |                |          |
|  | Locally Mounted    | 80%            |           |                    | 2019 | \$26,400       | 5     | \$600          | B        |
|  | Locally Mounted    | 20%            |           |                    | 2026 | * *            | 5     | \$200          | B        |
| Ground   |                    |                |           |                    |      |                |       |                |          |
| Grounding Devices  |                    |                |           |                    |      |                |       |                |          |
|  | Generic            | 100%           | 2-4       | \$900              | LIFE | * *            | 5     | \$1,800        | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Basement  |                    |                |           |                    |      |                |       |                |          |
| Explanation : Corroded                                     |                    |                |           |                    |      |                |       |                |          |
| Lighting   |                    |                |           |                    |      |                |       |                |          |
| Interior Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | Fluorescent        | 86%            |           |                    | 2021 | \$986,900      | 10    | \$100,400      | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout The Building                         |                    |                |           |                    |      |                |       |                |          |
| Explanation : T-12 Lamps                                   |                    |                |           |                    |      |                |       |                |          |
|  | Fluorescent        | 10%            |           |                    | 2026 | * *            | 10    | \$11,700       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
| Explanation : T-8 Lamps                                    |                    |                |           |                    |      |                |       |                |          |
|  | HID                | 2%             |           |                    | 2021 | \$10,600       | 10    | \$100          | B        |
|  | Incandescent       | 2%             |           |                    | 2016 | \$23,000       | 2     | \$100          | B        |
| Egress Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | Emergency, Battery | 50%            |           |                    | 2026 | * *            | 10    | \$15,400       | B        |
|  | Exit, Service      | 50%            |           |                    | 2026 | * *            | 1     |                | B        |
| Exterior Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | HID                | 100%           |           |                    | 2021 | \$49,500       | 10    | \$400          | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2031               | * *            | 5           | \$39,400       |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$35,300       | 2026               | * *            | 1           | \$113,600      |               |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Tubes - #2 Unit Is Not In Service     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Baasement                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BK

## Asset # : 1358

| Mechanical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |  |                   |                |         |                    |             |                |               |  |
| Distribution          |  |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 100%   | Now               | \$50,700       | 2041    | * *                | 4           | \$6,300        | B             |  |
|                       | Malfunctioning, Extent : Severe, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Vacuum Pump, Boiler Room                    |                   |                |         |                    |             |                |               |  |
| Terminal Devices      |  |                   |                |         |                    |             |                |               |  |
| Air Handler           | 20%  | Now               | \$3,100        | 2021    | \$156,500          | 1           | \$14,200       | B             |  |
|                       | Broken, Extent : Severe, Area Affected : 50%           |                   |                |         |                    |             |                |               |  |
|                       | Location : Flexible Connections, Basement Fan Room     |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator    | 80%  | Now               | \$109,700      | 2026    | * *                | 1           | \$29,700       | B             |  |
|                       | Leak Evident, Extent : Moderate, Area Affected : 15%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                  |                   |                |         |                    |             |                |               |  |
| Air Conditioning      |  |                   |                |         |                    |             |                |               |  |
| Energy Source         |  |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%   |                   |                | 2037    | * *                | 1           |                | B             |  |
| Conversion Equipment  |  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 40%  |                   |                | 2016    | \$119,400          | 1           |                | B             |  |
| No Component          | 60%  |                   |                |         |                    |             |                | D             |  |
| Ventilation           |  |                   |                |         |                    |             |                |               |  |
| Distribution          |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE    | * *                | 2-5         | \$71,000       | B             |  |
| Exhaust Fans          |  |                   |                |         |                    |             |                |               |  |
| Interior              | 50%  | Now               | \$4,000        | 2021    | \$80,200           | 2           | \$1,600        | B             |  |
|                       | Not in Service, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement Fan Room                           |                   |                |         |                    |             |                |               |  |
| Roof                  | 50%  |                   |                | 2021    | \$57,700           | 2           | \$2,000        | B             |  |
| Plumbing              |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |  |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 15%  |                   |                | 2041    | * *                | 1           |                | B             |  |
| Galv Iron/Steel       | 85%  | 0-2               | \$7,400        | 2026    | * *                | 1           |                | B             |  |
|                       | Corroded, Extent : Moderate, Area Affected : 50%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Water Main, Basement                        |                   |                |         |                    |             |                |               |  |
| Water Heater          |  |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 100%   |                   |                | 2019    | \$33,800           | 2           | \$1,900        | B             |  |
| Sanitary Piping       |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |  |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%   |                   |                | 2021    | \$10,300           | 4           | \$1,300        | B             |  |
| Fixtures              |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                |         |                    |             |                | B             |  |
| Fire Suppression      |  |                   |                |         |                    |             |                |               |  |
| Sprinkler             |  |                   |                |         |                    |             |                |               |  |
| No Component          | 90%  |                   |                |         |                    |             |                | D             |  |
| Generic               | 10%  |                   |                | 2031    | * *                | 1-2         | \$3,600        | B             |  |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 117 - BX (J. H. S. 117 - BX)  
**Address** : 1865 MORRIS AVENUE BTWN: MOUNT HOPE PL., EAST 176 S  
**Borough** : BRONX **Agency's Number** : X117  
**Program / Asset #** : BOE0257.000 / 416 **Yr Built/Renovated** : 1926 / 2000  
**Area Sq Ft** : 112,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 2827 **Lot** : 1 **BIN** : 2007902

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$83,200              | \$428,900             |
| Interior Architecture |                       | \$80,900              |
| Electrical            |                       | \$949,800             |
| Mechanical            | \$316,600             | \$1,426,100           |
| <b>Total</b>          | <b>\$399,800</b>      | <b>\$2,885,700</b>    |
| Priority A            | \$83,200              | \$428,900             |
| Priority B            | \$316,600             | \$2,456,800           |
| <b>Total</b>          | <b>\$399,800</b>      | <b>\$2,885,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$55,000         |                 |                 |                 |
| Interior Architecture |                  | \$19,100        | \$6,600         | \$14,300        |
| Electrical            | \$5,100          | \$7,900         | \$5,100         | \$25,700        |
| Mechanical            | \$103,000        | \$14,500        | \$22,900        | \$41,300        |
| <b>Total</b>          | <b>\$163,200</b> | <b>\$41,500</b> | <b>\$34,700</b> | <b>\$81,300</b> |
| Priority A            | \$55,000         |                 |                 |                 |
| Priority B            | \$108,100        | \$26,300        | \$28,100        | \$66,900        |
| Priority C            |                  | \$15,300        | \$6,600         | \$14,300        |
| <b>Total</b>          | <b>\$163,200</b> | <b>\$41,500</b> | <b>\$34,700</b> | <b>\$81,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BX (J. H. S. 117 - BX)

## Asset # : 416

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$7,500        | LIFE               | * *            | 5           | \$2,200        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Chimney, Bulkheads                                |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Chimney, Bulkheads                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$40,400       | A             |
| Masonry: Limestone   | 5%         | Now               | \$28,200       | LIFE               | * *            | 5           | \$1,700        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | * *            | 5           | \$44,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$83,200       | LIFE               | * *            | 5           | \$12,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade, South Facade, West Facade, Gymnasium |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Room 413                               |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 20%        |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$19,300       | 2022               | \$386,300      |             |                | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Room 429, Boys Gymnasium                          |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$16,700       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Pit  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$4,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,400        | C             |
| Vinyl Tile   | 80%        |                   |                | 2027               | * *            | 3           | \$45,800       | C             |
| Wood   | 10%        |                   |                | 2037               | * *            | 5           | \$28,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$8,700        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 58%        |                   |                | LIFE               | * *            | 5           | \$30,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2035               | * *            | 5           | \$7,600        | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$2,400        | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Room 429, Boys Gymnasium                          |            |                   |                |                    |                |             |                |               |
| Plaster  | 85%        |                   |                | LIFE               | * *            | 5           | \$80,900       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BX (J. H. S. 117 - BX)

## Asset # : 416

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2030               | * *            | 5           | \$2,100        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2027               | * *            | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2022               | \$827,400      | 10          | \$84,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 8%         |                   |                | 2027               | * *            | 10          | \$7,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 8%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Stairway                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$8,500        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$12,300       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$38,200       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1-3         | \$56,600       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BX (J. H. S. 117 - BX)

## Asset # : 416

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2042    | * *                | 5           | \$31,600       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Vault   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 - 10,000 Gallon Tanks For #4 Fuel            |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2020    | \$566,000          | 1           | \$101,100      | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Boilers                                      |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       |                   |                | 2042    | * *                | 4           | \$7,600        | B             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Vacuum Pumps                                      |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        | Now               | \$12,500       | 2017    | \$125,400          | 1           | \$11,400       | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : Coils In Air Handler Leaking, Fan Room            |            |                   |                |         |                    |             |                |               |  |
| Convector/Radiator   | 60%        | Now               | \$32,900       | 2027    | * *                | 1           | \$17,800       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Control Issues                                 |            |                   |                |         |                    |             |                |               |  |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2022    | \$348,200          | 1           | \$6,600        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 80%        |                   |                | 2017    | \$191,200          | 1           |                | B             |  |
| No Component   | 20%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | * *                | 2-5         | \$56,900       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 100%       | Now               | \$12,900       | 2022    | \$128,500          | 2           | \$2,500        | B             |  |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 100%       |                   |                | 2022    | \$347,300          | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2021    | \$27,100           | 2           | \$1,500        | B             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 1 - 175 Gallon Unit                            |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 117 - BX (J. H. S. 117 - BX)

## Asset # : 416

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp                                 | 100%       |                   |                | 2022               | \$36,100       | 4           | \$15,200       | B             |
| Sanitary Piping Cast Iron                                  | 100%       | Now               | \$25,300       | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria                                       |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping Cast Iron                               | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping                                  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s) Electric                                 | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2042               | * *            | 1-2         | \$2,900        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 118 - BX (J. H. S. 118 - BX)  
**Address** : 577 EAST 179 STREET @LA FONTAINE AVENUE  
**Borough** : BRONX **Agency's Number** : X118  
**Program / Asset #** : BOE0258.000 / 417 **Yr Built/Renovated** : 1939 / 2003  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 3069 **Lot** : 1 **BIN** : 2011995

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$60,000              |                       |
| Interior Architecture | \$72,800              | \$614,200             |
| Electrical            | \$498,800             | \$261,900             |
| Mechanical            | \$81,100              | \$321,700             |
| <b>Total</b>          | <b>\$712,700</b>      | <b>\$1,197,800</b>    |
| Priority A            | \$60,000              |                       |
| Priority B            | \$579,900             | \$644,200             |
| Priority C            | \$72,800              | \$553,600             |
| <b>Total</b>          | <b>\$712,700</b>      | <b>\$1,197,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,800         | \$1,500         | \$18,900        |                 |
| Interior Architecture | \$89,800         | \$3,200         |                 | \$5,200         |
| Electrical            | \$14,500         | \$30,400        |                 |                 |
| Mechanical            | \$47,600         | \$12,400        | \$19,900        | \$13,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$186,600</b> | <b>\$51,500</b> | <b>\$42,700</b> | <b>\$22,200</b> |
| Priority A            | \$30,800         | \$1,500         | \$18,900        |                 |
| Priority B            | \$66,000         | \$50,000        | \$23,800        | \$17,000        |
| Priority C            | \$89,800         |                 |                 | \$5,200         |
| <b>Total</b>          | <b>\$186,600</b> | <b>\$51,500</b> | <b>\$42,700</b> | <b>\$22,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX (J. H. S. 118 - BX)

## Asset # : 417

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 88%        |                   |                | LIFE    | **                 | 5           | \$33,500       | A             |  |
| Masonry: Brick   | 2%         |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
| Masonry: Granite   | 2%         | Now               | \$30,800       | LIFE    | **                 | 5           | \$600          | A             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Exterior Steps, Exits 4 And 5                       |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 35%     |            |                   |                |         |                    |             |                |               |  |
| Location : Exterior Steps, Exits 4 And 5                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 8%         |                   |                | LIFE    | **                 | 5           | \$2,300        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2036    | **                 | 5           | \$37,800       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | **                 | 5           | \$7,900        | A             |  |
| Masonry: Limestone   | 40%        |                   |                | LIFE    | **                 | 5           | \$6,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 99%        |                   |                | 2025    | **                 | 10          | \$60,000       | A             |  |
| Copper/Terne   | 1%         |                   |                | 2035    | **                 | 10          | \$1,500        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2023    | \$86,000           | 5           | \$3,900        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,100        | C             |  |
| Vinyl Tile   | 32%        |                   |                | 2020    | \$394,800          | 3           | \$20,700       | C             |  |
| Wood   | 60%        |                   |                | 2035    | **                 | 5           | \$145,600      | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 2%         |                   |                | 2029    | **                 | 5           | \$2,900        | C             |  |
| Concrete Masonry Unit  | 3%         | Now               | \$16,700       | LIFE    | **                 | 5           | \$1,800        | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : North Side Of Basement                              |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 60%        | 4+                | \$32,400       | LIFE    | **                 | 5           | \$26,500       | C             |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium, 4th Floor                                |            |                   |                |         |                    |             |                |               |  |
| Paint Peeling, Extent : Light, Area Affected : 10%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        | Now               | \$34,000       | LIFE    | **                 |             |                | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |            |                   |                |         |                    |             |                |               |  |
| Location : 4th Floor, Corridor(s)                              |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 5%         |                   |                | 2025    | **                 | 5           | \$6,500        | B             |  |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2033    | **                 | 5           | \$6,500        | B             |  |
| Exposed Concrete   | 15%        |                   |                | LIFE    | **                 | 5           | \$3,000        | B             |  |
| Plaster  | 75%        |                   |                | LIFE    | **                 | 5           | \$60,600       | B             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX (J. H. S. 118 - BX)

## Asset # : 417

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 & 400 Amps Main Disconnect Switch     |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 0-2               | \$104,300      | 2050               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 100%  |                   |                | 2020               | \$118,900      | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 10%   | 0-2               | \$13,600       | 2045               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 70%   | 2-4               | \$94,800       | 2045               | * *            | 5           | \$600          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 20%   |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%   | 0-2               | \$104,700      | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Severe, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2018               | \$10,600       | 5           | \$300          | B             |
| Motor Control Center     | 50%   |                   |                | 2018               | \$87,400       | 5           | \$1,100        | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 70%   |                   |                | 2028               | * *            | 10          | \$55,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                                |                   |                |                    |                |             |                |               |
| Fluorescent              | 20%   |                   |                | 2015               | \$156,000      | 10          | \$15,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                                |                   |                |                    |                |             |                |               |
| HID                      | 5%  |                   |                | 2020               | \$18,100       | 10          | \$100          | B             |
| Incandescent             | 5%  |                   |                | 2015               | \$39,000       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX (J. H. S. 118 - BX)

## Asset # : 417

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |         |   |  |   |
|--------------------|-----|--|--|------|---------|---|--|---|
| Egress Lighting    |     |  |  |      |         |   |  |   |
| Emergency, Service | 50% |  |  | 2015 | \$7,200 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2015 | \$7,200 | 1 |  | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Energy Source               |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2040 | * * | 1 |  | B |

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2037 | * * | 1 | \$85,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |     |   |          |   |

|   |      |     |          |      |     |   |         |   |
|---|------|-----|----------|------|-----|---|---------|---|
| Distribution  |      |     |          |      |     |   |         |   |
| Steam Piping/Pump   | 100% | Now | \$34,400 | 2030 | * * | 4 | \$4,300 | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 25%</i> |      |     |          |      |     |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |     |   |         |   |

|   |     |  |  |      |           |   |          |   |
|---|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices  |     |  |  |      |           |   |          |   |
| Air Handler   | 40% |  |  | 2020 | \$212,700 | 1 | \$21,400 | B |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i> |     |  |  |      |           |   |          |   |
| <i>Location : Basement</i>  |     |  |  |      |           |   |          |   |

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convector/Radiator | 60% |  |  | 2025 | * * | 1 | \$16,800 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2028 | * * | 1 |  | B |

|                      |     |  |  |      |          |   |  |   |
|----------------------|-----|--|--|------|----------|---|--|---|
| Conversion Equipment |     |  |  |      |          |   |  |   |
| Window/Wall Unit     | 40% |  |  | 2015 | \$81,100 | 1 |  | B |
| No Component         | 60% |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$48,200 | B |

|              |      |  |  |      |           |   |         |   |
|--------------|------|--|--|------|-----------|---|---------|---|
| Exhaust Fans |      |  |  |      |           |   |         |   |
| Interior     | 100% |  |  | 2020 | \$109,000 | 2 | \$2,700 | B |

## Plumbing

|                  |      |  |  |      |     |   |  |   |
|------------------|------|--|--|------|-----|---|--|---|
| H/C Water Piping |      |  |  |      |     |   |  |   |
| Galv Iron/Steel  | 100% |  |  | 2025 | * * | 1 |  | B |

|              |      |  |  |      |          |   |         |   |
|--------------|------|--|--|------|----------|---|---------|---|
| Water Heater |      |  |  |      |          |   |         |   |
| Gas Fired    | 100% |  |  | 2018 | \$23,000 | 2 | \$1,300 | B |

|                 |      |  |  |      |     |   |  |   |
|-----------------|------|--|--|------|-----|---|--|---|
| Sanitary Piping |      |  |  |      |     |   |  |   |
| Cast Iron       | 100% |  |  | LIFE | * * | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX (J. H. S. 118 - BX)

Asset # : 417

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement Sewer To Street</i>                     |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2025               | * *            | 4           | \$1,300        | B             |
|                       |            | <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-4</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 118 - BX MINISCHOOL  
**Address** : 577 EAST 179 STREET @ E. 16 STREET  
**Borough** : BRONX **Agency's Number** : X118  
**Program / Asset #** : BOE0258.010 / 13429 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3069 **Lot** : 1 **BIN** : 2011995

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023  |
|--------------|----------------|-----------------|
| Electrical   |                | \$77,900        |
| <b>Total</b> |                | <b>\$77,900</b> |
| Priority B   |                | \$77,900        |
| <b>Total</b> |                | <b>\$77,900</b> |

| EXPENSE               | FY 2014         | FY 2015      | FY 2016        | FY 2017      |
|-----------------------|-----------------|--------------|----------------|--------------|
| Exterior Architecture | \$31,500        |              |                |              |
| Interior Architecture | \$600           |              | \$1,600        |              |
| Electrical            |                 | \$300        | \$100          |              |
| Mechanical            | \$2,100         | \$600        | \$1,200        | \$600        |
| <b>Total</b>          | <b>\$34,300</b> | <b>\$900</b> | <b>\$2,900</b> | <b>\$600</b> |
| Priority A            | \$31,500        |              |                |              |
| Priority B            | \$2,100         | \$900        | \$1,300        | \$600        |
| Priority C            | \$600           |              | \$1,600        |              |
| <b>Total</b>          | <b>\$34,300</b> | <b>\$900</b> | <b>\$2,900</b> | <b>\$600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX MINISCHOOL

Asset # : 13429

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

Exterior Walls  
Metal Panel

100% 4+ \$11,200 2040 \* \* 5 \$26,500 A  
*Deformed/Dented, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$10,400 2036 \* \* 5 \$1,100 A  
*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Roof

## Single Ply Membrane

100% Now \$10,000 2025 \* \* A  
*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Cafeteria*

## Interior

## Floors

## Ceramic Tile

5% 2029 \* \* 5 \$700 C

## Vinyl Tile

95% 2025 \* \* 3 \$4,900 C

## Interior Walls

## Ceramic Tile

5% 2029 \* \* 5 \$600 C

## Gypsum Board

5% LIFE \* \* 5 \$400 C

## Gypsum Board

90% LIFE \* \* 5 \$6,500 C

## Ceilings

## AcousTileSusp.Lay-In

100% 2033 \* \* 5 \$13,300 B  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Cafeteria, Corridor(s)*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100% 2040 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Outside*  
*Explanation : 1000 Amps Service*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2040 \* \* 5 \$200 B

## Raceway

## Conduit

100% 2040 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2036 \* \* 5 \$200 B

## Wiring

## Thermoplastic

100% 2040 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2025 \* \* 5 \$100 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - BX MINISCHOOL

Asset # : 13429

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$77,900       | 10          | \$7,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$100          | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2020               | \$4,300        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2020               | \$800          | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$800          | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2025               | * *            | 1           | \$4,500        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 10 Units                                     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                             | 100%       |                   |                | 2021               | \$5,700        | 2           | \$600          | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2025               | * *            | 2           | \$200          | B             |
| Roof   | 20%        | Now               | \$1,700        | 2030               | * *            | 2           |                | B             |
| Broken, Extent : Severe, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Both 2 Units Are Broken, Roof                   |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 118 - M (J. H. S. 118 - M)  
**Address** : 154 WEST 93 STREET BTWN: COLUMBUS AVE., AMSTERDAM A  
**Borough** : MANHATTAN **Agency's Number** : M118  
**Program / Asset #** : BOE0069.000 / 1695 **Yr Built/Renovated** : 1940 / 2010  
**Area Sq Ft** : 140,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8  
**Block** : 1223 **Lot** : 5 **BIN** : 1032522

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$363,300             |
| Interior Architecture | \$1,378,000           | \$101,200             |
| Electrical            | \$221,000             | \$519,500             |
| Mechanical            | \$215,600             | \$1,103,300           |
| <b>Total</b>          | <b>\$1,814,600</b>    | <b>\$2,087,300</b>    |
| Priority A            |                       | \$363,300             |
| Priority B            | \$730,300             | \$1,682,400           |
| Priority C            | \$1,084,300           | \$41,700              |
| <b>Total</b>          | <b>\$1,814,600</b>    | <b>\$2,087,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$8,000         |                 | \$19,300        | \$31,900         |
| Interior Architecture | \$29,100        | \$15,000        |                 | \$39,300         |
| Electrical            | \$600           | \$1,000         | \$2,000         | \$3,900          |
| Mechanical            | \$22,100        | \$24,200        | \$43,700        | \$58,400         |
| Elevators/Escalators  | \$31,600        | \$31,600        | \$31,600        | \$31,600         |
| <b>Total</b>          | <b>\$91,400</b> | <b>\$71,700</b> | <b>\$96,600</b> | <b>\$165,100</b> |
| Priority A            | \$8,000         |                 | \$19,300        | \$31,900         |
| Priority B            | \$54,300        | \$56,700        | \$77,300        | \$103,400        |
| Priority C            | \$29,100        | \$15,000        |                 | \$29,800         |
| <b>Total</b>          | <b>\$91,400</b> | <b>\$71,700</b> | <b>\$96,600</b> | <b>\$165,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

| Architecture           |            | Current Repair    |  |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|------------|-------------------|--|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost   | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |            |                   |  |         |                    |             |                |               |  |
| Exterior Walls         |            |                   |  |         |                    |             |                |               |  |
| Masonry: Brick         | 95%        |                   |  | LIFE    | **                 | 5           | \$69,800       | A             |  |
| Masonry: Limestone     | 5%         |                   |  | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Windows                |            |                   |  |         |                    |             |                |               |  |
| Aluminum               | 95%        |                   |  | 2047    | **                 | 5           | \$58,800       | A             |  |
|                        |            |                   | Recent Replace Evident, Extent : Light, Area Affected : 80%        |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
| Steel                  | 5%         |                   |  | 2021    | \$180,900          | 5           | \$38,700       | A             |  |
|                        |            |                   | Corrosion/Rusting, Extent : Light, Area Affected : 100%            |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
| Parapets               |            |                   |  |         |                    |             |                |               |  |
| Masonry: Brick         | 85%        |                   |  | LIFE    | **                 | 5           | \$9,200        | A             |  |
| Masonry: Limestone     | 15%        |                   |  | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Roof                   |            |                   |  |         |                    |             |                |               |  |
| Built-Up (BUR)         | 92%        |                   |  | 2030    | **                 | 10          | \$45,600       | A             |  |
| Cast in Place Concrete | 5%         | Now               | \$8,000  | LIFE    | **                 |             |                | A             |  |
|                        |            |                   | Cracking/Crumbling, Extent : Severe, Area Affected : 40%           |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
| Copper/Terne           | 2%         |                   |  | 2057    | **                 | 10          | \$2,500        | A             |  |
| Skylight, Metal/Glass  | 1%         |                   |  | 2022    | \$66,900           | 10          | \$1,700        | A             |  |
| Interior               |            |                   |  |         |                    |             |                |               |  |
| Floors                 |            |                   |  |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%        | Now               | \$29,100   | LIFE    | **                 | 5           | \$41,700       | C             |  |
|                        |            |                   | Cracking/Crumbling, Extent : Light, Area Affected : 20%            |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
| Ceramic Tile           | 5%         |                   |  | 2025    | **                 | 5           | \$9,500        | C             |  |
| Terrazzo               | 5%         |                   |  | LIFE    | **                 | 5           | \$7,500        | C             |  |
| Vinyl Tile             | 20%        |                   |  | 2027    | **                 | 3           | \$14,300       | C             |  |
| Vinyl Tile             | 50%        | Now               | \$909,100  | 2032    | **                 | 3           | \$35,800       | C             |  |
|                        |            |                   | Cracking/Crumbling, Extent : Severe, Area Affected : 30%           |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
|                        |            |                   | Patching Evident, Extent : Moderate, Area Affected : 30%           |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout  |         |                    |             |                |               |  |
|                        |            |                   | Worn/Eroded, Extent : Moderate, Area Affected : 60%                |         |                    |             |                |               |  |
|                        |            |                   | Location : Throughout Cafeteria, Auditorium, Classrooms, Corridors |         |                    |             |                |               |  |
| Wood                   | 10%        |                   |  | 2037    | **                 | 5           | \$35,800       | C             |  |
| Interior Walls         |            |                   |  |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%         |                   |  | LIFE    | **                 |             |                | C             |  |
| Ceramic Tile           | 5%         |                   |  | 2025    | **                 | 5           | \$10,900       | C             |  |
| Masonry: Limestone     | 2%         |                   |  | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 3%         |                   |  | LIFE    | **                 |             |                | C             |  |
| Plaster                | 50%        |                   |  | LIFE    | **                 | 5           | \$32,600       | C             |  |
| SGFT/Glazed Masonry    | 35%        | Now               | \$175,200  | LIFE    | **                 |             |                | C             |  |
|                        |            |                   | Horizontal Cracks, Extent : Moderate, Area Affected : 10%          |         |                    |             |                |               |  |
|                        |            |                   | Location : Along Bullnose Course In Corridors Throughout           |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 10% |     |           | 2027 | * * | 5 | \$19,000 | B |
| Exposed Concrete  | 40% | Now | \$293,700 | LIFE | * * | 5 | \$11,900 | B |

*Spalling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 50% |  |  | LIFE | * * | 5 | \$59,500 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$32,600 | 5 | \$3,000 | B |
|------------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Service Room**Explanation : 2 Electrical Services - Rated At 1600 Amps Each*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$134,100 | 5 | \$3,000 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 2%**Location : Electrical Service Room**Explanation : Exposed Live Parts*

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2022 | \$161,700 | 1 |  | B |
| Conduit | 5%  |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 95% |  |  | 2021 | \$160,900 | 5 | \$2,900 | B |
| Molded Case Bkrs | 5%  |  |  | 2038 | * *       | 5 | \$200   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$107,600 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 35% |  |  | 2022 | \$62,800 | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2042 | * *      | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2020 | \$26,400 | 5 | \$600 | B |
| Locally Mounted | 20% |  |  | 2039 | * *      | 5 | \$200 | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location :**Explanation : Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

97%

2027

\* \*

10

\$113,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout Building**Explanation : T-8 Lamps*

## HID

1%

2030

\* \*

10

B

## Incandescent

2%

2022

\$23,000

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2027

\* \*

1

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2027

\* \*

10

\$400

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$19,800

1

\$2,100

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2027

\* \*

1-3

\$3,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2032

\* \*

5

\$39,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Buried Tanks**Explanation : 2 - 10,000 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2020

\$707,500

1

\$126,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$6,300

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Vacuum Pump*

## Terminal Devices

## Air Handler

30%

2022

\$235,100

1

\$23,700

B

## Convactor/Radiator

70%

Now

\$96,100

2027

\* \*

1

\$26,000

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Thermostatic Valves*

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%            |                   |                | 2017               | \$119,500      | 1           |                | B             |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Heat Rejection   |                |                   |                |                    |                |             |                |               |
| Remote Cond. W/Comp  | 5%             |                   |                | 2030               | * *            | 2           | \$4,400        | B             |
| No Component   | 95%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$71,100       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 100%           |                   |                | 2022               | \$160,700      | 2           | \$3,900        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2027               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%      |                |                   |                |                    |                |             |                |               |
| Location : Penthouse   |                |                   |                |                    |                |             |                |               |
| Explanation : Duplex Pumps Serve House Tank                  |                |                   |                |                    |                |             |                |               |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Electric   | 50%            |                   |                | 2021               | \$11,300       | 4           | \$400          | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Basement / 1 - 120 Gallon Unit                    |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 50%            |                   |                | 2020               | \$16,900       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%      |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                   |                |                    |                |             |                |               |
| Explanation : 1 - 120 Gallon Unit                            |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2032               | * *            | 4           | \$12,600       | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
| Location : Steam Coil  |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%      |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                   |                |                    |                |             |                |               |
| Explanation : Duplex Pumps                                   |                |                   |                |                    |                |             |                |               |
| Backflow Preventer   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                | 2030               | * *            | 1           | \$7,900        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
| Location : Various   |                |                   |                |                    |                |             |                |               |
| Vertical Transport   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 118 - M (J. H. S. 118 - M)

Asset # : 1695

| Mechanical                  |               | Current Repair       |   | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|---|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Vertical Transport          |               |                      |   |                    |                |                |                |                  |
| Elevators                   |               |                      |   |                    |                |                |                |                  |
| Gearless Traction           | 100%          |                      |   | LIFE               | * *            |                |                | C                |
|                             |               |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                    |                |                |                |                  |
|                             |               |                      | <i>Location : Basement To 7th Floor (3) Basement To 8th Floor (1)</i> |                    |                |                |                |                  |
|                             |               |                      | <i>Explanation : 4 Units</i>  |                    |                |                |                |                  |
| Fire Suppression            |               |                      |   |                    |                |                |                |                  |
| Standpipe                   |               |                      |   |                    |                |                |                |                  |
| Generic                     | 100%          |                      |   | 2042               | * *            | 1-5            | \$64,400       | B                |
| Sprinkler                   |               |                      |   |                    |                |                |                |                  |
| No Component                | 70%           |                      |   |                    |                |                |                | D                |
| Generic                     | 30%           |                      |   | 2042               | * *            | 1-2            | \$10,700       | B                |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 119 - Q  
**Address** : 74-01 78 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q119  
**Program / Asset #** : BOE0769.000 / 1557 **Yr Built/Renovated** : 1929 / 1999  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3812 **Lot** : 20 **BIN** : 4092660

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$96,800              | \$331,300             |
| Interior Architecture | \$649,800             | \$122,500             |
| Electrical            | \$174,700             | \$265,300             |
| Mechanical            | \$64,700              | \$154,400             |
| <b>Total</b>          | <b>\$985,900</b>      | <b>\$873,500</b>      |
| Priority A            | \$96,800              | \$331,300             |
| Priority B            | \$292,300             | \$466,900             |
| Priority C            | \$596,800             | \$75,300              |
| <b>Total</b>          | <b>\$985,900</b>      | <b>\$873,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$65,800        |                 |                 |                 |
| Interior Architecture | \$4,300         | \$3,400         | \$12,900        | \$10,300        |
| Electrical            | \$1,000         | \$1,200         | \$1,100         | \$600           |
| Mechanical            | \$20,000        | \$13,800        | \$37,400        | \$17,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$99,000</b> | <b>\$26,300</b> | <b>\$59,300</b> | <b>\$36,400</b> |
| Priority A            | \$65,800        |                 |                 |                 |
| Priority B            | \$28,900        | \$22,800        | \$46,400        | \$26,000        |
| Priority C            | \$4,300         | \$3,400         | \$12,900        | \$10,300        |
| <b>Total</b>          | <b>\$99,000</b> | <b>\$26,300</b> | <b>\$59,300</b> | <b>\$36,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$15,800       | A             |
| Masonry: Brick   | 42%        |                   |                | LIFE               | **             | 5           | \$17,000       | A             |
| Masonry: Brick   | 50%        | Now               | \$34,000       | LIFE               | **             | 5           | \$20,200       | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$96,800       | 2037               | **             | 5           | \$20,100       | A             |
| Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         | Now               | \$25,000       | LIFE               | **             | 5           | \$5,400        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Metal Rail   | 10%        |                   |                | 2038               | **             | 5-10        | \$25,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 50%        |                   |                | 2021               | \$174,200      | 10          | \$32,200       | A             |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2021               | \$119,900      | 10          | \$12,900       | A             |
| Single Ply Membrane  | 30%        | Now               | \$6,900        | 2026               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 25%        |                   |                | LIFE               | **             | 5           | \$75,300       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$6,900        | C             |
| Vinyl Tile   | 25%        |                   |                | 2029               | **             | 3           | \$17,200       | C             |
| Vinyl Tile   | 35%        | Now               | \$137,700      | 2016               | \$459,100      | 3           | \$18,100       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2036               | **             | 5           | \$25,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$9,400        | C             |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$21,100       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 119 - Q

## Asset # : 1557

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|  |     |     |          |      |     |   |          |   |
|--|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn   | 5%  | Now | \$53,000 | 2041 | * * | 5 | \$4,300  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |     |   |          |   |
| AcousTileSusp.Lay-In   | 20% |     |          | 2038 | * * | 5 | \$27,500 | B |
| Exposed Concrete   | 15% |     |          | LIFE | * * | 5 | \$3,200  | B |
| Gypsum Board   | 5%  |     |          | LIFE | * * | 5 | \$8,600  | B |
| Plaster  | 55% |     |          | LIFE | * * | 5 | \$47,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |          |   |       |   |
|---|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 50% |  |  | 2021 | \$16,300 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |     |  |  |      |          |   |       |   |
| <i>Explanation : One 800 Amps Main Disconnect Switch</i>          |     |  |  |      |          |   |       |   |
| Fused Disc Sw   | 50% |  |  | 2031 | * *      | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |     |  |  |      |          |   |       |   |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i>         |     |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2021 | \$83,400 | 5 | \$300 | B |
| Fused Disc Sw | 30% |  |  | 2031 | * *      | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2021 | \$100,600 | 1 |  | B |
| Conduit | 30% |  |  | 2031 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2020 | \$6,800  | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2029 | * *      | 5 | \$100   | B |
| Molded Case Bkrs | 30% |  |  | 2029 | * *      | 5 | \$700   | B |
| Molded Case Bkrs | 60% |  |  | 2020 | \$81,300 | 5 | \$1,300 | B |

## Wiring

|   |     |     |          |      |     |   |  |   |
|---|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth   | 60% | 2-4 | \$92,000 | 2046 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |  |   |
| <i>Location : Old Wings</i>                                     |     |     |          |      |     |   |  |   |
| Thermoplastic   | 40% |     |          | 2031 | * * | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2026 | * * | 5 | \$600 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |     |  |  |      |     |   |       |   |
|---------|-----|--|--|------|-----|---|-------|---|
| Generic | 50% |  |  | LIFE | * * | 5 | \$600 | B |
| Generic | 50% |  |  | LIFE | * * | 5 | \$600 | B |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 119 - Q

## Asset # : 1557

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

68%

2026

\* \*

10

\$57,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Wings**Explanation : Using T-12 Lamps*

## Fluorescent

30%

2026

\* \*

10

\$25,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wings**Explanation : Using T-8 Lamps*

## HID

2%

2021

\$7,700

10

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2021

\$19,100

10

\$11,100

B

## Exit, Service

50%

2021

\$7,600

1

B

## Alarm

## Fire/Smoke Detection

## No Component

90%

D

## Generic

10%

2026

\* \*

1-3

\$5,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

## Furnace

40%

2026

\* \*

1

\$18,200

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Wing Roof**Explanation : 13 Roof Top Units*

## Steam Boiler

60%

2034

\* \*

1

\$54,700

B

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

60%

2041

\* \*

4

\$2,700

B

## No Component

40%

D

## Terminal Devices

## Air Handler

15%

2021

\$84,800

1

\$8,500

B

## Convactor/Radiator

45%

2026

\* \*

1

\$13,400

B

## No Component

40%

D

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 119 - Q

Asset # : 1557

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%   |                   |                | 2026               | * *            | 2           | \$2,300        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                |                   |                |                    |                |             |                |               |
|                                | Explanation : 13 Roof Top Units                         |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 30%   |                   |                | 2016               | \$64,700       | 1           |                | B             |
| No Component                   | 30%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Remote Air Cond                | 40%   |                   |                | 2026               | * *            | 2           | \$25,600       | B             |
| No Component                   | 60%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$51,300       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 60%   |                   |                | 2021               | \$69,500       | 2           | \$1,700        | B             |
| Roof                           | 40%   |                   |                | 2026               | * *            | 2           | \$1,100        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2019               | \$24,400       | 2           | \$1,400        | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |   |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%  |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2026               | * *            | 1           | \$5,700        | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : (1) 1-4 (1) 1-3                              |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression               |   |                   |                |                    |                |             |                |               |
| Standpipe                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2041               | * *            | 1-5         | \$48,200       | B             |
| Sprinkler                      |   |                   |                |                    |                |             |                |               |
| No Component                   | 60%   |                   |                |                    |                |             |                | D             |
| Generic                        | 40%   |                   |                | 2041               | * *            | 1-2         | \$10,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 125 - BX (J. H. S. 125 - BX)  
**Address** : 1111 PUGSLEY AVENUE @WATSON AVE.  
**Borough** : BRONX **Agency's Number** : X125  
**Program / Asset #** : BOE0264.000 / 394 **Yr Built/Renovated** : 1952 / 2009  
**Area Sq Ft** : 146,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3790 **Lot** : 40 **BIN** : 2025717

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$217,200             | \$353,500             |
| Interior Architecture | \$452,100             | \$44,100              |
| Electrical            | \$240,600             | \$1,871,200           |
| Mechanical            | \$85,900              | \$2,672,400           |
| <b>Total</b>          | <b>\$995,800</b>      | <b>\$4,941,300</b>    |
| Priority A            | \$217,200             | \$353,500             |
| Priority B            | \$531,300             | \$4,543,600           |
| Priority C            | \$247,300             | \$44,100              |
| <b>Total</b>          | <b>\$995,800</b>      | <b>\$4,941,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$43,100         |                 | \$5,700         | \$17,000        |
| Interior Architecture | \$75,800         |                 | \$42,200        | \$3,700         |
| Electrical            | \$30,700         | \$3,400         | \$4,100         | \$5,200         |
| Mechanical            | \$57,100         | \$25,900        | \$30,300        | \$19,300        |
| <b>Total</b>          | <b>\$206,700</b> | <b>\$29,300</b> | <b>\$82,400</b> | <b>\$45,300</b> |
| Priority A            | \$43,100         |                 | \$5,700         | \$17,000        |
| Priority B            | \$107,900        | \$29,300        | \$34,500        | \$24,500        |
| Priority C            | \$55,700         |                 | \$42,200        | \$3,700         |
| <b>Total</b>          | <b>\$206,700</b> | <b>\$29,300</b> | <b>\$82,400</b> | <b>\$45,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - BX (J. H. S. 125 - BX)

## Asset # : 394

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$167,500      | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$6,600        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   |                   |                | 2039               | **             | 5           | \$51,700       | A             |
| Steel                  | 5%  |                   |                | 2022               | \$159,200      | 5           | \$34,000       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5-10        | \$156,300      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5-10        | \$15,500       | A             |
| Metal: Cage/Fence      | 5%  |                   |                | 2036               | **             | 5-10        | \$9,800        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2028               | **             | 10          | \$110,600      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2040               | **             | 10          | \$10,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$7,600        | LIFE               | **             | 5           | \$21,800       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Steps, Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2026               | **             | 5           | \$6,000        | C             |
| Panel/Paver: Bluestone | 5%  | 0-2               | \$55,500       | LIFE               | **             | 5           | \$7,500        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 5%<br>Location : Throughout<br>Explanation : Cracking & Crumbling   |                   |                |                    |                |             |                |               |
| Terrazzo               | 2%  | 0-2               | \$11,900       | LIFE               | **             | 5           | \$3,100        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 60%   |                   |                | 2028               | **             | 3           | \$44,800       | C             |
| Vinyl Tile             | 15%   | 0-2               | \$56,900       | 2028               | **             | 3           | \$11,200       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%<br>Location : Throughout<br>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2051               | **             | 5           | \$37,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - BX (J. H. S. 125 - BX)

## Asset # : 394

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                      |     |     |           |      |    |    |          |   |
|----------------------|-----|-----|-----------|------|----|----|----------|---|
| Ceramic Tile         | 5%  |     |           | 2026 | ** | 5  | \$11,300 | C |
| Glazed Ceramic Panel | 5%  |     |           | LIFE | ** | 10 | \$10,200 | C |
| Masonry: Brick       | 5%  |     |           | LIFE | ** | 10 | \$3,400  | C |
| Plaster              | 65% | Now | \$135,000 | LIFE | ** | 5  | \$44,100 | C |

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*

*Location : Basement Rooms B5 And Vault Room*

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Basement Rooms B5 And Vault Room*

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10 | \$22,600 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                      |    |     |         |      |    |   |         |   |
|----------------------|----|-----|---------|------|----|---|---------|---|
| AcousTileConcealSpLn | 5% | 0-2 | \$7,700 | 2036 | ** | 5 | \$6,200 | B |
|----------------------|----|-----|---------|------|----|---|---------|---|

*Loose/Delam Surface, Extent : Moderate, Area Affected : 5%*

*Location : Cafeteria*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Cafeteria*

|                      |     |     |          |      |    |      |           |   |
|----------------------|-----|-----|----------|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 10% |     |          | 2028 | ** | 5    | \$19,900  | B |
| Exposed Concrete     | 55% |     |          | LIFE | ** | 5-10 | \$136,500 | B |
| Metal Panel          | 5%  |     |          | LIFE | ** | 5    | \$24,800  | B |
| Plaster              | 25% | Now | \$85,300 | LIFE | ** | 5    | \$31,000  | B |

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*

*Location : Basement Rooms B5 And Vault Room*

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Basement Rooms B5 And Vault Room*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2500 Amps Main Disconnect Switch*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2033 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - BX (J. H. S. 125 - BX)

## Asset # : 394

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$25,400       | 5           | \$400          | B             |
| Fused Knife Sw   | 5%         | 2-4               | \$8,500        | 2048               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2031               | **             | 5           | \$600          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2022               | \$101,600      | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$134,600      | 2048               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2033               | **             | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$33,000       | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$3,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2018               | \$1,042,600    | 10          | \$106,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$16,600       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2018               | \$119,800      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$27,600       | 10          | \$16,100       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$11,000       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$49,900       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | **             | 1           | \$13,400       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$423,200      | 1-3         | \$22,800       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - BX (J. H. S. 125 - BX)

## Asset # : 394

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4   | 100%       |                   |                | 2043    | * *                | 5           | \$41,200       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Buried   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units Of 10,000 Gals Each                 |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment                                      |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2021    | \$737,900          | 1           | \$131,800      | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Units                                     |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       | Now               | \$52,900       | 2023    | \$1,058,300        | 4           | \$6,600        | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Condensate Return Lines                        |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 20%        |                   |                | 2018    | \$163,400          | 1           | \$16,500       | B             |  |
| Convactor/Radiator  | 80%        |                   |                | 2028    | * *                | 1           | \$34,400       | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2031    | * *                | 1           |                | B             |  |
| Conversion Equipment                                      |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 20%        |                   |                | 2021    | \$62,300           | 1           |                | B             |  |
| No Component  | 80%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | * *                | 2-5         | \$117,400      | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 90%        |                   |                | 2018    | \$150,800          | 2           | \$3,700        | B             |  |
| Roof  | 10%        |                   |                | 2018    | \$12,100           | 2           | \$400          | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2021    | \$452,700          | 1           |                | B             |  |
| HW Heat Exchanger   |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2023    | \$47,000           | 4           | \$19,800       | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       | Now               | \$16,500       | LIFE    | * *                | 1           |                | B             |  |
| Broken, Extent : Moderate, Area Affected : 5%             |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       | 0-2               | \$10,300       | 2033    | * *                | 4           | \$1,300        | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Backflow Preventer  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | 2031    | * *                | 1           | \$8,200        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - BX (J. H. S. 125 - BX)

Asset # : 394

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2043               | * *            | 1-2         | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 125 - Q  
**Address** : 46-02 47TH AVE. BTWN: 46 ST., 47 ST.  
**Borough** : QUEENS **Agency's Number** : Q125  
**Program / Asset #** : BOE0773.000 / 1559 **Yr Built/Renovated** : 1925 / 2006  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2284 **Lot** : 6 **BIN** : 4052874

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$350,300             | \$45,700              |
| Interior Architecture | \$121,700             | \$44,400              |
| Electrical            |                       | \$2,049,300           |
| Mechanical            | \$159,200             | \$337,500             |
| <b>Total</b>          | <b>\$631,200</b>      | <b>\$2,476,800</b>    |
| Priority A            | \$350,300             | \$45,700              |
| Priority B            | \$281,000             | \$2,431,100           |
| <b>Total</b>          | <b>\$631,200</b>      | <b>\$2,476,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$36,900         |                  |                 |                 |
| Interior Architecture | \$24,400         | \$70,100         | \$29,300        |                 |
| Electrical            | \$35,500         | \$25,600         | \$13,800        | \$21,800        |
| Mechanical            | \$27,000         | \$24,900         | \$27,100        | \$18,000        |
| <b>Total</b>          | <b>\$123,800</b> | <b>\$120,500</b> | <b>\$70,200</b> | <b>\$39,800</b> |
| Priority A            | \$36,900         |                  |                 |                 |
| Priority B            | \$62,500         | \$88,900         | \$40,800        | \$39,800        |
| Priority C            | \$24,400         | \$31,600         | \$29,300        |                 |
| <b>Total</b>          | <b>\$123,800</b> | <b>\$120,500</b> | <b>\$70,200</b> | <b>\$39,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q

## Asset # : 1559

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$20,300       | A             |
| Masonry: Brick  | 88%        | Now               | \$153,400      | LIFE               | **             | 5           | \$45,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Foundation, Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Marble   | 2%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 15%        |                   |                | 2044               | **             | 5           | \$7,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 85%        | Now               | \$196,900      | 2038               | **             | 5           | \$20,400       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$12,100       | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$33,300       | 2030               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Over Room 418                                      |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Room 518   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$4,700        | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Vinyl Tile  | 85%        |                   |                | 2027               | **             | 3           | \$50,400       | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$29,600       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 30%        |                   |                | 2031               | **             | 5           | \$54,000       | C             |
| Masonry: Brick  | 10%        | Now               | \$24,400       | LIFE               | **             |             |                | C             |
| Vertical Cracks, Extent : Moderate, Area Affected : 2%        |            |                   |                |                    |                |             |                |               |
| Location : At Entrance To Gym                                 |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$27,000       | C             |
| SGFT/Glazed Masonry   | 7%         |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q

## Asset # : 1559

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |     |           | 2035 | ** | 5 | \$29,600 | B |
| AcousTileConcealSpLn | 10% | 0-2 | \$121,700 | 2042 | ** | 5 | \$9,900  | B |

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : First Floor Corridor*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : First Floor Corridor*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 30% |  |  | 2035 | ** | 5 | \$47,300 | B |
| Plaster              | 45% |  |  | LIFE | ** | 5 | \$44,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switches Rated @ 4000 Amperes And 1200 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 85% |  |  | 2042 | **       | 1 |  | B |
| Conduit | 15% |  |  | 2022 | \$21,500 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |         |   |
|------------------|-----|--|--|------|---------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$6,800 | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2038 | **      | 5 | \$2,400 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 15% | 2-4 | \$23,000 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Upper Floors*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 85% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,400 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room, Basement*

*Explanation : Connected To Metal Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$29,300 | B |
|-----------|------|--|--|------|----|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q

## Asset # : 1559

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$36,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 275 Kw                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$21,200       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2050               | * *            | 5           | \$3,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2022               | \$914,000      | 10          | \$93,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamp                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$8,800        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2027               | * *            | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$39,600       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Generic  | 60%        |                   |                | 2022               | \$196,500      | 1           | \$21,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways, Cafeteria, Outside                    |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Surveillance Camera And Intrusion Alarm |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2022               | \$784,600      | 1-3         | \$41,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways And Lobby                              |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional              |            |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 5,000 Gallon Tank                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q

## Asset # : 1559

| Mechanical       |  | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|--|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component  | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |  |                |           |                |                    |                |             |                |          |
|                  | Conversion Equipment                                     |                |           |                |                    |                |             |                |          |
|                  | Steam Boiler   | 100%           |           |                | 2027               | * *            | 1           | \$104,700      | B        |
|                  | Distribution   |                |           |                |                    |                |             |                |          |
|                  | Hot Wtr Piping/Pump                                      | 90%            |           |                | 2030               | * *            | 4           | \$7,000        | B        |
|                  | Steam Piping/Pump  | 10%            |           |                | 2032               | * *            | 4           | \$500          | B        |
|                  | Terminal Devices   |                |           |                |                    |                |             |                |          |
|                  | Air Handler  | 30%            |           |                | 2022               | \$194,800      | 1           | \$19,600       | B        |
|                  | Convactor/Radiator                                       | 70%            | Now       | \$159,200      | 2027               | * *            | 1           | \$21,500       | B        |
|                  | Malfunctioning, Extent : Severe, Area Affected : 100%    |                |           |                |                    |                |             |                |          |
|                  | Location : Defective Room Thermostats And Control Valves |                |           |                |                    |                |             |                |          |
| Air Conditioning |  |                |           |                |                    |                |             |                |          |
|                  | Energy Source  |                |           |                |                    |                |             |                |          |
|                  | Electricity  | 100%           |           |                | 2038               | * *            | 1           |                | B        |
|                  | Conversion Equipment                                     |                |           |                |                    |                |             |                |          |
|                  | Ext Pkg Unit - Cooling                                   | 10%            |           |                | 2027               | * *            | 2           | \$700          | B        |
|                  | Window/Wall Unit   | 20%            |           |                | 2020               | \$49,500       | 1           |                | B        |
|                  | No Component   | 70%            |           |                |                    |                |             |                | D        |
| Ventilation      |  |                |           |                |                    |                |             |                |          |
|                  | Distribution   |                |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers                                       | 100%           |           |                | LIFE               | * *            | 2-5         | \$58,900       | B        |
|                  | Exhaust Fans   |                |           |                |                    |                |             |                |          |
|                  | Interior   | 70%            |           |                | 2022               | \$93,200       | 2           | \$2,300        | B        |
|                  | Roof   | 30%            |           |                | 2027               | * *            | 2           | \$1,000        | B        |
| Plumbing         |  |                |           |                |                    |                |             |                |          |
|                  | H/C Water Piping   |                |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel  | 100%           |           |                | 2027               | * *            | 1           |                | B        |
|                  | Water Heater   |                |           |                |                    |                |             |                |          |
|                  | Gas Fired  | 100%           |           |                | 2020               | \$28,000       | 2           | \$1,600        | B        |
|                  | Sanitary Piping  |                |           |                |                    |                |             |                |          |
|                  | Cast Iron  | 100%           |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping                                       |                |           |                |                    |                |             |                |          |
|                  | Cast Iron  | 100%           | Now       | \$8,400        | LIFE               | * *            | 1           |                | B        |
|                  | Cracked, Extent : Light, Area Affected : 10%             |                |           |                |                    |                |             |                |          |
|                  | Location : Damaged Pipe Connection At Room 418           |                |           |                |                    |                |             |                |          |
|                  | Sump Pump(s)   |                |           |                |                    |                |             |                |          |
|                  | Submersible  | 100%           |           |                | 2015               | \$6,200        | 4           | \$2,000        | B        |
|                  | Backflow Preventer                                       |                |           |                |                    |                |             |                |          |
|                  | Generic  | 100%           |           |                | 2027               | * *            | 1           | \$6,500        | B        |
|                  | Fixtures   |                |           |                |                    |                |             |                |          |
|                  | Generic  | 100%           |           |                |                    |                |             |                | B        |
| Fire Suppression |  |                |           |                |                    |                |             |                |          |
|                  | Sprinkler  |                |           |                |                    |                |             |                |          |
|                  | No Component   | 90%            |           |                |                    |                |             |                | D        |
|                  | Generic  | 10%            |           |                | 2042               | * *            | 1-2         | \$3,000        | B        |
|                  | Fire Pump  |                |           |                |                    |                |             |                |          |
|                  | Generic  | 100%           |           |                | 2031               | * *            | 1           | \$19,800       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 125 - Q MINISCHOOL  
**Address** : 46-02 47 AVENUE BTWN: 46 ST., 47 ST.  
**Borough** : QUEENS **Agency's Number** : Q825  
**Program / Asset #** : BOE0773.010 / 2868 **Yr Built/Renovated** : 1991 / 2006  
**Area Sq Ft** : 16,798 **Project Type** : EDUCATION  
**Date of Survey** : 08-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2284 **Lot** : 6 **BIN** : 4052874

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023   |
|--------------|----------------|------------------|
| Electrical   |                | \$180,900        |
| <b>Total</b> |                | <b>\$180,900</b> |
| Priority B   |                | \$180,900        |
| <b>Total</b> |                | <b>\$180,900</b> |

| EXPENSE               | FY 2014        | FY 2015         | FY 2016        | FY 2017         |
|-----------------------|----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                |                 |                |                 |
| Interior Architecture |                | \$14,500        | \$1,000        |                 |
| Electrical            | \$800          | \$1,000         | \$900          | \$1,100         |
| Mechanical            | \$2,300        | \$4,500         | \$3,000        | \$6,000         |
| Elevators/Escalators  | \$3,900        | \$3,900         | \$3,900        | \$3,900         |
| <b>Total</b>          | <b>\$7,100</b> | <b>\$23,900</b> | <b>\$8,900</b> | <b>\$11,000</b> |
| Priority A            |                |                 |                |                 |
| Priority B            | \$7,100        | \$20,800        | \$7,900        | \$11,000        |
| Priority C            |                | \$3,100         | \$1,000        |                 |
| <b>Total</b>          | <b>\$7,100</b> | <b>\$23,900</b> | <b>\$8,900</b> | <b>\$11,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q MINISCHOOL

Asset # : 2868

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$27,300

A

Pre-Cast Concrete

5%

LIFE

\* \*

5

\$4,700

A

## Windows

Aluminum

100%

2038

\* \*

5

\$4,400

A

## Parapets

Masonry: Brick

95%

LIFE

\* \*

5

\$5,300

A

Pre-Cast Concrete

5%

LIFE

\* \*

5

\$1,800

A

## Roof

Built-Up (BUR)

100%

2030

\* \*

10

\$28,500

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Interior

## Floors

Ceramic Tile

5%

2031

\* \*

5

\$1,000

C

Quarry Tile

5%

2035

\* \*

5

\$1,600

C

Vinyl Tile

90%

2027

\* \*

3

\$7,100

C

## Interior Walls

Ceramic Tile

5%

2031

\* \*

5

\$900

C

Gypsum Board

95%

LIFE

\* \*

5

\$10,500

C

## Ceilings

AcousTileConcealSpLn

90%

2035

\* \*

5

\$22,800

B

Gypsum Board

10%

LIFE

\* \*

5

\$2,500

B

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Stairs*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2032

\* \*

5

\$400

B

## Raceway

Conduit

100%

2032

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2030

\* \*

5

\$400

B

## Wiring

Thermoplastic

100%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2027

\* \*

5

\$100

B

## Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q MINISCHOOL

Asset # : 2868

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Transfer Switches

Automatic

100%

2027

\* \*

1

\$4,200

B

## Lighting

## Interior Lighting

Fluorescent

100%

2022

\$132,200

10

\$12,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamp*

## Egress Lighting

Emergency, Service

50%

2022

\$1,200

1

B

Exit, Service

50%

2022

\$1,200

1

B

## Exterior Lighting

HID

100%

2022

\$200

10

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2022

\$14,200

1

\$1,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera And Intrusion Alarm*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2022

\$48,700

1-3

\$2,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Strobe Lights And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Electricity

50%

2048

\* \*

1

B

Natural Gas

50%

2042

\* \*

1

B

## Conversion Equipment

Furnace

100%

2027

\* \*

1

\$6,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 - Gas Fired Furnaces*

## Terminal Devices

Fan Coil Unit/Heat

10%

2027

\* \*

1

\$500

B

No Component

90%

D

## Air Conditioning

## Energy Source

Electricity

100%

2044

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

100%

2027

\* \*

2

\$900

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 125 - Q MINISCHOOL

Asset # : 2868

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2042               | * *            | 4           | \$1,000        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 100%       |                   |                | 2030               | * *            | 1           | \$8,700        | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 100%       |                   |                | 2027               | * *            | 2           | \$9,700        | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$7,800        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$3,700        | 2           | \$200          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$900          | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1-2                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | * *            | 1-5         | \$7,100        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 126 - Q  
**Address** : 31-51 21 STREET BTWN: 31 DR., 31 RD.  
**Borough** : QUEENS **Agency's Number** : Q126  
**Program / Asset #** : BOE0774.000 / 1560 **Yr Built/Renovated** : 1925 / 2010  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 553 **Lot** : 1 **BIN** : 4006382

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$114,800             | \$573,900             |
| Interior Architecture | \$1,403,700           | \$106,100             |
| Electrical            | \$162,300             | \$1,350,900           |
| Mechanical            | \$247,700             | \$920,300             |
| <b>Total</b>          | <b>\$1,928,500</b>    | <b>\$2,951,200</b>    |
| Priority A            | \$114,800             | \$573,900             |
| Priority B            | \$445,300             | \$2,340,200           |
| Priority C            | \$1,368,500           | \$37,000              |
| <b>Total</b>          | <b>\$1,928,500</b>    | <b>\$2,951,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$44,900        | \$5,100         |                 | \$19,700        |
| Electrical            | \$3,500         | \$1,500         | \$1,100         | \$12,700        |
| Mechanical            | \$47,100        | \$14,600        | \$23,200        | \$59,000        |
| <b>Total</b>          | <b>\$95,500</b> | <b>\$21,200</b> | <b>\$24,200</b> | <b>\$91,400</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$50,700        | \$16,100        | \$24,200        | \$79,500        |
| Priority C            | \$44,900        | \$5,100         |                 | \$11,900        |
| <b>Total</b>          | <b>\$95,500</b> | <b>\$21,200</b> | <b>\$24,200</b> | <b>\$91,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Under Construction      | 100%   |                   |                |                    |                |             |                | D             |
|                         | Other Observation, Extent : Light, Area Affected : 0%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : All Face Brick Is Being Replaced.                |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2038               | * *            | 5           | \$48,100       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Under Construction      | 100%   |                   |                |                    |                |             |                | D             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   | Now               | \$114,800      | 2022               | \$573,900      |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Rooms 508, 509 Fifth Floor Corridor                 |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | * *            | 5           | \$17,300       | C             |
| Ceramic Tile            | 3%   |                   |                | 2025               | * *            | 5           | \$4,700        | C             |
| Marble Panels           | 2%   |                   |                | LIFE               | * *            | 5           | \$2,400        | C             |
| Traffic Topping         | 5%   | Now               | \$213,200      | 2032               | * *            | 5           | \$4,900        | C             |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                         | Location : Stairs  |                   |                |                    |                |             |                |               |
|                         | Wrinkling, Extent : Moderate, Area Affected : 50%              |                   |                |                    |                |             |                |               |
|                         | Location : Stairs  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 60%  |                   |                | 2017               | \$903,900      | 3           | \$47,400       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Units  |                   |                |                    |                |             |                |               |
| Wood                    | 25%  | Now               | \$251,400      | 2037               | * *            | 5           | \$37,000       | C             |
|                         | Misaligned/Bulging, Extent : Light, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                         | Location : Classroom(s), Gymnasium                             |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                         | Location : Classroom(s), Gymnasium                             |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 126 - Q

## Asset # : 1560

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |     |          | LIFE | ** |   |          | C |
| Ceramic Tile           | 3%  |     |          | 2025 | ** | 5 | \$5,400  | C |
| Concrete Masonry Unit  | 5%  |     |          | LIFE | ** | 5 | \$3,600  | C |
| Masonry: Brick         | 10% |     |          | LIFE | ** |   |          | C |
| Marble Panels          | 2%  |     |          | LIFE | ** |   |          | C |
| Plaster                | 50% |     |          | LIFE | ** | 5 | \$27,000 | C |
| Plaster                | 10% | Now | \$33,000 | LIFE | ** | 5 | \$5,400  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Stairs

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Stairs

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 10% |     |          | 2027 | ** | 5 | \$15,800 | B |
| Exposed Concrete  | 20% |     |          | LIFE | ** | 5 | \$4,900  | B |
| Plaster           | 55% |     |          | LIFE | ** | 5 | \$54,200 | B |
| Plaster           | 13% | Now | \$35,300 | LIFE | ** | 5 | \$12,800 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Rooms 508, 509, Fifth Floor Corridor

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Rooms 508, 509, Fifth Floor Corridor

|         |    |  |  |      |    |   |         |   |
|---------|----|--|--|------|----|---|---------|---|
| Plaster | 2% |  |  | LIFE | ** | 5 | \$2,000 | B |
|---------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement Service Area

Explanation : 2500 Amps Bolted Pressure Switch

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$114,900 | 1 |  | B |
| Conduit | 20% |  |  | 2032 | **        | 1 |  | B |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout Building

Explanation : Conduit Installed Throughout Building For Telephones And Communications

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2021 | \$67,700 | 5 | \$1,300 | B |
| Molded Case Bkrs | 50% |  |  | 2030 | **       | 5 | \$1,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%  | 2-4               | \$122,700      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%  |                   |                | 2022               | \$30,700       | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%   |                   |                | 2022               | \$952,100      | 10          | \$96,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 45%  |                   |                | 2027               | * *            | 10          | \$11,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Building                             |                   |                |                    |                |             |                |               |
|                       | Explanation : Recent Upgrade Of Emergency Lights           |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 5%   | Now               | \$2,200        | 2032               | * *            |             |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Stairwells                           |                   |                |                    |                |             |                |               |
|                       | Explanation : Fixtures Vandalized, Not Working             |                   |                |                    |                |             |                |               |
| Exit, Service         | 45%  |                   |                | 2027               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Building                             |                   |                |                    |                |             |                |               |
|                       | Explanation : Recent Upgrade Of Exit Lights                |                   |                |                    |                |             |                |               |
| Exit, Service         | 5%   | Now               | \$900          | 2032               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Stairwells                           |                   |                |                    |                |             |                |               |
|                       | Explanation : Fixtures Vandelized, Not Working             |                   |                |                    |                |             |                |               |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$39,600       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2027               | * *            | 1           | \$1,800        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2027               | * *            | 1-3         | \$2,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 126 - Q

## Asset # : 1560

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2032    | * *                | 5           | \$32,700       | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2020    | \$586,200          | 1           | \$104,700      | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Units                                    |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$84,100       | 2032    | * *                | 4           | \$5,200        | B             |  |
| Steam Traps Faulty, Extent : Severe, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                    |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        | Now               | \$2,600        | 2022    | \$129,900          | 1           | \$11,800       | B             |  |
| Broken, Extent : Moderate, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : Flexible Connections At Basement              |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator                                       | 70%        | Now               | \$39,800       | 2027    | * *                | 1           | \$21,500       | B             |  |
| Not in Service, Extent : Severe, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                    |            |                   |                |         |                    |             |                |               |  |
| Unit Heater-Stm/HW                                       | 10%        |                   |                | 2022    | \$77,800           | 4           | \$1,500        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 50%        | Now               | \$6,200        | 2017    | \$123,800          | 1           |                | B             |  |
| Not in Service, Extent : Severe, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                    |            |                   |                |         |                    |             |                |               |  |
| No Component   | 50%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE    | * *                | 2-5         | \$58,900       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 95%        | Now               | \$2,500        | 2022    | \$126,500          | 2           | \$2,500        | B             |  |
| Broken, Extent : Moderate, Area Affected : 10%           |            |                   |                |         |                    |             |                |               |  |
| Location : Flexible Connections, Basement                |            |                   |                |         |                    |             |                |               |  |
| Roof   | 5%         |                   |                | 2027    | * *                | 2           | \$200          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 100%       | 0-2               | \$7,200        | 2032    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 50%         |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                    |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2017    | \$28,000           | 2           | \$1,600        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |

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## DEPARTMENT OF EDUCATION - 040

I. S. 126 - Q

Asset # : 1560

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                     | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now   | \$16,800       | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Cracked, Extent : Severe, Area Affected : 10%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Underneath Auditorium And Cafeteria</i> |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 127 - BX  
**Address** : 1560 PURDY STREET @ST. RAYMONDS AVE.  
**Borough** : BRONX **Agency's Number** : X127  
**Program / Asset #** : BOE0266.000 / 396 **Yr Built/Renovated** : 1953 / 2000  
**Area Sq Ft** : 128,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3948 **Lot** : 55 **BIN** : 2041247

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$104,000             | \$137,100             |
| Interior Architecture | \$738,400             | \$956,900             |
| Electrical            | \$423,100             | \$1,558,200           |
| Mechanical            | \$121,700             | \$2,691,600           |
| <b>Total</b>          | <b>\$1,387,100</b>    | <b>\$5,343,700</b>    |
| Priority A            | \$104,000             | \$137,100             |
| Priority B            | \$802,100             | \$4,336,800           |
| Priority C            | \$481,100             | \$869,900             |
| <b>Total</b>          | <b>\$1,387,100</b>    | <b>\$5,343,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$102,400        |                 |                 |                 |
| Interior Architecture | \$115,300        |                 |                 | \$16,400        |
| Electrical            | \$40,700         | \$3,500         | \$3,900         | \$4,700         |
| Mechanical            | \$70,300         | \$23,000        | \$25,700        | \$16,600        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$336,600</b> | <b>\$34,400</b> | <b>\$37,500</b> | <b>\$45,500</b> |
| Priority A            | \$102,400        |                 |                 |                 |
| Priority B            | \$118,800        | \$34,400        | \$37,500        | \$29,200        |
| Priority C            | \$115,300        |                 |                 | \$16,400        |
| <b>Total</b>          | <b>\$336,600</b> | <b>\$34,400</b> | <b>\$37,500</b> | <b>\$45,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 127 - BX

## Asset # : 396

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 82%        |                   |                | LIFE               | **             | 5           | \$69,400       | A             |
| Masonry: Brick   | 3%         | Now               | \$8,500        | LIFE               | **             | 5           | \$1,300        | A             |
| Water Penetration, Extent : Severe, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Elevator Shaft                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$14,200       | LIFE               | **             | 5           | \$2,100        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Chimney, Bulkheads                                |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Metal Panel  | 5%         |                   |                | 2033               | **             | 5-10        | \$14,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2039               | **             | 5           | \$45,400       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5-10        | \$121,800      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$13,600       | A             |
| Metal Security Bars  | 10%        |                   |                | 2038               | **             |             |                | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$14,000       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 97%        |                   |                | 2028               | **             | 10          | \$99,000       | A             |
| Copper/Terne   | 3%         |                   |                | 2051               | **             | 10          | \$7,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 7%         |                   |                | LIFE               | **             | 5           | \$53,400       | C             |
| Water Penetration, Extent : Severe, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Elevator Pit                                      |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$19,300       | 2032               | **             | 5           | \$4,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Elevator Area At First Floor                      |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$8,200        | C             |
| Vinyl Tile   | 50%        |                   |                | 2023               | \$831,200      | 3           | \$43,600       | C             |
| Vinyl Tile   | 25%        | Now               | \$415,600      | 2033               | **             | 3           | \$16,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2038               | **             | 5           | \$32,700       | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 127 - BX

## Asset # : 396

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |    |     |          |      |    |    |         |   |
|-----------------------|----|-----|----------|------|----|----|---------|---|
| Concrete Masonry Unit | 5% |     |          | LIFE | ** | 5  | \$7,900 | C |
| Glazed Ceramic Panel  | 3% |     |          | LIFE | ** | 10 | \$5,400 | C |
| Plaster               | 5% | Now | \$18,200 | LIFE | ** | 5  | \$3,000 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Stairs**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stairs*

|                     |     |  |  |      |    |      |           |   |
|---------------------|-----|--|--|------|----|------|-----------|---|
| Plaster             | 60% |  |  | LIFE | ** | 5-10 | \$101,200 | C |
| SGFT/Glazed Masonry | 27% |  |  | LIFE | ** | 10   | \$26,800  | C |

## Ceilings

|                   |     |     |           |      |    |   |         |   |
|-------------------|-----|-----|-----------|------|----|---|---------|---|
| AcousTile,Adhered | 5%  |     |           | 2028 | ** | 5 | \$8,700 | B |
| AcousTile,Adhered | 10% | 0-2 | \$105,000 | 2043 | ** | 5 | \$8,700 | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Gymnasium**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Gymnasium*

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 5%  |  |  | 2028 | ** | 5    | \$8,700   | B |
| Plaster              | 80% |  |  | LIFE | ** | 5-10 | \$239,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2043 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 800 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|                |     |     |           |      |    |   |       |   |
|----------------|-----|-----|-----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |           | 2043 | ** | 5 |       | B |
| Fused Knife Sw | 90% | 2-4 | \$107,300 | 2053 | ** | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2023 |    | 1 |  | B |
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 127 - BX

## Asset # : 396

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%   |                   |                | 2022               | \$16,900       | 5           | \$200          | B             |
| Fused Knife Sw        | 10%   | 2-4               | \$16,900       | 2048               | * *            | 5           | \$100          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 50%   | 2-4               | \$84,700       | 2048               | * *            | 5           | \$600          | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 20%   |                   |                | 2022               | \$33,900       | 5           | \$600          | B             |
| Molded Case Bkrs      | 10%   |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%   | 2-4               | \$122,700      | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic         | 10%   |                   |                | 2023               | \$15,300       | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%  |                   |                | 2021               | \$33,000       | 5           | \$700          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 74%   |                   |                | 2023               | \$777,500      | 10          | \$79,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%   |                   |                | 2031               | * *            | 10          | \$21,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Some Classrooms, Hallways And Restrooms          |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2018               | \$14,600       | 10          | \$100          | B             |
| Incandescent          | 3%  |                   |                | 2018               | \$31,500       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%   |                   |                | 2018               | \$12,100       | 10          | \$7,000        | B             |
| Emergency, Battery    | 25%   | Now               | \$12,100       | 2033               | * *            |             |                | B             |
|                       | Not Functioning, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%   |                   |                | 2018               | \$9,700        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2018               | \$43,700       | 10          | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 127 - BX

## Asset # : 396

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

Now

\$108,400

2033

\* \*

1

\$10,600

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2018

\$494,700

1-3

\$26,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2023

\$327,300

5

\$36,100

B

## Conversion Equipment

Steam Boiler

100%

Now

\$12,900

2021

\$646,900

1

\$104,000

B

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : #1 Boiler, Older Wing Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Separate Basement**Explanation : 3 Units. Two Boiler Rooms, 2 Units In Old Wing, 1 Unit In Newer Addition*

## Distribution

Steam Piping/Pump

100%

Now

\$92,800

2033

\* \*

4

\$5,800

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement And First Floor**Leak Evident, Extent : Severe, Area Affected : 10%**Location : Vacuum Pump, Boiler Room**Malfunctioning, Extent : Severe, Area Affected : 40%**Location : Steam Traps & Thermostats, Various Locations*

## Terminal Devices

Air Handler

20%

2023

\$143,300

1

\$14,400

B

Convactor/Radiator

60%

2021

\$753,100

1

\$22,600

B

Fan Coil Unit/Heat

20%

2018

\$397,900

1

\$7,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

75%

2018

\$204,900

1

B

No Component

25%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$102,900

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 127 - BX

## Asset # : 396

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 60%   |                   |                | 2023               | \$88,100       | 2           | \$2,200        | B             |
| Roof                  | 40%   | Now               | \$4,200        | 2018               | \$42,300       | 2           | \$1,200        | B             |
|                       | Damaged, Extent : Severe, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                       | Location : Kitchen Exhaust, Roof                        |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  | 2-4               | \$7,900        | 2033               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Water Main In Basement                       |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  | Now               | \$30,900       | 2023               | \$30,900       | 2           | \$1,400        | B             |
|                       | On Extended Life, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Unit Inoperable, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2023               | \$41,200       | 4           | \$17,300       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 60%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 80%  |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Hydraulic             | 40%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : B-2  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 97%   |                   |                |                    |                |             |                | D             |
| Generic               | 3%  |                   |                | 2023               | \$46,500       | 1-2         | \$1,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 131 - BX  
**Address** : 885 BOLTON AVENUE @STORY AVE.  
**Borough** : BRONX **Agency's Number** : X131  
**Program / Asset #** : BOE0269.000 / 397 **Yr Built/Renovated** : 1966 / 2011  
**Area Sq Ft** : 154,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3644 **Lot** : 1 **BIN** : 2103869

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$107,000             | \$192,600             |
| Interior Architecture | \$223,500             | \$1,610,500           |
| Electrical            | \$139,900             | \$1,752,700           |
| Mechanical            | \$33,200              | \$1,795,500           |
| <b>Total</b>          | <b>\$503,600</b>      | <b>\$5,351,300</b>    |
| Priority A            | \$107,000             | \$192,600             |
| Priority B            | \$312,400             | \$3,548,200           |
| Priority C            | \$84,200              | \$1,610,500           |
| <b>Total</b>          | <b>\$503,600</b>      | <b>\$5,351,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$45,300         |                 |                 |                 |
| Interior Architecture | \$127,100        |                 | \$7,000         | \$27,700        |
| Electrical            | \$12,000         | \$3,700         | \$4,900         | \$4,700         |
| Mechanical            | \$51,200         | \$20,200        | \$29,200        | \$26,800        |
| <b>Total</b>          | <b>\$235,600</b> | <b>\$24,000</b> | <b>\$41,100</b> | <b>\$59,300</b> |
| Priority A            | \$45,300         |                 |                 |                 |
| Priority B            | \$89,900         | \$24,000        | \$34,100        | \$31,600        |
| Priority C            | \$100,400        |                 | \$7,000         | \$27,700        |
| <b>Total</b>          | <b>\$235,600</b> | <b>\$24,000</b> | <b>\$41,100</b> | <b>\$59,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 131 - BX

## Asset # : 397

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$117,700      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%<br>Location : Throughout                            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 15%  |                   |                | LIFE               | * *            | 5           | \$67,500       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | * *            | 5           | \$17,200       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   |                   |                | LIFE               | * *            | 5-10        | \$3,500        | A             |
| Metal Rail             | 20%  |                   |                | 2043               | * *            | 5-10        | \$36,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                          |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 75%  |                   |                | LIFE               | * *            | 5           | \$96,300       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 100%   |                   |                | 2033               | * *            | 10          | \$85,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                          |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$43,800       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Oil Tank Room, Fan Room                |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2032               | * *            | 5           | \$6,000        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$15,600       | C             |
| Vinyl Tile             | 22%  |                   |                | 2023               | \$419,700      | 3           | \$22,000       | C             |
| Vinyl Tile             | 60%  |                   |                | 2018               | \$1,144,800    | 3           | \$60,100       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2038               | * *            | 5           | \$18,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2032               | * *            | 5           | \$8,400        | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | * *            | 5           | \$22,300       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Oil Tank Room                          |                   |                |                    |                |             |                |               |
| Folding Partition      | 2%   |                   |                | 2031               | * *            | 5           | \$13,900       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | * *            | 10          | \$4,200        | C             |
| Plaster                | 55%  |                   |                | LIFE               | * *            | 5-10        | \$130,200      | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | * *            | 10          | \$34,800       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%  |                   |                | 2028               | * *            | 5           | \$49,000       | B             |
| AcousTileSusp.Lay-In   | 5%   |                   |                | 2028               | * *            | 5           | \$9,800        | B             |
| Exposed Concrete       | 65%  |                   |                | LIFE               | * *            | 5-10        | \$159,200      | B             |
| Exposed Struc: Steel   | 3%   |                   |                | LIFE               | * *            | 10          | \$11,800       | B             |
| Plaster                | 7%   |                   |                | LIFE               | * *            | 5-10        | \$23,600       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 131 - BX

## Asset # : 397

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Disconnect Switches Rated At 2000 Amperes And 1200 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$134,100      | 5           | \$600          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 98%        |                   |                | 2023               | \$166,900      | 1           |                | B             |
| Conduit   | 2%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2022               | \$16,900       | 5           | \$300          | B             |
| Molded Case Bkrs  | 63%        |                   |                | 2022               | \$106,700      | 5           | \$2,100        | B             |
| Molded Case Bkrs  | 25%        |                   |                | 2031               | * *            | 5           | \$800          | B             |
| Molded Case Bkrs  | 2%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 78%        | 2-4               | \$139,900      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Thermoplastic   | 2%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2021               | \$16,500       | 5           | \$400          | B             |
| Locally Mounted   | 50%        |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$3,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Sprinkler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 92%        |                   |                | 2023               | \$1,109,400    | 10          | \$112,900      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 2%         |                   |                | 2023               | \$24,100       | 10          | \$2,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Compact Fluorescent Lighting Fixtures                                   |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2018               | \$5,600        | 10          |                | B             |
| Incandescent  | 5%         |                   |                | 2018               | \$60,300       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 20%        |                   |                | 2018               | \$11,100       | 10          | \$6,500        | B             |
| Emergency, Battery  | 30%        |                   |                | 2028               | * *            | 10          | \$9,700        | B             |
| Exit, Service   | 30%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service   | 20%        |                   |                | 2018               | \$4,400        | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 131 - BX

## Asset # : 397

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2031               | * *            | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1           | \$14,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Only                              |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$23,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Strobe Lights, Manual Pull Station, Strobe Lights, Bells |            |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2023               | \$375,700      | 5           | \$41,400       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2021               | \$742,500      | 1           | \$132,600      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$21,300       | 2033               | * *            | 4           | \$6,600        | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2023               | \$164,500      | 1           | \$16,600       | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2028               | * *            | 1           | \$34,600       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 50%        |                   |                | 2018               | \$156,800      | 1           |                | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$118,100      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 131 - BX

## Asset # : 397

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$33,700       | 2           | \$800          | B             |
| Roof  | 80%        |                   |                | 2033               | * *            | 2           | \$3,300        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 80% |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$13,300       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2023               | \$356,100      | 1-2         | \$7,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 135 - BX (J. H. S. 135 - BX)  
**Address** : 2441 WALLACE AVENUE @MACE AVENUE  
**Borough** : BRONX **Agency's Number** : X135  
**Program / Asset #** : BOE0272.000 / 400 **Yr Built/Renovated** : 1955 / 2001  
**Area Sq Ft** : 136,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4432 **Lot** : 1 **BIN** : 2051313

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$91,500           | \$254,200          |
| Interior Architecture |  | \$745,000          | \$903,200          |
| Electrical            |  | \$125,600          | \$1,086,700        |
| Mechanical            |  | \$706,500          | \$406,900          |
| <b>Total</b>          |  | <b>\$1,668,600</b> | <b>\$2,650,900</b> |
| Priority A            |  | \$91,500           | \$254,200          |
| Priority B            |  | \$1,014,400        | \$1,493,500        |
| Priority C            |  | \$562,600          | \$903,200          |
| <b>Total</b>          |  | <b>\$1,668,600</b> | <b>\$2,650,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,200         |                 |                 |                 |
| Interior Architecture | \$68,700         |                 | \$19,500        | \$17,900        |
| Electrical            | \$29,900         | \$3,100         | \$3,300         | \$4,900         |
| Mechanical            | \$33,200         | \$23,500        | \$27,400        | \$20,400        |
| <b>Total</b>          | <b>\$148,900</b> | <b>\$26,600</b> | <b>\$50,200</b> | <b>\$43,100</b> |
| Priority A            | \$17,200         |                 |                 |                 |
| Priority B            | \$63,100         | \$26,600        | \$30,700        | \$25,200        |
| Priority C            | \$68,700         |                 | \$19,500        | \$17,900        |
| <b>Total</b>          | <b>\$148,900</b> | <b>\$26,600</b> | <b>\$50,200</b> | <b>\$43,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 135 - BX (J. H. S. 135 - BX)

## Asset # : 400

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  |                   |                | LIFE               | * *            | 5           | \$183,100      | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 80%       |                   |                |                    |                |             |                |               |
|                         | Location : Along Wallace Avenue                                |                   |                |                    |                |             |                |               |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 80%   |                   |                |                    |                |             |                |               |
|                         | Location : Along Wallace Avenue                                |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 2%   |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 80%       |                   |                |                    |                |             |                |               |
|                         | Location : Along Wallace Avenue                                |                   |                |                    |                |             |                |               |
| Metal Panel             | 8%   |                   |                | 2033               | * *            | 5-10        | \$55,900       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2048               | * *            | 5           | \$40,400       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout, 2011                                    |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$8,000        | A             |
| Masonry: Brick          | 90%  | 0-2               | \$11,700       | LIFE               | * *            | 5           | \$3,500        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Interior Face                            |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 2%   |                   |                | 2038               | * *            | 10          | \$6,200        | A             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Stair Bulkheads                                     |                   |                |                    |                |             |                |               |
|                         | Explanation : Covered With Tar                                 |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 98%  |                   |                | 2033               | * *            | 10          | \$122,000      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout, 2011                                    |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 6%   |                   |                | LIFE               | * *            | 5           | \$46,900       | C             |
| Ceramic Tile            | 2%   |                   |                | 2026               | * *            | 5           | \$3,600        | C             |
| Terrazzo                | 2%   |                   |                | LIFE               | * *            | 5           | \$5,600        | C             |
| Vinyl Tile              | 50%  |                   |                | 2023               | \$851,500      | 3           | \$44,700       | C             |
| Vinyl Tile              | 30%  | 0-2               | \$510,900      | 2033               | * *            | 3           | \$20,100       | C             |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 60%            |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Classrooms, Corridors And Stair Landings |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Corridors And Classrooms                            |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Wood                    | 10%  |                   |                | 2038               | * *            | 5           | \$33,500       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 2%   |                   |                | 2026               | * *            | 5           | \$4,200        | C             |
| Concrete Masonry Unit   | 62%  |                   |                | LIFE               | * *            | 5           | \$103,400      | C             |
| Folding Partition       | 6%   |                   |                | 2031               | * *            | 5           | \$31,300       | C             |
| SGFT/Glazed Masonry     | 30%  |                   |                | LIFE               | * *            | 10          | \$31,300       | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 135 - BX (J. H. S. 135 - BX)

## Asset # : 400

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

30% Now

\$58,500

2028

\* \*

5

\$24,300

B

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : Gymnasium, Third Floor Corridor(s)**Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Cafeteria, Corridors, Throughout*

Exposed Concrete

40%

LIFE

\* \*

5-10

\$80,900

B

Plaster

30%

LIFE

\* \*

5-10

\$83,400

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Rating Available*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2023

\$134,100

5

\$3,000

B

## Raceway

Conduit

95%

2023

\$161,700

1

B

Conduit

5%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2039

\* \*

5

\$300

B

Fused Knife Sw

5%

2-4

\$8,500

2048

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs

75%

2022

\$127,000

5

\$2,200

B

Molded Case Bkrs

10%

2039

\* \*

5

\$300

B

## Wiring

Braided Cloth

70%

2-4

\$125,600

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

25%

2023

\$44,900

1

B

Thermoplastic

5%

2043

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2021

\$16,500

5

\$400

B

Locally Mounted

50%

2-4

\$16,500

2043

\* \*

5

\$200

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 135 - BX (J. H. S. 135 - BX)

## Asset # : 400

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$1,600 B

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

100% 2031 \* \* 10 \$109,500 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

## Egress Lighting

## Emergency, Battery

40% 2033 \* \* 10 \$11,500 B

## Exit, Service

60% 2023 \$11,900 1 B

## Exterior Lighting

## HID

100% 2033 \* \* 10 \$400 B

## Alarm

## Security System

## No Component

70% D

## Generic

30% 2023 \$115,200 1 \$12,500 B

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 2018 \$394,200 1-3 \$21,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100% 2033 \* \* 5 \$37,000 B

*Buried Tank(s), Extent : Light, Area Affected : 100%*

*Location : School Yard*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Buried Under Ground In School Yard*

*Explanation : (2) 7500 Gallon Oil Tanks*

## Conversion Equipment

## Steam Boiler

15% Now \$39,800 2028 \* \* 1 \$16,000 B

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room, Boiler Nearing Need To Be Retubed, 1 Of 3 Defective Electric*

*Burner Oil Heater, 3 Of 3 Defective Header Valves*

## Steam Boiler

85% 2028 \* \* 1 \$100,600 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : (3) #6 Oil Burning Steam Boilers*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 135 - BX (J. H. S. 135 - BX)

## Asset # : 400

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 5%  | 0-2               | \$47,500       | 2053    | * *                | 4           | \$300          | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 50%                        |                   |                |         |                    |             |                |               |  |
|                       | Location : Defective F And T Steam Traps                                      |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 95%   |                   |                | 2033    | * *                | 4           | \$5,600        | B             |  |
| Terminal Devices      |   |                   |                |         |                    |             |                |               |  |
| Air Handler           | 5%  | Now               | \$36,700       | 2033    | * *                | 1           | \$3,300        | B             |  |
|                       | Malfunctioning, Extent : Severe, Area Affected : 100%                         |                   |                |         |                    |             |                |               |  |
|                       | Location : Gymnaisium, Lunch Room And Auditorium, Defective Air Handling Unit |                   |                |         |                    |             |                |               |  |
|                       | Temperature Control Systems   |                   |                |         |                    |             |                |               |  |
| Air Handler           | 15%   |                   |                | 2023    | \$110,100          | 1           | \$11,100       | B             |  |
| Convactor/Radiator    | 20%   | Now               | \$257,200      | 2043    | * *                | 1           | \$7,000        | B             |  |
|                       | Malfunctioning, Extent : Severe, Area Affected : 100%                         |                   |                |         |                    |             |                |               |  |
|                       | Location : Occupied Spaces, Defective Temperature Control System              |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator    | 60%   |                   |                | 2028    | * *                | 1           | \$23,200       | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%                     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Air Conditioning      |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%  |                   |                | 2031    | * *                | 1           |                | B             |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 60%   |                   |                | 2018    | \$167,900          | 1           |                | B             |  |
| No Component          | 40%   |                   |                |         |                    |             |                | D             |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$105,400      | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 20%   |                   |                | 2018    | \$30,100           | 2           | \$700          | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%                     |                   |                |         |                    |             |                |               |  |
|                       | Location : Gymnaisium, Auditorium And Lunch Room                              |                   |                |         |                    |             |                |               |  |
| Roof                  | 80%   | Now               | \$8,700        | 2018    | \$86,600           | 2           | \$2,400        | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%                     |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof   |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%  |                   |                | 2028    | * *                | 1           |                | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2023    | \$42,200           | 4           | \$17,800       | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  | 2-4               | \$295,700      | LIFE    | * *                | 1           |                | B             |  |
|                       | On Extended Life, Extent : Severe, Area Affected : 100%                       |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
|                       | Recent Installation, Extent : Light, Area Affected : 100%                     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 135 - BX (J. H. S. 135 - BX)

Asset # : 400

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2031               | * *            | 1           | \$7,400        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2033               | * *            | 1-2         | \$3,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 136 - BK (J. H. S. 136 - BK)  
**Address** : 4004 4TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K136  
**Program / Asset #** : BOE0441.000 / 1369 **Yr Built/Renovated** : 1901 / 1999  
**Area Sq Ft** : 112,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 713 **Lot** : 20 **BIN** : 3010580

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$735,500             | \$378,500             |
| Interior Architecture | \$157,300             | \$1,148,000           |
| Electrical            | \$515,100             | \$1,305,900           |
| Mechanical            | \$40,600              | \$1,486,500           |
| <b>Total</b>          | <b>\$1,448,500</b>    | <b>\$4,319,000</b>    |
| Priority A            | \$735,500             | \$378,500             |
| Priority B            | \$655,700             | \$2,849,600           |
| Priority C            | \$57,300              | \$1,090,900           |
| <b>Total</b>          | <b>\$1,448,500</b>    | <b>\$4,319,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$104,400        |                 | \$13,900        |                 |
| Interior Architecture | \$79,900         |                 |                 | \$22,500        |
| Electrical            | \$2,100          | \$2,600         | \$2,900         | \$3,500         |
| Mechanical            | \$54,300         | \$16,400        | \$24,500        | \$16,400        |
| <b>Total</b>          | <b>\$240,800</b> | <b>\$19,000</b> | <b>\$41,400</b> | <b>\$42,400</b> |
| Priority A            | \$104,400        |                 | \$13,900        |                 |
| Priority B            | \$88,300         | \$19,000        | \$27,400        | \$19,900        |
| Priority C            | \$48,100         |                 |                 | \$22,500        |
| <b>Total</b>          | <b>\$240,800</b> | <b>\$19,000</b> | <b>\$41,400</b> | <b>\$42,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - BK (J. H. S. 136 - BK)

## Asset # : 1369

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$70,100       | A             |  |
| Copper/Terne   | 2%         |                   |                | 2058    | **                 | 10          | \$2,100        | A             |  |
| Masonry: Brick   | 70%        |                   |                | LIFE    | **                 | 5           | \$62,800       | A             |  |
| Masonry: Brick   | 10%        | Now               | \$15,100       | LIFE    | **                 | 5           | \$4,500        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Room B12  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,400        | A             |  |
| Stucco Cement  | 3%         |                   |                | 2028    | **                 | 5           | \$3,400        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 90%        | Now               | \$579,600      | 2039    | **                 | 5           | \$20,100       | A             |  |
| Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         | Now               | \$39,000       | LIFE    | **                 | 5           | \$1,400        | A             |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Steel  | 5%         |                   |                | 2031    | **                 | 5           | \$27,900       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 7%         |                   |                | LIFE    | **                 | 5-10        | \$31,000       | A             |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5-10        | \$95,900       | A             |  |
| Masonry: Limestone   | 3%         |                   |                | LIFE    | **                 | 5-10        | \$5,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle  | 50%        | Now               | \$28,600       | 2032    | **                 |             |                | A             |  |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1901 Wing   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 401, 408, 454                                 |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2038    | **                 | 10          | \$8,900        | A             |  |
| IRMA/Protected Membrane  | 25%        |                   |                | 2023    | \$207,800          | 10          | \$17,900       | A             |  |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Over Gymnasium                                      |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 15%        |                   |                | 2023    | \$99,700           | 10          | \$10,700       | A             |  |
| Modified Bitumen   | 5%         |                   |                | 2023    | \$25,800           | 10          | \$3,600        | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$7,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$11,900       | C             |
| Vinyl Tile  | 75%        |                   |                | 2023               | \$1,090,900    | 3           | \$57,200       | C             |
| Wood  | 15%        |                   |                | 2038               | **             | 5           | \$42,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$8,700        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$13,900       | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$3,500        | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5-10        | \$88,600       | C             |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE               | **             | 10          | \$17,400       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        |                   |                | 2028               | **             | 5           | \$38,100       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2028               | **             | 5           | \$7,600        | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5-10        | \$19,000       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             | 10          | \$15,200       | B             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5-10        | \$157,100      | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Rooms 401, 408, 454, Corridor Near Stair 4 On Fourth Floor |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2023               | \$22,800       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Available Ratings                         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Rated At 400a                                |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2023               | \$119,200      | 5           | \$2,400        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2023               | \$114,900      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Fused Toggle Switch  | 50%        | 2-4               | \$67,700       | 2048               | * *            | 5           | \$500          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 35%        |                   |                | 2022               | \$47,400       | 5           | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 70%        |                   |                | 2021               | \$23,100       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$9,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2023               | \$809,000      | 10          | \$82,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2023               | \$18,400       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$12,300       | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$38,200       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$94,800       | 1           | \$10,300       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        | 0-2               | \$324,700      | 2033               | * *            | 1-3         | \$15,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                           |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - BK (J. H. S. 136 - BK)

## Asset # : 1369

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2043               | * *            | 5           | \$31,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : For Dual Fuel, But Gas Not Installed        |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | * *            | 1           | \$101,100      | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$40,600       | 2033               | * *            | 4           | \$5,000        | B             |
| Corroded, Extent : Severe, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Return Line Basement                           |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Return Line Valve, Boiler Room                 |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$2,500        | 2018               | \$125,400      | 1           | \$11,400       | B             |
| Broken, Extent : Severe, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Flexible Connections, Basement                 |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Bearing Of Ahu For Gym Is Broken, Basement     |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        |                   |                | 2021               | \$878,600      | 1           | \$26,400       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2018               | \$143,400      | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$90,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        | Now               | \$2,300        | 2023               | \$115,700      | 2           | \$2,300        | B             |
| Damaged, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Vibration Isolaters - Canvas                   |            |                   |                |                    |                |             |                |               |
| Roof  | 10%        | Now               | \$900          | 2023               | \$9,200        | 2           | \$300          | B             |
| Not in Service, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Motor Is Down, Roof                            |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 20%        |                   |                | 2021               | \$69,500       | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$27,100       | 2           | \$1,500        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - BK (J. H. S. 136 - BK)

Asset # : 1369

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2023               | \$67,900       | 1-2         | \$1,400        | B             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2019               | \$86,100       | 1           | \$19,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 136 - M  
**Address** : 6 EDGECOMBE AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M136  
**Program / Asset #** : BOE0082.000 / 1728 **Yr Built/Renovated** : 1925 / 2008  
**Area Sq Ft** : 113,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 1960 **Lot** : 1 **BIN** : 1059460

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$178,500             | \$85,500              |
| Interior Architecture | \$880,500             | \$319,200             |
| Electrical            | \$271,000             | \$370,400             |
| Mechanical            | \$36,400              | \$640,500             |
| <b>Total</b>          | <b>\$1,366,400</b>    | <b>\$1,415,600</b>    |
| Priority A            | \$178,500             | \$85,500              |
| Priority B            | \$307,400             | \$1,083,000           |
| Priority C            | \$880,500             | \$247,100             |
| <b>Total</b>          | <b>\$1,366,400</b>    | <b>\$1,415,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,500          |                 | \$500           |                 |
| Interior Architecture | \$39,800         | \$3,800         | \$23,100        | \$15,400        |
| Electrical            | \$1,200          | \$1,200         | \$13,100        | \$100           |
| Mechanical            | \$62,600         | \$15,400        | \$25,100        | \$17,900        |
| <b>Total</b>          | <b>\$112,100</b> | <b>\$20,400</b> | <b>\$61,800</b> | <b>\$33,400</b> |
| Priority A            | \$8,500          |                 | \$500           |                 |
| Priority B            | \$67,700         | \$16,500        | \$42,000        | \$18,000        |
| Priority C            | \$36,000         | \$3,800         | \$19,200        | \$15,400        |
| <b>Total</b>          | <b>\$112,100</b> | <b>\$20,400</b> | <b>\$61,800</b> | <b>\$33,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - M

## Asset # : 1728

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$19,700       | A             |
| Masonry: Brick   | 5%         | Now               | \$8,500        | LIFE               | **             | 5           | \$2,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : East Facade                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Stairs 2 And 3                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$43,000       | A             |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Masonry: Marble  | 2%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$46,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | A             |
| Masonry: Brick   | 93%        |                   |                | LIFE               | **             | 5           | \$12,200       | A             |
| Metal Panel  | 2%         |                   |                | 2041               | **             | 5           | \$1,000        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Spray-on Foam  | 100%       | Now               | \$178,500      | 2031               | **             | 5           | \$40,000       | A             |
| Blisters, Extent : Severe, Area Affected : 25%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$7,700        | C             |
| Traffic Topping  | 5%         |                   |                | 2021               | \$207,700      | 5           | \$9,600        | C             |
| Vinyl Tile   | 60%        | Now               | \$880,500      | 2031               | **             | 3           | \$34,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Corridors                               |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 35%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Corridors                               |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Corridors                               |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2029               | **             | 3           | \$15,400       | C             |
| Wood   | 10%        |                   |                | 2036               | **             | 5           | \$28,900       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - M

## Asset # : 1728

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Gypsum Board   | 5%  |     |          | LIFE | ** | 5 | \$5,300  | C |
| Masonry: Brick | 15% |     |          | LIFE | ** |   |          | C |
| Marble Panels  | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 70% |     |          | LIFE | ** | 5 | \$36,800 | C |
| Plaster        | 5%  | Now | \$32,100 | LIFE | ** | 5 | \$2,600  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Room 562

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Room 562

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 5%  |  |  | 2034 | ** | 5 | \$7,700  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2026 | ** | 5 | \$7,700  | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5 | \$3,600  | B |
| Plaster              | 75% |  |  | LIFE | ** | 5 | \$72,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : Main Service Switch Rated @ 4000 Amperes

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2020 | \$6,800   | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2020 | \$121,900 | 5 | \$2,200 | B |
| Molded Case Bkrs | 5%  |  |  | 2037 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$138,100 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 | \$26,400 | 5 | \$500 | B |
| Locally Mounted | 20% |  |  | 2034 | **       | 5 | \$100 | B |

## Ground

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - M

## Asset # : 1728

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|   |     |       |      |     |   |         |   |
|---|-----|-------|------|-----|---|---------|---|
| 100%  | 0-2 | \$900 | LIFE | * * | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |       |      |     |   |         |   |
| <i>Location : Basement</i>  |     |       |      |     |   |         |   |
| <i>Explanation : On Extended Life</i>                             |     |       |      |     |   |         |   |

## Lighting

## Interior Lighting

## Fluorescent

|   |      |     |    |          |   |
|---|------|-----|----|----------|---|
| 100%  | 2026 | * * | 10 | \$94,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |    |          |   |
| <i>Location : Throughout The Building</i>                         |      |     |    |          |   |
| <i>Explanation : T-8 Lamps</i>                                    |      |     |    |          |   |

## Egress Lighting

## Emergency, Battery

|     |  |  |      |     |    |          |   |
|-----|--|--|------|-----|----|----------|---|
| 50% |  |  | 2026 | * * | 10 | \$12,400 | B |
|-----|--|--|------|-----|----|----------|---|

## Exit, Service

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 50% |  |  | 2026 | * * | 1 |  | B |
|-----|--|--|------|-----|---|--|---|

## Exterior Lighting

## HID

|      |  |  |      |  |          |    |       |   |
|------|--|--|------|--|----------|----|-------|---|
| 100% |  |  | 2016 |  | \$38,600 | 10 | \$300 | B |
|------|--|--|------|--|----------|----|-------|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2031 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Conversion Equipment

## Steam Boiler

|  |      |     |   |           |   |
|--|------|-----|---|-----------|---|
| 100%   | 2034 | * * | 1 | \$102,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |           |   |
| <i>Location : Boiler Room</i>                                  |      |     |   |           |   |
| <i>Explanation : 2 Units</i>                                   |      |     |   |           |   |

## Distribution

## Steam Piping/Pump

|      |  |  |      |     |   |         |   |
|------|--|--|------|-----|---|---------|---|
| 100% |  |  | 2041 | * * | 4 | \$5,100 | B |
|------|--|--|------|-----|---|---------|---|

## Terminal Devices

## Air Handler

|     |  |  |      |  |           |   |          |   |
|-----|--|--|------|--|-----------|---|----------|---|
| 40% |  |  | 2021 |  | \$253,000 | 1 | \$25,500 | B |
|-----|--|--|------|--|-----------|---|----------|---|

## Convactor/Radiator

|     |  |  |      |     |   |          |   |
|-----|--|--|------|-----|---|----------|---|
| 40% |  |  | 2026 | * * | 1 | \$13,300 | B |
|-----|--|--|------|-----|---|----------|---|

## Fan Coil Unit/Heat

|     |  |  |      |  |           |   |         |   |
|-----|--|--|------|--|-----------|---|---------|---|
| 20% |  |  | 2021 |  | \$351,300 | 1 | \$6,700 | B |
|-----|--|--|------|--|-----------|---|---------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2037 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Conversion Equipment

## Ext Pkg Unit - Cooling

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2026 | * * | 2 | \$300 | B |
|----|--|--|------|-----|---|-------|---|

## Window/Wall Unit

|     |  |  |      |  |          |   |  |   |
|-----|--|--|------|--|----------|---|--|---|
| 15% |  |  | 2019 |  | \$36,200 | 1 |  | B |
|-----|--|--|------|--|----------|---|--|---|

## No Component

|     |  |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|--|---|
| 80% |  |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|--|---|

## Heat Rejection

## Remote Air Cond

|    |  |  |      |     |   |         |   |
|----|--|--|------|-----|---|---------|---|
| 5% |  |  | 2026 | * * | 2 | \$3,600 | B |
|----|--|--|------|-----|---|---------|---|

## No Component

|     |  |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|--|---|
| 95% |  |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|--|---|

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 136 - M

## Asset # : 1728

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$57,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2026               | * *            | 2           | \$2,500        | B             |
| Roof  | 20%        |                   |                | 2026               | * *            | 2           | \$600          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | Now               | \$17,500       | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Main Shut Off Valves                           |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2014               | \$27,300       | 2           | \$1,500        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$36,400       | 2051               | * *            | 4           | \$10,200       | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2021               | \$11,400       | 1           | \$6,400        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 80%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 137 - Q  
**Address** : 109-15 98TH STREET  
**Borough** : QUEENS **Agency's Number** : Q137  
**Program / Asset #** : BOE1027.000 / 13469 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 181,500 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9172 **Lot** : 1 **BIN** : 4467457

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$94,500              | \$144,300             |
| Interior Architecture | \$144,600             | \$283,300             |
| Electrical            | \$136,200             |                       |
| Mechanical            |                       | \$562,300             |
| <b>Total</b>          | <b>\$375,400</b>      | <b>\$989,900</b>      |
| Priority A            | \$94,500              | \$144,300             |
| Priority B            | \$234,600             | \$660,700             |
| Priority C            | \$46,200              | \$184,900             |
| <b>Total</b>          | <b>\$375,400</b>      | <b>\$989,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$15,000         |                  |                 |                  |
| Interior Architecture | \$29,300         | \$38,900         |                 |                  |
| Electrical            | \$11,700         | \$14,500         | \$15,100        | \$12,900         |
| Mechanical            | \$126,400        | \$91,400         | \$71,900        | \$107,400        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$190,300</b> | <b>\$152,700</b> | <b>\$94,900</b> | <b>\$128,100</b> |
| Priority A            | \$15,000         |                  |                 |                  |
| Priority B            | \$146,000        | \$113,800        | \$94,900        | \$128,100        |
| Priority C            | \$29,300         | \$38,900         |                 |                  |
| <b>Total</b>          | <b>\$190,300</b> | <b>\$152,700</b> | <b>\$94,900</b> | <b>\$128,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 137 - Q

## Asset # : 13469

| Architecture   |                        | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|------------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component              | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type                   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior   |                        |                |           |                |                    |                |             |                |          |
| Exterior Walls   |                        |                |           |                |                    |                |             |                |          |
|  | Concrete Masonry Unit  | 20%            |           |                | LIFE               | **             | 5           | \$19,000       | A        |
|  | Glass Block            | 5%             | Now       | \$42,900       | LIFE               | **             | 5           | \$4,700        | A        |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                        |                |           |                |                    |                |             |                |          |
| Location : At Hallways   |                        |                |           |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                        |                |           |                |                    |                |             |                |          |
| Location : At Hallways   |                        |                |           |                |                    |                |             |                |          |
|  | Masonry: Brick         | 70%            |           |                | LIFE               | **             | 5           | \$106,300      | A        |
|  | Metal Panel            | 5%             |           |                | 2048               | **             | 5-10        | \$52,200       | A        |
| Windows  |                        |                |           |                |                    |                |             |                |          |
|  | Aluminum               | 100%           |           |                | 2044               | **             | 5           | \$26,400       | A        |
| Parapets   |                        |                |           |                |                    |                |             |                |          |
|  | Masonry: Brick         | 85%            |           |                | LIFE               | **             | 5           | \$14,900       | A        |
|  | Metal Panel            | 10%            |           |                | 2048               | **             | 5           | \$6,800        | A        |
|  | Pre-Cast Concrete      | 5%             | Now       | \$1,800        | LIFE               | **             | 5           | \$5,500        | A        |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                        |                |           |                |                    |                |             |                |          |
| Location : Coping  |                        |                |           |                |                    |                |             |                |          |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |                        |                |           |                |                    |                |             |                |          |
| Location : Coping  |                        |                |           |                |                    |                |             |                |          |
| Roof   |                        |                |           |                |                    |                |             |                |          |
|  | Built-Up (BUR)         | 90%            | Now       | \$51,600       | 2027               | **             |             |                | A        |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                        |                |           |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |           |                |                    |                |             |                |          |
| Water Penetration, Extent : Light, Area Affected : 5%          |                        |                |           |                |                    |                |             |                |          |
| Location : Gymnasium   |                        |                |           |                |                    |                |             |                |          |
|  | Metal Panel            | 10%            |           |                | 2039               | **             | 10          | \$19,500       | A        |
| Interior   |                        |                |           |                |                    |                |             |                |          |
| Floors   |                        |                |           |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 10%            |           |                | LIFE               | **             | 5           | \$60,400       | C        |
|  | Ceramic Tile           | 5%             |           |                | 2035               | **             | 5           | \$13,800       | C        |
|  | Terrazzo               | 5%             |           |                | LIFE               | **             | 5           | \$10,800       | C        |
|  | Vinyl Tile             | 75%            |           |                | 2030               | **             | 3           | \$77,700       | C        |
|  | Wood                   | 5%             | Now       | \$29,300       | 2050               | **             | 5           | \$13,000       | C        |
| Deteriorated Finish, Extent : Moderate, Area Affected : 10%    |                        |                |           |                |                    |                |             |                |          |
| Location : Gymnasium   |                        |                |           |                |                    |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10%   |                        |                |           |                |                    |                |             |                |          |
| Location : Gymnasium   |                        |                |           |                |                    |                |             |                |          |
| Interior Walls   |                        |                |           |                |                    |                |             |                |          |
|  | Ceramic Tile           | 5%             |           |                | 2035               | **             | 5           | \$12,200       | C        |
|  | Concrete Masonry Unit  | 35%            |           |                | LIFE               | **             | 5           | \$34,200       | C        |
|  | Concrete Masonry Unit  | 5%             | Now       | \$46,200       | LIFE               | **             | 5           | \$4,900        | C        |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%        |                        |                |           |                |                    |                |             |                |          |
| Location : Stair C   |                        |                |           |                |                    |                |             |                |          |
|  | Gypsum Board           | 25%            |           |                | LIFE               | **             | 5           | \$36,600       | C        |
|  | SGFT/Glazed Masonry    | 25%            |           |                | LIFE               | **             |             |                | C        |
|  | Wood                   | 5%             |           |                | LIFE               | **             | 5           | \$48,800       | C        |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 137 - Q

## Asset # : 13469

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2035 | ** | 5 | \$86,300  | B |
| AcousTileSusp.Lay-In | 40% |  |  | 2035 | ** | 5 | \$110,500 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$4,300   | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |           | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Gymnasium*

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5 | \$34,500 | B |
| Plaster      | 10% |  |  | LIFE | ** | 5 | \$17,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3000 Amps, 2500 Amps And 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2038 | ** | 5 | \$500   | B |
| Molded Case Bkrs | 85% |  |  | 2038 | ** | 5 | \$3,400 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |         |   |
|-----------------|------|--|--|------|----|---|---------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$1,000 | B |
|-----------------|------|--|--|------|----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,200 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$45,800 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2031 | ** | 1 | \$57,500 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Roof*

*Explanation : Genset, 400 Kw*

## Batteries

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Lead/Acid | 100% |  |  | 2016 | \$600 | 5 | \$5,500 | B |
|-----------|------|--|--|------|-------|---|---------|---|

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## DEPARTMENT OF EDUCATION - 040

## I. S. 137 - Q

## Asset # : 13469

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power              |  |                   |                |                    |                |             |                |               |
| Fuel Storage                |  |                   |                |                    |                |             |                |               |
| Day Tank                    | 10%  |                   |                | 2038               | * *            | 5           | \$2,800        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Gen Room  |                   |                |                    |                |             |                |               |
|                             | Explanation : 100 Gals                                     |                   |                |                    |                |             |                |               |
| Main Tank                   | 90%  |                   |                | 2050               | * *            | 5           | \$4,000        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 300 Gals                                     |                   |                |                    |                |             |                |               |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 100%   |                   |                | 2027               | * *            | 10          | \$136,200      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Lamps T-8                                    |                   |                |                    |                |             |                |               |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Service          | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service               | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting           |  |                   |                |                    |                |             |                |               |
| HID                         | 100%   |                   |                | 2027               | * *            | 10          | \$500          | B             |
| Alarm                       |  |                   |                |                    |                |             |                |               |
| Security System             |  |                   |                |                    |                |             |                |               |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Generic                     | 10%  |                   |                | 2027               | * *            | 1           | \$5,600        | B             |
| Fire/Smoke Detection        |  |                   |                |                    |                |             |                |               |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Generic                     | 10%  |                   |                | 2027               | * *            | 1-3         | \$9,200        | B             |
|                             |  |                   |                |                    |                |             |                |               |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2035               | * *            | 1           | \$147,200      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$23,600       | 2042               | * *            | 4           | \$7,300        | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                             | Location : Ac Room, Vacuum Pump,Basement                   |                   |                |                    |                |             |                |               |
|                             | Steam Traps Faulty, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                             | Location : Various   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 137 - Q

## Asset # : 13469

| Mechanical                |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                   |   |                   |                |                    |                |             |                |               |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler               | 70%   | Now               | \$32,000       | 2027               | **             | 1           | \$57,900       | B             |
|                           | Malfunctioning, Extent : Severe, Area Affected : 70%    |                   |                |                    |                |             |                |               |
|                           | Location : Control System Of Ahu's, Fan Room            |                   |                |                    |                |             |                |               |
| Convactor/Radiator        | 30%   |                   |                | 2027               | **             | 1           | \$14,400       | B             |
| Air Conditioning          |   |                   |                |                    |                |             |                |               |
| Energy Source             |   |                   |                |                    |                |             |                |               |
| Electricity               | 100%  |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment      |   |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 100%  |                   |                | 2031               | **             | 1           | \$160,900      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Basement Ac Room                             |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%  |                   |                | 2042               | **             | 4           | \$11,000       | B             |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 100%  | Now               | \$14,400       | 2027               | **             | 1           | \$82,800       | B             |
|                           | Unbalanced System, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                           | Location : Throughout All Floors                        |                   |                |                    |                |             |                |               |
| Heat Rejection            |   |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 100%  |                   |                | 2023               | \$486,100      | 2           | \$149,500      | B             |
| Ventilation               |   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%  |                   |                | LIFE               | **             | 2-5         | \$82,800       | B             |
| Exhaust Fans              |   |                   |                |                    |                |             |                |               |
| Roof                      | 100%  |                   |                | 2027               | **             | 2           | \$4,600        | B             |
| Plumbing                  |   |                   |                |                    |                |             |                |               |
| H/C Water Piping          |   |                   |                |                    |                |             |                |               |
| Brass/Copper              | 100%  |                   |                | 2042               | **             | 1           |                | B             |
| Water Heater              |   |                   |                |                    |                |             |                |               |
| Gas Fired                 | 100%  |                   |                | 2020               | \$39,400       | 2           | \$2,200        | B             |
| Sanitary Piping           |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  | Now               | \$7,400        | LIFE               | **             | 1           |                | B             |
|                           | Blockage /Clogged, Extent : Severe, Area Affected : 3%  |                   |                |                    |                |             |                |               |
|                           | Location : 1st Fl. Bath Room                            |                   |                |                    |                |             |                |               |
| Storm Drain Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)              |   |                   |                |                    |                |             |                |               |
| Rigid Piping              | 100%  |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Sewage Ejector(s)         |   |                   |                |                    |                |             |                |               |
| Electric                  | 100%  |                   |                | 2030               | **             | 4           | \$2,000        | B             |
| Backflow Preventer        |   |                   |                |                    |                |             |                |               |
| Generic                   | 100%  |                   |                | 2030               | **             | 1           | \$9,200        | B             |
| Fixtures                  |   |                   |                |                    |                |             |                |               |
| Generic                   | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport        |   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 137 - Q

## Asset # : 13469

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-4</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-5         | \$75,000       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-2         | \$41,700       | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2031               | * *            | 1           | \$27,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 139 - BX  
**Address** : 345 BROOK AVENUE @E. 142 STREET  
**Borough** : BRONX **Agency's Number** : X139  
**Program / Asset #** : BOE0276.000 / 404 **Yr Built/Renovated** : 1957 / 1999  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2286 **Lot** : 36 **BIN** : 2000391

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,639,500           | \$1,126,400           |
| Interior Architecture | \$217,700             | \$1,363,300           |
| Electrical            | \$205,000             | \$1,929,000           |
| Mechanical            | \$77,700              | \$469,400             |
| <b>Total</b>          | <b>\$3,139,800</b>    | <b>\$4,888,000</b>    |
| Priority A            | \$2,639,500           | \$1,126,400           |
| Priority B            | \$425,300             | \$2,434,100           |
| Priority C            | \$75,100              | \$1,327,600           |
| <b>Total</b>          | <b>\$3,139,800</b>    | <b>\$4,888,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,300         |                 |                 |                 |
| Interior Architecture | \$68,400         |                 | \$8,600         | \$16,900        |
| Electrical            | \$20,800         | \$3,100         | \$3,500         | \$4,900         |
| Mechanical            | \$32,200         | \$18,300        | \$26,500        | \$23,600        |
| <b>Total</b>          | <b>\$180,600</b> | <b>\$21,500</b> | <b>\$38,600</b> | <b>\$45,400</b> |
| Priority A            | \$59,300         |                 |                 |                 |
| Priority B            | \$53,000         | \$21,500        | \$34,100        | \$28,500        |
| Priority C            | \$68,400         |                 | \$4,500         | \$16,900        |
| <b>Total</b>          | <b>\$180,600</b> | <b>\$21,500</b> | <b>\$38,600</b> | <b>\$45,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 139 - BX

## Asset # : 404

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$17,800       | LIFE               | * *            | 5           | \$27,600       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | * *            | 5           | \$51,700       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | * *            | 5           | \$99,300       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 45%        | 4+                | \$453,900      | LIFE               | * *            | 5           | \$93,100       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$2,089,200    | 2048               | * *            | 5           | \$21,700       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | * *            | 5           | \$12,900       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | * *            | 5-10        | \$10,700       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 10%        |                   |                | 2028               | * *            | 5-10        | \$2,400        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 139 - BX

## Asset # : 404

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 50%  |                   |                | 2023               | \$466,700      | 10          | \$50,100       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 50%  | Now               | \$46,700       | 2023               | \$466,700      |             |                | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium Stage Right Traps                    |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Terrazzo                | 2%   | Now               | \$5,400        | LIFE               | **             | 5           | \$2,800        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 75%  |                   |                | 2018               | \$1,286,700    | 3           | \$67,500       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                            |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                         | Explanation : 9 X 9 Size Tiles                             |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 20%  |                   |                | 2028               | **             | 3           | \$13,500       | C             |
| Wood                    | 3%   | Now               | \$11,500       | 2051               | **             | 5           | \$5,100        | C             |
|                         | Dry Rot/Decay, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium                                       |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$16,800       | C             |
| Plaster                 | 65%  |                   |                | LIFE               | **             | 5-10        | \$116,100      | C             |
| SGFT/Glazed Masonry     | 25%  |                   |                | LIFE               | **             | 10          | \$26,300       | C             |
| Ceilings                |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 15%  |                   |                | 2028               | **             | 5           | \$24,400       | B             |
| AcousTileSusp.Lay-In    | 5%   |                   |                | 2036               | **             | 5           | \$8,100        | B             |
| Exposed Concrete        | 45%  |                   |                | LIFE               | **             | 5-10        | \$91,700       | B             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
| Plaster                 | 35%  |                   |                | LIFE               | **             | 5-10        | \$98,000       | B             |
| Electrical              |  |                   |                |                    |                |             |                |               |
|                         |  |                   |                |                    |                |             |                |               |
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 139 - BX

## Asset # : 404

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2023               | \$16,300       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Ratings Not Available                             |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect Switch For Emergency |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%  |                   |                | 2023               | \$134,100      | 5           | \$3,000        | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2022               | \$16,900       | 5           | \$300          | B             |
| Fused Disc Sw            | 5%  |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 20%   |                   |                | 2039               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs         | 65%   |                   |                | 2022               | \$110,100      | 5           | \$1,900        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%   | 2-4               | \$125,600      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2021               | \$33,000       | 5           | \$800          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$3,300        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 20%   |                   |                | 2023               | \$216,900      | 10          | \$22,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent              | 72%   |                   |                | 2018               | \$780,700      | 10          | \$79,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2018               | \$15,100       | 10          | \$100          | B             |
| Incandescent             | 5%  |                   |                | 2018               | \$54,200       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2018               | \$24,900       | 10          | \$14,500       | B             |
| Exit, Service            | 50%   |                   |                | 2018               | \$10,000       | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2018               | \$46,800       | 10          | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 139 - BX

## Asset # : 404

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

2031

\* \*

1

\$12,600

D

Generic

30%

## Fire/Smoke Detection

No Component

70%

2018

\$397,100

1-3

\$21,400

D

Generic

30%

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$37,300

B

*Malfunctioning, Extent : Light, Area Affected : 50%**Location : Boiler Room, Defective Combustion Air Damper**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 6500 Gallon Tanks*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$119,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 - #6 Oil Burning Steam Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$47,900

2033

\* \*

4

\$5,900

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

Air Handler

25%

Now

\$3,700

2023

\$184,900

1

\$16,800

B

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Gymnasium Ahu Heating Coil*

Convactor/Radiator

75%

2028

\* \*

1

\$29,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

70%

2018

\$197,400

1

B

No Component

30%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$106,200

B

## Exhaust Fans

Interior

20%

2023

\$30,300

2

\$700

B

Roof

80%

2023

\$87,200

2

\$3,000

B

## Plumbing

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 139 - BX

## Asset # : 404

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                         | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                                   | 100%       |                   |                | 2018               | \$31,900       | 2           | \$1,800        | B             |
| HW Heat Exchanger<br>Low Temp                               | 100%       |                   |                | 2033               | * *            | 4           | \$11,900       | B             |
| Sanitary Piping<br>Cast Iron                                | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                             | 100%       | Now               | \$3,800        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Risers Leading To Court Yard                     |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping                                | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                                   | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,700        | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 141 - BX (J. H. S. 141 - BX)  
**Address** : 660 WEST 237 STREET @ INDEPENDENCE AVE.  
**Borough** : BRONX **Agency's Number** : X141  
**Program / Asset #** : BOE0278.000 / 186 **Yr Built/Renovated** : 1957 / 2006  
**Area Sq Ft** : 172,015 **Project Type** : EDUCATION  
**Date of Survey** : 26-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 5918 **Lot** : 376 **BIN** : 2085870

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$369,200             | \$791,100             |
| Interior Architecture | \$518,500             | \$1,380,700           |
| Electrical            | \$100,900             | \$464,900             |
| Mechanical            | \$157,700             | \$219,100             |
| <b>Total</b>          | <b>\$1,146,300</b>    | <b>\$2,855,800</b>    |
| Priority A            | \$369,200             | \$791,100             |
| Priority B            | \$697,300             | \$728,800             |
| Priority C            | \$79,800              | \$1,335,900           |
| <b>Total</b>          | <b>\$1,146,300</b>    | <b>\$2,855,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$53,300         | \$16,300        | \$4,600          | \$13,000        |
| Interior Architecture | \$134,100        |                 | \$36,700         | \$22,600        |
| Electrical            | \$37,200         | \$24,600        | \$19,100         | \$18,200        |
| Mechanical            | \$63,900         | \$37,500        | \$57,100         | \$36,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$292,500</b> | <b>\$82,400</b> | <b>\$121,400</b> | <b>\$94,400</b> |
| Priority A            | \$53,300         | \$16,300        | \$4,600          | \$13,000        |
| Priority B            | \$126,700        | \$66,000        | \$100,600        | \$58,800        |
| Priority C            | \$112,500        |                 | \$16,200         | \$22,600        |
| <b>Total</b>          | <b>\$292,500</b> | <b>\$82,400</b> | <b>\$121,400</b> | <b>\$94,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 141 - BX (J. H. S. 141 - BX)

## Asset # : 186

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 10%  |                   |                | 2043               | **             | 10          | \$13,000       | A             |
| Fiberglass Panel        | 5%   |                   |                | 2032               | **             | 5           | \$26,000       | A             |
| Glazed Ceramic Panel    | 2%   |                   |                | LIFE               | **             | 5           | \$26,000       | A             |
| Masonry: Brick          | 30%  |                   |                | LIFE               | **             | 5           | \$83,100       | A             |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$69,300       | A             |
| Metal Panel             | 20%  |                   |                | 2043               | **             | 5-10        | \$190,500      | A             |
| Metal Coiling Doors     | 5%   |                   |                | 2028               | **             | 5           | \$21,700       | A             |
| Pre-Cast Concrete       | 3%   |                   |                | LIFE               | **             | 5           | \$27,000       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 60%  |                   |                | 2045               | **             | 5           | \$32,700       | A             |
| Aluminum                | 37%  |                   |                | 2039               | **             | 5           | \$20,200       | A             |
| Metal Louvers           | 3%   |                   |                | 2032               | **             | 10          | \$10,200       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Glazed Ceramic Panel    | 15%  |                   |                | 2043               | **             | 5-10        | \$6,200        | A             |
| Masonry: Brick          | 30%  |                   |                | LIFE               | **             | 5-10        | \$8,100        | A             |
| Masonry: Brick          | 20%  |                   |                | LIFE               | **             | 5-10        | \$5,400        | A             |
| Metal Panel             | 20%  |                   |                | 2043               | **             | 5           | \$3,000        | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 65%  |                   |                | 2023               | \$442,500      | 10          | \$81,800       | A             |
| Copper/Terne            | 3%   |                   |                | 2038               | **             | 10          | \$9,400        | A             |
| Copper/Terne            | 3%   |                   |                | 2051               | **             | 10          | \$9,400        | A             |
| IRMA/Protected Membrane | 25%  | Now               | \$293,000      | 2033               | **             |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : 1957 Wing Over Classrooms At Lower Side             |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1957 Wing Over Classrooms At Lower Side             |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Over Classrooms At Lower Side Of 1957 Wing          |                   |                |                    |                |             |                |               |
| Metal Panel             | 2%   |                   |                | 2036               | **             | 10          | \$4,600        | A             |
| Skylight, Metal/Glass   | 2%   |                   |                | 2033               | **             | 10          | \$8,400        | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$49,400       | C             |
| Ceramic Tile            | 5%   |                   |                | 2032               | **             | 5           | \$11,300       | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$17,700       | C             |
| Vinyl Tile              | 50%  |                   |                | 2018               | \$1,077,000    | 3           | \$56,500       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : 1957 Wing   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 10%  |                   |                | 2023               | \$215,400      | 3           | \$11,300       | C             |
| Vinyl Tile              | 20%  |                   |                | 2028               | **             | 3           | \$17,000       | C             |
| Wood                    | 5%   |                   |                | 2051               | **             | 5           | \$21,200       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 141 - BX (J. H. S. 141 - BX)

## Asset # : 186

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5    | \$31,700  | C |
| Folding Partition     | 5%  |  |  | 2039 | ** | 5    | \$33,000  | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** | 10   | \$4,000   | C |
| Metal Panel           | 5%  |  |  | LIFE | ** | 10   | \$5,900   | C |
| Plaster               | 55% |  |  | LIFE | ** | 5-10 | \$123,300 | C |
| SGFT/Glazed Masonry   | 15% |  |  | LIFE | ** | 10   | \$19,800  | C |

## Ceilings

|  |     |     |           |      |    |      |           |   |
|--|-----|-----|-----------|------|----|------|-----------|---|
| AcousTileConcealSpLn   | 20% | Now | \$315,700 | 2043 | ** | 5    | \$25,600  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i> |     |     |           |      |    |      |           |   |
| <i>Location : Gymnasium, Corridors</i>                         |     |     |           |      |    |      |           |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>     |     |     |           |      |    |      |           |   |
| <i>Location : Gymnasium, Corridors</i>                         |     |     |           |      |    |      |           |   |
| AcousTileSusp.Lay-In   | 20% |     |           | 2036 | ** | 5    | \$40,900  | B |
| Exposed Concrete   | 20% |     |           | LIFE | ** | 5-10 | \$51,200  | B |
| Exposed Struc: Steel   | 2%  |     |           | LIFE | ** | 10   | \$8,200   | B |
| Gypsum Board   | 3%  |     |           | LIFE | ** | 5-10 | \$21,100  | B |
| Plaster  | 35% |     |           | LIFE | ** | 5-10 | \$123,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2049 | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |    |   |       |   |
| <i>Explanation : One 6000 Amps, One 1600 Amps And 1200 Amps Main Disconnect Switch</i> |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 60% |  |  | 2023 | \$119,200 | 1 |  | B |
| Conduit | 40% |  |  | 2049 | **        | 1 |  | B |

## Panelboards

|  |     |     |         |      |           |   |         |   |
|--|-----|-----|---------|------|-----------|---|---------|---|
| Fused Toggle Switch  | 1%  | 2-4 | \$1,900 | 2048 | **        | 5 |         | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |         |      |           |   |         |   |
| <i>Location : Boiler Room</i>                                    |     |     |         |      |           |   |         |   |
| Molded Case Bkrs   | 30% |     |         | 2045 | **        | 5 | \$1,100 | B |
| Molded Case Bkrs   | 69% |     |         | 2022 | \$132,400 | 5 | \$2,600 | B |

## Wiring

|   |     |     |           |      |          |   |  |   |
|---|-----|-----|-----------|------|----------|---|--|---|
| Braided Cloth   | 50% | 2-4 | \$100,900 | 2048 | **       | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |          |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |          |   |  |   |
| Thermoplastic   | 10% |     |           | 2023 | \$20,200 | 1 |  | B |
| Thermoplastic   | 40% |     |           | 2049 | **       | 1 |  | B |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 141 - BX (J. H. S. 141 - BX)

## Asset # : 186

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2021               | \$23,100       | 5           | \$700          | B             |
| Locally Mounted  | 30%        |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$4,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2040               | * *            | 1           | \$43,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2036               | * *            | 1           | \$54,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 500 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2018               | \$600          | 5           | \$31,400       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2045               | * *            | 5           | \$14,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 160 Gals                                 |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2058               | * *            | 5           | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 250 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2031               | * *            | 10          | \$134,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2023               | \$18,800       | 10          | \$10,900       | B             |
| Emergency, Battery   | 20%        |                   |                | 2031               | * *            | 10          | \$7,300        | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$12,500       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$58,700       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1           | \$15,800       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2028               | * *            | 1-3         | \$60,800       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 141 - BX (J. H. S. 141 - BX)

## Asset # : 186

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : New Installation Is In Progress             |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2043               | * *            | 1           | \$149,700      | B             |
| Recent Installation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$120,200      | 2033               | * *            | 4           | \$7,500        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Thermostats, Various                           |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 70%  |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 50%        |                   |                | 2028               | * *            | 1           | \$46,800       | B             |
| Convactor/Radiator  | 50%        |                   |                | 2028               | * *            | 1           | \$24,400       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                               | 40%        |                   |                | 2028               | * *            | 1           | \$28,000       | B             |
| R-134a Refrigerant, Extent : Light, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : New Wing Roof                                  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2018               | \$141,600      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                     | 40%        |                   |                | 2043               | * *            | 4           | \$4,500        | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                       | 40%        |                   |                | 2028               | * *            | 1           | \$37,400       | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 40%        |                   |                | 2028               | * *            | 2           | \$42,100       | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$133,300      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2028               | * *            | 2           | \$3,700        | B             |
| Roof  | 20%        |                   |                | 2023               | \$27,400       | 2           | \$900          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2043               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 141 - BX (J. H. S. 141 - BX)

## Asset # : 186

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2022    | \$40,100       | 2           | \$2,300        | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2033    | * *            | 4           | \$1,300        | B             |
|                    | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Boiler Room                                    |                |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2028    | * *            | 1           | \$9,300        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                    |         |                |             |                |               |
|                    | Location : B-5  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : One Unit                                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Standpipe   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 60%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 40%            |                   |                    | 2049    | * *            | 1-5         | \$30,500       | B             |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 60%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 40%            |                   |                    | 2049    | * *            | 1-2         | \$17,000       | B             |
|                    | Fire Pump   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2032    | * *            | 1           | \$28,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 142 - BX (J. H. S. 142 - BX)  
**Address** : 3750 BAYCHESTER AVENUE  
**Borough** : BRONX **Agency's Number** : X142  
**Program / Asset #** : BOE0279.000 / 1095 **Yr Built/Renovated** : 1958 / 2000  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4935 **Lot** : 1 **BIN** : 2066190

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$149,400             | \$56,100              |
| Interior Architecture | \$942,400             | \$554,000             |
| Electrical            | \$208,300             | \$3,237,600           |
| Mechanical            | \$551,100             | \$2,448,600           |
| <b>Total</b>          | <b>\$1,851,100</b>    | <b>\$6,296,400</b>    |
| Priority A            | \$149,400             | \$56,100              |
| Priority B            | \$955,900             | \$5,686,200           |
| Priority C            | \$745,900             | \$554,000             |
| <b>Total</b>          | <b>\$1,851,100</b>    | <b>\$6,296,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$7,100          | \$10,400        |                  | \$20,300        |
| Interior Architecture | \$39,500         | \$9,500         | \$20,900         | \$9,000         |
| Electrical            | \$65,900         | \$13,900        | \$44,600         | \$10,700        |
| Mechanical            | \$22,500         | \$18,100        | \$45,900         | \$26,700        |
| <b>Total</b>          | <b>\$135,100</b> | <b>\$51,900</b> | <b>\$111,500</b> | <b>\$66,700</b> |
| Priority A            | \$7,100          | \$10,400        |                  | \$20,300        |
| Priority B            | \$88,400         | \$32,000        | \$94,600         | \$37,400        |
| Priority C            | \$39,500         | \$9,500         | \$16,900         | \$9,000         |
| <b>Total</b>          | <b>\$135,100</b> | <b>\$51,900</b> | <b>\$111,500</b> | <b>\$66,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Not Accessible  | 100%       |                   |                |         |                    |             |                | D             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Construction Shed + Netting Over Entire Facade  |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2037    | * *                | 5           | \$40,700       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 100%       |                   |                | 2034    | * *                | 5-10        | \$70,600       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 85%        |                   |                | 2026    | * *                | 10          | \$106,600      | A             |  |
| Copper/Terne  | 5%         | Now               | \$7,100        | 2036    | * *                |             |                | A             |  |
| Water Penetration, Extent : Severe, Area Affected : 50%       |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing  | 10%        |                   |                | 2020    | \$56,100           | 5           | \$20,900       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | * *                | 5           | \$39,400       | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2030    | * *                | 5           | \$5,400        | C             |  |
| Quarry Tile   | 5%         |                   |                | 2034    | * *                | 5           | \$13,500       | C             |  |
| Terrazzo  | 2%         | Now               | \$5,400        | LIFE    | * *                | 5           | \$2,800        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        |                   |                | 2021    | \$514,700          | 3           | \$20,300       | C             |  |
| Vinyl Tile  | 40%        | Now               | \$686,200      | 2031    | * *                | 3           | \$27,000       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors, Classrooms                              |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Severe, Area Affected : 20%             |            |                   |                |         |                    |             |                |               |  |
| Location : Various  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Various Locations                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile  |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2036    | * *                | 5           | \$33,700       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        | Now               | \$27,400       | LIFE    | * *                |             |                | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 15%        | Now               | \$59,600       | LIFE    | * *                | 5           | \$12,600       | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room And Gym                            |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster   | 45%        |                   |                | LIFE    | * *                | 5           | \$28,400       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 142 - BX (J. H. S. 142 - BX)

## Asset # : 1095

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         |                   |                | 2026               | * *            | 5           | \$8,100        | B             |
| AcousTile,Adhered   | 20%        | Now               | \$196,500      | 2041               | * *            | 5           | \$16,300       | B             |
| Adhesion Failure, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Severe, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 60%        |                   |                | LIFE               | * *            | 5           | \$15,300       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board  | 5%         |                   |                | LIFE               | * *            | 5           | \$10,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Explanation : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$10,200       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$32,600       | 2051               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1200 Amps                        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 25%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 75%        |                   |                | 2021               | \$100,600      | 5           | \$2,200        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2021               | \$153,200      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2020               | \$8,500        | 5           | \$100          | B             |
| Molded Case Bkrs  | 85%        |                   |                | 2020               | \$144,000      | 5           | \$2,500        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2037               | * *            | 5           | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 142 - BX (J. H. S. 142 - BX)

## Asset # : 1095

| Electrical      |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                      |  |           |                |                    |                |             |                |          |
|                 | Wiring               |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth        | 90%  | 2-4       | \$161,500      | 2046               | * *            | 1           |                | B        |
|                 |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                      | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic        | 10%  |           |                | 2041               | * *            | 1           |                | B        |
|                 | Motor Controllers    |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted      | 95%  |           |                | 2019               | \$31,300       | 5           | \$700          | B        |
|                 | Locally Mounted      | 5%   |           |                | 2034               | * *            | 5           |                | B        |
| Ground          |                      |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices    |  |           |                |                    |                |             |                |          |
|                 | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$1,700        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                      | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                      | Explanation : Main Water Pipe                              |           |                |                    |                |             |                |          |
| Lighting        |                      |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting    |  |           |                |                    |                |             |                |          |
|                 | Fluorescent          | 90%  |           |                | 2021               | \$975,800      | 10          | \$99,300       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 95%  |           |                |                    |                |             |                |          |
|                 |                      | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                      | Explanation : Lamp T-12                                    |           |                |                    |                |             |                |          |
|                 | HID                  | 1%   | 2-4       | \$2,500        | 2021               | \$5,000        |             |                | B        |
|                 |                      | Damaged Fixtures, Extent : Moderate, Area Affected : 50%   |           |                |                    |                |             |                |          |
|                 |                      | Location : Auditorium, Gym                                 |           |                |                    |                |             |                |          |
|                 | HID                  | 4%   |           |                | 2016               | \$20,100       | 10          | \$200          | B        |
|                 | Incandescent         | 5%   |           |                | 2021               | \$54,200       | 2           | \$100          | B        |
|                 | Egress Lighting      |  |           |                |                    |                |             |                |          |
|                 | Exit, Service        | 50%  |           |                | 2016               | \$10,000       | 1           |                | B        |
|                 | Exit, Battery        | 30%  |           |                | 2026               | * *            | 10          | \$2,400        | B        |
|                 | Exit, Battery        | 20%  | Now       | \$19,900       | 2031               | * *            |             |                | B        |
|                 |                      | Not in Service, Extent : Severe, Area Affected : 100%      |           |                |                    |                |             |                |          |
|                 |                      | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Exterior Lighting    |  |           |                |                    |                |             |                |          |
|                 | HID                  | 100%   |           |                | 2016               | \$46,800       | 10          | \$400          | B        |
| Alarm           |                      |  |           |                |                    |                |             |                |          |
|                 | Security System      |  |           |                |                    |                |             |                |          |
|                 | Generic              | 100%   |           |                | 2021               | \$386,700      | 1           | \$41,900       | B        |
|                 | Fire/Smoke Detection |  |           |                |                    |                |             |                |          |
|                 | Generic              | 100%   |           |                | 2021               | \$1,323,800    | 1-3         | \$69,200       | B        |

| Mechanical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |   | Priority Code |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost |   |               |
| Heating               |            |                   |                |         |                    |             |                |   |               |
| Energy Source         |            |                   |                |         |                    |             |                |   |               |
| Fuel Oil No 6         | 100%       |                   |                | 2021    | \$337,800          | 5           | \$37,300       | B |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

| Mechanical            | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |  |                    |                |             |                |               |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Steam Boiler          | 100%           | Now               | \$133,500  | 2026               | * *            | 1           | \$107,300      | B             |
|                       |                |                   | <i>Corroded, Extent : Severe, Area Affected : 30%</i>          |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                  |                    |                |             |                |               |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                  |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Three Units</i>                               |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 10%            | Now               | \$9,600  | 2051               | * *            | 4           | \$600          | B             |
|                       |                |                   | <i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>                                     |                    |                |             |                |               |
| Steam Piping/Pump     | 90%            |                   |  | 2021               | \$861,800      | 4           | \$5,300        | B             |
| Terminal Devices      |                |                   |  |                    |                |             |                |               |
| Air Handler           | 40%            |                   |  | 2016               | \$295,800      | 1           | \$29,800       | B             |
| Convactor/Radiator    | 60%            |                   |  | 2019               | \$777,200      | 1           | \$23,400       | B             |
| Air Conditioning      |                |                   |  |                    |                |             |                |               |
| Energy Source         |                |                   |  |                    |                |             |                |               |
| Electricity           | 100%           |                   |  | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 20%            |                   |  | 2016               | \$56,400       | 1           |                | B             |
| No Component          | 80%            |                   |  |                    |                |             |                | D             |
| Ventilation           |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |  | LIFE               | * *            | 2-5         | \$67,100       | B             |
| Exhaust Fans          |                |                   |  |                    |                |             |                |               |
| Interior              | 40%            |                   |  | 2021               | \$60,600       | 2           | \$1,500        | B             |
| Roof                  | 60%            |                   |  | 2016               | \$65,400       | 2           | \$2,200        | B             |
| Plumbing              |                |                   |  |                    |                |             |                |               |
| H/C Water Piping      |                |                   |  |                    |                |             |                |               |
| Brass/Copper          | 10%            |                   |  | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 90%            |                   |  | 2019               | \$368,600      | 1           |                | B             |
| HW Heat Exchanger     |                |                   |  |                    |                |             |                |               |
| Low Temp              | 100%           |                   |  | 2021               | \$42,600       | 4           | \$11,900       | B             |
| Sanitary Piping       |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |  |                    |                |             |                |               |
| Submersible           | 100%           |                   |  | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer    |                |                   |  |                    |                |             |                |               |
| No Component          | 90%            |                   |  |                    |                |             |                | D             |
| Generic               | 10%            |                   |  | 2021               | \$1,300        | 1           | \$700          | B             |
| Fixtures              |                |                   |  |                    |                |             |                |               |
| Generic               | 100%           |                   |  |                    |                |             |                | B             |
| Fire Suppression      |                |                   |  |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 142 - BX (J. H. S. 142 - BX)

Asset # : 1095

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2031               | * *            | 1-2         | \$3,400        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 143 - BX (J. H. S. 143 - BX )  
**Address** : 120 WEST 231 STREET @ SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : X143  
**Program / Asset #** : BOE0280.000 / 2606 **Yr Built/Renovated** : 1957 / 2007  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3253 **Lot** : 141 **BIN** : 2015547

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$932,200             | \$287,900             |
| Interior Architecture | \$603,400             | \$1,425,000           |
| Electrical            | \$161,500             | \$1,631,700           |
| Mechanical            | \$117,800             | \$1,039,300           |
| <b>Total</b>          | <b>\$1,814,800</b>    | <b>\$4,383,800</b>    |
| Priority A            | \$932,200             | \$287,900             |
| Priority B            | \$500,300             | \$2,725,300           |
| Priority C            | \$382,300             | \$1,370,600           |
| <b>Total</b>          | <b>\$1,814,800</b>    | <b>\$4,383,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,300         |                 |                 | \$17,500        |
| Interior Architecture | \$67,400         |                 |                 | \$3,300         |
| Electrical            | \$11,400         | \$2,000         | \$3,300         | \$16,900        |
| Mechanical            | \$26,000         | \$22,700        | \$25,700        | \$4,900         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         |                 |
| <b>Total</b>          | <b>\$128,100</b> | <b>\$29,600</b> | <b>\$33,900</b> | <b>\$42,600</b> |
| Priority A            | \$18,300         |                 |                 | \$25,100        |
| Priority B            | \$77,000         | \$29,600        | \$33,900        | \$17,500        |
| Priority C            | \$32,800         |                 |                 |                 |
| <b>Total</b>          | <b>\$128,100</b> | <b>\$29,600</b> | <b>\$33,900</b> | <b>\$42,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - BX (J. H. S. 143 - BX )

Asset # : 2606

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 75%   |                   |                | LIFE               | * *            | 5           | \$168,400      | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall | 5%  |                   |                | LIFE               | * *            | 5           | \$21,000       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 20%   |                   |                | LIFE               | * *            | 5           | \$145,900      | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  | Now               | \$633,900      | 2031               | * *            | 5           | \$21,900       | A             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%   | Now               | \$6,800        | LIFE               | * *            | 5           | \$2,000        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 20%   | Now               | \$1,000        | LIFE               | * *            | 5           | \$3,200        | A             |
|                       | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 20%   | Now               | \$87,700       | 2033               | * *            |             |                | A             |
|                       | Vegetation Growth, Extent : Severe, Area Affected : 35%         |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium And Auditorium Lobby Roof                 |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium And Auditorium Lobby Roof                 |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 20%   |                   |                | 2023               | \$87,700       | 10          | \$16,200       | A             |
| Built-Up (BUR)        | 53%   |                   |                | 2028               | * *            | 10          | \$43,000       | A             |
| Copper/Terne          | 2%  |                   |                | 2051               | * *            | 10          | \$4,100        | A             |
| Panel/Paver: Cer/Brk  | 5%  | Now               | \$53,400       | 2053               | * *            |             |                | A             |
|                       | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
|                       | Vegetation Growth, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 55%             |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
| Interior              |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - BX (J. H. S. 143 - BX )

Asset # : 2606

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|  |     |     |          |      |           |   |          |   |
|--|-----|-----|----------|------|-----------|---|----------|---|
| Cast in Place Concrete   | 10% |     |          | LIFE | **        | 5 | \$76,400 | C |
| Ceramic Tile   | 5%  | Now | \$58,100 | 2032 | **        | 5 | \$4,400  | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>    |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                       |     |     |          |      |           |   |          |   |
| Vinyl Tile   | 20% | Now | \$99,900 | 2018 | \$333,100 | 3 | \$13,100 | C |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i> |     |     |          |      |           |   |          |   |
| <i>Location : Fourth Floor 9 X 9 Tiles</i>                         |     |     |          |      |           |   |          |   |
| Vinyl Tile   | 60% | Now | \$99,900 | 2023 | \$999,300 | 3 | \$39,300 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>     |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                       |     |     |          |      |           |   |          |   |
| Wood   | 5%  | Now | \$18,500 | 2038 | **        | 5 | \$8,200  | C |
| <i>Dry Rot/Decay, Extent : Light, Area Affected : 10%</i>          |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                       |     |     |          |      |           |   |          |   |

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$16,300 | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** | 10   | \$6,100  | C |
| Plaster               | 45% |  |  | LIFE | ** | 5-10 | \$78,000 | C |
| SGFT/Glazed Masonry   | 35% |  |  | LIFE | ** | 10   | \$35,700 | C |

## Ceilings

|  |     |     |           |      |    |      |          |   |
|--|-----|-----|-----------|------|----|------|----------|---|
| AcousTile,Adhered  | 25% | Now | \$71,500  | 2028 | ** | 5    | \$19,800 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |    |      |          |   |
| <i>Location : Cafeteria, Main Entrance, Auditorium</i>                 |     |     |           |      |    |      |          |   |
| Exposed Concrete   | 20% |     |           | LIFE | ** | 5-10 | \$39,600 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |     |     |           |      |    |      |          |   |
| <i>Location : Auditorium</i>   |     |     |           |      |    |      |          |   |
| Plaster  | 55% | Now | \$149,500 | LIFE | ** | 5    | \$54,400 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |     |     |           |      |    |      |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |      |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2033 | ** | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **        | 1 |  | B |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - BX (J. H. S. 143 - BX )

Asset # : 2606

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 5%         | 2-4               | \$8,500        | 2048               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  | 85%        |                   |                | 2022               | \$144,000      | 5           | \$2,500        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$161,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 70%        |                   |                | 2021               | \$23,100       | 5           | \$500          | B             |
| Motor Control Center  | 30%        |                   |                | 2021               | \$129,400      | 5           | \$900          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2023               | \$1,052,600    | 10          | \$107,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2023               | \$45,400       | 10          | \$300          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2028               | * *            | 1           | \$8,100        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2031               | * *            | 1-3         | \$13,400       | B             |

| Mechanical |               | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|---------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component     | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type          | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |               |                |           |                    |      |                |       |                |          |
|            | Energy Source |                |           |                    |      |                |       |                |          |
|            | Fuel Oil No 4 | 100%           |           |                    | 2033 | * *            | 5     | \$36,200       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - BX (J. H. S. 143 - BX )

Asset # : 2606

| Mechanical           |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|----------------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating              |                      |   |           |                |                    |                |             |                |          |
|                      | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                      | Steam Boiler         | 100%  |           |                | 2021               | \$648,100      | 1           | \$115,800      | B        |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                      | Location : Basement                                       |           |                |                    |                |             |                |          |
|                      |                      | Explanation : 3 Units                                     |           |                |                    |                |             |                |          |
| Distribution         |                      |   |           |                |                    |                |             |                |          |
|                      | Steam Piping/Pump    | 100%  | Now       | \$46,500       | 2033               | * *            | 4           | \$5,800        | B        |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 30% |           |                |                    |                |             |                |          |
|                      |                      | Location : Boiler Room And Fan Room                       |           |                |                    |                |             |                |          |
|                      |                      | Explanation : Vacuum Pump And Steam Traps Faulty          |           |                |                    |                |             |                |          |
| Terminal Devices     |                      |   |           |                |                    |                |             |                |          |
|                      | Air Handler          | 25%   |           |                | 2023               | \$179,500      | 1           | \$18,100       | B        |
|                      | Convactor/Radiator   | 75%   |           |                | 2028               | * *            | 1           | \$28,300       | B        |
| Air Conditioning     |                      |   |           |                |                    |                |             |                |          |
|                      | Energy Source        |   |           |                |                    |                |             |                |          |
|                      | Electricity          | 100%  |           |                | 2039               | * *            | 1           |                | B        |
| Conversion Equipment |                      |   |           |                |                    |                |             |                |          |
|                      | Window/Wall Unit     | 30%   |           |                | 2018               | \$82,100       | 1           |                | B        |
|                      | No Component         | 70%   |           |                |                    |                |             |                | D        |
| Ventilation          |                      |   |           |                |                    |                |             |                |          |
|                      | Distribution         |   |           |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers   | 100%  |           |                | LIFE               | * *            | 2-5         | \$103,100      | B        |
| Exhaust Fans         |                      |   |           |                |                    |                |             |                |          |
|                      | Interior             | 60%   |           |                | 2023               | \$88,300       | 2           | \$2,200        | B        |
|                      | Roof                 | 40%   | 0-2       | \$42,300       | 2033               | * *            | 2           | \$1,200        | B        |
|                      |                      | On Extended Life, Extent : Severe, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                      | Location : Roof   |           |                |                    |                |             |                |          |
| Plumbing             |                      |   |           |                |                    |                |             |                |          |
|                      | H/C Water Piping     |   |           |                |                    |                |             |                |          |
|                      | Galv Iron/Steel      | 100%  |           |                | 2028               | * *            | 1           |                | B        |
| Water Heater         |                      |   |           |                |                    |                |             |                |          |
|                      | Electric             | 10%   |           |                | 2021               | \$2,100        | 4           | \$100          | B        |
|                      | No Component         | 90%   |           |                |                    |                |             |                | D        |
| HW Heat Exchanger    |                      |   |           |                |                    |                |             |                |          |
|                      | Low Temp             | 100%  |           |                | 2023               | \$41,300       | 4           | \$17,400       | B        |
| Sanitary Piping      |                      |   |           |                |                    |                |             |                |          |
|                      | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
| Storm Drain Piping   |                      |   |           |                |                    |                |             |                |          |
|                      | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
| Sump Pump(s)         |                      |   |           |                |                    |                |             |                |          |
|                      | Rigid Piping         | 100%  |           |                | 2018               | \$10,300       | 4           | \$2,000        | B        |
| Fixtures             |                      |   |           |                |                    |                |             |                |          |
|                      | Generic              | 100%  |           |                |                    |                |             |                | B        |
| Vertical Transport   |                      |   |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - BX (J. H. S. 143 - BX )

Asset # : 2606

| Mechanical         |                 | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|-----------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component       | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type            | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Vertical Transport |                 |   |           |                    |      |                |       |                |          |
|                    | Elevators       |   |           |                    |      |                |       |                |          |
|                    | Geared Traction | 100%  |           |                    | LIFE | * *            |       |                | C        |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                    |                 | Location : B-5  |           |                    |      |                |       |                |          |
|                    |                 | Explanation : 1 Unit                                    |           |                    |      |                |       |                |          |
| Fire Suppression   |                 |   |           |                    |      |                |       |                |          |
|                    | Sprinkler       |   |           |                    |      |                |       |                |          |
|                    | No Component    | 95%   |           |                    |      |                |       |                | D        |
|                    | Generic         | 5%  |           |                    | 2033 | * *            | 1-2   | \$1,600        | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 143 - M  
**Address** : 511 WEST 182 STREET @AUDUBON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M143  
**Program / Asset #** : BOE0086.000 / 2635 **Yr Built/Renovated** : 1965 / 1999  
**Area Sq Ft** : 151,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 2155 **Lot** : 35 **BIN** : 1063703

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$447,500             | \$156,800             |
| Interior Architecture | \$993,300             | \$45,100              |
| Electrical            | \$1,273,000           | \$451,200             |
| Mechanical            | \$61,500              | \$1,024,700           |
| <b>Total</b>          | <b>\$2,775,200</b>    | <b>\$1,677,800</b>    |
| Priority A            | \$447,500             | \$156,800             |
| Priority B            | \$1,392,400           | \$1,475,900           |
| Priority C            | \$935,400             | \$45,100              |
| <b>Total</b>          | <b>\$2,775,200</b>    | <b>\$1,677,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$48,900         | \$8,400         |                 |
| Interior Architecture | \$4,900         | \$30,700         | \$22,000        |                 |
| Electrical            | \$18,300        | \$1,900          | \$1,300         |                 |
| Mechanical            | \$67,100        | \$73,700         | \$29,200        | \$18,600        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$94,200</b> | <b>\$159,200</b> | <b>\$64,900</b> | <b>\$22,600</b> |
| Priority A            |                 | \$48,900         | \$8,400         |                 |
| Priority B            | \$89,300        | \$79,600         | \$34,400        | \$22,600        |
| Priority C            | \$4,900         | \$30,700         | \$22,000        |                 |
| <b>Total</b>          | <b>\$94,200</b> | <b>\$159,200</b> | <b>\$64,900</b> | <b>\$22,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M

## Asset # : 2635

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%   |                   |                | LIFE               | **             | 5           | \$50,900       | A             |
| Glazed Ceramic Panel    | 5%  |                   |                | LIFE               | **             | 5           | \$15,900       | A             |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5           | \$54,300       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2036               | **             | 5           | \$16,900       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 50%   |                   |                | LIFE               | **             | 5           | \$51,700       | A             |
| Metal Panel             | 25%   |                   |                | 2040               | **             | 5           | \$9,700        | A             |
| Metal: Cage/Fence       | 25%   |                   |                | 2033               | **             | 5-10        | \$19,400       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 40%   |                   |                | 2025               | **             | 10          | \$33,600       | A             |
| Copper/Terne            | 5%  |                   |                | 2035               | **             | 10          | \$10,500       | A             |
| IRMA/Protected Membrane | 50%   | 0-2               | \$390,900      | 2030               | **             |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                         | Location : Over Fourth Floor                                  |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                         | Location : Over Fourth Floor                                  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%  | Now               | \$56,600       | 2030               | **             |             |                | A             |
|                         | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                         | Location : Over Fourth Floor                                  |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$21,500       | C             |
| Ceramic Tile            | 5%  |                   |                | 2029               | **             | 5           | \$9,800        | C             |
| Granite Panels          | 5%  |                   |                | LIFE               | **             | 5           | \$7,400        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| Vinyl Tile              | 20%   |                   |                | 2025               | **             | 3           | \$14,700       | C             |
| Vinyl Tile              | 50%   |                   |                | 2015               | \$935,400      | 3           | \$36,800       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Classrooms   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Units                                       |                   |                |                    |                |             |                |               |
| Wood                    | 10%   |                   |                | 2035               | **             | 5           | \$36,800       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE               | **             | 5           | \$10,900       | C             |
| Folding Partition       | 5%  |                   |                | 2036               | **             | 5           | \$34,100       | C             |
| Marble Panels           | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 55%   |                   |                | LIFE               | **             | 5           | \$45,100       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M

## Asset # : 2635

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25% Now

\$57,900 2033

\* \*

5

\$24,000

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Fourth Floor Corridor**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Corridor Near Room 402**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Corridors*

Exposed Concrete

50%

LIFE

\* \*

5

\$15,000

B

Metal Panel

5%

LIFE

\* \*

5

\$12,000

B

Plaster

20%

LIFE

\* \*

5

\$24,000

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2020

\$134,100

5

\$3,300

B

## Raceway

Conduit

70%

2020

\$119,200

1

B

Conduit

30%

2030

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2019

\$8,500

5

\$100

B

Molded Case Bkrs

15%

2019

\$25,400

5

\$500

B

Molded Case Bkrs

80%

2036

\* \*

5

\$2,600

B

## Wiring

Braided Cloth

10%

2-4

\$17,900

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic

90%

2040

\* \*

1

B

## Motor Controllers

Locally Mounted

30%

2018

\$9,900

5

\$300

B

Motor Control Center

40%

2018

\$172,500

5

\$1,400

B

Motor Control Center

30%

2033

\* \*

5

\$1,000

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,800

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M

## Asset # : 2635

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

95%

2015

\$1,123,200

10

\$114,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T12 Lamps*

## HID

2%

2020

\$10,900

10

\$100

B

## Incandescent

3%

2015

\$35,500

2

\$100

B

## Egress Lighting

## Emergency, Battery

40%

2020

\$21,800

10

\$12,700

B

## Exit, Service

60%

2020

\$13,100

1

B

## Mechanical

## Current Repair

## Future Replacement

## Maintenance

| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|

## Heating

## Energy Source

## Fuel Oil No 6

100%

2030

\* \*

5

\$40,600

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$14,600

2018

\$728,000

1

\$117,000

B

*Other Observation, Extent : Light, Area Affected : 30%**Location : Boiler Burners, Basement**Explanation : 3 Units. Oil Leaks From Burners*

## Distribution

## Steam Piping/Pump

100%

2030

\* \*

4

\$9,700

B

## Terminal Devices

## Air Handler

25%

Now

\$10,100

2020

\$201,600

1

\$18,300

B

*Not in Service, Extent : Severe, Area Affected : 10%**Location : Cafeteria Ahu*

## Convactor/Radiator

75%

2025

\* \*

1

\$31,800

B

## Air Conditioning

## Energy Source

## Electricity

100%

2028

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

20%

2015

\$61,500

1

B

## No Component

80%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$73,100

B

## Exhaust Fans

## Interior

20%

2020

\$33,100

2

\$800

B

## Roof

80%

Now

\$19,000

2020

\$95,100

2

\$2,600

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : Roof*

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2025

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M

## Asset # : 2635

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$34,800       | 2           | \$2,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$6,500        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Sewage Line</i>                             |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$10,300       | 2030               | * *            | 4           | \$1,300        | B             |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room. Temporary Unit Is In Place</i> |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : B-4</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit. Not In Service, Waiting For Repair</i>    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 143 - M MINISCHOOL  
**Address** : 511 WEST 182ND ST. @AUDUBON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M143  
**Program / Asset #** : BOE0086.010 / 4359 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2155 **Lot** : 35 **BIN** : 1063703

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$46,700              |
| Interior Architecture | \$193,300             |                       |
| Electrical            | \$78,700              | \$49,500              |
| Mechanical            |                       | \$51,200              |
| <b>Total</b>          | <b>\$272,000</b>      | <b>\$147,400</b>      |
| Priority A            |                       | \$46,700              |
| Priority B            | \$159,200             | \$100,700             |
| Priority C            | \$112,800             |                       |
| <b>Total</b>          | <b>\$272,000</b>      | <b>\$147,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$10,200        |                |                |                |
| Interior Architecture | \$300           |                |                | \$1,500        |
| Electrical            | \$100           | \$8,800        |                |                |
| Mechanical            | \$2,700         | \$500          | \$1,800        | \$500          |
| <b>Total</b>          | <b>\$13,300</b> | <b>\$9,300</b> | <b>\$1,800</b> | <b>\$2,000</b> |
| Priority A            | \$10,200        |                |                |                |
| Priority B            | \$2,800         | \$9,300        | \$1,800        | \$500          |
| Priority C            | \$300           |                |                | \$1,500        |
| <b>Total</b>          | <b>\$13,300</b> | <b>\$9,300</b> | <b>\$1,800</b> | <b>\$2,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M MINISCHOOL

Asset # : 4359

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 100%       | Now               | \$10,200       | 2030               | * *            | 5           | \$24,000       | A             |
| Deformed/Dented, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : At Corners   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2028               | * *            | 5           | \$2,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 100%       |                   |                | 2033               | * *            | 10          | \$46,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | * *            | 5           | \$600          | C             |
| Vinyl Tile  | 95%        | Now               | \$112,800      | 2030               | * *            | 3           | \$4,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 35%        |                   |                | LIFE               | * *            | 5           | \$1,500        | C             |
| Metal Panel   | 65%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 100%       | 0-2               | \$80,500       | 2040               | * *            | 5           | \$6,000        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Electrical  |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical And Electrical Room                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 1000 Amps Main Disconnect Switch            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                      |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2020               | \$49,500       | 5           | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M MINISCHOOL

Asset # : 4359

| Electrical                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts                |            |                   |                |                    |                |             |                |               |
| Raceway                        |            |                   |                |                    |                |             |                |               |
| Conduit                        | 100%       |                   |                | 2020               | \$1,100        | 1           |                | B             |
| Panelboards                    |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs               | 100%       |                   |                | 2019               | \$16,900       | 5           | \$200          | B             |
| Wiring                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic                  | 100%       |                   |                | 2020               | \$800          | 1           |                | B             |
| Motor Controllers              |            |                   |                |                    |                |             |                |               |
| Locally Mounted                | 100%       |                   |                | 2018               | \$4,500        | 5           | \$100          | B             |
| Ground                         |            |                   |                |                    |                |             |                |               |
| Grounding Devices              |            |                   |                |                    |                |             |                |               |
| Generic                        | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting                       |            |                   |                |                    |                |             |                |               |
| Interior Lighting              |            |                   |                |                    |                |             |                |               |
| Fluorescent                    | 100%       |                   |                | 2015               | \$78,700       | 10          | \$7,600        | B             |
| Egress Lighting                |            |                   |                |                    |                |             |                |               |
| Emergency, Battery             | 50%        |                   |                | 2025               | * *            | 10          | \$1,000        | B             |
| Exit, Service                  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
|                                |            |                   |                |                    |                |             |                |               |
| Mechanical                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |                   |                |                    |                |             |                |               |
| Energy Source                  |            |                   |                |                    |                |             |                |               |
| Electricity                    | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment           |            |                   |                |                    |                |             |                |               |
| Heat Pump                      | 100%       |                   |                | 2018               | \$14,400       | 2           | \$2,600        | B             |
| Terminal Devices               |            |                   |                |                    |                |             |                |               |
| Air Handler                    | 100%       |                   |                | 2020               | \$51,200       | 1           | \$5,200        | B             |
| Air Conditioning               |            |                   |                |                    |                |             |                |               |
| Energy Source                  |            |                   |                |                    |                |             |                |               |
| Electricity                    | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment           |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 100%       |                   |                | 2018               | \$5,200        | 2           | \$500          | B             |
| Ventilation                    |            |                   |                |                    |                |             |                |               |
| Distribution                   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,600        | B             |
| Exhaust Fans                   |            |                   |                |                    |                |             |                |               |
| Interior                       | 95%        |                   |                | 2020               | \$10,000       | 2           | \$200          | B             |
| Roof                           | 5%         |                   |                | 2020               | \$400          | 2           |                | B             |
| Plumbing                       |            |                   |                |                    |                |             |                |               |
| H/C Water Piping               |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater                   |            |                   |                |                    |                |             |                |               |
| Electric                       | 100%       |                   |                | 2014               | \$1,500        | 4           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 143 - M MINISCHOOL

Asset # : 4359

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 144 - BX  
**Address** : 2545 GUNTHER AVENUE @ALLERTON AVENUE  
**Borough** : BRONX **Agency's Number** : X144  
**Program / Asset #** : BOE0281.000 / 379 **Yr Built/Renovated** : 1968 / 2011  
**Area Sq Ft** : 147,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4493 **Lot** : 1 **BIN** : 2053518

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$574,200             | \$473,000             |
| Interior Architecture | \$203,100             | \$1,683,000           |
| Electrical            | \$587,600             | \$1,741,300           |
| Mechanical            | \$31,600              | \$424,400             |
| <b>Total</b>          | <b>\$1,396,600</b>    | <b>\$4,321,600</b>    |
| Priority A            | \$574,200             | \$473,000             |
| Priority B            | \$742,000             | \$2,165,600           |
| Priority C            | \$80,400              | \$1,683,000           |
| <b>Total</b>          | <b>\$1,396,600</b>    | <b>\$4,321,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 |                 |
| Interior Architecture | \$73,700         |                 | \$15,600        | \$28,300        |
| Electrical            | \$3,600          | \$3,400         | \$3,800         | \$5,600         |
| Mechanical            | \$56,100         | \$20,100        | \$29,000        | \$28,200        |
| <b>Total</b>          | <b>\$133,400</b> | <b>\$23,400</b> | <b>\$48,400</b> | <b>\$62,100</b> |
| Priority A            |                  |                 |                 |                 |
| Priority B            | \$59,700         | \$23,400        | \$32,800        | \$33,800        |
| Priority C            | \$73,700         |                 | \$15,600        | \$28,300        |
| <b>Total</b>          | <b>\$133,400</b> | <b>\$23,400</b> | <b>\$48,400</b> | <b>\$62,100</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 144 - BX

## Asset # : 379

| Architecture  |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                        |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast in Place Concrete | 100%           |                   |                | LIFE               | **             | 5           | \$660,600      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Windows   |                        |                |                   |                |                    |                |             |                |               |
|   | Aluminum               | 100%           | Now               | \$158,400      | 2039               | **             | 5           | \$8,200        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Parapets  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast in Place Concrete | 85%            |                   |                | LIFE               | **             | 5           | \$171,000      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
|   | Metal Rail             | 15%            |                   |                | 2043               | **             | 5-10        | \$26,400       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%     |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Roof  |                        |                |                   |                |                    |                |             |                |               |
|   | Built-Up (BUR)         | 25%            |                   |                | 2028               | **             | 10          | \$20,400       | A             |
|   | Copper/Terne           | 3%             |                   |                | 2063               | **             | 10          | \$6,100        | A             |
|   | Copper/Terne           | 2%             |                   |                | 2051               | **             | 10          | \$4,100        | A             |
|   | Modified Bitumen       | 70%            |                   |                | 2033               | **             | 10          | \$57,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Interior  |                        |                |                   |                |                    |                |             |                |               |
| Floors  |                        |                |                   |                |                    |                |             |                |               |
|   | Ceramic Tile           | 3%             |                   |                | 2032               | **             | 5           | \$5,700        | C             |
|   | Terrazzo               | 2%             |                   |                | LIFE               | **             | 5           | \$6,000        | C             |
|   | Vinyl Tile             | 90%            |                   |                | 2018               | \$1,639,100    | 3           | \$86,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |                        |                |                   |                |                    |                |             |                |               |
|   | Wood                   | 5%             |                   |                | 2051               | **             | 5           | \$17,900       | C             |
| Interior Walls  |                        |                |                   |                |                    |                |             |                |               |
|   | Ceramic Tile           | 3%             |                   |                | 2032               | **             | 5           | \$8,000        | C             |
|   | Concrete Masonry Unit  | 15%            |                   |                | LIFE               | **             | 5           | \$31,900       | C             |
|   | Folding Partition      | 2%             |                   |                | 2031               | **             | 5           | \$13,300       | C             |
|   | Plaster                | 55%            |                   |                | LIFE               | **             | 5-10        | \$124,300      | C             |
|   | SGFT/Glazed Masonry    | 25%            |                   |                | LIFE               | **             | 10          | \$33,200       | C             |
| Ceilings  |                        |                |                   |                |                    |                |             |                |               |
|   | AcousTile,Adhered      | 15%            |                   |                | 2028               | **             | 5           | \$28,000       | B             |
|   | AcousTileConcealSpLn   | 25%            |                   |                | 2028               | **             | 5           | \$58,400       | B             |
|   | Exposed Concrete       | 60%            |                   |                | LIFE               | **             | 5-10        | \$140,200      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 144 - BX

## Asset # : 379

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2023               | \$32,600       | 5           | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Main Service Protector Rated @ 3000 Amperes  |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2023               | \$134,100      | 5           | \$500          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 95%  |           |                | 2023               | \$161,700      | 1           |                | B        |
|                 | Conduit                  | 5%   |           |                | 2043               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2022               | \$8,500        | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                | 2022               | \$152,400      | 5           | \$2,900        | B        |
|                 | Molded Case Bkrs         | 5%   |           |                | 2039               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 90%  | 2-4       | \$161,500      | 2048               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2023               | \$17,900       | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2021               | \$33,000       | 5           | \$800          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$3,600        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected To Main Water Pipe                 |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 96%  |           |                | 2023               | \$1,105,000    | 10          | \$112,400      | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 2%   |           |                | 2023               | \$23,000       | 10          | \$2,300        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Staircases                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Compact Fluorescent Lighting Fixtures        |           |                |                    |                |             |                |          |
|                 | HID                      | 1%   |           |                | 2023               | \$5,300        | 10          |                | B        |
|                 | Incandescent             | 1%   |           |                | 2018               | \$11,500       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2023               | \$26,500       | 10          | \$15,400       | B        |
|                 | Exit, Service            | 50%  |           |                | 2023               | \$10,600       | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2018               | \$50,200       | 10          | \$400          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 144 - BX

## Asset # : 379

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2028

\* \*

1

\$13,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2-4

\$426,100

2033

\* \*

1-3

\$20,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment, Alarm Bells And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$39,600

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$126,600

B

*Not Energy Efficient, Extent : Severe, Area Affected : 10%**Location : No Hot Water Heater, Boiler In Operation All Summer**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$6,300

B

## Terminal Devices

Air Handler

20%

2023

\$157,000

1

\$15,800

B

Convactor/Radiator

80%

2028

\* \*

1

\$33,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2018

\$89,800

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$112,700

B

## Exhaust Fans

Interior

20%

2023

\$32,200

2

\$800

B

Roof

80%

Now

\$27,800

2023

\$92,600

2

\$2,500

B

*Damaged, Extent : Severe, Area Affected : 50%**Location : Roof*

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 144 - BX

## Asset # : 379

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2033               | * *            | 4           | \$12,700       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2023               | \$14,100       | 1           | \$7,900        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2023               | \$85,000       | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 145 - BX  
**Address** : 1000 TELLER AVENUE BTWN: EAST 164 ST., EAST 165 ST.  
**Borough** : BRONX **Agency's Number** : X145  
**Program / Asset #** : BOE0282.000 / 380 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 155,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2424 **Lot** : 1 **BIN** : 2097111

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$230,700             | \$62,700              |
| Interior Architecture | \$256,100             | \$98,600              |
| Electrical            | \$2,618,900           | \$519,100             |
| Mechanical            | \$37,400              | \$357,900             |
| <b>Total</b>          | <b>\$3,143,200</b>    | <b>\$1,038,200</b>    |
| Priority A            | \$230,700             | \$62,700              |
| Priority B            | \$2,720,400           | \$975,500             |
| Priority C            | \$192,000             |                       |
| <b>Total</b>          | <b>\$3,143,200</b>    | <b>\$1,038,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$15,100         |
| Interior Architecture | \$19,200        | \$46,800        | \$3,000         | \$22,200         |
| Electrical            | \$10,900        | \$9,300         | \$10,500        | \$28,200         |
| Mechanical            | \$38,700        | \$20,100        | \$42,100        | \$47,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$72,700</b> | <b>\$80,100</b> | <b>\$59,500</b> | <b>\$117,400</b> |
| Priority A            |                 |                 |                 | \$15,100         |
| Priority B            | \$53,500        | \$45,600        | \$56,500        | \$99,700         |
| Priority C            | \$19,200        | \$34,500        | \$3,000         | \$2,500          |
| <b>Total</b>          | <b>\$72,700</b> | <b>\$80,100</b> | <b>\$59,500</b> | <b>\$117,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 145 - BX

## Asset # : 380

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$34,800       | A             |
| Masonry: Brick   | 90%        | 2-4               | \$105,300      | LIFE               | * *            | 5           | \$62,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2047               | * *            | 5           | \$17,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 5           | \$1,000        | A             |
| Metal: Cage/Fence  | 90%        |                   |                | 2027               | * *            | 5-10        | \$71,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 97%        |                   |                | 2027               | * *            | 10          | \$83,600       | A             |
| Copper/Terne   | 3%         |                   |                | 2037               | * *            | 10          | \$6,500        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$6,000        | C             |
| Terrazzo   | 15%        |                   |                | LIFE               | * *            | 5           | \$23,600       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 62%        |                   |                | 2027               | * *            | 3           | \$46,800       | C             |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 12x12 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        | Now               | \$19,200       | 2017               | \$192,000      | 3           | \$7,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2050               | * *            | 5           | \$37,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$11,200       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | * *            | 5           | \$33,600       | C             |
| SGFT/Glazed Masonry  | 40%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 20%        |                   |                | 2027               | * *            | 5           | \$39,400       | B             |
| AcousTileConcealSpLn   | 10%        |                   |                | 2035               | * *            | 5           | \$24,600       | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$3,100        | B             |
| Metal Panel  | 20%        | Now               | \$64,100       | LIFE               | * *            | 5           | \$49,300       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 40%        |                   |                | LIFE               | * *            | 5           | \$49,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 145 - BX

## Asset # : 380

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps And 1200 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$134,100      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$170,300      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2021               | \$160,900      | 5           | \$3,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 0-2               | \$107,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 60%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2022               | \$53,800       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 77%        |                   |                | 2017               | \$934,500      | 10          | \$95,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 77%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2027               | * *            | 10          | \$12,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Hallway And Boiler Room                     |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2022               | \$16,900       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2017               | \$121,400      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$16,300       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2027               | * *            | 1           | \$23,700       | B             |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 10%        |                   |                |                    |                |             |                | D             |
| Generic  | 90%        |                   |                | 2017               | \$1,348,000    | 1-3         | \$72,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 145 - BX

## Asset # : 380

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 6         | 100%  |                   |                | 2032    | * *                | 5           | \$41,700       | B             |  |
|                       | Malfunctioning, Extent : Light, Area Affected : 50%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Defective Petrometer - Basement                  |                   |                |         |                    |             |                |               |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement Vault                                   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 2 - 10,000 Gallon Tanks                       |                   |                |         |                    |             |                |               |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Steam Boiler          | 100%  | 0-2               | \$37,400       | 2027    | * *                | 1           | \$120,100      | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 5%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Boiler Room ( 7 Plugged Tubes On Boiler #1 )     |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 3 - Steam Boilers                             |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 100%  |                   |                | 2032    | * *                | 4           | \$6,600        | B             |  |
| Terminal Devices      |   |                   |                |         |                    |             |                |               |  |
| Air Handler           | 20%   |                   |                | 2022    | \$165,500          | 1           | \$16,700       | B             |  |
| Convactor/Radiator    | 80%   | Now               | \$23,200       | 2027    | * *                | 1           | \$31,400       | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement Fan Room ( Burnt Out Blower Fan Motor ) |                   |                |         |                    |             |                |               |  |
| Air Conditioning      |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%  |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 30%   |                   |                | 2021    | \$94,700           | 1           |                | B             |  |
| No Component          | 70%   |                   |                |         |                    |             |                | D             |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$75,100       | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 20%   | Now               | \$1,700        | 2027    | * *                | 2           | \$700          | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                       | Location : House Exhaust Fan Motor                          |                   |                |         |                    |             |                |               |  |
| Roof                  | 80%   | Now               | \$9,800        | 2022    | \$97,700           | 2           | \$2,700        | B             |  |
|                       | Not in Service, Extent : Severe, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof   |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%  |                   |                | 2027    | * *                | 1           |                | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2032    | * *                | 4           | \$13,300       | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Submersible           | 100%  |                   |                | 2017    | \$6,200            | 4           | \$1,300        | B             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 145 - BX

Asset # : 380

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2032               | * *            | 1           | \$8,300        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
|                       |            | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                    |                |                    |                |             |                |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                       |            | Location : B - 4   |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                     |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 70%        |  |                |                    |                |             |                | D             |
| Generic               | 30%        |  |                | 2032               | * *            | 1-2         | \$11,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 145 - Q  
**Address** : 33-34 80 STREET  
**Borough** : QUEENS **Agency's Number** : Q145  
**Program / Asset #** : BOE0792.000 / 1545 **Yr Built/Renovated** : 1954 / 2008  
**Area Sq Ft** : 200,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1252 **Lot** : 1 **BIN** : 4442764

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$214,800             | \$142,100             |
| Interior Architecture | \$626,100             | \$119,200             |
| Electrical            | \$600,700             | \$339,700             |
| Mechanical            | \$41,200              | \$46,600              |
| <b>Total</b>          | <b>\$1,482,800</b>    | <b>\$647,600</b>      |
| Priority A            | \$214,800             | \$142,100             |
| Priority B            | \$641,900             | \$457,700             |
| Priority C            | \$626,100             | \$47,800              |
| <b>Total</b>          | <b>\$1,482,800</b>    | <b>\$647,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$23,900         | \$15,900        |                 |
| Interior Architecture | \$6,600          | \$32,800         | \$16,400        |                 |
| Electrical            | \$63,400         | \$46,300         | \$11,400        | \$11,400        |
| Mechanical            | \$29,000         | \$63,200         | \$38,800        | \$36,600        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$107,000</b> | <b>\$174,100</b> | <b>\$90,400</b> | <b>\$55,900</b> |
| Priority A            |                  | \$23,900         | \$15,900        |                 |
| Priority B            | \$100,400        | \$117,400        | \$58,000        | \$55,900        |
| Priority C            | \$6,600          | \$32,800         | \$16,400        |                 |
| <b>Total</b>          | <b>\$107,000</b> | <b>\$174,100</b> | <b>\$90,400</b> | <b>\$55,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 30%  |                   |                | LIFE               | **             | 5           | \$44,900       | A             |
| Masonry: Brick          | 60%  |                   |                | LIFE               | **             | 5           | \$89,700       | A             |
| Masonry: Brick          | 5%   |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 28%  |                   |                | 2036               | **             | 5           | \$16,600       | A             |
| Aluminum                | 70%  |                   |                | 2045               | **             | 5           | \$41,600       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : 1954 Wing   |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%   |                   |                | 2029               | **             | 10          | \$7,400        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 20%  |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Masonry: Brick          | 60%  |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Metal Rail              | 5%   |                   |                | 2033               | **             | 5-10        | \$5,200        | A             |
| Metal Rail              | 5%   |                   |                | 2025               | **             | 5-10        | \$5,200        | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 55%  |                   |                | 2025               | **             | 10          | \$100,700      | A             |
| IRMA/Protected Membrane | 10%  |                   |                | 2025               | **             | 10          | \$18,300       | A             |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Over First Floor                                  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%  |                   |                | 2025               | **             | 10          | \$54,900       | A             |
| Roll Roofing            | 5%   |                   |                | 2016               | \$41,000       | 5           | \$15,300       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$28,700       | C             |
| Ceramic Tile            | 5%   |                   |                | 2029               | **             | 5           | \$13,100       | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$10,300       | C             |
| Vinyl Tile              | 50%  |                   |                | 2025               | **             | 3           | \$49,300       | C             |
| Vinyl Tile              | 25%  |                   |                | 2015               | \$626,100      | 3           | \$24,600       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : 1954 Wing   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Units                                      |                   |                |                    |                |             |                |               |
| Wood                    | 10%  |                   |                | 2035               | **             | 5           | \$49,300       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$12,300       | C             |
| Glazed Ceramic Panel    | 3%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 52%  |                   |                | LIFE               | **             | 5           | \$47,800       | C             |
| SGFT/Glazed Masonry     | 20%  |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry     | 15%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 145 - Q

## Asset # : 1545

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2033 | ** | 5 | \$23,800 | B |
| AcousTileSusp.Lay-In | 30% |  |  | 2033 | ** | 5 | \$71,400 | B |
| Exposed Concrete     | 33% |  |  | LIFE | ** | 5 | \$12,300 | B |
| Exposed Struc: Steel | 2%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$29,700 | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$22,300 | B |

| Electrical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps And One 1200 Amps Main Disconnect Switch*

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2025 | ** | 5 | \$600 | B |
|----------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |           |   |   |
|---------|-----|--|--|------|----|-----------|---|---|
| Conduit | 65% |  |  | 2020 |    | \$129,200 | 1 | B |
| Conduit | 35% |  |  | 2030 | ** | 1         |   | B |

## Panelboards

|                |    |     |         |      |    |   |       |   |
|----------------|----|-----|---------|------|----|---|-------|---|
| Fused Knife Sw | 5% | 2-4 | \$9,600 | 2045 | ** | 5 | \$100 | B |
|----------------|----|-----|---------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                     |     |     |          |      |    |   |       |   |
|---------------------|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch | 10% | 2-4 | \$19,200 | 2045 | ** | 5 | \$200 | B |
|---------------------|-----|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|                  |     |  |  |      |  |          |   |         |   |
|------------------|-----|--|--|------|--|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2019 |  | \$96,000 | 5 | \$2,200 | B |
|------------------|-----|--|--|------|--|----------|---|---------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 35% |  |  | 2028 | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 65% | 2-4 | \$131,100 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 35% |  |  | 2030 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |  |          |   |       |   |
|-----------------|-----|--|--|------|--|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2018 |  | \$16,500 | 5 | \$600 | B |
|-----------------|-----|--|--|------|--|----------|---|-------|---|

|                 |     |     |         |      |    |   |       |   |
|-----------------|-----|-----|---------|------|----|---|-------|---|
| Locally Mounted | 10% | 2-4 | \$3,300 | 2040 | ** | 5 | \$100 | B |
|-----------------|-----|-----|---------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 10% |  |  | 2025 | ** | 5 | \$100 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Motor Control Center | 30% |  |  | 2025 | ** | 5 | \$1,300 | B |
|----------------------|-----|--|--|------|----|---|---------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,400        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2025               | * *            | 1           | \$50,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2023               | \$114,600      | 1           | \$63,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : One 250 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2014               | \$600          | 5           | \$36,500       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2028               | * *            | 5           | \$16,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : One 300 Gallons                              |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2035               | * *            | 5           | \$2,600        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 75%        |                   |                | 2025               | * *            | 10          | \$120,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2015               | \$316,600      | 10          | \$32,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2025               | * *            | 10          | \$200          | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$31,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 70%        |                   |                | 2025               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2030               | * *            | 5           | \$54,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 145 - Q

## Asset # : 1545

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Heat Exchanger              | 30%  |                   |                | 2029               | * *            | 1           | \$26,100       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse A/c Room                          |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 70%  |                   |                | 2025               | * *            | 1           | \$121,900      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                        |                   |                |                    |                |             |                |               |
|                             | Explanation : 3 Units                                  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 30%  |                   |                | 2036               | * *            | 4           | \$2,600        | B             |
| Steam Piping/Pump           | 70%  |                   |                | 2040               | * *            | 4           | \$6,100        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  |                   |                | 2025               | * *            | 1           | \$21,700       | B             |
| Convactor/Radiator          | 60%  |                   |                | 2033               | * *            | 1           | \$34,100       | B             |
| Fan Coil Unit/Heat          | 20%  |                   |                | 2025               | * *            | 1           | \$11,400       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 30%  |                   |                | 2025               | * *            | 1           | \$24,400       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse Machinery Room                    |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2015               | \$41,200       | 1           |                | B             |
| No Component                | 60%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 30%  |                   |                | 2040               | * *            | 4           | \$2,600        | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 30%  |                   |                | 2025               | * *            | 1           | \$32,600       | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 30%  |                   |                | 2025               | * *            | 2           | \$36,700       | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 30%  |                   |                | LIFE               | * *            | 2-5         | \$29,400       | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 30%  |                   |                | 2025               | * *            | 2           | \$1,600        | B             |
| Roof                        | 20%  |                   |                | 2020               | \$31,800       | 2           | \$1,100        | B             |
| No Component                | 50%  |                   |                |                    |                |             |                | D             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   |                   |                | 2033               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 145 - Q

Asset # : 1545

| Mechanical  |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|---|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System  | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|   | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing  |                    |                |           |                    |      |                |       |                |          |
|   | Water Heater       |                |           |                    |      |                |       |                |          |
|   | Gas Fired          | 100%           |           |                    | 2018 | \$46,600       | 2     | \$2,600        | B        |
|   | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|   | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|   | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|   | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|   | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|   | Rigid Piping       | 100%           |           |                    | 2025 | * *            | 4     | \$1,300        | B        |
|   | Backflow Preventer |                |           |                    |      |                |       |                |          |
|   | Generic            | 100%           |           |                    | 2025 | * *            | 1     | \$10,800       | B        |
|   | Fixtures           |                |           |                    |      |                |       |                |          |
|   | Generic            | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport                                      |                    |                |           |                    |      |                |       |                |          |
|   | Elevators          |                |           |                    |      |                |       |                |          |
|   | Hydraulic          | 100%           |           |                    | LIFE | * *            |       |                | C        |
| Other Observation, Extent : Light, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : B-1-2-3                                      |                    |                |           |                    |      |                |       |                |          |
| Explanation : Two Units                                 |                    |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 151 - BX / P. S. 31 - BX  
**Address** : 250 EAST 156 STREET BTWN: CONCOURSE VILLAGE W. & E.  
**Borough** : BRONX **Agency's Number** : X151  
**Program / Asset #** : BOE0288.000 / 386 **Yr Built/Renovated** : 1971 /  
**Area Sq Ft** : 171,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2443 **Lot** : 190 **BIN** : 2002458

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,179,600           | \$655,700             |
| Interior Architecture | \$227,800             | \$3,048,900           |
| Electrical            | \$69,400              | \$2,053,800           |
| Mechanical            | \$278,500             | \$1,155,900           |
| <b>Total</b>          | <b>\$1,755,300</b>    | <b>\$6,914,300</b>    |
| Priority A            | \$1,179,600           | \$655,700             |
| Priority B            | \$575,700             | \$4,570,100           |
| Priority C            |                       | \$1,688,600           |
| <b>Total</b>          | <b>\$1,755,300</b>    | <b>\$6,914,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,600        |                 |                 |
| Interior Architecture |                 | \$5,400         | \$26,400        | \$37,500        |
| Electrical            | \$9,400         | \$12,800        | \$11,100        | \$23,000        |
| Mechanical            | \$56,000        | \$6,000         | \$32,400        | \$32,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$69,400</b> | <b>\$46,900</b> | <b>\$73,800</b> | <b>\$96,800</b> |
| Priority A            |                 | \$18,600        |                 |                 |
| Priority B            | \$69,400        | \$28,200        | \$47,400        | \$59,300        |
| Priority C            |                 |                 | \$26,400        | \$37,500        |
| <b>Total</b>          | <b>\$69,400</b> | <b>\$46,900</b> | <b>\$73,800</b> | <b>\$96,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 151 - BX / P. S. 31 - BX

## Asset # : 386

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       | Now               | \$258,200      | LIFE               | **             | 5           | \$76,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 2-4               | \$921,400      | 2047               | **             | 5           | \$9,600        | A             |
| Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Metal Rail  | 15%        |                   |                | 2035               | **             | 5-10        | \$30,700       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2022               | \$488,500      | 10          | \$90,400       | A             |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$11,900       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$48,600       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$11,100       | C             |
| Slate   | 5%         |                   |                | LIFE               | **             | 5           | \$11,800       | C             |
| Vinyl Tile  | 75%        |                   |                | 2022               | \$1,588,900    | 3           | \$62,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$20,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$12,400       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Operable Wall   | 5%         |                   |                | 2042               | **             | 5           | \$54,100       | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$51,000       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 75%        |                   |                | 2020               | \$1,258,400    | 5           | \$203,900      | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2035               | **             | 5           | \$10,900       | B             |
| Exposed Concrete  | 15%        | Now               | \$125,800      | LIFE               | **             | 5           | \$5,100        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor Near Electrical Room             |            |                   |                |                    |                |             |                |               |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor Near Electrical Room             |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor Near Electrical Room             |            |                   |                |                    |                |             |                |               |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$6,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 151 - BX / P. S. 31 - BX

## Asset # : 386

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2032               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                                  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Switch Rated @ 3000 Amperes                                      |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2032               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                                  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Switch Rated @ 3000 Amperes - Serves Adjacent School P S 156 - X |                   |                |                    |                |             |                |               |
|                          |   |                   |                |                    |                |             |                |               |
| Transformers             |   |                   |                |                    |                |             |                |               |
| Dry Type                 | 50%   |                   |                | 2035               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                                  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : 500 Kva   |                   |                |                    |                |             |                |               |
| Dry Type                 | 50%   |                   |                | 2020               | \$7,000        | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                                  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : 500 Kva   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%   |                   |                | 2022               | \$119,200      | 5           | \$500          | B             |
| Fused Disc Sw            | 20%   |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2022               | \$178,900      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 90%   |                   |                | 2021               | \$172,800      | 5           | \$3,300        | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 90%   |                   |                | 2022               | \$181,600      | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2020               | \$33,000       | 5           | \$900          | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%   |                   |                | 2022               | \$1,272,000    | 10          | \$129,400      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                                  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                      | 2%  |                   |                | 2017               | \$12,400       | 10          | \$100          | B             |
| Incandescent             | 3%  |                   |                | 2017               | \$40,200       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2022               | \$30,800       | 10          | \$17,900       | B             |
| Exit, Service            | 50%   |                   |                | 2022               | \$12,300       | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 50%   |                   |                | 2017               | \$29,200       | 10          | \$200          | B             |
| HID                      | 50%   |                   |                | 2027               | * *            | 10          | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 151 - BX / P. S. 31 - BX

## Asset # : 386

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2030

\* \*

1

\$15,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Camera System*

## Fire/Smoke Detection

Generic

100%

2030

\* \*

1-3

\$86,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Electricity

100%

2032

\* \*

1

B

## Conversion Equipment

Radiant Heater

100%

2022

\$745,600

2

\$68,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : About 200 Units*

## Terminal Devices

Air Handler

25%

2022

\$228,300

1

\$23,000

B

Induction Unit

75%

2025

\* \*

1

\$36,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

80%

0-2

\$27,900

2017

\$278,500

1

B

*Other Observation, Extent : Light, Area Affected : 30%**Location : Various Areas**Explanation : Aging Units*

No Component

20%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$82,800

B

## Exhaust Fans

Interior

20%

2022

\$37,400

2

\$900

B

Roof

80%

Now

\$5,400

2022

\$107,700

2

\$2,900

B

*Malfunctioning, Extent : Light, Area Affected : 10%**Location : Roof*

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2032

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 151 - BX / P. S. 31 - BX

Asset # : 386

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       | Now               | \$2,600        | 2017               | \$26,300       | 4           | \$900          | B             |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st To 4th</i>                                   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$2,100        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 155 - BX  
**Address** : 470 JACKSON AVENUE @ E. 147TH STREET  
**Borough** : BRONX **Agency's Number** : X155  
**Program / Asset #** : BOE0292.000 / 1190 **Yr Built/Renovated** : 1967 / 2000  
**Area Sq Ft** : 168,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2578 **Lot** : 27 **BIN** : 2003910

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$194,800             | \$1,171,000           |
| Interior Architecture | \$603,900             | \$1,611,200           |
| Electrical            | \$119,100             | \$1,812,600           |
| Mechanical            | \$228,700             | \$2,341,000           |
| <b>Total</b>          | <b>\$1,146,500</b>    | <b>\$6,935,800</b>    |
| Priority A            | \$194,800             | \$1,171,000           |
| Priority B            | \$821,900             | \$4,153,600           |
| Priority C            | \$129,900             | \$1,611,200           |
| <b>Total</b>          | <b>\$1,146,500</b>    | <b>\$6,935,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,800         |                 | \$10,700        |                 |
| Interior Architecture | \$94,000         | \$1,400         | \$19,000        | \$25,900        |
| Electrical            | \$23,400         | \$4,300         | \$5,700         | \$5,800         |
| Mechanical            | \$57,200         | \$21,400        | \$32,300        | \$20,800        |
| <b>Total</b>          | <b>\$207,400</b> | <b>\$27,100</b> | <b>\$67,700</b> | <b>\$52,500</b> |
| Priority A            | \$32,800         |                 | \$10,700        |                 |
| Priority B            | \$102,000        | \$25,700        | \$38,000        | \$26,600        |
| Priority C            | \$72,600         | \$1,400         | \$19,000        | \$25,900        |
| <b>Total</b>          | <b>\$207,400</b> | <b>\$27,100</b> | <b>\$67,700</b> | <b>\$52,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 155 - BX

## Asset # : 1190

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$33,600       | A             |
| Masonry: Brick          | 55%   |                   |                | LIFE               | **             | 5           | \$73,900       | A             |
| Metal/Glass Curt Wall   | 40%   |                   |                | LIFE               | **             | 5           | \$100,800      | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 5%  | 0-2               | \$42,400       | 2048               | **             | 5           | \$400          | A             |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                         | Hardware Missing, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   |                   |                | 2039               | **             | 5           | \$16,700       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5-10        | \$76,200       | A             |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | **             | 5-10        | \$8,500        | A             |
| Metal Security Bars     | 15%   |                   |                | 2038               | **             |             |                | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 5%  |                   |                | 2028               | **             | 10          | \$5,800        | A             |
| IRMA/Protected Membrane | 90%   |                   |                | 2023               | \$978,500      | 10          | \$105,100      | A             |
| Metal Panel             | 5%  |                   |                | 2036               | **             | 10          | \$10,700       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$47,800       | C             |
| Ceramic Tile            | 5%  |                   |                | 2032               | **             | 5           | \$10,900       | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$17,100       | C             |
| Vinyl Tile              | 75%   |                   |                | 2018               | \$1,561,000    | 3           | \$81,900       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 5%  |                   |                | 2033               | **             | 3           | \$4,100        | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Cafeteria  |                   |                |                    |                |             |                |               |
| Wood                    | 5%  |                   |                | 2038               | **             | 5           | \$20,500       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2038               | **             | 5           | \$15,200       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Cafeteria  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE               | **             | 5           | \$12,200       | C             |
| Folding Partition       | 5%  |                   |                | 2031               | **             | 5           | \$38,000       | C             |
| Glazed Ceramic Panel    | 5%  |                   |                | LIFE               | **             | 10          | \$13,700       | C             |
| Plaster                 | 55%   |                   |                | LIFE               | **             | 5-10        | \$142,000      | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             | 10          | \$38,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 155 - BX

## Asset # : 1190

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered 25% 0-2 \$322,100 2043 \* \* 5 \$26,700 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Basement*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Basement, Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Basement , Corridors*

AcousTileSusp.Lay-In 5% 2043 \* \* 5 \$10,700 B

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Cafeteria*

Exposed Concrete 65% LIFE \* \* 5-10 \$173,600 B

Exposed Struc: Steel 5% LIFE \* \* 10 \$21,400 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 50% 2023 \$16,300 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

Fused Disc Sw 50% 2023 \$16,300 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Fused Disc Sw 100% 2023 \$134,100 5 \$600 B

## Raceway

Conduit 80% 2023 \$136,200 1 B

Conduit 20% 2033 \* \* 1 B

## Panelboards

Fused Disc Sw 15% 2022 \$28,800 5 \$500 B

Molded Case Bkrs 73% 2022 \$140,100 5 \$2,700 B

Molded Case Bkrs 10% 2031 \* \* 5 \$400 B

Molded Case Bkrs 2% 2045 \* \* 5 \$100 B

## Wiring

Thermoplastic 75% 2023 \$134,600 1 B

Thermoplastic 20% 2033 \* \* 1 B

Thermoplastic 5% 2049 \* \* 1 B

## Motor Controllers

Locally Mounted 75% 2021 \$24,700 5 \$700 B

Locally Mounted 25% 2028 \* \* 5 \$200 B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 155 - BX

## Asset # : 1190

| Electrical           |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Ground               |                    |  |           |                    |      |                |       |                |          |
|                      | Grounding Devices  |  |           |                    |      |                |       |                |          |
|                      | Generic            | 100%   | 2-4       | \$900              | LIFE | * *            | 5     | \$2,000        | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Water Main                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : Corroded                                     |           |                    |      |                |       |                |          |
| Lighting             |                    |  |           |                    |      |                |       |                |          |
|                      | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 89%  |           |                    | 2018 | \$1,170,800    | 10    | \$119,100      | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 5%   |           |                    | 2033 | * *            | 10    | \$6,700        | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-8 Lamps, Recently Installed                |           |                    |      |                |       |                |          |
|                      | HID                | 3%   |           |                    | 2018 | \$18,300       | 10    | \$100          | B        |
|                      | Incandescent       | 3%   |           |                    | 2018 | \$39,500       | 2     | \$100          | B        |
| Egress Lighting      |                    |  |           |                    |      |                |       |                |          |
|                      | Emergency, Battery | 50%  |           |                    | 2018 | \$30,300       | 10    | \$17,600       | B        |
|                      | Exit, Service      | 50%  |           |                    | 2018 | \$12,100       | 1     |                | B        |
| Exterior Lighting    |                    |  |           |                    |      |                |       |                |          |
|                      | HID                | 100%   |           |                    | 2018 | \$57,400       | 10    | \$400          | B        |
| Alarm                |                    |  |           |                    |      |                |       |                |          |
|                      | Security System    |  |           |                    |      |                |       |                |          |
|                      | No Component       | 70%  |           |                    |      |                |       |                | D        |
|                      | Generic            | 30%  |           |                    | 2031 | * *            | 1     | \$15,400       | B        |
| Fire/Smoke Detection |                    |  |           |                    |      |                |       |                |          |
|                      | No Component       | 65%  |           |                    |      |                |       |                | D        |
|                      | Generic            | 35%  |           |                    | 2028 | * *            | 1-3   | \$29,700       | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2043               | * *            | 5           | \$45,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 2 15,000 Gallon Tanks                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 155 - BX

## Asset # : 1190

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 95%   |                   |                | 2021               | \$769,500      | 1           | \$137,400      | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 #6 Oil Burning Steam Boilers  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 5%  | Now               | \$40,500       | 2043               | * *            | 1           | \$6,500        | B             |
|                       | Damaged, Extent : Moderate, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                       | Location : Damaged Refractory On Boiler #1, Boiler #1 Nearing Limit For Plugged Tubes, 12 Plugged Tubes |                   |                |                    |                |             |                |               |
|                       | Insul. Deteriorating, Extent : Moderate, Area Affected : 35%  |                   |                |                    |                |             |                |               |
|                       | Location : Boiler #1  |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$116,200      | 2023               | \$1,161,700    | 4           | \$7,200        | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Vacuum Pump Not Functioning Properly  |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   | Now               | \$35,900       | 2023               | \$179,400      | 1           | \$16,300       | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                       | Location : Controls, Throughout   |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%   |                   |                | 2028               | * *            | 1           | \$37,800       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 10%   |                   |                | 2039               | * *            | 1           |                | B             |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$128,800      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 20%   |                   |                | 2023               | \$36,800       | 2           | \$900          | B             |
| Roof                  | 80%   |                   |                | 2018               | \$105,800      | 2           | \$3,600        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  | Now               | \$24,800       | 2033               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Severe, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                       | Location : Main Water Valves, Meter Room, Basement  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  | Now               | \$2,600        | 2023               | \$51,600       | 4           | \$14,500       | B             |
|                       | Not Insulated, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2031               | * *            | 4           | \$2,000        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 155 - BX

Asset # : 1190

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2033               | * *            | 1-2         | \$4,100        | B             |
| <i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 158 - BX  
**Address** : 800 HOME STREET BTWN: TINTON AVE., UNION AVE.  
**Borough** : BRONX **Agency's Number** : X158  
**Program / Asset #** : BOE0295.000 / 390 **Yr Built/Renovated** : 1974 / 2010  
**Area Sq Ft** : 187,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2671 **Lot** : 11 **BIN** : 2004868

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$481,700             | \$997,900             |
| Interior Architecture | \$889,000             | \$174,700             |
| Electrical            | \$1,467,300           | \$878,600             |
| Mechanical            | \$281,600             | \$827,600             |
| <b>Total</b>          | <b>\$3,119,700</b>    | <b>\$2,878,800</b>    |
| Priority A            | \$481,700             | \$997,900             |
| Priority B            | \$2,189,300           | \$1,825,100           |
| Priority C            | \$448,700             | \$55,800              |
| <b>Total</b>          | <b>\$3,119,700</b>    | <b>\$2,878,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$12,600         |                 |                 | \$18,100         |
| Interior Architecture | \$16,200         | \$22,800        |                 | \$30,300         |
| Electrical            | \$10,900         | \$14,700        | \$11,400        | \$31,900         |
| Mechanical            | \$116,700        | \$58,000        | \$47,600        | \$58,000         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$160,400</b> | <b>\$99,500</b> | <b>\$63,000</b> | <b>\$142,300</b> |
| Priority A            | \$12,600         |                 |                 | \$18,100         |
| Priority B            | \$131,600        | \$76,700        | \$63,000        | \$99,800         |
| Priority C            | \$16,200         | \$22,800        |                 | \$24,300         |
| <b>Total</b>          | <b>\$160,400</b> | <b>\$99,500</b> | <b>\$63,000</b> | <b>\$142,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 158 - BX

## Asset # : 390

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 15%  | Now               | \$169,400      | LIFE               | * *            | 5           | \$12,600       | A             |
|                         | Diagonal Cracks, Extent : Severe, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : Fan Room B  |                   |                |                    |                |             |                |               |
|                         | Horizontal Cracks, Extent : Severe, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                         | Location : Fan Room B And Mechanical Penthouse                 |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : Mechanical Penthouse                                |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 78%  | Now               | \$220,300      | LIFE               | * *            | 5           | \$65,500       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : North Facade  |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : West Facade   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2042               | * *            | 5-10        | \$28,900       | A             |
| Mosaic Tile             | 2%   |                   |                | 2042               | * *            | 10          | \$5,300        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 98%  |                   |                | 2047               | * *            | 5           | \$20,500       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%   | Now               | \$5,500        | 2031               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  |                   |                | LIFE               | * *            | 5           | \$11,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%  | Now               | \$92,000       | 2022               | \$919,700      |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Around Exits 2 And 3                                |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Exits 2 And 3                                       |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   | Now               | \$7,100        | 2035               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                         | Location : Over Exit 7   |                   |                |                    |                |             |                |               |
|                         | Deformed/Dented, Extent : Severe, Area Affected : 15%          |                   |                |                    |                |             |                |               |
|                         | Location : Over Exit 7   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Over Exit 7   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 158 - BX

## Asset # : 390

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete   | 5%  |     |           | LIFE | ** | 5 | \$26,600 | C |
| Ceramic Tile   | 3%  | Now | \$16,200  | 2031 | ** | 5 | \$3,600  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| Terrazzo   | 2%  |     |           | LIFE | ** | 5 | \$3,800  | C |
| Vinyl Tile   | 80% | Now | \$370,700 | 2027 | ** | 3 | \$72,900 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| Wood   | 10% |     |           | 2050 | ** | 5 | \$45,600 | C |

## Interior Walls

|   |     |     |          |      |    |   |          |   |
|---|-----|-----|----------|------|----|---|----------|---|
| Concrete Masonry Unit   | 10% |     |          | LIFE | ** | 5 | \$13,500 | C |
| Masonry: Brick  | 10% |     |          | LIFE | ** |   |          | C |
| Plaster   | 55% |     |          | LIFE | ** | 5 | \$55,800 | C |
| SGFT/Glazed Masonry   | 5%  | Now | \$78,000 | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Exit C Landing On Fourth Floor</i>                    |     |     |          |      |    |   |          |   |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Exit C Landing On Fourth Floor</i>                    |     |     |          |      |    |   |          |   |
| SGFT/Glazed Masonry   | 20% |     |          | LIFE | ** |   |          | C |

## Ceilings

|   |     |     |           |      |    |   |           |   |
|---|-----|-----|-----------|------|----|---|-----------|---|
| AcousTileConcealSpLn  | 80% | Now | \$440,400 | 2035 | ** | 5 | \$118,900 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i> |     |     |           |      |    |   |           |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |           |   |
| AcousTileSusp.Lay-In  | 5%  |     |           | 2027 | ** | 5 | \$11,900  | B |
| Exposed Concrete  | 10% |     |           | LIFE | ** | 5 | \$3,700   | B |
| Plaster   | 5%  |     |           | LIFE | ** | 5 | \$7,400   | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |          |   |       |   |
|---|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 25% |  |  | 2032 | **       | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                       |     |  |  |      |          |   |       |   |
| <i>Explanation : One 2500 Amps Main Disconnect Switch</i>               |     |  |  |      |          |   |       |   |
| Fused Disc Sw   | 75% |  |  | 2022 | \$24,400 | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 75%</i>        |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                       |     |  |  |      |          |   |       |   |
| <i>Explanation : Three Main Disconnect Switch Ratings Not Available</i> |     |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2022 | \$111,800 | 5 | \$500 | B |
| Fused Disc Sw | 25% |  |  | 2032 | **        | 5 | \$200 | B |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 158 - BX

## Asset # : 390

| Electrical   |                      | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                      |                |                   |                |                    |                |             |                |               |
| Raceway  |                      |                |                   |                |                    |                |             |                |               |
|  | Conduit              | 90%            |                   |                | 2022               | \$178,900      | 1           |                | B             |
|  | Conduit              | 10%            |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |                      |                |                   |                |                    |                |             |                |               |
|  | Fused Disc Sw        | 5%             |                   |                | 2021               | \$9,600        | 5           | \$200          | B             |
|  | Molded Case Bkrs     | 65%            |                   |                | 2021               | \$124,800      | 5           | \$2,600        | B             |
|  | Molded Case Bkrs     | 30%            |                   |                | 2030               | * *            | 5           | \$1,200        | B             |
| Wiring   |                      |                |                   |                |                    |                |             |                |               |
|  | Thermoplastic        | 80%            |                   |                | 2022               | \$161,400      | 1           |                | B             |
|  | Thermoplastic        | 20%            |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |                      |                |                   |                |                    |                |             |                |               |
|  | Locally Mounted      | 30%            |                   |                | 2027               | * *            | 5           | \$300          | B             |
|  | Motor Control Center | 70%            |                   |                | 2020               | \$301,800      | 5           | \$2,900        | B             |
| Ground   |                      |                |                   |                |                    |                |             |                |               |
| Grounding Devices  |                      |                |                   |                |                    |                |             |                |               |
|  | Generic              | 100%           | 2-4               | \$900          | LIFE               | * *            | 5           | \$2,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                      |                |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |                      |                |                   |                |                    |                |             |                |               |
| Lighting   |                      |                |                   |                |                    |                |             |                |               |
| Interior Lighting  |                      |                |                   |                |                    |                |             |                |               |
|  | Fluorescent          | 77%            |                   |                | 2017               | \$1,127,500    | 10          | \$114,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |                      |                |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |                      |                |                   |                |                    |                |             |                |               |
|  | Fluorescent          | 10%            |                   |                | 2027               | * *            | 10          | \$14,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%  |                      |                |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |                      |                |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |                      |                |                   |                |                    |                |             |                |               |
|  | HID                  | 3%             |                   |                | 2017               | \$20,300       | 10          | \$200          | B             |
|  | Incandescent         | 10%            |                   |                | 2017               | \$146,400      | 2           | \$400          | B             |
| Egress Lighting  |                      |                |                   |                |                    |                |             |                |               |
|  | Emergency, Battery   | 50%            |                   |                | 2022               | \$33,700       | 10          | \$19,600       | B             |
|  | Exit, Service        | 50%            |                   |                | 2022               | \$13,500       | 1           |                | B             |
| Exterior Lighting  |                      |                |                   |                |                    |                |             |                |               |
|  | HID                  | 100%           |                   |                | 2017               | \$63,900       | 10          | \$500          | B             |
| Alarm  |                      |                |                   |                |                    |                |             |                |               |
| Security System  |                      |                |                   |                |                    |                |             |                |               |
|  | No Component         | 60%            |                   |                |                    |                |             |                | D             |
|  | Generic              | 40%            |                   |                | 2030               | * *            | 1           | \$22,900       | B             |
| Fire/Smoke Detection                                       |                      |                |                   |                |                    |                |             |                |               |
|  | No Component         | 10%            |                   |                |                    |                |             |                | D             |
|  | Generic              | 90%            |                   |                | 2030               | * *            | 1-3         | \$85,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 158 - BX

## Asset # : 390

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 5%         |                   |                | 2042    | * *                | 1           |                | B             |  |
| Fuel Oil No 6   | 95%        | 0-2               | \$8,700        | 2032    | * *                | 5           | \$23,900       | B             |  |
| Malfunctioning, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Defective Petrometer                         |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Vault                               |            |                   |                |         |                    |             |                |               |  |
| Explanation : 1 - 15,000 Gallon Tank                    |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Radiant Heater  | 5%         |                   |                | 2027    | * *                | 2           | \$3,800        | B             |  |
| Steam Boiler  | 95%        |                   |                | 2027    | * *                | 1           | \$153,000      | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 - Steam Boilers                         |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump                                       | 100%       | Now               | \$129,300      | 2032    | * *                | 4           | \$8,000        | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Vacuum Condensate Pumps And Traps            |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 30%        |                   |                | 2022    | \$299,600          | 1           | \$30,200       | B             |  |
| Convactor/Radiator                                      | 65%        |                   |                | 2027    | * *                | 1           | \$34,200       | B             |  |
| Fan Coil Unit/Heat                                      | 5%         |                   |                | 2022    | \$138,600          | 1           | \$2,600        | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller                             | 30%        | 0-2               | \$9,400        | 2022    | \$188,600          | 1           | \$20,300       | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 17%  |            |                   |                |         |                    |             |                |               |  |
| Location : 5th Floor (1 Of 6 Compressors Defective)     |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 40%        | Now               | \$30,500       | 2017    | \$152,300          | 1           |                | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Classrooms                        |            |                   |                |         |                    |             |                |               |  |
| No Component  | 30%        |                   |                |         |                    |             |                | D             |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump                                   | 40%        |                   |                | 2042    | * *                | 4           | \$4,800        | B             |  |
| No Component  | 60%        |                   |                |         |                    |             |                | D             |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht                                     | 100%       |                   |                | 2027    | * *                | 1           | \$100,600      | B             |  |
| Heat Rejection  |            |                   |                |         |                    |             |                |               |  |
| Remote Air Cond   | 100%       |                   |                | 2027    | * *                | 2           | \$113,200      | B             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE    | * *                | 2-5         | \$90,600       | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 158 - BX

## Asset # : 390

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2027               | * *            | 2           | \$1,500        | B             |
| Roof  | 70%        | 0-2               | \$20,600       | 2022               | \$103,100      | 2           | \$2,800        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2022               | \$57,500       | 4           | \$24,200       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$5,200        | LIFE               | * *            | 1           |                | B             |
| Broken, Extent : Light, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : Broken Storm Drain Pipe In Boiler Room       |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C-4  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 162 - BK (J. H. S. 162 - BK)  
**Address** : 1390 WILLOUGHBY AVENUE @ST. NICHOLAS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K162  
**Program / Asset #** : BOE0462.000 / 1331 **Yr Built/Renovated** : 1909 / 2008  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3212 **Lot** : 1 **BIN** : 3073018

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$38,200           |                  |
| Interior Architecture |  | \$336,400          | \$56,600         |
| Electrical            |  | \$629,000          |                  |
| Mechanical            |  | \$53,600           | \$300,800        |
| <b>Total</b>          |  | <b>\$1,057,200</b> | <b>\$357,400</b> |
| Priority A            |  | \$38,200           |                  |
| Priority B            |  | \$682,700          | \$357,400        |
| Priority C            |  | \$336,400          |                  |
| <b>Total</b>          |  | <b>\$1,057,200</b> | <b>\$357,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 | \$15,300        |                |
| Interior Architecture | \$4,200         | \$4,400         | \$6,700         |                |
| Electrical            |                 | \$47,800        |                 |                |
| Mechanical            | \$27,400        | \$9,600         | \$18,800        | \$9,600        |
| <b>Total</b>          | <b>\$31,700</b> | <b>\$61,800</b> | <b>\$40,800</b> | <b>\$9,600</b> |
| Priority A            |                 |                 | \$15,300        |                |
| Priority B            | \$27,400        | \$57,400        | \$18,800        | \$9,600        |
| Priority C            | \$4,200         | \$4,400         | \$6,700         |                |
| <b>Total</b>          | <b>\$31,700</b> | <b>\$61,800</b> | <b>\$40,800</b> | <b>\$9,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |    |          |   |
|--------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne       | 3%  |  |  | 2040 | ** | 10 | \$2,300  | A |
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5  | \$29,800 | A |
| Masonry: Limestone | 7%  |  |  | LIFE | ** | 5  | \$1,700  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$30,700 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$6,600 | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$7,700 | A |

## Roof

|                  |     |  |  |      |    |    |          |   |
|------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne     | 3%  |  |  | 2048 | ** | 10 | \$3,000  | A |
| Modified Bitumen | 25% |  |  | 2025 | ** | 10 | \$9,800  | A |
| Modified Bitumen | 72% |  |  | 2025 | ** | 10 | \$28,300 | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$11,000 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | **        | 5 | \$5,000  | C |
| Marble Panels          | 2%  |  |  | LIFE | **        | 5 | \$1,500  | C |
| Vinyl Tile             | 53% |  |  | 2025 | **        | 3 | \$20,000 | C |
| Vinyl Tile             | 35% |  |  | 2015 | \$336,400 | 3 | \$13,200 | C |

Other Observation, Extent : Severe, Area Affected : 100%

Location : Throughout

Explanation : 9 X 9

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 3%  |  |  | 2029 | ** | 5 | \$3,400  | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 77% |  |  | LIFE | ** | 5 | \$26,500 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,600  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$56,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Switchgear / Switchboard

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Raceway

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Panelboards

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Wiring

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Motor Controllers

Locally Mounted

90%

2018

\$19,100

5

\$400

B

Locally Mounted

10%

2025

\* \*

5

B

## Ground

## Grounding Devices

Under Construction

100%

D

## Lighting

## Interior Lighting

Fluorescent

94%

2015

\$570,900

10

\$58,100

B

HID

2%

2015

\$5,600

10

B

Incandescent

4%

2015

\$24,300

2

\$100

B

## Egress Lighting

Emergency, Service

30%

2015

\$3,400

1

B

Emergency, Battery

20%

2015

\$5,600

10

\$3,300

B

Exit, Service

50%

2015

\$5,600

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2040

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2033

\* \*

1

\$66,800

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$53,600

2030

\* \*

4

\$3,300

B

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Live Steam Circulating Through System Because Of Lack Of Steam Traps*

## Terminal Devices

Air Handler

20%

2020

\$82,800

1

\$8,300

B

Convactor/Radiator

80%

2025

\* \*

1

\$17,400

B

## Air Conditioning

## Conversion Equipment

Window/Wall Unit

20%

2018

\$31,600

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$37,600

B

## Exhaust Fans

Interior

20%

2020

\$17,000

2

\$400

B

Roof

80%

2025

\* \*

2

\$1,700

B

## Plumbing

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## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BK (J. H. S. 162 - BK)

Asset # : 1331

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 95%        |                   |                | 2018               | \$218,000      | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2014               | \$17,900       | 2           | \$1,000        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2040               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 162 - BX  
**Address** : 600 SAINT ANN'S AVENUE @E. 149 STREET  
**Borough** : BRONX **Agency's Number** : X162  
**Program / Asset #** : BOE0298.000 / 179 **Yr Built/Renovated** : 1971 / 2000  
**Area Sq Ft** : 176,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2616 **Lot** : 1 **BIN** : 2004314

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$218,300             | \$273,100             |
| Interior Architecture | \$750,100             | \$1,828,300           |
| Electrical            |                       | \$765,200             |
| Mechanical            | \$37,900              | \$1,309,300           |
| <b>Total</b>          | <b>\$1,006,300</b>    | <b>\$4,175,900</b>    |
| Priority A            | \$218,300             | \$273,100             |
| Priority B            | \$242,600             | \$2,317,500           |
| Priority C            | \$545,500             | \$1,585,300           |
| <b>Total</b>          | <b>\$1,006,300</b>    | <b>\$4,175,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,800          |                 |                 |                 |
| Interior Architecture | \$57,000         |                 | \$22,000        | \$25,200        |
| Electrical            | \$36,300         | \$2,400         | \$3,300         | \$3,900         |
| Mechanical            | \$54,500         | \$22,700        | \$33,400        | \$33,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$161,600</b> | <b>\$29,100</b> | <b>\$62,600</b> | <b>\$66,400</b> |
| Priority A            | \$9,800          |                 |                 |                 |
| Priority B            | \$114,000        | \$29,100        | \$40,600        | \$41,300        |
| Priority C            | \$37,800         |                 | \$22,000        | \$25,200        |
| <b>Total</b>          | <b>\$161,600</b> | <b>\$29,100</b> | <b>\$62,600</b> | <b>\$66,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BX

## Asset # : 179

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%   | Now               | \$106,300      | LIFE    | **                 | 5           | \$63,300       | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2043    | **                 | 5-10        | \$27,200       | A             |  |
| Pre-Cast Concrete      | 15%   |                   |                | LIFE    | **                 | 5           | \$77,100       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2039    | **                 | 5           | \$19,700       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 100%  |                   |                | LIFE    | **                 | 5           | \$146,800      | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2031    | **                 | 10          | \$97,900       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$100,100      | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2032    | **                 | 5           | \$11,400       | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$17,900       | C             |  |
| Vinyl Tile             | 68%   | Now               | \$148,300      | 2018    | \$1,482,700        | 3           | \$58,300       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9 X 9 Tiles                                     |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 2%  |                   |                | 2031    | **                 | 3           | \$1,700        | C             |  |
| Wood                   | 10%   |                   |                | 2051    | **                 | 5           | \$42,900       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%   | Now               | \$24,100       | LIFE    | **                 | 5           | \$12,700       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 5%  |                   |                | LIFE    | **                 | 10          | \$4,800        | C             |  |
| Plaster                | 55%   | Now               | \$160,600      | LIFE    | **                 | 5           | \$52,500       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 5%  | 2-4               | \$146,800      | LIFE    | **                 |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | **                 | 10          | \$39,800       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BX

## Asset # : 179

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

35% Now \$94,500 2036 \* \* 5 \$39,200 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%**Location : Throughout*

Exposed Concrete

45% LIFE \* \* 5-10 \$125,900 B

Fiber Board

10% 2023 \$203,800 B

Plaster

10% Now \$19,200 LIFE \* \* 5 \$14,000 B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50% 2023 \$16,300 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

Fused Disc Sw

50% 2043 \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

70% 2023 \$104,300 5 \$500 B

Fused Disc Sw

30% 2043 \* \* 5 \$200 B

## Raceway

Conduit

90% 2023 \$178,900 1 B

Conduit

10% 2043 \* \* 1 B

## Panelboards

Fused Disc Sw

10% 2022 \$19,200 5 \$300 B

Molded Case Bkrs

70% 2022 \$134,400 5 \$2,700 B

Molded Case Bkrs

20% 2039 \* \* 5 \$800 B

## Wiring

Thermoplastic

80% 2023 \$161,400 1 B

Thermoplastic

20% 2043 \* \* 1 B

## Motor Controllers

Locally Mounted

95% 2-4 \$31,300 2043 \* \* 5 \$500 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 70%**Location : Mech Room*

Locally Mounted

5% 2040 \* \* 5 B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BX

## Asset # : 179

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$4,300

B

## Lighting

## Interior Lighting

Fluorescent

90%

2028

\* \*

10

\$126,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-8 Lamps*

HID

5%

2028

\* \*

10

\$200

B

Incandescent

5%

2028

\* \*

2

\$200

B

## Egress Lighting

Emergency, Battery

50%

2028

\* \*

10

\$18,500

B

Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

HID

100%

2023

\$60,100

10

\$500

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2028

\* \*

1-3

\$26,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$47,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 10,000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2021

\$848,500

1

\$151,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$7,600

B

## Terminal Devices

Air Handler

25%

2023

\$235,000

1

\$23,700

B

Convactor/Radiator

75%

2036

\* \*

1

\$37,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$35,800

1

B

No Component

90%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 162 - BX

## Asset # : 179

| Mechanical         |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |   |                   |                |                    |                |             |                |               |
| Distribution       |                    |   |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers | 100%  |                   |                | LIFE               | * *            | 2-5         | \$135,000      | B             |
| Exhaust Fans       |                    |   |                   |                |                    |                |             |                |               |
|                    | Interior           | 25%   | Now               | \$2,400        | 2023               | \$48,200       | 2           | \$900          | B             |
|                    |                    | Not in Service, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                    |                    | Location : Auditorium Exhaust, Basement                 |                   |                |                    |                |             |                |               |
|                    | Roof               | 75%   |                   |                | 2023               | \$104,000      | 2           | \$3,500        | B             |
| Plumbing           |                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                    |   |                   |                |                    |                |             |                |               |
|                    | Brass/Copper       | 80%   |                   |                | 2043               | * *            | 1           |                | B             |
|                    | Galv Iron/Steel    | 20%   |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger  |                    |   |                   |                |                    |                |             |                |               |
|                    | Low Temp           | 100%  |                   |                | 2033               | * *            | 4           | \$15,200       | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                    | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                    |                    | Explanation : Not Energy Efficient                      |                   |                |                    |                |             |                |               |
| Sanitary Piping    |                    |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron          | 100%  | Now               | \$18,900       | LIFE               | * *            | 1           |                | B             |
|                    |                    | Blockage /Clogged, Extent : Severe, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                    |                    | Location : Kitchen                                      |                   |                |                    |                |             |                |               |
|                    |                    | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                    |                    | Location : Kitchen                                      |                   |                |                    |                |             |                |               |
| Storm Drain Piping |                    |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)       |                    |   |                   |                |                    |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures           |                    |   |                   |                |                    |                |             |                |               |
|                    | Generic            | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport |                    |   |                   |                |                    |                |             |                |               |
| Elevators          |                    |   |                   |                |                    |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                    | Location : Basement: 4th Floor                          |                   |                |                    |                |             |                |               |
|                    |                    | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |
| Fire Suppression   |                    |   |                   |                |                    |                |             |                |               |
| Sprinkler          |                    |   |                   |                |                    |                |             |                |               |
|                    | No Component       | 98%   |                   |                |                    |                |             |                | D             |
|                    | Generic            | 2%  |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 164 - M  
**Address** : 401 WEST 164 STREET BTWN: EDGEcombe AVE,AMSTERDAM AV  
**Borough** : MANHATTAN **Agency's Number** : M164  
**Program / Asset #** : BOE0099.000 / 1651 **Yr Built/Renovated** : 1930 / 1999  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2111 **Lot** : 24 **BIN** : 1062636

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$86,100              | \$107,400             |
| Interior Architecture | \$894,900             | \$159,100             |
| Electrical            | \$294,600             | \$293,700             |
| Mechanical            |                       | \$608,200             |
| <b>Total</b>          | <b>\$1,275,600</b>    | <b>\$1,168,400</b>    |
| Priority A            | \$86,100              | \$107,400             |
| Priority B            | \$385,200             | \$967,800             |
| Priority C            | \$804,300             | \$93,200              |
| <b>Total</b>          | <b>\$1,275,600</b>    | <b>\$1,168,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 |                 |
| Interior Architecture | \$29,000         | \$1,000         | \$6,900         | \$12,200        |
| Electrical            | \$56,400         | \$800           | \$1,000         | \$1,100         |
| Mechanical            | \$37,300         | \$11,200        | \$17,600        | \$41,300        |
| <b>Total</b>          | <b>\$122,600</b> | <b>\$13,000</b> | <b>\$25,500</b> | <b>\$54,600</b> |
| Priority A            |                  |                 |                 |                 |
| Priority B            | \$93,600         | \$12,000        | \$18,600        | \$45,700        |
| Priority C            | \$29,000         | \$1,000         | \$6,900         | \$8,900         |
| <b>Total</b>          | <b>\$122,600</b> | <b>\$13,000</b> | <b>\$25,500</b> | <b>\$54,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 164 - M

## Asset # : 1651

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$107,400      | A             |
| Efflorescence, Extent : Severe, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Street Facades                                    |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Street Facades                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Sidewalk Sheds In Place                        |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$35,400       | 2044               | **             | 5           | \$18,400       | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Courtyard - 3rd And 4th Floor Screens             |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$12,700       | A             |
| Masonry: Limestone   | 25%        |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2027               | **             | 10          | \$50,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 20%        | Now               | \$20,100       | LIFE               | **             | 5           | \$57,700       | C             |
| Water Penetration, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,600        | C             |
| Quarry Tile  | 1%         |                   |                | 2035               | **             | 5           | \$2,000        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Vinyl Tile   | 54%        |                   |                | 2017               | \$678,500      | 3           | \$35,600       | C             |
| Wood   | 15%        | 2-4               | \$125,800      | 2057               | **             | 5           | \$18,500       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Gym, 3rd And 4th Floor Classrooms       |            |                   |                |                    |                |             |                |               |
| Ridging, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : 3rd And 4th Floor Classrooms                      |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$7,100        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 83%        |                   |                | LIFE               | **             | 5           | \$35,600       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2027               | **             | 5           | \$6,600        | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$3,100        | B             |
| Plaster  | 80%        | 4+                | \$90,600       | LIFE               | **             | 5           | \$65,900       | B             |
| Paint Peeling, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 164 - M

## Asset # : 1651

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$28,700           | 5           | \$400          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Electric Service Room                             |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2000 Amp Switch / 1200 Amp Fuse                |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                     |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 90%        |                   |                | 2022    | \$93,900           | 5           | \$300          | B             |  |
| Fused Disc Sw  | 10%        |                   |                | 2042    | * *                | 5           |                | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2022    | \$107,100          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2021    | \$13,600           | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 80%        | 2-4               | \$108,400      | 2047    | * *                | 5           | \$800          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Building                               |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 10%        |                   |                | 2038    | * *                | 5           | \$200          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 0-2               | \$117,700      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 85%        | 0-2               | \$18,000       | 2042    | * *                | 5           | \$200          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Fan Room And Boiler Room                 |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 15%        |                   |                | 2035    | * *                | 5           | \$100          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 4+                | \$900          | LIFE    | * *                | 5           | \$1,200        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Main Water Pipe                                |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 95%        |                   |                | 2027    | * *                | 10          | \$68,400       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| HID  | 5%         |                   |                | 2030    | * *                | 10          | \$100          | B             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Boys And Girls Gymnasiums                         |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 164 - M

## Asset # : 1651

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

40%

2022

\$5,200

1

B

Exit, Service

30%

Now

\$3,900

2032

\* \*

1

B

*Damaged Fixtures, Extent : Moderate, Area Affected : 50%**Location : 3rd And 4th Floors*

Exit, Service

30%

2027

\* \*

1

B

## Exterior Lighting

HID

100%

Now

\$32,800

2032

\* \*

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Throughout*

## Alarm

## Security System

No Component

90%

D

Generic

10%

2022

\$27,100

1

\$2,900

B

## Fire/Smoke Detection

No Component

90%

D

Generic

10%

2022

\$92,800

1-3

\$4,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Number 2 Oil - 10,000 Gallon Tank - Gas Pressure Booster Pump*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$77,900

B

*Other Observation, Extent : Light, Area Affected : 2%**Location : Basement Boiler Room**Explanation : 3 Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$12,500

2032

\* \*

4

\$3,900

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Basement, Boiler Room**Explanation : Return Pipe In Supply Room, Condensate Pump Leaking*

## Terminal Devices

Air Handler

25%

2022

\$120,700

1

\$12,200

B

Convactor/Radiator

45%

2027

\* \*

1

\$11,400

B

Fan Coil Unit/Heat

30%

2022

\$402,300

1

\$7,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 164 - M

## Asset # : 1651

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 5%   |                   |                | 2017               | \$9,200        | 1           |                | B             |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$43,800       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 50%  | Now               | \$5,000        | 2022               | \$49,500       | 2           | \$1,000        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 30%               |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room  |                   |                |                    |                |             |                |               |
| Roof                  | 50%  |                   |                | 2022               | \$35,600       | 2           | \$1,200        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   | 0-2               | \$5,400        | 2032               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 50%                   |                   |                |                    |                |             |                |               |
|                       | Location : Water Main, Basement                                    |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2017               | \$20,800       | 2           | \$1,200        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$2,500        | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                       | Location : Water Backs Up During Heavy Rain. Supply Room, Basement |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 166 - BK (J. H. S. 166 - BK)  
**Address** : 800 VAN SICKLEN AVENUE @ LINDEN BLVD.  
**Borough** : BROOKLYN **Agency's Number** : K166  
**Program / Asset #** : BOE0466.000 / 1335 **Yr Built/Renovated** : 1956 / 2011  
**Area Sq Ft** : 143,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,ph  
**Block** : 4349 **Lot** : 50 **BIN** : 3097675

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$101,600             | \$225,900             |
| Interior Architecture | \$849,500             | \$1,190,300           |
| Electrical            | \$220,700             | \$920,300             |
| Mechanical            | \$31,100              | \$1,369,300           |
| <b>Total</b>          | <b>\$1,202,900</b>    | <b>\$3,705,800</b>    |
| Priority A            | \$101,600             | \$225,900             |
| Priority B            | \$432,300             | \$2,369,300           |
| Priority C            | \$668,900             | \$1,110,600           |
| <b>Total</b>          | <b>\$1,202,900</b>    | <b>\$3,705,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,500         | \$21,200        |                 |                 |
| Interior Architecture | \$115,800        |                 | \$9,100         | \$20,000        |
| Electrical            | \$18,200         | \$4,200         | \$5,000         | \$3,300         |
| Mechanical            | \$27,500         | \$22,000        | \$27,500        | \$24,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$191,900</b> | <b>\$51,400</b> | <b>\$45,500</b> | <b>\$51,700</b> |
| Priority A            | \$26,500         | \$21,200        |                 |                 |
| Priority B            | \$58,900         | \$30,200        | \$36,400        | \$31,700        |
| Priority C            | \$106,500        |                 | \$9,100         | \$20,000        |
| <b>Total</b>          | <b>\$191,900</b> | <b>\$51,400</b> | <b>\$45,500</b> | <b>\$51,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BK (J. H. S. 166 - BK)

## Asset # : 1335

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$203,200      | A             |
| Panel/Paver: Limestone | 5%   |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2045               | **             | 5           | \$42,400       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | **             | 5-10        | \$23,700       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5-10        | \$2,500        | A             |
| Metal Rail             | 10%  |                   |                | 2028               | **             | 5-10        | \$7,400        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2033               | **             | 10          | \$124,300      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%   |                   |                | 2053               | **             | 10          | \$21,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$9,400        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$14,700       | C             |
| Vinyl Tile             | 25%  | Now               | \$447,700      | 2033               | **             | 3           | \$17,600       | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Corridors - 9x9 Tiles                             |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 55%          |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 60%  |                   |                | 2023               | \$1,074,400    | 3           | \$56,400       | C             |
| Wood                   | 5%   | 0-2               | \$19,900       | 2038               | **             | 5           | \$8,800        | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 4%   |                   |                | 2026               | **             | 5           | \$8,800        | C             |
| Concrete Masonry Unit  | 5%   | Now               | \$20,700       | LIFE               | **             | 5           | \$4,400        | C             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Basement Water Meter Room                         |                   |                |                    |                |             |                |               |
| Folding Partition      | 1%   |                   |                | 2039               | **             | 5           | \$5,500        | C             |
| Glazed Ceramic Panel   | 5%   |                   |                | LIFE               | **             | 10          | \$9,900        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$4,400        | C             |
| Plaster                | 55%  | Now               | \$221,300      | LIFE               | **             | 5           | \$36,200       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             | 10          | \$27,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        | Now               | \$41,000       | 2036               | * *            | 5           | \$17,000       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 5%         |                   |                | LIFE               | * *            | 5-10        | \$10,600       | B             |
| Plaster   | 75%        |                   |                | LIFE               | * *            | 5-10        | \$219,300      | B             |
|   |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2049               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2049               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch For Emergency |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Fused Disc Sw   | 90%        |                   |                | 2049               | * *            | 5           | \$500          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 85%        |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 60%        |                   |                | 2045               | * *            | 5           | \$1,900        | B             |
| Molded Case Bkrs  | 40%        |                   |                | 2031               | * *            | 5           | \$1,200        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$143,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 5%         |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic   | 15%        |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 90%        |                   |                | 2021               | \$29,700       | 5           | \$700          | B             |
| Locally Mounted   | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$3,500        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

67%

2018

\$758,300

10

\$77,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

20%

2031

\* \*

10

\$23,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Offices And Some Classrooms**Explanation : T-8 Lamps*

## HID

3%

2018

\$15,700

10

\$100

B

## Incandescent

10%

2018

\$113,200

2

\$300

B

## Egress Lighting

## Emergency, Battery

40%

2018

\$20,800

10

\$12,100

B

## Emergency, Battery

10%

2028

\* \*

10

\$3,000

B

## Exit, Service

50%

2018

\$10,400

1

B

## Exterior Lighting

## HID

100%

2018

\$48,800

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$13,100

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2031

\* \*

1-3

\$21,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2043

\* \*

5

\$38,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Unit Of 10,000 Gals*

## Conversion Equipment

## Steam Boiler

100%

2028

\* \*

1

\$124,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

2023

\$999,500

4

\$9,300

B

## Terminal Devices

## Air Handler

20%

2023

\$154,400

1

\$15,600

B

## Convactor/Radiator

80%

2028

\* \*

1

\$32,500

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BK (J. H. S. 166 - BK)

Asset # : 1335

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2018               | \$88,300       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$110,800      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2023               | \$47,500       | 2           | \$1,200        | B             |
| Roof  | 70%        |                   |                | 2023               | \$79,700       | 2           | \$2,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$33,300       | 2           | \$1,900        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$12,400       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement : 3rd Floor                         |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 166 - BX  
**Address** : 250 EAST 164 STREET  
**Borough** : BRONX **Agency's Number** : X166  
**Program / Asset #** : BOE0300.000 / 2605 **Yr Built/Renovated** : 1972 /  
**Area Sq Ft** : 157,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2446 **Lot** : 43 **BIN** : 2002497

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$153,900             | \$109,400             |
| Interior Architecture | \$234,900             | \$1,406,500           |
| Electrical            | \$61,500              | \$1,272,800           |
| Mechanical            | \$63,900              | \$411,000             |
| <b>Total</b>          | <b>\$514,200</b>      | <b>\$3,199,700</b>    |
| Priority A            | \$153,900             | \$109,400             |
| Priority B            | \$175,300             | \$1,733,800           |
| Priority C            | \$185,000             | \$1,356,600           |
| <b>Total</b>          | <b>\$514,200</b>      | <b>\$3,199,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$40,500         |                 |                 |                 |
| Interior Architecture | \$60,800         | \$9,600         | \$5,100         | \$15,100        |
| Electrical            |                  | \$13,300        |                 |                 |
| Mechanical            | \$61,100         | \$40,600        | \$51,000        | \$19,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$166,400</b> | <b>\$67,500</b> | <b>\$60,100</b> | <b>\$38,500</b> |
| Priority A            | \$40,500         |                 |                 |                 |
| Priority B            | \$65,000         | \$57,900        | \$55,000        | \$23,500        |
| Priority C            | \$60,800         | \$9,600         | \$5,100         | \$15,100        |
| <b>Total</b>          | <b>\$166,400</b> | <b>\$67,500</b> | <b>\$60,100</b> | <b>\$38,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BX

## Asset # : 2605

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 15%        |                   |                | LIFE    | **                 | 5           | \$52,900       | A             |  |
| Masonry: Brick   | 80%        | Now               | \$94,800       | LIFE    | **                 | 5           | \$56,400       | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : West Facade,South Facade                              |            |                   |                |         |                    |             |                |               |  |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : South Facade,West Facade                              |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 2%            |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney On Main Roof                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Vertical Cracks                                    |            |                   |                |         |                    |             |                |               |  |
| Mosaic Tile  | 5%         |                   |                | 2030    | **                 | 10          | \$11,000       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$16,900       | 2036    | **                 | 5           | \$8,800        | A             |  |
| Hardware Missing, Extent : Light, Area Affected : 10%            |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 344, 250  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 15%        |                   |                | LIFE    | **                 | 5           | \$12,100       | A             |  |
| Masonry: Brick   | 85%        | Now               | \$59,100       | LIFE    | **                 | 5           | \$8,800        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Interior Face   |            |                   |                |         |                    |             |                |               |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 75%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Stair F   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : All Roofs   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Parapet Walls Replacement Construction In Progress |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       | Now               | \$23,600       | 2025    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 2%            |            |                   |                |         |                    |             |                |               |  |
| Location : Exit F And Over Room 350 And 404, Bulkheads A, B, C   |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 7%         |                   |                | LIFE    | **                 | 5           | \$31,200       | C             |  |
| Ceramic Tile   | 2%         |                   |                | 2029    | **                 | 5           | \$4,100        | C             |  |
| Mosaic Tile  | 2%         |                   |                | 2033    | **                 | 5           | \$10,200       | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$8,000        | C             |  |
| Vinyl Tile   | 59%        | 0-2               | \$57,400       | 2020    | \$1,147,600        | 3           | \$45,200       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Lunch Room                                 |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        |                   |                | 2025    | **                 | 3           | \$15,300       | C             |  |
| Wood   | 5%         |                   |                | 2035    | **                 | 5           | \$19,100       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BX

## Asset # : 2605

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$18,500 | LIFE | ** |  |  | C |
|------------------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Acid Tank Platform, Basement**Water Penetration, Extent : Light, Area Affected : 5%**Location : Room B42*

|              |    |  |  |      |           |   |         |   |
|--------------|----|--|--|------|-----------|---|---------|---|
| Ceramic Tile | 2% |  |  | 2023 | \$167,300 | 5 | \$5,700 | C |
|--------------|----|--|--|------|-----------|---|---------|---|

|                       |    |     |          |      |    |   |         |   |
|-----------------------|----|-----|----------|------|----|---|---------|---|
| Concrete Masonry Unit | 5% | Now | \$10,700 | LIFE | ** | 5 | \$5,700 | C |
|-----------------------|----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Boiler Room Shop*

|                   |    |     |          |      |    |   |         |   |
|-------------------|----|-----|----------|------|----|---|---------|---|
| Folding Partition | 2% | Now | \$29,500 | 2028 | ** | 5 | \$7,100 | C |
|-------------------|----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Auditorium*

|             |    |  |  |      |    |  |  |   |
|-------------|----|--|--|------|----|--|--|---|
| Mosaic Tile | 2% |  |  | LIFE | ** |  |  | C |
|-------------|----|--|--|------|----|--|--|---|

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 49% | 2-4 | \$127,600 | LIFE | ** | 5 | \$41,700 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout All Bulkheads*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 35% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 50% |  |  | 2025 | ** | 5 | \$99,900 | B |
|-------------------|-----|--|--|------|----|---|----------|---|

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 35% |  |  | LIFE | ** | 5 | \$10,900 | B |
|------------------|-----|--|--|------|----|---|----------|---|

|             |    |  |  |      |    |   |          |   |
|-------------|----|--|--|------|----|---|----------|---|
| Metal Panel | 5% |  |  | LIFE | ** | 5 | \$12,500 | B |
|-------------|----|--|--|------|----|---|----------|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$12,500 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 95% |  |  | 2020 | \$30,900 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated At 4000a.*

|               |    |  |  |      |    |   |  |   |
|---------------|----|--|--|------|----|---|--|---|
| Fused Disc Sw | 5% |  |  | 2030 | ** | 5 |  | B |
|---------------|----|--|--|------|----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 45a Fuses Tapped Ahead Of Main Disconnect For Fire Alarm System*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2030 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2028 | ** | 5 | \$900 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2028 | ** | 5 | \$2,400 | B |
|------------------|-----|--|--|------|----|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BX

## Asset # : 2605

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2020               | \$53,800       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2018               | \$6,600        | 5           | \$200          | B             |
| Motor Control Center                                       | 80%        |                   |                | 2025               | * *            | 5           | \$2,800        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$1,106,400    | 10          | \$112,600      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps And Some Compact Fluorescents      |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$28,500       | 10          | \$200          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$61,500       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2020               | \$28,300       | 10          | \$16,500       | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$11,300       | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2040               | * *            | 5           | \$42,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Tank Vault                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 15,000 Gallon Tanks                      |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2025               | * *            | 1           | \$135,200      | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 - Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$10,100       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$167,700      | 1           | \$16,900       | B             |
| Convactor/Radiator   | 80%        |                   |                | 2025               | * *            | 1           | \$35,300       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BX

## Asset # : 2605

| Mechanical           |                                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning     |                                |  |                   |                |                    |                |             |                |               |
| Conversion Equipment |                                |  |                   |                |                    |                |             |                |               |
|                      | Reciprocating Compr/Chiller    | 5%   |                   |                | 2020               | \$26,400       | 1           | \$3,200        | B             |
|                      | Ext Pkg Unit - Heating/Cooling | 5%   |                   |                | 2020               | \$51,300       | 2           | \$400          | B             |
|                      | Window/Wall Unit               | 20%  |                   |                | 2015               | \$63,900       | 1           |                | B             |
|                      | No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Distribution         |                                |  |                   |                |                    |                |             |                |               |
|                      | Chilled Wtr Pipe/Pump          | 5%   |                   |                | 2030               | * *            | 4           | \$500          | B             |
|                      | No Component                   | 95%  |                   |                |                    |                |             |                | D             |
| Terminal Devices     |                                |  |                   |                |                    |                |             |                |               |
|                      | Air Handler/Cool/Ht            | 5%   |                   |                | 2020               | \$18,500       | 1           | \$4,200        | B             |
|                      | No Component                   | 95%  |                   |                |                    |                |             |                | D             |
| Heat Rejection       |                                |  |                   |                |                    |                |             |                |               |
|                      | Air Condenser Unit             | 100%   |                   |                | 2020               | \$93,200       | 2           | \$95,000       | B             |
| Ventilation          |                                |  |                   |                |                    |                |             |                |               |
| Distribution         |                                |  |                   |                |                    |                |             |                |               |
|                      | Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$76,000       | B             |
| Exhaust Fans         |                                |  |                   |                |                    |                |             |                |               |
|                      | Interior                       | 20%  | Now               | \$6,900        | 2020               | \$34,400       | 2           | \$700          | B             |
|                      |                                | Not in Service, Extent : Severe, Area Affected : 100%<br>Location : Auditorium,Various Locations   |                   |                |                    |                |             |                |               |
|                      | Roof                           | 80%  | Now               | \$4,900        | 2020               | \$98,900       | 2           | \$2,700        | B             |
|                      |                                | Broken, Extent : Moderate, Area Affected : 10%<br>Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing             |                                |  |                   |                |                    |                |             |                |               |
| H/C Water Piping     |                                |  |                   |                |                    |                |             |                |               |
|                      | Galv Iron/Steel                | 100%   |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater         |                                |  |                   |                |                    |                |             |                |               |
|                      | Electric                       | 5%   |                   |                | 2019               | \$1,200        | 4           | \$100          | B             |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Meter Room<br>Explanation : Instantaneous / Serves Labs                              |                   |                |                    |                |             |                |               |
|                      | Gas Fired                      | 95%  |                   |                | 2018               | \$34,400       | 2           | \$1,900        | B             |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 - Gas Fired Instantaneous / Back Up When Boiler Off Line |                   |                |                    |                |             |                |               |
| HW Heat Exchanger    |                                |  |                   |                |                    |                |             |                |               |
|                      | Low Temp                       | 100%   |                   |                | 2030               | * *            | 4           | \$20,300       | B             |
| Sanitary Piping      |                                |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                                |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 166 - BX

Asset # : 2605

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Dual Unit</i>                                 |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B To 4</i>                                       |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 174 - BX  
**Address** : 456 WHITE PLAINS ROAD @LACOMBE AVE.  
**Borough** : BRONX **Agency's Number** : X174  
**Program / Asset #** : BOE0302.000 / 378 **Yr Built/Renovated** : 1972 / 2002  
**Area Sq Ft** : 169,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3478 **Lot** : 18 **BIN** : 2020580

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$449,900             | \$732,200             |
| Interior Architecture | \$228,500             | \$1,953,800           |
| Electrical            |                       | \$1,984,500           |
| Mechanical            |                       | \$788,500             |
| <b>Total</b>          | <b>\$678,400</b>      | <b>\$5,459,000</b>    |
| Priority A            | \$449,900             | \$732,200             |
| Priority B            | \$152,800             | \$2,968,700           |
| Priority C            | \$75,600              | \$1,758,200           |
| <b>Total</b>          | <b>\$678,400</b>      | <b>\$5,459,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,300         |                 |                 |                 |
| Interior Architecture | \$145,200        |                 | \$3,300         | \$27,100        |
| Electrical            | \$9,700          | \$7,000         | \$9,300         | \$8,600         |
| Mechanical            | \$50,900         | \$22,100        | \$32,500        | \$32,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$248,000</b> | <b>\$33,000</b> | <b>\$49,000</b> | <b>\$71,900</b> |
| Priority A            | \$38,300         |                 |                 |                 |
| Priority B            | \$64,600         | \$33,000        | \$45,700        | \$44,800        |
| Priority C            | \$145,200        |                 | \$3,300         | \$27,100        |
| <b>Total</b>          | <b>\$248,000</b> | <b>\$33,000</b> | <b>\$49,000</b> | <b>\$71,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 174 - BX

## Asset # : 378

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       | Now               | \$255,200      | LIFE               | **             | 5           | \$76,000       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Fan Room, And Storage Room At Courtyard Wall        |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Fan Room And Storage Room                           |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2039               | **             | 5           | \$18,300       | A             |
| Metal Louvers  | 3%         |                   |                | 2032               | **             | 10          | \$3,500        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 97%        |                   |                | LIFE               | **             | 5-10        | \$74,300       | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5-10        | \$4,100        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        | Now               | \$25,400       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Courtyard Roof                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Corridor                               |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 75%        | Now               | \$131,200      | 2023               | \$656,200      |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Boys Locker Room, Fan Room, Storage Room            |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 7%         |                   |                | LIFE               | **             | 5           | \$67,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$6,600        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$10,300       | C             |
| Vinyl Tile   | 82%        |                   |                | 2023               | \$1,716,900    | 3           | \$90,100       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Corridor                               |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$20,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$9,200        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$24,400       | C             |
| Gypsum Board   | 7%         |                   |                | LIFE               | **             | 5-10        | \$36,400       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$4,600        | C             |
| Metal Panel  | 15%        |                   |                | LIFE               | **             | 10          | \$20,600       | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5-10        | \$116,900      | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             | 10          | \$22,900       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2028               | **             | 5           | \$53,700       | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | **             | 5-10        | \$134,400      | B             |
| Fiber Board  | 10%        |                   |                | 2023               | \$195,700      |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5-10        | \$55,400       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 174 - BX

## Asset # : 378

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%   |                   |                |                    |                |             |                | D             |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%   |                   |                |                    |                |             |                | D             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2022               | \$38,400       | 5           | \$600          | B             |
| Molded Case Bkrs         | 70%  |                   |                | 2022               | \$134,400      | 5           | \$2,600        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$400          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 90%  |                   |                | 2023               | \$161,500      | 1           |                | B             |
| Thermoplastic            | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2021               | \$33,000       | 5           | \$900          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$4,100        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 94%  |                   |                | 2023               | \$1,243,900    | 10          | \$126,600      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent              | 2%   |                   |                | 2023               | \$26,500       | 10          | \$2,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement, Stairways                             |                   |                |                    |                |             |                |               |
|                          | Explanation : Compact Fluorescent Lighting Fixtures        |                   |                |                    |                |             |                |               |
| HID                      | 1%   |                   |                | 2018               | \$6,100        | 10          |                | B             |
| Incandescent             | 3%   |                   |                | 2018               | \$39,700       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2031               | * *            | 10          | \$17,700       | B             |
| Exit, Service            | 50%  |                   |                | 2018               | \$12,200       | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$57,700       | 10          | \$400          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Security System          |  |                   |                |                    |                |             |                |               |
| No Component             | 70%  |                   |                |                    |                |             |                | D             |
| Generic                  | 30%  |                   |                | 2031               | * *            | 1           | \$15,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Hallways And Cafeteria                          |                   |                |                    |                |             |                |               |
|                          | Explanation : CCTV Surveillance System                     |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 174 - BX

## Asset # : 378

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

30%

Generic

70%

2031

\* \*

1-3

\$59,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Classrooms**Explanation : Strobe Lights, Manual Pull Station And Horns*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$45,500

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$145,500

B

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$7,300

B

## Terminal Devices

Air Handler

25%

2023

\$225,600

1

\$22,700

B

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Fan Room**Explanation : Ahu For The Gym Is Under Sized*

Convactor/Radiator

75%

2028

\* \*

1

\$35,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2018

\$172,000

1

B

No Component

50%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

Now

\$28,900

LIFE

\* \*

2-5

\$81,900

B

*Other Observation, Extent : Severe, Area Affected : 10%**Location : 3rd Floor Fan Room**Explanation : No Air Ventilation In The Gym. Ductwork Might Be Blocked Inside*

## Exhaust Fans

Interior

50%

2023

\$92,500

2

\$2,300

B

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Gym**Explanation : No Ventilation*

Roof

50%

Now

\$1,300

2023

\$66,500

2

\$1,800

B

*Not in Service, Extent : Severe, Area Affected : 5%**Location : 2 Units On Roof*

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 174 - BX

## Asset # : 378

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$14,600       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2023               | \$195,400      | 1-2         | \$4,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 180 - BX  
**Address** : 700 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.  
**Borough** : BRONX **Agency's Number** : X180  
**Program / Asset #** : BOE0305.000 / 366 **Yr Built/Renovated** : 1972 / 2009  
**Area Sq Ft** : 138,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5141 **Lot** : 150 **BIN** : 2097470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$189,300             |
| Interior Architecture | \$338,500             |                       |
| Electrical            | \$1,308,700           | \$1,690,800           |
| Mechanical            |                       | \$1,715,100           |
| <b>Total</b>          | <b>\$1,647,200</b>    | <b>\$3,595,200</b>    |
| Priority A            |                       | \$189,300             |
| Priority B            | \$1,647,200           | \$3,406,000           |
| <b>Total</b>          | <b>\$1,647,200</b>    | <b>\$3,595,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$12,500        |                 |                 |
| Interior Architecture |                 | \$47,700        | \$2,700         | \$8,400         |
| Electrical            | \$8,900         | \$8,400         | \$8,200         | \$31,600        |
| Mechanical            | \$51,100        | \$24,300        | \$56,100        | \$42,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$63,900</b> | <b>\$96,800</b> | <b>\$70,900</b> | <b>\$86,200</b> |
| Priority A            |                 | \$12,500        |                 |                 |
| Priority B            | \$63,900        | \$58,500        | \$68,200        | \$77,800        |
| Priority C            |                 | \$25,700        | \$2,700         | \$8,400         |
| <b>Total</b>          | <b>\$63,900</b> | <b>\$96,800</b> | <b>\$70,900</b> | <b>\$86,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 180 - BX

## Asset # : 366

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 55%  |                   |                | LIFE               | **             | 5           | \$30,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 40%  |                   |                | LIFE               | **             | 5           | \$71,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Slate Panels           | 5%   |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2038               | **             | 5           | \$14,500       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 10%  |                   |                | 2035               | **             | 5-10        | \$20,700       | A             |
| Pre-Cast Concrete      | 50%  |                   |                | LIFE               | **             | 5           | \$36,000       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%  |                   |                | 2030               | **             | 10          | \$81,600       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%  |                   |                | LIFE               | **             |             |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2031               | **             | 5           | \$5,400        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Vinyl Tile             | 87%  |                   |                | 2027               | **             | 3           | \$58,500       | C             |
| Wood                   | 5%   |                   |                | 2037               | **             | 5           | \$16,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 13%  |                   |                | LIFE               | **             | 5           | \$13,000       | C             |
| Folding Partition      | 2%   |                   |                | 2030               | **             | 5           | \$12,500       | C             |
| Metal Panel            | 20%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 40%  |                   |                | LIFE               | **             | 5           | \$29,900       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%  | 0-2               | \$338,500      | 2042               | **             | 5           | \$27,400       | B             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 25%  |                   |                | 2035               | **             | 5           | \$43,900       | B             |
| Exposed Concrete       | 45%  |                   |                | LIFE               | **             | 5           | \$12,300       | B             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             | 5           | \$11,000       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 180 - BX

## Asset # : 366

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 2500 Amperes     |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2020               | \$13,900       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1-225 Kva, 1-75 Kva And 1-15 Kva             |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2022               | \$107,300      | 5           | \$400          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2042               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$161,700      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2021               | \$33,900       | 5           | \$500          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2038               | * *            | 5           | \$900          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2021               | \$84,700       | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2022               | \$170,400      | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$16,500       | 5           | \$400          | B             |
| Motor Control Center                                       | 50%        |                   |                | 2035               | * *            | 5           | \$1,500        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$1,059,000    | 10          | \$107,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2017               | \$21,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$24,900       | 10          | \$14,500       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$9,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$47,100       | 10          | \$400          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 180 - BX

## Asset # : 366

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

50%

D

Generic

50%

2017

\$194,800

1

\$21,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways*

## Fire/Smoke Detection

No Component

20%

D

Generic

80%

2017

\$1,066,800

1-3

\$57,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Fire Alarm System Is Functional. Alarm Bells, Strobe Lights, Manual Pull**Station And Smoke Detectors In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

HTHW/HW

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Cellar Mech Room**Explanation : Hot Water Provided From Nearby Co Op City*

## Conversion Equipment

Heat Exchanger

100%

2025

\* \*

1

\$59,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mech Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$8,900

B

## Terminal Devices

Air Handler

50%

2022

\$368,500

1

\$37,100

B

Convactor/Radiator

50%

2027

\* \*

1

\$19,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Reciprocating

80%

Now

\$7,400

2022

\$371,100

1

\$40,000

B

Compr/Chiller

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Refrigerant Pipe, A C Room*

No Component

20%

D

## Distribution

Chilled Wtr Pipe/Pump

80%

2032

\* \*

4

\$4,700

B

No Component

20%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 180 - BX

Asset # : 366

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                       | 80%        |                   |                | 2022               | \$692,200      | 1           | \$59,400       | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 80%        |                   |                | 2022               | \$174,700      | 2           | \$66,800       | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$66,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2022               | \$108,700      | 2           | \$3,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$11,900       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | 0-2               | \$3,800        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Cellar Floor Hallway                           |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : S C, C, 1, 2, 3                                |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2032               | * *            | 1-5         | \$62,800       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 181 - BX  
**Address** : 800 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.  
**Borough** : BRONX **Agency's Number** : X181  
**Program / Asset #** : BOE0306.000 / 4414 **Yr Built/Renovated** : 1972 / 2009  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5141 **Lot** : 150 **BIN** : 2097470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$202,200             |
| Interior Architecture |                       | \$1,527,600           |
| Electrical            | \$1,105,800           | \$1,887,500           |
| Mechanical            |                       | \$2,718,500           |
| <b>Total</b>          | <b>\$1,105,800</b>    | <b>\$6,335,800</b>    |
| Priority A            |                       | \$202,200             |
| Priority B            | \$1,105,800           | \$4,606,000           |
| Priority C            |                       | \$1,527,600           |
| <b>Total</b>          | <b>\$1,105,800</b>    | <b>\$6,335,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$7,200         | \$12,500        |                 |                  |
| Interior Architecture |                 | \$15,500        | \$22,700        | \$32,700         |
| Electrical            | \$8,800         | \$8,400         | \$8,300         | \$59,700         |
| Mechanical            | \$44,000        | \$24,100        | \$55,600        | \$41,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$64,400</b> | <b>\$90,600</b> | <b>\$138,200</b> |
| Priority A            | \$7,200         | \$12,500        |                 |                  |
| Priority B            | \$56,800        | \$36,500        | \$67,900        | \$138,200        |
| Priority C            |                 | \$15,500        | \$22,700        |                  |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$64,400</b> | <b>\$90,600</b> | <b>\$138,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 181 - BX

Asset # : 4414

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 55%  |                   |                | LIFE               | **             | 5           | \$30,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 40%  |                   |                | LIFE               | **             | 5           | \$71,200       | A             |
| Slate Panels           | 5%   |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2044               | **             | 5           | \$14,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 10%  |                   |                | 2035               | **             | 5-10        | \$20,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 50%  |                   |                | LIFE               | **             | 5           | \$35,700       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2030               | **             | 10          | \$95,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             | 5           | \$27,300       | C             |
| Ceramic Tile           | 3%   |                   |                | 2031               | **             | 5           | \$5,300        | C             |
| Vinyl Tile             | 90%  |                   |                | 2022               | \$1,527,600    | 3           | \$60,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$9,900        | C             |
| Folding Partition      | 5%   |                   |                | 2030               | **             | 5           | \$31,000       | C             |
| Metal Panel            | 20%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 40%  |                   |                | LIFE               | **             | 5           | \$29,700       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 30%  |                   |                | 2027               | **             | 5           | \$65,400       | B             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : 3rd Floor Corridor Throughout                     |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 65%  |                   |                | LIFE               | **             | 5           | \$17,700       | B             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             | 5           | \$10,900       | B             |
| Electrical             |  |                   |                |                    |                |             |                |               |
| Electrical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 181 - BX

Asset # : 4414

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2022 | \$32,600       | 5     | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Main Service Switch Rated @ 2500 Amperes     |           |                    |      |                |       |                |          |
|                 | Transformers             |  |           |                    |      |                |       |                |          |
|                 | Dry Type                 | 100%   |           |                    | 2027 | * *            | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : 1-225 Kva, 1-75 Kva, 1-15 Kva                |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 90%  |           |                    | 2022 | \$120,700      | 5     | \$500          | B        |
|                 | Molded Case Bkrs         | 10%  |           |                    | 2042 | * *            | 5     | \$300          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 80%  |           |                    | 2022 | \$136,200      | 1     |                | B        |
|                 | Conduit                  | 20%  |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%  |           |                    | 2038 | * *            | 5     | \$300          | B        |
|                 | Fused Disc Sw            | 30%  |           |                    | 2021 | \$50,800       | 5     | \$800          | B        |
|                 | Molded Case Bkrs         | 10%  |           |                    | 2038 | * *            | 5     | \$300          | B        |
|                 | Molded Case Bkrs         | 50%  |           |                    | 2021 | \$84,700       | 5     | \$1,500        | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 80%  |           |                    | 2022 | \$143,500      | 1     |                | B        |
|                 | Thermoplastic            | 20%  |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 20%  |           |                    | 2020 | \$6,600        | 5     | \$200          | B        |
|                 | Motor Control Center     | 80%  |           |                    | 2035 | * *            | 5     | \$2,500        | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$1,700        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Connected To Metal Water Pipe                |           |                    |      |                |       |                |          |
| Lighting        |                          |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |  |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 98%  |           |                    | 2022 | \$1,051,300    | 10    | \$107,000      | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                 | Incandescent             | 2%   |           |                    | 2017 | \$21,500       | 2     | \$100          | B        |
|                 | Egress Lighting          |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery       | 20%  |           |                    | 2017 | \$9,900        | 10    | \$5,700        | B        |
|                 | Emergency, Battery       | 30%  |           |                    | 2027 | * *            | 10    | \$8,600        | B        |
|                 | Exit, Service            | 20%  |           |                    | 2017 | \$3,900        | 1     |                | B        |
|                 | Exit, Service            | 30%  |           |                    | 2027 | * *            | 1     |                | B        |
|                 | Exterior Lighting        |  |           |                    |      |                |       |                |          |
|                 | HID                      | 100%   |           |                    | 2017 | \$46,800       | 10    | \$400          | B        |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 181 - BX

## Asset # : 4414

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

50%

D

Generic

50%

2022

\$193,400

1

\$21,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways*

## Fire/Smoke Detection

No Component

20%

D

Generic

80%

2017

\$1,059,100

1-3

\$57,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Fire Alarm System Is Functional, Strobe Lights, Smoke Detectors & Manual**Pull Stations Are In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

HTHW/HW

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Cellar Mech Room**Explanation : Hot Water Provided From Nearby Co Op City*

## Conversion Equipment

Heat Exchanger

100%

2025

\* \*

1

\$59,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mech Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$8,800

B

## Terminal Devices

Air Handler

50%

2022

\$365,800

1

\$36,800

B

Fan Coil Unit/Heat

50%

2022

\$1,015,800

1

\$19,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Reciprocating

80%

2022

\$368,400

1

\$44,200

B

Compr/Chiller

No Component

20%

D

## Distribution

Chilled Wtr Pipe/Pump

80%

2032

\* \*

4

\$4,700

B

No Component

20%

D

## Terminal Devices

Air Handler/Cool/Ht

80%

2022

\$687,100

1

\$58,900

B

No Component

20%

D

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## DEPARTMENT OF EDUCATION - 040

## I. S. 181 - BX

Asset # : 4414

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 80%        |                   |                | 2022               | \$173,500      | 2           | \$66,300       | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$66,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2022               | \$107,900      | 2           | \$3,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$11,800       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : S C, C, 1, 2, 3                              |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2032               | * *            | 1-5         | \$62,300       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 184 - BX  
**Address** : 778 FOREST AVENUE @ E. 158 ST.  
**Borough** : BRONX **Agency's Number** : X184  
**Program / Asset #** : BOE0309.000 / 369 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 175,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2655 **Lot** : 30 **BIN** : 2004690

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,049,300           | \$73,100              |
| Interior Architecture |                       | \$252,200             |
| Electrical            | \$61,800              | \$2,299,900           |
| Mechanical            | \$268,600             | \$1,480,400           |
| <b>Total</b>          | <b>\$1,379,700</b>    | <b>\$4,105,600</b>    |
| Priority A            | \$1,049,300           | \$73,100              |
| Priority B            | \$330,400             | \$3,933,400           |
| Priority C            |                       | \$99,100              |
| <b>Total</b>          | <b>\$1,379,700</b>    | <b>\$4,105,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$2,900          | \$4,100         |                 |
| Interior Architecture | \$5,700         | \$27,700         | \$22,200        |                 |
| Electrical            | \$8,200         | \$51,800         |                 |                 |
| Mechanical            | \$37,800        | \$75,300         | \$52,300        | \$52,400        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$55,600</b> | <b>\$161,700</b> | <b>\$82,500</b> | <b>\$56,300</b> |
| Priority A            |                 | \$2,900          | \$4,100         |                 |
| Priority B            | \$49,900        | \$131,000        | \$56,200        | \$56,300        |
| Priority C            | \$5,700         | \$27,700         | \$22,200        |                 |
| <b>Total</b>          | <b>\$55,600</b> | <b>\$161,700</b> | <b>\$82,500</b> | <b>\$56,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 184 - BX

## Asset # : 369

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 93%        |                   |                | LIFE               | **             | 5           | \$73,100       | A             |
| Metal Panel   | 2%         |                   |                | 2040               | **             | 5-10        | \$10,800       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$12,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$188,600      | 2028               | **             | 5           | \$9,800        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$10,400       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$7,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 95%        | Now               | \$860,700      | 2030               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium,Cafeteria                       |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Cafeteria,Gymnasium                       |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Roll Roofing  | 5%         |                   |                | 2021               | \$21,800       | 5           | \$8,100        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$49,800       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$11,400       | C             |
| Quarry Tile   | 2%         |                   |                | 2033               | **             | 5           | \$6,800        | C             |
| Vinyl Tile  | 78%        |                   |                | 2025               | **             | 3           | \$66,500       | C             |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$21,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$12,700       | C             |
| Water Penetration, Extent : Light, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Operable Wall   | 5%         |                   |                | 2040               | **             | 5           | \$55,400       | C             |
| Plaster   | 52%        |                   |                | LIFE               | **             | 5           | \$49,400       | C             |
| SGFT/Glazed Masonry   | 28%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 55%        |                   |                | 2033               | **             | 5           | \$153,000      | B             |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$7,000        | B             |
| Fiber Board   | 10%        |                   |                | 2025               | **             |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$20,900       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 184 - BX

Asset # : 369

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$149,000      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$198,700      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2019               | \$57,600       | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$134,400      | 5           | \$2,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$181,600      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2018               | \$23,100       | 5           | \$700          | B             |
| Motor Control Center                                       | 30%        |                   |                | 2018               | \$129,400      | 5           | \$1,200        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room.                                |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Partially Covered With Insulation.    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2020               | \$1,315,500    | 10          | \$133,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1% Now     |                   | \$6,300        | 2030               | * *            |             |                | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Exterior  |            |                   |                |                    |                |             |                |               |
| Explanation : Not Operational                              |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2015               | \$6,300        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$27,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 2%         |                   |                | 2025               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st., 2nd. And 3rd. Floors.                     |            |                   |                |                    |                |             |                |               |
| Explanation : Recently Installed Emer. Fixtures.           |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 49%        |                   |                | 2015               | \$12,400       | 1           |                | B             |
| Exit, Battery  | 49%        |                   |                | 2015               | \$61,800       | 10          | \$5,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Service Room.                          |            |                   |                |                    |                |             |                |               |
| Explanation : Batteries For Exit Lights.                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 184 - BX

## Asset # : 369

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2030               | * *            | 5           | \$47,100       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2025               | * *            | 1           | \$150,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Mechanical Room                        |            |                   |                |                    |                |             |                |               |
| Explanation : (3) Kwanee Corp. Boiler.                     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 10%        |                   |                | 2036               | * *            | 4           | \$800          | B             |
| Steam Piping/Pump  | 90%        |                   |                | 2030               | * *            | 4           | \$10,100       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 80%        |                   |                | 2033               | * *            | 1           | \$39,400       | B             |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                                | 40%        |                   |                | 2020               | \$235,300      | 1           | \$28,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Mechanical Rm.                        |            |                   |                |                    |                |             |                |               |
| Explanation : (2) Dunham Chiller                           |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 60%        |                   |                | 2015               | \$213,800      | 1           |                | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                      | 40%        |                   |                | 2040               | * *            | 4           | \$3,000        | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 80%        | Now               | \$54,900       | 2020               | \$1,097,200    | 1           | \$67,800       | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Mechanical Room                       |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat                                       | 20%        |                   |                | 2025               | * *            | 1           | \$9,800        | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%       |                   |                | 2025               | * *            | 2           | \$105,900      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : (2) Dunham Bush Air Cooled Condenser         |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$84,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2025               | * *            | 2           | \$900          | B             |
| Roof   | 80%        |                   |                | 2020               | \$110,300      | 2           | \$3,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 184 - BX

## Asset # : 369

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                         | 100%       | Now               | \$10,400       | 2033               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Main Shut Off Valve</i>                       |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp                               | 100%       |                   |                | 2040               | * *            | 4           | \$15,100       | B             |
| Sanitary Piping<br>Cast Iron                                | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                                | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)<br>Electric                               | 100%       | Now               | \$500          | 2020               | \$10,300       | 4           | \$1,300        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                               |            |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport<br>Elevators                             |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 192 - BX  
**Address** : 650 HOLLYWOOD AVENUE BTWN: RANDALL AVE., SCHLEY AVE.  
**Borough** : BRONX **Agency's Number** : X192  
**Program / Asset #** : BOE0310.000 / 370 **Yr Built/Renovated** : 1973 / 2010  
**Area Sq Ft** : 146,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5438 **Lot** : 1 **BIN** : 2077130

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$236,100             |
| Interior Architecture | \$1,153,000           | \$81,100              |
| Electrical            | \$1,278,400           | \$575,800             |
| Mechanical            | \$903,000             | \$299,800             |
| <b>Total</b>          | <b>\$3,334,300</b>    | <b>\$1,192,800</b>    |
| Priority A            |                       | \$236,100             |
| Priority B            | \$2,344,600           | \$875,600             |
| Priority C            | \$989,700             | \$81,100              |
| <b>Total</b>          | <b>\$3,334,300</b>    | <b>\$1,192,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$30,300        |                 |                 | \$8,200          |
| Interior Architecture | \$16,300        | \$8,900         |                 | \$17,800         |
| Electrical            | \$9,600         | \$4,600         | \$4,800         | \$61,700         |
| Mechanical            | \$18,700        | \$19,900        | \$39,100        | \$58,500         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$41,300</b> | <b>\$51,700</b> | <b>\$154,100</b> |
| Priority A            | \$30,300        |                 |                 | \$8,200          |
| Priority B            | \$36,100        | \$32,400        | \$51,700        | \$128,200        |
| Priority C            | \$16,300        | \$8,900         |                 | \$17,800         |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$41,300</b> | <b>\$51,700</b> | <b>\$154,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - BX

## Asset # : 370

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 3%   |                   |                | LIFE    | * *                | 5           | \$9,800        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$59,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Slate Panels           | 7%   |                   |                | LIFE    | * *                | 5           | \$3,400        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2047    | * *                | 5           | \$16,300       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 100%   | Now               | \$30,300       | LIFE    | * *                | 5           | \$99,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2032    | * *                | 10          | \$77,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2042    | * *                | 10          | \$7,400        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  | Now               | \$5,800        | LIFE    | * *                | 5           | \$41,500       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$10,500       | 2031    | * *                | 5           | \$4,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Slate                  | 5%   |                   |                | LIFE    | * *                | 5           | \$10,100       | C             |  |
| Vinyl Tile             | 75%  | Now               | \$271,300      | 2027    | * *                | 3           | \$53,400       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   |                   |                | 2050    | * *                | 5           | \$17,800       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - BX

## Asset # : 370

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Concrete Masonry Unit  | 10% | 4+  | \$50,000  | LIFE | ** | 5 | \$10,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| Metal Panel  | 5%  |     |           | LIFE | ** |   |          | C |
| Plaster  | 50% | 0-2 | \$242,200 | LIFE | ** | 5 | \$39,600 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| SGFT/Glazed Masonry  | 35% | 2-4 | \$426,200 | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |

## Ceilings

|   |     |     |           |      |    |   |          |   |
|---|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn  | 25% | Now | \$107,400 | 2027 | ** | 5 | \$29,000 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |          |   |
| AcousTileSusp.Lay-In  | 15% | Now | \$55,800  | 2027 | ** | 5 | \$13,900 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |          |   |
| Exposed Concrete  | 30% |     |           | LIFE | ** | 5 | \$8,700  | B |
| Exposed Struc: Steel  | 5%  |     |           | LIFE | ** |   |          | B |
| Plaster   | 25% |     |           | LIFE | ** | 5 | \$29,000 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|  |     |  |  |      |          |   |       |   |
|--|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 50% |  |  | 2022 | \$16,300 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>  |     |  |  |      |          |   |       |   |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i>                      |     |  |  |      |          |   |       |   |
| Fused Disc Sw  | 50% |  |  | 2022 | \$16,300 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>  |     |  |  |      |          |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch For Emergency Service</i> |     |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2021 | \$25,400  | 5 | \$400   | B |
| Molded Case Bkrs | 75% |  |  | 2021 | \$127,000 | 5 | \$2,400 | B |
| Molded Case Bkrs | 10% |  |  | 2030 | **        | 5 | \$300   | B |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - BX

## Asset # : 370

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 90%        |                   |                | 2022    | \$161,500          | 1           |                | B             |  |
| Thermoplastic  | 10%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2020    | \$33,000           | 5           | \$800          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,800        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 93%        |                   |                | 2017    | \$1,063,200        | 10          | \$108,200      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| HID  | 1%         |                   |                | 2017    | \$5,300            | 10          |                | B             |  |
| HID  | 1%         | Now               | \$5,300        | 2032    | * *                |             |                | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Gym   |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 5%         |                   |                | 2017    | \$57,200           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2017    | \$26,300           | 10          | \$15,300       | B             |  |
| Exit, Service  | 50%        |                   |                | 2017    | \$10,500           | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$49,900           | 10          | \$400          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Security System  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 30%        |                   |                | 2030    | * *                | 1           | \$13,400       | B             |  |
| Fire/Smoke Detection                                       |            |                   |                |         |                    |             |                |               |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 30%        |                   |                | 2030    | * *                | 1-3         | \$22,100       | B             |  |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$39,300       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks Of 25,000 Gallons Each            |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - BX

## Asset # : 370

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 0-2               | \$703,900      | 2042               | * *            | 1           | \$113,200      | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$50,500       | 2032               | * *            | 4           | \$6,300        | B             |
| Corroded, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Steam Piping Basement                          |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Condensate Return Lines                        |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$155,900      | 1           | \$15,700       | B             |
| Convactor/Radiator  | 80%        |                   |                | 2027               | * *            | 1           | \$32,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                    | 5%         |                   |                | 2022               | \$33,400       | 2           | \$400          | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : A C Unit - Roof                                |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 50%        |                   |                | 2017               | \$148,600      | 1           |                | B             |
| No Component  | 45%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 5%         |                   |                | LIFE               | * *            | 2           | \$8,300        | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Direct Expansion  | 5%         |                   |                | 2027               | * *            | 1           |                | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$70,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2022               | \$143,900      | 2           | \$3,500        | B             |
| Roof  | 10%        |                   |                | 2022               | \$11,500       | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 2%         |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 98%        |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$12,600       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$6,300        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - BX

Asset # : 370

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$1,000        | 2022               | \$10,300       | 4           | \$1,300        | B             |
| Broken, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Level  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : B-4, B-1  |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units, One Passenger And One Freight - Freight Unit Not Currently In Service |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2032               | * *            | 1-5         | \$66,400       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 192 - Q  
**Address** : 109-89 204 STREET BTWN: HOLLIS AVE., 111 AVE.  
**Borough** : QUEENS **Agency's Number** : Q192  
**Program / Asset #** : BOE0833.000 / 1522 **Yr Built/Renovated** : 1963 / 2009  
**Area Sq Ft** : 150,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 10944 **Lot** : 301 **BIN** : 4234318

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$252,800             |
| Interior Architecture | \$1,422,400           | \$355,200             |
| Electrical            | \$1,975,600           | \$513,600             |
| Mechanical            | \$104,800             | \$323,300             |
| <b>Total</b>          | <b>\$3,502,900</b>    | <b>\$1,444,900</b>    |
| Priority A            |                       | \$252,800             |
| Priority B            | \$2,188,000           | \$836,900             |
| Priority C            | \$1,314,800           | \$355,200             |
| <b>Total</b>          | <b>\$3,502,900</b>    | <b>\$1,444,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$48,000         |                 |                 | \$8,200          |
| Interior Architecture | \$17,200         |                 | \$10,600        | \$53,200         |
| Electrical            | \$5,700          | \$5,500         | \$5,700         | \$77,400         |
| Mechanical            | \$44,300         | \$19,000        | \$36,300        | \$74,300         |
| <b>Total</b>          | <b>\$115,300</b> | <b>\$24,500</b> | <b>\$52,600</b> | <b>\$213,300</b> |
| Priority A            | \$48,000         |                 |                 | \$8,200          |
| Priority B            | \$50,000         | \$24,500        | \$42,000        | \$178,600        |
| Priority C            | \$17,200         |                 | \$10,600        | \$26,500         |
| <b>Total</b>          | <b>\$115,300</b> | <b>\$24,500</b> | <b>\$52,600</b> | <b>\$213,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - Q

## Asset # : 1522

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 3%         |                   |                | LIFE               | * *            | 5           | \$18,100       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$108,800      | A             |
| Mosaic Tile  | 2%         |                   |                | 2042               | * *            | 10          | \$7,600        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$19,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2044               | * *            | 5           | \$47,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2039               | * *            | 5-10        | \$61,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 97%        |                   |                | 2030               | * *            | 10          | \$106,500      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2057               | * *            | 10          | \$8,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$5,900        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$7,700        | C             |
| Vinyl Tile   | 70%        |                   |                | 2017               | \$1,314,800    | 3           | \$69,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 17%        |                   |                | 2022               | \$319,300      | 3           | \$12,600       | C             |
| Wood   | 5%         |                   |                | 2037               | * *            | 5           | \$18,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$6,900        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$9,200        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 52%        |                   |                | LIFE               | * *            | 5           | \$35,900       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | * *            |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - Q

## Asset # : 1522

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

10% Now

\$107,600

2042

\* \*

5

\$8,900

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : First Floor Corridor**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : First Floor Corridor**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : First Floor Corridor*

AcousTileConcealSpLn

20%

2027

\* \*

5

\$44,600

B

AcousTileSusp.Lay-In

5%

2027

\* \*

5

\$8,900

B

Exposed Concrete

30%

LIFE

\* \*

5

\$8,400

B

Exposed Struc: Steel

5%

LIFE

\* \*

B

Metal Panel

5%

LIFE

\* \*

5

\$11,200

B

Plaster

15%

LIFE

\* \*

5

\$16,700

B

Plaster

10%

LIFE

\* \*

5

\$11,200

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$134,100

5

\$600

B

## Raceway

Conduit

100%

2022

\$170,300

1

B

## Panelboards

Fused Disc Sw

10%

2021

\$16,900

5

\$300

B

Molded Case Bkrs

60%

2021

\$101,600

5

\$2,000

B

Molded Case Bkrs

30%

2030

\* \*

5

\$1,000

B

## Wiring

Thermoplastic

60%

2022

\$107,600

1

B

Thermoplastic

40%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$33,000

5

\$800

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,800

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - Q

## Asset # : 1522

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

89%

2017

\$1,056,600

10

\$107,500

B

*Other Observation, Extent : Moderate, Area Affected : 89%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

5%

2030

\* \*

10

\$6,000

B

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Laboratory Room**Explanation : T-8 Lamps*

## HID

3%

2017

\$16,500

10

\$100

B

## Incandescent

3%

2017

\$35,600

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2017

\$27,300

10

\$15,900

B

## Exit, Service

50%

2017

\$10,900

1

B

## Exterior Lighting

## HID

100%

2017

\$51,200

10

\$400

B

## Alarm

## Security System

## No Component

75%

D

## Generic

25%

2030

\* \*

1

\$11,500

B

## Fire/Smoke Detection

## No Component

50%

D

## Generic

50%

2017

\$724,700

1-3

\$39,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil

100%

2042

\* \*

5

\$40,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 10,000 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

Now

\$14,600

2027

\* \*

1

\$117,500

B

*Damaged, Extent : Moderate, Area Affected : 30%**Location : Boiler #2 Cracked Shell; Boiler #3 Defective Exhaust Fan*

## Distribution

## Steam Piping/Pump

100%

Now

\$104,800

2032

\* \*

4

\$6,500

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Traps And Vacuum Condensate Tank*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 192 - Q

## Asset # : 1522

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 30%  |                   |                | 2027               | * *            | 1           | \$24,500       | B             |
|                  | Convactor/Radiator   | 70%  |                   |                | 2035               | * *            | 1           | \$29,800       | B             |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                  |                      | Location : Rooms 327, 427 And Other Locations - Defective Room Thermostats Throughout Classrooms |                   |                |                    |                |             |                |               |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 60%  | Now               | \$18,500       | 2020               | \$185,200      | 1           |                | B             |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                  |                      | Location : Defective Window Air Conditioning Units Throughout Classrooms                         |                   |                |                    |                |             |                |               |
|                  | No Component         | 40%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$73,400       | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 40%  |                   |                | 2022               | \$66,400       | 2           | \$1,600        | B             |
|                  | Roof                 | 60%  |                   |                | 2022               | \$71,600       | 2           | \$2,400        | B             |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper         | 2%   |                   |                | 2052               | * *            | 1           |                | B             |
|                  |                      | Recent Replace Evident, Extent : Light, Area Affected : 2%                                       |                   |                |                    |                |             |                |               |
|                  |                      | Location : Water Meter   |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 98%  |                   |                | 2027               | * *            | 1           |                | B             |
|                  | Water Heater         |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                | 2017               | \$34,900       | 2           | \$2,000        | B             |
|                  | HW Heat Exchanger    |  |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                | 2032               | * *            | 4           | \$13,100       | B             |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%   | 0-2               | \$500          | 2027               | * *            | 4           | \$1,300        | B             |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                      | Location : Boiler Room - Defective Controls  |                   |                |                    |                |             |                |               |
|                  | Fixtures             |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression |                      |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |  |                   |                |                    |                |             |                |               |
|                  | No Component         | 95%  |                   |                |                    |                |             |                | D             |
|                  | Generic              | 5%   | Now               | \$4,400        | 2032               | * *            | 1-2         | \$1,600        | B             |
|                  |                      | Leak Evident, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement - Leaky Sprinkler Alarm Valve Assembly                                       |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 195 - M (ECF)  
**Address** : 625 WEST 133 STREET @BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M195  
**Program / Asset #** : BOE0117.000 / 1639 **Yr Built/Renovated** : 1975 / 2008  
**Area Sq Ft** : 155,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2001 **Lot** : 5 **BIN** : 1059942

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture |                    | \$185,100          |
| Interior Architecture | \$356,600          | \$1,944,400        |
| Electrical            | \$1,283,700        | \$610,800          |
| Mechanical            |                    | \$2,235,000        |
| <b>Total</b>          | <b>\$1,640,300</b> | <b>\$4,975,300</b> |
| Priority A            |                    | \$185,100          |
| Priority B            | \$1,640,300        | \$2,845,800        |
| Priority C            |                    | \$1,944,400        |
| <b>Total</b>          | <b>\$1,640,300</b> | <b>\$4,975,300</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  |                  |                 |                 |
| Interior Architecture | \$32,100         | \$18,900         |                 | \$18,900        |
| Electrical            | \$1,200          | \$36,200         |                 |                 |
| Mechanical            | \$64,100         | \$52,100         | \$61,900        | \$31,200        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$111,100</b> | <b>\$65,800</b> | <b>\$54,100</b> |
| Priority A            |                  |                  |                 |                 |
| Priority B            | \$82,500         | \$92,200         | \$65,800        | \$35,200        |
| Priority C            | \$18,900         | \$18,900         |                 | \$18,900        |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$111,100</b> | <b>\$65,800</b> | <b>\$54,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 195 - M (ECF)

Asset # : 1639

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$31,000       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : First Three Floors                                    |                   |                |                    |                |             |                |               |
|                        | Explanation : School Is Part Of A High Rise Residential Complex. |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$55,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Under Construction     | 100%   |                   |                |                    |                |             |                | D             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | * *            | 5           | \$6,400        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Security Bars    | 45%  |                   |                | 2048               | * *            |             |                | A             |
| Slate                  | 5%   |                   |                | LIFE               | * *            | 5           | \$600          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Panel/Paver: Cer/Brk   | 90%  |                   |                | 2040               | * *            | 10          | \$129,300      | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Repairs In Progress                                |                   |                |                    |                |             |                |               |
| Under Construction     | 10%  |                   |                |                    |                |             |                | D             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$44,100       | C             |
| Ceramic Tile           | 3%   |                   |                | 2023               | \$133,900      | 5           | \$6,000        | C             |
| Slate                  | 2%   |                   |                | LIFE               | * *            | 5           | \$4,300        | C             |
| Vinyl Tile             | 75%  |                   |                | 2020               | \$1,440,300    | 3           | \$75,600       | C             |
| Wood                   | 10%  |                   |                | 2035               | * *            | 5           | \$37,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2023               | \$247,700      | 5           | \$8,400        | C             |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | * *            | 5           | \$5,600        | C             |
| Metal Panel            | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 30%  |                   |                | LIFE               | * *            | 5           | \$25,200       | C             |
| SGFT/Glazed Masonry    | 50%  |                   |                | LIFE               | * *            |             |                | C             |
| Wood                   | 7%   |                   |                | LIFE               | * *            | 5           | \$78,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 195 - M (ECF)

Asset # : 1639

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 30% | 2-4 | \$356,600 | 2040 | * * | 5 | \$29,600 | B |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Corridors*

|                      |     |     |          |      |     |   |         |   |
|----------------------|-----|-----|----------|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 10% | Now | \$13,200 | 2025 | * * | 5 | \$9,900 | B |
|----------------------|-----|-----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%**Location : Crossovers**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Crossovers*

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | * * | 5 | \$18,500 | B |
|------------------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @4000 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$134,100 | 5 | \$600 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$170,300 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 25% |  |  | 2019 | \$42,300 | 5 | \$700 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2019 | \$84,700 | 5 | \$1,700 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 25% |  |  | 2028 | * * | 5 | \$800 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |      |  |  |      |           |   |  |   |
|---------------|------|--|--|------|-----------|---|--|---|
| Thermoplastic | 100% |  |  | 2020 | \$179,400 | 1 |  | B |
|---------------|------|--|--|------|-----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$33,000 | 5 | \$900 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,900 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 195 - M (ECF)

Asset # : 1639

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

96%  
2015 \$1,165,100 10 \$118,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Lamp T-8*

HID 2% 2015 \$11,200 10 \$100 B  
Incandescent 2% 2015 \$24,300 2 \$100 B

Egress Lighting

Emergency, Service 50% 2020 \$11,200 1 B  
Exit, Service 50% 2020 \$11,200 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil No 6 100% 2040 \* \* 5 \$41,700 B

Conversion Equipment

Steam Boiler 100% 2025 \* \* 1 \$133,500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 3 Units*

Distribution

Steam Piping/Pump 100% 2030 \* \* 4 \$10,000 B

Terminal Devices

Air Handler 20% 2020 \$165,500 1 \$16,700 B  
Convactor/Radiator 75% 2025 \* \* 1 \$32,700 B  
Fan Coil Unit/Heat 5% 2020 \$114,900 1 \$2,200 B

## Air Conditioning

Energy Source  
Electricity 100% 2028 \* \* 1 B

Conversion Equipment

Reciprocating 70% 2020 \$364,700 1 \$43,700 B  
Compr/Chiller  
No Component 30% D

Distribution

Chilled Wtr Pipe/Pump 100% 2030 \* \* 4 \$10,000 B

Terminal Devices

Air Handler/Cool/Ht 100% 2020 \$850,300 1 \$83,400 B

Heat Rejection

Remote Air Cond 100% 2020 \$641,900 2 \$93,800 B

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$75,100 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 195 - M (ECF)

Asset # : 1639

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2020               | \$33,900       | 2           | \$800          | B             |
| Roof  | 80%        |                   |                | 2020               | \$97,700       | 2           | \$3,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$20,000       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 2/P. S. 141 - BK  
**Address** : 655 PARKSIDE AVENUE BTWN: NOSTRAND AVE - ROGERS AVE  
**Borough** : BROOKLYN **Agency's Number** : K002  
**Program / Asset #** : BOE0999.000 / 4492 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 131,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,C,4,P  
**Block** : 5050 **Lot** : 66 **BIN** : 3378201

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$59,300              | \$47,100              |
| Interior Architecture | \$131,300             | \$192,300             |
| Electrical            | \$101,200             |                       |
| Mechanical            | \$59,900              | \$1,116,200           |
| <b>Total</b>          | <b>\$351,800</b>      | <b>\$1,355,600</b>    |
| Priority A            | \$59,300              | \$47,100              |
| Priority B            | \$202,800             | \$1,157,900           |
| Priority C            | \$89,700              | \$150,600             |
| <b>Total</b>          | <b>\$351,800</b>      | <b>\$1,355,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture | \$12,400        |                  | \$3,000         | \$11,000         |
| Interior Architecture |                 | \$65,300         | \$5,900         |                  |
| Electrical            | \$17,500        | \$20,900         | \$20,100        | \$21,200         |
| Mechanical            | \$40,100        | \$29,200         | \$32,200        | \$64,500         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$77,800</b> | <b>\$123,200</b> | <b>\$69,100</b> | <b>\$104,600</b> |
| Priority A            | \$12,400        |                  | \$3,000         | \$11,000         |
| Priority B            | \$65,400        | \$89,200         | \$60,100        | \$93,600         |
| Priority C            |                 | \$34,100         | \$5,900         |                  |
| <b>Total</b>          | <b>\$77,800</b> | <b>\$123,200</b> | <b>\$69,100</b> | <b>\$104,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 2/P. S. 141 - BK

## Asset # : 4492

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 80%  |                   |                | LIFE    | **                 | 5           | \$47,100       | A             |  |
| Metal Panel             | 10%  |                   |                | 2042    | **                 | 5-10        | \$40,500       | A             |  |
| Pre-Cast Concrete       | 10%  |                   |                | LIFE    | **                 | 5           | \$19,100       | A             |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 95%  |                   |                | 2038    | **                 | 5           | \$13,900       | A             |  |
| Metal Louvers           | 5%   |                   |                | 2031    | **                 | 10          | \$4,600        | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 30%  |                   |                | LIFE    | **                 | 5           | \$26,900       | A             |  |
| Masonry: Brick          | 30%  |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Pre-Cast Concrete       | 40%  |                   |                | LIFE    | **                 | 5           | \$21,800       | A             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 70%  | 0-2               | \$59,300       | 2027    | **                 |             |                | A             |  |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 25%  | Now               | \$12,400       | 2035    | **                 |             |                | A             |  |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roll Roofing            | 5%   |                   |                | 2021    | \$16,300           | 5           | \$6,100        | A             |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%  |                   |                | LIFE    | **                 | 5           | \$55,900       | C             |  |
| Ceramic Tile            | 5%   |                   |                | 2035    | **                 | 5           | \$8,500        | C             |  |
| Terrazzo                | 5%   |                   |                | LIFE    | **                 | 5           | \$6,700        | C             |  |
| Vinyl Tile              | 65%  |                   |                | 2027    | **                 | 3           | \$41,500       | C             |  |
| Wood                    | 10%  |                   |                | 2050    | **                 | 5           | \$31,900       | C             |  |
| Interior Walls          |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 5%   |                   |                | 2031    | **                 | 5           | \$11,800       | C             |  |
| Concrete Masonry Unit   | 50%  | 0-2               | \$89,700       | LIFE    | **                 | 5           | \$47,400       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 2%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Folding Partition       | 5%   |                   |                | 2038    | **                 | 5           | \$29,600       | C             |  |
| Gypsum Board            | 10%  |                   |                | LIFE    | **                 | 5           | \$14,200       | C             |  |
| SGFT/Glazed Masonry     | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood                    | 5%   |                   |                | LIFE    | **                 | 5           | \$47,400       | C             |  |
| Ceilings                |  |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn    | 30%  |                   |                | 2035    | **                 | 5           | \$62,500       | B             |  |
| AcousTileSusp.Lay-In    | 50%  |                   |                | 2035    | **                 | 5           | \$83,300       | B             |  |
| Exposed Struc: Steel    | 15%  |                   |                | LIFE    | **                 |             |                | B             |  |
| Gypsum Board            | 5%   |                   |                | LIFE    | **                 | 5           | \$10,400       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 2/P. S. 141 - BK

## Asset # : 4492

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%           |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room   |           |                    |      |                |       |                |          |
|                 |                          | Explanation : (2) 4000 Amps And (2) 3000 Amps Main Disconnect Switch |           |                    |      |                |       |                |          |
|                 | Transformers             |  |           |                    |      |                |       |                |          |
|                 | Dry Type                 | 100%   |           |                    | 2035 | * *            | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%           |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : (3) 1000 Kva 208v-480/277v                             |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$500          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%  |           |                    | 2038 | * *            | 5     | \$200          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                    | 2038 | * *            | 5     | \$2,600        | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%   |           |                    | 2035 | * *            | 5     | \$700          | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$1,600        | B        |
| Stand-by Power  |                          |  |           |                    |      |                |       |                |          |
|                 | Transfer Switches        |  |           |                    |      |                |       |                |          |
|                 | Automatic                | 100%   |           |                    | 2035 | * *            | 1     | \$33,100       | B        |
|                 | Generators               |  |           |                    |      |                |       |                |          |
|                 | Diesel                   | 100%   |           |                    | 2031 | * *            | 1     | \$41,500       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%           |           |                    |      |                |       |                |          |
|                 |                          | Location : Generator Room  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 350 Kw   |           |                    |      |                |       |                |          |
|                 | Batteries                |  |           |                    |      |                |       |                |          |
|                 | Lead/Acid                | 100%   |           |                    | 2016 | \$600          | 5     | \$4,000        | B        |
|                 | Fuel Storage             |  |           |                    |      |                |       |                |          |
|                 | Day Tank                 | 50%  |           |                    | 2038 | * *            | 5     | \$10,600       | B        |
|                 | Main Tank                | 50%  |           |                    | 2050 | * *            | 5     | \$1,700        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%           |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 2000 Gals  |           |                    |      |                |       |                |          |
| Lighting        |                          |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |  |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 97%  |           |                    | 2027 | * *            | 10    | \$101,200      | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%           |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : T-8 Lamps  |           |                    |      |                |       |                |          |
|                 | HID                      | 3%   |           |                    | 2027 | * *            | 10    | \$100          | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 2/P. S. 141 - BK

## Asset # : 4492

| Electrical                  |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |            |   |                |                    |                |             |                |               |
| Egress Lighting             |            |   |                |                    |                |             |                |               |
| Emergency, Service          | 40%        |   |                | 2027               | **             | 1           |                | B             |
| Emergency, Battery          | 10%        |   |                | 2027               | **             | 10          | \$2,700        | B             |
| Exit, Service               | 50%        |   |                | 2027               | **             | 1           |                | B             |
| Exterior Lighting           |            |   |                |                    |                |             |                |               |
| HID                         | 100%       |   |                | 2027               | **             | 10          | \$300          | B             |
| Alarm                       |            |   |                |                    |                |             |                |               |
| Security System             |            |   |                |                    |                |             |                |               |
| Generic                     | 100%       |   |                | 2030               | **             | 1           | \$40,100       | B             |
| Fire/Smoke Detection        |            |   |                |                    |                |             |                |               |
| Generic                     | 100%       |   |                | 2027               | **             | 1-3         | \$66,200       | B             |
|                             |            |   |                |                    |                |             |                |               |
| Mechanical                  |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |   |                | 2042               | **             | 1           |                | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : One Tank With 7000 Gal Capacity |                |                    |                |             |                |               |
| Conversion Equipment        |            |   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |   |                | 2027               | **             | 1           | \$112,800      | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 3 Units                         |                |                    |                |             |                |               |
| Distribution                |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       | Now   | \$18,100       | 2032               | **             | 4           | \$5,600        | B             |
|                             |            | Steam Traps Faulty, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                |                    |                |             |                |               |
| Terminal Devices            |            |   |                |                    |                |             |                |               |
| Convactor/Radiator          | 20%        |   |                | 2027               | **             | 1           | \$7,400        | B             |
| No Component                | 80%        |   |                |                    |                |             |                | D             |
|                             |            | Other Observation, Extent : Light, Area Affected : 0%<br>Location : Penthouse<br>Explanation : Air Handlers Covered Under A C   |                |                    |                |             |                |               |
| Air Conditioning            |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Electricity                 | 100%       |   |                | 2038               | **             | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 2/P. S. 141 - BK

## Asset # : 4492

| Mechanical                  | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning            |                |                      |  |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Ext Pkg Unit - Cooling      | 100%           | Now                  | \$59,900   | 2022               | \$598,900      | 2              | \$5,600        | B                |
|                             |                |                      | Malfunctioning, Extent : Moderate, Area Affected : 60%   |                    |                |                |                |                  |
|                             |                |                      | Location : Roof, Package Units   |                    |                |                |                |                  |
|                             |                |                      | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |                    |                |                |                |                  |
|                             |                |                      | Location : Roof, External Packages   |                    |                |                |                |                  |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%  |                    |                |                |                |                  |
|                             |                |                      | Location : Roof And Penthouse  |                    |                |                |                |                  |
|                             |                |                      | Explanation : External Package Unit On Roof, Refrigerant Piping Transferred To Air Handlers In Penthouse |                    |                |                |                |                  |
| Terminal Devices            |                |                      |  |                    |                |                |                |                  |
| Direct Expansion            | 100%           |                      |  | 2022               | \$402,600      | 1              |                | B                |
| Ventilation                 |                |                      |  |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |  | LIFE               | * *            | 2-5            | \$63,500       | B                |
| Exhaust Fans                |                |                      |  |                    |                |                |                |                  |
| Interior                    | 80%            |                      |  | 2022               | \$114,700      | 2              | \$2,800        | B                |
| Roof                        | 20%            |                      |  | 2022               | \$20,600       | 2              | \$700          | B                |
| Plumbing                    |                |                      |  |                    |                |                |                |                  |
| H/C Water Piping            |                |                      |  |                    |                |                |                |                  |
| Brass/Copper                | 60%            |                      |  | 2042               | * *            | 1              |                | B                |
| Galv Iron/Steel             | 40%            |                      |  | 2035               | * *            | 1              |                | B                |
| Water Heater                |                |                      |  |                    |                |                |                |                  |
| Gas Fired                   | 100%           |                      |  | 2017               | \$30,200       | 2              | \$1,700        | B                |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%  |                    |                |                |                |                  |
|                             |                |                      | Location : Basement  |                    |                |                |                |                  |
|                             |                |                      | Explanation : 2 Tanks Of 175 Gals Each   |                    |                |                |                |                  |
| Sanitary Piping             |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |  | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |  | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                |                |                      |  |                    |                |                |                |                  |
| Submersible                 | 100%           |                      |  | 2015               | \$6,200        | 4              | \$2,000        | B                |
| Sewage Ejector(s)           |                |                      |  |                    |                |                |                |                  |
| Electric                    | 100%           |                      |  | 2027               | * *            | 4              | \$2,000        | B                |
| Backflow Preventer          |                |                      |  |                    |                |                |                |                  |
| Generic                     | 100%           |                      |  | 2022               | \$12,600       | 1              | \$7,000        | B                |
| Fixtures                    |                |                      |  |                    |                |                |                |                  |
| Generic                     | 100%           |                      |  |                    |                |                |                | B                |
| Vertical Transport          |                |                      |  |                    |                |                |                |                  |
| Elevators                   |                |                      |  |                    |                |                |                |                  |
| Hydraulic                   | 100%           |                      |  | LIFE               | * *            |                |                | C                |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%  |                    |                |                |                |                  |
|                             |                |                      | Location : Basement : 4th Floor And The Other From 1st Floor : 4th Floor                                 |                    |                |                |                |                  |
|                             |                |                      | Explanation : 2 Units  |                    |                |                |                |                  |
| Fire Suppression            |                |                      |  |                    |                |                |                |                  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 2/P. S. 141 - BK

Asset # : 4492

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Standpipe |            |                   |                |                    |                |             |                |               |
| Generic                    | 100%       |                   |                | 2042               | * *            | 1-5         | \$57,500       | B             |
| Sprinkler                  |            |                   |                |                    |                |             |                |               |
| Generic                    | 100%       |                   |                | 2042               | * *            | 1-2         | \$31,900       | B             |
| Fire Pump                  |            |                   |                |                    |                |             |                |               |
| Generic                    | 100%       |                   |                | 2031               | * *            | 1           | \$21,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 201 - BK (J. H. S. 201 - BK)  
**Address** : 8010 12TH AVE. BTWN: 80 ST, 81 ST.  
**Borough** : BROOKLYN **Agency's Number** : K201  
**Program / Asset #** : BOE0496.000 / 6 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 107,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 6278 **Lot** : 22 **BIN** : 3162973

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$349,800             | \$349,100             |
| Interior Architecture | \$919,100             | \$651,700             |
| Electrical            | \$893,100             | \$236,600             |
| Mechanical            | \$725,200             | \$830,100             |
| <b>Total</b>          | <b>\$2,887,300</b>    | <b>\$2,067,500</b>    |
| Priority A            | \$349,800             | \$349,100             |
| Priority B            | \$1,618,300           | \$1,066,700           |
| Priority C            | \$919,100             | \$651,700             |
| <b>Total</b>          | <b>\$2,887,300</b>    | <b>\$2,067,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$53,000         |                 |                 |                  |
| Interior Architecture | \$46,900         | \$2,200         | \$4,100         | \$15,300         |
| Electrical            | \$18,500         | \$7,900         | \$4,900         | \$72,000         |
| Mechanical            | \$31,200         | \$13,500        | \$21,400        | \$39,300         |
| <b>Total</b>          | <b>\$149,600</b> | <b>\$23,600</b> | <b>\$30,500</b> | <b>\$126,600</b> |
| Priority A            | \$53,000         |                 |                 |                  |
| Priority B            | \$60,900         | \$21,400        | \$26,300        | \$111,300        |
| Priority C            | \$35,700         | \$2,200         | \$4,100         | \$15,300         |
| <b>Total</b>          | <b>\$149,600</b> | <b>\$23,600</b> | <b>\$30,500</b> | <b>\$126,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 201 - BK (J. H. S. 201 - BK)

## Asset # : 6

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$22,300       | LIFE    | * *                | 5           | \$18,700       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 87%        | Now               | \$70,000       | LIFE    | * *                | 5           | \$41,600       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | * *                | 5           | \$1,800        | A             |  |
| Masonry: Limestone   | 2%         |                   |                | LIFE    | * *                | 5           | \$700          | A             |  |
| Masonry: Marble  | 1%         |                   |                | LIFE    | * *                | 5           | \$400          | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$213,600      | 2044    | * *                | 5           | \$22,200       | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | * *                | 5           | \$4,800        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | * *                | 5           | \$1,900        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        | Now               | \$66,200       | LIFE    | * *                | 5           | \$9,900        | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       | Now               | \$30,800       | 2022    | \$307,500          |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         | Now               | \$5,600        | LIFE    | * *                | 5           | \$15,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2025    | * *                | 5           | \$4,400        | C             |  |
| Marble Panels  | 3%         |                   |                | LIFE    | * *                | 5           | \$3,300        | C             |  |
| Vinyl Tile   | 44%        | Now               | \$61,100       | 2022    | \$611,400          | 3           | \$24,100       | C             |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors Throughout                                |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 40%        | Now               | \$55,600       | 2017    | \$555,800          | 3           | \$21,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         | Now               | \$15,500       | 2050    | * *                | 5           | \$6,800        | C             |  |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Room 214  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 201 - BK (J. H. S. 201 - BK)

## Asset # : 6

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$8,300        | C             |
| Ceramic Tile   | 3%         | Now               | \$14,700       | 2031               | **             | 5           | \$2,500        | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Location : 5th Floor, Toilet(s)</i>   |            |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Location : 5th Floor, Toilet(s)</i>   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 81%        | Now               | \$246,500      | LIFE               | **             | 5           | \$40,300       | C             |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Location : 2nd Thru 5th Floors At Front Side Of Building</i>                                    |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        | Now               | \$11,200       | LIFE               | **             | 5           | \$2,300        | B             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Ceiling At Basement Adjacent To Boilers And Under Main Entrance Steps</i> |            |                   |                |                    |                |             |                |               |
| <i>Spalling, Extent : Severe, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Ceiling Adjacent To Boilers</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Ceiling Adjacent To Boilers And Under Main Entrance Steps</i>             |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 65%        |                   |                | LIFE               | **             | 5           | \$14,800       | B             |
| Plaster  | 25%        |                   |                | LIFE               | **             | 5           | \$22,700       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 1600 Amps Main Disconnect Switch</i>         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 90%        |                   |                | 2022               | \$107,300      | 5           | \$400          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2032               | **             | 5           |                | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2032               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2030               | **             | 5           | \$200          | B             |
| Fused Knife Sw  | 10%        | 2-4               | \$13,600       | 2047               | **             | 5           | \$100          | B             |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Mechanical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2030               | **             | 5           | \$1,900        | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 201 - BK (J. H. S. 201 - BK)

## Asset # : 6

| Electrical      |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                      |  |           |                    |      |                |       |                |          |
|                 | Wiring               |  |           |                    |      |                |       |                |          |
|                 | Braided Cloth        | 80%  | 2-4       | \$122,700          | 2047 | * *            | 1     |                | B        |
|                 |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                 |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 | Thermoplastic        | 20%  |           |                    | 2032 | * *            | 1     |                | B        |
|                 | Motor Controllers    |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted      | 40%  |           |                    | 2020 | \$13,200       | 5     | \$200          | B        |
|                 | Locally Mounted      | 60%  |           |                    | 2035 | * *            | 5     | \$400          | B        |
| Ground          |                      |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices    |  |           |                    |      |                |       |                |          |
|                 | Generic              | 100%   |           |                    | LIFE | * *            | 5     | \$1,300        | B        |
| Lighting        |                      |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 74%  |           |                    | 2017 | \$649,900      | 10    | \$66,100       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 20%  |           |                    | 2027 | * *            | 10    | \$17,900       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Basement, Bathrooms And Auditorium              |           |                    |      |                |       |                |          |
|                 |                      | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                 | HID                  | 3%   |           |                    | 2022 | \$12,200       | 10    | \$100          | B        |
|                 | Incandescent         | 3%   |           |                    | 2017 | \$26,300       | 2     | \$100          | B        |
|                 | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery   | 50%  |           |                    | 2017 | \$20,200       | 10    | \$11,800       | B        |
|                 | Exit, Service        | 50%  |           |                    | 2017 | \$8,100        | 1     |                | B        |
|                 | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                 | HID                  | 100%   |           |                    | 2017 | \$36,500       | 10    | \$300          | B        |
| Alarm           |                      |  |           |                    |      |                |       |                |          |
|                 | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                 | Generic              | 100%   |           |                    | 2030 | * *            | 1-3   | \$54,000       | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Heating   |            |                   |                |                    |                |             |                |               |  |
| Energy Source   |            |                   |                |                    |                |             |                |               |  |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |  |
| Explanation : Oil #2 With Tank Of 10,000 Gal            |            |                   |                |                    |                |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 201 - BK (J. H. S. 201 - BK)

## Asset # : 6

| Mechanical                  | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |                      |  |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Steam Boiler                | 100%           | Now                  | \$10,800   | 2027               | * *            | 1              | \$86,900       | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>         |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Main Feed Valve On One Of The Boilers</i>            |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Boilers</i>                                     |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           | Now                  | \$15,500   | 2032               | * *            | 4              | \$4,800        | B                |
|                             |                |                      | <i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>      |                    |                |                |                |                  |
|                             |                |                      | <i>Location : One Of The Vacuum Pumps ( Bad Bearing )</i>          |                    |                |                |                |                  |
| Terminal Devices            |                |                      |  |                    |                |                |                |                  |
| Air Handler                 | 10%            |                      |  | 2017               | \$59,900       | 1              | \$6,000        | B                |
| Convactor/Radiator          | 50%            |                      |  | 2020               | \$524,600      | 1              | \$15,800       | B                |
| Fan Coil Unit/Heat          | 40%            |                      |  | 2017               | \$665,300      | 1              | \$12,600       | B                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Baseboard Type Throughout, But Not All Locations</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : As Supplementary Beside The Radiators</i>         |                    |                |                |                |                  |
| Air Conditioning            |                |                      |  |                    |                |                |                |                  |
| Energy Source               |                |                      |  |                    |                |                |                |                  |
| Electricity                 | 100%           |                      |  | 2038               | * *            | 1              |                | B                |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Window/Wall Unit            | 80%            |                      |  | 2020               | \$182,700      | 1              |                | B                |
| No Component                | 20%            |                      |  |                    |                |                |                | D                |
| Ventilation                 |                |                      |  |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |  | LIFE               | * *            | 2-5            | \$54,300       | B                |
| Exhaust Fans                |                |                      |  |                    |                |                |                |                  |
| Interior                    | 100%           |                      |  | 2022               | \$122,800      | 2              | \$3,000        | B                |
| Plumbing                    |                |                      |  |                    |                |                |                |                  |
| H/C Water Piping            |                |                      |  |                    |                |                |                |                  |
| Galv Iron/Steel             | 100%           |                      |  | 2027               | * *            | 1              |                | B                |
| Water Heater                |                |                      |  |                    |                |                |                |                  |
| Gas Fired                   | 100%           |                      |  | 2017               | \$25,900       | 2              | \$1,500        | B                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 1 Tank Of 600 Gal Capacity</i>                    |                    |                |                |                |                  |
| Sanitary Piping             |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |  | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |  | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                |                |                      |  |                    |                |                |                |                  |
| Rigid Piping                | 100%           |                      |  | 2022               | \$10,300       | 4              | \$2,000        | B                |
| Fixtures                    |                |                      |  |                    |                |                |                |                  |
| Generic                     | 100%           |                      |  |                    |                |                |                | B                |
| Fire Suppression            |                |                      |  |                    |                |                |                |                  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 201 - BK (J. H. S. 201 - BK)

## Asset # : 6

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,400        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 202 - Q (J. H. S. 202 - Q)  
**Address** : 138-30 LAFAYETTE STREET  
**Borough** : QUEENS **Agency's Number** : Q202  
**Program / Asset #** : BOE0843.000 / 973 **Yr Built/Renovated** : 1963 / 2001  
**Area Sq Ft** : 150,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,3  
**Block** : 11403 **Lot** : 1 **BIN** : 4245993

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$293,100          | \$150,600          |
| Interior Architecture | \$63,700           | \$919,600          |
| Electrical            | \$1,064,400        | \$1,987,500        |
| Mechanical            | \$72,300           | \$1,059,100        |
| <b>Total</b>          | <b>\$1,493,500</b> | <b>\$4,116,800</b> |
| Priority A            | \$293,100          | \$150,600          |
| Priority B            | \$1,200,400        | \$3,046,600        |
| Priority C            |                    | \$919,600          |
| <b>Total</b>          | <b>\$1,493,500</b> | <b>\$4,116,800</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$2,300         |                 | \$7,800          |                 |
| Interior Architecture | \$40,400        | \$11,000        | \$26,800         | \$7,300         |
| Electrical            | \$8,900         | \$9,900         | \$34,800         | \$9,200         |
| Mechanical            | \$16,300        | \$26,900        | \$81,800         | \$29,400        |
| <b>Total</b>          | <b>\$68,000</b> | <b>\$47,700</b> | <b>\$151,100</b> | <b>\$45,900</b> |
| Priority A            | \$2,300         |                 | \$7,800          |                 |
| Priority B            | \$25,200        | \$36,700        | \$140,400        | \$38,600        |
| Priority C            | \$40,400        | \$11,000        | \$2,900          | \$7,300         |
| <b>Total</b>          | <b>\$68,000</b> | <b>\$47,700</b> | <b>\$151,100</b> | <b>\$45,900</b> |



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## DEPARTMENT OF EDUCATION - 040

## I. S. 202 - Q (J. H. S. 202 - Q)

## Asset # : 973

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel    | 25%  |                   |                | LIFE    | **                 | 5           | \$70,300       | A             |  |
| Masonry: Brick          | 67%  |                   |                | LIFE    | **                 | 5           | \$40,200       | A             |  |
| Panel/Paver: Limestone  | 5%   |                   |                | LIFE    | **                 | 5           | \$2,300        | A             |  |
| Under Construction      | 3%   |                   |                |         |                    |             |                | D             |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 95%  | Now               | \$72,000       | 2043    | **                 | 5           | \$7,500        | A             |  |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Glass Block             | 5%   | Now               | \$2,300        | LIFE    | **                 | 5           | \$500          | A             |  |
|                         | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Stairs  |                   |                |         |                    |             |                |               |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence       | 100%   | Now               | \$36,600       | 2026    | **                 | 5           | \$40,100       | A             |  |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 3%   |                   |                | 2036    | **                 | 10          | \$7,800        | A             |  |
| IRMA/Protected Membrane | 95%  | Now               | \$184,400      | 2026    | **                 |             |                | A             |  |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Third Floor                                    |                   |                |         |                    |             |                |               |  |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Third Floor                                    |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Bulkheads, Exit 11                                  |                   |                |         |                    |             |                |               |  |
| Modified Bitumen        | 2%   |                   |                | 2021    | \$15,100           | 10          | \$2,100        | A             |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  | Now               | \$14,900       | LIFE    | **                 | 5           | \$42,700       | C             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                         | Location : Stair Treads  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%   |                   |                | 2036    | **                 | 5           | \$5,900        | C             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Restrooms   |                   |                |         |                    |             |                |               |  |
| Terrazzo                | 2%   |                   |                | LIFE    | **                 | 5           | \$3,000        | C             |  |
| Vinyl Tile              | 30%  |                   |                | 2029    | **                 | 3           | \$29,200       | C             |  |
| Vinyl Tile              | 45%  |                   |                | 2021    | \$836,300          | 3           | \$32,900       | C             |  |
| Wood                    | 10%  |                   |                | 2049    | **                 | 5           | \$36,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 202 - Q (J. H. S. 202 - Q)

Asset # : 973

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$10,800 | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$40,700 | C |
| SGFT/Glazed Masonry   | 35% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |     |          | 2026 | ** | 5 | \$47,700 | B |
| AcousTileSusp.Lay-In | 5%  | 0-2 | \$63,700 | 2041 | ** | 5 | \$4,800  | B |

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Room B-25**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room B-25**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Room B-25*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete     | 45% |  |  | LIFE | ** | 5 | \$13,400 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2026 | ** |   |          | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$17,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2021 | \$32,600 | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                  |      |  |  |      |          |   |       |   |
| <i>Explanation : 2- Service Switches Rated @ 1600 Amperes Each</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$67,100 | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2041 | **       | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$136,200 | 1 |  | B |
| Conduit | 20% |  |  | 2041 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2037 | **        | 5 | \$300   | B |
| Molded Case Bkrs | 70% |  |  | 2020 | \$118,600 | 5 | \$2,300 | B |
| Molded Case Bkrs | 20% |  |  | 2037 | **        | 5 | \$700   | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$143,500 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |           |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2019 | \$16,500 | 5 | \$400 | B |
| Locally Mounted | 50% |  |  | 2026 | **       | 5 | \$400 | B |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 202 - Q (J. H. S. 202 - Q)

## Asset # : 973

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,800

B

## Lighting

## Interior Lighting

## Fluorescent

96%

2021

\$1,127,500

10

\$114,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## HID

2%

2021

\$10,900

10

\$100

B

## Incandescent

2%

2016

\$23,500

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2021

\$10,800

1

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Exit, Service

50%

2021

\$10,800

1

B

## Exterior Lighting

## HID

100%

2016

\$51,200

10

\$400

B

## Alarm

## Security System

## Generic

100%

2021

\$423,400

1

\$45,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional, CCTV Under Construction*

## Fire/Smoke Detection

## No Component

40%

D

## Generic

60%

2016

\$869,700

1-3

\$45,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Old, But Still Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2041

\* \*

5

\$40,400

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$72,300

2019

\$723,200

1

\$116,300

B

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

2031

\* \*

4

\$9,700

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 202 - Q (J. H. S. 202 - Q)

## Asset # : 973

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices                                       |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2021               | \$160,200      | 1           | \$16,100       | B             |
| Convactor/Radiator                                     | 80%        |                   |                | 2026               | * *            | 1           | \$33,700       | B             |
| Air Conditioning                                       |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                       | 10%        |                   |                | 2016               | \$30,500       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$72,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 25%        |                   |                | 2021               | \$41,100       | 2           | \$1,000        | B             |
| Roof   | 75%        | Now               | \$8,900        | 2021               | \$88,600       | 2           | \$2,400        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger                                      |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2021               | \$46,100       | 4           | \$12,900       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)                                      |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                       |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2041               | * *            | 1-2         | \$36,600       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 203 - BX FORMER (I.S. 183 - BX)  
**Address** : 339 MORRIS AVENUE @E. 140 STREET  
**Borough** : BRONX **Agency's Number** : X203  
**Program / Asset #** : BOE0308.000 / 368 **Yr Built/Renovated** : 1974 / 2003  
**Area Sq Ft** : 162,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,p  
**Block** : 2333 **Lot** : 70 **BIN** : 2000957

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$204,800             | \$565,000             |
| Interior Architecture | \$1,040,400           | \$1,733,700           |
| Electrical            |                       | \$2,492,200           |
| Mechanical            | \$90,900              | \$1,051,400           |
| <b>Total</b>          | <b>\$1,336,100</b>    | <b>\$5,842,300</b>    |
| Priority A            | \$204,800             | \$565,000             |
| Priority B            | \$170,300             | \$3,543,600           |
| Priority C            | \$961,000             | \$1,733,700           |
| <b>Total</b>          | <b>\$1,336,100</b>    | <b>\$5,842,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,100          |                 |                 |                 |
| Interior Architecture | \$155,600        |                 | \$20,600        | \$21,100        |
| Electrical            | \$16,600         | \$12,400        | \$14,800        | \$14,400        |
| Mechanical            | \$78,500         | \$28,100        | \$40,700        | \$26,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$263,800</b> | <b>\$44,500</b> | <b>\$80,000</b> | <b>\$65,500</b> |
| Priority A            | \$9,100          |                 |                 |                 |
| Priority B            | \$160,400        | \$44,500        | \$80,000        | \$44,500        |
| Priority C            | \$94,300         |                 |                 | \$21,100        |
| <b>Total</b>          | <b>\$263,800</b> | <b>\$44,500</b> | <b>\$80,000</b> | <b>\$65,500</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**I. S. 203 - BX FORMER (I.S. 183 - BX)**  
**Asset # : 368**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 100%  | Now               | \$94,000       | LIFE               | * *            | 5           | \$364,000      | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Explanation : Ground Water                                    |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2039               | * *            | 5           | \$18,100       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 100%  |                   |                | LIFE               | * *            | 5           | \$221,700      | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2028               | * *            | 10          | \$90,100       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   | Now               | \$16,000       | LIFE               | * *            | 5           | \$46,100       | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2039               | * *            | 5           | \$23,700       | C             |
| Vinyl Tile             | 80%   |                   |                | 2023               | \$1,605,600    | 3           | \$84,200       | C             |
| Wood                   | 5%  | Now               | \$89,300       | 2051               | * *            | 5           | \$9,900        | C             |
|                        | Loose Units, Extent : Moderate, Area Affected : 80%           |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium Throughout                               |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium Throughout                               |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   | Now               | \$95,500       | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Above Windows In Room 112                          |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 70%   | Now               | \$776,200      | LIFE               | * *            | 5           | \$82,000       | C             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Stair F Backstage                                  |                   |                |                    |                |             |                |               |
| Gypsum Board           | 10%   |                   |                | LIFE               | * *            | 5-10        | \$49,800       | C             |
| Metal Panel            | 10%   |                   |                | LIFE               | * *            | 10          | \$13,200       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 20%   |                   |                | 2036               | * *            | 5           | \$41,200       | B             |
| AcousTileSusp.Lay-In   | 10%   | Now               | \$6,900        | 2028               | * *            | 5           | \$10,300       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 50%   | Now               | \$79,400       | LIFE               | * *            | 5           | \$16,100       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE               | * *            | 10          | \$20,600       | B             |
| Plaster                | 15%   |                   |                | LIFE               | * *            | 5-10        | \$53,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One Electrical Service Rated At 4000 Amps    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2043               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2023               | \$85,100       | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2022               | \$57,600       | 5           | \$900          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2022               | \$76,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2039               | * *            | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2023               | \$89,700       | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Locally Mounted  | 50%        |                   |                | 2021               | \$16,500       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Gas Meter Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2021               | \$23,100       | 1           | \$40,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2019               | \$114,600      | 1           | \$51,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 95 Kva                                       |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2018               | \$600          | 5           | \$4,900        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2026               | * *            | 5           | \$4,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2023               | \$1,230,400    | 10          | \$125,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 3%         |                   |                | 2018               | \$38,100       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 203 - BX FORMER (I.S. 183 - BX)**  
**Asset # : 368**

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Lighting**

## Egress Lighting

Exit, Service

50%

2023

\$11,700

1

B

Exit, Battery

50%

2023

\$58,300

10

\$4,800

B

## Exterior Lighting

HID

100%

2018

\$55,300

10

\$400

B

**Alarm**

## Security System

No Component

80%

D

Generic

20%

2023

\$91,500

1

\$9,900

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$469,600

1-3

\$25,300

B

| Mechanical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating**

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$43,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 10,000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$139,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$56,000

2033

\* \*

4

\$6,900

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

Air Handler

20%

Now

\$3,500

2023

\$173,000

1

\$15,700

B

*Noisy/Vibrating, Extent : Moderate, Area Affected : 10%**Location : Fan Room*

Convactor/Radiator

80%

2028

\* \*

1

\$36,400

B

**Air Conditioning**

## Energy Source

Electricity

100%

2031

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 203 - BX FORMER (I.S. 183 - BX)**  
**Asset # : 368**

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  | Now               | \$21,800       | 2023               | \$108,900      | 1           | \$11,800       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse   |                   |                |                    |                |             |                |               |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 70%  |                   |                | 2018               | \$230,900      | 1           |                | B             |
| No Component                | 10%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%  |                   |                | 2033               | * *            | 4           | \$1,400        | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%  |                   |                | 2023               | \$228,500      | 1           | \$17,400       | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 20%  |                   |                | 2018               | \$172,500      | 2           | \$19,600       | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$124,200      | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 20%  |                   |                | 2023               | \$35,500       | 2           | \$900          | B             |
| Roof                        | 80%  | Now               | \$5,100        | 2018               | \$102,100      | 2           | \$2,800        | B             |
|                             | Broken, Extent : Moderate, Area Affected : 10%               |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   | 0-2               | \$9,600        | 2028               | * *            | 1           |                | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                             | Location : Throughout  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   | Now               | \$1,000        | 2033               | * *            | 4           | \$14,000       | B             |
|                             | Insul. Deteriorating, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                             | Location : Low Temp Tank - Basement                          |                   |                |                    |                |             |                |               |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |  |                   |                |                    |                |             |                |               |
| Not Accessible              | 100%   |                   |                |                    |                |             |                | D             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |

Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 203 - BX FORMER (I.S. 183 - BX)

Asset # : 368

| Mechanical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport   |                |                |                   |                    |         |                |             |                |               |
| Elevators  |                |                |                   |                    |         |                |             |                |               |
|  | Hydraulic      | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |               |
| <i>Location : B-4</i>  |                |                |                   |                    |         |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |                |                   |                    |         |                |             |                |               |
| Standpipe  |                |                |                   |                    |         |                |             |                |               |
|  | Generic        | 100%           |                   |                    | 2033    | * *            | 1-5         | \$71,100       | B             |
| Sprinkler  |                |                |                   |                    |         |                |             |                |               |
|  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|  | Generic        | 5%             |                   |                    | 2033    | * *            | 1-2         | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 206B - BX  
**Address** : 2280 AQUEDUCT AVENUE @W. 183 STREET  
**Borough** : BRONX **Agency's Number** : X206  
**Program / Asset #** : BOE0314.000 / 372 **Yr Built/Renovated** : 1980 / 2007  
**Area Sq Ft** : 42,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 3209 **Lot** : 1 **BIN** : 2086823

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$136,600             | \$364,200             |
| Electrical            |                       | \$121,800             |
| Mechanical            |                       | \$329,200             |
| <b>Total</b>          | <b>\$136,600</b>      | <b>\$815,100</b>      |
| Priority B            |                       | \$450,900             |
| Priority C            | \$136,600             | \$364,200             |
| <b>Total</b>          | <b>\$136,600</b>      | <b>\$815,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,700         | \$2,100         |                 |                 |
| Interior Architecture | \$42,500         | \$5,300         | \$2,000         | \$4,800         |
| Electrical            | \$2,200          | \$600           | \$900           | \$800           |
| Mechanical            | \$47,700         | \$9,500         | \$12,000        | \$11,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$139,000</b> | <b>\$21,500</b> | <b>\$18,900</b> | <b>\$21,000</b> |
| Priority A            | \$42,700         | \$2,100         |                 |                 |
| Priority B            | \$74,900         | \$19,300        | \$16,900        | \$16,200        |
| Priority C            | \$21,400         |                 | \$2,000         | \$4,800         |
| <b>Total</b>          | <b>\$139,000</b> | <b>\$21,500</b> | <b>\$18,900</b> | <b>\$21,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 206B - BX

## Asset # : 372

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%   |                   |                | LIFE    | **                 | 5           | \$26,900       | A             |  |
| Metal Panel            | 5%  |                   |                | 2043    | **                 | 5-10        | \$5,800        | A             |  |
| Pre-Cast Concrete      | 15%   |                   |                | LIFE    | **                 | 5           | \$16,400       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 97%   |                   |                | 2045    | **                 | 5           | \$4,300        | A             |  |
| Metal Louvers          | 3%  |                   |                | 2032    | **                 | 10          | \$800          | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 50%   |                   |                | LIFE    | **                 | 5-10        | \$11,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 50%   |                   |                | LIFE    | **                 | 5           | \$21,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2031    | **                 | 10          | \$27,700       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                                   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2058    | **                 | 10          | \$3,700        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%   | Now               | \$8,300        | LIFE    | **                 | 5           | \$23,900       | C             |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 5%<br>Location : Basement   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  | Now               | \$1,800        | 2032    | **                 | 5           | \$800          | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Sheet Vinyl/Rubber     | 5%  |                   |                | 2031    | **                 | 5           | \$4,100        | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Gymnasium<br>Explanation : Recent Installation |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 2%  |                   |                | LIFE    | **                 | 5           | \$1,700        | C             |  |
| Vinyl Tile             | 70%   |                   |                | 2023    | \$364,200          | 3           | \$19,100       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$5,600        | 2026    | **                 | 5           | \$1,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 95%   | Now               | \$136,600      | LIFE    | **                 | 5           | \$28,900       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 206B - BX

## Asset # : 372

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|   |     |     |         |      |     |    |          |   |
|---|-----|-----|---------|------|-----|----|----------|---|
| AcousTile,Adhered   | 55% | Now | \$8,900 | 2028 | * * | 5  | \$14,700 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |     |     |         |      |     |    |          |   |
| <i>Location : Throughout</i>  |     |     |         |      |     |    |          |   |
| AcousTile,Adhered   | 20% |     |         | 2040 | * * | 5  | \$10,700 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |     |     |         |      |     |    |          |   |
| <i>Location : Third Floor</i>                                       |     |     |         |      |     |    |          |   |
| AcousTileConcealSpLn  | 22% | Now | \$9,100 | 2028 | * * | 5  | \$7,300  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |     |     |         |      |     |    |          |   |
| <i>Location : Throughout</i>  |     |     |         |      |     |    |          |   |
| Exposed Struc: Steel  | 3%  |     |         | LIFE | * * | 10 | \$3,200  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |     |       |      |     |   |       |   |
|---|------|-----|-------|------|-----|---|-------|---|
| Fused Disc Sw   | 100% |     |       | 2043 | * * | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |       |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |       |      |     |   |       |   |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i>         |      |     |       |      |     |   |       |   |
| Switchgear / Switchboard  |      |     |       |      |     |   |       |   |
| Fused Disc Sw   | 100% |     |       | 2033 | * * | 5 | \$200 | B |
| Raceway   |      |     |       |      |     |   |       |   |
| Conduit   | 95%  |     |       | 2043 | * * | 1 |       | B |
| Conduit   | 5%   |     |       | 2049 | * * | 1 |       | B |
| Panelboards   |      |     |       |      |     |   |       |   |
| Fused Disc Sw   | 15%  |     |       | 2031 | * * | 5 | \$100 | B |
| Fused Knife Sw  | 1%   | 2-4 | \$800 | 2048 | * * | 5 |       | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |      |     |       |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |       |      |     |   |       |   |
| Molded Case Bkrs  | 64%  |     |       | 2031 | * * | 5 | \$600 | B |
| Molded Case Bkrs  | 20%  |     |       | 2039 | * * | 5 | \$200 | B |
| Wiring  |      |     |       |      |     |   |       |   |
| Thermoplastic   | 90%  |     |       | 2033 | * * | 1 |       | B |
| Thermoplastic   | 10%  |     |       | 2043 | * * | 1 |       | B |
| Motor Controllers   |      |     |       |      |     |   |       |   |
| Locally Mounted   | 90%  |     |       | 2028 | * * | 5 | \$200 | B |
| Motor Control Center  | 10%  |     |       | 2028 | * * | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 206B - BX

## Asset # : 372

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

97%

2031

\* \*

10

\$32,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Incandescent

3%

2023

\$9,900

2

B

## Egress Lighting

## Emergency, Battery

50%

2028

\* \*

10

\$4,400

B

## Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2023

\$14,300

10

\$100

B

## Alarm

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2023

\$121,800

1-3

\$6,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2043

\* \*

5

\$11,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 10,000 Gals*

## Conversion Equipment

## Steam Boiler

100%

Now

\$4,100

2028

\* \*

1

\$32,600

B

*Malfunctioning, Extent : Light, Area Affected : 2%**Location : Flue Damper Control System**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$14,500

2033

\* \*

4

\$1,800

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Throughout Basement*

## Terminal Devices

## Convactor/Radiator

20%

2028

\* \*

1

\$2,400

B

## No Component

80%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Fan Room**Explanation : Covered Under A C System*

## Air Conditioning

## Energy Source

## Electricity

100%

2031

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 206B - BX

## Asset # : 372

| Mechanical         |                             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |  |                   |                |                    |                |             |                |               |
|                    | Conversion Equipment        |  |                   |                |                    |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%   |                   |                | 2031               | **             | 1           | \$16,900       | B             |
|                    |                             | R-134a Refrigerant, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                    |                             | Location : Penthouse Chiller                                 |                   |                |                    |                |             |                |               |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                    |                             | Location : Roof  |                   |                |                    |                |             |                |               |
|                    |                             | Explanation : One Unit                                       |                   |                |                    |                |             |                |               |
|                    | Distribution                |  |                   |                |                    |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%   |                   |                | 2049               | **             | 4           | \$1,800        | B             |
|                    | Terminal Devices            |  |                   |                |                    |                |             |                |               |
|                    | Air Handler/Cool/Ht         | 100%   |                   |                | 2023               | \$329,200      | 1           | \$22,600       | B             |
| Ventilation        |                             |  |                   |                |                    |                |             |                |               |
|                    | Distribution                |  |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%   | Now               | \$18,000       | LIFE               | **             | 2-5         | \$20,300       | B             |
|                    |                             | Insul. Deteriorating, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                    |                             | Location : Fan Room And Throughout                           |                   |                |                    |                |             |                |               |
|                    | Exhaust Fans                |  |                   |                |                    |                |             |                |               |
|                    | Interior                    | 70%  |                   |                | 2023               | \$32,200       | 2           | \$800          | B             |
|                    | Roof                        | 30%  |                   |                | 2023               | \$9,900        | 2           | \$300          | B             |
| Plumbing           |                             |  |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping            |  |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel             | 100%   |                   |                | 2028               | **             | 1           |                | B             |
|                    | HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
|                    | Low Temp                    | 100%   |                   |                | 2049               | **             | 4           | \$3,600        | B             |
|                    | Sanitary Piping             |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                   | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                    | Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                   | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                    | Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
|                    | Submersible                 | 100%   | 0-2               | \$6,200        | 2018               | \$6,200        | 4           | \$1,300        | B             |
|                    |                             | On Extended Life, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                    |                             | Location : Sub Basement                                      |                   |                |                    |                |             |                |               |
|                    | Sewage Ejector(s)           |  |                   |                |                    |                |             |                |               |
|                    | Electric                    | 100%   |                   |                | 2028               | **             | 4           | \$1,300        | B             |
|                    | Fixtures                    |  |                   |                |                    |                |             |                |               |
|                    | Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                             |  |                   |                |                    |                |             |                |               |
|                    | Elevators                   |  |                   |                |                    |                |             |                |               |
|                    | Hydraulic                   | 100%   |                   |                | LIFE               | **             |             |                | C             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                    |                             | Location : B-3   |                   |                |                    |                |             |                |               |
|                    |                             | Explanation : One Unit                                       |                   |                |                    |                |             |                |               |
| Fire Suppression   |                             |  |                   |                |                    |                |             |                |               |
|                    | Standpipe                   |  |                   |                |                    |                |             |                |               |
|                    | Generic                     | 100%   |                   |                | 2033               | **             | 1-5         | \$18,400       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 206B - BX

Asset # : 372

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 210 - Q  
**Address** : 93-11 101 AVENUE BTWN: 93 ST., 94 ST.  
**Borough** : QUEENS **Agency's Number** : Q210  
**Program / Asset #** : BOE0850.000 / 1508 **Yr Built/Renovated** : 1966 / 1997  
**Area Sq Ft** : 156,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9067 **Lot** : 1 **BIN** : 4188567

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$60,700              | \$178,800             |
| Interior Architecture | \$1,336,500           | \$214,200             |
| Electrical            | \$1,090,900           | \$423,400             |
| Mechanical            | \$295,500             | \$133,900             |
| <b>Total</b>          | <b>\$2,783,600</b>    | <b>\$950,300</b>      |
| Priority A            | \$60,700              | \$178,800             |
| Priority B            | \$1,423,600           | \$684,900             |
| Priority C            | \$1,299,300           | \$86,700              |
| <b>Total</b>          | <b>\$2,783,600</b>    | <b>\$950,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture | \$2,200         | \$36,300         |                 |                  |
| Interior Architecture | \$16,500        | \$30,100         | \$5,100         | \$16,500         |
| Electrical            | \$21,300        | \$14,800         | \$13,300        | \$110,100        |
| Mechanical            | \$48,400        | \$20,100         | \$33,400        | \$67,400         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$96,300</b> | <b>\$109,200</b> | <b>\$59,600</b> | <b>\$201,900</b> |
| Priority A            | \$2,200         | \$36,300         |                 |                  |
| Priority B            | \$77,600        | \$52,700         | \$54,600        | \$185,400        |
| Priority C            | \$16,500        | \$20,200         | \$5,100         | \$16,500         |
| <b>Total</b>          | <b>\$96,300</b> | <b>\$109,200</b> | <b>\$59,600</b> | <b>\$201,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 210 - Q

## Asset # : 1508

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%   |                   |                | LIFE    | **                 | 5           | \$56,100       | A             |  |
| Pre-Cast Concrete      | 20%   |                   |                | LIFE    | **                 | 5           | \$45,600       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2038    | **                 | 5           | \$17,500       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 30%   |                   |                | LIFE    | **                 | 5           | \$32,000       | A             |  |
| Metal Panel            | 5%  | Now               | \$2,200        | 2042    | **                 | 5           | \$1,000        | A             |  |
|                        | Deformed/Dented, Extent : Moderate, Area Affected : 2%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkhead Of 1999 Wing                            |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 25%   |                   |                | 2035    | **                 | 5-10        | \$46,700       | A             |  |
| Pre-Cast Concrete      | 40%   |                   |                | LIFE    | **                 | 5           | \$26,000       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%   |                   |                | 2027    | **                 | 10          | \$60,700       | A             |  |
| Metal Panel            | 5%  |                   |                | 2035    | **                 | 10          | \$8,000        | A             |  |
| Single Ply Membrane    | 25%   |                   |                | 2022    | \$77,100           | 10          | \$21,700       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$44,400       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2031    | **                 | 5           | \$10,100       | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$7,900        | C             |  |
| Vinyl Tile             | 10%   |                   |                | 2027    | **                 | 3           | \$7,600        | C             |  |
| Vinyl Tile             | 65%   |                   |                | 2017    | \$1,256,300        | 3           | \$65,900       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles                                     |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%  | Now               | \$43,000       | 2037    | **                 | 5           | \$9,500        | C             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 15%   |                   |                | LIFE    | **                 | 5           | \$16,900       | C             |  |
| Folding Partition      | 5%  |                   |                | 2030    | **                 | 5           | \$35,300       | C             |  |
| Masonry: Brick         | 5%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 50%   |                   |                | LIFE    | **                 | 5           | \$42,300       | C             |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 30%   |                   |                | 2027    | **                 | 5           | \$74,400       | B             |  |
| AcousTileSusp.Lay-In   | 10%   |                   |                | 2035    | **                 | 5           | \$19,800       | B             |  |
| Exposed Concrete       | 50%   |                   |                | LIFE    | **                 | 5           | \$15,500       | B             |  |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE    | **                 |             |                | B             |  |
| Fiber Board            | 5%  |                   |                | 2022    | \$90,300           |             |                | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 210 - Q

## Asset # : 1508

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2022               | \$16,300       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2500 Amps                                |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2042               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1600 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%  |                   |                | 2022               | \$107,300      | 5           | \$500          | B             |
| Fused Disc Sw            | 20%  |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2022               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Fused Disc Sw            | 5%   |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Fused Toggle Switch      | 5%   | 2-4               | \$8,500        | 2047               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 75%  |                   |                | 2021               | \$127,000      | 5           | \$2,500        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$125,600      | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2022               | \$35,900       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 90%  |                   |                | 2020               | \$29,700       | 5           | \$800          | B             |
| Locally Mounted          | 10%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,900        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 80%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 210 - Q

Asset # : 1508

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 30%  |                   |                | 2027               | * *            | 10          | \$37,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 65%  |                   |                | 2017               | \$794,000      | 10          | \$80,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2017               | \$17,000       | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2017               | \$24,400       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2017               | \$28,100       | 10          | \$16,400       | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$11,200       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$53,300       | 10          | \$400          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2027               | * *            | 1           | \$47,800       | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2027               | * *            | 1-3         | \$78,800       | B             |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 90%  |                   |                | 2032               | * *            | 5           | \$37,800       | B             |
| Natural Gas           | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Furnace               | 10%  |                   |                | 2027               | * *            | 1           | \$6,700        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : New Wing Roof                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Rtus Providing Heat & Ac                   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 90%  | Now               | \$33,800       | 2027               | * *            | 1           | \$108,800      | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                       | Location : #3 Boiler, Basement                             |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 90%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Units                                      |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 90%  |                   |                | 2032               | * *            | 4           | \$6,000        | B             |
| No Component          | 10%  |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 210 - Q

Asset # : 1508

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |   |                |                    |                |             |                |               |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler                    | 25%        |   |                | 2017               | \$208,300      | 1           | \$21,000       | B             |
| Convactor/Radiator             | 65%        |   |                | 2027               | * *            | 1           | \$28,500       | B             |
| No Component                   | 10%        |   |                |                    |                |             |                | D             |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 100%       |   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%        |   |                | 2027               | * *            | 2           | \$800          | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 10%  |                |                    |                |             |                |               |
|                                |            | Location : New Wing Roof                                |                |                    |                |             |                |               |
|                                |            | Explanation : 3 Rtus                                    |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%         |   |                | 2017               | \$15,900       | 1           |                | B             |
| No Component                   | 85%        |   |                |                    |                |             |                | D             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2-5         | \$75,600       | B             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Interior                       | 30%        |   |                | 2017               | \$51,200       | 2           | \$1,300        | B             |
| Roof                           | 70%        |   |                | 2022               | \$86,000       | 2           | \$2,900        | B             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%       |   |                | 2032               | * *            | 1           |                | B             |
| Water Heater                   |            |   |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |   |                | 2017               | \$36,000       | 2           | \$2,000        | B             |
| HW Heat Exchanger              |            |   |                |                    |                |             |                |               |
| Low Temp                       | 100%       |   |                | 2022               | \$47,900       | 4           | \$20,200       | B             |
| Sanitary Piping                |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer             |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2027               | * *            | 1           | \$8,400        | B             |
| Fixtures                       |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport             |            |   |                |                    |                |             |                |               |
| Elevators                      |            |   |                |                    |                |             |                |               |
| Hydraulic                      | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : (1) 1-4 (1) 1-2                              |                |                    |                |             |                |               |
|                                |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 210 - Q

Asset # : 1508

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Standpipe        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 10%            |                   |                    | 2042    | * *            | 1-5         | \$6,800        | B             |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 10%            |                   |                    | 2042    | * *            | 1-2         | \$3,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 211 - BK (J. H. S. 211 - BK)  
**Address** : 1001 EAST 100 STREET BTWN: AVE. J, AVE. K  
**Borough** : BROOKLYN **Agency's Number** : K211  
**Program / Asset #** : BOE0506.000 / 2745 **Yr Built/Renovated** : 1958 /  
**Area Sq Ft** : 140,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8227 **Lot** : 1 **BIN** : 3326732

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$949,400             | \$472,900             |
| Interior Architecture | \$426,500             | \$1,051,900           |
| Electrical            | \$229,100             | \$1,635,100           |
| Mechanical            | \$68,200              | \$833,300             |
| <b>Total</b>          | <b>\$1,673,300</b>    | <b>\$3,993,200</b>    |
| Priority A            | \$949,400             | \$472,900             |
| Priority B            | \$425,800             | \$2,468,400           |
| Priority C            | \$298,000             | \$1,051,900           |
| <b>Total</b>          | <b>\$1,673,300</b>    | <b>\$3,993,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$13,300         | \$17,500         |                 | \$16,500         |
| Interior Architecture | \$3,900          | \$70,100         | \$20,500        | \$8,100          |
| Electrical            | \$33,700         | \$500            | \$1,900         | \$37,500         |
| Mechanical            | \$49,100         | \$24,500         | \$33,300        | \$83,700         |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$103,900</b> | <b>\$116,600</b> | <b>\$59,700</b> | <b>\$149,700</b> |
| Priority A            | \$13,300         | \$17,500         |                 | \$16,500         |
| Priority B            | \$86,700         | \$55,000         | \$39,200        | \$129,200        |
| Priority C            | \$3,900          | \$44,100         | \$20,500        | \$3,900          |
| <b>Total</b>          | <b>\$103,900</b> | <b>\$116,600</b> | <b>\$59,700</b> | <b>\$149,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        | Now               | \$211,100      | LIFE               | * *            | 5           | \$62,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 33%        |                   |                | LIFE               | * *            | 5           | \$64,800       | A             |
| Granite Panels  | 5%         | Now               | \$63,400       | LIFE               | * *            | 5           | \$3,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$200,200      | 2038               | * *            | 5           | \$20,800       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2042               | * *            | 5           | \$1,000        | A             |
| Masonry: Brick  | 50%        | Now               | \$13,300       | LIFE               | * *            | 5           | \$2,000        | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Wing                                     |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Wing                                     |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 40%        |                   |                | 2035               | * *            | 5-10        | \$28,900       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 30%        |                   |                | 2027               | * *            | 10          | \$38,400       | A             |
| Built-Up (BUR)  | 63%        | Now               | \$436,300      | 2032               | * *            |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2037               | * *            | 10          | \$16,000       | A             |
| Skylight, Metal/Glass   | 2%         |                   |                | 2022               | \$345,300      | 10          | \$8,500        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$20,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$9,200        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile   | 60%        |                   |                | 2022               | \$1,051,900    | 3           | \$41,400       | C             |
| Vinyl Tile   | 17%        |                   |                | 2017               | \$298,000      | 3           | \$15,600       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$34,500       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2031               | **             | 5           | \$4,300        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$8,600        | C             |
| Folding Partition  | 10%        |                   |                | 2030               | **             | 5           | \$53,700       | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$32,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2035               | **             | 5           | \$52,000       | B             |
| AcousTileConcealSpLn   | 10%        | 4+                | \$128,500      | 2042               | **             | 5           | \$10,400       | B             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                 |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2027               | **             | 5           | \$8,300        | B             |
| Exposed Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$10,400       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$10,400       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$10,400       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size - 800 Amps (2) Sw               |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2022               | \$134,100      | 5           | \$3,000        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 90%  |                   |                | 2021               | \$152,400      | 5           | \$2,700        | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$161,500      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   | 2-4               | \$33,000       | 2042               | * *            | 5           | \$400          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                       | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 94%  |                   |                | 2022               | \$1,041,500    | 10          | \$106,000      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps T-12                                   |                   |                |                    |                |             |                |               |
| HID                   | 4%   |                   |                | 2022               | \$20,500       | 10          | \$200          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym, Auditorium                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : Mercury Type                                 |                   |                |                    |                |             |                |               |
| Incandescent          | 2%   |                   |                | 2022               | \$22,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$10,200       | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2017               | \$5,100        | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$47,800       | 10          | \$400          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2017               | \$19,800       | 1           | \$2,100        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2017               | \$67,600       | 1-3         | \$3,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 6  | 100%       |                   |                | 2032    | * *                | 5           | \$38,100       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Vault                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 1 Tank Of 10,000 Gals.                       |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       | Now               | \$68,200       | 2020    | \$682,200          | 1           | \$109,700      | B             |  |
| Insul. Deteriorating, Extent : Severe, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Boilers                                    |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$19,600       | 2032    | * *                | 4           | \$6,100        | B             |  |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        |                   |                | 2022    | \$151,100          | 1           | \$15,200       | B             |  |
| Convactor/Radiator   | 80%        |                   |                | 2027    | * *                | 1           | \$31,800       | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling                                     | 5%         |                   |                | 2022    | \$32,300           | 2           | \$400          | B             |  |
| Window/Wall Unit   | 5%         |                   |                | 2017    | \$14,400           | 1           |                | B             |  |
| No Component   | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | * *                | 2-5         | \$68,500       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 80%        |                   |                | 2027    | * *                | 2           | \$3,000        | B             |  |
| Roof   | 20%        | Now               | \$2,200        | 2022    | \$22,300           | 2           | \$600          | B             |  |
| Broken, Extent : Severe, Area Affected : 20%               |            |                   |                |         |                    |             |                |               |  |
| Location : Roof, 2 Out Of 9 Broken                         |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       | Now               | \$20,900       | 2027    | * *                | 1           |                | B             |  |
| Corroded, Extent : Severe, Area Affected : 5%              |            |                   |                |         |                    |             |                |               |  |
| Location : Hot Water Return Line, Basement Vault           |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       | Now               | \$700          | 2017    | \$32,600           | 2           | \$1,500        | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, Hot Water Tank                        |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 211 - BK (J. H. S. 211 - BK)

Asset # : 2745

| Mechanical                             |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                  | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                               |            |   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp             | 100%       |   |                | 2032               | * *            | 4           | \$12,200       | B             |
|  |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|  |            | Location : Basement                                     |                |                    |                |             |                |               |
|  |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron           | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Submersible               | 100%       |   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s) Electric             | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures Generic                       | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport Elevators Hydraulic | 100%       |   |                | LIFE               | * *            |             |                | C             |
|  |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|  |            | Location : Basement : 3rd Floor                         |                |                    |                |             |                |               |
|  |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Fire Suppression Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component                           | 95%        |   |                |                    |                |             |                | D             |
| Generic                                | 5%         |   |                | 2032               | * *            | 1-2         | \$1,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 218 - BK  
**Address** : 370 FOUNTAIN AVENUE BTWN: BLAKE AVE - DUMONT AVE  
**Borough** : BROOKLYN **Agency's Number** : K218  
**Program / Asset #** : BOE0513.000 / 1294 **Yr Built/Renovated** : 1964 / 1997  
**Area Sq Ft** : 151,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4278 **Lot** : 1 **BIN** : 3095977

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,006,500           | \$186,600             |
| Interior Architecture | \$1,181,800           | \$178,000             |
| Electrical            | \$198,000             | \$1,697,600           |
| Mechanical            |                       | \$622,700             |
| <b>Total</b>          | <b>\$2,386,200</b>    | <b>\$2,685,000</b>    |
| Priority A            | \$1,006,500           | \$186,600             |
| Priority B            | \$553,400             | \$2,410,400           |
| Priority C            | \$826,400             | \$88,000              |
| <b>Total</b>          | <b>\$2,386,200</b>    | <b>\$2,685,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$108,800        |                 |                 |                 |
| Interior Architecture | \$64,600         | \$13,500        | \$17,100        | \$9,100         |
| Electrical            | \$16,400         | \$12,100        | \$14,700        | \$12,800        |
| Mechanical            | \$29,600         | \$23,800        | \$22,200        | \$19,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$223,300</b> | <b>\$53,300</b> | <b>\$57,900</b> | <b>\$45,700</b> |
| Priority A            | \$108,800        |                 |                 |                 |
| Priority B            | \$59,500         | \$39,800        | \$40,800        | \$36,600        |
| Priority C            | \$54,900         | \$13,500        | \$17,100        | \$9,100         |
| <b>Total</b>          | <b>\$223,300</b> | <b>\$53,300</b> | <b>\$57,900</b> | <b>\$45,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - BK

## Asset # : 1294

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 10%   | Now               | \$24,200       | LIFE               | * *            | 5           | \$31,800       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%   | Now               | \$182,400      | LIFE               | * *            | 5           | \$27,100       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 40%   |                   |                | 2043               | * *            | 5-10        | \$186,600      | A             |
| Granite Panels          | 2%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Panel/Paver: Limestone  | 3%  |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
|                         | Staining/Discoloring, Extent : Moderate, Area Affected : 2%   |                   |                |                    |                |             |                |               |
|                         | Location : Main Entry   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | * *            | 5           | \$22,100       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 90%   |                   |                | 2039               | * *            | 5           | \$15,200       | A             |
| Aluminum                | 10%   | 0-2               | \$81,400       | 2048               | * *            | 5           | \$800          | A             |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Stairs   |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Stairs   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%   |                   |                | LIFE               | * *            | 5-10        | \$27,400       | A             |
| Masonry: Limestone      | 10%   |                   |                | LIFE               | * *            | 5-10        | \$12,200       | A             |
| Metal: Cage/Fence       | 50%   | 4+                | \$14,800       | 2028               | * *            | 5           | \$16,100       | A             |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  | Now               | \$14,400       | 2038               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Bulkhead, Throughout                               |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | 0-2               | \$742,700      | 2033               | * *            |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Roof Over First Floor                              |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - BK

## Asset # : 1294

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$85,900       | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$5,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$6,100        | C             |
| Vinyl Tile   | 55%        |                   |                | 2033               | **             | 3           | \$40,500       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs And First Floor Corridor                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        | 0-2               | \$467,700      | 2033               | **             | 3           | \$18,400       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors, Throughout 9x9 Tiles            |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors                                  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$18,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | 0-2               | \$40,200       | 2032               | **             | 5           | \$6,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$10,900       | C             |
| Folding Partition  | 5%         |                   |                | 2031               | **             | 5           | \$34,100       | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$12,300       | C             |
| Plaster  | 55%        | Now               | \$275,500      | LIFE               | **             | 5           | \$45,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$34,100       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 20%        | Now               | \$231,600      | 2043               | **             | 5           | \$19,200       | B             |
| Adhesion Failure, Extent : Moderate, Area Affected : 60%         |            |                   |                |                    |                |             |                |               |
| Location : Basement And First Floor Corridors                    |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Basement And First Floor Corridors                    |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Basement And First Floor Corridors                    |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 3%         | 4+                | \$1,900        | 2028               | **             | 5           | \$2,900        | B             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 2%         |                   |                | LIFE               | **             | 10          | \$7,700        | B             |
| Plaster  | 75%        | Now               | \$123,800      | LIFE               | **             | 5           | \$90,000       | B             |
| Paint Peeling, Extent : Light, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - BK

Asset # : 1294

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 75%        |                   |                | 2023               | \$100,600      | 5           | \$400          | B             |
| Fused Disc Sw  | 25%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 70%        |                   |                | 2022               | \$118,600      | 5           | \$2,300        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2045               | * *            | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$89,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$26,400       | 5           | \$700          | B             |
| Locally Mounted  | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2021               | \$23,100       | 1           | \$38,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2019               | \$114,600      | 1           | \$47,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 125 Kva Onan Genset                      |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2018               | \$600          | 5           | \$4,600        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2026               | * *            | 5           | \$3,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using 200 Gals                               |            |                   |                |                    |                |             |                |               |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - BK

## Asset # : 1294

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

90% 2018 \$1,064,100 10 \$108,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-12 Lamps*

HID 5% 2018 \$27,400 10 \$200 B  
 Incandescent 5% 2018 \$59,100 2 \$100 B

## Egress Lighting

Emergency, Service 50% 2018 \$10,900 1 B  
 Exit, Service 50% 2018 \$10,900 1 B

## Exterior Lighting

HID 100% 2018 \$51,600 10 \$400 B

## Alarm

## Security System

No Component 80% \* \* 1 \$9,300 D  
 Generic 20% 2028 \* \* 1 \$9,300 B

## Fire/Smoke Detection

No Component 70% \* \* 1-3 \$22,900 D  
 Generic 30% 2031 \* \* 1-3 \$22,900 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2043 \* \* 1 B

## Conversion Equipment

Steam Boiler 100% 2036 \* \* 1 \$130,000 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% 2043 \* \* 4 \$9,700 B

## Terminal Devices

Air Handler 20% 2023 \$161,300 1 \$16,200 B  
 Convactor/Radiator 80% 2028 \* \* 1 \$34,000 B

## Air Conditioning

## Energy Source

Electricity 100% 2039 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 25% 2021 \$76,900 1 B  
 No Component 75% D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - BK

Asset # : 1294

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 25%        |                   |                | LIFE               | * *            | 2-5         | \$28,900       | B             |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 30%        |                   |                | 2023               | \$49,600       | 2           | \$1,200        | B             |
| Roof   | 20%        |                   |                | 2023               | \$23,800       | 2           | \$800          | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 25%        |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 75%        |                   |                | 2021               | \$335,000      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$34,800       | 2           | \$2,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2023               | \$14,500       | 1           | \$8,100        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-1   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 218 - M  
**Address** : BROADWAY & 196TH ST.  
**Borough** : MANHATTAN **Agency's Number** : M218  
**Program / Asset #** : BOE0974.000 / 2889 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 175,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 2172 **Lot** : 16 **BIN** : 1076756

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$123,700             | \$84,400              |
| Interior Architecture |                       | \$224,400             |
| Electrical            |                       | \$138,000             |
| Mechanical            | \$60,500              | \$37,700              |
| <b>Total</b>          | <b>\$184,200</b>      | <b>\$484,500</b>      |
| Priority A            | \$123,700             | \$84,400              |
| Priority B            | \$60,500              | \$362,100             |
| Priority C            |                       | \$38,000              |
| <b>Total</b>          | <b>\$184,200</b>      | <b>\$484,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$18,600        |                 | \$24,700        |                 |
| Electrical            | \$14,200        | \$10,600        | \$13,300        | \$10,000        |
| Mechanical            | \$42,100        | \$68,700        | \$42,400        | \$45,200        |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$84,700</b> | <b>\$89,200</b> | <b>\$90,300</b> | <b>\$65,000</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$66,100        | \$89,200        | \$65,500        | \$65,000        |
| Priority C            | \$18,600        |                 | \$24,700        |                 |
| <b>Total</b>          | <b>\$84,700</b> | <b>\$89,200</b> | <b>\$90,300</b> | <b>\$65,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - M

## Asset # : 2889

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 100%  |                   |                | LIFE               | **             | 5           | \$84,400       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   | Now               | \$46,700       | 2036               | **             | 5           | \$9,700        | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                         | Hardware Missing, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                         | Location : Lintels At Cantilevered Bay Areas Throughout     |                   |                |                    |                |             |                |               |
| Glass Block             | 5%  |                   |                | LIFE               | **             | 5           | \$600          | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 100%  |                   |                | LIFE               | **             | 5           | \$9,700        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   |                   |                | 2025               | **             | 10          | \$77,100       | A             |
| Skylight, Metal/Glass   | 5%  |                   |                | 2040               | **             | 10          | \$13,500       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                         | Location : Elevator Machine Room And Bulkhead               |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$24,900       | C             |
| Ceramic Tile            | 3%  |                   |                | 2029               | **             | 5           | \$6,800        | C             |
| Vinyl Tile              | 87%   |                   |                | 2025               | **             | 3           | \$74,200       | C             |
| Wood                    | 5%  | Now               | \$12,100       | 2048               | **             | 5           | \$10,700       | C             |
|                         | Dry Rot/Decay, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 2%  |                   |                | 2029               | **             | 5           | \$6,300        | C             |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Metal Panel             | 15%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 40%   |                   |                | LIFE               | **             | 5           | \$38,000       | C             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry     | 38%   |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - M

## Asset # : 2889

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 65% |  |  | 2033 | * * | 5 | \$144,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |           | B |
| Plaster              | 30% |  |  | LIFE | * * | 5 | \$41,700  | B |

Recent Repair Evident, Extent : Light, Area Affected : 40%

Location : Throughout

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Multiple Disconnect Switches Rated @ 4000 Amps Each

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2040 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2036 | * * | 5 | \$3,800 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 20% |  |  | 2033 | * * | 5 | \$200 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Motor Control Center | 80% |  |  | 2033 | * * | 5 | \$3,100 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |         |   |
|---------|------|-----|-------|------|-----|---|---------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | * * | 5 | \$2,100 | B |
|---------|------|-----|-------|------|-----|---|---------|---|

Other Observation, Extent : Light, Area Affected : 100%

Location : Water Main

Explanation : Covered With Insulation

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2033 | * * | 1 | \$44,200 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2029 | * * | 1 | \$55,500 | B |
|--------|------|--|--|------|-----|---|----------|---|

## Batteries

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Lead/Acid | 100% |  |  | 2014 | \$600 | 5 | \$5,300 | B |
|-----------|------|--|--|------|-------|---|---------|---|

## Fuel Storage

|          |     |  |  |      |     |   |         |   |
|----------|-----|--|--|------|-----|---|---------|---|
| Day Tank | 10% |  |  | 2036 | * * | 5 | \$2,800 | B |
|----------|-----|--|--|------|-----|---|---------|---|

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Main Tank | 90% |  |  | 2048 | * * | 5 | \$4,000 | B |
|-----------|-----|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - M

## Asset # : 2889

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

99%  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps & Compact*

2028 \* \* 10 \$138,000 B

## HID

1% 2028 \* \* 10 B

## Egress Lighting

## Emergency, Service

50% 2020 \$12,600 1 B

## Exit, Service

50% 2020 \$12,600 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100% 2040 \* \* 5 \$47,100 B

## Conversion Equipment

## Steam Boiler

100% 2033 \* \* 1 \$150,700 B

## Distribution

## Steam Piping/Pump

100% Now \$60,500 2040 \* \* 4 \$7,500 B  
*Damaged, Extent : Moderate, Area Affected : 10%*  
*Location : Vacuum Pump, Traps, Control Valves, Throughout, Basement*

## Terminal Devices

## Air Handler

40% 2025 \* \* 1 \$37,700 B

## Convactor/Radiator

60% 2033 \* \* 1 \$29,500 B

## Air Conditioning

## Energy Source

## Electricity

100% 2036 \* \* 1 B

## Conversion Equipment

## Reciprocating

5% 2025 \* \* 1 \$3,500 B

## Compr/Chiller

## No Component

95% D

## Heat Rejection

## Air Condenser Unit

100% 2025 \* \* 2 \$105,900 B

## Ventilation

## Distribution

## Ductwork/Diffusers

100% LIFE \* \* 2-5 \$84,800 B

## Exhaust Fans

## Interior

95% 2025 \* \* 2 \$4,500 B

## Roof

5% 2025 \* \* 2 \$200 B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100% 2033 \* \* 1 B

## HW Heat Exchanger

## Low Temp

100% 2040 \* \* 4 \$15,100 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 218 - M

Asset # : 2889

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now   | \$12,100       | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Electrical Room</i>                           |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Submersible           | 100%       |   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2020               | \$16,800       | 1           | \$9,400        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 219 - BX NEW VENTURE SCHOOL (X219)  
**Address** : 3630 THIRD AVENUE BTWN: E.169 ST. - E.170 ST.  
**Borough** : BRONX **Agency's Number** : X148  
**Program / Asset #** : BOE0285.000 / 383 **Yr Built/Renovated** : 1967 / 2009  
**Area Sq Ft** : 157,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2925 **Lot** : 1 **BIN** : 2009611

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$1,176,600        | \$273,900          |
| Interior Architecture |  | \$916,400          | \$231,000          |
| Electrical            |  | \$161,500          | \$2,241,000        |
| Mechanical            |  | \$254,700          | \$785,000          |
| <b>Total</b>          |  | <b>\$2,509,200</b> | <b>\$3,530,900</b> |
| Priority A            |  | \$1,176,600        | \$273,900          |
| Priority B            |  | \$888,000          | \$3,026,000        |
| Priority C            |  | \$444,600          | \$231,000          |
| <b>Total</b>          |  | <b>\$2,509,200</b> | <b>\$3,530,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,800         |                 |                 |                 |
| Interior Architecture | \$85,500         |                 | \$17,900        | \$1,800         |
| Electrical            | \$10,900         | \$4,200         | \$4,700         | \$6,500         |
| Mechanical            | \$88,200         | \$21,100        | \$31,400        | \$28,900        |
| <b>Total</b>          | <b>\$207,400</b> | <b>\$25,300</b> | <b>\$54,000</b> | <b>\$37,200</b> |
| Priority A            | \$22,800         |                 |                 |                 |
| Priority B            | \$124,100        | \$25,300        | \$36,100        | \$35,400        |
| Priority C            | \$60,600         |                 | \$17,900        | \$1,800         |
| <b>Total</b>          | <b>\$207,400</b> | <b>\$25,300</b> | <b>\$54,000</b> | <b>\$37,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | Now               | \$22,800       | LIFE               | * *            | 5           | \$35,300       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 5%   | Now               | \$37,700       | LIFE               | * *            | 5           | \$16,500       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                         | Location : West Facade   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                         | Location : West Facade   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  | Now               | \$201,500      | LIFE               | * *            | 5           | \$60,000       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         |  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   | Now               | \$846,000      | 2048               | * *            | 5           | \$8,800        | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Glazing Clouded, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         |  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 85%  |                   |                | LIFE               | * *            | 5           | \$182,600      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 15%  |                   |                | 2028               | * *            | 5-10        | \$12,100       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         |  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   |                   |                | 2033               | * *            | 10          | \$87,300       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   | Now               | \$6,200        | LIFE               | * *            | 5           | \$44,600       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  | Now               | \$40,700       | 2032               | * *            | 5           | \$3,100        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 7%  | Now               | \$13,600       | 2018               | \$136,200      | 3           | \$5,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 70%   |                   |                | 2028               | * *            | 3           | \$53,600       | C             |
| Wood                   | 10%   | Now               | \$86,600       | 2038               | * *            | 5           | \$19,100       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  | Now               | \$12,500       | 2032               | * *            | 5           | \$4,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 7%  | Now               | \$15,000       | LIFE               | * *            | 5           | \$7,900        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Folding Partition      | 3%  |                   |                | 2048               | * *            | 5           | \$21,300       | C             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout - 100% Replaced                         |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 3%  | Now               | \$13,200       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 59%   | Now               | \$153,700      | LIFE               | * *            | 5           | \$50,200       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   | Now               | \$163,700      | LIFE               | * *            |             |                | C             |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Corridors                               |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Corridors  |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 20%               | 4+                       | \$240,800             | 2043                      | * *                   | 5                  | \$20,000              | B                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn  | 10%               | Now                      | \$3,100               | 2028                      | * *                   | 5                  | \$12,500              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 60%               | Now                      | \$231,000             | LIFE                      | * *                   | 5                  | \$18,700              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 10%               |                          |                       | LIFE                      | * *                   | 5-10               | \$34,300              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 70%               |                          |                       | 2023                      | \$22,800              | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two 1600 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 30%               |                          |                       | 2043                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2023                      | \$134,100             | 5                  | \$600                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 95%               |                          |                       | 2023                      | \$161,700             | 1                  |                       | B                    |
| Conduit   | 5%                |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 15%               |                          |                       | 2022                      | \$25,400              | 5                  | \$400                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2022                      | \$127,000             | 5                  | \$2,600               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2039                      | * *                   | 5                  | \$300                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 90%               | 2-4                      | \$161,500             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2021                      | \$33,000              | 5                  | \$900                 | B                    |

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>                |   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | LIFE                      | * *                   | 5                  | \$3,800               | B                    |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 82%   |                          |                       | 2023                      | \$1,008,100           | 10                 | \$102,600             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout The Building</i>                         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 5%  |                          |                       | 2031                      | * *                   | 10                 | \$6,300               | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Kitchen And Lobby</i>                               |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 3%  |                          |                       | 2023                      | \$17,100              | 10                 | \$100                 | B                    |
| Incandescent                 | 10%   |                          |                       | 2018                      | \$122,900             | 2                  | \$300                 | B                    |
| <b>Egress Lighting</b>       |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 40%   |                          |                       | 2028                      | * *                   | 10                 | \$13,200              | B                    |
| Emergency, Battery           | 10%   |                          |                       | 2018                      | \$5,700               | 10                 | \$3,300               | B                    |
| Exit, Service                | 40%   |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Service                | 10%   |                          |                       | 2018                      | \$2,300               | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2018                      | \$53,600              | 10                 | \$400                 | B                    |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                      |
| Security System              |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 65%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 35%   |                          |                       | 2031                      | * *                   | 1                  | \$16,800              | B                    |
| <b>Fire/Smoke Detection</b>  |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 65%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 35%   |                          |                       | 2018                      | \$531,000             | 1-3                | \$28,600              | B                    |

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%   | Now                      | \$76,600              | 2033                      | * *                   | 5                  | \$21,100              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement Vault</i>                               |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 - 10,000 Gallon Tanks</i>                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   |                          |                       | 2028                      | * *                   | 1                  | \$135,200             | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement Boiler Room</i>                         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 3 - #6 Oil Burning Steam Boilers</i>          |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 25%   | Now               | \$5,400        | 2033               | * *            | 4           | \$1,700        | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement Corridor, Condensate Return Line  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 20%   | Now               | \$4,300        | 2033               | * *            | 4           | \$1,300        | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room, Defective Vacuum Pump Seals, Defective Pump Bearings                 |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 5%  | Now               | \$54,300       | 2053               | * *            | 4           | \$300          | B             |
|                       | Steam Traps Faulty, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 50%   |                   |                | 2033               | * *            | 4           | \$3,400        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 5%  | Now               | \$41,900       | 2033               | * *            | 1           | \$3,800        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Fan Rooms, Defective Temperature Controls System   |                   |                |                    |                |             |                |               |
| Air Handler           | 15%   |                   |                | 2023               | \$125,800      | 1           | \$12,700       | B             |
| Convactor/Radiator    | 10%   | Now               | \$29,400       | 2036               | * *            | 1           | \$4,000        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout, Defective Temperature Control System, Defective Temperature Control Compressor |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 70%   |                   |                | 2028               | * *            | 1           | \$30,900       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%   | Now               | \$38,400       | 2021               | \$95,900       | 1           |                | B             |
|                       | Damaged, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout, Vandalized A/c Units On First And Second Floor                                 |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$120,400      | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 20%   |                   |                | 2023               | \$34,400       | 2           | \$800          | B             |
| Roof                  | 80%   | Now               | \$29,700       | 2023               | \$98,900       | 2           | \$2,700        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2021               | \$464,400      | 1           |                | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2033               | * *            | 4           | \$13,500       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 219 - BX NEW VENTURE SCHOOL (X219)**  
**Asset # : 383**

| Mechanical         |                   | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type    | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                   |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)      |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping      | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s) |   |                   |                    |         |                |             |                |               |
|                    | Electric          | 100%  |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures          |   |                   |                    |         |                |             |                |               |
|                    | Generic           | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                   |   |                   |                    |         |                |             |                |               |
|                    | Elevators         |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic         | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                   | Other Observation, Extent : Light, Area Affected : 100%     |                   |                    |         |                |             |                |               |
|                    |                   | Location : Basement To Street, Inoperable                   |                   |                    |         |                |             |                |               |
|                    |                   | Explanation : 1 Freight Lift                                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                   |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler         |   |                   |                    |         |                |             |                |               |
|                    | No Component      | 70%   |                   |                    |         |                |             |                | D             |
|                    | Generic           | 30%   |                   |                    | 2033    | * *            | 1-2         | \$11,500       | B             |
|                    |                   | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                   | Location : Basement   |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 22 - BX  
**Address** : E. 167 STREET & COLLEGE AVENUE BTWN: MORRIS AVE., COLLEGE AVE  
**Borough** : BRONX **Agency's Number** : X022  
**Program / Asset #** : BOE0170.000 / 500 **Yr Built/Renovated** : 1949 / 2001  
**Area Sq Ft** : 132,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2438 **Lot** : 50 **BIN** : 2002410

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,072,800           | \$37,100              |
| Interior Architecture | \$537,300             | \$982,100             |
| Electrical            | \$2,117,800           | \$540,700             |
| Mechanical            | \$56,300              | \$342,900             |
| <b>Total</b>          | <b>\$3,784,200</b>    | <b>\$1,902,700</b>    |
| Priority A            | \$1,072,800           | \$37,100              |
| Priority B            | \$2,174,100           | \$1,100,700           |
| Priority C            | \$537,300             | \$765,000             |
| <b>Total</b>          | <b>\$3,784,200</b>    | <b>\$1,902,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$28,100         |                 |                 | \$10,500         |
| Interior Architecture | \$43,800         |                 | \$5,800         | \$16,900         |
| Electrical            | \$41,500         | \$6,700         | \$7,500         | \$54,000         |
| Mechanical            | \$44,500         | \$17,600        | \$30,600        | \$58,000         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$161,900</b> | <b>\$28,200</b> | <b>\$47,800</b> | <b>\$143,300</b> |
| Priority A            | \$28,100         |                 |                 | \$10,500         |
| Priority B            | \$123,900        | \$28,200        | \$42,000        | \$115,900        |
| Priority C            | \$10,000         |                 | \$5,800         | \$16,900         |
| <b>Total</b>          | <b>\$161,900</b> | <b>\$28,200</b> | <b>\$47,800</b> | <b>\$143,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 22 - BX

## Asset # : 500

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | 0-2               | \$249,400      | LIFE               | **             | 5           | \$37,100       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Street Elevations Throughout                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Masonry: Limestone  | 5%         | Now               | \$13,700       | LIFE               | **             | 5           | \$1,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance & Throughout 3rd Floor Band Along Street Facades |            |                   |                |                    |                |             |                |               |
| Slate Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        | Now               | \$106,700      | 2038               | **             | 5           | \$22,200       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         | Now               | \$14,300       | LIFE               | **             | 5           | \$1,500        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Steel   | 5%         | Now               | \$143,900      | 2047               | **             | 5           | \$15,400       | A             |
| Corrosion/Rusting, Extent : Severe, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$275,800      | LIFE               | **             | 5           | \$20,700       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        | Now               | \$55,000       | LIFE               | **             | 5           | \$2,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%              |            |                   |                |                    |                |             |                |               |
| Location : Coping Throughout  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2027               | **             | 10          | \$100,000      | A             |
| Copper/Terne  | 4%         |                   |                | 2037               | **             | 10          | \$10,500       | A             |
| Skylight, Metal/Glass   | 1%         | Now               | \$141,800      | 2052               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 22 - BX

## Asset # : 500

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        | Now               | \$5,500        | LIFE    | * *                | 5           | \$39,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2031    | * *                | 5           | \$5,400        | C             |  |
| Terrazzo   | 2%         |                   |                | LIFE    | * *                | 5           | \$2,800        | C             |  |
| Vinyl Tile   | 15%        | Now               | \$51,400       | 2017    | \$257,100          | 3           | \$10,100       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                              |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 40%        | Now               | \$68,600       | 2022    | \$685,700          | 3           | \$27,000       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 12x12 Tiles                            |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        |                   |                | 2032    | * *                | 3           | \$18,000       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        | Now               | \$38,100       | 2037    | * *                | 5           | \$16,900       | C             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 90%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout East And West Gymnasiums               |            |                   |                |         |                    |             |                |               |  |
| Dry Rot/Decay, Extent : Light, Area Affected : 5%            |            |                   |                |         |                    |             |                |               |  |
| Location : Around Water Fountain In West Gymnasium           |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2031    | * *                | 5           | \$6,100        | C             |  |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Marble Panels  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster  | 65%        | Now               | \$122,000      | LIFE    | * *                | 5           | \$39,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | * *                |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 15%        | Now               | \$20,800       | 2027    | * *                | 5           | \$16,800       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Fiber Board  | 8%         | Now               | \$13,100       | 2022    | \$130,800          |             |                | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 77%        |                   |                | LIFE    | * *                | 5           | \$86,400       | B             |  |
| Electrical   |            |                   |                |         |                    |             |                |               |  |
| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 22 - BX

## Asset # : 500

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 3000 Amps, One 1600 Amps And 1200 Amps Main Disconnect Switch |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2022               | \$134,100      | 5           | \$500          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2022               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Fused Knife Sw           | 10%   | 2-4               | \$16,900       | 2047               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 10%                        |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 15%   |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs         | 70%   |                   |                | 2021               | \$118,600      | 5           | \$2,000        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 40%   | 2-4               | \$71,800       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 40%                         |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic            | 50%   |                   |                | 2022               | \$89,700       | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2020               | \$16,500       | 5           | \$400          | B             |
| Locally Mounted          | 50%   | 0-2               | \$16,500       | 2042               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 50%                        |                   |                |                    |                |             |                |               |
|                          | Location : Mech Room  |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 15%   |                   |                | 2027               | * *            | 10          | \$16,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 15%                       |                   |                |                    |                |             |                |               |
|                          | Location : Hallways   |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent              | 80%   |                   |                | 2017               | \$866,700      | 10          | \$88,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 80%                       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps  |                   |                |                    |                |             |                |               |
| Incandescent             | 5%  |                   |                | 2017               | \$54,200       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2017               | \$24,900       | 10          | \$14,500       | B             |
| Exit, Service            | 20%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service            | 30%   |                   |                | 2017               | \$6,000        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 22 - BX

## Asset # : 500

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |          |    |       |   |
|-------------------|------|--|--|------|----------|----|-------|---|
| Exterior Lighting |      |  |  |      |          |    |       |   |
| HID               | 100% |  |  | 2022 | \$45,100 | 10 | \$300 | B |

## Alarm

|                      |     |  |  |      |             |     |          |   |
|----------------------|-----|--|--|------|-------------|-----|----------|---|
| Security System      |     |  |  |      |             |     |          |   |
| No Component         | 60% |  |  |      |             |     |          | D |
| Generic              | 40% |  |  | 2030 | * *         | 1   | \$16,200 | B |
| Fire/Smoke Detection |     |  |  |      |             |     |          |   |
| No Component         | 20% |  |  |      |             |     |          | D |
| Generic              | 80% |  |  | 2017 | \$1,020,400 | 1-3 | \$55,000 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Fuel Oil No 6  | 100% |  |  | 2042 | * * | 5 | \$37,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement Vault</i>                               |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 - 8,500 Gallon Tanks</i>                    |      |  |  |      |     |   |          |   |

|  |      |  |  |      |     |   |           |   |
|--|------|--|--|------|-----|---|-----------|---|
| Conversion Equipment   |      |  |  |      |     |   |           |   |
| Steam Boiler   | 100% |  |  | 2027 | * * | 1 | \$119,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |           |   |
| <i>Location : Basement</i>                                     |      |  |  |      |     |   |           |   |
| <i>Explanation : 3 - Steam Boilers</i>                         |      |  |  |      |     |   |           |   |

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Distribution      |      |  |  |      |     |   |         |   |
| Steam Piping/Pump | 100% |  |  | 2032 | * * | 4 | \$5,900 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 30% |  |  | 2022 | \$221,700 | 1 | \$22,300 | B |
| Convactor/Radiator | 70% |  |  | 2027 | * *       | 1 | \$27,200 | B |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2030 | * * | 1 |  | B |

|  |     |     |         |      |          |   |  |   |
|--|-----|-----|---------|------|----------|---|--|---|
| Conversion Equipment                                       |     |     |         |      |          |   |  |   |
| Window/Wall Unit   | 20% | Now | \$5,600 | 2017 | \$56,300 | 1 |  | B |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i> |     |     |         |      |          |   |  |   |
| <i>Location : Various Classrooms</i>                       |     |     |         |      |          |   |  |   |

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 80% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$67,000 | B |

|   |     |     |         |      |           |   |         |   |
|---|-----|-----|---------|------|-----------|---|---------|---|
| Exhaust Fans  |     |     |         |      |           |   |         |   |
| Interior  | 80% |     |         | 2022 | \$121,200 | 2 | \$3,000 | B |
| Roof  | 20% | Now | \$4,400 | 2017 | \$21,800  | 2 | \$600   | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i> |     |     |         |      |           |   |         |   |
| <i>Location : Roof</i>  |     |     |         |      |           |   |         |   |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 22 - BX

Asset # : 500

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                       | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                                 | 100%       |                   |                | 2021               | \$31,900       | 2           | \$1,800        | B             |
| HW Heat Exchanger<br>Low Temp                             | 100%       |                   |                | 2042               | * *            | 4           | \$17,900       | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                              | 100%       | Now               | \$6,000        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron                           | 100%       | Now               | \$3,800        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)<br>Electric                             | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures<br>Generic                                       | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                    | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : B - 3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                                 | 85%        |                   |                |                    |                |             |                | D             |
| Generic   | 15%        |                   |                | 2032               | * *            | 1-2         | \$5,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 220 - BK (J. H. S. 220 - BK)  
**Address** : 4812 9TH AVE. BTWN: 48 ST., 49 ST.  
**Borough** : BROOKLYN **Agency's Number** : K220  
**Program / Asset #** : BOE0515.000 / 2547 **Yr Built/Renovated** : 1925 / 2006  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 778 **Lot** : 23 **BIN** : 3012824

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$474,200             | \$43,900              |
| Interior Architecture | \$844,200             | \$328,200             |
| Electrical            | \$122,700             | \$1,420,400           |
| Mechanical            | \$216,200             | \$256,300             |
| <b>Total</b>          | <b>\$1,657,300</b>    | <b>\$2,048,800</b>    |
| Priority A            | \$474,200             | \$43,900              |
| Priority B            | \$338,900             | \$1,755,400           |
| Priority C            | \$844,200             | \$249,400             |
| <b>Total</b>          | <b>\$1,657,300</b>    | <b>\$2,048,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture |                 |                 | \$7,900         | \$6,500         |
| Electrical            | \$8,400         | \$1,000         | \$1,700         | \$13,100        |
| Mechanical            | \$22,700        | \$14,200        | \$27,700        | \$40,500        |
| <b>Total</b>          | <b>\$31,000</b> | <b>\$15,100</b> | <b>\$37,400</b> | <b>\$60,000</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$31,000        | \$15,100        | \$29,500        | \$53,500        |
| Priority C            |                 |                 | \$7,900         | \$6,500         |
| <b>Total</b>          | <b>\$31,000</b> | <b>\$15,100</b> | <b>\$37,400</b> | <b>\$60,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$19,000       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$43,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 2%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Marble        | 3%   | Now               | \$201,600      | LIFE               | **             | 5           | \$1,100        | A             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Front Steps   |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$217,600      | 2038               | **             | 5           | \$22,600       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$11,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2027               | **             | 10          | \$55,000       | A             |
| Copper/Terne           | 5%   |                   |                | 2050               | **             | 10          | \$7,200        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$7,400        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Marble Panels          | 3%   |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Vinyl Tile             | 10%  | Now               | \$56,600       | 2022               | \$141,600      | 3           | \$5,600        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 12x12 Tiles                              |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  | Now               | \$106,200      | 2017               | \$353,900      | 3           | \$13,900       | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                                |                   |                |                    |                |             |                |               |
| Wood                   | 52%  | 4+                | \$327,500      | 2037               | **             | 5           | \$72,400       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$8,500        | C             |
| Concrete Masonry Unit  | 7%   |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Gypsum Board           | 5%   |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 3%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 70%  |                   |                | LIFE               | **             | 5           | \$35,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

15%

LIFE

\* \*

5

\$3,500

B

Plaster

85%

LIFE

\* \*

5

\$78,800

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated @ 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

80%

2022

\$95,400

5

\$300

B

Fused Disc Sw

20%

2042

\* \*

5

\$100

B

## Raceway

Conduit

80%

2022

\$114,900

1

B

Conduit

20%

2042

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2038

\* \*

5

\$100

B

Fused Knife Sw

5%

2-4

\$6,800

2047

\* \*

5

\$100

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

75%

2021

\$101,600

5

\$1,800

B

Molded Case Bkrs

15%

2038

\* \*

5

\$400

B

## Wiring

Braided Cloth

80%

2-4

\$122,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2020

\$16,500

5

\$300

B

Locally Mounted

50%

2035

\* \*

5

\$300

B

## Ground

## Grounding Devices

Generic

100%

2-4

\$900

LIFE

\* \*

5

\$1,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : On Extended Life*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent                           | 98%        |                   |                | 2022               | \$876,800      | 10          | \$89,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$4,100        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2022               | \$8,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$12,000       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$37,200       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$15,400       | 1           | \$1,700        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$105,300      | 1-3         | \$5,500        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Interruptible Gas/Dual Fuel               | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2035               | * *            | 1           | \$98,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$158,000      | 2032               | * *            | 4           | \$4,900        | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                        |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : Thermostats & Steam Traps, Throughout           |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 15%        |                   |                | 2022               | \$91,500       | 1           | \$9,200        | B             |
| Convactor/Radiator   | 85%        |                   |                | 2027               | * *            | 1           | \$27,300       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity                               | 100%       |                   |                | 2030               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 220 - BK (J. H. S. 220 - BK)

Asset # : 2547

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                                       |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                       | 25%        |                   |                | 2017               | \$58,200       | 1           |                | B             |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$55,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$2,500        | 2022               | \$125,100      | 2           | \$2,500        | B             |
| Not in Service, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                    |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                       |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$5,300        | 2017               | \$26,300       | 2           | \$1,200        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Control System, Basement                    |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                      |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$9,800        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                     |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1           | \$6,100        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                       |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2022               | \$39,600       | 1-2         | \$800          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 223 - BK  
**Address** : 4200 16 AVENUE BTWN: 42 ST., 43 ST.  
**Borough** : BROOKLYN **Agency's Number** : K223  
**Program / Asset #** : BOE0518.000 / 1298 **Yr Built/Renovated** : 1930 / 2006  
**Area Sq Ft** : 121,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5362 **Lot** : 21 **BIN** : 3125676

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$309,100             | \$48,700              |
| Interior Architecture | \$436,800             | \$209,700             |
| Electrical            | \$1,637,300           | \$351,900             |
| Mechanical            | \$608,100             | \$318,300             |
| <b>Total</b>          | <b>\$2,991,200</b>    | <b>\$928,700</b>      |
| Priority A            | \$309,100             | \$48,700              |
| Priority B            | \$2,245,400           | \$752,600             |
| Priority C            | \$436,800             | \$127,500             |
| <b>Total</b>          | <b>\$2,991,200</b>    | <b>\$928,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$25,100         |                 |                 |                  |
| Interior Architecture | \$48,700         | \$11,100        |                 | \$6,200          |
| Electrical            | \$2,600          | \$2,100         | \$2,700         | \$65,700         |
| Mechanical            | \$70,400         | \$15,200        | \$24,900        | \$81,000         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900          |
| <b>Total</b>          | <b>\$151,700</b> | <b>\$33,400</b> | <b>\$32,500</b> | <b>\$157,800</b> |
| Priority A            | \$25,100         |                 |                 |                  |
| Priority B            | \$77,900         | \$22,200        | \$32,500        | \$155,700        |
| Priority C            | \$48,700         | \$11,100        |                 | \$2,100          |
| <b>Total</b>          | <b>\$151,700</b> | <b>\$33,400</b> | <b>\$32,500</b> | <b>\$157,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 223 - BK

Asset # : 1298

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$21,100       | A             |  |
| Masonry: Brick   | 90%        | Now               | \$163,700      | LIFE    | **                 | 5           | \$48,700       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Corners   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2044    | **                 | 5           | \$50,200       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$5,400        | A             |  |
| Masonry: Brick   | 90%        | Now               | \$84,300       | LIFE    | **                 | 5           | \$12,600       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Repointing Failure, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,400        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2027    | **                 | 10          | \$61,100       | A             |  |
| Copper/Terne   | 5%         |                   |                | 2050    | **                 | 10          | \$8,000        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$36,100       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2025    | **                 | 5           | \$4,900        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,400        | C             |  |
| Vinyl Tile   | 42%        |                   |                | 2027    | **                 | 3           | \$26,000       | C             |  |
| Vinyl Tile   | 10%        | Now               | \$15,700       | 2017    | \$157,100          | 3           | \$6,200        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                              |            |                   |                |         |                    |             |                |               |  |
| Wood   | 30%        |                   |                | 2037    | **                 | 5           | \$92,700       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$16,600       | 2025    | **                 | 5           | \$2,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        | Now               | \$95,600       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 2%         | Now               | \$16,400       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 80%        | Now               | \$137,700      | LIFE    | **                 | 5           | \$45,000       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 223 - BK

Asset # : 1298

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 5%  |  |  | 2027 | * * | 5 | \$8,200  | B |
| Exposed Concrete  | 15% |  |  | LIFE | * * | 5 | \$3,900  | B |
| Plaster           | 80% |  |  | LIFE | * * | 5 | \$82,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2022 | \$107,300 | 5 | \$400 | B |
| Fused Disc Sw | 10% |  |  | 2032 | * *       | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | * *       | 1 |  | B |

## Panelboards

|   |     |     |          |      |          |   |       |   |
|---|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw   | 10% |     |          | 2021 | \$16,900 | 5 | \$200 | B |
| Fused Knife Sw  | 30% | 2-4 | \$50,800 | 2047 | * *      | 5 | \$300 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 30%</i> |     |     |          |      |          |   |       |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |          |   |       |   |

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2021 | \$84,700 | 5 | \$1,300 | B |
| Molded Case Bkrs | 10% |  |  | 2030 | * *      | 5 | \$300   | B |

## Wiring

|   |     |     |           |      |     |   |  |   |
|---|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$107,400 | 2047 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |     |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |     |   |  |   |

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2022 | \$30,700 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2032 | * *      | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | * * | 5 | \$700 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,500 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|              |     |  |  |      |           |    |          |   |
|--------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent  | 94% |  |  | 2017 | \$933,600 | 10 | \$95,000 | B |
| HID          | 3%  |  |  | 2017 | \$13,800  | 10 | \$100    | B |
| Incandescent | 3%  |  |  | 2017 | \$29,800  | 2  | \$100    | B |

## Egress Lighting

|                    |     |  |  |      |         |   |  |   |
|--------------------|-----|--|--|------|---------|---|--|---|
| Emergency, Service | 50% |  |  | 2017 | \$9,100 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2017 | \$9,100 | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 223 - BK

Asset # : 1298

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2017

\$41,300

10

\$300

B

## Alarm

Fire/Smoke Detection

No Component

65%

D

Generic

35%

2017

\$409,200

1-3

\$22,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

0-2

\$12,200

2035

\* \*

1

\$98,300

B

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Water Level Surges On Start Up**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2 Units. Air Damper Motors Are Burnt Out*

## Distribution

Steam Piping/Pump

100%

Now

\$43,900

2032

\* \*

4

\$5,400

B

*Corroded, Extent : Severe, Area Affected : 10%**Location : Various Areas**Leak Evident, Extent : Severe, Area Affected : 5%**Location : 1st Floor General Office*

## Terminal Devices

Air Handler

20%

Now

\$6,800

2022

\$135,500

1

\$12,300

B

*Broken, Extent : Moderate, Area Affected : 10%**Location : Basement*

Convector/Radiator

50%

2027

\* \*

1

\$17,800

B

Fan Coil Unit/Heat

30%

Now

\$28,200

2017

\$564,200

1

\$9,600

B

*Not in Service, Extent : Severe, Area Affected : 15%**Location : Various Areas*

## Air Conditioning

Energy Source

Electricity

100%

2030

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

5%

Now

\$2,900

2017

\$29,000

2

\$300

B

*Unit Inoperable, Extent : Severe, Area Affected : 5%**Location : Roof*

Window/Wall Unit

10%

2017

\$25,800

1

B

No Component

85%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 223 - BK

## Asset # : 1298

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |  |                   |                    |         |                |             |                |               |
|                    | Distribution       |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$61,400       | B             |
|                    | Exhaust Fans       |  |                   |                    |         |                |             |                |               |
|                    | Interior           | 100%   | Now               | \$13,900           | 2022    | \$138,900      | 2           | \$2,700        | B             |
|                    |                    | Obsolete Equipment, Extent : Severe, Area Affected : 60% |                   |                    |         |                |             |                |               |
|                    |                    | Location : 2 Units - Basement                            |                   |                    |         |                |             |                |               |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper       | 100%   |                   |                    | 2032    | * *            | 1           |                | B             |
|                    | Water Heater       |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%   |                   |                    | 2020    | \$29,200       | 2           | \$1,700        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 900 Gallons                                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   | Now               | \$3,500            | LIFE    | * *            | 1           |                | B             |
|                    |                    | Blockage /Clogged, Extent : Severe, Area Affected : 5%   |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement                                      |                   |                    |         |                |             |                |               |
|                    |                    | Cracked, Extent : Severe, Area Affected : 5%             |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement                                      |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%   |                   |                    | 2017    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-4   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 New Unit                                 |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 97%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 3%   |                   |                    | 2022    | \$44,000       | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 226 - Q (TANDEM P.S. 59 - M)  
**Address** : 121-10 ROCKAWAY BLVD BTWN: 121 ST, 116 AVE.  
**Borough** : QUEENS **Agency's Number** : Q226  
**Program / Asset #** : BOE0860.000 / 194 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 206,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 11714 **Lot** : 100 **BIN** : 4253607

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$166,800             |
| Interior Architecture | \$202,100             | \$103,300             |
| Electrical            | \$160,800             | \$2,059,900           |
| Mechanical            | \$396,500             | \$174,100             |
| <b>Total</b>          | <b>\$759,400</b>      | <b>\$2,504,100</b>    |
| Priority A            |                       | \$166,800             |
| Priority B            | \$759,400             | \$2,234,000           |
| Priority C            |                       | \$103,300             |
| <b>Total</b>          | <b>\$759,400</b>      | <b>\$2,504,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture | \$11,200        | \$11,800         |                  | \$35,700         |
| Interior Architecture | \$19,700        | \$78,800         | \$6,700          |                  |
| Electrical            | \$13,800        | \$18,100         | \$14,900         | \$39,000         |
| Mechanical            | \$30,200        | \$27,500         | \$73,800         | \$53,600         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$144,100</b> | <b>\$103,300</b> | <b>\$136,200</b> |
| Priority A            | \$11,200        | \$11,800         |                  | \$35,700         |
| Priority B            | \$71,500        | \$79,700         | \$96,600         | \$100,500        |
| Priority C            |                 | \$52,600         | \$6,700          |                  |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$144,100</b> | <b>\$103,300</b> | <b>\$136,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 226 - Q (TANDEM P.S. 59 - M)

## Asset # : 194

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  |                   |                | LIFE               | **             | 5           | \$64,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : 1975 Wing   |                   |                |                    |                |             |                |               |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%  |                   |                | LIFE               | **             | 5           | \$13,900       | A             |
| Pre-Cast Concrete      | 12%  |                   |                | LIFE               | **             | 5           | \$36,100       | A             |
| Pre-Cast Concrete      | 3%   |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 82%  |                   |                | 2044               | **             | 5           | \$18,900       | A             |
| Aluminum               | 15%  |                   |                | 2044               | **             | 5           | \$3,500        | A             |
| Metal Louvers          | 3%   |                   |                | 2035               | **             | 10          | \$4,300        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 32%  |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
| Concrete Masonry Unit  | 8%   |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal Panel            | 5%   |                   |                | 2042               | **             | 5           | \$2,600        | A             |
| Metal Rail             | 5%   |                   |                | 2035               | **             | 5-10        | \$12,300       | A             |
| Pre-Cast Concrete      | 40%  |                   |                | LIFE               | **             | 5           | \$34,400       | A             |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 17%  |                   |                | 2030               | **             | 10          | \$19,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Over Auditorium                                   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 3%   |                   |                | 2050               | **             | 10          | \$8,600        | A             |
| Single Ply Membrane    | 30%  |                   |                | 2027               | **             | 10          | \$34,400       | A             |
| Under Construction     | 50%  |                   |                |                    |                |             |                | D             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$58,600       | C             |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$13,400       | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$10,500       | C             |
| Vinyl Tile             | 55%  |                   |                | 2027               | **             | 3           | \$55,200       | C             |
| Vinyl Tile             | 20%  |                   |                | 2030               | **             | 3           | \$20,100       | C             |
| Wood                   | 5%   |                   |                | 2050               | **             | 5           | \$25,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 8%   |                   |                | 2035               | **             | 5           | \$29,800       | C             |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Folding Partition      | 5%   |                   |                | 2038               | **             | 5           | \$46,600       | C             |
| Gypsum Board           | 12%  |                   |                | LIFE               | **             | 5           | \$26,800       | C             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 40%  |                   |                | LIFE               | **             | 5           | \$44,700       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 226 - Q (TANDEM P.S. 59 - M)

## Asset # : 194

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 10% Now \$202,100 2042 \* \* 5 \$16,400 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%*

*Location : First Floor Corridor*

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : First Floor Corridor*

*Vandalism, Extent : Moderate, Area Affected : 25%*

*Location : First Floor Corridor*

AcousTileSusp.Lay-In 20% 2035 \* \* 5 \$52,400 B

AcousTileSusp.Lay-In 15% 2039 \* \* 5 \$39,300 B

Exposed Concrete 55% LIFE \* \* 5 \$22,500 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2022 \$65,100 5 \$800 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Electrical Services Rated @ 3000 Amps And 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw 100% 2022 \$298,000 5 \$800 B

## Raceway

Conduit 90% 2022 \$357,700 1 B

Conduit 10% 2048 \* \* 1 B

## Panelboards

Fused Disc Sw 20% 2021 \$72,300 5 \$800 B

Fused Disc Sw 20% 2044 \* \* 5 \$800 B

Molded Case Bkrs 5% 2044 \* \* 5 \$200 B

Molded Case Bkrs 55% 2021 \$198,700 5 \$2,500 B

## Wiring

Thermoplastic 90% 2022 \$363,100 1 B

Thermoplastic 10% 2048 \* \* 1 B

## Motor Controllers

Locally Mounted 5% 2039 \* \* 5 \$100 B

Locally Mounted 10% 2020 \$6,600 5 \$100 B

Locally Mounted 10% 2020 \$6,600 5 \$100 B

Motor Control Center 75% 2020 \$646,800 5 \$3,500 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$2,500 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

## Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$52,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$65,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 20 Kw - Used For Sump Pump Only              |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$37,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2050               | * *            | 5           | \$5,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2027               | * *            | 10          | \$160,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 60%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery  | 40%        |                   |                | 2027               | * *            | 10          | \$4,800        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$500          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$58,200       | 1           | \$6,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2030               | * *            | 1-3         | \$10,400       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 40%        |                   |                | 2042               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel                                | 60%        |                   |                | 2042               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 226 - Q (TANDEM P.S. 59 - M)

## Asset # : 194

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 40%   |                   |                | 2027               | * *            | 1           | \$35,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40%            |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : 9 Units   |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 60%   |                   |                | 2027               | * *            | 1           | \$106,400      | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60%            |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                                   |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 60%   |                   |                | 2032               | * *            | 4           | \$5,300        | B             |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 30%   |                   |                | 2027               | * *            | 1           | \$17,400       | B             |
| Fan Coil Unit/Heat             | 30%   |                   |                | 2027               | * *            | 1           | \$17,400       | B             |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 40%   |                   |                | 2038               | * *            | 1           |                | B             |
| Not Accessible                 | 60%   |                   |                |                    |                |             |                | D             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%   |                   |                | 2027               | * *            | 2           | \$4,400        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40%            |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : 9 Rtu's   |                   |                |                    |                |             |                |               |
| Not Accessible                 | 60%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%             |                   |                |                    |                |             |                |               |
|                                | Location : Penthouse Mech Room                                    |                   |                |                    |                |             |                |               |
|                                | Explanation : The Condensers Are Scheduled To Be Replaced In 2011 |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Not Accessible                 | 60%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat           | 60%   |                   |                | 2027               | * *            | 1           | \$34,700       | B             |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Water Cool Tower               | 60%   | Now               | \$351,400      | 2027               | * *            | 2           | \$86,400       | B             |
|                                | Corroded, Extent : Severe, Area Affected : 40%                    |                   |                |                    |                |             |                |               |
|                                | Location : Main Roof  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 60%            |                   |                |                    |                |             |                |               |
|                                | Location : Old Wing Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : The Unit Is Scheduled To Be Replaced In 2011        |                   |                |                    |                |             |                |               |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$99,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 226 - Q (TANDEM P.S. 59 - M)

Asset # : 194

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |   |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|                    | Interior           | 20%   |                   |                    | 2017    | \$45,100       | 2           | \$1,100        | B             |
|                    | Roof               | 80%   |                   |                    | 2022    | \$129,800      | 2           | \$4,400        | B             |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper       | 100%  |                   |                    | 2032    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%  |                   |                    | 2032    | * *            | 4           | \$17,700       | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2027    | * *            | 1           | \$11,100       | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (1) B-4 (1) 1-3                              |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1-5         | \$93,700       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2032    | * *            | 1-2         | \$2,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 227 - BK  
**Address** : 6500 16TH AVE. BTWN: 65 ST., 66 ST.  
**Borough** : BROOKLYN **Agency's Number** : K227  
**Program / Asset #** : BOE0522.000 / 2549 **Yr Built/Renovated** : 1930 / 2006  
**Area Sq Ft** : 143,971 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5551 **Lot** : 18 **BIN** : 3133741

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture |                    | \$134,600          |
| Interior Architecture | \$1,262,800        | \$144,900          |
| Electrical            | \$174,700          | \$1,581,200        |
| Mechanical            |                    | \$813,300          |
| <b>Total</b>          | <b>\$1,437,500</b> | <b>\$2,673,900</b> |
| Priority A            |                    | \$134,600          |
| Priority B            | \$235,100          | \$2,449,500        |
| Priority C            | \$1,202,400        | \$89,800           |
| <b>Total</b>          | <b>\$1,437,500</b> | <b>\$2,673,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$84,900         |                 |                 |                 |
| Interior Architecture | \$102,600        | \$6,100         |                 | \$9,800         |
| Electrical            | \$34,100         | \$1,600         | \$1,000         | \$12,500        |
| Mechanical            | \$42,900         | \$18,900        | \$30,800        | \$18,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$268,400</b> | <b>\$30,600</b> | <b>\$35,800</b> | <b>\$45,100</b> |
| Priority A            | \$84,900         |                 |                 |                 |
| Priority B            | \$137,300        | \$24,500        | \$35,800        | \$35,300        |
| Priority C            | \$46,300         | \$6,100         |                 | \$9,800         |
| <b>Total</b>          | <b>\$268,400</b> | <b>\$30,600</b> | <b>\$35,800</b> | <b>\$45,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

Asset # : 2549

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$34,900       | LIFE               | * *            | 5           | \$51,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2044               | * *            | 5           | \$57,300       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$17,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%  |                   |                | 2039               | * *            | 5-10        | \$54,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%  |                   |                | 2030               | * *            | 10          | \$82,700       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            |             |                | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

Asset # : 2549

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$42,900       | C             |
| Ceramic Tile   | 5%         | 0-2               | \$43,500       | 2031               | **             | 5           | \$4,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         | 2-4               | \$58,900       | LIFE               | **             | 5           | \$7,400        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | 2-4               | \$29,400       | LIFE               | **             | 5           | \$7,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 40%        | Now               | \$74,800       | 2017               | \$747,900      | 3           | \$29,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Near Elevator & Throughout 9x9 Tiles            |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                            |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2027               | **             | 3           | \$18,400       | C             |
| Wood   | 10%        | Now               | \$41,600       | 2037               | **             | 5           | \$18,400       | C             |
| Dry Rot/Decay, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         | Now               | \$43,600       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        | Now               | \$16,900       | LIFE               | **             | 5           | \$8,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         | Now               | \$48,800       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 3%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        | Now               | \$143,300      | LIFE               | **             | 5           | \$46,900       | C             |
| Water Penetration, Extent : Severe, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Spiral Stairwell To Basement                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

## Asset # : 2549

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTileConcealSpLn 15% Now \$22,700 2035 \* \* 5 \$18,400 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*  
*Location : Room 325*

Exposed Concrete 40% Now \$60,400 LIFE \* \* 5 \$12,200 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*  
*Location : Storage Area In Basement*  
*Exposed Reinforcement, Extent : Moderate, Area Affected : 5%*  
*Location : Storage Area In Basement*  
*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Storage Area In Basement*

Plaster 10% Now \$33,700 LIFE \* \* 5 \$12,200 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Corridor Near Room 359*  
*Recent Repair Evident, Extent : Moderate, Area Affected : 15%*  
*Location : Stair To Gymnasium*

Plaster 35% LIFE \* \* 5 \$42,800 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2022 \$32,600 5 \$500 B

*Other Observation, Extent : Moderate, Area Affected : 0%*  
*Location : Electrical Room*  
*Explanation : 4000 Amp*

## Switchgear / Switchboard

Fused Disc Sw 80% 2022 \$107,300 5 \$400 B

Fused Disc Sw 20% 2042 \* \* 5 \$100 B

## Raceway

Conduit 90% 2022 \$153,200 1 B

Conduit 10% 2042 \* \* 1 B

## Panelboards

Fused Disc Sw 20% 2030 \* \* 5 \$500 B

Fused Toggle Switch 10% 2-4 \$16,900 2047 \* \* 5 \$100 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 90%*  
*Location : Throughout*  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Obsolete Equipment*

Molded Case Bkrs 30% 2021 \$50,800 5 \$900 B

Molded Case Bkrs 20% 2030 \* \* 5 \$600 B

Molded Case Bkrs 20% 2044 \* \* 5 \$600 B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

Asset # : 2549

| Electrical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |  |                   |                |         |                    |             |                |               |  |
| Wiring                |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 70%  | 2-4               | \$125,600      | 2047    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 90%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 10%  |                   |                | 2042    | * *                | 1           |                | B             |  |
| Thermoplastic         | 20%  |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers     |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 50%  |                   |                | 2020    | \$16,500           | 5           | \$400          | B             |  |
| Locally Mounted       | 50%  |                   |                | 2035    | * *                | 5           | \$400          | B             |  |
| Ground                |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                | LIFE    | * *                | 5           | \$1,700        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement, Painted                               |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Connected With Water Pipe                    |                   |                |         |                    |             |                |               |  |
| Lighting              |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |  |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 93%  |                   |                | 2022    | \$1,099,000        | 10          | \$111,800      | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Lamp T-12                                    |                   |                |         |                    |             |                |               |  |
| HID                   | 2%   |                   |                | 2017    | \$10,900           | 10          | \$100          | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Gym   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Sodium                                       |                   |                |         |                    |             |                |               |  |
| Incandescent          | 5%   |                   |                | 2022    | \$59,100           | 2           | \$100          | B             |  |
| Egress Lighting       |  |                   |                |         |                    |             |                |               |  |
| Emergency, Service    | 25%  | Now               | \$5,400        | 2032    | * *                | 1           |                | B             |  |
|                       | Damaged Fixtures, Extent : Moderate, Area Affected : 80%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Emergency, Service    | 25%  |                   |                | 2027    | * *                | 1           |                | B             |  |
| Exit, Service         | 50%  | 2-4               | \$10,900       | 2032    | * *                | 1           |                | B             |  |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 90% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Exterior Lighting     |  |                   |                |         |                    |             |                |               |  |
| HID                   | 100%   |                   |                | 2017    | \$49,200           | 10          | \$400          | B             |  |
| Alarm                 |  |                   |                |         |                    |             |                |               |  |
| Security System       |  |                   |                |         |                    |             |                |               |  |
| No Component          | 95%  |                   |                |         |                    |             |                | D             |  |
| Generic               | 5%   |                   |                | 2030    | * *                | 1           | \$2,200        | B             |  |
| Fire/Smoke Detection  |  |                   |                |         |                    |             |                |               |  |
| No Component          | 95%  |                   |                |         |                    |             |                | D             |  |
| Generic               | 5%   |                   |                | 2030    | * *                | 1-3         | \$3,600        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

Asset # : 2549

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 95%   |                   |                | 2032               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Vault Basement<br>Explanation : 2 Tanks 7500 Gal Each   |                   |                |                    |                |             |                |               |
| Solar Panel(s)              | 5%  |                   |                | 2032               | * *            | 2           | \$400          | B             |
|                             | Other Observation, Extent : Light, Area Affected : 50%<br>Location : Control Board In Basement Missing Some Components<br>Explanation : Hot Water Solar Heating Panel Located On Roof |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$130,000      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 3 Boilers   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | 0-2               | \$20,900       | 2032               | * *            | 4           | \$6,500        | B             |
|                             | Steam Traps Faulty, Extent : Light, Area Affected : 10%<br>Location : Through Out   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2022               | \$241,800      | 1           | \$24,400       | B             |
| Convactor/Radiator          | 50%   |                   |                | 2027               | * *            | 1           | \$21,200       | B             |
| Fan Coil Unit/Heat          | 20%   |                   |                | 2022               | \$447,600      | 1           | \$8,500        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%   |                   |                | 2020               | \$30,700       | 1           |                | B             |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$73,100       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 75%   |                   |                | 2022               | \$123,900      | 2           | \$3,000        | B             |
| Roof                        | 25%   |                   |                | 2022               | \$29,700       | 2           | \$1,000        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2020               | \$34,800       | 2           | \$2,000        | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - BK

Asset # : 2549

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Compressed Air  | 100%       |                   |                | 2022               | \$26,600       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement : 4th Floor</i>                          |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Elevator</i>                                 |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2042               | * *            | 1-2         | \$7,400        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 227 - Q  
**Address** : 32-02 JUNCTION BLVD  
**Borough** : QUEENS **Agency's Number** : Q227  
**Program / Asset #** : BOE0861.000 / 1486 **Yr Built/Renovated** : 1979 / 2008  
**Area Sq Ft** : 177,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1423 **Lot** : 1 **BIN** : 4034891

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$178,000             |
| Interior Architecture | \$219,300             |                       |
| Electrical            | \$138,200             | \$663,000             |
| Mechanical            |                       | \$1,110,400           |
| <b>Total</b>          | <b>\$357,500</b>      | <b>\$1,951,400</b>    |
| Priority A            |                       | \$178,000             |
| Priority B            | \$138,200             | \$1,773,400           |
| Priority C            | \$219,300             |                       |
| <b>Total</b>          | <b>\$357,500</b>      | <b>\$1,951,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$9,600          |                 |                 |
| Interior Architecture | \$5,800         | \$31,900         | \$20,100        | \$2,900         |
| Electrical            | \$1,700         | \$19,200         | \$200           |                 |
| Mechanical            | \$38,700        | \$81,100         | \$40,300        | \$58,600        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$50,100</b> | <b>\$145,800</b> | <b>\$64,600</b> | <b>\$65,500</b> |
| Priority A            |                 | \$9,600          |                 |                 |
| Priority B            | \$44,400        | \$125,400        | \$44,500        | \$62,600        |
| Priority C            | \$5,800         | \$10,800         | \$20,100        | \$2,900         |
| <b>Total</b>          | <b>\$50,100</b> | <b>\$145,800</b> | <b>\$64,600</b> | <b>\$65,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 100%   |                   |                | LIFE    | **                 | 5           | \$79,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 97%  |                   |                | 2045    | **                 | 5           | \$19,200       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Louvers          | 3%   |                   |                | 2029    | **                 | 10          | \$3,700        | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | **                 | 5           | \$11,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | **                 | 5           | \$3,700        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Coping  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2030    | **                 | 10          | \$98,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | **                 | 5           | \$25,200       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2029    | **                 | 5           | \$11,500       | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$9,000        | C             |  |
| Vinyl Tile             | 10%  | 0-2               | \$219,300      | 2030    | **                 | 3           | \$8,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium, Stair Landings                        |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 70%  |                   |                | 2025    | **                 | 3           | \$60,400       | C             |  |
| Wood                   | 5%   |                   |                | 2035    | **                 | 5           | \$21,600       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 20%  |                   |                | LIFE    | **                 | 5           | \$25,600       | C             |  |
| Glass: Single Pane     | 2%   |                   |                | LIFE    | **                 | 5           | \$4,800        | C             |  |
| Metal Panel            | 26%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Travertine Panels      | 2%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 25%  |                   |                | LIFE    | **                 | 5           | \$24,000       | C             |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 10%  |                   |                | 2033    | **                 | 5           | \$22,500       | B             |  |
| AcousTileConcealSpLn   | 15%  |                   |                | 2025    | **                 | 5           | \$42,200       | B             |  |
| Exposed Concrete       | 55%  |                   |                | LIFE    | **                 | 5           | \$19,300       | B             |  |
| Metal Panel            | 10%  |                   |                | LIFE    | **                 | 5           | \$28,100       | B             |  |
| Plaster                | 10%  |                   |                | LIFE    | **                 | 5           | \$14,100       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - Q

Asset # : 1486

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2020

\$32,600

5

\$700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protectors Rated 3000 Amperes And 1200 Amperes.*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2020

\$149,000

5

\$700

B

## Raceway

## Conduit

90%

2020

\$178,900

1

B

## Conduit

10%

2040

\* \*

1

B

## Panelboards

## Fused Disc Sw

10%

2019

\$19,200

5

\$300

B

## Molded Case Bkrs

80%

2019

\$153,600

5

\$3,100

B

## Molded Case Bkrs

10%

2036

\* \*

5

\$400

B

## Wiring

## Thermoplastic

90%

2020

\$181,600

1

B

## Thermoplastic

10%

2040

\* \*

1

B

## Motor Controllers

## Locally Mounted

100%

2018

\$33,000

5

\$1,000

B

## Ground

## Grounding Devices

## Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation.*

## Lighting

## Interior Lighting

## Fluorescent

98%

2025

\* \*

10

\$138,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8, T-12, Cfl Lamps*

## HID

2%

2020

\$12,800

10

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2025

\* \*

10

\$18,600

B

## Exit, Service

50%

2025

\* \*

1

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2030

\* \*

5

\$47,600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 227 - Q

Asset # : 1486

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | **             | 1           | \$152,400      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | **             | 4           | \$11,400       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2020               | \$236,300      | 1           | \$23,800       | B             |
| Convactor/Radiator                                      | 75%        |                   |                | 2033               | **             | 1           | \$37,300       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating   | 30%        |                   |                | 2020               | \$178,500      | 1           | \$21,400       | B             |
| Compr/Chiller   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2018               | \$144,200      | 1           |                | B             |
| No Component  | 30%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 30%        |                   |                | 2040               | **             | 4           | \$2,300        | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 30%        |                   |                | 2025               | **             | 1           | \$28,600       | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Water Cool Tower  | 100%       |                   |                | 2021               | \$352,200      | 2           | \$154,700      | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$85,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2020               | \$77,500       | 2           | \$1,900        | B             |
| Roof  | 60%        |                   |                | 2020               | \$83,600       | 2           | \$2,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | **             | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | **             | 4           | \$22,900       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | **             | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2025               | **             | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 227 - Q

Asset # : 1486

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-4**Explanation : One Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 228 - BK (J. H. S. 228 - BK)  
**Address** : AVENUE S & WEST 4 STREET BTWN: WEST 5 ST., WEST 4 ST.  
**Borough** : BROOKLYN **Agency's Number** : K228  
**Program / Asset #** : BOE0523.000 / 2619 **Yr Built/Renovated** : 1930 / 2002  
**Area Sq Ft** : 126,280 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 7084 **Lot** : 1 **BIN** : 3190273

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$80,600              | \$46,500              |
| Interior Architecture | \$51,600              | \$229,800             |
| Electrical            | \$150,500             | \$1,248,700           |
| Mechanical            | \$360,700             | \$373,600             |
| <b>Total</b>          | <b>\$643,400</b>      | <b>\$1,898,600</b>    |
| Priority A            | \$80,600              | \$46,500              |
| Priority B            | \$511,200             | \$1,713,500           |
| Priority C            | \$51,600              | \$138,600             |
| <b>Total</b>          | <b>\$643,400</b>      | <b>\$1,898,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$9,600          |                 |                 |                  |
| Interior Architecture | \$14,800         | \$15,600        |                 | \$16,800         |
| Electrical            | \$53,500         | \$10,000        | \$10,700        | \$90,500         |
| Mechanical            | \$24,600         | \$22,800        | \$28,200        | \$24,800         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$106,400</b> | <b>\$52,400</b> | <b>\$42,900</b> | <b>\$136,000</b> |
| Priority A            | \$9,600          |                 |                 |                  |
| Priority B            | \$96,800         | \$36,800        | \$42,900        | \$132,200        |
| Priority C            |                  | \$15,600        |                 | \$3,900          |
| <b>Total</b>          | <b>\$106,400</b> | <b>\$52,400</b> | <b>\$42,900</b> | <b>\$136,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$19,800       | A             |
| Masonry: Brick  | 87%        |                   |                | LIFE               | **             | 5           | \$44,000       | A             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Elevator Shaft                                     |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Elevator Shaft                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Elevator Shaft                                     |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$50,300       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$9,600        | LIFE               | **             | 5           | \$6,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Near Elevator Shaft                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 92%        |                   |                | LIFE               | **             | 5           | \$16,200       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2027               | **             | 10          | \$80,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$37,600       | C             |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$5,200        | C             |
| Quarry Tile   | 3%         |                   |                | 2027               | **             | 5           | \$7,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| Vinyl Tile  | 47%        |                   |                | 2027               | **             | 3           | \$30,300       | C             |
| Wood  | 32%        |                   |                | 2037               | **             | 5           | \$103,200      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$5,900        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 84%        |                   |                | LIFE               | **             | 5           | \$49,300       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 15%        |                   |                | 2027               | **             | 5           | \$25,800       | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$85,900       | B             |
| Plaster   | 5%         | Now               | \$14,800       | LIFE               | **             | 5           | \$5,400        | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Elevator At 4th Floor                |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 2-4               | \$32,600       | 2052               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$119,200      | 5           | \$500          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$143,700      | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$16,900       | 5           | \$200          | B             |
| Fused Knife Sw  | 5%         | 2-4               | \$8,500        | 2047               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 65%        |                   |                | 2021               | \$110,100      | 5           | \$1,800        | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2022               | \$30,700       | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2035               | * *            | 5           | \$700          | B             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Water Main   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 74%        |                   |                | 2022               | \$767,000      | 10          | \$78,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 95%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 20%        |                   |                | 2030               | * *            | 10          | \$21,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Corridors And Basement                               |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2022               | \$14,400       | 10          | \$100          | B             |
| Incandescent  | 3%         |                   |                | 2017               | \$31,100       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2017               | \$23,800       | 10          | \$13,900       | B             |
| Exit, Service   | 50%        |                   |                | 2017               | \$9,500        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 228 - BK (J. H. S. 228 - BK)

## Asset # : 2619

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2017

\$43,100

10

\$300

B

## Alarm

Security System

Generic

100%

2032

\* \*

1

\$38,700

B

Fire/Smoke Detection

Generic

100%

2032

\* \*

1-3

\$65,700

B

## Mechanical

## Current Repair

## Future Replacement

## Maintenance

| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|

## Heating

Energy Source

Fuel Oil No 2

50%

2042

\* \*

5

\$17,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

Natural Gas

50%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$114,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Dual Fuel Steam Boilers*

Distribution

Hot Wtr Piping/Pump

10%

Now

\$65,900

2047

\* \*

4

\$600

B

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Throughout, Defective Room Thermostat And Control Valves*

Steam Piping/Pump

10%

Now

\$91,500

2052

\* \*

4

\$600

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Throughout, Defective Steam Traps*

Steam Piping/Pump

80%

2032

\* \*

4

\$4,500

B

Terminal Devices

Air Handler

19%

2022

\$134,300

1

\$13,500

B

Air Handler

1%

Now

\$400

2017

\$7,100

1

\$600

B

*Damaged, Extent : Moderate, Area Affected : 50%**Location : Basement Fan Rooms, Deteriorated Flexible Connection*

Convactor/Radiator

70%

2027

\* \*

1

\$26,100

B

Fan Coil Unit/Heat

10%

2017

\$196,300

1

\$3,700

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

35%

2022

\$94,300

1

B

No Component

65%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 228 - BK (J. H. S. 228 - BK)

Asset # : 2619

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$64,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$7,200        | 2022               | \$144,900      | 2           | \$2,800        | B             |
| Damaged, Extent : Moderate, Area Affected : 50%             |            |                   |                |                    |                |             |                |               |
| Location : Fan Rooms, Deteriorated Flex Connection          |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$30,500       | 2           | \$1,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Serves Basement Through 4th Floor                |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,600        | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 230 - Q  
**Address** : 34-01 73RD STREET  
**Borough** : QUEENS **Agency's Number** : Q230  
**Program / Asset #** : BOE1015.000 / 13408 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 1260 **Lot** : 1 **BIN** : 4028931

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$46,700              |                       |
| Electrical            |  | \$65,600              |                       |
| <b>Total</b>          |  | <b>\$112,300</b>      |                       |
| Priority A            |  | \$46,700              |                       |
| Priority B            |  | \$65,600              |                       |
| <b>Total</b>          |  | <b>\$112,300</b>      |                       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,600        |
| Interior Architecture |                 | \$10,200        | \$10,900        | \$40,700        |
| Electrical            | \$4,800         | \$13,400        | \$9,100         | \$4,800         |
| Mechanical            | \$33,400        | \$29,900        | \$27,600        | \$30,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$46,100</b> | <b>\$61,400</b> | <b>\$55,500</b> | <b>\$94,500</b> |
| Priority A            |                 |                 |                 | \$10,600        |
| Priority B            | \$46,100        | \$51,200        | \$44,500        | \$83,900        |
| Priority C            |                 | \$10,200        | \$10,900        |                 |
| <b>Total</b>          | <b>\$46,100</b> | <b>\$61,400</b> | <b>\$55,500</b> | <b>\$94,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 230 - Q

## Asset # : 13408

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 90% |  |  | LIFE | ** | 5 | \$34,000 | A |
| Masonry: Granite  | 5%  |  |  | LIFE | ** | 5 | \$1,400  | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$6,100  | A |

## Windows

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Aluminum      | 95% |  |  | 2042 | ** | 5  | \$8,900 | A |
| Metal Louvers | 5%  |  |  | 2033 | ** | 10 | \$2,900 | A |

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 85% |  |  | LIFE | ** | 5    | \$4,700  | A |
| Metal Rail        | 10% |  |  | 2037 | ** | 5-10 | \$10,100 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$1,800  | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2025 | ** | 10 | \$46,700 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$23,900 | C |
| Vinyl Tile             | 80% |  |  | 2028 | ** | 3 | \$32,800 | C |
| Wood                   | 10% |  |  | 2055 | ** | 5 | \$20,500 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2033 | ** | 5 | \$7,600  | C |
| Concrete Masonry Unit | 35% |  |  | LIFE | ** | 5 | \$21,300 | C |
| Gypsum Board          | 30% |  |  | LIFE | ** | 5 | \$27,300 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |
| Wood                  | 5%  |  |  | LIFE | ** | 5 | \$30,400 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2037 | ** | 5 | \$33,400 | B |
| AcousTileSusp.Lay-In | 45% |  |  | 2037 | ** | 5 | \$48,100 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5 | \$26,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2036 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 90% |  |  | 2036 | ** | 5 | \$1,600 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 230 - Q

## Asset # : 13408

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2033               | * *            | 5           |                | B             |
| Motor Control Center                                       | 90%        |                   |                | 2033               | * *            | 5           | \$1,700        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$21,200       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$26,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 375 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$15,300       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$6,800        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 500 Gallons                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | * *            | 10          | \$65,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2033               | * *            | 1           | \$72,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 230 - Q

## Asset # : 13408

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$11,600       | 2040               | * *            | 4           | \$3,600        | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Vacuum Pump, Basement Boiler Room</i>              |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 60%        |                   |                | 2025               | * *            | 1           | \$27,100       | B             |
| Convactor/Radiator   | 40%        |                   |                | 2037               | * *            | 1           | \$9,400        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                                      | 100%       |                   |                | 2025               | * *            | 1           | \$33,900       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 100%       |                   |                | 2040               | * *            | 4           | \$3,600        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 100%       |                   |                | 2025               | * *            | 1           | \$45,200       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%       |                   |                | 2025               | * *            | 2           | \$50,800       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$40,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2025               | * *            | 2           | \$2,300        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$19,400       | 2           | \$1,100        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$2,300        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Sewage</i>                                |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$4,500        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 230 - Q

Asset # : 13408

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-4**Explanation : Two Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 232 - BK (J. H. S. 232 - BK)  
**Address** : 905 WINTHROP STREET BTWN: EAST 52 ST., EAST 53 ST.  
**Borough** : BROOKLYN **Agency's Number** : K232  
**Program / Asset #** : BOE0527.000 / 1323 **Yr Built/Renovated** : 1930 / 2007  
**Area Sq Ft** : 122,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4606 **Lot** : 25 **BIN** : 3099733

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$117,900             |
| Interior Architecture | \$658,600             | \$400,600             |
| Electrical            | \$288,700             | \$1,268,900           |
| Mechanical            | \$520,100             |                       |
| <b>Total</b>          | <b>\$1,467,400</b>    | <b>\$1,787,400</b>    |
| Priority A            |                       | \$117,900             |
| Priority B            | \$865,800             | \$1,362,200           |
| Priority C            | \$601,500             | \$307,200             |
| <b>Total</b>          | <b>\$1,467,400</b>    | <b>\$1,787,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$26,300        |
| Interior Architecture |                 | \$4,700         | \$4,200         | \$4,200         |
| Electrical            | \$600           | \$800           | \$500           | \$31,700        |
| Mechanical            | \$98,700        | \$15,400        | \$27,800        | \$15,400        |
| <b>Total</b>          | <b>\$99,300</b> | <b>\$20,900</b> | <b>\$32,500</b> | <b>\$77,500</b> |
| Priority A            |                 |                 |                 | \$26,300        |
| Priority B            | \$99,300        | \$16,200        | \$28,300        | \$47,000        |
| Priority C            |                 | \$4,700         | \$4,200         | \$4,200         |
| <b>Total</b>          | <b>\$99,300</b> | <b>\$20,900</b> | <b>\$32,500</b> | <b>\$77,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$19,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$44,000       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2047               | * *            | 5           | \$48,500       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$13,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2072               | * *            | 5           | \$4,100        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$14,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2032               | * *            | 10          | \$73,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2062               | * *            | 10          | \$9,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Asphalt Poured  | 20%        | 0-2                | \$220,100      | 2042               | **             | 5           | \$8,300        | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 90%             |            |                    |                |                    |                |             |                |               |
| Location : Corridors, Stair(s)                                  |            |                    |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 35%               |            |                    |                |                    |                |             |                |               |
| Location : Corridors, Stair(s)                                  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                    |                | LIFE               | **             | 5           | \$54,500       | C             |
| Ceramic Tile  | 5%         |                    |                | 2031               | **             | 5           | \$8,300        | C             |
| Terrazzo  | 5%         |                    |                | LIFE               | **             | 5           | \$6,500        | C             |
| Vinyl Tile  | 10%        | 0-2                | \$15,800       | 2022               | \$158,400      | 3           | \$6,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        | 2-4                | \$158,400      | 2032               | **             | 3           | \$6,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%            |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Wood  | 35%        | Now                | \$61,700       | 2037               | **             | 5           | \$54,500       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%        |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                    |                | 2025               | **             | 5           | \$9,500        | C             |
| Masonry: Brick  | 15%        |                    |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         | Now                | \$41,400       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Plaster   | 10%        | Now                | \$104,100      | LIFE               | **             | 5           | \$5,700        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |            |                    |                |                    |                |             |                |               |
| Location : Stair(s) Behind Gymnasium                            |            |                    |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                    |                |                    |                |             |                |               |
| Location : Stair(s) Behind Gymnasium                            |            |                    |                |                    |                |             |                |               |
| Plaster   | 60%        |                    |                | LIFE               | **             | 5           | \$34,000       | C             |
| SGFT/Glazed Masonry   | 5%         |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                    |                | LIFE               | **             | 5           | \$2,600        | B             |
| Plaster   | 10%        | Now                | \$57,000       | LIFE               | **             | 5           | \$10,400       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                    |                |                    |                |             |                |               |
| Location : Stairs To Roof, Stairs Behind Gym, Hallways          |            |                    |                |                    |                |             |                |               |
| Plaster   | 80%        |                    |                | LIFE               | **             | 5           | \$83,000       | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2022               | \$16,300       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : No Rating Available                          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2042               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : No Rating Available                          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%  |                   |                | 2022               | \$95,400       | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement Service Room                           |                   |                |                    |                |             |                |               |
|                          | Explanation : 2500 Amp Service Switch                      |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 20%  |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2022               | \$136,500      | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 95%  |                   |                | 2047               | * *            | 5           | \$2,500        | B             |
| Molded Case Bkrs         | 5%   |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%  | 2-4               | \$138,100      | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 5%   |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%  |                   |                | 2020               | \$26,400       | 5           | \$500          | B             |
| Locally Mounted          | 20%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 94%  |                   |                | 2022               | \$941,300      | 10          | \$95,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 1%   |                   |                | 2022               | \$4,600        | 10          |                | B             |
| Incandescent             | 5%   |                   |                | 2017               | \$50,100       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 40%  |                   |                | 2017               | \$18,400       | 10          | \$10,700       | B             |
| Exit, Service            | 60%  |                   |                | 2022               | \$11,100       | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

## HID

100% Now \$41,700 2032 \* \* B  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Exterior Of Building*

## Alarm

## Security System

## No Component

95% D

## Generic

5% 2022 \$17,200 1 \$1,900 B

## Fire/Smoke Detection

## No Component

95% D

## Generic

5% 2017 \$58,900 1-3 \$3,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100% Now \$2,600 2042 \* \* 1 B  
*Leak Evident, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room - Defective Fuel Oil Pump Seals*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Vault*  
*Explanation : 7,500 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100% Now \$30,800 2027 \* \* 1 \$99,100 B  
*Malfunctioning, Extent : Moderate, Area Affected : 30%*  
*Location : Controls, Boiler Room*

## Distribution

## Steam Piping/Pump

100% 2032 \* \* 4 \$5,500 B

## Terminal Devices

## Air Handler

20% Now \$27,300 2017 \$136,600 1 \$12,400 B  
*Not in Service, Extent : Moderate, Area Affected : 25%*  
*Location : Blower Motors, Fan Room*

## Convactor/Radiator

80% Now \$191,400 2027 \* \* 1 \$25,900 B  
*Other Observation, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Explanation : Defective Thermostatic Steam Traps, Control Valves And Thermostats*

## Air Conditioning

## Conversion Equipment

## Window/Wall Unit

20% Now \$2,600 2017 \$52,100 1 B  
*Malfunctioning, Extent : Light, Area Affected : 5%*  
*Location : Various Locations - Assortment Of Defects*

## No Component

80% D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 232 - BK (J. H. S. 232 - BK)

Asset # : 1323

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$61,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$28,000       | 2017               | \$140,000      | 2           | \$2,700        | B             |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Blower Fans, Fan Room                                  |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 2%         |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 98%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$29,500       | 2           | \$1,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$5,500        | LIFE               | * *            | 1           |                | B             |
| Cracked, Extent : Light, Area Affected : 2%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement - Cracked Sewer Cleanout - Kitchen Store Room |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Damaged, Extent : Light, Area Affected : 2%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement - Corroded Piping In Sump Pit                 |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Near Cafeteria                                |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 234 - BK  
**Address** : 1875 EAST 17 STREET BTWN: AVE. R, AVE. S  
**Borough** : BROOKLYN **Agency's Number** : K234  
**Program / Asset #** : BOE0529.000 / 1324 **Yr Built/Renovated** : 1937 / 2010  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6821 **Lot** : 244 **BIN** : 3184057

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$1,135,000           |
| Interior Architecture | \$475,600             | \$151,900             |
| Electrical            | \$903,200             | \$1,405,100           |
| Mechanical            |                       | \$645,400             |
| <b>Total</b>          | <b>\$1,378,800</b>    | <b>\$3,337,400</b>    |
| Priority A            |                       | \$1,135,000           |
| Priority B            | \$1,236,400           | \$2,050,500           |
| Priority C            | \$142,500             | \$151,900             |
| <b>Total</b>          | <b>\$1,378,800</b>    | <b>\$3,337,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,200        |                 |                 | \$6,300         |
| Interior Architecture |                 | \$15,400        |                 | \$4,200         |
| Electrical            | \$5,600         | \$6,000         | \$8,300         | \$36,700        |
| Mechanical            | \$36,700        | \$17,600        | \$27,600        | \$28,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$85,500</b> | <b>\$42,900</b> | <b>\$39,800</b> | <b>\$79,700</b> |
| Priority A            | \$39,200        |                 |                 | \$6,300         |
| Priority B            | \$46,300        | \$35,900        | \$39,800        | \$69,200        |
| Priority C            |                 | \$7,100         |                 | \$4,200         |
| <b>Total</b>          | <b>\$85,500</b> | <b>\$42,900</b> | <b>\$39,800</b> | <b>\$79,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 234 - BK

## Asset # : 1324

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | **             | 5           | \$37,000       | A             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             | 5           | \$7,400        | A             |
| Masonry: Granite       | 2%  |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Masonry: Limestone     | 3%  |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Panel            | 5%  |                   |                | 2032               | **             | 5-10        | \$16,900       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 20%   |                   |                | 2038               | **             | 5           | \$9,800        | A             |
| Steel                  | 5%  |                   |                | 2038               | **             | 5           | \$30,600       | A             |
| Wood                   | 75%   |                   |                | 2038               | **             | 5           | \$367,100      | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5           | \$13,700       | A             |
| Masonry: Limestone     | 5%  | Now               | \$5,100        | LIFE               | **             | 5           | \$1,100        | A             |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2042               | **             | 5           | \$3,300        | A             |
| Metal Security Bars    | 10%   |                   |                | 2050               | **             |             |                | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 68%   |                   |                | 2022               | \$288,400      | 10          | \$53,400       | A             |
| Modified Bitumen       | 30%   | Now               | \$34,100       | 2022               | \$170,300      |             |                | A             |
|                        | Blisters, Extent : Severe, Area Affected : 15%                |                   |                |                    |                |             |                |               |
|                        | Location : New Wing   |                   |                |                    |                |             |                |               |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : New Wing   |                   |                |                    |                |             |                |               |
|                        | Ponding, Extent : Severe, Area Affected : 20%                 |                   |                |                    |                |             |                |               |
|                        | Location : New Wing   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Various Areas In New Wing                          |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%  |                   |                | 2022               | \$211,500      | 10          | \$5,200        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%   |                   |                | LIFE               | **             | 5           | \$73,300       | C             |
| Ceramic Tile           | 5%  |                   |                | 2035               | **             | 5           | \$8,400        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : All Toilet Rooms                                   |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$6,500        | C             |
| Vinyl Tile             | 20%   | Now               | \$63,900       | 2027               | **             | 3           | \$12,600       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : 4th Floor In 1937 Wing                             |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : 4th Floor In1937 Wing                              |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Fourth Floor Corridors -1937 Wing                  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                   | 50%   |                   |                | 2037               | **             | 5           | \$157,100      | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 234 - BK

## Asset # : 1324

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2035               | * *            | 5           | \$5,700        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : All Toilet Rooms                                    |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | * *            | 5           | \$19,100       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Near Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Plaster  | 40%        |                   |                | LIFE               | * *            | 5           | \$22,900       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2035               | * *            | 5           | \$16,700       | B             |
| AcousTileSusp.Lay-In   | 25%        | Now               | \$139,700      | 2035               | * *            | 5           | \$20,900       | B             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 90%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout New Wing                                 |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Various New Wing Locations                          |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 60%        | Now               | \$193,500      | LIFE               | * *            | 5           | \$15,700       | B             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Beams And Deck In Basement                          |            |                   |                |                    |                |             |                |               |
| Plaster  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,200        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Conduit  | 80%        |                   |                | 2022               | \$114,900      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2021               | \$101,600      | 5           | \$1,600        | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 234 - BK

## Asset # : 1324

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2027               | * *            | 10          | \$30,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 65%        |                   |                | 2017               | \$656,200      | 10          | \$66,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$9,300        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2017               | \$30,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$23,200       | 10          | \$13,500       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$9,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$42,000       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2022               | \$1,188,500    | 1-3         | \$62,100       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$111,000      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Steam Boilers                         |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 234 - BK

## Asset # : 1324

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%  | Now               | \$17,800       | 2042               | * *            | 4           | \$5,500        | B             |
|                        | Leak Evident, Extent : Light, Area Affected : 2%        |                   |                |                    |                |             |                |               |
|                        | Location : Leaky Feed Water Tank In Basement            |                   |                |                    |                |             |                |               |
|                        | Malfunctioning, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : 2 Of 8 Defective Condensate Return Pumps     |                   |                |                    |                |             |                |               |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Air Handler            | 20%   |                   |                | 2022               | \$137,700      | 1           | \$13,900       | B             |
| Convactor/Radiator     | 60%   |                   |                | 2027               | * *            | 1           | \$21,700       | B             |
| Fan Coil Unit/Heat     | 20%   |                   |                | 2022               | \$382,400      | 1           | \$7,300        | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 25%   |                   |                | 2027               | * *            | 2           | \$1,700        | B             |
| Window/Wall Unit       | 10%   |                   |                | 2020               | \$26,300       | 1           |                | B             |
| No Component           | 65%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$62,400       | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 60%   |                   |                | 2022               | \$84,700       | 2           | \$2,100        | B             |
| Roof                   | 40%   |                   |                | 2022               | \$40,600       | 2           | \$1,400        | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%  |                   |                | 2022               | \$29,700       | 2           | \$1,700        | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer     |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                | 2027               | * *            | 1           | \$6,900        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport     |   |                   |                |                    |                |             |                |               |
| Elevators              |   |                   |                |                    |                |             |                |               |
| Hydraulic              | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : B-4  |                   |                |                    |                |             |                |               |
|                        | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |
| Fire Suppression       |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 234 - BK

Asset # : 1324

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 70%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 30%            |                   |                    | 2048    | * *            | 1-2         | \$9,400        | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 75%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 25%            |                   |                    | 2035    | * *            | 1           | \$5,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 238 - Q  
**Address** : 88-15 182 STREET @HILLSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : Q238  
**Program / Asset #** : BOE0866.000 / 1489 **Yr Built/Renovated** : 1972 / 2004  
**Area Sq Ft** : 199,900 **Project Type** : EDUCATION  
**Date of Survey** : 16-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9919 **Lot** : 6 **BIN** : 4212425

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,000             | \$130,300             |
| Interior Architecture |                       | \$2,214,100           |
| Electrical            | \$1,519,100           | \$823,800             |
| Mechanical            | \$197,400             | \$685,000             |
| <b>Total</b>          | <b>\$1,887,400</b>    | <b>\$3,853,200</b>    |
| Priority A            | \$171,000             | \$130,300             |
| Priority B            | \$1,716,400           | \$1,648,700           |
| Priority C            |                       | \$2,074,200           |
| <b>Total</b>          | <b>\$1,887,400</b>    | <b>\$3,853,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  | \$3,800         | \$10,100        |
| Interior Architecture | \$36,000        | \$12,200         |                 | \$26,600        |
| Electrical            | \$9,600         | \$82,000         |                 |                 |
| Mechanical            | \$42,700        | \$80,200         | \$43,700        | \$33,000        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$92,300</b> | <b>\$178,400</b> | <b>\$51,500</b> | <b>\$73,600</b> |
| Priority A            |                 |                  | \$3,800         | \$10,100        |
| Priority B            | \$56,300        | \$166,200        | \$47,600        | \$36,900        |
| Priority C            | \$36,000        | \$12,200         |                 | \$26,600        |
| <b>Total</b>          | <b>\$92,300</b> | <b>\$178,400</b> | <b>\$51,500</b> | <b>\$73,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$71,900       | A             |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$58,400       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        |                   |                | 2042               | **             | 5           | \$20,100       | A             |
| Glass Block   | 3%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Metal Louvers   | 2%         |                   |                | 2029               | **             | 10          | \$2,800        | A             |
| Steel   | 5%         | Now               | \$65,400       | 2045               | **             | 5           | \$7,000        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$13,700       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Metal Panel   | 15%        |                   |                | 2046               | **             | 5           | \$7,700        | A             |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$12,500       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2025               | **             | 10          | \$105,600      | A             |
| Metal Panel   | 5%         |                   |                | 2033               | **             | 10          | \$10,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$28,400       | C             |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$7,800        | C             |
| Quarry Tile   | 5%         |                   |                | 2033               | **             | 5           | \$19,500       | C             |
| Vinyl Tile  | 82%        |                   |                | 2020               | \$2,030,800    | 3           | \$106,500      | C             |
| Wood  | 5%         |                   |                | 2035               | **             | 5           | \$24,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$10,800       | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$14,500       | C             |
| Folding Partition   | 2%         |                   |                | 2028               | **             | 5           | \$18,100       | C             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$43,400       | C             |
| SGFT/Glazed Masonry   | 32%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 55%        |                   |                | 2033               | **             | 5           | \$139,900      | B             |
| Exposed Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$11,900       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$15,900       | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$15,900       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

| Electrical               |                    | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|--------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                    |  |           |                |                    |                |             |                |          |
|                          | Service Equipment  |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 100%   |           |                | 2020               | \$32,600       | 5           | \$700          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                    | Explanation : One 400 Amps Main Disconnect Switch          |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 90%  |           |                | 2020               | \$134,100      | 5           | \$700          | B        |
|                          | Fused Disc Sw      | 10%  |           |                | 2040               | * *            | 5           | \$100          | B        |
| Raceway                  |                    |  |           |                |                    |                |             |                |          |
|                          | Conduit            | 90%  |           |                | 2020               | \$178,900      | 1           |                | B        |
|                          | Conduit            | 10%  |           |                | 2040               | * *            | 1           |                | B        |
| Panelboards              |                    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 10%  |           |                | 2019               | \$19,200       | 5           | \$400          | B        |
|                          | Molded Case Bkrs   | 90%  |           |                | 2019               | \$172,800      | 5           | \$3,900        | B        |
| Wiring                   |                    |  |           |                |                    |                |             |                |          |
|                          | Thermoplastic      | 90%  |           |                | 2020               | \$181,600      | 1           |                | B        |
|                          | Thermoplastic      | 10%  |           |                | 2040               | * *            | 1           |                | B        |
| Motor Controllers        |                    |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted    | 80%  |           |                | 2018               | \$26,400       | 5           | \$900          | B        |
|                          | Locally Mounted    | 20%  | Now       | \$6,600        | 2040               | * *            | 5           | \$100          | B        |
|                          |                    | Not Functioning, Extent : Severe, Area Affected : 20%      |           |                |                    |                |             |                |          |
|                          |                    | Location : Mechanical Room                                 |           |                |                    |                |             |                |          |
| Ground                   |                    |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices  |  |           |                |                    |                |             |                |          |
|                          | Generic            | 100%   | Now       | \$900          | LIFE               | * *            | 5           | \$2,400        | B        |
|                          |                    | Other Observation, Extent : Light, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                          |                    | Location : Basement  |           |                |                    |                |             |                |          |
|                          |                    | Explanation : Corroded                                     |           |                |                    |                |             |                |          |
| Lighting                 |                    |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting  |  |           |                |                    |                |             |                |          |
|                          | Fluorescent        | 86%  |           |                | 2015               | \$1,346,100    | 10          | \$137,000      | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                          |                    | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                          | Fluorescent        | 10%  |           |                | 2020               | \$156,500      | 10          | \$15,900       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : Hallway   |           |                |                    |                |             |                |          |
|                          |                    | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
|                          | HID                | 2%   |           |                | 2015               | \$14,500       | 10          | \$100          | B        |
|                          | Incandescent       | 2%   |           |                | 2015               | \$31,300       | 2           | \$100          | B        |
| Egress Lighting          |                    |  |           |                |                    |                |             |                |          |
|                          | Emergency, Battery | 50%  |           |                | 2015               | \$36,000       | 10          | \$21,000       | B        |
|                          | Exit, Service      | 50%  |           |                | 2015               | \$14,400       | 1           |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2040               | * *            | 5           | \$53,800       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2033               | * *            | 1           | \$172,100      | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$138,200      | 2030               | * *            | 4           | \$8,600        | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$213,500      | 1           | \$21,500       | B             |
| Other Observation, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Under Repair                               |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                       | 80%        |                   |                | 2033               | * *            | 1           | \$45,000       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating  | 20%        |                   |                | 2020               | \$134,400      | 1           | \$16,100       | B             |
| Compr/Chiller  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%         |                   |                | 2015               | \$20,400       | 1           |                | B             |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 20%        |                   |                | 2040               | * *            | 4           | \$1,700        | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 20%        |                   |                | 2020               | \$78,300       | 1           | \$21,500       | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Remote Air Cond  | 20%        |                   |                | 2015               | \$59,100       | 2           | \$24,200       | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$96,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2020               | \$43,800       | 2           | \$1,100        | B             |
| Roof   | 80%        | Now               | \$6,300        | 2020               | \$125,900      | 2           | \$3,400        | B             |
| Not in Service, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 238 - Q

Asset # : 1489

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| Water Heater  |                |                      |                |                    |                |                |                |                  |
| Gas Fired   | 100%           |                      |                | 2019               | \$46,100       | 2              | \$2,600        | B                |
| HW Heat Exchanger                                       |                |                      |                |                    |                |                |                |                  |
| Low Temp  | 100%           |                      |                | 2030               | * *            | 4              | \$25,800       | B                |
| Sanitary Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                                      |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |                  |
| Rigid Piping  | 100%           |                      |                | 2020               | \$10,300       | 4              | \$1,300        | B                |
| Fixtures  |                |                      |                |                    |                |                |                |                  |
| Generic   | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport                                      |                |                      |                |                    |                |                |                |                  |
| Elevators   |                |                      |                |                    |                |                |                |                  |
| Geared Traction   | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| Other Observation, Extent : Light, Area Affected : 100% |                |                      |                |                    |                |                |                |                  |
| Location : B,G,1,2,3                                    |                |                      |                |                    |                |                |                |                  |
| Explanation : One Unit                                  |                |                      |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 239 - BK (J. H. S. 239 - BK)  
**Address** : 2401 NEPTUNE AVENUE BTWN: W.24 ST. - W.25 ST.  
**Borough** : BROOKLYN **Agency's Number** : K239  
**Program / Asset #** : BOE0533.000 / 1326 **Yr Built/Renovated** : 1937 / 2003  
**Area Sq Ft** : 155,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6965 **Lot** : 140 **BIN** : 3188221

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$445,300          | \$261,800          |
| Interior Architecture |  | \$761,900          | \$1,113,900        |
| Electrical            |  | \$161,500          | \$1,728,800        |
| Mechanical            |  | \$35,000           | \$1,717,700        |
| <b>Total</b>          |  | <b>\$1,403,700</b> | <b>\$4,822,200</b> |
| Priority A            |  | \$445,300          | \$261,800          |
| Priority B            |  | \$404,000          | \$3,565,100        |
| Priority C            |  | \$554,400          | \$995,300          |
| <b>Total</b>          |  | <b>\$1,403,700</b> | <b>\$4,822,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$49,400         |                 | \$11,300        |                 |
| Interior Architecture | \$60,900         |                 | \$26,400        | \$17,200        |
| Electrical            | \$20,200         | \$2,100         | \$3,200         | \$3,400         |
| Mechanical            | \$31,900         | \$23,400        | \$31,200        | \$26,900        |
| <b>Total</b>          | <b>\$162,500</b> | <b>\$25,500</b> | <b>\$72,200</b> | <b>\$47,500</b> |
| Priority A            | \$49,400         |                 | \$11,300        |                 |
| Priority B            | \$60,300         | \$25,500        | \$34,500        | \$30,300        |
| Priority C            | \$52,800         |                 | \$26,400        | \$17,200        |
| <b>Total</b>          | <b>\$162,500</b> | <b>\$25,500</b> | <b>\$72,200</b> | <b>\$47,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$77,500       | LIFE               | **             | 5           | \$46,100       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  | Now               | \$64,400       | LIFE               | **             | 5           | \$1,900        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Granite Panels          | 5%  | Now               | \$31,000       | LIFE               | **             | 5           | \$1,900        | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$139,300      | 2039               | **             | 5           | \$28,900       | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   | Now               | \$47,900       | LIFE               | **             | 5           | \$20,900       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$81,000       | LIFE               | **             | 5           | \$24,300       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 55%   | 0-2               | \$18,400       | 2028               | **             |             |                | A             |
|                         | Vegetation Growth, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Copper/Terne            | 25%   | Now               | \$35,200       | 2038               | **             |             |                | A             |
|                         | Seams Open/Split, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Over Gym   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Over Gym   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 15%   |                   |                | 2023               | \$215,700      | 10          | \$18,500       | A             |
|                         | Paver Block Ballast, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2036               | **             | 10          | \$11,300       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$92,400       | C             |
| Ceramic Tile            | 5%  |                   |                | 2032               | **             | 5           | \$10,600       | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$16,500       | C             |
| Vinyl Tile              | 25%   |                   |                | 2023               | \$503,200      | 3           | \$26,400       | C             |
| Vinyl Tile              | 25%   |                   |                | 2028               | **             | 3           | \$19,800       | C             |
| Vinyl Tile              | 20%   |                   |                | 2018               | \$402,600      | 3           | \$21,100       | C             |
| Wood                    | 10%   |                   |                | 2051               | **             | 5           | \$39,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 239 - BK (J. H. S. 239 - BK)

## Asset # : 1326

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Masonry: Brick

10% Now

\$32,600 LIFE

\* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Marble Panels

5% Now

\$105,100 LIFE

\* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Plaster

60% Now

\$264,600 LIFE

\* \*

5

\$43,300

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*  
*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

SGFT/Glazed Masonry

25% Now

\$138,600 LIFE

\* \*

C

*Diagonal Cracks, Extent : Moderate, Area Affected : 5%*  
*Location : Stairs*  
*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%*  
*Location : Stairs*

## Ceilings

AcousTileConcealSpLn

10% Now

\$8,100 2036

\* \*

5

\$13,200

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Plaster

90%

LIFE

\* \*

5-10

\$326,100

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2023

\$134,100

5

\$600

B

## Raceway

Conduit

90%

2023

\$153,200

1

B

Conduit

10%

2043

\* \*

1

B

## Panelboards

Fused Toggle Switch

10%

2-4

\$16,900 2048

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

Molded Case Bkrs

75%

2022

\$127,000

5

\$2,500

B

Molded Case Bkrs

15%

2039

\* \*

5

\$500

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2036               | * *            | 5           | \$800          | B             |
| Locally Mounted  | 10%        |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2023               | \$1,145,000    | 10          | \$116,500      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$12,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2023               | \$11,700       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$11,700       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$52,900       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$23,500       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 10,000 Gals                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 239 - BK (J. H. S. 239 - BK)

Asset # : 1326

| Mechanical            | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |   |                |                    |                |             |                |               |
| Conversion Equipment  |                |   |                |                    |                |             |                |               |
| Steam Boiler          | 100%           |   |                | 2036               | * *            | 1           | \$139,900      | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Basement                                       |                |                    |                |             |                |               |
|                       |                | Explanation : 2 Boilers                                   |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           |   |                | 2023               | \$1,123,500    | 4           | \$10,500       | B             |
| Terminal Devices      |                |   |                |                    |                |             |                |               |
| Air Handler           | 20%            |   |                | 2018               | \$173,500      | 1           | \$17,500       | B             |
| Convactor/Radiator    | 70%            |   |                | 2028               | * *            | 1           | \$32,000       | B             |
| Fan Coil Unit/Heat    | 10%            |   |                | 2018               | \$240,900      | 1           | \$4,600        | B             |
| Air Conditioning      |                |   |                |                    |                |             |                |               |
| Energy Source         |                |   |                |                    |                |             |                |               |
| Electricity           | 100%           |   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |                |   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%            |   |                | 2018               | \$33,100       | 1           |                | B             |
| No Component          | 90%            |   |                |                    |                |             |                | D             |
| Ventilation           |                |   |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |   |                | LIFE               | * *            | 2-5         | \$124,600      | B             |
| Exhaust Fans          |                |   |                |                    |                |             |                |               |
| Interior              | 80%            |   |                | 2018               | \$142,300      | 2           | \$3,500        | B             |
| Roof                  | 20%            |   |                | 2018               | \$25,600       | 2           | \$900          | B             |
| Plumbing              |                |   |                |                    |                |             |                |               |
| H/C Water Piping      |                |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |                |   |                |                    |                |             |                |               |
| Gas Fired             | 100%           |   |                | 2021               | \$37,500       | 2           | \$2,100        | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Basement                                       |                |                    |                |             |                |               |
|                       |                | Explanation : One Unit Of 900 Gals                        |                |                    |                |             |                |               |
| HW Heat Exchanger     |                |   |                |                    |                |             |                |               |
| Low Temp              | 100%           |   |                | 2033               | * *            | 4           | \$14,000       | B             |
| Sanitary Piping       |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%           |   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |                |   |                |                    |                |             |                |               |
| Generic               | 100%           |   |                |                    |                |             |                | B             |
|                       |                | Obsolete Fixtures, Extent : Moderate, Area Affected : 50% |                |                    |                |             |                |               |
|                       |                | Location : Throughout                                     |                |                    |                |             |                |               |
| Fire Suppression      |                |   |                |                    |                |             |                |               |
| Sprinkler             |                |   |                |                    |                |             |                |               |
| No Component          | 98%            |   |                |                    |                |             |                | D             |
| Generic               | 2%             |   |                | 2033               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**I. S. 239 - BK (J. H. S. 239 - BK)**

**Asset # : 1326**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 240 - BK  
**Address** : 2500 NOSTRAND AVENUE @ AVENUE K  
**Borough** : BROOKLYN **Agency's Number** : K240  
**Program / Asset #** : BOE0534.000 / 1327 **Yr Built/Renovated** : 1951 / 1999  
**Area Sq Ft** : 138,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7629 **Lot** : 30 **BIN** : 3208638

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$361,400          | \$112,700          |
| Interior Architecture |  | \$393,600          | \$188,600          |
| Electrical            |  | \$220,100          | \$1,965,400        |
| Mechanical            |  | \$154,200          | \$1,818,700        |
| <b>Total</b>          |  | <b>\$1,129,200</b> | <b>\$4,085,500</b> |
| Priority A            |  | \$361,400          | \$112,700          |
| Priority B            |  | \$501,400          | \$3,784,200        |
| Priority C            |  | \$266,400          | \$188,600          |
| <b>Total</b>          |  | <b>\$1,129,200</b> | <b>\$4,085,500</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,600        |                 |                 |                 |
| Interior Architecture | \$29,800        |                 | \$4,700         | \$11,800        |
| Electrical            | \$5,300         | \$3,200         | \$3,600         | \$5,100         |
| Mechanical            | \$33,300        | \$21,400        | \$21,100        | \$26,300        |
| <b>Total</b>          | <b>\$98,000</b> | <b>\$24,600</b> | <b>\$29,400</b> | <b>\$43,200</b> |
| Priority A            | \$29,600        |                 |                 |                 |
| Priority B            | \$38,600        | \$24,600        | \$24,700        | \$31,400        |
| Priority C            | \$29,800        |                 | \$4,700         | \$11,800        |
| <b>Total</b>          | <b>\$98,000</b> | <b>\$24,600</b> | <b>\$29,400</b> | <b>\$43,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 240 - BK

## Asset # : 1327

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$86,700       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$117,800      | 2039               | **             | 5           | \$24,500       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Gym                                    |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5-10        | \$147,700      | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5-10        | \$29,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 63%        |                   |                | 2028               | **             | 10          | \$69,300       | A             |
| Modified Bitumen  | 2%         |                   |                | 2028               | **             | 10          | \$2,200        | A             |
| Slate   | 35%        | Now               | \$74,100       | LIFE               | **             |             |                | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$82,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$9,400        | C             |
| Terrazzo  | 5%         | 0-2               | \$14,100       | LIFE               | **             | 5           | \$7,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        | Now               | \$89,600       | 2028               | **             | 3           | \$35,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : First And Second Floor                             |            |                   |                |                    |                |             |                |               |
| Wood  | 30%        |                   |                | 2038               | **             | 5           | \$105,800      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$15,800       | 2026               | **             | 5           | \$5,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5-10        | \$118,200      | C             |
| SGFT/Glazed Masonry   | 30%        | 0-2               | \$59,200       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2028               | **             | 5           | \$18,800       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2028               | **             | 5           | \$9,400        | B             |
| Exposed Concrete  | 60%        | Now               | \$86,800       | LIFE               | **             | 5           | \$17,600       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 25%        | Now               | \$40,300       | LIFE               | **             | 5           | \$29,300       | B             |
| Water Penetration, Extent : Severe, Area Affected : 2%        |            |                   |                |                    |                |             |                |               |
| Location : Around Drain Box In 3rd Floor Art Room             |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 240 - BK

Asset # : 1327

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |
| Service Equipment        |  |                   |                |         |                    |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023    | \$16,300           | 5           | \$300          | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |         |                    |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |         |                    |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023    | \$16,300           | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |         |                    |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch          |                   |                |         |                    |             |                |               |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023    | \$134,100          | 5           | \$500          | B             |
| Raceway                  |  |                   |                |         |                    |             |                |               |
| Conduit                  | 95%  |                   |                | 2023    | \$161,700          | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2043    | * *                | 1           |                | B             |
| Panelboards              |  |                   |                |         |                    |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022    | \$16,900           | 5           | \$300          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2022    | \$135,500          | 5           | \$2,400        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039    | * *                | 5           | \$300          | B             |
| Wiring                   |  |                   |                |         |                    |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$125,600      | 2048    | * *                | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |
| Thermoplastic            | 25%  |                   |                | 2023    | \$44,900           | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2043    | * *                | 1           |                | B             |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2021    | \$33,000           | 5           | \$800          | B             |
| Ground                   |  |                   |                |         |                    |             |                |               |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |
| Generic                  | 100%   | Now               | \$900          | LIFE    | * *                | 5           | \$1,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Water Main                                      |                   |                |         |                    |             |                |               |
|                          | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |
| Lighting                 |  |                   |                |         |                    |             |                |               |
| Interior Lighting        |  |                   |                |         |                    |             |                |               |
| Fluorescent              | 82%  |                   |                | 2018    | \$928,800          | 10          | \$94,500       | B             |
|                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |         |                    |             |                |               |
| Fluorescent              | 5%   |                   |                | 2031    | * *                | 10          | \$5,800        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Science Lab & Library                           |                   |                |         |                    |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |         |                    |             |                |               |
| HID                      | 3%   |                   |                | 2023    | \$15,700           | 10          | \$100          | B             |
| Incandescent             | 10%  |                   |                | 2018    | \$113,300          | 2           | \$300          | B             |
| Egress Lighting          |  |                   |                |         |                    |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2023    | \$26,000           | 10          | \$15,200       | B             |
| Exit, Service            | 50%  |                   |                | 2023    | \$10,400           | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 240 - BK

## Asset # : 1327

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Exterior Lighting

## HID

100%

2018

\$47,100

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$12,700

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2018

\$400,000

1-3

\$21,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2023

\$352,900

5

\$38,900

B

## Conversion Equipment

## Steam Boiler

100%

2021

\$697,400

1

\$124,600

B

*Repairs In Progress, Extent : Light, Area Affected : 30%**Location : Re-tubing At #2 Boiler**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$100,000

2033

\* \*

4

\$6,200

B

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Traps, Throughout*

## Terminal Devices

## Air Handler

20%

2023

\$154,500

1

\$15,600

B

## Convactor/Radiator

80%

Now

\$54,100

2028

\* \*

1

\$29,300

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Various Locations*

## Air Conditioning

## Energy Source

## Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

## Reciprocating

10%

2023

\$48,600

1

\$5,800

B

## Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Roof*

## Window/Wall Unit

20%

2018

\$58,900

1

B

## No Component

70%

D

## Terminal Devices

## Direct Expansion

10%

2023

\$13,300

1

B

## No Component

90%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 240 - BK

Asset # : 1327

| Mechanical            |            | Current Repair                                      |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |            |   |                |                    |                |             |                |               |
| Heat Rejection        |            |   |                |                    |                |             |                |               |
| Air Condenser Unit    | 10%        |   |                | 2023               | \$8,600        | 2           | \$8,800        | B             |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 25%        |   |                | LIFE               | * *            | 2-5         | \$27,700       | B             |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Interior              | 25%        | Now   | \$7,900        | 2023               | \$39,600       | 2           | \$800          | B             |
|                       |            | <i>Broken, Extent : Severe, Area Affected : 15%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Louvers At Various Locations</i>      |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Brass/Copper          | 30%        |   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 70%        |   |                | 2021               | \$299,500      | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2018               | \$33,300       | 2           | \$1,900        | B             |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2033               | * *            | 4           | \$12,500       | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Generic               | 10%        |   |                | 2023               | \$167,300      | 1-2         | \$3,500        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 246 - BK  
**Address** : 72 VERONICA PLACE BTWN: SNYDER AVE., ALBEMARLE R  
**Borough** : BROOKLYN **Agency's Number** : K246  
**Program / Asset #** : BOE0539.000 / 1316 **Yr Built/Renovated** : 1939 / 1999  
**Area Sq Ft** : 129,490 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5110 **Lot** : 25 **BIN** : 3117381

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$106,200             | \$164,200             |
| Interior Architecture | \$95,600              |                       |
| Electrical            | \$682,900             | \$327,600             |
| Mechanical            | \$74,500              | \$93,500              |
| <b>Total</b>          | <b>\$959,200</b>      | <b>\$585,300</b>      |
| Priority A            | \$106,200             | \$164,200             |
| Priority B            | \$853,000             | \$421,100             |
| <b>Total</b>          | <b>\$959,200</b>      | <b>\$585,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$26,800         |                 |                 |                  |
| Interior Architecture | \$5,400          | \$28,700        | \$5,600         | \$36,100         |
| Electrical            | \$30,600         | \$18,800        | \$16,100        | \$59,500         |
| Mechanical            | \$146,600        | \$24,100        | \$29,300        | \$27,000         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$217,200</b> | <b>\$79,500</b> | <b>\$58,900</b> | <b>\$130,500</b> |
| Priority A            | \$26,800         |                 |                 |                  |
| Priority B            | \$185,100        | \$64,600        | \$53,300        | \$110,300        |
| Priority C            | \$5,400          | \$14,900        | \$5,600         | \$20,200         |
| <b>Total</b>          | <b>\$217,200</b> | <b>\$79,500</b> | <b>\$58,900</b> | <b>\$130,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

## Asset # : 1316

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 18%        |                   |                | LIFE               | **             | 5           | \$25,300       | A             |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$98,600       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Masonry: Limestone  | 5%         | 0-2               | \$44,200       | LIFE               | **             | 5           | \$5,300        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                       |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2038               | **             | 5           | \$37,500       | A             |
| Wood  | 5%         | Now               | \$62,000       | 2047               | **             | 5           | \$9,900        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$17,400       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        |                   |                | 2030               | **             | 10          | \$40,300       | A             |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$7,200        | A             |
| IRMA/Protected Membrane                                       | 25%        | Now               | \$26,800       | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 402, 420, 425                           |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 402, 420, 425                                |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$17,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$7,900        | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Quarry Tile   | 5%         |                   |                | 2035               | **             | 5           | \$11,900       | C             |
| Vinyl Tile  | 45%        |                   |                | 2027               | **             | 3           | \$26,800       | C             |
| Vinyl Tile  | 27%        |                   |                | 2032               | **             | 3           | \$21,400       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2037               | **             | 5           | \$29,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2031               | **             | 5           | \$3,200        | C             |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$9,700        | C             |
| Gypsum Board  | 3%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$24,300       | C             |
| SGFT/Glazed Masonrv   | 30%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

## Asset # : 1316

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 20% |     |          | 2027 | ** | 5 | \$31,700 | B |
| AcousTile,Adhered | 10% | Now | \$95,600 | 2042 | ** | 5 | \$7,900  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Fourth Floor Corridor*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Fourth Floor Corridor*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2035 | ** | 5 | \$19,800 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2035 | ** | 5 | \$7,900  | B |
| Exposed Concrete     | 20% |  |  | LIFE | ** | 5 | \$5,000  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$29,700 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Rooms 402, 420, 425*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2500 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 60% |  |  | 2022 | \$71,500 | 5 | \$300 | B |
| Fused Disc Sw | 40% |  |  | 2042 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 60% |  |  | 2022 | \$86,200 | 1 |  | B |
| Conduit | 40% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$8,500  | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2038 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 35% |  |  | 2038 | **       | 5 | \$1,000 | B |
| Molded Case Bkrs | 55% |  |  | 2021 | \$93,200 | 5 | \$1,500 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 10% | 2-4 | \$15,300 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout Old Wings*

*Explanation : Insulation Aged*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 40% |  |  | 2042 | **       | 1 |  | B |
| Thermoplastic | 50% |  |  | 2022 | \$76,700 | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

Asset # : 1316

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2020               | \$19,800       | 5           | \$400          | B             |
| Locally Mounted  | 10%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 30%        |                   |                | 2035               | * *            | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$32,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$41,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 300 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$23,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$9,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 30 Gals                                  |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 150 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 40%        |                   |                | 2027               | * *            | 10          | \$38,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 57%        |                   |                | 2017               | \$544,500      | 10          | \$55,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2017               | \$13,300       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$8,800        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$8,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$44,200       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2027               | * *            | 1           | \$19,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

## Asset # : 1316

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

Generic

100%

2027

\* \*

1-3

\$65,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1 In Old Wing Basement Vault And The Other In Basement Vault Of New Wing**Explanation : 2 - 5,000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

Now

\$29,400

2035

\* \*

1

\$94,500

B

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : New And Old Boiler Rooms, All Boilers Need To Be Retubed**Other Observation, Extent : Light, Area Affected : 100%**Location : Two Boilers In New Wing Basement And Two In Basement Of Old Wing**Explanation : 4 - Dual Fuel Steam Boilers*

Distribution

Hot Wtr Piping/Pump

25%

Now

\$15,200

2038

\* \*

4

\$1,300

B

*Broken, Extent : Severe, Area Affected : 50%**Location : Pnumatic Controls, Throughout**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Defective Pump Drive System*

Steam Piping/Pump

75%

2042

\* \*

4

\$5,900

B

*Broken, Extent : Severe, Area Affected : 30%**Location : Vacuum Pump, Main Building Basement And New Wing 1st Floor*

Terminal Devices

Air Handler

50%

Now

\$32,600

2027

\* \*

1

\$29,500

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Defective Controls, Malfunctioning Fire / Smoke Dampers*

Convactor/Radiator

50%

Now

\$28,500

2027

\* \*

1

\$15,400

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Defective Steam Traps, Throughout Main Building*

## Air Conditioning

Energy Source

Electricity

100%

2044

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

## Asset # : 1316

| Mechanical                  | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning            |                |                   |  |                    |                |             |                |               |
| Conversion Equipment        |                |                   |  |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 25%            |                   |  | 2027               | * *            | 1           | \$12,300       | B             |
|                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%<br>Location : New Wing Basement<br>Explanation : Refrigerant - R22   |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 5%             |                   |  | 2027               | * *            | 2           | \$300          | B             |
| Window/Wall Unit            | 30%            | Now               | \$7,500  | 2017               | \$74,500       | 1           |                | B             |
|                             |                |                   | Malfunctioning, Extent : Moderate, Area Affected : 10%<br>Location : Auditorium, General Office & Other Locations Multiple Defects   |                    |                |             |                |               |
| No Component                | 40%            |                   |  |                    |                |             |                | D             |
| Distribution                |                |                   |  |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 25%            | Now               | \$8,900  | 2032               | * *            | 4           | \$1,300        | B             |
|                             |                |                   | Malfunctioning, Extent : Severe, Area Affected : 50%<br>Location : Basement, 3 Of 5 Defective Pump Drive Systems, 2 Of 5 Defective Pump Motors   |                    |                |             |                |               |
| No Component                | 75%            |                   |  |                    |                |             |                | D             |
| Terminal Devices            |                |                   |  |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 25%            |                   |  | 2027               | * *            | 1           | \$16,400       | B             |
| No Component                | 75%            |                   |  |                    |                |             |                | D             |
| Heat Rejection              |                |                   |  |                    |                |             |                |               |
| Remote Air Cond             | 25%            |                   |  | 2027               | * *            | 2           | \$18,500       | B             |
| No Component                | 75%            |                   |  |                    |                |             |                | D             |
| Ventilation                 |                |                   |  |                    |                |             |                |               |
| Distribution                |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |                   |  | LIFE               | * *            | 2-5         | \$59,100       | B             |
| Exhaust Fans                |                |                   |  |                    |                |             |                |               |
| Interior                    | 70%            | Now               | \$9,300  | 2022               | \$93,500       | 2           | \$1,800        | B             |
|                             |                |                   | Malfunctioning, Extent : Moderate, Area Affected : 50%<br>Location : Old Building Basement Fan Room, Defective Gym, Toilet, Auditorium & House Exhaust Fans<br>Not in Service, Extent : Moderate, Area Affected : 20%<br>Location : Basement |                    |                |             |                |               |
| Roof                        | 30%            |                   |  | 2022               | \$28,800       | 2           | \$1,000        | B             |
| Plumbing                    |                |                   |  |                    |                |             |                |               |
| H/C Water Piping            |                |                   |  |                    |                |             |                |               |
| Galv Iron/Steel             | 100%           | Now               | \$7,200  | 2027               | * *            | 1           |                | B             |
|                             |                |                   | Booster Pump w/Tank, Extent : Light, Area Affected : 100%<br>Location : Basement, Defective Controls   |                    |                |             |                |               |
| Water Heater                |                |                   |  |                    |                |             |                |               |
| Gas Fired                   | 100%           | Now               | \$600  | 2021               | \$28,100       | 2           | \$1,300        | B             |
|                             |                |                   | Malfunctioning, Extent : Moderate, Area Affected : 50%<br>Location : Basement, 1 Of 2 Defective Domestic Hot Water Circulating Pump  |                    |                |             |                |               |
| Sanitary Piping             |                |                   |  |                    |                |             |                |               |
| Cast Iron                   | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |                |                   |  |                    |                |             |                |               |
| Cast Iron                   | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 246 - BK

Asset # : 1316

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$6,500        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : In Main Building                             |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 50%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Basement To 4th Floor                        |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Traction Elevator                       |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 50%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Basement To 1st Floor                        |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Hydraulic Elevator                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2042               | * *            | 1-5         | \$13,400       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Generic   | 15%        |                   |                | 2042               | * *            | 1-2         | \$4,500        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 252 - BK (J. H. S. 252 - BK)  
**Address** : LENOX ROAD & EAST 94 STREET  
**Borough** : BROOKLYN **Agency's Number** : K252  
**Program / Asset #** : BOE0544.000 / 1305 **Yr Built/Renovated** : 1939 / 2001  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4669 **Lot** : 37 **BIN** : 3101840

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$58,700           |                    |
| Interior Architecture |  | \$50,800           | \$1,078,100        |
| Electrical            |  | \$37,800           | \$959,100          |
| Mechanical            |  | \$1,084,600        | \$1,223,500        |
| <b>Total</b>          |  | <b>\$1,231,800</b> | <b>\$3,260,700</b> |
| Priority A            |  | \$58,700           |                    |
| Priority B            |  | \$1,122,300        | \$2,245,100        |
| Priority C            |  | \$50,800           | \$1,015,600        |
| <b>Total</b>          |  | <b>\$1,231,800</b> | <b>\$3,260,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$2,900          |                 |                  | \$18,300        |
| Interior Architecture | \$48,800         |                 |                  | \$13,300        |
| Electrical            | \$41,600         | \$2,000         | \$33,300         | \$1,500         |
| Mechanical            | \$35,200         | \$11,900        | \$73,900         | \$12,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$132,500</b> | <b>\$17,900</b> | <b>\$111,100</b> | <b>\$49,700</b> |
| Priority A            | \$2,900          |                 |                  | \$18,300        |
| Priority B            | \$100,100        | \$17,900        | \$111,100        | \$18,100        |
| Priority C            | \$29,500         |                 |                  | \$13,300        |
| <b>Total</b>          | <b>\$132,500</b> | <b>\$17,900</b> | <b>\$111,100</b> | <b>\$49,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 252 - BK (J. H. S. 252 - BK)

## Asset # : 1305

| Architecture           |  | Current Repair     |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|--------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                    |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                    |                |         |                    |             |                |               |  |
| Masonry: Brick         | 93%  |                    |                | LIFE    | **                 | 5           | \$34,300       | A             |  |
| Masonry: Granite       | 2%   |                    |                | LIFE    | **                 | 5           | \$600          | A             |  |
| Masonry: Limestone     | 5%   |                    |                | LIFE    | **                 | 5           | \$1,400        | A             |  |
| Windows                |  |                    |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                    |                | 2037    | **                 | 5           | \$36,600       | A             |  |
| Parapets               |  |                    |                |         |                    |             |                |               |  |
| Masonry: Brick         | 60%  |                    |                | LIFE    | **                 | 5           | \$7,700        | A             |  |
| Masonry: Limestone     | 35%  |                    |                | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Metal: Cage/Fence      | 5%   |                    |                | 2034    | **                 | 5-10        | \$5,000        | A             |  |
| Roof                   |  |                    |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                    |                | 2026    | **                 | 10          | \$58,700       | A             |  |
| Interior               |  |                    |                |         |                    |             |                |               |  |
| Floors                 |  |                    |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                    |                | LIFE    | **                 | 5           | \$27,400       | C             |  |
| Ceramic Tile           | 3%   | Now                | \$8,300        | 2030    | **                 | 5           | \$1,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : Throughout   |                    |                |         |                    |             |                |               |  |
| Terrazzo               | 2%   | Now                | \$3,800        | LIFE    | **                 | 5           | \$2,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Lobby   |                    |                |         |                    |             |                |               |  |
| Vinyl Tile             | 85%  | Now                | \$50,800       | 2021    | \$1,015,600        | 3           | \$40,000       | C             |  |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 2%<br>Location : Roof Stairs #9 And #10 & Throughout<br>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%<br>Location : Stair To Roof Throughout |                    |                |         |                    |             |                |               |  |
| Interior Walls         |  |                    |                |         |                    |             |                |               |  |
| Glass: Single Pane     | 5%   | Now                | \$17,400       | LIFE    | **                 | 5           | \$5,300        | C             |  |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%<br>Location : Stairs  |                    |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%  |                    |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 55%  |                    |                | LIFE    | **                 | 5           | \$23,500       | C             |  |
| SGFT/Glazed Masonry    | 25%  |                    |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |  |                    |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 10%  | Now                | \$19,300       | 2026    | **                 | 5           | \$7,800        | B             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%<br>Location : Throughout  |                    |                |         |                    |             |                |               |  |
| Exposed Concrete       | 10%  |                    |                | LIFE    | **                 | 5           | \$2,000        | B             |  |
| Plaster                | 80%  |                    |                | LIFE    | **                 | 5           | \$62,600       | B             |  |
| Electrical             |  |                    |                |         |                    |             |                |               |  |
| Current Repair         |  | Future Replacement |                |         | Maintenance        |             |                |               |  |
| System Component Type  | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2041               | * *            | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Service Size 4000 Amp                        |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2041               | * *            | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 80%  |           |                | 2021               | \$95,200       | 1           |                | B        |
|                 | Conduit                  | 20%  |           |                | 2031               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2029               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2037               | * *            | 5           | \$200          | B        |
|                 | Molded Case Bkrs         | 85%  |           |                | 2020               | \$115,200      | 5           | \$1,700        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 20%  | 2-4       | \$26,200       | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 80%  |           |                | 2031               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 70%  |           |                | 2026               | * *            | 5           | \$400          | B        |
|                 | Locally Mounted          | 30%  |           |                | 2019               | \$6,400        | 5           | \$200          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected With Water Pipe                    |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 90%  |           |                | 2021               | \$679,600      | 10          | \$69,100       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 95%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Lamp T-12                                    |           |                |                    |                |             |                |          |
|                 | HID                      | 5%   |           |                | 2021               | \$17,500       | 10          | \$100          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Gym   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Mercury                                      |           |                |                    |                |             |                |          |
|                 | Incandescent             | 5%   |           |                | 2016               | \$37,800       | 2           | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%  | 0-2       | \$6,900        | 2031               | * *            | 1           |                | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 75% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Exit, Service            | 50%  | 0-2       | \$6,900        | 2031               | * *            | 1           |                | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 75% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 252 - BK (J. H. S. 252 - BK)

## Asset # : 1305

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Exterior Lighting

## HID

100%

2016

\$31,400

10

\$200

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2029

\* \*

1

\$2,800

B

## Fire/Smoke Detection

## No Component

80%

D

## Generic

20%

2029

\* \*

1-3

\$9,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$25,900

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$464,900

2041

\* \*

1

\$74,700

B

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement**Unit Inoperable, Extent : Severe, Area Affected : 25%**Location : #1 Boiler, Basement*

## Distribution

## Steam Piping/Pump

100%

Now

\$133,400

2021

\$666,900

4

\$4,100

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Throughout*

## Terminal Devices

## Air Handler

25%

2016

\$128,700

1

\$13,000

B

## Convactor/Radiator

50%

2019

\$451,100

1

\$13,600

B

## Fan Coil Unit/Heat

25%

2016

\$357,500

1

\$6,800

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2016

\$19,600

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$46,700

B

## Exhaust Fans

## Interior

100%

Now

\$10,600

2021

\$105,600

2

\$2,100

B

*Not in Service, Extent : Severe, Area Affected : 70%**Location : Basement*

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 252 - BK (J. H. S. 252 - BK)

Asset # : 1305

| Mechanical                       |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |            |                   |  |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       | 0-2               | \$14,300   | 2031               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Corroded, Extent : Severe, Area Affected : 15%</i>            |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Water Main And Piping, Basement</i>                |                    |                |             |                |               |
| Water Heater<br>Gas Fired        | 100%       |                   |  | 2016               | \$22,200       | 2           | \$1,300        | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       | Now               | \$6,700  | LIFE               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping     | 100%       |                   |  | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures<br>Generic              | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport<br>Elevators  |            |                   |  |                    |                |             |                |               |
| Hydraulic                        | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                                  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Location : B-4</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Explanation : 1 Unit</i>                                      |                    |                |             |                |               |
| Fire Suppression<br>Sprinkler    |            |                   |  |                    |                |             |                |               |
| No Component                     | 90%        |                   |  |                    |                |             |                | D             |
| Generic                          | 10%        |                   |  | 2031               | * *            | 1-2         | \$2,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 254 - BX  
**Address** : 2452 WASHINGTON AVE. @E. 189 STREET  
**Borough** : BRONX **Agency's Number** : X254  
**Program / Asset #** : BOE1006.000 / 4513 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3058 **Lot** : 3 **BIN** : 2103863

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$40,000         | \$254,700          |
| Interior Architecture |  |                  | \$97,800           |
| Electrical            |  | \$160,800        |                    |
| Mechanical            |  | \$68,100         | \$1,361,200        |
| <b>Total</b>          |  | <b>\$268,900</b> | <b>\$1,713,700</b> |
| Priority A            |  | \$40,000         | \$254,700          |
| Priority B            |  | \$228,900        | \$1,402,800        |
| Priority C            |  |                  | \$56,100           |
| <b>Total</b>          |  | <b>\$268,900</b> | <b>\$1,713,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$3,600         |                 |
| Interior Architecture | \$15,200        |                 | \$10,300        |                 |
| Electrical            | \$3,900         | \$14,300        | \$4,700         | \$3,900         |
| Mechanical            | \$27,000        | \$6,400         | \$30,100        | \$6,400         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$28,600</b> | <b>\$56,600</b> | <b>\$18,200</b> |
| Priority A            |                 |                 | \$3,600         |                 |
| Priority B            | \$50,000        | \$28,600        | \$42,700        | \$18,200        |
| Priority C            | \$4,000         |                 | \$10,300        |                 |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$28,600</b> | <b>\$56,600</b> | <b>\$18,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 254 - BX

## Asset # : 4513

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 2%  |  |  | LIFE | ** | 5 | \$4,300  | A |
| Masonry: Brick         | 98% |  |  | LIFE | ** | 5 | \$27,000 | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$7,200 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 20% |  |  | LIFE | ** | 5 | \$8,900 | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5 | \$4,600 | A |

## Roof

|              |      |  |  |      |           |   |          |   |
|--------------|------|--|--|------|-----------|---|----------|---|
| Roll Roofing | 100% |  |  | 2019 | \$214,700 | 5 | \$80,000 | A |
|--------------|------|--|--|------|-----------|---|----------|---|

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 2%  |  |  | 2029 | ** | 5 | \$1,800  | C |
| Terrazzo     | 2%  |  |  | LIFE | ** | 5 | \$1,400  | C |
| Vinyl Tile   | 92% |  |  | 2025 | ** | 3 | \$30,900 | C |
| Wood         | 4%  |  |  | 2048 | ** | 5 | \$6,700  | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2029 | ** | 5 | \$6,200  | C |
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5 | \$10,000 | C |
| Gypsum Board          | 75% |  |  | LIFE | ** | 5 | \$56,100 | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 95% | Now | \$11,100 | 2033 | ** | 5 | \$41,700 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Rooms 307, 310 And 315*

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Gymnasium*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 60% |  |  | 2040 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 40% |  |  | 2040 | ** | 5 | \$600 | B |

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2036 | ** | 5 | \$1,500 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 254 - BX

Asset # : 4513

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$17,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$21,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 117 Kw Onan Genset                           |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$12,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2048               | * *            | 5           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Gallons                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 76%        |                   |                | 2025               | * *            | 10          | \$41,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2015               | \$108,100      | 10          | \$11,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2020               | \$10,800       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Emergency, Battery   | 20%        |                   |                | 2025               | * *            | 10          | \$2,900        | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Natural Gas           | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Radiant Heater        | 100%       |                   |                | 2028               | * *            | 2           | \$27,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 254 - BX

Asset # : 4513

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$33,400       | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 100%   |                   |                | 2025               | * *            | 1           | \$19,400       | B             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 100%   | Now               | \$68,100       | 2018               | \$1,361,200    | 2           | \$3,000        | B             |
|                                | Not in Service, Extent : Moderate, Area Affected : 10%<br>Location : Cafeteria |                   |                |                    |                |             |                |               |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 100%   |                   |                | 2025               | * *            | 1           | \$37,100       | B             |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Remote Air Cond                | 100%   |                   |                | 2028               | * *            | 2           | \$41,800       | B             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$33,400       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Roof                           | 100%   |                   |                | 2025               | * *            | 2           | \$1,900        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2018               | \$15,900       | 2           | \$900          | B             |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
| Submersible                    | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer             |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                | 2025               | * *            | 1           | \$3,700        | B             |
| Fixtures                       |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport             |  |                   |                |                    |                |             |                |               |
| Elevators                      |  |                   |                |                    |                |             |                |               |
| Geared Traction                | 100%   |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 258 - BK  
**Address** : 141 MACON STREET BTWN: MARCY AVE., TOMPKINS AVE  
**Borough** : BROOKLYN **Agency's Number** : K258  
**Program / Asset #** : BOE0550.000 / 1308 **Yr Built/Renovated** : 1955 / 2009  
**Area Sq Ft** : 142,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1845 **Lot** : 1 **BIN** : 3053075

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,300             | \$1,374,300           |
| Interior Architecture | \$1,110,600           | \$123,200             |
| Electrical            | \$350,000             | \$1,468,300           |
| Mechanical            | \$99,200              | \$459,300             |
| <b>Total</b>          | <b>\$1,731,100</b>    | <b>\$3,425,000</b>    |
| Priority A            | \$171,300             | \$1,374,300           |
| Priority B            | \$449,200             | \$1,927,500           |
| Priority C            | \$1,110,600           | \$123,200             |
| <b>Total</b>          | <b>\$1,731,100</b>    | <b>\$3,425,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,300          |                 |                 | \$21,100        |
| Interior Architecture | \$57,200         | \$3,500         |                 | \$11,700        |
| Electrical            | \$43,700         | \$1,000         | \$1,500         | \$16,400        |
| Mechanical            | \$33,200         | \$18,000        | \$35,100        | \$37,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$142,300</b> | <b>\$26,400</b> | <b>\$40,500</b> | <b>\$90,400</b> |
| Priority A            | \$4,300          |                 |                 | \$21,100        |
| Priority B            | \$87,300         | \$22,900        | \$40,500        | \$57,700        |
| Priority C            | \$50,700         | \$3,500         |                 | \$11,700        |
| <b>Total</b>          | <b>\$142,300</b> | <b>\$26,400</b> | <b>\$40,500</b> | <b>\$90,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 258 - BK

## Asset # : 1308

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 96%  | Now               | \$171,300      | LIFE               | * *            | 5           | \$102,000      | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                         | Location : West Facade                                       |                   |                |                    |                |             |                |               |
|                         | Vertical Cracks, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Southwest Corner                                  |                   |                |                    |                |             |                |               |
| Granite Panels          | 2%   |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Slate Panels            | 2%   |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
|                         | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : Replaced 2009                                  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2047               | * *            | 5           | \$42,100       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$300          | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%  |                   |                | 2022               | \$1,148,900    | 10          | \$123,400      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roll Roofing            | 4%   |                   |                | 2024               | * *            | 5           | \$8,700        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 1%   |                   |                | 2032               | * *            | 10          | \$4,300        | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | * *            | 5           | \$20,400       | C             |
| Ceramic Tile            | 3%   | Now               | \$12,400       | 2031               | * *            | 5           | \$2,800        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo                | 2%   |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| Vinyl Tile              | 50%  | Now               | \$177,800      | 2017               | \$889,100      | 3           | \$35,000       | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 5%   |                   |                | 2030               | * *            | 3           | \$3,500        | C             |
| Vinyl Tile              | 10%  |                   |                | 2027               | * *            | 3           | \$7,000        | C             |
| Wood                    | 25%  |                   |                | 2050               | * *            | 5           | \$87,500       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 258 - BK

## Asset # : 1308

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Interior Walls

## Ceramic Tile

3% Now

\$19,200

2031

\* \*

5

\$3,300

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Concrete Masonry Unit

10%

LIFE

\* \*

5

\$8,700

C

## Granite Panels

2% Now

\$19,000

LIFE

\* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

## Plaster

55%

LIFE

\* \*

5

\$35,900

C

## SGFT/Glazed Masonry

25%

LIFE

\* \*

C

## Wood

5%

LIFE

\* \*

5

\$43,500

C

## Ceilings

## AcousTileConcealSpLn

10% Now

\$6,500

2027

\* \*

5

\$10,600

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Exposed Concrete

65%

LIFE

\* \*

5

\$17,200

B

## Metal Panel

10%

LIFE

\* \*

5

\$21,100

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Plaster

15%

LIFE

\* \*

5

\$15,800

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2022

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 800 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

20%

2042

\* \*

5

\$100

B

## Fused Knife Sw

80%

2-4

\$107,300

2052

\* \*

5

\$200

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 100%**Location : Switchgear Room**Explanation : Obsolete Equipment*

## Raceway

## Conduit

10%

2042

\* \*

1

B

## Conduit

90%

2022

\$153,200

1

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 258 - BK

Asset # : 1308

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%   |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Fused Knife Sw        | 10%   | 2-4               | \$16,900       | 2047               | * *            | 5           | \$100          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Equipment                            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 10%   | 2-4               | \$16,900       | 2047               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 10%   |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs      | 60%   |                   |                | 2021               | \$101,600      | 5           | \$1,900        | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%   | 2-4               | \$125,600      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%   |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 75%   |                   |                | 2020               | \$24,700       | 5           | \$600          | B             |
| Locally Mounted       | 20%   | 2-4               | \$6,600        | 2042               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Locally Mounted       | 5%  | Now               | \$1,700        | 2042               | * *            | 5           |                | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 98%   |                   |                | 2022               | \$1,101,400    | 10          | \$112,100      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 2%  |                   |                | 2022               | \$22,500       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2027               | * *            | 10          | \$15,100       | B             |
| Exit, Service         | 50%   |                   |                | 2022               | \$10,300       | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2017               | \$48,500       | 10          | \$400          | B             |

## Alarm

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## DEPARTMENT OF EDUCATION - 040

## I. S. 258 - BK

## Asset # : 1308

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

2030

\* \*

1

\$2,200

D

Generic

5%

2030

\* \*

1

\$2,200

B

## Fire/Smoke Detection

No Component

95%

2017

\$68,600

1-3

\$3,700

D

Generic

5%

2017

\$68,600

1-3

\$3,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$38,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 10,000 Gallon Tanks*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$123,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 - Steam Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$99,200

2032

\* \*

4

\$6,200

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Traps, Vacuum Condensate Pump And Flash Tank*

## Terminal Devices

Air Handler

20%

Now

\$3,100

2022

\$153,300

1

\$13,900

B

*Damaged, Extent : Moderate, Area Affected : 50%**Location : Basement Fan Room - Defective Flexible Connections*

Convactor/Radiator

80%

2027

\* \*

1

\$32,300

B

*Malfunctioning, Extent : Severe, Area Affected : 80%**Location : Defective Thermostats And Control Valves*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

60%

Now

\$8,800

2020

\$175,300

1

B

*Malfunctioning, Extent : Light, Area Affected : 5%**Location : Various Classrooms - Assortment Of Defects*

No Component

40%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$69,500

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 258 - BK

Asset # : 1308

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2022               | \$62,900       | 2           | \$1,500        | B             |
| Roof  | 60%        | Now               | \$3,400        | 2022               | \$67,800       | 2           | \$1,800        | B             |
| Unit Inoperable, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$33,100       | 2           | \$1,900        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$12,400       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2030               | * *            | 1           | \$7,700        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Thru 3rd Floor                      |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Elevator                                |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 259 - BK (J. H. S. 259 - BK)  
**Address** : 7305 FT HAMILTON PKWY BTWN: 73 ST, 74 ST  
**Borough** : BROOKLYN **Agency's Number** : K259  
**Program / Asset #** : BOE0551.000 / 1309 **Yr Built/Renovated** : 1939 / 2002  
**Area Sq Ft** : 166,221 **Project Type** : EDUCATION  
**Date of Survey** : 01-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5923 **Lot** : 1 **BIN** : 3148031

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$77,100              | \$105,900             |
| Interior Architecture | \$535,600             | \$678,300             |
| Electrical            | \$36,800              | \$836,100             |
| Mechanical            | \$36,100              | \$1,835,100           |
| <b>Total</b>          | <b>\$685,700</b>      | <b>\$3,455,400</b>    |
| Priority A            | \$77,100              | \$105,900             |
| Priority B            | \$195,300             | \$2,715,700           |
| Priority C            | \$413,200             | \$633,800             |
| <b>Total</b>          | <b>\$685,700</b>      | <b>\$3,455,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$8,000          |                 |                 |                  |
| Interior Architecture | \$72,800         | \$38,700        |                 | \$6,900          |
| Electrical            | \$20,000         | \$23,000        | \$19,100        | \$38,100         |
| Mechanical            | \$56,100         | \$23,400        | \$62,900        | \$66,600         |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$168,800</b> | <b>\$97,000</b> | <b>\$93,900</b> | <b>\$123,400</b> |
| Priority A            | \$8,000          |                 |                 |                  |
| Priority B            | \$118,500        | \$83,700        | \$93,900        | \$116,500        |
| Priority C            | \$42,300         | \$13,300        |                 | \$6,900          |
| <b>Total</b>          | <b>\$168,800</b> | <b>\$97,000</b> | <b>\$93,900</b> | <b>\$123,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

## Asset # : 1309

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$105,900      | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$8,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$77,100       | 2038               | **             | 5           | \$16,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$15,200       | A             |
| Masonry: Limestone  | 30%        |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$8,000        | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Roof                                       |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$27,100       | 2025               | **             | 5           | \$3,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2035               | **             | 5           | \$10,200       | C             |
| Terrazzo  | 5%         | 0-2               | \$15,200       | LIFE               | **             | 5           | \$8,000        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 27%        | 0-2               | \$52,400       | 2022               | \$523,800      | 3           | \$20,600       | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2030               | **             | 3           | \$19,100       | C             |
| Wood  | 35%        | Now               | \$302,100      | 2037               | **             | 5           | \$66,800       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Cast in Place Concrete  | 5%         | Now               | \$58,700       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2035               | **             | 5           | \$3,600        | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

## Asset # : 1309

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |     |           | 2035 | ** | 5 | \$50,900 | B |
| AcousTileSusp.Lay-In | 30% |     |           | 2039 | ** | 5 | \$61,100 | B |
| Exposed Concrete     | 10% |     |           | LIFE | ** | 5 | \$3,200  | B |
| Plaster              | 35% | Now | \$122,400 | LIFE | ** | 5 | \$44,500 | B |

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : Gymnasium*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2032 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room Old Wing*

*Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2048 | ** | 5 | \$400 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room New Wing*

*Explanation : One 4000 Amps And One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2048 | ** | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 60% |  |  | 2032 | ** | 1 |  | B |
| Conduit | 40% |  |  | 2048 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2030 | ** | 5 | \$300   | B |
| Fused Disc Sw    | 5%  |  |  | 2044 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 50% |  |  | 2030 | ** | 5 | \$1,800 | B |
| Molded Case Bkrs | 35% |  |  | 2044 | ** | 5 | \$1,300 | B |

## Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 60% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 40% |  |  | 2048 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 60% |  |  | 2020 |    | 5 | \$600 | B |
| Locally Mounted | 40% |  |  | 2039 | ** | 5 | \$400 | B |

## Ground

## Grounding Devices

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Generic | 50% |  |  | LIFE | ** | 5 | \$1,000 | B |
| Generic | 50% |  |  | LIFE | ** | 5 | \$1,000 | B |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2039 | ** | 1 | \$42,000 | B |
|-----------|------|--|--|------|----|---|----------|---|

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

## Asset # : 1309

| Electrical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |            |  |                |                    |                |             |                |               |
| Generators            |            |  |                |                    |                |             |                |               |
| Diesel                | 100%       |  |                | 2035               | * *            | 1           | \$52,700       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Generator Room                                  |                |                    |                |             |                |               |
|                       |            | Explanation : One 250 Kw                                   |                |                    |                |             |                |               |
| Batteries             |            |  |                |                    |                |             |                |               |
| Lead/Acid             | 100%       |  |                | 2017               | \$600          | 5           | \$5,000        | B             |
| Fuel Storage          |            |  |                |                    |                |             |                |               |
| Main Tank             | 100%       |  |                | 2057               | * *            | 5           | \$4,000        | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement  |                |                    |                |             |                |               |
|                       |            | Explanation : One 275 Gals                                 |                |                    |                |             |                |               |
| Lighting              |            |  |                |                    |                |             |                |               |
| Interior Lighting     |            |  |                |                    |                |             |                |               |
| Fluorescent           | 54%        |  |                | 2022               | \$662,100      | 10          | \$67,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 95%  |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : T-12 Lamps                                   |                |                    |                |             |                |               |
| Fluorescent           | 38%        |  |                | 2030               | * *            | 10          | \$47,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : New Wing  |                |                    |                |             |                |               |
|                       |            | Explanation : T-8 Lamps                                    |                |                    |                |             |                |               |
| Fluorescent           | 2%         |  |                | 2030               | * *            | 10          | \$2,500        | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : New Wing  |                |                    |                |             |                |               |
|                       |            | Explanation : T-5 Lamps                                    |                |                    |                |             |                |               |
| HID                   | 3%         |  |                | 2022               | \$17,000       | 10          | \$100          | B             |
| Incandescent          | 3%         |  |                | 2017               | \$36,800       | 2           | \$100          | B             |
| Egress Lighting       |            |  |                |                    |                |             |                |               |
| Emergency, Service    | 30%        |  |                | 2017               | \$6,800        | 1           |                | B             |
| Emergency, Service    | 20%        |  |                | 2030               | * *            | 1           |                | B             |
| Exit, LED             | 20%        |  |                | 2057               | * *            | 1           |                | B             |
| Exit, Service         | 30%        |  |                | 2017               | \$6,800        | 1           |                | B             |
| Exterior Lighting     |            |  |                |                    |                |             |                |               |
| HID                   | 100%       |  |                | 2022               | \$56,800       | 10          | \$400          | B             |
| Alarm                 |            |  |                |                    |                |             |                |               |
| Security System       |            |  |                |                    |                |             |                |               |
| No Component          | 60%        |  |                |                    |                |             |                | D             |
| Generic               | 40%        |  |                | 2030               | * *            | 1           | \$20,400       | B             |
| Fire/Smoke Detection  |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2030               | * *            | 1-3         | \$84,000       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

## Asset # : 1309

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 4                  | 60%  |                   |                | 2032               | * *            | 5           | \$25,300       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Basement Of Older Building  |                   |                |                    |                |             |                |               |
|                                | Explanation : Feeds Existing Steam Boilers, 15,000 Gal. Buried Tank                |                   |                |                    |                |             |                |               |
| Natural Gas                    | 40%  |                   |                | 2052               | * *            | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Roof Of New Addition  |                   |                |                    |                |             |                |               |
|                                | Explanation : Feeds Hot Water Boilers  |                   |                |                    |                |             |                |               |
|                                |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler               | 40%  |                   |                | 2042               | * *            | 1           | \$27,000       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Penthouse Of New Addition   |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units  |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 60%  | Now               | \$9,100        | 2020               | \$453,000      | 1           | \$72,800       | B             |
|                                | Unit Inoperable, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Basement  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Severe, Area Affected : 100%                           |                   |                |                    |                |             |                |               |
|                                | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Boilers On Extended Life   |                   |                |                    |                |             |                |               |
|                                |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump            | 40%  |                   |                | 2047               | * *            | 4           | \$4,000        | B             |
| Steam Piping/Pump              | 60%  | Now               | \$32,500       | 2022               | \$649,700      | 4           | \$4,000        | B             |
|                                | Leak Evident, Extent : Severe, Area Affected : 20%                                 |                   |                |                    |                |             |                |               |
|                                | Location : Basement, Condensate Lines  |                   |                |                    |                |             |                |               |
|                                |  |                   |                |                    |                |             |                |               |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 50%  |                   |                | 2027               | * *            | 1           | \$42,100       | B             |
| Convactor/Radiator             | 50%  |                   |                | 2020               | \$732,400      | 1           | \$22,000       | B             |
|                                |  |                   |                |                    |                |             |                |               |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
|                                |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller    | 10%  |                   |                | 2032               | * *            | 1           | \$6,300        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Original Building   |                   |                |                    |                |             |                |               |
|                                | Explanation : Used To Provide Air Conditioning To Auditorium                       |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%  |                   |                | 2032               | * *            | 2           | \$3,400        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Roof Of New Building  |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Roof Top Units With Gas Supply Line. Refrigerant Type Unidentified |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 10%  |                   |                | 2017               | \$31,900       | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                                | Location : Throughout  |                   |                |                    |                |             |                |               |
|                                | Explanation : Original Building Only   |                   |                |                    |                |             |                |               |
| No Component                   | 40%  |                   |                |                    |                |             |                | D             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

## Asset # : 1309

| Mechanical            | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |                |  |                |                    |                |             |                |               |
| Distribution          |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 50%            |  |                | LIFE               | * *            | 2           | \$88,500       | B             |
| No Component          | 50%            |  |                |                    |                |             |                | D             |
| Terminal Devices      |                |  |                |                    |                |             |                |               |
| Direct Expansion      | 10%            |  |                | 2032               | * *            | 1           |                | B             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                |                    |                |             |                |               |
|                       |                | <i>Location : Original Building</i>  |                |                    |                |             |                |               |
|                       |                | <i>Explanation : Services The Auditorium</i>   |                |                    |                |             |                |               |
| No Component          | 90%            |  |                |                    |                |             |                | D             |
| Ventilation           |                |  |                |                    |                |             |                |               |
| Distribution          |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |  |                | LIFE               | * *            | 2-5         | \$75,800       | B             |
| Exhaust Fans          |                |  |                |                    |                |             |                |               |
| Interior              | 95%            |  |                | 2027               | * *            | 2           | \$4,000        | B             |
| Roof                  | 5%             |  |                | 2027               | * *            | 2           | \$200          | B             |
| Plumbing              |                |  |                |                    |                |             |                |               |
| H/C Water Piping      |                |  |                |                    |                |             |                |               |
| Brass/Copper          | 20%            |  |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%            |  |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |                |  |                |                    |                |             |                |               |
| Gas Fired             | 100%           |  |                | 2017               | \$36,100       | 2           | \$2,000        | B             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                |                    |                |             |                |               |
|                       |                | <i>Location : Basement Of Older Building</i>   |                |                    |                |             |                |               |
|                       |                | <i>Explanation : 1 Tank Of About 600 Gallons Feeds Both New And Original Buildings</i> |                |                    |                |             |                |               |
| Sanitary Piping       |                |  |                |                    |                |             |                |               |
| Cast Iron             | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |  |                |                    |                |             |                |               |
| Cast Iron             | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |  |                |                    |                |             |                |               |
| Submersible           | 100%           |  |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |                |  |                |                    |                |             |                |               |
| Electric              | 100%           |  |                | 2032               | * *            | 4           | \$1,300        | B             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                |                    |                |             |                |               |
|                       |                | <i>Location : New Addition Basement</i>  |                |                    |                |             |                |               |
|                       |                | <i>Explanation : One Dual Unit</i>   |                |                    |                |             |                |               |
| Backflow Preventer    |                |  |                |                    |                |             |                |               |
| Generic               | 100%           |  |                | 2032               | * *            | 1           | \$8,400        | B             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                |                    |                |             |                |               |
|                       |                | <i>Location : Basement</i>   |                |                    |                |             |                |               |
|                       |                | <i>Explanation : 2 Of Them Are In New Addition And 2 In The Old Building</i>           |                |                    |                |             |                |               |
| Fixtures              |                |  |                |                    |                |             |                |               |
| Generic               | 100%           |  |                |                    |                |             |                | B             |
|                       |                | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>                        |                |                    |                |             |                |               |
|                       |                | <i>Location : Throughout Original Building</i>   |                |                    |                |             |                |               |
| Vertical Transport    |                |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 259 - BK (J. H. S. 259 - BK)

Asset # : 1309

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement : 4th Floor   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Freight & 2 Passenger Elevators In New Addition               |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 55%        |                   |                |                    |                |             |                | D             |
| Generic   | 45%        |                   |                | 2048               | * *            | 1-2         | \$17,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Covers Entire New Addition And Basement OfThe Original Building |            |                   |                |                    |                |             |                |               |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Generic   | 40%        |                   |                | 2037               | * *            | 1           | \$10,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : New Addition Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Only For New Addition   |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 265 - BK  
**Address** : 101 PARK AVENUE BTWN: NORTH OXFORD ST., N. PORTL  
**Borough** : BROOKLYN **Agency's Number** : K265  
**Program / Asset #** : BOE0556.000 / 1276 **Yr Built/Renovated** : 1958 / 2000  
**Area Sq Ft** : 139,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2028 **Lot** : 1 **BIN** : 3057942

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$273,200             | \$1,179,200           |
| Interior Architecture | \$1,421,100           | \$77,000              |
| Electrical            | \$875,800             | \$1,588,600           |
| Mechanical            | \$328,700             | \$611,000             |
| <b>Total</b>          | <b>\$2,898,700</b>    | <b>\$3,455,700</b>    |
| Priority A            | \$273,200             | \$1,179,200           |
| Priority B            | \$1,509,400           | \$2,199,600           |
| Priority C            | \$1,116,100           | \$77,000              |
| <b>Total</b>          | <b>\$2,898,700</b>    | <b>\$3,455,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$25,800        | \$17,800        |                 | \$6,100          |
| Interior Architecture | \$12,100        | \$7,300         | \$4,600         | \$12,100         |
| Electrical            | \$9,000         | \$3,600         | \$4,600         | \$64,200         |
| Mechanical            | \$52,500        | \$17,800        | \$27,000        | \$47,700         |
| <b>Total</b>          | <b>\$99,300</b> | <b>\$46,500</b> | <b>\$36,100</b> | <b>\$130,100</b> |
| Priority A            | \$25,800        | \$17,800        |                 | \$6,100          |
| Priority B            | \$61,400        | \$21,400        | \$31,500        | \$111,900        |
| Priority C            | \$12,100        | \$7,300         | \$4,600         | \$12,100         |
| <b>Total</b>          | <b>\$99,300</b> | <b>\$46,500</b> | <b>\$36,100</b> | <b>\$130,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 265 - BK

## Asset # : 1276

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | * *            | 5           | \$48,500       | A             |
| Masonry: Brick   | 10%        | Now               | \$20,400       | LIFE               | * *            | 5           | \$6,100        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         | Now               | \$5,400        | LIFE               | * *            | 5           | \$9,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : East Facade   |            |                   |                |                    |                |             |                |               |
| Window Wall  | 5%         |                   |                | 2042               | * *            | 5           | \$11,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        |                   |                | 2038               | * *            | 5           | \$40,400       | A             |
| Steel  | 2%         | Now               | \$48,200       | 2047               | * *            | 5           | \$5,200        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Stairwells  |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Stairwells  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Stairwells  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | * *            | 5           | \$3,000        | A             |
| Metal Panel  | 5%         |                   |                | 2042               | * *            | 5           | \$800          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | * *            | 5-10        | \$7,200        | A             |
| Metal: Cage/Fence  | 10%        |                   |                | 2035               | * *            | 5-10        | \$3,100        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 95%        | Now               | \$224,900      | 2022               | \$1,124,600    |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Room 321  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2035               | * *            | 10          | \$11,700       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 265 - BK

## Asset # : 1276

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$39,900       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$9,100        | C             |
| Quarry Tile  | 2%         |                   |                | 2035               | **             | 5           | \$5,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$7,100        | C             |
| Vinyl Tile   | 20%        |                   |                | 2030               | **             | 3           | \$13,700       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Corridor                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 53%        |                   |                | 2017               | \$922,500      | 3           | \$48,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$193,600      | 2062               | **             | 5           | \$8,600        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Severe, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$8,500        | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 58%        |                   |                | LIFE               | **             | 5           | \$37,100       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         | Now               | \$49,800       | 2042               | **             | 5           | \$4,100        | B             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Vandalism, Extent : Moderate, Area Affected : 25%                |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%        | Now               | \$255,100      | 2042               | **             | 5           | \$20,700       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Library   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Library   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$15,500       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Room 321  |            |                   |                |                    |                |             |                |               |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$15,500       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 265 - BK

## Asset # : 1276

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$32,600           | 5           | \$500          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2- Main Service Switches No Nameplate Ratings Available. |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 20%        |                   |                | 2042    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs   | 80%        |                   |                | 2022    | \$107,300          | 5           | \$2,400        | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2022    | \$153,200          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2038    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs   | 5%         |                   |                | 2038    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 90%        |                   |                | 2021    | \$152,400          | 5           | \$2,700        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                                     |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 10%        | 0-2               | \$3,300        | 2042    | * *                | 5           |                | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%              |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 90%        |                   |                | 2020    | \$29,700           | 5           | \$700          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,700        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Pipe Clamp And Bus Bar Corroded                          |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 97%        |                   |                | 2022    | \$1,067,100        | 10          | \$108,600      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps   |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 3%         |                   |                | 2017    | \$33,000           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 25%        |                   |                | 2017    | \$12,700           | 10          | \$7,400        | B             |  |
| Emergency, Battery   | 25%        |                   |                | 2022    | \$12,700           | 10          | \$7,400        | B             |  |
| Exit, Service  | 25%        |                   |                | 2017    | \$5,100            | 1           |                | B             |  |
| Exit, Service  | 25%        |                   |                | 2022    | \$5,100            | 1           |                | B             |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 265 - BK

## Asset # : 1276

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

|     |     |     |         |      |          |    |       |   |
|-----|-----|-----|---------|------|----------|----|-------|---|
| HID | 90% |     |         | 2017 | \$42,700 | 10 | \$300 | B |
| HID | 10% | Now | \$4,700 | 2032 | * *      |    |       | B |

*Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100%*

*Location : Roof*

## Alarm

## Security System

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Fire/Smoke Detection

|              |     |     |           |      |     |     |          |   |
|--------------|-----|-----|-----------|------|-----|-----|----------|---|
| No Component | 50% |     |           |      |     |     |          | D |
| Generic      | 50% | 2-4 | \$671,600 | 2032 | * * | 1-3 | \$31,900 | B |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room, Hallways*

*Explanation : Obsolete Control Panel Located In The Boiler Room. Pull Station And Alarm*

*Bells Are In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |           |   |          |   |
|---------------|------|--|--|------|-----------|---|----------|---|
| Fuel Oil No 4 | 100% |  |  | 2022 | \$342,700 | 5 | \$37,800 | B |
|---------------|------|--|--|------|-----------|---|----------|---|

## Conversion Equipment

|              |      |     |          |      |     |   |           |   |
|--------------|------|-----|----------|------|-----|---|-----------|---|
| Steam Boiler | 100% | Now | \$33,900 | 2027 | * * | 1 | \$108,900 | B |
|--------------|------|-----|----------|------|-----|---|-----------|---|

*Leak Evident, Extent : Severe, Area Affected : 10%*

*Location : #2 Boiler Tubes, Oil Valves, Basement*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 3 Units*

## Distribution

|                   |      |     |          |      |     |   |         |   |
|-------------------|------|-----|----------|------|-----|---|---------|---|
| Steam Piping/Pump | 100% | Now | \$97,200 | 2032 | * * | 4 | \$6,000 | B |
|-------------------|------|-----|----------|------|-----|---|---------|---|

*Leak Evident, Extent : Severe, Area Affected : 10%*

*Location : Vacuum Pump, Basement*

*Steam Traps Faulty, Extent : Light, Area Affected : 50%*

*Location : Throughout*

## Terminal Devices

|             |     |  |  |      |           |   |          |   |
|-------------|-----|--|--|------|-----------|---|----------|---|
| Air Handler | 30% |  |  | 2022 | \$225,100 | 1 | \$22,700 | B |
|-------------|-----|--|--|------|-----------|---|----------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 70% |  |  | 2027 | * * | 1 | \$27,600 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2030 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                  |     |     |         |      |           |   |  |   |
|------------------|-----|-----|---------|------|-----------|---|--|---|
| Window/Wall Unit | 50% | Now | \$7,200 | 2017 | \$143,000 | 1 |  | B |
|------------------|-----|-----|---------|------|-----------|---|--|---|

*Not in Service, Extent : Severe, Area Affected : 10%*

*Location : Various Areas*

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 50% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 265 - BK

Asset # : 1276

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$68,000       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 20%        |                   |                | 2022               | \$30,800       | 2           | \$800          | B             |
| Roof                  | 80%        |                   |                | 2017               | \$88,500       | 2           | \$3,000        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2022               | \$43,200       | 4           | \$18,100       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 271 - BK  
**Address** : 1137 HERKIMER STREET BTWN: SARATOGA AVE., ROOSEVELT  
**Borough** : BROOKLYN **Agency's Number** : K271  
**Program / Asset #** : BOE0560.000 / 1278 **Yr Built/Renovated** : 1963 / 2011  
**Area Sq Ft** : 188,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1550 **Lot** : 1 **BIN** : 3042157

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$58,800              | \$333,200             |
| Interior Architecture | \$1,325,400           | \$47,600              |
| Electrical            | \$635,700             | \$2,138,500           |
| Mechanical            | \$232,100             | \$1,379,700           |
| <b>Total</b>          | <b>\$2,252,100</b>    | <b>\$3,898,900</b>    |
| Priority A            | \$58,800              | \$333,200             |
| Priority B            | \$1,231,700           | \$3,518,200           |
| Priority C            | \$961,600             | \$47,600              |
| <b>Total</b>          | <b>\$2,252,100</b>    | <b>\$3,898,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$6,300         |                 | \$33,200         |
| Interior Architecture | \$8,200         | \$21,600        |                 | \$6,200          |
| Electrical            | \$4,000         | \$3,800         | \$5,100         | \$40,100         |
| Mechanical            | \$60,400        | \$23,500        | \$38,000        | \$49,000         |
| <b>Total</b>          | <b>\$72,600</b> | <b>\$55,200</b> | <b>\$43,100</b> | <b>\$128,400</b> |
| Priority A            |                 | \$6,300         |                 | \$33,200         |
| Priority B            | \$68,100        | \$27,300        | \$43,100        | \$89,100         |
| Priority C            | \$4,400         | \$21,600        |                 | \$6,200          |
| <b>Total</b>          | <b>\$72,600</b> | <b>\$55,200</b> | <b>\$43,100</b> | <b>\$128,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 271 - BK

## Asset # : 1278

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$33,000       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$126,500      | A             |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Masonry: Limestone   | 1%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Panel  | 2%         |                   |                | 2032               | **             | 5-10        | \$19,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2047               | **             | 5           | \$55,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2027               | **             | 5-10        | \$96,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 98%        |                   |                | 2030               | **             | 10          | \$168,600      | A             |
| Metal Panel  | 2%         |                   |                | 2035               | **             | 10          | \$6,300        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$49,200       | 2025               | **             | 5           | \$3,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 3%         | Now               | \$4,400        | LIFE               | **             | 5           | \$5,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$141,300      | 2017               | \$470,800      | 3           | \$18,500       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 70%        |                   |                | 2027               | **             | 3           | \$64,800       | C             |
| Wood   | 4%         | 4+                | \$41,900       | 2037               | **             | 5           | \$9,300        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 271 - BK

## Asset # : 1278

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 4%         | Now               | \$101,900      | 2025               | * *            | 5           | \$5,800        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$5,800        | C             |
| Folding Partition   | 1%         | Now               | \$90,000       | 2038               | * *            | 5           | \$3,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Severe, Area Affected : 40%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 55%        |                   |                | LIFE               | * *            | 5           | \$47,600       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$66,500       | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Expansion Joint In Entrance Lobby                    |            |                   |                |                    |                |             |                |               |
| Explanation : Loose Units, Panels With Separation               |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 30%        | Now               | \$80,900       | 2035               | * *            | 5           | \$33,500       | B             |
| Adhesion Failure, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Hall At Exit 9                             |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Hall At Exit 9                             |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         | 0-2               | \$3,700        | 2027               | * *            | 5           | \$5,600        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 45%        | 4+                | \$77,600       | LIFE               | * *            | 5           | \$15,700       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s)   |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel  | 2%         | 4+                | \$50,900       | LIFE               | * *            |             |                | B             |
| Corrosion/Rusting, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         | Now               | \$54,500       | LIFE               | * *            | 5           | \$14,000       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Plaster   | 13%        | Now               | \$99,900       | LIFE               | * *            | 5           | \$18,200       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 271 - BK

## Asset # : 1278

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Electrical Service Rated @ 2000 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$149,000      | 5           | \$700          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$178,900      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2021               | \$38,400       | 5           | \$700          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$134,400      | 5           | \$2,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$181,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$1,000        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2022               | \$1,428,400    | 10          | \$145,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$13,800       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$29,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2027               | * *            | 10          | \$5,600        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$64,200       | 10          | \$500          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2027               | * *            | 1           | \$11,500       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2017               | \$454,200      | 1-3         | \$24,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 271 - BK

Asset # : 1278

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2032               | * *            | 5           | \$51,100       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2020               | \$916,100      | 1           | \$163,600      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$26,300       | 2032               | * *            | 4           | \$8,200        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$202,900      | 1           | \$20,400       | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2027               | * *            | 1           | \$42,700       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2017               | \$232,100      | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$92,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$41,600       | 2           | \$1,000        | B             |
| Roof  | 80%        |                   |                | 2022               | \$119,700      | 2           | \$4,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2022               | \$58,400       | 4           | \$24,500       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2032               | * *            | 1-2         | \$11,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 275 - BK  
**Address** : 985 ROCKAWAY AVENUE BTWN: HEGEMAN AVE., LINDEN BLV  
**Borough** : BROOKLYN **Agency's Number** : K275  
**Program / Asset #** : BOE0564.000 / 1283 **Yr Built/Renovated** : 1963 / 2010  
**Area Sq Ft** : 159,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3636 **Lot** : 7 **BIN** : 3082940

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$142,600             | \$113,000             |
| Interior Architecture | \$175,000             | \$1,510,200           |
| Electrical            | \$1,396,900           | \$503,200             |
| Mechanical            | \$65,400              | \$2,634,000           |
| <b>Total</b>          | <b>\$1,779,900</b>    | <b>\$4,760,400</b>    |
| Priority A            | \$142,600             | \$113,000             |
| Priority B            | \$1,507,900           | \$3,245,900           |
| Priority C            | \$129,400             | \$1,401,500           |
| <b>Total</b>          | <b>\$1,779,900</b>    | <b>\$4,760,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$12,900         |                 |                 | \$18,400         |
| Interior Architecture | \$18,500         | \$22,900        |                 | \$25,500         |
| Electrical            | \$41,300         | \$11,100        | \$9,600         | \$66,700         |
| Mechanical            | \$40,300         | \$19,500        | \$38,100        | \$52,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$116,800</b> | <b>\$57,500</b> | <b>\$51,700</b> | <b>\$166,700</b> |
| Priority A            | \$12,900         |                 |                 | \$18,400         |
| Priority B            | \$85,500         | \$34,500        | \$51,700        | \$122,700        |
| Priority C            | \$18,500         | \$22,900        |                 | \$25,500         |
| <b>Total</b>          | <b>\$116,800</b> | <b>\$57,500</b> | <b>\$51,700</b> | <b>\$166,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 275 - BK

## Asset # : 1283

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | **                 | 5           | \$113,000      | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Courtyard At Lower Roof, Chimney                   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         |                   |                | 2032    | **                 | 5-10        | \$40,900       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2038    | **                 | 5           | \$47,200       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 85%        | Now               | \$12,900       | LIFE    | **                 | 5           | \$3,900        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE    | **                 | 5           | \$4,300        | A             |  |
| Vegetation Growth, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 98%        |                   |                | 2027    | **                 | 10          | \$142,600      | A             |  |
| Copper/Terne  | 2%         |                   |                | 2037    | **                 | 10          | \$7,300        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        |                   |                | LIFE    | **                 | 5           | \$68,500       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2035    | **                 | 5           | \$10,400       | C             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet Rooms                                       |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 3%         |                   |                | LIFE    | **                 | 5           | \$4,900        | C             |  |
| Misaligned/Bulging, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : All Four Entrances                                 |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 65%        | Now               | \$129,400      | 2022    | \$1,294,200        | 3           | \$50,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Landings, Cafeteria And Corridors Throughout |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 7%         |                   |                | 2030    | **                 | 3           | \$5,500        | C             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2050    | **                 | 5           | \$19,600       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 275 - BK

## Asset # : 1283

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

5%

2035

\* \*

5

\$12,200

C

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Toilet Rooms*

## Concrete Masonry Unit

10%

Now

\$18,500

LIFE

\* \*

5

\$9,800

C

*Diagonal Cracks, Extent : Moderate, Area Affected : 2%**Location : Above Entrance To Gas/ Sprinkler Room*

## Gypsum Board

5%

LIFE

\* \*

5

\$7,300

C

## Operable Wall

2%

2032

\* \*

5

\$17,100

C

## Plaster

53%

LIFE

\* \*

5

\$38,800

C

## SGFT/Glazed Masonry

25%

LIFE

\* \*

C

## Ceilings

## AcousTile,Adhered

40%

Now

\$45,600

2027

\* \*

5

\$37,800

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Corridors**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : First Floor Corridor*

## Plaster

60%

LIFE

\* \*

5

\$70,900

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2022

\$32,600

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2022

\$134,100

5

\$600

B

## Raceway

## Conduit

100%

2022

\$170,300

1

B

## Panelboards

## Fused Disc Sw

5%

2021

\$8,500

5

\$200

B

## Molded Case Bkrs

75%

2021

\$127,000

5

\$2,600

B

## Molded Case Bkrs

20%

2030

\* \*

5

\$700

B

## Wiring

## Braided Cloth

60%

2-4

\$107,600

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Thermoplastic

40%

2022

\$71,800

1

B

## Motor Controllers

## Locally Mounted

100%

2-4

\$33,000

2042

\* \*

5

\$400

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 275 - BK

Asset # : 1283

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,900 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |             |    |           |   |
|-------------|-----|--|--|------|-------------|----|-----------|---|
| Fluorescent | 80% |  |  | 2017 | \$1,006,700 | 10 | \$102,400 | B |
|-------------|-----|--|--|------|-------------|----|-----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 10% |  |  | 2030 | * * | 10 | \$12,800 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Throughout**Explanation : Using T-8 Lamps*

|              |     |  |  |      |           |   |       |   |
|--------------|-----|--|--|------|-----------|---|-------|---|
| Incandescent | 10% |  |  | 2017 | \$125,800 | 2 | \$300 | B |
|--------------|-----|--|--|------|-----------|---|-------|---|

## Egress Lighting

|                    |     |  |  |      |          |    |          |   |
|--------------------|-----|--|--|------|----------|----|----------|---|
| Emergency, Battery | 50% |  |  | 2017 | \$28,900 | 10 | \$16,900 | B |
|--------------------|-----|--|--|------|----------|----|----------|---|

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Exit, Service | 50% |  |  | 2017 | \$11,600 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2017 | \$54,300 | 10 | \$400 | B |
|-----|------|--|--|------|----------|----|-------|---|

## Alarm

## Security System

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 80% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Generic | 20% |  |  | 2027 | * * | 1 | \$9,700 | B |
|---------|-----|--|--|------|-----|---|---------|---|

## Fire/Smoke Detection

|         |      |  |  |      |     |     |          |   |
|---------|------|--|--|------|-----|-----|----------|---|
| Generic | 100% |  |  | 2027 | * * | 1-3 | \$80,300 | B |
|---------|------|--|--|------|-----|-----|----------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |           |   |          |   |
|---------------|------|--|--|------|-----------|---|----------|---|
| Fuel Oil No 4 | 100% |  |  | 2022 | \$392,000 | 5 | \$43,200 | B |
|---------------|------|--|--|------|-----------|---|----------|---|

## Conversion Equipment

|              |      |  |  |      |           |   |           |   |
|--------------|------|--|--|------|-----------|---|-----------|---|
| Steam Boiler | 100% |  |  | 2020 | \$774,800 | 1 | \$138,400 | B |
|--------------|------|--|--|------|-----------|---|-----------|---|

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Boilers*

## Distribution

|                   |      |  |  |      |             |   |          |   |
|-------------------|------|--|--|------|-------------|---|----------|---|
| Steam Piping/Pump | 100% |  |  | 2022 | \$1,111,300 | 4 | \$10,300 | B |
|-------------------|------|--|--|------|-------------|---|----------|---|

## Terminal Devices

|             |     |  |  |      |           |   |          |   |
|-------------|-----|--|--|------|-----------|---|----------|---|
| Air Handler | 25% |  |  | 2022 | \$214,500 | 1 | \$21,600 | B |
|-------------|-----|--|--|------|-----------|---|----------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 75% |  |  | 2027 | * * | 1 | \$33,900 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2030 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 275 - BK

Asset # : 1283

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2017               | \$65,400       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$77,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2022               | \$52,800       | 2           | \$1,300        | B             |
| Roof  | 70%        |                   |                | 2022               | \$88,600       | 2           | \$3,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | 2-4               | \$9,500        | 2032               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 15%              |            |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement                               |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$13,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units; 1 Unit Is Under Repair                 |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$6,900        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Water Backup From Sewage In Basement When It Rains |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : 1-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit - Installation Is In Progress            |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2032               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 278 - BK  
**Address** : 1925 STUART STREET @FILLMORE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K278  
**Program / Asset #** : BOE0567.000 / 1285 **Yr Built/Renovated** : 1957 / 2011  
**Area Sq Ft** : 134,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 8496 **Lot** : 100 **BIN** : 3239889

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$131,800             | \$198,700             |
| Interior Architecture | \$428,000             | \$1,145,000           |
| Electrical            | \$368,500             | \$1,669,900           |
| Mechanical            | \$729,000             | \$482,300             |
| <b>Total</b>          | <b>\$1,657,200</b>    | <b>\$3,495,900</b>    |
| Priority A            | \$131,800             | \$198,700             |
| Priority B            | \$1,189,700           | \$2,509,400           |
| Priority C            | \$335,800             | \$787,800             |
| <b>Total</b>          | <b>\$1,657,200</b>    | <b>\$3,495,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$56,200         |                 |                 |                 |
| Interior Architecture | \$124,800        |                 |                 | \$15,400        |
| Electrical            | \$70,000         | \$2,100         | \$2,500         | \$3,600         |
| Mechanical            | \$33,000         | \$18,500        | \$27,700        | \$23,600        |
| <b>Total</b>          | <b>\$283,900</b> | <b>\$20,600</b> | <b>\$30,200</b> | <b>\$42,700</b> |
| Priority A            | \$56,200         |                 |                 |                 |
| Priority B            | \$156,500        | \$20,600        | \$30,200        | \$27,300        |
| Priority C            | \$71,300         |                 |                 | \$15,400        |
| <b>Total</b>          | <b>\$283,900</b> | <b>\$20,600</b> | <b>\$30,200</b> | <b>\$42,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 278 - BK

## Asset # : 1285

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$50,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 82%  |                   |                | LIFE               | * *            | 5           | \$164,400      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$7,500        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2043               | * *            | 5-10        | \$34,400       | A             |
| Window Wall            | 3%   | Now               | \$49,600       | 2043               | * *            | 5           | \$5,600        | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                        | Location : Over Main Entrance                                |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                        | Location : Over Main Entrance                                |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 98%  |                   |                | 2048               | * *            | 5           | \$39,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block            | 2%   |                   |                | LIFE               | * *            | 5           | \$1,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5-10        | \$10,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5-10        | \$22,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 5%   |                   |                | 2043               | * *            | 5-10        | \$3,500        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2063               | * *            | 10          | \$15,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 95%  |                   |                | 2033               | * *            | 10          | \$116,500      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 278 - BK

Asset # : 1285

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$77,000       | C             |  |
| Ceramic Tile           | 5%  | Now               | \$19,500       | 2032    | **                 | 5           | \$4,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  | Now               | \$13,200       | LIFE    | **                 | 5           | \$6,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 30%   | Now               | \$151,000      | 2028    | **                 | 3           | \$19,800       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                             |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                             |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 40%   |                   |                | 2023    | \$671,200          | 3           | \$35,200       | C             |  |
| Wood                   | 10%   | 4+                | \$37,300       | 2038    | **                 | 5           | \$16,500       | C             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium Floor                                  |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Operable Wall          | 5%  |                   |                | 2043    | **                 | 5           | \$36,000       | C             |  |
| Granite Panels         | 5%  |                   |                | LIFE    | **                 | 10          | \$4,100        | C             |  |
| Plaster                | 60%   |                   |                | LIFE    | **                 | 5-10        | \$104,800      | C             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | **                 | 10          | \$25,700       | C             |  |
| Wood                   | 5%  |                   |                | LIFE    | **                 | 5           | \$82,200       | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 10%   |                   |                | 2028    | **                 | 5           | \$15,900       | B             |  |
| AcousTileConcealSpLn   | 25%   | Now               | \$92,200       | 2021    | \$307,400          | 5           | \$24,900       | B             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 15%   |                   |                | LIFE    | **                 | 5-10        | \$29,900       | B             |  |
| Plaster                | 50%   | Now               | \$27,400       | LIFE    | **                 | 5           | \$49,800       | B             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair 4/5  |                   |                |         |                    |             |                |               |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Room 315 Below Main Roof Expansion Joint         |                   |                |         |                    |             |                |               |  |
|                        |   |                   |                |         |                    |             |                |               |  |
| Electrical             |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts        |   |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 278 - BK

Asset # : 1285

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2043               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Three 800 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 90%        | 2-4               | \$120,700      | 2053               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 15%        |                   |                | 2022               | \$25,400       | 5           | \$400          | B             |
| Fused Knife Sw  | 20%        | 2-4               | \$33,900       | 2048               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Area                                    |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Fan Room And Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 10%        | 2-4               | \$16,900       | 2048               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Area, Kitchen And Cafeteria             |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  | 45%        |                   |                | 2022               | \$76,200       | 5           | \$1,300        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$161,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2021               | \$33,000       | 5           | \$700          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$3,200        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 278 - BK

## Asset # : 1285

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

10%

2028

\* \*

10

\$10,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium And Stairways**Explanation : T-5 Lamps*

## Fluorescent

80%

2018

\$848,400

10

\$86,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Incandescent

10%

2018

\$106,100

2

\$300

B

## Egress Lighting

## Emergency, Battery

50%

2018

\$24,400

10

\$14,200

B

## Exit, Service

50%

2018

\$9,800

1

B

## Exterior Lighting

## HID

100%

2018

\$45,800

10

\$300

B

## Alarm

## Fire/Smoke Detection

## No Component

66%

D

## Generic

34%

2018

\$440,200

1-3

\$23,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100% Now

\$6,600

2033

\* \*

5

\$18,200

B

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : Circulation Oil Pump**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 20,000 Gals*

## Conversion Equipment

## Steam Boiler

100% Now

\$653,000

2043

\* \*

1

\$105,000

B

*Damaged, Extent : Severe, Area Affected : 20%**Location : Brickwork Needed In All Three Boilers**On Extended Life, Extent : Severe, Area Affected : 100%**Location : 3 Boilers Basement*

## Distribution

## Steam Piping/Pump

100% Now

\$46,800

2033

\* \*

4

\$5,800

B

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Thermostats And Pneumatic Controls Not Working**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Terminal Devices

## Air Handler

30%

2018

\$217,000

1

\$21,900

B

## Convactor/Radiator

70%

2028

\* \*

1

\$26,700

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 278 - BK

Asset # : 1285

| Mechanical             |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning       |            |   |                |                    |                |             |                |               |
| Energy Source          |            |   |                |                    |                |             |                |               |
| Electricity            | 100%       |   |                | 2031               | * *            | 1           |                | B             |
|                        |            | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                |                |                    |                |             |                |               |
|                        |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
|                        |            | <i>Explanation : Inadequate Capacity</i>  |                |                    |                |             |                |               |
| Conversion Equipment   |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%         |   |                | 2028               | * *            | 2           | \$400          | B             |
|                        |            | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                   |                |                    |                |             |                |               |
|                        |            | <i>Location : One Roof Top Unit Serves Auditorium</i>                           |                |                    |                |             |                |               |
| Window/Wall Unit       | 50%        |   |                | 2018               | \$137,900      | 1           |                | B             |
| No Component           | 45%        |   |                |                    |                |             |                | D             |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 5%         |   |                | LIFE               | * *            | 2           | \$9,600        | B             |
| No Component           | 95%        |   |                |                    |                |             |                | D             |
| Ventilation            |            |   |                |                    |                |             |                |               |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |   |                | LIFE               | * *            | 2-5         | \$103,900      | B             |
| Exhaust Fans           |            |   |                |                    |                |             |                |               |
| Interior               | 50%        |   |                | 2023               | \$74,100       | 2           | \$1,800        | B             |
| Roof                   | 50%        |   |                | 2023               | \$53,300       | 2           | \$1,800        | B             |
| Plumbing               |            |   |                |                    |                |             |                |               |
| H/C Water Piping       |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |   |                | 2036               | * *            | 1           |                | B             |
| Water Heater           |            |   |                |                    |                |             |                |               |
| Gas Fired              | 100%       |   |                | 2021               | \$31,200       | 2           | \$1,800        | B             |
| HW Heat Exchanger      |            |   |                |                    |                |             |                |               |
| Low Temp               | 100%       |   |                | 2033               | * *            | 4           | \$11,700       | B             |
|                        |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                |                    |                |             |                |               |
|                        |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
|                        |            | <i>Explanation : 2 Tanks Work With Gas Furnace And Operate Off Both Boilers</i> |                |                    |                |             |                |               |
| Sanitary Piping        |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |            |   |                |                    |                |             |                |               |
| Rigid Piping           | 100%       | Now   | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
|                        |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                |                    |                |             |                |               |
|                        |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
|                        |            | <i>Explanation : Inadequate, Need Dual Unit Instead Of Existing Single One</i>  |                |                    |                |             |                |               |
| Sewage Ejector(s)      |            |   |                |                    |                |             |                |               |
| Electric               | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |            |   |                |                    |                |             |                |               |
| Generic                | 100%       |   |                |                    |                |             |                | B             |
|                        |            | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>               |                |                    |                |             |                |               |
|                        |            | <i>Location : Throughout</i>  |                |                    |                |             |                |               |
| Fire Suppression       |            |   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

I. S. 278 - BK

Asset # : 1285

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 5%             |                   |                    | 2033    | * *            | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 281 - BK (J. H. S. 281 - BK)  
**Address** : 8787 24 AVENUE BTWN: BATH AVE, CROPSY AVE  
**Borough** : BROOKLYN **Agency's Number** : K281  
**Program / Asset #** : BOE0569.000 / 1287 **Yr Built/Renovated** : 1966 / 2002  
**Area Sq Ft** : 153,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,S  
**Block** : 6891 **Lot** : 1 **BIN** : 3186626

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$196,100             | \$81,400              |
| Interior Architecture | \$1,293,800           | \$89,200              |
| Electrical            | \$1,854,100           | \$377,400             |
| Mechanical            | \$790,600             | \$725,300             |
| <b>Total</b>          | <b>\$4,134,500</b>    | <b>\$1,273,300</b>    |
| Priority A            | \$196,100             | \$81,400              |
| Priority B            | \$2,644,600           | \$1,102,700           |
| Priority C            | \$1,293,800           | \$89,200              |
| <b>Total</b>          | <b>\$4,134,500</b>    | <b>\$1,273,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$6,900         | \$22,900        |                 | \$10,300         |
| Interior Architecture | \$5,000         | \$24,300        | \$3,000         | \$42,900         |
| Electrical            | \$18,200        | \$2,800         | \$3,800         | \$55,200         |
| Mechanical            | \$8,000         | \$18,400        | \$30,100        | \$39,000         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$42,000</b> | <b>\$72,300</b> | <b>\$40,800</b> | <b>\$151,300</b> |
| Priority A            | \$6,900         | \$22,900        |                 | \$10,300         |
| Priority B            | \$30,100        | \$27,100        | \$37,800        | \$126,100        |
| Priority C            | \$5,000         | \$22,400        | \$3,000         | \$14,900         |
| <b>Total</b>          | <b>\$42,000</b> | <b>\$72,300</b> | <b>\$40,800</b> | <b>\$151,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   |                   |                | LIFE    | **                 | 5           | \$58,400       | A             |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Metal Panel            | 8%  |                   |                | 2032    | **                 | 5-10        | \$37,800       | A             |  |
| Granite Panels         | 2%  |                   |                | LIFE    | **                 | 5           | \$1,000        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%   | Now               | \$37,100       | 2038    | **                 | 5           | \$7,700        | A             |  |
|                        | Hardware Missing, Extent : Light, Area Affected : 10%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 10%   | Now               | \$82,400       | 2047    | **                 | 5           | \$900          | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 40%   |                   |                | LIFE    | **                 | 5           | \$4,100        | A             |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Metal: Cage/Fence      | 50%   |                   |                | 2035    | **                 | 5-10        | \$39,300       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%   |                   |                | 2027    | **                 | 10          | \$76,600       | A             |  |
| Built-Up (BUR)         | 5%  | Now               | \$6,900        | 2022    | \$23,000           |             |                | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : All Pitch Pockets                                    |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2039    | **                 | 10          | \$7,800        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$43,500       | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | **                 | 5           | \$6,000        | C             |  |
| Terrazzo               | 2%  |                   |                | LIFE    | **                 | 5           | \$3,100        | C             |  |
| Vinyl Tile             | 40%   | Now               | \$151,600      | 2017    | \$758,200          | 3           | \$29,800       | C             |  |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement Corridor And Cafeteria 9x9 Tiles            |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement Corridor And Cafeteria                      |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2032    | **                 | 3           | \$19,900       | C             |  |
|                        | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 12x12 Tiles                               |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 15%   |                   |                | 2027    | **                 | 3           | \$11,200       | C             |  |
| Wood                   | 10%   |                   |                | 2050    | **                 | 5           | \$37,300       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        | Now               | \$104,700      | LIFE               | * *            | 5           | \$11,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Folding Partition  | 5%         |                   |                | 2038               | * *            | 5           | \$34,600       | C             |
| Glazed Ceramic Panel                                       | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 55%        | Now               | \$279,200      | LIFE               | * *            | 5           | \$45,600       | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Corridor Throughout                             |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 28%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                       | 23%        |                   |                | 2027               | * *            | 5           | \$56,000       | B             |
| AcousTileSusp.Lay-In                                       | 2%         |                   |                | 2035               | * *            | 5           | \$3,900        | B             |
| Exposed Concrete   | 55%        |                   |                | LIFE               | * *            | 5           | \$16,700       | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board  | 5%         |                   |                | 2027               | * *            |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$12,200       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2022               | \$107,300      | 5           | \$500          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Fused Toggle Switch  | 1%         | 2-4               | \$1,700        | 2047               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room In Basement                     |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 69%        |                   |                | 2021               | \$116,900      | 5           | \$2,300        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2020               | \$19,800       | 5           | \$500          | B             |
| Locally Mounted  | 40%        | 2-4               | \$13,200       | 2042               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 76%        |                   |                | 2017               | \$910,500      | 10          | \$92,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 95%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | * *            | 10          | \$12,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Five Classroom And Boiler Room                  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 4%         |                   |                | 2017               | \$22,200       | 10          | \$200          | B             |
| Incandescent   | 10%        |                   |                | 2017               | \$119,800      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2017               | \$8,800        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2017               | \$5,500        | 10          | \$3,200        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$11,000       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$52,200       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2017               | \$517,400      | 1-3         | \$27,900       | B             |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2022               | \$373,200      | 5           | \$41,200       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | 0-2               | \$737,700      | 2042               | * *            | 1           | \$118,600      | B             |
|                       | On Extended Life, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | 0-2               | \$52,900       | 2032               | * *            | 4           | \$6,600        | B             |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 281 - BK (J. H. S. 281 - BK)

Asset # : 1287

| Mechanical         |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating            |  |                |           |                    |      |                |       |                |          |
|                    | Terminal Devices   |                |           |                    |      |                |       |                |          |
|                    | Air Handler  | 20%            |           |                    | 2022 | \$163,400      | 1     | \$16,500       | B        |
|                    | Convactor/Radiator                                       | 80%            |           |                    | 2027 | * *            | 1     | \$34,400       | B        |
| Air Conditioning   |  |                |           |                    |      |                |       |                |          |
|                    | Energy Source  |                |           |                    |      |                |       |                |          |
|                    | Electricity  | 100%           |           |                    | 2038 | * *            | 1     |                | B        |
|                    | Conversion Equipment                                     |                |           |                    |      |                |       |                |          |
|                    | Ext Pkg Unit - Cooling                                   | 5%             |           |                    | 2022 | \$35,000       | 2     | \$400          | B        |
|                    | No Component   | 95%            |           |                    |      |                |       |                | D        |
| Ventilation        |  |                |           |                    |      |                |       |                |          |
|                    | Distribution   |                |           |                    |      |                |       |                |          |
|                    | Ductwork/Diffusers                                       | 100%           |           |                    | LIFE | * *            | 2-5   | \$74,100       | B        |
|                    | Exhaust Fans   |                |           |                    |      |                |       |                |          |
|                    | Interior   | 70%            |           |                    | 2022 | \$117,300      | 2     | \$2,900        | B        |
|                    | Roof   | 30%            |           |                    | 2022 | \$36,100       | 2     | \$1,200        | B        |
| Plumbing           |  |                |           |                    |      |                |       |                |          |
|                    | H/C Water Piping   |                |           |                    |      |                |       |                |          |
|                    | Galv Iron/Steel  | 100%           |           |                    | 2027 | * *            | 1     |                | B        |
|                    | Water Heater   |                |           |                    |      |                |       |                |          |
|                    | Gas Fired  | 100%           |           |                    | 2020 | \$35,300       | 2     | \$2,000        | B        |
|                    | Sanitary Piping  |                |           |                    |      |                |       |                |          |
|                    | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping                                       |                |           |                    |      |                |       |                |          |
|                    | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)   |                |           |                    |      |                |       |                |          |
|                    | Rigid Piping   | 100%           |           |                    | 2022 | \$10,300       | 4     | \$2,000        | B        |
|                    | Sewage Ejector(s)  |                |           |                    |      |                |       |                |          |
|                    | Electric   | 100%           |           |                    | 2022 | \$10,300       | 4     | \$2,000        | B        |
|                    | Fixtures   |                |           |                    |      |                |       |                |          |
|                    | Generic  | 100%           |           |                    |      |                |       |                | B        |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                    | Location : Throughout                                    |                |           |                    |      |                |       |                |          |
| Vertical Transport |  |                |           |                    |      |                |       |                |          |
|                    | Elevators  |                |           |                    |      |                |       |                |          |
|                    | Hydraulic  | 100%           |           |                    | LIFE | * *            |       |                | C        |
|                    | Other Observation, Extent : Light, Area Affected : 100%  |                |           |                    |      |                |       |                |          |
|                    | Location : Basement : 1st Floor                          |                |           |                    |      |                |       |                |          |
|                    | Explanation : One Unit Freight                           |                |           |                    |      |                |       |                |          |
| Fire Suppression   |  |                |           |                    |      |                |       |                |          |
|                    | Sprinkler  |                |           |                    |      |                |       |                |          |
|                    | No Component   | 95%            |           |                    |      |                |       |                | D        |
|                    | Generic  | 5%             |           |                    | 2032 | * *            | 1-2   | \$1,900        | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 285 - BK (J. H. S. 285 - BK)  
**Address** : 5905 BEVERLY ROAD BTWN: EAST 59 ST., RALPH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K285  
**Program / Asset #** : BOE0572.000 / 2538 **Yr Built/Renovated** : 1954 / 2009  
**Area Sq Ft** : 120,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4744 **Lot** : 1 **BIN** : 3104599

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$104,300             | \$85,300              |
| Interior Architecture | \$783,000             | \$751,300             |
| Electrical            | \$1,571,700           | \$210,600             |
| Mechanical            | \$419,400             |                       |
| <b>Total</b>          | <b>\$2,878,300</b>    | <b>\$1,047,200</b>    |
| Priority A            | \$104,300             | \$85,300              |
| Priority B            | \$2,040,100           | \$210,600             |
| Priority C            | \$733,900             | \$751,300             |
| <b>Total</b>          | <b>\$2,878,300</b>    | <b>\$1,047,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$30,200         | \$3,800         |                 | \$13,700         |
| Interior Architecture | \$34,400         |                 | \$3,900         | \$40,100         |
| Electrical            | \$42,500         | \$1,700         | \$2,200         | \$30,900         |
| Mechanical            | \$15,000         | \$16,400        | \$33,500        | \$60,000         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$129,900</b> | <b>\$29,700</b> | <b>\$47,500</b> | <b>\$152,500</b> |
| Priority A            | \$30,200         | \$3,800         |                 | \$13,700         |
| Priority B            | \$76,200         | \$26,000        | \$43,600        | \$98,700         |
| Priority C            | \$23,600         |                 | \$3,900         | \$40,100         |
| <b>Total</b>          | <b>\$129,900</b> | <b>\$29,700</b> | <b>\$47,500</b> | <b>\$152,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$30,200       | LIFE               | * *            | 5           | \$4,500        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Chimney                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$80,800       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | * *            | 5           | \$35,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$400          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | * *            | 5-10        | \$6,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2027               | * *            | 10          | \$104,300      | A             |
| Copper/Terne   | 5%         |                   |                | 2037               | * *            | 10          | \$13,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$34,500       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$7,900        | C             |
| Terrazzo   | 5%         | 0-2               | \$23,600       | LIFE               | * *            | 5           | \$6,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 50%        | Now               | \$150,300      | 2022               | \$751,300      | 3           | \$29,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$30,100       | 2027               | * *            | 3           | \$11,800       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2062               | * *            | 5           | \$29,600       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Folding Partition  | 5%         |                   |                | 2047               | * *            | 5           | \$23,000       | C             |
| Other Observation, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Replacement                             |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        | Now               | \$405,100      | LIFE               | * *            | 5           | \$33,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout 311, 356, Basement                     |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 35%        | Now               | \$148,500      | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 285 - BK (J. H. S. 285 - BK)

## Asset # : 2538

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25% Now

\$10,800

2035

\* \*

5

\$17,800

B

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Exposed Concrete

55%

LIFE

\* \*

5

\$12,300

B

Plaster

20% Now

\$49,100

LIFE

\* \*

5

\$17,800

B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout 311, 356, Basement**Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout 311,356, Basement*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Knife Sw

100%

2-4

\$119,200

2052

\* \*

5

\$200

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Basement*

## Raceway

Conduit

90%

2022

\$129,300

1

B

Conduit

10%

2032

\* \*

1

B

## Panelboards

Fused Knife Sw

20%

2-4

\$27,100

2047

\* \*

5

\$200

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Fused Toggle Switch

10%

2-4

\$13,600

2047

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs

10%

2038

\* \*

5

\$300

B

Molded Case Bkrs

60%

2021

\$81,300

5

\$1,600

B

## Wiring

Braided Cloth

90%

2-4

\$138,100

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

10%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$33,000

5

\$700

B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2017               | \$892,700      | 10          | \$90,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2030               | * *            | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2017               | \$28,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$21,800       | 10          | \$12,700       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$8,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$41,000       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2017               | \$289,900      | 1-3         | \$15,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Old System, Partial Installation             |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2042               | * *            | 5           | \$32,600       | B             |
| Buried Tank(s), Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : 2 Tanks, 10,000 Gals Each                       |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$104,500      | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$419,400      | 2042               | * *            | 4           | \$5,200        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 25%        |                   |                | 2027               | * *            | 1           | \$16,300       | B             |
| Convactor/Radiator   | 75%        |                   |                | 2027               | * *            | 1           | \$25,600       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2044               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 285 - BK (J. H. S. 285 - BK)

Asset # : 2538

| Mechanical   |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                        |                |                   |                    |         |                |             |                |               |
| Conversion Equipment                                     |                        |                |                   |                    |         |                |             |                |               |
|  | Ext Pkg Unit - Cooling | 15%            |                   |                    | 2030    | * *            | 2           | \$1,000        | B             |
|  | Window/Wall Unit       | 10%            |                   |                    | 2020    | \$24,700       | 1           |                | B             |
|  | No Component           | 75%            |                   |                    |         |                |             |                | D             |
| Distribution   |                        |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers     | 15%            |                   |                    | LIFE    | * *            | 2           | \$20,600       | B             |
|  | No Component           | 85%            |                   |                    |         |                |             |                | D             |
| Ventilation  |                        |                |                   |                    |         |                |             |                |               |
| Distribution   |                        |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers     | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$58,700       | B             |
| Exhaust Fans   |                        |                |                   |                    |         |                |             |                |               |
|  | Interior               | 100%           |                   |                    | 2027    | * *            | 2           | \$3,300        | B             |
| Plumbing   |                        |                |                   |                    |         |                |             |                |               |
| H/C Water Piping   |                        |                |                   |                    |         |                |             |                |               |
|  | Brass/Copper           | 30%            |                   |                    | 2042    | * *            | 1           |                | B             |
|  | Galv Iron/Steel        | 70%            |                   |                    | 2027    | * *            | 1           |                | B             |
| Water Heater   |                        |                |                   |                    |         |                |             |                |               |
|  | Gas Fired              | 100%           |                   |                    | 2017    | \$28,000       | 2           | \$1,600        | B             |
| HW Heat Exchanger  |                        |                |                   |                    |         |                |             |                |               |
|  | Low Temp               | 100%           |                   |                    | 2032    | * *            | 4           | \$10,400       | B             |
| Sanitary Piping  |                        |                |                   |                    |         |                |             |                |               |
|  | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping                                       |                        |                |                   |                    |         |                |             |                |               |
|  | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sewage Ejector(s)  |                        |                |                   |                    |         |                |             |                |               |
|  | Electric               | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
| Fixtures   |                        |                |                   |                    |         |                |             |                |               |
|  | Generic                | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                    |                        |                |                   |                    |         |                |             |                |               |
| Vertical Transport                                       |                        |                |                   |                    |         |                |             |                |               |
| Elevators  |                        |                |                   |                    |         |                |             |                |               |
|  | Hydraulic              | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |                        |                |                   |                    |         |                |             |                |               |
| Location : Basement : 1st Floor                          |                        |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Freight Units, One Not In Use            |                        |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                        |                |                   |                    |         |                |             |                |               |
| Sprinkler  |                        |                |                   |                    |         |                |             |                |               |
|  | No Component           | 95%            |                   |                    |         |                |             |                | D             |
|  | Generic                | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 291 - BK  
**Address** : 231 PALMETTO STREET @ WILSON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K291  
**Program / Asset #** : BOE0578.000 / 1265 **Yr Built/Renovated** : 1975 /  
**Area Sq Ft** : 206,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3343 **Lot** : 1 **BIN** : 3076460

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$154,900             | \$305,100             |
| Interior Architecture | \$316,000             | \$2,307,900           |
| Electrical            | \$275,400             | \$1,475,200           |
| Mechanical            | \$835,500             | \$2,324,500           |
| <b>Total</b>          | <b>\$1,581,800</b>    | <b>\$6,412,700</b>    |
| Priority A            | \$154,900             | \$305,100             |
| Priority B            | \$1,426,900           | \$3,848,900           |
| Priority C            |                       | \$2,258,800           |
| <b>Total</b>          | <b>\$1,581,800</b>    | <b>\$6,412,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$3,100          | \$10,600         |                  |
| Interior Architecture | \$38,900         | \$22,900         | \$14,000         | \$28,500         |
| Electrical            | \$17,500         | \$27,500         | \$12,000         | \$11,700         |
| Mechanical            | \$53,300         | \$86,000         | \$60,300         | \$58,900         |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$113,600</b> | <b>\$143,500</b> | <b>\$100,800</b> | <b>\$103,100</b> |
| Priority A            |                  | \$3,100          | \$10,600         |                  |
| Priority B            | \$74,800         | \$140,400        | \$76,200         | \$74,600         |
| Priority C            | \$38,900         |                  | \$14,000         | \$28,500         |
| <b>Total</b>          | <b>\$113,600</b> | <b>\$143,500</b> | <b>\$100,800</b> | <b>\$103,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 291 - BK

## Asset # : 1265

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$33,000       | A             |
| Metal Panel   | 2%         |                   |                | 2040               | **             | 5-10        | \$11,300       | A             |
| Pre-Cast Concrete   | 58%        |                   |                | LIFE               | **             | 5           | \$155,300      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2036               | **             | 5           | \$21,200       | A             |
| Metal Louvers   | 2%         |                   |                | 2029               | **             | 10          | \$2,700        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 85%        |                   |                | LIFE               | **             | 5           | \$149,800      | A             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Metal Security Bars   | 5%         |                   |                | 2048               | **             |             |                | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$154,900      | 2025               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$29,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$13,400       | C             |
| Vinyl Tile  | 85%        |                   |                | 2020               | \$2,169,400    | 3           | \$113,800      | C             |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$25,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2029               | **             | 5           | \$7,500        | C             |
| Concrete Masonry Unit   | 30%        |                   |                | LIFE               | **             | 5           | \$44,700       | C             |
| Folding Partition   | 3%         |                   |                | 2036               | **             | 5           | \$27,900       | C             |
| Masonry: Brick  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$44,700       | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Wood  | 2%         |                   |                | LIFE               | **             | 5           | \$29,800       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        | 2-4               | \$316,000      | 2040               | **             | 5           | \$26,200       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridor(s)                               |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridor(s)                               |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        |                   |                | 2025               | **             | 5           | \$32,800       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2025               | **             | 5           | \$13,100       | B             |
| Exposed Concrete  | 45%        |                   |                | LIFE               | **             | 5           | \$18,400       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Metal Panel   | 15%        |                   |                | LIFE               | **             | 5           | \$49,100       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 291 - BK

## Asset # : 1265

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$65,100       | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$298,000      | 5           | \$800          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$357,700      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$36,100       | 5           | \$400          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$289,100      | 5           | \$3,600        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$363,100      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$66,000       | 5           | \$1,100        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2018               | \$23,100       | 1           | \$52,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2016               | \$114,600      | 1           | \$65,300       | B             |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$6,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | * *            | 10          | \$160,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$14,900       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2020               | \$29,700       | 10          | \$17,300       | B             |
| Exit, Service  | 60%        |                   |                | 2020               | \$17,800       | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 291 - BK

## Asset # : 1265

| Mechanical       |                       | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component             | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                  | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                       |   |           |                    |      |                |       |                |          |
|                  | Energy Source         |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 4         | 100%  |           |                    | 2030 | * *            | 5     | \$55,400       | B        |
|                  | Conversion Equipment  |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler          | 100%  |           |                    | 2025 | * *            | 1     | \$177,400      | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                         |           |                    |      |                |       |                |          |
|                  |                       | Location : Sub Basement Boiler Room   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 3 Units. All Steam Is Converted To Hot Water By 2 Heat Exchangers |           |                    |      |                |       |                |          |
|                  | Distribution          |   |           |                    |      |                |       |                |          |
|                  | Hot Wtr Piping/Pump   | 100%  |           |                    | 2028 | * *            | 4     | \$8,800        | B        |
|                  | Terminal Devices      |   |           |                    |      |                |       |                |          |
|                  | Air Handler           | 60%   |           |                    | 2020 | \$660,000      | 1     | \$66,500       | B        |
|                  |                       | Obsolete Equipment, Extent : Light, Area Affected : 1%                          |           |                    |      |                |       |                |          |
|                  |                       | Location : 5 Units Remain In Sub Basement Fan Room                              |           |                    |      |                |       |                |          |
|                  | Convactor/Radiator    | 40%   |           |                    | 2033 | * *            | 1     | \$23,200       | B        |
| Air Conditioning |                       |   |           |                    |      |                |       |                |          |
|                  | Energy Source         |   |           |                    |      |                |       |                |          |
|                  | Electricity           | 100%  |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment  |   |           |                    |      |                |       |                |          |
|                  | Reciprocating         | 70%   |           |                    | 2020 | \$484,700      | 1     | \$58,100       | B        |
|                  | Compr/Chiller         |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit      | 15%   |           |                    | 2015 | \$62,900       | 1     |                | B        |
|                  | No Component          | 15%   |           |                    |      |                |       |                | D        |
|                  | Distribution          |   |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump | 70%   |           |                    | 2030 | * *            | 4     | \$9,300        | B        |
|                  | No Component          | 30%   |           |                    |      |                |       |                | D        |
|                  | Terminal Devices      |   |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht   | 70%   |           |                    | 2020 | \$960,600      | 1     | \$77,600       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 70%                          |           |                    |      |                |       |                |          |
|                  |                       | Location : Roof   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 8 Units   |           |                    |      |                |       |                |          |
|                  | No Component          | 30%   |           |                    |      |                |       |                | D        |
|                  | Heat Rejection        |   |           |                    |      |                |       |                |          |
|                  | Remote Air Cond       | 70%   |           |                    | 2015 | \$725,100      | 2     | \$87,300       | B        |
|                  | No Component          | 30%   |           |                    |      |                |       |                | D        |
| Ventilation      |                       |   |           |                    |      |                |       |                |          |
|                  | Distribution          |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers    | 100%  |           |                    | LIFE | * *            | 2-5   | \$99,800       | B        |
|                  | Exhaust Fans          |   |           |                    |      |                |       |                |          |
|                  | Interior              | 20%   |           |                    | 2020 | \$45,100       | 2     | \$1,100        | B        |
|                  | Roof                  | 80%   |           |                    | 2020 | \$129,800      | 2     | \$4,400        | B        |
| Plumbing         |                       |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping      |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel       | 100%  |           |                    | 2033 | * *            | 1     |                | B        |
|                  | Water Heater          |   |           |                    |      |                |       |                |          |
|                  | Gas Fired             | 100%  |           |                    | 2015 | \$47,500       | 2     | \$2,700        | B        |
|                  | HW Heat Exchanger     |   |           |                    |      |                |       |                |          |
|                  | Low Temp              | 100%  |           |                    | 2030 | * *            | 4     | \$26,600       | B        |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 291 - BK

Asset # : 1265

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B,1,2,3                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 292 - BK  
**Address** : 300 WYONA STREET @BELMONT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K292  
**Program / Asset #** : BOE0579.000 / 1266 **Yr Built/Renovated** : 1967 / 2012  
**Area Sq Ft** : 163,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3740 **Lot** : 1 **BIN** : 3083931

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$840,700             | \$335,300             |
| Interior Architecture | \$484,600             | \$2,001,900           |
| Electrical            | \$143,500             | \$924,500             |
| Mechanical            | \$91,400              | \$1,773,400           |
| <b>Total</b>          | <b>\$1,560,200</b>    | <b>\$5,035,000</b>    |
| Priority A            | \$840,700             | \$335,300             |
| Priority B            | \$362,900             | \$2,809,300           |
| Priority C            | \$356,700             | \$1,890,400           |
| <b>Total</b>          | <b>\$1,560,200</b>    | <b>\$5,035,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$53,000         |                 |                 |                 |
| Interior Architecture | \$134,400        |                 | \$16,800        | \$21,200        |
| Electrical            | \$30,700         | \$3,700         | \$4,100         | \$6,100         |
| Mechanical            | \$91,300         | \$21,800        | \$30,900        | \$21,200        |
| <b>Total</b>          | <b>\$309,300</b> | <b>\$25,600</b> | <b>\$51,800</b> | <b>\$48,500</b> |
| Priority A            | \$53,000         |                 |                 |                 |
| Priority B            | \$167,300        | \$25,600        | \$35,000        | \$27,300        |
| Priority C            | \$89,100         |                 | \$16,800        | \$21,200        |
| <b>Total</b>          | <b>\$309,300</b> | <b>\$25,600</b> | <b>\$51,800</b> | <b>\$48,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

Asset # : 1266

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 30%  |                   |                | LIFE               | * *            | 5           | \$219,800      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | * *            | 5           | \$73,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2033               | * *            | 5-10        | \$25,200       | A             |
|                        | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Repairs In Progress                              |                   |                |                    |                |             |                |               |
| Under Construction     | 15%  |                   |                |                    |                |             |                | D             |
|                        | Other Observation, Extent : Light, Area Affected : 0%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Repairs In Progress                              |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Wood                   | 100%   | Now               | \$572,000      | 2048               | * *            | 5           | \$91,200       | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Dry Rot/Decay, Extent : Moderate, Area Affected : 35%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Glazing Clouded, Extent : Moderate, Area Affected : 70%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 60%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%  |                   |                | LIFE               | * *            | 5           | \$55,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%  |                   |                | LIFE               | * *            | 5-10        | \$18,500       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 50%  |                   |                | 2028               | * *            | 5-10        | \$97,600       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

Asset # : 1266

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 38%        | Now               | \$9,300        | 2028    | * *                |             |                | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Above Boys And Girls Locker Room At Lower Room  |            |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass                                      | 2%         | Now               | \$122,200      | 2033    | * *                |             |                | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Deformed/Dented, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Under Construction   | 60%        |                   |                |         |                    |             |                | D             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE    | * *                | 5           | \$46,300       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2026    | * *                | 5           | \$6,400        | C             |  |
| Sheet Vinyl/Rubber   | 7%         | 0-2               | \$46,100       | 2023    | \$230,700          | 5           | \$11,100       | C             |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 80%        | 0-2               | \$161,600      | 2023    | \$1,615,600        | 3           | \$63,600       | C             |  |
| Uneven Substrate, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2051    | * *                | 5           | \$19,900       | C             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 4%         | 0-2               | \$34,700       | 2026    | * *                | 5           | \$5,900        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit                                      | 10%        | 4+                | \$22,300       | LIFE    | * *                | 5           | \$11,800       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Machine Room                                    |            |                   |                |         |                    |             |                |               |  |
| Folding Partition  | 1%         |                   |                | 2031    | * *                | 5           | \$7,400        | C             |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | * *                | 10          | \$8,800        | C             |  |
| Plaster  | 50%        |                   |                | LIFE    | * *                | 5-10        | \$125,300      | C             |  |
| Repairs in Progress, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        | Now               | \$68,000       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

## Asset # : 1266

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|   |     |     |          |      |     |   |          |   |
|---|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered   | 5%  | Now | \$6,300  | 2028 | * * | 5 | \$5,200  | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |     |   |          |   |
| AcousTileSusp.Lay-In  | 45% | Now | \$62,300 | 2028 | * * | 5 | \$46,700 | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>      |     |     |          |      |     |   |          |   |
| <i>Location : Boys And Girls Locker Room</i>                          |     |     |          |      |     |   |          |   |
| Exposed Concrete  | 5%  | Now | \$20,000 | LIFE | * * | 5 | \$1,600  | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |     |     |          |      |     |   |          |   |
| <i>Location : Along Top Of Roof Beam In Gymnasium</i>                 |     |     |          |      |     |   |          |   |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>               |     |     |          |      |     |   |          |   |
| <i>Location : At Skylight Ceiling</i>                                 |     |     |          |      |     |   |          |   |
| Gypsum Board  | 25% | 0-2 | \$65,600 | LIFE | * * | 5 | \$64,800 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |     |   |          |   |
| Metal Panel   | 5%  | Now | \$8,400  | LIFE | * * | 5 | \$13,000 | B |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>         |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |     |   |          |   |
| Plaster   | 15% | Now | \$10,700 | LIFE | * * | 5 | \$19,400 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>   |     |     |          |      |     |   |          |   |
| <i>Location : Gymnasium Above Water Fountain</i>                      |     |     |          |      |     |   |          |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$32,600 | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                       |      |  |  |      |          |   |       |   |
| <i>Explanation : One 2000 Amps And 3000 Amps Main Disconnect Switch</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$120,700 | 5 | \$500 | B |
| Fused Disc Sw | 10% |  |  | 2043 | * *       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 95% |  |  | 2033 | * * | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | * * | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2022 | \$28,800  | 5 | \$500   | B |
| Molded Case Bkrs | 80% |  |  | 2022 | \$153,600 | 5 | \$2,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | * *       | 5 | \$200   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

Asset # : 1266

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$143,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 15%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$26,400       | 5           | \$700          | B             |
| Locally Mounted  | 20%        | 2-4               | \$6,600        | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2028               | * *            | 10          | \$122,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2023               | \$29,500       | 10          | \$200          | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$12,800       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$29,400       | 10          | \$17,100       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$11,700       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$55,700       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$15,000       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$472,500      | 1-3         | \$25,400       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2043               | * *            | 5           | \$43,900       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Two Tanks Of 15,000 Gals Each             |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

## Asset # : 1266

| Mechanical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |  |                   |                |                    |                |             |                |               |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Steam Boiler           | 100%   |                   |                | 2028               | * *            | 1           | \$140,400      | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : 3 Units                                    |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%   | Now               | \$56,400       | 2033               | * *            | 4           | \$7,000        | B             |
|                        | Leak Evident, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Vacuum Condensate Pump                        |                   |                |                    |                |             |                |               |
|                        | Steam Traps Faulty, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Air Handler            | 20%  | Now               | \$3,500        | 2023               | \$174,100      | 1           | \$15,800       | B             |
|                        | Malfunctioning, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Pneumatic Control System                      |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 80%  | Now               | \$24,400       | 2021               | \$1,219,800    | 1           | \$33,000       | B             |
|                        | Malfunctioning, Extent : Severe, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                        | Location : Thermostats, Throughout                       |                   |                |                    |                |             |                |               |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%   |                   |                | 2031               | * *            | 2           | \$400          | B             |
| Window/Wall Unit       | 50%  |                   |                | 2018               | \$165,900      | 1           |                | B             |
| No Component           | 45%  |                   |                |                    |                |             |                | D             |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling     | 5%   |                   |                | 2031               | * *            | 1           | \$2,300        | B             |
| No Component           | 95%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$125,000      | B             |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 100%   |                   |                | 2023               | \$178,500      | 2           | \$4,400        | B             |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%   | Now               | \$24,100       | 2028               | * *            | 1           |                | B             |
|                        | Corroded, Extent : Severe, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                        | Location : Water Main, Basement                          |                   |                |                    |                |             |                |               |
|                        | Leak Evident, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Booster Pump With Tank                        |                   |                |                    |                |             |                |               |
| HW Heat Exchanger      |  |                   |                |                    |                |             |                |               |
| Low Temp               | 100%   | Now               | \$2,500        | 2033               | * *            | 4           | \$14,000       | B             |
|                        | Corroded, Extent : Moderate, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                        | Location : Coil Connection, Boiler Room                  |                   |                |                    |                |             |                |               |
| Sanitary Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 292 - BK

Asset # : 1266

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now  | \$11,300       | LIFE               | * *            | 1           |                | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 5% |                |                    |                |             |                |               |
|                       |            | Location : Rear Yard                                     |                |                    |                |             |                |               |
|                       |            | Explanation : Backsup When It Rains                      |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                       |            | Location : B-1   |                |                    |                |             |                |               |
|                       |            | Explanation : Out Of Service For Number Of Years         |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Generic               | 10%        |  |                | 2033               | * *            | 1-2         | \$4,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 296 - BK (J. H. S. 296 - BK)  
**Address** : 125 COVERT STREET @CENTRAL AVE.  
**Borough** : BROOKLYN **Agency's Number** : K296  
**Program / Asset #** : BOE0581.000 / 1268 **Yr Built/Renovated** : 1961 / 1999  
**Area Sq Ft** : 157,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3416 **Lot** : 1 **BIN** : 3079027

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$129,300             | \$117,400             |
| Interior Architecture | \$137,400             | \$88,500              |
| Electrical            | \$489,800             | \$287,300             |
| Mechanical            | \$36,600              | \$100,000             |
| <b>Total</b>          | <b>\$793,100</b>      | <b>\$593,200</b>      |
| Priority A            | \$129,300             | \$117,400             |
| Priority B            | \$526,400             | \$387,300             |
| Priority C            | \$137,400             | \$88,500              |
| <b>Total</b>          | <b>\$793,100</b>      | <b>\$593,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,000         | \$23,300        |                 |
| Interior Architecture | \$5,200         | \$29,200         | \$20,600        | \$11,700        |
| Electrical            | \$39,200        | \$13,400         | \$200           |                 |
| Mechanical            | \$23,200        | \$73,000         | \$31,100        | \$19,400        |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$133,500</b> | <b>\$75,200</b> | <b>\$31,100</b> |
| Priority A            |                 | \$18,000         | \$23,300        |                 |
| Priority B            | \$62,400        | \$115,600        | \$31,300        | \$31,100        |
| Priority C            | \$5,200         |                  | \$20,600        |                 |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$133,500</b> | <b>\$75,200</b> | <b>\$31,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                       |      |  |  |      |     |    |           |   |
|-----------------------|------|--|--|------|-----|----|-----------|---|
| Exterior Walls        |      |  |  |      |     |    |           |   |
| Masonry: Brick        | 100% |  |  | LIFE | * * | 5  | \$117,400 | A |
| Windows               |      |  |  |      |     |    |           |   |
| Aluminum              | 100% |  |  | 2036 | * * | 5  | \$46,600  | A |
| Parapets              |      |  |  |      |     |    |           |   |
| Masonry: Brick        | 90%  |  |  | LIFE | * * | 5  | \$4,000   | A |
| Pre-Cast Concrete     | 10%  |  |  | LIFE | * * | 5  | \$2,800   | A |
| Roof                  |      |  |  |      |     |    |           |   |
| Copper/Terne          | 5%   |  |  | 2035 | * * | 10 | \$18,000  | A |
| Modified Bitumen      | 90%  |  |  | 2025 | * * | 10 | \$129,300 | A |
| Skylight, Metal/Glass | 5%   |  |  | 2030 | * * | 10 | \$23,900  | A |

## Interior

|  |     |     |          |      |     |   |          |   |
|--|-----|-----|----------|------|-----|---|----------|---|
| Floors   |     |     |          |      |     |   |          |   |
| Cast in Place Concrete   | 10% |     |          | LIFE | * * | 5 | \$45,100 | C |
| Ceramic Tile   | 5%  |     |          | 2029 | * * | 5 | \$10,300 | C |
| Traffic Topping  | 5%  | Now | \$55,700 | 2025 | * * | 5 | \$6,400  | C |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |          |      |     |   |          |   |
| Vinyl Tile   | 80% |     |          | 2025 | * * | 3 | \$61,900 | C |
| Interior Walls   |     |     |          |      |     |   |          |   |
| Concrete Masonry Unit  | 10% |     |          | LIFE | * * | 5 | \$9,600  | C |
| Masonry: Brick   | 5%  | Now | \$81,800 | LIFE | * * |   |          | C |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>     |     |     |          |      |     |   |          |   |
| <i>Location : Boiler Room</i>                                      |     |     |          |      |     |   |          |   |
| Plaster  | 60% |     |          | LIFE | * * | 5 | \$43,300 | C |
| SGFT/Glazed Masonry  | 25% |     |          | LIFE | * * |   |          | C |
| Ceilings   |     |     |          |      |     |   |          |   |
| AcousTileConcealSpLn   | 10% |     |          | 2037 | * * | 5 | \$23,300 | B |
| AcousTileConcealSpLn   | 25% |     |          | 2025 | * * | 5 | \$58,400 | B |
| Exposed Concrete   | 55% |     |          | LIFE | * * | 5 | \$16,000 | B |
| Plaster  | 10% |     |          | LIFE | * * | 5 | \$11,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|  |      |     |          |      |           |   |         |   |
|--|------|-----|----------|------|-----------|---|---------|---|
| Service Equipment  |      |     |          |      |           |   |         |   |
| Fused Disc Sw  | 100% | 2-4 | \$32,600 | 2050 | * *       | 5 | \$300   | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>       |      |     |          |      |           |   |         |   |
| <i>Location : Electrical Room</i>  |      |     |          |      |           |   |         |   |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |      |     |          |      |           |   |         |   |
| <i>Location : Electrical Room</i>  |      |     |          |      |           |   |         |   |
| <i>Explanation : Two Main Disconnect Switches Rated @ 1600 Amps Each</i> |      |     |          |      |           |   |         |   |
| Switchgear / Switchboard   |      |     |          |      |           |   |         |   |
| Molded Case Bkrs   | 100% |     |          | 2020 | \$134,100 | 5 | \$3,400 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$153,200      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 90%        | 2-4               | \$152,400      | 2045               | * *            | 5           | \$1,500        | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$161,500      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2018               | \$26,400       | 5           | \$700          | B             |
| Locally Mounted   | 20%        | 2-4               | \$6,600        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2025               | * *            | 10          | \$113,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 5%         |                   |                | 2025               | * *            | 10          | \$200          | B             |
| Incandescent  | 5%         |                   |                | 2015               | \$62,100       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2015               | \$11,400       | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2030               | * *            | 5           | \$42,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 296 - BK (J. H. S. 296 - BK)

Asset # : 1268

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2025               | * *            | 1           | \$136,700      | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$10,200       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2025               | * *            | 1           | \$17,100       | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2033               | * *            | 1           | \$35,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2015               | \$32,300       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$76,900       | B             |
| Insul. Deteriorating, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2020               | \$34,700       | 2           | \$900          | B             |
| Roof   | 80%        |                   |                | 2020               | \$100,000      | 2           | \$3,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$36,600       | 2           | \$2,100        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

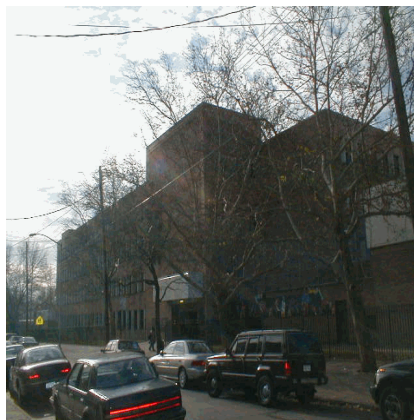
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 302 - BK  
**Address** : 350 LINWOOD STREET BTWN: ATLANTIC AVE., LIBERTY AVE  
**Borough** : BROOKLYN **Agency's Number** : K302  
**Program / Asset #** : BOE0585.000 / 1272 **Yr Built/Renovated** : 1970 / 2010  
**Area Sq Ft** : 171,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3969 **Lot** : 1 **BIN** : 3088357

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$162,000             |
| Interior Architecture | \$1,637,600           | \$176,600             |
| Electrical            | \$111,900             | \$2,039,100           |
| Mechanical            | \$161,300             | \$1,364,800           |
| <b>Total</b>          | <b>\$1,910,900</b>    | <b>\$3,742,400</b>    |
| Priority A            |                       | \$162,000             |
| Priority B            | \$601,100             | \$3,502,800           |
| Priority C            | \$1,309,800           | \$77,600              |
| <b>Total</b>          | <b>\$1,910,900</b>    | <b>\$3,742,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  | \$6,700         |                 | \$17,000         |
| Interior Architecture | \$16,700         | \$5,600         | \$10,200        | \$27,100         |
| Electrical            | \$10,500         | \$14,100        | \$12,100        | \$62,900         |
| Mechanical            | \$76,800         | \$21,200        | \$41,700        | \$55,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$107,800</b> | <b>\$51,400</b> | <b>\$68,000</b> | <b>\$166,100</b> |
| Priority A            |                  | \$6,700         |                 | \$17,000         |
| Priority B            | \$91,200         | \$39,200        | \$57,800        | \$122,000        |
| Priority C            | \$16,700         | \$5,600         | \$10,200        | \$27,100         |
| <b>Total</b>          | <b>\$107,800</b> | <b>\$51,400</b> | <b>\$68,000</b> | <b>\$166,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 302 - BK

## Asset # : 1272

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 12%  |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Masonry: Brick         | 75%  |                   |                | LIFE               | **             | 5           | \$57,600       | A             |
| Metal Panel            | 5%   |                   |                | 2042               | **             | 5-10        | \$26,400       | A             |
| Pre-Cast Concrete      | 8%   |                   |                | LIFE               | **             | 5           | \$20,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 98%  |                   |                | 2047               | **             | 5           | \$18,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers          | 2%   |                   |                | 2031               | **             | 10          | \$2,400        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%  |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Masonry: Brick         | 68%  |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Metal Panel            | 2%   |                   |                | 2042               | **             | 5           | \$900          | A             |
| Metal: Cage/Fence      | 13%  |                   |                | 2035               | **             | 5-10        | \$11,400       | A             |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2032               | **             | 10          | \$95,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             | 5           | \$34,000       | C             |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$11,100       | C             |
| Terrazzo               | 3%   |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Vinyl Tile             | 60%  |                   |                | 2017               | \$1,271,100    | 3           | \$66,700       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  |                   |                | 2027               | **             | 3           | \$16,700       | C             |
| Wood                   | 5%   |                   |                | 2037               | **             | 5           | \$20,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2031               | **             | 5           | \$9,300        | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$12,400       | C             |
| Folding Partition      | 10%  |                   |                | 2030               | **             | 5           | \$77,300       | C             |
| Metal Panel            | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 42%  |                   |                | LIFE               | **             | 5           | \$39,000       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 302 - BK

## Asset # : 1272

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered 25% 2-4 \$327,900 2042 \* \* 5 \$27,200 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

*Vandalism, Extent : Moderate, Area Affected : 50%*

*Location : Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| Exposed Concrete     | 45% |  |  | LIFE | * *      | 5 | \$15,300 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * *      |   |          | B |
| Fiber Board          | 5%  |  |  | 2022 | \$99,000 |   |          | B |
| Plaster              | 20% |  |  | LIFE | * *      | 5 | \$27,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2022 \$32,600 5 \$600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$119,200 | 5 | \$500 | B |
| Fused Disc Sw | 20% |  |  | 2042 | * *       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$178,900 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2021 | \$172,800 | 5 | \$3,300 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | * *       | 5 | \$400   | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2022 | \$181,600 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | * *       | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$33,000 | 5 | \$900 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$2,100 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 302 - BK

## Asset # : 1272

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2022               | \$1,258,600    | 10          | \$128,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$12,400       | 10          | \$100          | B             |
| Incandescent   | 4%         |                   |                | 2017               | \$53,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2017               | \$24,600       | 10          | \$14,300       | B             |
| Emergency, Battery   | 10%        |                   |                | 2030               | * *            | 10          | \$3,600        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$12,300       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$58,400       | 10          | \$400          | B             |
| Lightning Protection   |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2025               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Early Streamer Emission ( E S E ) Lightning Rod              |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2030               | * *            | 1           | \$26,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV - Surveillance Camera System And Intrusion Alarm System |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1-3         | \$86,400       | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$46,000       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$16,500       | 2020               | \$824,400      | 1           | \$132,500      | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : #2 Boiler                                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 302 - BK

## Asset # : 1272

| Mechanical  |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                        |                |                   |                |                    |                |             |                |               |
| Distribution  |                        |                |                   |                |                    |                |             |                |               |
|   | Steam Piping/Pump      | 100%           | Now               | \$23,600       | 2032               | * *            | 4           | \$7,300        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Condensate Auto Return Valve, Boiler Room      |                        |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                        |                |                   |                |                    |                |             |                |               |
|   | Air Handler            | 25%            |                   |                | 2022               | \$228,300      | 1           | \$23,000       | B             |
|   | Convactor/Radiator     | 75%            |                   |                | 2027               | * *            | 1           | \$36,100       | B             |
| Air Conditioning  |                        |                |                   |                |                    |                |             |                |               |
| Energy Source   |                        |                |                   |                |                    |                |             |                |               |
|   | Electricity            | 100%           |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                      |                        |                |                   |                |                    |                |             |                |               |
|   | Int Pkg Unit - Cooling | 5%             |                   |                | 2020               | \$109,000      | 2           | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 5%     |                        |                |                   |                |                    |                |             |                |               |
| Location : Computer Room                                  |                        |                |                   |                |                    |                |             |                |               |
| Explanation : Split Unit                                  |                        |                |                   |                |                    |                |             |                |               |
|   | Window/Wall Unit       | 35%            |                   |                | 2017               | \$121,900      | 1           |                | B             |
|   | No Component           | 60%            |                   |                |                    |                |             |                | D             |
| Heat Rejection  |                        |                |                   |                |                    |                |             |                |               |
|   | Remote Air Cond        | 5%             |                   |                | 2022               | \$20,200       | 2           | \$5,200        | B             |
|   | No Component           | 95%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                        |                |                   |                |                    |                |             |                |               |
| Distribution  |                        |                |                   |                |                    |                |             |                |               |
|   | Ductwork/Diffusers     | 100%           |                   |                | LIFE               | * *            | 2-5         | \$82,800       | B             |
| Exhaust Fans  |                        |                |                   |                |                    |                |             |                |               |
|   | Interior               | 60%            |                   |                | 2022               | \$112,300      | 2           | \$2,800        | B             |
|   | Roof                   | 40%            |                   |                | 2022               | \$53,900       | 2           | \$1,800        | B             |
| Plumbing  |                        |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                        |                |                   |                |                    |                |             |                |               |
|   | Brass/Copper           | 100%           | 2-4               | \$10,100       | 2032               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 2%           |                        |                |                   |                |                    |                |             |                |               |
| Location : Water Main Connection Pipe, Basement           |                        |                |                   |                |                    |                |             |                |               |
| Water Heater  |                        |                |                   |                |                    |                |             |                |               |
|   | Gas Fired              | 100%           |                   |                | 2017               | \$39,400       | 2           | \$2,200        | B             |
| HW Heat Exchanger   |                        |                |                   |                |                    |                |             |                |               |
|   | Low Temp               | 100%           |                   |                | 2032               | * *            | 4           | \$14,700       | B             |
| Sanitary Piping   |                        |                |                   |                |                    |                |             |                |               |
|   | Cast Iron              | 100%           | Now               | \$18,400       | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |                        |                |                   |                |                    |                |             |                |               |
| Location : 1st Floor Rest Rooms                           |                        |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast Iron              | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                        |                |                   |                |                    |                |             |                |               |
|   | Rigid Piping           | 100%           |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |                        |                |                   |                |                    |                |             |                |               |
|   | Generic                | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport  |                        |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 302 - BK

Asset # : 1272

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : B-4</i>  |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : 1 Unit</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression Sprinkler   |  |                   |                |                    |                |             |                |               |
| No Component                 | 97%  |                   |                |                    |                |             |                | D             |
| Generic                      | 3%   |                   |                | 2032               | * *            | 1-2         | \$1,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 313 / 339 - BX  
**Address** : 1600 WEBSTER AVENUE @CLAY AVE.  
**Borough** : BRONX **Agency's Number** : X147  
**Program / Asset #** : BOE0284.000 / 382 **Yr Built/Renovated** : 1974 / 2012  
**Area Sq Ft** : 166,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,ph  
**Block** : 2897 **Lot** : 5 **BIN** : 2009400

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$459,300             | \$111,800             |
| Interior Architecture | \$219,200             | \$3,034,000           |
| Electrical            | \$105,800             | \$2,139,200           |
| Mechanical            |                       | \$602,500             |
| <b>Total</b>          | <b>\$784,300</b>      | <b>\$5,887,500</b>    |
| Priority A            | \$459,300             | \$111,800             |
| Priority B            | \$198,200             | \$2,826,100           |
| Priority C            | \$126,800             | \$2,949,600           |
| <b>Total</b>          | <b>\$784,300</b>      | <b>\$5,887,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,600         |                 | \$6,000         |                 |
| Interior Architecture | \$72,700         |                 | \$6,100         | \$27,500        |
| Electrical            | \$36,700         | \$6,900         | \$10,000        | \$8,500         |
| Mechanical            | \$71,200         | \$31,100        | \$36,400        | \$31,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$202,200</b> | <b>\$41,900</b> | <b>\$62,400</b> | <b>\$71,000</b> |
| Priority A            | \$17,600         |                 | \$6,000         |                 |
| Priority B            | \$137,300        | \$41,900        | \$50,300        | \$43,500        |
| Priority C            | \$47,200         |                 | \$6,100         | \$27,500        |
| <b>Total</b>          | <b>\$202,200</b> | <b>\$41,900</b> | <b>\$62,400</b> | <b>\$71,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 313 / 339 - BX

## Asset # : 382

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  |                   |                | LIFE               | * *            | 5           | \$119,400      | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 8%   |                   |                | LIFE               | * *            | 5           | \$11,900       | A             |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | * *            | 5           | \$11,200       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel           | 2%   |                   |                | 2043               | * *            | 5-10        | \$10,300       | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | 0-2               | \$89,500       | 2031               | * *            | 5           | \$9,300        | A             |
|                       | Hardware Missing, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Vandalism, Extent : Light, Area Affected : 10%               |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 85%  |                   |                | LIFE               | * *            | 5-10        | \$64,000       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | * *            | 5-10        | \$13,400       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail            | 5%   |                   |                | 2036               | * *            | 5-10        | \$9,900        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 50%  |                   |                | 2031               | * *            | 10          | \$46,200       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 50%  | 2-4               | \$249,600      | 2033               | * *            |             |                | A             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Under Contract For Replacement                 |                   |                |                    |                |             |                |               |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Carpet                | 2%   |                   |                | 2019               | \$25,500       | 3           | \$8,600        | C             |
| Terrazzo              | 1%   |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Vinyl Tile            | 94%  |                   |                | 2023               | \$1,933,200    | 3           | \$101,400      | C             |
| Wood                  | 3%   |                   |                | 2051               | * *            | 5           | \$12,100       | C             |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 15%  |                   |                | LIFE               | * *            | 5           | \$36,000       | C             |
| Operable Wall         | 5%   |                   |                | 2023               | \$975,800      | 5           | \$52,500       | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Under Contract For Replacement                 |                   |                |                    |                |             |                |               |
| Plaster               | 45%  |                   |                | LIFE               | * *            | 5-10        | \$114,800      | C             |
| SGFT/Glazed Masonry   | 35%  |                   |                | LIFE               | * *            | 10          | \$52,500       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 313 / 339 - BX

## Asset # : 382

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 40% |     |          | 2028 | * * | 5 | \$84,500 | B |
| AcousTile,Adhered | 20% | 0-2 | \$25,500 | 2028 | * * | 5 | \$21,100 | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Corridors*

*Vandalism, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

|                  |     |  |  |      |     |      |           |   |
|------------------|-----|--|--|------|-----|------|-----------|---|
| Exposed Concrete | 40% |  |  | LIFE | * * | 5-10 | \$105,600 | B |
|------------------|-----|--|--|------|-----|------|-----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | * * | 5 | \$300 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$120,700 | 5 | \$500 | B |
| Fused Disc Sw | 10% |  |  | 2049 | * *       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2049 | * *       | 1 |  | B |

## Panelboards

|                |     |     |         |      |          |   |       |   |
|----------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw  | 15% |     |         | 2022 | \$28,800 | 5 | \$500 | B |
| Fused Knife Sw | 5%  | 2-4 | \$9,600 | 2048 | * *      | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2022 | \$153,600 | 5 | \$2,900 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2023 | \$161,500 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2049 | * *       | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |           |   |         |   |
|----------------------|-----|--|--|------|-----------|---|---------|---|
| Locally Mounted      | 40% |  |  | 2021 | \$13,200  | 5 | \$400   | B |
| Motor Control Center | 60% |  |  | 2021 | \$258,700 | 5 | \$2,200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$4,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 313 / 339 - BX

## Asset # : 382

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

80%

2018

\$1,039,900

10

\$105,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## Fluorescent

3%

2031

\* \*

10

\$4,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Room 113**Explanation : T8 Lamps*

## HID

2%

2018

\$12,000

10

\$100

B

## Incandescent

15%

2018

\$195,000

2

\$500

B

## Egress Lighting

## Emergency, Battery

50%

2018

\$29,900

10

\$17,400

B

## Exit, Service

50%

2018

\$12,000

1

B

## Exterior Lighting

## HID

100%

2018

\$56,700

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$15,300

B

## Fire/Smoke Detection

## No Component

30%

D

## Generic

70%

2031

\* \*

1-3

\$58,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Under Construction

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Switching Fuel Oil Project Is In Progress. #2 Fuel Oil Is Being Used For The Temporary Steam Boiler*

## Conversion Equipment

## Steam Boiler

100%

2028

\* \*

1

\$143,000

B

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : All Burners, Tubes, Control Panels**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 313 / 339 - BX

Asset # : 382

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2033               | * *            | 4           | \$7,100        | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                             | Location : Vacuum Pump, Boiler Room                         |                   |                |                    |                |             |                |               |
|                             | Repairs In Progress, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Steam Traps, Vacuum Pump, Throughout             |                   |                |                    |                |             |                |               |
|                             | Steam Traps Faulty, Extent : Severe, Area Affected : 80%    |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2023               | \$177,300      | 1           | \$17,900       | B             |
|                             | Other Observation, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                             | Location : Basement And Penthouse A/c Room                  |                   |                |                    |                |             |                |               |
|                             | Explanation : Pneumatic Control System Is Undergoing Repair |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%   |                   |                | 2028               | * *            | 1           | \$37,300       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 10%   |                   |                | 2023               | \$55,800       | 1           | \$6,700        | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 30%   |                   |                | 2018               | \$101,400      | 1           |                | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 10%   |                   |                | 2033               | * *            | 4           | \$700          | B             |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 10%   |                   |                | 2023               | \$52,000       | 1           | \$8,900        | B             |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 10%   |                   |                | 2023               | \$39,300       | 2           | \$10,000       | B             |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  | Now               | \$28,400       | LIFE               | * *            | 2-5         | \$80,400       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                             |                   |                |                    |                |             |                |               |
|                             | Explanation : Air Intake Louver Linkage Broken              |                   |                |                    |                |             |                |               |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 20%   |                   |                | 2023               | \$36,300       | 2           | \$900          | B             |
| Roof                        | 80%   | Now               | \$5,200        | 2023               | \$104,600      | 2           | \$2,800        | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing                    |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 313 / 339 - BX

## Asset # : 382

| Mechanical         |   | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|---|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component   | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type  | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing           |   |                |           |                    |      |                |       |                |          |
|                    | H/C Water Piping  |                |           |                    |      |                |       |                |          |
|                    | Brass/Copper  | 70%            |           |                    | 2033 | * *            | 1     |                | B        |
|                    | Galv Iron/Steel   | 30%            | Now       | \$2,900            | 2028 | * *            | 1     |                | B        |
|                    | Corroded, Extent : Severe, Area Affected : 50%          |                |           |                    |      |                |       |                |          |
|                    | Location : Basement Stairway B Closet                   |                |           |                    |      |                |       |                |          |
|                    | HW Heat Exchanger                                       |                |           |                    |      |                |       |                |          |
|                    | Low Temp  | 100%           | Now       | \$10,200           | 2033 | * *            | 4     | \$14,300       | B        |
|                    | Not in Service, Extent : Severe, Area Affected : 50%    |                |           |                    |      |                |       |                |          |
|                    | Location : 1 Out Of 2 Units, Basement Boiler Room       |                |           |                    |      |                |       |                |          |
|                    | Sanitary Piping   |                |           |                    |      |                |       |                |          |
|                    | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping                                      |                |           |                    |      |                |       |                |          |
|                    | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)  |                |           |                    |      |                |       |                |          |
|                    | Rigid Piping  | 100%           |           |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                    | Sewage Ejector(s)                                       |                |           |                    |      |                |       |                |          |
|                    | Electric  | 100%           |           |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                    | Fixtures  |                |           |                    |      |                |       |                |          |
|                    | Generic   | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport |   |                |           |                    |      |                |       |                |          |
|                    | Elevators   |                |           |                    |      |                |       |                |          |
|                    | Hydraulic   | 100%           |           |                    | LIFE | * *            |       |                | C        |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                    | Location : C-4  |                |           |                    |      |                |       |                |          |
|                    | Explanation : One Unit                                  |                |           |                    |      |                |       |                |          |
| Fire Suppression   |   |                |           |                    |      |                |       |                |          |
|                    | Standpipe   |                |           |                    |      |                |       |                |          |
|                    | Generic   | 100%           |           |                    | 2033 | * *            | 1-5   | \$72,800       | B        |
|                    | Sprinkler   |                |           |                    |      |                |       |                |          |
|                    | No Component  | 85%            |           |                    |      |                |       |                | D        |
|                    | Generic   | 15%            |           |                    | 2033 | * *            | 1-2   | \$6,100        | B        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 318 - BK  
**Address** : 101 WALTON STREET  
**Borough** : BROOKLYN **Agency's Number** : K318  
**Program / Asset #** : BOE0596.000 / 1251 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 151,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2246 **Lot** : 1 **BIN** : 3061328

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$39,000              | \$129,800             |
| Interior Architecture | \$99,000              | \$969,900             |
| Electrical            | \$1,452,600           | \$401,000             |
| Mechanical            |                       | \$692,600             |
| <b>Total</b>          | <b>\$1,590,600</b>    | <b>\$2,193,400</b>    |
| Priority A            | \$39,000              | \$129,800             |
| Priority B            | \$1,488,700           | \$1,129,600           |
| Priority C            | \$63,000              | \$933,900             |
| <b>Total</b>          | <b>\$1,590,600</b>    | <b>\$2,193,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$58,400         |                 | \$34,000         |                 |
| Interior Architecture | \$28,700         | \$18,100        | \$9,600          | \$7,400         |
| Electrical            | \$1,600          | \$1,400         | \$17,500         |                 |
| Mechanical            | \$22,400         | \$27,800        | \$49,300         | \$19,400        |
| <b>Total</b>          | <b>\$111,100</b> | <b>\$47,200</b> | <b>\$110,400</b> | <b>\$26,700</b> |
| Priority A            | \$58,400         |                 | \$34,000         |                 |
| Priority B            | \$24,000         | \$29,100        | \$76,400         | \$19,400        |
| Priority C            | \$28,700         | \$18,100        |                  | \$7,400         |
| <b>Total</b>          | <b>\$111,100</b> | <b>\$47,200</b> | <b>\$110,400</b> | <b>\$26,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## I. S. 318 - BK

## Asset # : 1251

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$39,000       | LIFE               | **             | 5           | \$15,100       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$10,100       | LIFE               | **             | 5           | \$3,000        | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Chimney, Bulkheads                                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$36,200       | A             |
| Metal Panel  | 30%        |                   |                | 2041               | **             | 5-10        | \$124,600      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2029               | **             | 5           | \$15,800       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$11,300       | A             |
| Masonry: Limestone   | 5%         | Now               | \$3,700        | LIFE               | **             | 5           | \$800          | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Metal Security Bars  | 5%         |                   |                | 2036               | **             |             |                | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$27,000       | 2026               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : At Expansion Joint                                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2034               | **             | 10          | \$9,600        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$42,900       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$5,900        | C             |
| Quarry Tile  | 2%         |                   |                | 2034               | **             | 5           | \$5,900        | C             |
| Vinyl Tile   | 45%        |                   |                | 2021               | \$841,900      | 3           | \$33,100       | C             |
| Vinyl Tile   | 25%        |                   |                | 2026               | **             | 3           | \$24,500       | C             |
| Vinyl Tile   | 5%         |                   |                | 2029               | **             | 3           | \$4,900        | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$36,800       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 318 - BK

## Asset # : 1251

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 3%  |     |          | 2030 | ** | 5 | \$8,200  | C |
| Concrete Masonry Unit | 10% |     |          | LIFE | ** | 5 | \$10,900 | C |
| Glazed Ceramic Panel  | 2%  |     |          | LIFE | ** |   |          | C |
| Plaster               | 60% |     |          | LIFE | ** | 5 | \$49,100 | C |
| SGFT/Glazed Masonry   | 25% | Now | \$63,000 | LIFE | ** |   |          | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : First Floor Corridor

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2026 | ** | 5 | \$19,200 | B |
| AcousTileConcealSpLn | 10% |  |  | 2034 | ** | 5 | \$24,000 | B |
| AcousTileConcealSpLn | 20% |  |  | 2034 | ** | 5 | \$48,000 | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5 | \$15,000 | B |
| Plaster              | 8%  |  |  | LIFE | ** | 5 | \$9,600  | B |
| Wood                 | 2%  |  |  | LIFE | ** | 5 | \$33,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2021 | \$120,700 | 5 | \$500 | B |
| Fused Disc Sw | 10% |  |  | 2031 | **        | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2031 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2020 | \$16,900  | 5 | \$300   | B |
| Fused Disc Sw    | 5%  |  |  | 2029 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2029 | **        | 5 | \$300   | B |
| Molded Case Bkrs | 75% |  |  | 2020 | \$127,000 | 5 | \$2,500 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$143,500 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2031 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$33,000 | 5 | \$800 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 318 - BK

## Asset # : 1251

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |    |   |         |   |
|------|-----|-------|------|----|---|---------|---|
| 100% | 0-2 | \$900 | LIFE | ** | 5 | \$1,800 | B |
|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |             |    |           |   |
|-----|--|--|------|-------------|----|-----------|---|
| 92% |  |  | 2016 | \$1,087,800 | 10 | \$110,700 | B |
|-----|--|--|------|-------------|----|-----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## HID

3%

2016

\$16,400

10

\$100

B

## Incandescent

5%

2016

\$59,100

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2021

\$27,200

10

\$15,800

B

## Exit, Service

50%

2021

\$10,900

1

B

## Exterior Lighting

## HID

100%

2016

\$51,600

10

\$400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2031

\*\*

5

\$40,600

B

## Conversion Equipment

## Steam Boiler

100%

2026

\*\*

1

\$130,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

2031

\*\*

4

\$9,700

B

## Terminal Devices

## Air Handler

20%

2026

\*\*

1

\$16,200

B

## Convactor/Radiator

80%

2034

\*\*

1

\$34,000

B

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\*\*

1

B

## Conversion Equipment

## Window/Wall Unit

80%

2019

\$246,000

1

B

## No Component

20%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$73,100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 318 - BK

Asset # : 1251

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 30%        |                   |                | 2026               | * *            | 2           | \$1,200        | B             |
| Roof   | 70%        | Now               | \$4,200        | 2026               | * *            | 2           | \$2,300        | B             |
| Unit Inoperable, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Roof                                      |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                      | 100%       |                   |                | 2019               | \$446,700      | 1           |                | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$19,500       | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                    |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 320 - BK  
**Address** : 46 MCKEEVER PLACE BTWN: MONTGOMERY ST., SULLIVAN A  
**Borough** : BROOKLYN **Agency's Number** : K320  
**Program / Asset #** : BOE0598.000 / 1252 **Yr Built/Renovated** : 1968 / 2008  
**Area Sq Ft** : 158,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1301 **Lot** : 1 **BIN** : 3034356

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$655,800             | \$331,000             |
| Interior Architecture | \$1,587,300           | \$124,700             |
| Electrical            | \$60,100              | \$1,995,300           |
| Mechanical            | \$249,500             | \$248,200             |
| <b>Total</b>          | <b>\$2,552,800</b>    | <b>\$2,699,200</b>    |
| Priority A            | \$655,800             | \$331,000             |
| Priority B            | \$542,400             | \$2,368,200           |
| Priority C            | \$1,354,600           |                       |
| <b>Total</b>          | <b>\$2,552,800</b>    | <b>\$2,699,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$12,900         |                 |                 | \$13,200         |
| Interior Architecture | \$33,600         | \$23,700        |                 | \$15,000         |
| Electrical            | \$600            | \$1,100         | \$2,000         | \$23,400         |
| Mechanical            | \$56,600         | \$21,100        | \$39,800        | \$73,000         |
| <b>Total</b>          | <b>\$103,700</b> | <b>\$45,900</b> | <b>\$41,800</b> | <b>\$124,600</b> |
| Priority A            | \$12,900         |                 |                 | \$13,200         |
| Priority B            | \$57,200         | \$22,200        | \$41,800        | \$96,400         |
| Priority C            | \$33,600         | \$23,700        |                 | \$15,000         |
| <b>Total</b>          | <b>\$103,700</b> | <b>\$45,900</b> | <b>\$41,800</b> | <b>\$124,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 320 - BK

Asset # : 1252

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%  | Now               | \$118,900      | LIFE               | * *            | 5           | \$92,100       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  |                   |                | LIFE               | * *            | 5           | \$104,400      | A             |
|                         | Expansion Jnt Failure, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : 101, 220  |                   |                |                    |                |             |                |               |
|                         | Painted Surfaces, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : At Building Base, East Facade, South Facade         |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : 101, 220  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2047               | * *            | 5           | \$26,500       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 2008                                     |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 90%  | Now               | \$81,600       | LIFE               | * *            | 5           | \$134,400      | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%  | Now               | \$12,900       | LIFE               | * *            | 5           | \$11,200       | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 60%  |                   |                | 2027               | * *            | 10          | \$63,200       | A             |
| IRMA/Protected Membrane | 40%  | Now               | \$392,100      | 2032               | * *            |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Upper Roof                               |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Upper Roof                               |                   |                |                    |                |             |                |               |
|                         | Ponding, Extent : Moderate, Area Affected : 40%                |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Upper Roof                               |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Upper Roof                               |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 320 - BK

## Asset # : 1252

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|   |     |     |          |      |             |   |          |   |
|---|-----|-----|----------|------|-------------|---|----------|---|
| Ceramic Tile  | 5%  | Now | \$22,100 | 2025 | * *         | 5 | \$5,000  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |             |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |             |   |          |   |
| Terrazzo  | 5%  |     |          | LIFE | * *         | 5 | \$7,800  | C |
| Vinyl Tile  | 60% | Now | \$57,100 | 2017 | \$1,142,000 | 3 | \$44,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |     |     |          |      |             |   |          |   |
| <i>Location : Throughout 9x9 Tiles</i>                            |     |     |          |      |             |   |          |   |
| Vinyl Tile  | 20% |     |          | 2027 | * *         | 3 | \$15,000 | C |
| Wood  | 10% |     |          | 2050 | * *         | 5 | \$37,400 | C |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i> |     |     |          |      |             |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |             |   |          |   |

## Interior Walls

|   |     |     |           |      |     |   |          |   |
|---|-----|-----|-----------|------|-----|---|----------|---|
| Concrete Masonry Unit   | 45% |     |           | LIFE | * * | 5 | \$31,800 | C |
| Masonry: Brick  | 5%  |     |           | LIFE | * * |   |          | C |
| Operable Wall   | 2%  | Now | \$11,500  | 2042 | * * | 5 | \$6,200  | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> |     |     |           |      |     |   |          |   |
| <i>Location : Gymnasium</i>                                     |     |     |           |      |     |   |          |   |
| <i>Explanation : Unit Inoperable</i>                            |     |     |           |      |     |   |          |   |
| Plaster   | 48% | Now | \$155,600 | LIFE | * * | 5 | \$25,400 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>  |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |     |   |          |   |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i> |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |     |   |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>   |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |     |   |          |   |

## Ceilings

|   |     |     |           |      |     |   |          |   |
|---|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn  | 30% | Now | \$184,700 | 2035 | * * | 5 | \$37,400 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |           |      |     |   |          |   |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |           |      |     |   |          |   |
| Plaster   | 70% | 4+  | \$48,000  | LIFE | * * | 5 | \$87,300 | B |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>            |     |     |           |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |     |           |      |     |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$32,600 | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : 2 Sw - 2000 Amps</i>                             |      |  |  |      |          |   |       |   |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 320 - BK

Asset # : 1252

| Electrical      |                          | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |   |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2022 | \$134,100      | 5     | \$600          | B        |
|                 | Raceway                  |   |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%  |           |                    | 2022 | \$170,300      | 1     |                | B        |
|                 | Panelboards              |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 30%   |           |                    | 2021 | \$50,800       | 5     | \$900          | B        |
|                 | Molded Case Bkrs         | 50%   |           |                    | 2021 | \$84,700       | 5     | \$1,700        | B        |
|                 | Molded Case Bkrs         | 20%   |           |                    | 2038 | * *            | 5     | \$700          | B        |
|                 | Wiring                   |   |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%  |           |                    | 2022 | \$179,400      | 1     |                | B        |
|                 | Motor Controllers        |   |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%  |           |                    | 2035 | * *            | 5     | \$900          | B        |
| Ground          |                          |   |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |   |           |                    |      |                |       |                |          |
|                 | Not Accessible           | 100%  |           |                    |      |                |       |                | D        |
| Lighting        |                          |   |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |   |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 94%   |           |                    | 2022 | \$1,130,700    | 10    | \$115,000      | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 90% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout                                     |           |                    |      |                |       |                |          |
|                 |                          | Explanation : T-12 Lamps                                  |           |                    |      |                |       |                |          |
|                 | HID                      | 1%  |           |                    | 2027 | * *            | 10    |                | B        |
|                 | Incandescent             | 5%  |           |                    | 2017 | \$60,100       | 2     | \$200          | B        |
|                 | Egress Lighting          |   |           |                    |      |                |       |                |          |
|                 | Emergency, Service       | 50%   |           |                    | 2017 | \$11,100       | 1     |                | B        |
|                 | Exit, Service            | 50%   |           |                    | 2017 | \$11,100       | 1     |                | B        |
|                 | Exterior Lighting        |   |           |                    |      |                |       |                |          |
|                 | HID                      | 100%  |           |                    | 2022 | \$54,000       | 10    | \$400          | B        |
| Alarm           |                          |   |           |                    |      |                |       |                |          |
|                 | Security System          |   |           |                    |      |                |       |                |          |
|                 | No Component             | 95%   |           |                    |      |                |       |                | D        |
|                 | Generic                  | 5%  |           |                    | 2022 | \$22,300       | 1     | \$2,400        | B        |
|                 | Fire/Smoke Detection     |   |           |                    |      |                |       |                |          |
|                 | No Component             | 95%   |           |                    |      |                |       |                | D        |
|                 | Generic                  | 5%  |           |                    | 2022 | \$76,300       | 1-3   | \$4,000        | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2042               | * *            | 5           | \$41,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 10,000 Gallon Tanks                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 320 - BK

## Asset # : 1252

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$74,100       | 2027               | * *            | 1           | \$119,100      | B             |
| Damaged, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : 8 Plugged Tubes On Boiler #3   |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Burner Control Panel Operating Inconsistently; Defective Exhaust Fan Motor On Boiler #1; Defect Header Valve On Boiler #1 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 3 - Steam Boilers   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$21,200       | 2032               | * *            | 4           | \$6,600        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Basement, Cafeteria Blower Steam Coil   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$8,200        | 2022               | \$164,100      | 1           | \$14,900       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room - Defective Gym And Cafeteria Blower Fan Motor   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        | Now               | \$115,000      | 2027               | * *            | 1           | \$31,100       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Various Locations - Defective Radiator Control Valve And Room Thermostat   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        | Now               | \$3,100        | 2017               | \$31,300       | 1           |                | B             |
| Malfunctioning, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Various Locations - An Assortment Of Mechanical Defects  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$74,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        | Now               | \$8,400        | 2022               | \$84,100       | 2           | \$1,600        | B             |
| Not in Service, Extent : Severe, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : House Exhaust - Fan Room, Basement   |            |                   |                |                    |                |             |                |               |
| Roof  | 50%        | Now               | \$6,000        | 2017               | \$60,500       | 2           | \$1,600        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Roof - An Assortment Of Mechanical Defects   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$13,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 320 - BK

Asset # : 1252

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$6,600        | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Science Lab; Slop Sink Line On East Side Of Building; Men's First Floor Toilet Room</i> |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Compressed Air  | 100%       |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$3,800        | B             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2031               | * *            | 1           | \$25,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)  
**Address** : 272 MACDONOUGH STREET @ LEWIS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K035  
**Program / Asset #** : BOE0368.000 / 347 **Yr Built/Renovated** : 1926 / 1998  
**Area Sq Ft** : 130,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Mar-2012 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4  
**Block** : 1674 **Lot** : 11 **BIN** : 3047054

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,219,100           | \$277,100             |
| Interior Architecture | \$1,499,100           | \$477,400             |
| Electrical            | \$116,100             | \$1,049,300           |
| Mechanical            | \$131,200             | \$2,096,500           |
| <b>Total</b>          | <b>\$3,965,500</b>    | <b>\$3,900,200</b>    |
| Priority A            | \$2,219,100           | \$277,100             |
| Priority B            | \$436,800             | \$3,217,600           |
| Priority C            | \$1,309,600           | \$405,500             |
| <b>Total</b>          | <b>\$3,965,500</b>    | <b>\$3,900,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$63,500         |                 | \$9,900         |                 |
| Interior Architecture | \$93,900         |                 | \$4,400         | \$17,700        |
| Electrical            | \$19,900         | \$3,000         | \$3,300         | \$4,800         |
| Mechanical            | \$49,900         | \$22,600        | \$26,700        | \$16,700        |
| <b>Total</b>          | <b>\$227,200</b> | <b>\$25,600</b> | <b>\$44,400</b> | <b>\$39,300</b> |
| Priority A            | \$63,500         |                 | \$9,900         |                 |
| Priority B            | \$98,900         | \$25,600        | \$30,100        | \$21,500        |
| Priority C            | \$64,900         |                 | \$4,400         | \$17,700        |
| <b>Total</b>          | <b>\$227,200</b> | <b>\$25,600</b> | <b>\$44,400</b> | <b>\$39,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$9,100        | LIFE               | **             | 5           | \$13,000       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   | Now               | \$141,900      | LIFE               | **             | 5           | \$39,100       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Foundation   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   | Now               | \$37,800       | LIFE               | **             | 5           | \$5,200        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkhead   |                   |                |                    |                |             |                |               |
|                        | Vertical Cracks, Extent : Severe, Area Affected : 45%         |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | 0-2               | \$17,700       | LIFE               | **             | 5           | \$2,000        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Horizontal Bands At 1926 Wing                      |                   |                |                    |                |             |                |               |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Horizontal Bands At 1926 Wing                      |                   |                |                    |                |             |                |               |
| Slate Panels           | 5%  |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Steel                  | 10%   | Now               | \$326,900      | 2048               | **             | 5           | \$32,300       | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium   |                   |                |                    |                |             |                |               |
| Wood                   | 90%   | Now               | \$1,578,600    | 2048               | **             | 5           | \$232,800      | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 35%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        | Now               | \$65,300       | LIFE               | **             | 5           | \$4,500        | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1926 Section                            |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1926 section.                           |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1926 section.                           |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5-10        | \$80,400       | A             |
| Masonry: Limestone  | 5%         | Now               | \$11,700       | LIFE               | **             | 5           | \$1,100        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 5%         |                   |                | 2036               | **             | 5-10        | \$16,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$23,000       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : At Drains  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2038               | **             | 10          | \$10,400       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$8,900        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$13,800       | C             |
| Vinyl Tile  | 60%        | 0-2               | \$1,095,100    | 2033               | **             | 3           | \$39,900       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Light, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        |                   |                | 2023               | \$365,000      | 3           | \$17,700       | C             |
| Wood  | 10%        |                   |                | 2038               | **             | 5           | \$33,200       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                      |     |     |           |      |    |    |         |   |
|----------------------|-----|-----|-----------|------|----|----|---------|---|
| Glazed Ceramic Panel | 3%  |     |           | LIFE | ** | 10 | \$5,400 | C |
| Masonry: Brick       | 10% | Now | \$148,000 | LIFE | ** |    |         | C |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%*

*Location : Basement*

*Spalling, Extent : Moderate, Area Affected : 20%*

*Location : Basement*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Basement*

|         |     |     |          |      |    |      |           |   |
|---------|-----|-----|----------|------|----|------|-----------|---|
| Plaster | 60% |     |          | LIFE | ** | 5-10 | \$102,800 | C |
| Plaster | 7%  | Now | \$28,000 | LIFE | ** | 5    | \$4,200   | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Custodial Room In Basement*

*Paint Peeling, Extent : Moderate, Area Affected : 25%*

*Location : Custodial Room In Basement*

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10 | \$20,200 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |     |          | 2028 | ** | 5 | \$17,700 | B |
| AcousTileSusp.Lay-In | 5%  |     |          | 2028 | ** | 5 | \$8,800  | B |
| AcousTileSusp.Lay-In | 5%  | 0-2 | \$63,800 | 2043 | ** | 5 | \$4,400  | B |

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Gymnasium*

*Water Penetration, Extent : Moderate, Area Affected : 50%*

*Location : Gymnasium*

|                  |     |  |  |      |    |      |           |   |
|------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5-10 | \$33,200  | B |
| Plaster          | 65% |  |  | LIFE | ** | 5-10 | \$197,500 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$17,600 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$116,000 | 5 | \$400 | B |
| Fused Disc Sw | 10% |  |  | 2043 | **        | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$139,800 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

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Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2022                      | \$18,300              | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2039                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2022                      | \$146,500             | 5                  | \$2,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$116,100             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2023                      | \$33,200              | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2021                      | \$35,700              | 5                  | \$700                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,100               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2028                      | * *                   | 10                 | \$105,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2023                      | \$10,700              | 10                 | \$100                 | B                    |
| Incandescent  | 1%                |                          |                       | 2018                      | \$11,500              | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2018                      | \$26,500              | 10                 | \$14,300              | B                    |
| Exit, Service   | 50%               |                          |                       | 2018                      | \$10,600              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2018                      | \$48,000              | 10                 | \$300                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2028                      | * *                   | 1                  | \$11,900              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2018                      | \$407,400             | 1-3                | \$20,300              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$14,200              | 2036                      | * *                   | 1                  | \$105,600             | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room Adjacent To New Boilers</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units. Old Boilers Were Never Removed, Condensate Return Is Leaking Out Of System Through Old Boilers</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$101,900             | 2033                      | * *                   | 4                  | \$5,800               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Condensate Return Lines Near The Water Main In Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Areas</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2018                      | \$157,300             | 1                  | \$14,700              | B                    |
| Convactor/Radiator   | 70%               |                          |                       | 2021                      | \$964,600             | 1                  | \$26,800              | B                    |
| Fan Coil Unit/Heat   | 10%               | Now                      | \$4,400               | 2018                      | \$218,400             | 1                  | \$3,400               | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Areas</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 50%               |                          |                       | 2018                      | \$150,000             | 1                  |                       | B                    |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$104,500             | B                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 80%               | Now                      | \$2,600               | 2023                      | \$129,000             | 2                  | \$2,300               | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Flexible Connections, Various Areas</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 20%               | Now                      | \$500                 | 2023                      | \$23,200              | 2                  | \$600                 | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Motors And Impellers</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 40%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 60%               | Now                      | \$13,100              | 2021                      | \$261,500             | 1                  |                       | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main, Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2022                      | \$34,000              | 2                  | \$1,800               | B                    |
| <b>HW Heat Exchanger</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2023                      | \$45,300              | 4                  | \$17,600              | B                    |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**I. S. 35 - BK (J.H.S. 35 & P.S. 141 - BK)**  
**Asset # : 347**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing                     |                   |   |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping           |                   |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |
|                              |                   | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 3%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Room # 317</i>                                    |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)                 |                   |   |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              |   |                       | 2018                      | \$11,200              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)            |                   |   |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%              |   |                       | 2018                      | \$11,200              | 4                  | \$2,000               | B                    |
| Fixtures                     |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |   |                       |                           |                       |                    |                       | B                    |
| Fire Suppression             |                   |   |                       |                           |                       |                    |                       |                      |
| Sprinkler                    |                   |   |                       |                           |                       |                    |                       |                      |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       | D                    |
| Generic                      | 10%               |   |                       | 2023                      | \$170,300             | 1-2                | \$3,300               | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 383 - BK  
**Address** : 1300 GREENE AVENUE @ WILSON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K383  
**Program / Asset #** : BOE0613.000 / 685 **Yr Built/Renovated** : 1977 / 2003  
**Area Sq Ft** : 176,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3298 **Lot** : 1 **BIN** : 3075413

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$93,000              | \$79,100              |
| Interior Architecture | \$84,000              | \$1,762,900           |
| Electrical            | \$1,435,400           | \$681,900             |
| Mechanical            | \$719,100             | \$1,856,700           |
| <b>Total</b>          | <b>\$2,331,400</b>    | <b>\$4,380,600</b>    |
| Priority A            | \$93,000              | \$79,100              |
| Priority B            | \$2,238,400           | \$2,622,500           |
| Priority C            |                       | \$1,679,000           |
| <b>Total</b>          | <b>\$2,331,400</b>    | <b>\$4,380,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$7,600         |                  | \$8,900         |                 |
| Interior Architecture | \$30,200        | \$10,700         |                 | \$22,000        |
| Electrical            | \$1,700         | \$58,200         |                 | \$1,000         |
| Mechanical            | \$30,800        | \$85,700         | \$56,700        | \$55,800        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$158,600</b> | <b>\$69,500</b> | <b>\$82,800</b> |
| Priority A            | \$7,600         |                  | \$8,900         |                 |
| Priority B            | \$36,400        | \$147,800        | \$60,700        | \$60,800        |
| Priority C            | \$30,200        | \$10,700         |                 | \$22,000        |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$158,600</b> | <b>\$69,500</b> | <b>\$82,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 383 - BK

## Asset # : 685

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                |      |  |  |      |     |   |          |   |
|----------------|------|--|--|------|-----|---|----------|---|
| Masonry: Brick | 100% |  |  | LIFE | * * | 5 | \$79,100 | A |
|----------------|------|--|--|------|-----|---|----------|---|

## Windows

|          |     |     |         |      |     |   |          |   |
|----------|-----|-----|---------|------|-----|---|----------|---|
| Aluminum | 90% |     |         | 2036 | * * | 5 | \$17,700 | A |
| Aluminum | 8%  | Now | \$7,600 | 2036 | * * | 5 | \$800    | A |

*Hardware Missing, Extent : Moderate, Area Affected : 10%*

*Location : Gymnasium*

*Unit Inoperable, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

|               |    |  |  |      |     |    |         |   |
|---------------|----|--|--|------|-----|----|---------|---|
| Metal Louvers | 2% |  |  | 2029 | * * | 10 | \$2,500 | A |
|---------------|----|--|--|------|-----|----|---------|---|

## Parapets

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick    | 95% |  |  | LIFE | * * | 5 | \$11,100 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | * * | 5 | \$3,700  | A |

## Roof

|                |     |  |  |      |     |    |          |   |
|----------------|-----|--|--|------|-----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2025 | * * | 10 | \$93,000 | A |
| Metal Panel    | 5%  |  |  | 2033 | * * | 10 | \$9,000  | A |

## Interior

## Floors

|                        |     |  |  |      |             |   |          |   |
|------------------------|-----|--|--|------|-------------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | * *         | 5 | \$25,000 | C |
| Ceramic Tile           | 3%  |  |  | 2029 | * *         | 5 | \$6,900  | C |
| Terrazzo               | 10% |  |  | LIFE | * *         | 5 | \$17,900 | C |
| Vinyl Tile             | 77% |  |  | 2020 | \$1,679,000 | 3 | \$88,100 | C |
| Wood                   | 5%  |  |  | 2035 | * *         | 5 | \$21,400 | C |

## Interior Walls

|                       |     |  |  |      |     |   |          |   |
|-----------------------|-----|--|--|------|-----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2029 | * * | 5 | \$9,500  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | * * | 5 | \$6,400  | C |
| Gypsum Board          | 10% |  |  | LIFE | * * | 5 | \$19,100 | C |
| Metal Panel           | 15% |  |  | LIFE | * * |   |          | C |
| Plaster               | 27% |  |  | LIFE | * * | 5 | \$25,800 | C |
| SGFT/Glazed Masonry   | 40% |  |  | LIFE | * * |   |          | C |

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTile,Adhered    | 75% |  |  | 2025 | * * | 5 | \$167,900 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |           | B |
| Plaster              | 20% |  |  | LIFE | * * | 5 | \$28,000  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Eelectrical Room*

*Explanation : Three 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$149,000 | 5 | \$600 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## I. S. 383 - BK

## Asset # : 685

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$198,700      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$38,400       | 5           | \$700          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$134,400      | 5           | \$2,700        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2020               | \$161,400      | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2018               | \$19,800       | 5           | \$600          | B             |
| Motor Control Center                                       | 40%        |                   |                | 2037               | * *            | 5           | \$1,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2015               | \$1,240,300    | 10          | \$126,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$31,900       | 10          | \$200          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$68,900       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$12,700       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$12,700       | 1           |                | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%   |                   |                | 2040               | * *            | 5           | \$47,400       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   | Now               | \$424,300      | 2025               | * *            | 1           | \$136,400      | B             |
|                       | Obsolete Equipment, Extent : Severe, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$121,700      | 2020               | \$1,217,000    | 4           | \$7,600        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Pump, Basement                         |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 383 - BK

## Asset # : 685

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   | Now               | \$18,800       | 2020               | \$188,000      | 1           | \$17,000       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                             | Location : Thermostats, Traps, Throughout             |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%   | Now               | \$131,700      | 2025               | * *            | 1           | \$35,600       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                 |                   |                |                    |                |             |                |               |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 30%   |                   |                | 2025               | * *            | 1           | \$21,300       | B             |
| No Component                | 70%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  |                   |                | 2040               | * *            | 4           | \$7,600        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  | Now               | \$41,400       | 2020               | \$413,800      | 1           | \$85,200       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                 |                   |                |                    |                |             |                |               |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 100%  |                   |                | 2025               | * *            | 2           | \$106,500      | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$85,200       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Roof                        | 100%  |                   |                | 2025               | * *            | 2           | \$4,700        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%  |                   |                | 2040               | * *            | 4           | \$15,200       | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Submersible                 | 100%  | Now               | \$6,200        | 2015               | \$6,200        | 4           | \$1,300        | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                   |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)           |   |                   |                |                    |                |             |                |               |
| Compressed Air              | 100%  | Now               | \$2,700        | 2030               | * *            | 4           | \$1,300        | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                   |                   |                |                    |                |             |                |               |
| Backflow Preventer          |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                | 2020               | \$16,900       | 1           | \$9,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 383 - BK

Asset # : 685

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport    |            |                   |                |                    |                |             |                |               |
| Elevators             |            |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 390 - BK  
**Address** : 1224 PARK PLACE BTWN: ALBANY AVE., TROY AVE.  
**Borough** : BROOKLYN **Agency's Number** : K390  
**Program / Asset #** : BOE0615.000 / 1240 **Yr Built/Renovated** : 1984 / 2011  
**Area Sq Ft** : 212,606 **Project Type** : EDUCATION  
**Date of Survey** : 15-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1370 **Lot** : 29 **BIN** : 3036405

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$82,800              | \$115,700             |
| Interior Architecture | \$326,100             | \$198,500             |
| Electrical            | \$167,700             | \$72,600              |
| Mechanical            | \$414,700             | \$1,347,700           |
| <b>Total</b>          | <b>\$991,300</b>      | <b>\$1,734,400</b>    |
| Priority A            | \$82,800              | \$115,700             |
| Priority B            | \$908,500             | \$1,420,300           |
| Priority C            |                       | \$198,500             |
| <b>Total</b>          | <b>\$991,300</b>      | <b>\$1,734,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture |                 |                  |                 | \$29,600         |
| Interior Architecture | \$9,600         | \$50,100         | \$6,900         |                  |
| Electrical            | \$13,400        | \$14,700         | \$10,100        | \$33,700         |
| Mechanical            | \$25,900        | \$33,400         | \$63,700        | \$89,700         |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$52,800</b> | <b>\$102,100</b> | <b>\$84,700</b> | <b>\$156,900</b> |
| Priority A            |                 |                  |                 | \$29,600         |
| Priority B            | \$43,200        | \$52,000         | \$77,800        | \$127,300        |
| Priority C            | \$9,600         | \$50,100         | \$6,900         |                  |
| <b>Total</b>          | <b>\$52,800</b> | <b>\$102,100</b> | <b>\$84,700</b> | <b>\$156,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 390 - BK

Asset # : 1240

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 75%   |                   |                | LIFE               | **             | 5           | \$44,800       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 15%   |                   |                | LIFE               | **             | 5           | \$14,300       | A             |
| Pre-Cast Concrete       | 10%   |                   |                | LIFE               | **             | 5           | \$31,100       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Under Construction      | 100%  |                   |                |                    |                |             |                | D             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Masonry: Brick          | 15%   |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Pre-Cast Concrete       | 80%   |                   |                | LIFE               | **             | 5           | \$70,900       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 70%   |                   |                | 2027               | **             | 10          | \$82,800       | A             |
| Copper/Terne            | 5%  |                   |                | 2050               | **             | 10          | \$14,800       | A             |
| IRMA/Protected Membrane | 25%   |                   |                | 2027               | **             | 10          | \$29,600       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Over Auditorium                                      |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$60,500       | C             |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$13,800       | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$10,800       | C             |
| Vinyl Tile              | 70%   |                   |                | 2027               | **             | 3           | \$72,500       | C             |
| Wood                    | 10%   |                   |                | 2050               | **             | 5           | \$51,800       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE               | **             | 5           | \$15,400       | C             |
| Folding Partition       | 2%  |                   |                | 2044               | **             | 5           | \$19,200       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                         | Explanation : Recent Replacement Evident                        |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 53%   |                   |                | LIFE               | **             | 5           | \$61,100       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Wood                    | 5%  |                   |                | LIFE               | **             | 5           | \$76,900       | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 20%   | 0-2               | \$326,100      | 2042               | **             | 5           | \$27,000       | B             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Second And Third Floor Corridors                     |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                         | Location : Second And Third Floor Corridors                     |                   |                |                    |                |             |                |               |
| Exposed Concrete        | 60%   |                   |                | LIFE               | **             | 5           | \$25,400       | B             |
| Plaster                 | 20%   |                   |                | LIFE               | **             | 5           | \$33,800       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 390 - BK

Asset # : 1240

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main High Pressure Contact Switches Rated @ 2000 Amperes Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$800          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2030               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2030               | * *            | 5           | \$3,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2027               | * *            | 5           | \$1,100        | B             |
| Locally Mounted  | 5%         | Now               | \$3,300        | 2042               | * *            | 5           |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                                    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2027               | * *            | 10          | \$166,000      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T- 8 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 1%         |                   |                | 2027               | * *            | 10          | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$7,700        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$22,300       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$72,600       | 10          | \$600          | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 390 - BK

## Asset # : 1240

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

50%

D

Generic

50%

2030

\* \*

1

\$32,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

30%

D

Generic

70%

2027

\* \*

1-3

\$75,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridor And Lobby**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$57,200

B

## Conversion Equipment

Steam Boiler

100%

Now

\$51,300

2020

\$1,025,000

1

\$164,800

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : #2 Boiler**Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Burner**Malfunctioning, Extent : Severe, Area Affected : 60%**Location : Control System**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$147,000

2032

\* \*

4

\$9,100

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Traps And Condensate Return Lines**Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Throughout*

## Terminal Devices

Air Handler

25%

2027

\* \*

1

\$28,600

B

Convactor/Radiator

75%

2035

\* \*

1

\$44,800

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 390 - BK

## Asset # : 1240

| Mechanical                  | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  |                   |                | 2022               | \$142,900      | 1           | \$17,100       | B             |
|                             | Repairs In Progress, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                             | Location : A/c Room                                      |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 50%  |                   |                | 2017               | \$216,400      | 1           |                | B             |
| No Component                | 30%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%  |                   |                | 2032               | * *            | 4           | \$1,800        | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%  |                   |                | 2027               | * *            | 1           | \$22,900       | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 20%  |                   |                | 2030               | * *            | 2           | \$25,700       | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$103,000      | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 20%  |                   |                | 2027               | * *            | 2           | \$1,100        | B             |
| Roof                        | 80%  |                   |                | 2022               | \$133,900      | 2           | \$4,600        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2032               | * *            | 4           | \$18,300       | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |  |                   |                |                    |                |             |                |               |
| Electric                    | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport          |  |                   |                |                    |                |             |                |               |
| Elevators                   |  |                   |                |                    |                |             |                |               |
| Hydraulic                   | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : B-4   |                   |                |                    |                |             |                |               |
|                             | Explanation : One Unit                                   |                   |                |                    |                |             |                |               |
| Fire Suppression            |  |                   |                |                    |                |             |                |               |
| Standpipe                   |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | 2032               | * *            | 1-5         | \$96,700       | B             |

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## DEPARTMENT OF EDUCATION - 040

I. S. 390 - BK

Asset # : 1240

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 97%        |                   |                |                    |                |             |                | D             |
| Generic                    | 3%         |                   |                | 2032               | * *            | 1-2         | \$1,600        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 391 - BK MAHALIA JACKSON  
**Address** : 790 EAST NEW YORK AVENUE BTWN: TROY AVE., SCHENECTADY AVE  
**Borough** : BROOKLYN **Agency's Number** : K391  
**Program / Asset #** : BOE0616.000 / 1241 **Yr Built/Renovated** : 1976 / 2009  
**Area Sq Ft** : 164,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4806 **Lot** : 1 **BIN** : 3107129

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$321,000             | \$156,200             |
| Interior Architecture | \$282,000             | \$171,400             |
| Electrical            | \$120,200             | \$2,050,300           |
| Mechanical            | \$229,800             | \$1,052,300           |
| <b>Total</b>          | <b>\$953,000</b>      | <b>\$3,430,200</b>    |
| Priority A            | \$321,000             | \$156,200             |
| Priority B            | \$522,900             | \$3,154,700           |
| Priority C            | \$109,200             | \$119,300             |
| <b>Total</b>          | <b>\$953,000</b>      | <b>\$3,430,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 | \$7,600          |
| Interior Architecture | \$42,300         | \$20,000        |                 | \$20,000         |
| Electrical            | \$3,800          | \$3,900         | \$5,800         | \$47,700         |
| Mechanical            | \$59,500         | \$30,500        | \$43,100        | \$52,600         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$109,500</b> | <b>\$58,400</b> | <b>\$52,900</b> | <b>\$131,800</b> |
| Priority A            |                  |                 |                 | \$7,600          |
| Priority B            | \$67,300         | \$38,400        | \$52,900        | \$104,200        |
| Priority C            | \$42,300         | \$20,000        |                 | \$20,000         |
| <b>Total</b>          | <b>\$109,500</b> | <b>\$58,400</b> | <b>\$52,900</b> | <b>\$131,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 391 - BK MAHALIA JACKSON**  
**Asset # : 1241**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$26,000       | A             |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$46,900       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2047    | **                 | 5           | \$15,300       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Metal Rail  | 85%        |                   |                | 2035    | **                 | 5-10        | \$278,200      | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       |                   |                | 2027    | **                 | 10          | \$152,000      | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$46,600       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$11,800       | 2031    | **                 | 5           | \$5,300        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 75%        | Now               | \$30,500       | 2027    | **                 | 3           | \$60,000       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2050    | **                 | 5           | \$40,000       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 25%        | Now               | \$109,200      | 2031    | **                 | 5           | \$37,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,900        | C             |  |
| Folding Partition   | 5%         |                   |                | 2038    | **                 | 5           | \$37,100       | C             |  |
| Gypsum Board  | 20%        |                   |                | LIFE    | **                 | 5           | \$35,600       | C             |  |
| Plaster   | 30%        |                   |                | LIFE    | **                 | 5           | \$26,700       | C             |  |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 25%        | Now               | \$120,700      | 2035    | **                 | 5           | \$32,600       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : At Corridors   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 40%        |                   |                | 2027    | **                 | 5           | \$104,300      | B             |  |
| Exposed Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$8,100        | B             |  |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE    | **                 |             |                | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$9,600        | 5           | \$200          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$134,400      | 5           | \$2,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2020               | \$9,900        | 5           | \$300          | B             |
| Motor Control Center                                       | 70%        |                   |                | 2027               | * *            | 5           | \$2,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 92%        |                   |                | 2022               | \$1,181,400    | 10          | \$120,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2017               | \$17,800       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2017               | \$64,200       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$11,800       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$11,800       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$56,000       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2022               | \$138,900      | 1           | \$15,100       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2022               | \$475,400      | 1-3         | \$24,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6               | 100%   |                   |                | 2042               | * *            | 5           | \$44,100       | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   | Now               | \$39,500       | 2027               | * *            | 1           | \$127,100      | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                             | Location : Burners   |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 3 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$56,700       | 2032               | * *            | 4           | \$7,000        | B             |
|                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%  |                   |                | 2022               | \$262,700      | 1           | \$26,500       | B             |
| Convactor/Radiator          | 70%  |                   |                | 2027               | * *            | 1           | \$32,300       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  | Now               | \$11,000       | 2022               | \$110,300      | 1           | \$11,900       | B             |
|                             | Noisy/Vibrating, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                             | Location : 2nd Floor A C Room                              |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  |                   |                | 2030               | * *            | 1           | \$13,200       | B             |
| Window/Wall Unit            | 40%  |                   |                | 2017               | \$133,600      | 1           |                | B             |
| No Component                | 20%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%  |                   |                | 2032               | * *            | 4           | \$1,400        | B             |
| Chilled Wtr Pipe/Pump       | 20%  |                   |                | 2048               | * *            | 4           | \$1,400        | B             |
| No Component                | 60%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 40%  |                   |                | 2022               | \$411,300      | 1           | \$35,300       | B             |
| No Component                | 60%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 20%  | Now               | \$31,000       | 2022               | \$155,200      | 2           | \$15,900       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 20%  |                   |                | 2027               | * *            | 2           | \$19,900       | B             |
| No Component                | 60%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$79,400       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 40%  |                   |                | 2027               | * *            | 2           | \$1,800        | B             |
| Roof                        | 60%  |                   |                | 2022               | \$77,500       | 2           | \$2,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 391 - BK MAHALIA JACKSON

Asset # : 1241

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                      | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| HW Heat Exchanger<br>Low Temp                            | 100%       | Now               | \$1,000        | 2032               | * *            | 4           | \$14,100       | B             |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 60%  |            |                   |                |                    |                |             |                |               |
| Location : Hot Water Pump                                |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                          | 100%       | Now               | \$4,500        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : North Center On The Roof                      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping                             | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : C, B, 1, 2                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe<br>Not Accessible                              | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler<br>Not Accessible                              | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump<br>Not Accessible                              | 100%       |                   |                |                    |                |             |                | D             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 394/210 - BK (I. S. 210 - BK )  
**Address** : 188 ROCHESTER AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K210  
**Program / Asset #** : BOE0505.000 / 1315 **Yr Built/Renovated** : 1925 / 1999  
**Area Sq Ft** : 108,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 1367 **Lot** : 22 **BIN** : 3036289

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$560,900             | \$465,800             |
| Interior Architecture | \$247,200             | \$158,800             |
| Electrical            | \$80,900              | \$36,900              |
| Mechanical            | \$164,000             | \$577,300             |
| <b>Total</b>          | <b>\$1,053,000</b>    | <b>\$1,238,800</b>    |
| Priority A            | \$560,900             | \$465,800             |
| Priority B            | \$443,600             | \$686,500             |
| Priority C            | \$48,500              | \$86,600              |
| <b>Total</b>          | <b>\$1,053,000</b>    | <b>\$1,238,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$56,300        | \$23,900        |                 |                 |
| Interior Architecture | \$11,100        | \$4,600         |                 | \$11,100        |
| Electrical            | \$10,200        | \$8,300         | \$19,700        | \$11,100        |
| Mechanical            | \$13,700        | \$13,800        | \$34,800        | \$14,400        |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$50,500</b> | <b>\$54,500</b> | <b>\$36,600</b> |
| Priority A            | \$56,300        | \$23,900        |                 |                 |
| Priority B            | \$23,900        | \$22,000        | \$54,500        | \$25,500        |
| Priority C            | \$11,100        | \$4,600         |                 | \$11,100        |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$50,500</b> | <b>\$54,500</b> | <b>\$36,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 394/210 - BK (I. S. 210 - BK )

Asset # : 1315

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         | Now               | \$78,600       | LIFE    | **                 | 5           | \$66,000       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Cornice On East Facade                            |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        | Now               | \$482,300      | LIFE    | **                 | 5           | \$143,500      | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade                                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 5%         |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Masonry: Granite   | 3%         |                   |                | LIFE    | **                 | 5           | \$3,800        | A             |  |
| Masonry: Marble  | 2%         | Now               | \$23,300       | LIFE    | **                 | 5           | \$2,500        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : At Main Entrance                                  |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : At Main Entrance                                  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 90%        |                   |                | 2043    | **                 | 5           | \$42,900       | A             |  |
| Wood   | 10%        |                   |                | 2020    | \$200,600          | 5           | \$47,700       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$9,600        | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$6,200        | A             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Interior Face                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : Stucco On Brick                                |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 40%        | Now               | \$33,000       | LIFE    | **                 | 5           | \$4,900        | A             |  |
| Repointing Failure, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Fifth Floor Classrooms                            |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       |                   |                | 2029    | **                 | 10          | \$47,300       | A             |  |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 394/210 - BK (I. S. 210 - BK )

Asset # : 1315

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |    |  |  |      |          |   |          |   |
|------------------------|----|--|--|------|----------|---|----------|---|
| Carpet                 | 5% |  |  | 2020 | \$40,200 | 3 | \$13,600 | C |
| Cast in Place Concrete | 5% |  |  | LIFE | **       | 5 | \$14,900 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : At Lift In Basement*

|               |     |  |  |      |    |   |          |   |
|---------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile  | 3%  |  |  | 2030 | ** | 5 | \$4,100  | C |
| Marble Panels | 2%  |  |  | LIFE | ** | 5 | \$2,000  | C |
| Terrazzo      | 2%  |  |  | LIFE | ** | 5 | \$2,100  | C |
| Vinyl Tile    | 45% |  |  | 2026 | ** | 3 | \$30,600 | C |
| Wood          | 38% |  |  | 2036 | ** | 5 | \$96,900 | C |

## Interior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile       | 3%  |  |  | 2030 | ** | 5 | \$5,100  | C |
| Glass: Single Pane | 2%  |  |  | LIFE | ** | 5 | \$2,500  | C |
| Masonry: Brick     | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels      | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster            | 75% |  |  | LIFE | ** | 5 | \$38,100 | C |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Third And Fifth Floor Classrooms*

## Ceilings

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile     | 5%  |     |           | LIFE | ** | 5 | \$4,300  | B |
| Exposed Concrete | 10% |     |           | LIFE | ** | 5 | \$2,100  | B |
| Plaster          | 85% | Now | \$198,700 | LIFE | ** | 5 | \$72,300 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Stair 2 And Classrooms On 3rd & 5th Floors @ East Side**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : 3rd & 5th Floors Along Perimeter Walls @ East Side*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service, Rated @ 2500 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2041 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2037 | ** | 5 | \$2,300 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2041 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 394/210 - BK (I. S. 210 - BK )

Asset # : 1315

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Water Main**Explanation : Connected With Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

97%

2026

\* \*

10

\$80,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## HID

3%

2026

\* \*

10

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2026

\* \*

10

\$11,000

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2021

\$36,900

10

\$300

B

## Alarm

## Security System

## Generic

100%

2026

\* \*

1

\$33,100

B

## Fire/Smoke Detection

## Generic

100%

2026

\* \*

1-3

\$56,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 2

100%

2031

\* \*

5

\$28,200

B

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$90,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Three Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$36,200

2031

\* \*

4

\$4,500

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Pneumatic Controls And Traps*

## Terminal Devices

## Air Handler

20%

2021

\$111,800

1

\$11,300

B

## Convactor/Radiator

50%

2026

\* \*

1

\$14,700

B

## Fan Coil Unit/Heat

30%

2021

\$465,600

1

\$8,800

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 394/210 - BK (I. S. 210 - BK )

Asset # : 1315

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2016               | \$127,800      | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$50,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2026               | * *            | 2           | \$2,200        | B             |
| Roof  | 20%        |                   |                | 2021               | \$16,500       | 2           | \$600          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$24,100       | 2           | \$1,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Gal                               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$5,600        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2031               | * *            | 1-2         | \$2,600        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES  
**Address** : 100 ESSEX DRIVE  
**Borough** : STATEN ISLAND **Agency's Number** : R043/R047  
**Program / Asset #** : BOE1072.000 / 14418 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 213,179 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2450 **Lot** : 320 **BIN** : 5149609

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$79,000              | \$669,000             |
| Interior Architecture | \$167,200             | \$643,000             |
| Electrical            |                       | \$152,000             |
| Mechanical            |                       | \$177,100             |
| <b>Total</b>          | <b>\$246,200</b>      | <b>\$1,641,000</b>    |
| Priority A            | \$79,000              | \$669,000             |
| Priority B            | \$130,500             | \$642,300             |
| Priority C            | \$36,700              | \$329,700             |
| <b>Total</b>          | <b>\$246,200</b>      | <b>\$1,641,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$8,000         |                 |
| Interior Architecture | \$6,500         |                 | \$16,300        | \$6,500         |
| Electrical            | \$27,800        | \$25,500        | \$34,500        | \$28,600        |
| Mechanical            | \$13,200        | \$20,400        | \$26,700        | \$21,000        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$59,400</b> | <b>\$57,700</b> | <b>\$97,400</b> | <b>\$68,000</b> |
| Priority A            |                 |                 | \$8,000         |                 |
| Priority B            | \$52,900        | \$57,700        | \$73,100        | \$61,500        |
| Priority C            | \$6,500         |                 | \$16,300        | \$6,500         |
| <b>Total</b>          | <b>\$59,400</b> | <b>\$57,700</b> | <b>\$97,400</b> | <b>\$68,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES**  
**Asset # : 14418**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick               | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$147,400             | A                    |
| Metal Panel                  | 20%               |                          |                       | 2051                      | **                    | 5-10               | \$289,500             | A                    |
| Pre-Cast Concrete            | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$68,400              | A                    |
| Windows                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum                     | 100%              |                          |                       | 2046                      | **                    | 5                  | \$16,100              | A                    |
| Parapets                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete       | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$84,600              | A                    |
| Cast Stone/Terra Cotta       | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$14,100              | A                    |
| Masonry: Brick               | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$8,200               | A                    |
| Roof                         |                   |                          |                       |                           |                       |                    |                       |                      |
| IRMA/Protected Membrane      | 100%              |                          |                       | 2031                      | **                    | 10                 | \$157,900             | A                    |
| <b>Interior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet                       | 5%                |                          |                       | 2023                      | \$77,200              | 3                  | \$26,100              | C                    |
| Cast in Place Concrete       | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$57,100              | C                    |
| Terrazzo                     | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$40,800              | C                    |
| Vinyl Tile                   | 50%               |                          |                       | 2031                      | **                    | 3                  | \$48,900              | C                    |
| Wood                         | 15%               |                          |                       | 2061                      | **                    | 5                  | \$73,400              | C                    |
| Interior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit        | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$35,500              | C                    |
| Gypsum Board                 | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$159,700             | C                    |
| SGFT/Glazed Masonry          | 20%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Ceilings                     |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn         | 80%               |                          |                       | 2041                      | **                    | 5                  | \$261,000             | B                    |
| Exposed Struc: Steel         | 12%               |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Wood                         | 8%                |                          |                       | LIFE                      | **                    | 5                  | \$182,700             | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$800                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Explanation : One 5000 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2038                      | **                    | 5                  | \$700                 | B                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$800                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2047                      | **                    | 1                  |                       | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2047                      | **                    | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES**  
**Asset # : 14418**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$1,200               | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,600               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2038                      | * *                   | 1                  | \$53,800              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$67,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outdoor Generator</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 400 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$6,500               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2056                      | * *                   | 5                  | \$5,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 275 Gallon Tank</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 93%               |                          |                       | 2029                      | * *                   | 10                 | \$148,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 2%                |                          |                       | 2029                      | * *                   | 10                 | \$3,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using Compact Spiral Bulbs</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2029                      | * *                   | 10                 | \$300                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exit, LED   | 50%               |                          |                       | 2056                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$600                 | B                    |
| Lightning Protection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2056                      | * *                   | 5                  | \$5,200               | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$65,300              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 70%               |                          |                       | 2029                      | * *                   | 1-3                | \$77,700              | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES**  
**Asset # : 14418**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 10%   |                   |                | 2041               | * *            | 1           |                | B             |
| Natural Gas                    | 90%   |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 90%   |                   |                | 2029               | * *            | 1           | \$77,800       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 10 Units                                  |                   |                |                    |                |             |                |               |
| Radiant Heater                 | 10%   |                   |                | 2021               | \$87,600       | 2           | \$8,100        | B             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Induction Unit                 | 10%   |                   |                | 2024               | * *            | 1           | \$5,700        | B             |
| No Component                   | 90%   |                   |                |                    |                |             |                | D             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 80%   |                   |                | 2029               | * *            | 2           | \$8,600        | B             |
| No Component                   | 20%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$97,300       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2029               | * *            | 2           | \$5,400        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2047               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2020               | \$46,300       | 2           | \$2,600        | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)              |   |                   |                |                    |                |             |                |               |
| Electric                       | 100%  |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2029               | * *            | 1           | \$10,800       | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Geared Traction                | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : B-4  |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Units                                   |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**I. S. 43 - SI /CSI HS OF INTERNATIONAL STUDIES**  
**Asset # : 14418**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2047    | * *            | 1-2         | \$48,900       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 51 - SI  
**Address** : 20 HOUSTON ST. @ WILLOWBROOK RD.  
**Borough** : STATEN ISLAND **Agency's Number** : R051  
**Program / Asset #** : BOE0971.000 / 1187 **Yr Built/Renovated** : 1960 / 2010  
**Area Sq Ft** : 163,271 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1478 **Lot** : 500 **BIN** : 5107210

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$164,900             |
| Interior Architecture | \$303,600             | \$151,100             |
| Electrical            | \$231,400             | \$1,916,500           |
| Mechanical            |                       | \$237,400             |
| <b>Total</b>          | <b>\$535,000</b>      | <b>\$2,469,800</b>    |
| Priority A            |                       | \$164,900             |
| Priority B            | \$535,000             | \$2,214,500           |
| Priority C            |                       | \$90,400              |
| <b>Total</b>          | <b>\$535,000</b>      | <b>\$2,469,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 | \$30,300         |
| Interior Architecture | \$38,900         | \$38,200        |                 | \$22,200         |
| Electrical            | \$46,300         | \$1,100         | \$1,800         | \$37,900         |
| Mechanical            | \$28,400         | \$29,500        | \$36,300        | \$22,600         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$117,600</b> | <b>\$72,700</b> | <b>\$42,000</b> | <b>\$117,000</b> |
| Priority A            |                  |                 |                 | \$30,300         |
| Priority B            | \$78,700         | \$62,300        | \$42,000        | \$64,400         |
| Priority C            | \$38,900         | \$10,400        |                 | \$22,200         |
| <b>Total</b>          | <b>\$117,600</b> | <b>\$72,700</b> | <b>\$42,000</b> | <b>\$117,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 51 - SI

## Asset # : 1187

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$33,200       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2042               | **             | 5-10        | \$12,000       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2047               | **             | 5           | \$54,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$34,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2032               | **             | 10          | \$164,900      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2062               | **             | 10          | \$21,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$48,700       | C             |
| Terrazzo               | 5%  | Now               | \$16,700       | LIFE               | **             | 5           | \$8,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 80%   |                   |                | 2032               | **             | 3           | \$89,000       | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2050               | **             | 5           | \$20,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$10,100       | C             |
| Folding Partition      | 5%  |                   |                | 2038               | **             | 5           | \$31,600       | C             |
| Plaster                | 55%   |                   |                | LIFE               | **             | 5           | \$41,800       | C             |
| SGFT/Glazed Masonry    | 30%   |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 51 - SI

## Asset # : 1187

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 15% Now \$51,400 2027 \* \* 5 \$20,800 B

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

AcousTileConcealSpLn 20% 2035 \* \* 5 \$55,500 B

Exposed Concrete 50% Now \$214,100 LIFE \* \* 5 \$17,400 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Exposed Struc: Steel 2% LIFE \* \* B

Fiber Board 3% 2022 \$60,600 B

Plaster 10% Now \$38,200 LIFE \* \* 5 \$13,900 B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Knife Sw 100% 2-4 \$32,600 2052 \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Obsolete Equipment, 1200 Amps*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2022 \$134,100 5 \$3,500 B

## Raceway

Conduit 95% 2022 \$161,700 1 B

Conduit 5% 2048 \* \* 1 B

## Panelboards

Molded Case Bkrs 35% 2044 \* \* 5 \$1,200 B

Molded Case Bkrs 65% 2021 \$124,800 5 \$2,300 B

## Wiring

Braided Cloth 85% 2-4 \$152,500 2047 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 15% 2048 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2020 \$33,000 5 \$900 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$2,000 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected With Main Water Pipe*

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## I. S. 51 - SI

## Asset # : 1187

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

93%

2022

\$1,246,300

10

\$126,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## HID

2%

2022

\$12,400

10

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Sodium*

## Incandescent

5%

2022

\$67,000

2

\$200

B

## Egress Lighting

## Emergency, Service

50%

2017

\$12,300

1

B

## Exit, Service

50%

2-4

\$12,300

2032

\* \*

1

B

*On Extended Life, Extent : Moderate, Area Affected : 90%**Location : Throughout*

## Exterior Lighting

## HID

100%

2022

\$55,800

10

\$400

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2017

\$23,000

1

\$2,500

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2017

\$78,900

1-3

\$4,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault, Basement**Explanation : Oil #2 With A Capacity Of 1000 Gal*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$147,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

## Distribution

## Steam Piping/Pump

100%

2042

\* \*

4

\$11,000

B

## Terminal Devices

## Air Handler

50%

2027

\* \*

1

\$46,000

B

## Convactor/Radiator

45%

2035

\* \*

1

\$21,700

B

## Fan Coil Unit/Heat

5%

2027

\* \*

1

\$2,400

B

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## DEPARTMENT OF EDUCATION - 040

## I. S. 51 - SI

## Asset # : 1187

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%            |                   |                | 2020               | \$34,800       | 1           |                | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$82,900       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 50%            |                   |                | 2022               | \$93,700       | 2           | \$2,300        | B             |
| Roof  | 50%            |                   |                | 2022               | \$67,400       | 2           | \$2,300        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 25%            |                   |                | 2032               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 75%            |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2020               | \$39,400       | 2           | \$2,200        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Tank 225 Gal</i>                             |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Submersible   | 100%           |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |                |                   |                |                    |                |             |                |               |
| Vertical Transport  |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Covers Basement To 2nd Floor</i>                  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Elevator</i>                                 |                |                   |                |                    |                |             |                |               |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |
| Sprinkler   |                |                   |                |                    |                |             |                |               |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Generic   | 30%            |                   |                | 2042               | * *            | 1-2         | \$12,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 74 - BX  
**Address** : 730 BRYANT AVENUE BTWN: LAFAYETTE AV - SPOFFORD AV  
**Borough** : BRONX **Agency's Number** : X074  
**Program / Asset #** : BOE0215.000 / 475 **Yr Built/Renovated** : 1974 / 2006  
**Area Sq Ft** : 139,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2763 **Lot** : 279 **BIN** : 2006566

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$118,600             | \$37,500              |
| Interior Architecture | \$481,300             | \$1,033,300           |
| Electrical            |                       | \$1,495,600           |
| Mechanical            | \$78,000              | \$2,590,700           |
| <b>Total</b>          | <b>\$677,900</b>      | <b>\$5,157,100</b>    |
| Priority A            | \$118,600             | \$37,500              |
| Priority B            | \$194,000             | \$4,086,300           |
| Priority C            | \$365,300             | \$1,033,300           |
| <b>Total</b>          | <b>\$677,900</b>      | <b>\$5,157,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$99,100         |                 |                 |                 |
| Interior Architecture | \$140,900        |                 | \$14,900        | \$20,300        |
| Electrical            | \$20,200         | \$3,200         | \$4,600         | \$5,300         |
| Mechanical            | \$85,100         | \$28,800        | \$41,800        | \$25,300        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$353,100</b> | <b>\$39,900</b> | <b>\$69,200</b> | <b>\$58,800</b> |
| Priority A            | \$99,100         |                 |                 |                 |
| Priority B            | \$132,500        | \$39,900        | \$54,300        | \$38,500        |
| Priority C            | \$121,500        |                 | \$14,900        | \$20,300        |
| <b>Total</b>          | <b>\$353,100</b> | <b>\$39,900</b> | <b>\$69,200</b> | <b>\$58,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 74 - BX

## Asset # : 475

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$62,500       | A             |
| Concrete Masonry Unit  | 30%  |                   |                | LIFE               | **             | 5           | \$23,400       | A             |
| Masonry: Brick         | 60%  |                   |                | LIFE               | **             | 5           | \$75,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | **             | 5           | \$15,600       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 40%  |                   |                | LIFE               | **             | 5-10        | \$20,200       | A             |
| Masonry: Brick         | 60%  |                   |                | LIFE               | **             | 5-10        | \$37,800       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 97%  | Now               | \$81,100       | 2028               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : At Third Floor Roof                                 |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium, Third Floor Corridor                    |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 3%   |                   |                | 2043               | **             | 10          | \$7,700        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             | 5           | \$55,300       | C             |
| Ceramic Tile           | 3%   |                   |                | 2032               | **             | 5           | \$5,400        | C             |
| Quarry Tile            | 2%   |                   |                | 2036               | **             | 5           | \$5,400        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Vinyl Tile             | 60%  |                   |                | 2023               | \$1,033,300    | 3           | \$54,200       | C             |
| Vinyl Tile             | 18%  | 0-2               | \$310,000      | 2033               | **             | 3           | \$12,200       | C             |
|                        | Loose Units, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                        | Location : First Floor Corridor                                |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                        | Location : First Floor Corridor                                |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2051               | **             | 5           | \$16,900       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2026               | **             | 5           | \$7,500        | C             |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$10,100       | C             |
| Folding Partition      | 5%   |                   |                | 2039               | **             | 5           | \$31,400       | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$7,500        | C             |
| Metal Panel            | 12%  |                   |                | LIFE               | **             | 10          | \$13,600       | C             |
| Plaster                | 40%  |                   |                | LIFE               | **             | 5-10        | \$85,500       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             | 10          | \$31,400       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 30%  |                   |                | 2028               | **             | 5           | \$53,000       | B             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Corridor                                |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 60%  |                   |                | LIFE               | **             | 5-10        | \$132,600      | B             |
| Plaster                | 10%  |                   |                | LIFE               | **             | 5-10        | \$30,400       | B             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## I. S. 74 - BX

## Asset # : 475

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Ratings Not Available           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$134,100      | 5           | \$500          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2023               | \$161,700      | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2022               | \$8,500        | 5           | \$100          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2022               | \$152,400      | 5           | \$2,700        | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 95%        |                   |                | 2023               | \$170,400      | 1           |                | B             |
| Thermoplastic   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 15%        |                   |                | 2021               | \$5,000        | 5           | \$100          | B             |
| Motor Control Center  | 85%        |                   |                | 2021               | \$366,500      | 5           | \$2,600        | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$3,400        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 97%        |                   |                | 2028               | * *            | 10          | \$107,400      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent  | 1%         |                   |                | 2018               | \$10,900       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2018               | \$25,000       | 10          | \$14,600       | B             |
| Exit, Service   | 40%        |                   |                | 2018               | \$8,000        | 1           |                | B             |
| Exit, Service   | 10%        |                   |                | 2023               | \$2,000        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2028               | * *            | 10          | \$400          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2031               | * *            | 1           | \$12,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Surveillance System And Intrusion Alarm System |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 74 - BX

## Asset # : 475

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$402,900

1-3

\$21,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Strobe Lights, Manual Pull Station, Bells*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

100%

2023

\$339,100

5

\$37,400

B

## Conversion Equipment

Steam Boiler

100%

2021

\$670,200

1

\$119,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$48,100

2033

\* \*

4

\$6,000

B

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Vacuum Pump, Noisy**Steam Traps Faulty, Extent : Moderate, Area Affected : 40%**Location : Throughout*

## Terminal Devices

Air Handler

40%

0-2

\$5,900

2023

\$296,900

1

\$26,900

B

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Filter Motors, Fan Room*

Convactor/Radiator

60%

2028

\* \*

1

\$23,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Reciprocating

40%

2023

\$186,900

1

\$22,400

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : Roof*

Window/Wall Unit

30%

2018

\$84,900

1

B

No Component

30%

D

## Distribution

Chilled Wtr Pipe/Pump

40%

2023

\$188,400

4

\$3,600

B

No Component

60%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 74 - BX

## Asset # : 475

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                       | 40%        | Now               | \$6,100        | 2023               | \$305,000      | 1           | \$26,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Various Areas                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Air System Is Unbalanced                    |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 40%        | Now               | \$23,000       | 2018               | \$230,300      | 2           | \$26,900       | B             |
| Not in Service, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : 1 Unit On Roof                                 |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$106,600      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2023               | \$60,900       | 2           | \$1,500        | B             |
| Roof  | 60%        | Now               | \$19,700       | 2023               | \$65,700       | 2           | \$1,800        | B             |
| Damaged, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Noisy/Vibrating, Extent : Severe, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 20%        |                   |                | 2021               | \$82,200       | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$32,000       | 2           | \$1,800        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       | Now               | \$1,000        | 2018               | \$10,300       | 4           | \$1,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Under Repair                                |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) 1-4                                |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 74 - BX

Asset # : 475

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2033               | * *            | 1-5         | \$61,000       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2023               | \$80,400       | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 82 - BX  
**Address** : 1700 MACOMBS ROAD  
**Borough** : BRONX **Agency's Number** : X082  
**Program / Asset #** : BOE0223.000 / 452 **Yr Built/Renovated** : 1925 / 2009  
**Area Sq Ft** : 107,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2866 **Lot** : 70 **BIN** : 2008460

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$106,800             |
| Interior Architecture | \$959,700             | \$297,000             |
| Electrical            | \$1,410,400           | \$1,136,900           |
| Mechanical            | \$191,000             | \$751,300             |
| <b>Total</b>          | <b>\$2,561,100</b>    | <b>\$2,292,000</b>    |
| Priority A            |                       | \$106,800             |
| Priority B            | \$1,771,100           | \$2,098,800           |
| Priority C            | \$790,000             | \$86,500              |
| <b>Total</b>          | <b>\$2,561,100</b>    | <b>\$2,292,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$23,700         |                 |
| Interior Architecture | \$71,600        |                 |                  | \$13,400        |
| Electrical            | \$6,100         | \$6,400         | \$50,300         | \$4,600         |
| Mechanical            | \$17,000        | \$15,600        | \$54,100         | \$15,600        |
| <b>Total</b>          | <b>\$94,700</b> | <b>\$22,000</b> | <b>\$128,100</b> | <b>\$33,500</b> |
| Priority A            |                 |                 | \$23,700         |                 |
| Priority B            | \$67,200        | \$22,000        | \$104,400        | \$20,100        |
| Priority C            | \$27,500        |                 |                  | \$13,400        |
| <b>Total</b>          | <b>\$94,700</b> | <b>\$22,000</b> | <b>\$128,100</b> | <b>\$33,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 82 - BX

## Asset # : 452

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 7%  |                   |                | LIFE               | * *            | 5           | \$32,400       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Horizontal Bands                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 83%   |                   |                | LIFE               | * *            | 5           | \$49,200       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%  |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
| Masonry: Marble        | 2%  |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Metal Panel            | 3%  |                   |                | 2041               | * *            | 5-10        | \$12,200       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2046               | * *            | 5           | \$40,800       | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$14,000       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%   |                   |                | LIFE               | * *            | 5           | \$11,700       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 20%   |                   |                | LIFE               | * *            | 5           | \$3,600        | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : At Main Roof   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | * *            | 5           | \$5,700        | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2031               | * *            | 10          | \$57,600       | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## I. S. 82 - BX

## Asset # : 452

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         | Now               | \$50,200       | LIFE               | * *            | 5           | \$7,200        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 50%                   |            |                   |                |                    |                |             |                |               |
| Location : Basement Level Behind Auditorium                                |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Moderate, Area Affected : 50%                     |            |                   |                |                    |                |             |                |               |
| Location : Basement Level Behind Auditorium                                |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$11,000       | 2024               | * *            | 5           | \$2,500        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Toilets   |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         |                   |                | LIFE               | * *            | 5           | \$6,200        | C             |
| Vinyl Tile   | 65%        | Now               | \$408,500      | 2026               | * *            | 3           | \$40,200       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 40%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 65%                        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2036               | * *            | 5           | \$77,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$16,600       | 2024               | * *            | 5           | \$2,800        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Toilet(s)   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 85%        | Now               | \$292,600      | LIFE               | * *            | 5           | \$47,800       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%                 |            |                   |                |                    |                |             |                |               |
| Location : Stair 8, 5th Floor Classrooms, Gymnasium And Offices            |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%                    |            |                   |                |                    |                |             |                |               |
| Location : Wall At Auditorium Back Drop                                    |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        |                   |                | 2019               | \$148,800      | 5           | \$24,700       | B             |
| Exposed Concrete   | 25%        | 4+                | \$31,700       | LIFE               | * *            | 5           | \$6,400        | B             |
| Paint Peeling, Extent : Moderate, Area Affected : 25%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        | Now               | \$169,700      | LIFE               | * *            | 5           | \$61,700       | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30%              |            |                   |                |                    |                |             |                |               |
| Location : Stair 8, Gymnasium And Offices                                  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%                 |            |                   |                |                    |                |             |                |               |
| Location : Stair 8, Throughout 5th Floor Classrooms, Gymnasium And Offices |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 35%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 82 - BX

## Asset # : 452

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$119,200      | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2021               | \$114,900      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2020               | \$94,800       | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 25%        |                   |                | 2029               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$33,000       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2016               | \$943,400      | 10          | \$96,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2016               | \$248,300      | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$22,800       | 10          | \$13,300       | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$9,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$36,500       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2021               | \$151,000      | 1           | \$16,400       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Generic  | 60%        |                   |                | 2021               | \$620,400      | 1-3         | \$32,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 82 - BX

## Asset # : 452

| Mechanical                  |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |   |                | 2041               | * *            | 1           |                | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%                               |                |                    |                |             |                |               |
|                             |            | Location : Boiler Room  |                |                    |                |             |                |               |
|                             |            | Explanation : #2 Oil Is Being Used Only, Con Ed Shuts Off The Gas Line Due To Leakage |                |                    |                |             |                |               |
| Conversion Equipment        |            |   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |   |                | 2034               | * *            | 1           | \$109,200      | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%                               |                |                    |                |             |                |               |
|                             |            | Location : Basement   |                |                    |                |             |                |               |
|                             |            | Explanation : 2 Units   |                |                    |                |             |                |               |
| Distribution                |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       | Now   | \$87,700       | 2031               | * *            | 4           | \$5,400        | B             |
|                             |            | Malfunctioning, Extent : Moderate, Area Affected : 30%                                |                |                    |                |             |                |               |
|                             |            | Location : Steam Traps & Thermostats, Throughout                                      |                |                    |                |             |                |               |
|                             |            | Other Observation, Extent : Severe, Area Affected : 10%                               |                |                    |                |             |                |               |
|                             |            | Location : Vacuum Pump And Return Lines   |                |                    |                |             |                |               |
|                             |            | Explanation : Leakage And Corrosion   |                |                    |                |             |                |               |
| Terminal Devices            |            |   |                |                    |                |             |                |               |
| Air Handler                 | 20%        |   |                | 2026               | * *            | 1           | \$13,600       | B             |
| Convactor/Radiator          | 60%        |   |                | 2026               | * *            | 1           | \$21,400       | B             |
| Fan Coil Unit/Heat          | 20%        |   |                | 2021               | \$376,100      | 1           | \$7,100        | B             |
| Air Conditioning            |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Electricity                 | 100%       |   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment        |            |   |                |                    |                |             |                |               |
| Window/Wall Unit            | 40%        |   |                | 2016               | \$103,300      | 1           |                | B             |
| No Component                | 60%        |   |                |                    |                |             |                | D             |
| Ventilation                 |            |   |                |                    |                |             |                |               |
| Distribution                |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |   |                | LIFE               | * *            | 2-5         | \$61,400       | B             |
| Exhaust Fans                |            |   |                |                    |                |             |                |               |
| Interior                    | 100%       |   |                | 2026               | * *            | 2           | \$3,400        | B             |
| Plumbing                    |            |   |                |                    |                |             |                |               |
| H/C Water Piping            |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |   |                | 2019               | \$375,200      | 1           |                | B             |
| Water Heater                |            |   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |   |                | 2016               | \$29,200       | 2           | \$1,700        | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%                               |                |                    |                |             |                |               |
|                             |            | Location : Boiler Room  |                |                    |                |             |                |               |
|                             |            | Explanation : 1000 Gallons  |                |                    |                |             |                |               |
| Sanitary Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |            |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |            |   |                |                    |                |             |                |               |
| Rigid Piping                | 100%       |   |                | 2026               | * *            | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I. S. 82 - BX

Asset # : 452

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2031               | * *            | 1-2         | \$3,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I. S. 84 - BX  
**Address** : 1434 LONGFELLOW AVENUE BTWN: JENNINGS ST.  
**Borough** : BRONX **Agency's Number** : X084  
**Program / Asset #** : BOE0225.000 / 444 **Yr Built/Renovated** : 1972 / 2006  
**Area Sq Ft** : 164,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3007 **Lot** : 8 **BIN** : 2010910

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,900              | \$357,900             |
| Interior Architecture | \$375,700             | \$1,705,500           |
| Electrical            | \$28,000              | \$1,766,400           |
| Mechanical            | \$210,100             | \$1,340,400           |
| <b>Total</b>          | <b>\$664,700</b>      | <b>\$5,170,300</b>    |
| Priority A            | \$50,900              | \$357,900             |
| Priority B            | \$238,100             | \$3,106,800           |
| Priority C            | \$375,700             | \$1,705,500           |
| <b>Total</b>          | <b>\$664,700</b>      | <b>\$5,170,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$8,000         |                 |                 | \$54,600         |
| Interior Architecture | \$17,900        | \$31,300        | \$25,800        | \$25,900         |
| Electrical            | \$9,300         | \$19,100        | \$10,700        | \$11,700         |
| Mechanical            | \$38,500        | \$30,300        | \$43,300        | \$51,700         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$85,700</b> | <b>\$92,500</b> | <b>\$91,600</b> | <b>\$155,700</b> |
| Priority A            | \$8,000         |                 |                 | \$54,600         |
| Priority B            | \$77,600        | \$92,500        | \$65,800        | \$80,400         |
| Priority C            |                 |                 | \$25,800        | \$20,700         |
| <b>Total</b>          | <b>\$85,700</b> | <b>\$92,500</b> | <b>\$91,600</b> | <b>\$155,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 84 - BX

## Asset # : 444

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   |                   |                | LIFE               | * *            | 5           | \$66,300       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 10%   |                   |                | 2052               | * *            | 5-10        | \$50,700       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 97%   |                   |                | 2047               | * *            | 5           | \$17,800       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Louvers           | 3%  | Now               | \$1,800        | 2031               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE               | * *            | 5           | \$8,400        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   |                   |                | LIFE               | * *            | 5           | \$9,800        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%   |                   |                | 2032               | * *            | 10          | \$27,400       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%   | Now               | \$50,900       | 2022               | \$254,700      |             |                | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 35%   |                   |                | 2027               | * *            | 10          | \$31,900       | A             |
| Metal Panel             | 5%  | Now               | \$6,200        | 2035               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 84 - BX

## Asset # : 444

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Mosaic Tile   | 3%         |                   |                | 2027               | **             | 5           | \$16,000       | C             |
| Vinyl Tile  | 80%        |                   |                | 2022               | \$1,625,500    | 3           | \$64,000       | C             |
| Vinyl Tile  | 10%        | Now               | \$203,200      | 2032               | **             | 3           | \$8,000        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>  |            |                   |                |                    |                |             |                |               |
| Wood  | 2%         | Now               | \$90,400       | 2062               | **             | 5           | \$4,000        | C             |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Small Gymnasium</i>                                   |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Small Gymnasium</i>                                   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2057               | **             | 5           | \$20,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$8,900        | C             |
| Concrete Masonry Unit   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Mosaic Tile   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$44,500       | C             |
| SGFT/Glazed Masonry   | 30%        | Now               | \$82,100       | LIFE               | **             |             |                | C             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Stair #4, 1st Floor</i>                               |            |                   |                |                    |                |             |                |               |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Stair #4, 1st Floor</i>                               |            |                   |                |                    |                |             |                |               |
| Wood  | 3%         |                   |                | LIFE               | **             | 5           | \$35,600       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 30%        |                   |                | 2035               | **             | 5           | \$62,600       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2027               | **             | 5           | \$10,400       | B             |
| Exposed Concrete  | 45%        |                   |                | LIFE               | **             | 5           | \$14,700       | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$26,100       | B             |
| Plaster   | 10%        | Now               | \$17,900       | LIFE               | **             | 5           | \$13,000       | B             |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I. S. 84 - BX

## Asset # : 444

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%  |                   |                | 2022               | \$22,800       | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : No Rating Available                          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%  |                   |                | 2042               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 4000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%  |                   |                | 2022               | \$107,300      | 5           | \$500          | B             |
| Fused Disc Sw            | 20%  |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2022               | \$170,300      | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2021               | \$19,200       | 5           | \$300          | B             |
| Fused Disc Sw            | 3%   |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 67%  |                   |                | 2021               | \$128,600      | 5           | \$2,400        | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 80%  |                   |                | 2022               | \$143,500      | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2027               | * *            | 5           | \$900          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2027               | * *            | 1           | \$41,400       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2025               | * *            | 1           | \$52,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 230 Kw                                   |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2015               | \$600          | 5           | \$5,000        | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2030               | * *            | 5           | \$13,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 30 Gals                                  |                   |                |                    |                |             |                |               |
| Main Tank                | 50%  |                   |                | 2037               | * *            | 5           | \$2,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 300 Gals                                 |                   |                |                    |                |             |                |               |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## I. S. 84 - BX

## Asset # : 444

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 86%  |                   |                | 2022               | \$1,104,400    | 10          | \$112,400      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 2%   |                   |                | 2030               | * *            | 10          | \$2,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2030               | * *            | 10          | \$13,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2022               | \$11,900       | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2022               | \$11,800       | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$11,800       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 50%  |                   |                | 2017               | \$28,000       | 10          | \$200          | B             |
| HID                   | 50%  |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Under Construction    | 100%   |                   |                |                    |                |             |                | D             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$44,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks Of 15,000 Gallons Each            |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2020               | \$790,700      | 1           | \$141,200      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$56,700       | 2032               | * *            | 4           | \$7,000        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Traps And Vacuum Condensate Pumps            |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 100%       |                   |                | 2027               | * *            | 1           | \$46,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

## I. S. 84 - BX

## Asset # : 444

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 80%        |                   |                | 2022               | \$441,000      | 1           | \$52,900       | B             |
| Ext Pkg Unit - Cooling                                  | 5%         |                   |                | 2022               | \$37,500       | 2           | \$400          | B             |
| Window/Wall Unit  | 15%        |                   |                | 2017               | \$50,100       | 1           |                | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 80%        |                   |                | 2032               | * *            | 4           | \$5,600        | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling                                      | 90%        |                   |                | 2027               | * *            | 1           | \$41,500       | B             |
| Fan Coil - Cooling                                      | 10%        | Now               | \$2,500        | 2027               | * *            | 1           | \$4,100        | B             |
| Broken, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$79,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$35,900       | 2           | \$900          | B             |
| Roof  | 80%        |                   |                | 2017               | \$103,300      | 2           | \$3,500        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$21,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks                                   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-4, B-1, Freight B-3                        |            |                   |                |                    |                |             |                |               |
| Explanation : Three Units                               |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$4,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**I. S. 84 - BX**

**Asset # : 444**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : I.S. 260 - M  
**Address** : 425 WEST 33RD STREET BTWN: 9TH AVE. - DYER AVE.  
**Borough** : MANHATTAN **Agency's Number** : M933  
**Program / Asset #** : BOE1111.000 / 14567 **Yr Built/Renovated** :  
**Area Sq Ft** : 52,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,6  
**Block** : 731 **Lot** : 54 **BIN** : 1012851

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$123,800        |                  |
| Interior Architecture |  | \$335,000        |                  |
| Electrical            |  |                  | \$41,400         |
| Mechanical            |  | \$100,600        | \$737,100        |
| <b>Total</b>          |  | <b>\$559,400</b> | <b>\$778,600</b> |
| Priority A            |  | \$123,800        |                  |
| Priority B            |  | \$100,600        | \$778,600        |
| Priority C            |  | \$335,000        |                  |
| <b>Total</b>          |  | <b>\$559,400</b> | <b>\$778,600</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$45,100        |                |                |                 |
| Interior Architecture | \$22,800        | \$1,700        | \$1,700        | \$10,000        |
| Electrical            | \$1,500         | \$1,000        | \$800          | \$1,100         |
| Mechanical            | \$8,700         | \$6,000        | \$6,800        | \$15,000        |
| <b>Total</b>          | <b>\$78,200</b> | <b>\$8,700</b> | <b>\$9,300</b> | <b>\$26,100</b> |
| Priority A            | \$45,100        |                |                |                 |
| Priority B            | \$10,300        | \$8,700        | \$7,600        | \$16,200        |
| Priority C            | \$22,800        |                | \$1,700        | \$10,000        |
| <b>Total</b>          | <b>\$78,200</b> | <b>\$8,700</b> | <b>\$9,300</b> | <b>\$26,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I.S. 260 - M

## Asset # : 14567

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   | Now               | \$123,800      | LIFE               | **             | 5           | \$18,400       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 30%<br>Location : Throughout            |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Stucco Cement          | 20%   | Now               | \$33,200       | 2027               | **             | 5           | \$6,600        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : Throughout            |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2044               | **             | 5           | \$6,200        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   | Now               | \$7,400        | LIFE               | **             | 5           | \$2,200        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout            |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   | Now               | \$1,500        | LIFE               | **             | 5           | \$300          | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%<br>Location : Throughout          |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 100%  |                   |                | 2032               | **             | 10          | \$20,700       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$2,600        | LIFE               | **             | 5           | \$7,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout            |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2031               | **             | 5           | \$3,400        | C             |
| Vinyl Tile             | 40%   | Now               | \$77,300       | 2017               | \$257,700      | 3           | \$10,100       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%<br>Location : Throughout 9x9 Tiles |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%   |                   |                | 2032               | **             | 3           | \$16,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 5%  |                   |                | 2037               | **             | 5           | \$4,700        | C             |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Gypsum Board           | 40%   |                   |                | LIFE               | **             | 5           | \$22,600       | C             |
| Masonry: Brick         | 5%  | Now               | \$16,000       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout            |                   |                |                    |                |             |                |               |
| Plaster                | 35%   |                   |                | LIFE               | **             | 5           | \$9,900        | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%  |                   |                | 2035               | **             | 5           | \$3,300        | B             |
| Exposed Concrete       | 5%  |                   |                | LIFE               | **             | 5           | \$500          | B             |
| Gypsum Board           | 10%   |                   |                | LIFE               | **             | 5           | \$8,300        | B             |
| Plaster                | 80%   |                   |                | LIFE               | **             | 5           | \$33,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I.S. 260 - M

## Asset # : 14567

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 800 Amps                                     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2044               | * *            | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2030               | * *            | 10          | \$41,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 & Compact                                |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$1,500        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$17,800       | 10          | \$100          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2050               | * *            | 5           | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1           | \$3,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1-3         | \$5,400        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
|  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## I.S. 260 - M

## Asset # : 14567

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2022               | \$126,900      | 5           | \$14,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : One 7500 Gallon Tank                         |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2020               | \$250,700      | 1           | \$44,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2022               | \$359,600      | 4           | \$3,300        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 100%       |                   |                | 2027               | * *            | 1           | \$14,600       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 95%        |                   |                | 2017               | \$100,600      | 1           |                | B             |
| No Component   | 5%         |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 15%        |                   |                | LIFE               | * *            | 2-5         | \$3,800        | B             |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 15%        |                   |                | 2027               | * *            | 2           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Toilets And Kitchens                         |            |                   |                |                    |                |             |                |               |
| Wall Unit  | 85%        |                   |                | 2030               | * *            | 2           | \$1,200        | B             |
| Other Observation, Extent : Light, Area Affected : 85%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Classrooms                                   |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 25%        |                   |                | 2017               | \$2,000        | 4           | \$100          | B             |
| Gas Fired  | 75%        |                   |                | 2020               | \$9,000        | 2           | \$500          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

I.S. 260 - M

Asset # : 14567

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : INFORMATION AND TECHNOLOGY HS  
**Address** : 21-16 44TH RD.  
**Borough** : QUEENS **Agency's Number** : LEASED  
**Program / Asset #** : BOE1055.000 / 14342 **Yr Built/Renovated** :  
**Area Sq Ft** : 257,987 **Project Type** : EDUCATION  
**Date of Survey** : 15-May-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 438 **Lot** : 26 **BIN** : 4005184

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$506,400        | \$550,500        |
| Interior Architecture | \$192,300        | \$60,500         |
| Electrical            |                  | \$191,700        |
| Mechanical            | \$52,300         | \$108,300        |
| <b>Total</b>          | <b>\$751,000</b> | <b>\$911,000</b> |
| Priority A            | \$506,400        | \$550,500        |
| Priority B            | \$133,700        | \$300,000        |
| Priority C            | \$110,900        | \$60,500         |
| <b>Total</b>          | <b>\$751,000</b> | <b>\$911,000</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017         |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$10,000         |                  | \$17,800         |                 |
| Interior Architecture | \$58,200         | \$17,400         | \$21,800         | \$1,900         |
| Electrical            | \$48,200         | \$24,100         | \$21,800         | \$20,600        |
| Mechanical            | \$98,100         | \$49,300         | \$98,800         | \$39,900        |
| Elevators/Escalators  | \$20,700         | \$20,700         | \$20,700         | \$20,700        |
| <b>Total</b>          | <b>\$235,200</b> | <b>\$111,500</b> | <b>\$180,800</b> | <b>\$83,100</b> |
| Priority A            | \$10,000         |                  | \$17,800         |                 |
| Priority B            | \$194,900        | \$111,500        | \$141,300        | \$81,300        |
| Priority C            | \$30,300         |                  | \$21,800         | \$1,900         |
| <b>Total</b>          | <b>\$235,200</b> | <b>\$111,500</b> | <b>\$180,800</b> | <b>\$83,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**INFORMATION AND TECHNOLOGY HS**  
**Asset # : 14342**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |     |  |      |     |   |           |   |
|------------------------|-----|--|------|-----|---|-----------|---|
| Cast in Place Concrete | 85% |  | LIFE | * * | 5 | \$806,400 | A |
|------------------------|-----|--|------|-----|---|-----------|---|

*Recent Repair Evident, Extent : Light, Area Affected : 25%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : This Is A Leased Building, It Was Completely Renovated In 2003.*

|               |     |  |      |     |   |          |   |
|---------------|-----|--|------|-----|---|----------|---|
| Stucco Cement | 15% |  | 2036 | * * | 5 | \$35,600 | A |
|---------------|-----|--|------|-----|---|----------|---|

## Windows

|          |     |  |      |     |   |          |   |
|----------|-----|--|------|-----|---|----------|---|
| Aluminum | 95% |  | 2039 | * * | 5 | \$19,900 | A |
|----------|-----|--|------|-----|---|----------|---|

|               |    |  |      |     |    |         |   |
|---------------|----|--|------|-----|----|---------|---|
| Metal Louvers | 5% |  | 2032 | * * | 10 | \$6,500 | A |
|---------------|----|--|------|-----|----|---------|---|

## Parapets

|                        |     |  |      |     |   |           |   |
|------------------------|-----|--|------|-----|---|-----------|---|
| Cast in Place Concrete | 80% |  | LIFE | * * | 5 | \$206,400 | A |
|------------------------|-----|--|------|-----|---|-----------|---|

*Recent Repair Evident, Extent : Light, Area Affected : 25%**Location : Throughout*

|             |     |  |      |     |   |         |   |
|-------------|-----|--|------|-----|---|---------|---|
| Metal Panel | 20% |  | 2043 | * * | 5 | \$9,700 | A |
|-------------|-----|--|------|-----|---|---------|---|

## Roof

|                  |     |  |      |     |    |          |   |
|------------------|-----|--|------|-----|----|----------|---|
| Modified Bitumen | 73% |  | 2028 | * * | 10 | \$44,100 | A |
|------------------|-----|--|------|-----|----|----------|---|

|                     |     |  |      |     |    |          |   |
|---------------------|-----|--|------|-----|----|----------|---|
| Single Ply Membrane | 25% |  | 2028 | * * | 10 | \$15,100 | A |
|---------------------|-----|--|------|-----|----|----------|---|

|                   |    |  |      |     |   |  |   |
|-------------------|----|--|------|-----|---|--|---|
| Skylight, Plastic | 2% |  | 2036 | * * | 1 |  | A |
|-------------------|----|--|------|-----|---|--|---|

## Interior

## Floors

|                        |     |  |      |     |   |          |   |
|------------------------|-----|--|------|-----|---|----------|---|
| Cast in Place Concrete | 10% |  | LIFE | * * | 5 | \$54,300 | C |
|------------------------|-----|--|------|-----|---|----------|---|

|              |    |  |      |     |   |         |   |
|--------------|----|--|------|-----|---|---------|---|
| Ceramic Tile | 3% |  | 2032 | * * | 5 | \$3,700 | C |
|--------------|----|--|------|-----|---|---------|---|

|             |    |  |      |     |   |         |   |
|-------------|----|--|------|-----|---|---------|---|
| Quarry Tile | 2% |  | 2036 | * * | 5 | \$3,700 | C |
|-------------|----|--|------|-----|---|---------|---|

|            |     |  |      |     |   |          |   |
|------------|-----|--|------|-----|---|----------|---|
| Vinyl Tile | 80% |  | 2028 | * * | 3 | \$37,200 | C |
|------------|-----|--|------|-----|---|----------|---|

|      |    |  |      |     |   |          |   |
|------|----|--|------|-----|---|----------|---|
| Wood | 5% |  | 2051 | * * | 5 | \$11,600 | C |
|------|----|--|------|-----|---|----------|---|

## Interior Walls

|              |    |  |      |     |   |         |   |
|--------------|----|--|------|-----|---|---------|---|
| Ceramic Tile | 3% |  | 2036 | * * | 5 | \$3,400 | C |
|--------------|----|--|------|-----|---|---------|---|

|                       |    |  |      |     |   |         |   |
|-----------------------|----|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 7% |  | LIFE | * * | 5 | \$6,300 | C |
|-----------------------|----|--|------|-----|---|---------|---|

|              |     |  |      |     |      |           |   |
|--------------|-----|--|------|-----|------|-----------|---|
| Gypsum Board | 90% |  | LIFE | * * | 5-10 | \$171,400 | C |
|--------------|-----|--|------|-----|------|-----------|---|

## Ceilings

|                      |     |  |      |     |   |          |   |
|----------------------|-----|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 28% |  | 2040 | * * | 5 | \$34,700 | B |
|----------------------|-----|--|------|-----|---|----------|---|

|                  |     |  |      |     |      |          |   |
|------------------|-----|--|------|-----|------|----------|---|
| Exposed Concrete | 60% |  | LIFE | * * | 5-10 | \$93,000 | B |
|------------------|-----|--|------|-----|------|----------|---|

|                      |     |  |      |     |    |          |   |
|----------------------|-----|--|------|-----|----|----------|---|
| Exposed Struc: Steel | 10% |  | LIFE | * * | 10 | \$24,800 | B |
|----------------------|-----|--|------|-----|----|----------|---|

|             |    |  |      |     |   |         |   |
|-------------|----|--|------|-----|---|---------|---|
| Metal Panel | 2% |  | LIFE | * * | 5 | \$6,200 | B |
|-------------|----|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |      |     |   |       |   |
|---------------|------|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  | 2049 | * * | 5 | \$900 | B |
|---------------|------|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 4000 Amperes*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**INFORMATION AND TECHNOLOGY HS**  
**Asset # : 14342**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2049               | * *            | 5           | \$900          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2045               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2045               | * *            | 5           | \$4,800        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2040               | * *            | 5           | \$1,400        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$6,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2040               | * *            | 1           | \$65,200       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2036               | * *            | 1           | \$81,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : Diesel Generator Rated @ 300 Kw              |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2018               | \$600          | 5           | \$47,100       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2058               | * *            | 5           | \$6,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Gallons Capacity                         |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2031               | * *            | 10          | \$191,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2031               | * *            | 10          | \$700          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**INFORMATION AND TECHNOLOGY HS**  
**Asset # : 14342**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\* \*

1

\$23,700

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors And Cafeteria**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

No Component

70%

Generic

30%

2031

\* \*

1-3

\$39,100

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Natural Gas

10%

2043

\* \*

1

B

Interruptible Gas/Dual

90%

2043

\* \*

1

B

Fuel

## Conversion Equipment

Furnace

10%

2028

\* \*

1

\$10,500

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Roof**Explanation : 2 Rtu Package Units*

Steam Boiler

90%

2036

\* \*

1

\$188,400

B

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

90%

2043

\* \*

4

\$14,100

B

No Component

10%

D

## Terminal Devices

Air Handler

65%

2028

\* \*

1

\$85,000

B

Convactor/Radiator

25%

2036

\* \*

1

\$17,100

B

No Component

10%

D

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**INFORMATION AND TECHNOLOGY HS**  
**Asset # : 14342**

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 90%  |                   |                | 2024               | * *            | 2           | \$11,700       | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 90%<br>Location : Various Locations                      |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%  |                   |                | 2028               | * *            | 2           | \$1,300        | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 10%<br>Location : 2 Package Units On Roof                |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump          | 90%  |                   |                | 2043               | * *            | 4           | \$14,100       | B             |
| No Component                   | 10%  |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Water Cool Tower               | 100%   |                   |                | 2024               | * *            | 2           | \$212,500      | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 2 Units        |                   |                |                    |                |             |                |               |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$186,400      | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 70%  |                   |                | 2028               | * *            | 2           | \$4,600        | B             |
| Roof                           | 30%  |                   |                | 2028               | * *            | 2           | \$2,000        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2021               | \$56,000       | 2           | \$3,200        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Boiler Room<br>Explanation : 2 Units |                   |                |                    |                |             |                |               |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer             |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                | 2028               | * *            | 1           | \$13,000       | B             |
| Fixtures                       |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport             |  |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**INFORMATION AND TECHNOLOGY HS**  
**Asset # : 14342**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |               |
| Elevators          |                 |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 90%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 90% |                   |                    |         |                |             |                |               |
|                    |                 | Location : 1-4   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 2 Passenger Units                        |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 10%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-1   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 1 Freight Unit                           |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |  |                   |                    |         |                |             |                |               |
| Sprinkler          |                 |  |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%   |                   |                    | 2043    | * *            | 1-2         | \$59,200       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 8 - Q  
**Address** : 108-35 167 STREET BTWN: 108 RD., 108 DR.  
**Borough** : QUEENS **Agency's Number** : Q008  
**Program / Asset #** : BOE0672.000 / 314 **Yr Built/Renovated** : 1963 / 2007  
**Area Sq Ft** : 156,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 10178 **Lot** : 1 **BIN** : 4216655

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$514,200             | \$119,400             |
| Interior Architecture | \$448,800             | \$1,269,800           |
| Electrical            | \$1,433,100           | \$794,200             |
| Mechanical            | \$112,400             | \$1,283,500           |
| <b>Total</b>          | <b>\$2,508,500</b>    | <b>\$3,466,900</b>    |
| Priority A            | \$514,200             | \$119,400             |
| Priority B            | \$1,545,500           | \$2,077,800           |
| Priority C            | \$448,800             | \$1,269,800           |
| <b>Total</b>          | <b>\$2,508,500</b>    | <b>\$3,466,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$29,300        | \$12,800        |                 | \$700            |
| Interior Architecture | \$16,200        | \$7,700         | \$3,100         | \$47,600         |
| Electrical            | \$12,500        | \$14,200        | \$16,200        | \$54,500         |
| Mechanical            | \$39,800        | \$20,600        | \$41,400        | \$73,900         |
| <b>Total</b>          | <b>\$97,700</b> | <b>\$55,200</b> | <b>\$60,700</b> | <b>\$176,700</b> |
| Priority A            | \$29,300        | \$12,800        |                 | \$700            |
| Priority B            | \$57,800        | \$34,800        | \$57,600        | \$149,800        |
| Priority C            | \$10,600        | \$7,700         | \$3,100         | \$26,300         |
| <b>Total</b>          | <b>\$97,700</b> | <b>\$55,200</b> | <b>\$60,700</b> | <b>\$176,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$31,400       | A             |
| Masonry: Brick  | 95%        | Now               | \$401,200      | LIFE               | **             | 5           | \$119,400      | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : At Brick Piers On East Facade                      |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$113,000      | 2044               | **             | 5           | \$23,500       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Stress Cracks In Various Locations                 |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$15,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Metal Panel   | 10%        |                   |                | 2032               | **             | 5           | \$1,400        | A             |
| Stucco Cement   | 50%        |                   |                | 2035               | **             | 5           | \$4,600        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$29,300       | 2027               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Above Room 419                                     |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$10,500       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$60,600       | 3           | \$15,400       | C             |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$31,400       | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$6,100        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Vinyl Tile  | 65%        | Now               | \$380,900      | 2022               | \$1,269,800    | 3           | \$50,000       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms Throughout                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2027               | **             | 3           | \$7,700        | C             |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$19,200       | C             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |   |         |   |
|------------------------|----|-----|----------|------|----|---|---------|---|
| Cast in Place Concrete | 5% |     |          | LIFE | ** |   |         | C |
| Ceramic Tile           | 3% | Now | \$10,600 | 2031 | ** | 5 | \$3,600 | C |

*Diagonal Cracks, Extent : Severe, Area Affected : 5%**Location : Toilets Near Gymnasium And Gymnasium Office*

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Concrete Masonry Unit | 15% | Now | \$67,900 | LIFE | ** | 5 | \$14,400 | C |
|-----------------------|-----|-----|----------|------|----|---|----------|---|

*Diagonal Cracks, Extent : Moderate, Area Affected : 5%**Location : Gymnasium Office*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick      | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 40% |  |  | LIFE | ** | 5 | \$28,700 | C |
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |   |          | C |
| Wood                | 2%  |  |  | LIFE | ** | 5 | \$19,100 | C |

## Ceilings

|                   |    |     |         |      |    |   |         |   |
|-------------------|----|-----|---------|------|----|---|---------|---|
| AcousTile,Adhered | 5% | Now | \$5,600 | 2039 | ** | 5 | \$4,600 | B |
|-------------------|----|-----|---------|------|----|---|---------|---|

*Adhesion Failure, Extent : Severe, Area Affected : 5%**Location : Gymnasium*

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 23% |  |  | 2027 | ** | 5 | \$42,700 | B |
| Exposed Concrete  | 50% |  |  | LIFE | ** | 5 | \$14,500 | B |
| Fiber Board       | 5%  |  |  | 2027 | ** |   |          | B |
| Metal Panel       | 2%  |  |  | LIFE | ** | 5 | \$4,600  | B |
| Plaster           | 15% |  |  | LIFE | ** | 5 | \$17,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated @ 1200 Amperes Each*

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2035 | ** | 5 | \$500 | B |
|----------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$16,900  | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2021 | \$135,500 | 5 | \$2,700 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | **        | 5 | \$300   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$107,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2020               | \$33,000       | 5           | \$900          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2035               | * *            | 1           | \$39,400       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 50%        |                   |                | 2031               | * *            | 1           | \$24,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Generator Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 100 Kw Exclusively For Water Pump Emergency Service |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 50%        |                   |                | 2031               | * *            | 1           | \$24,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Generator Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 83 Kw, Exclusively For Water Pump Emergency Service |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 50%        |                   |                | 2016               | \$300          | 5           | \$2,400        | B             |
| Nickel Cadmium  | 50%        |                   |                | 2017               | \$300          | 5           | \$14,200       | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | * *            | 5           | \$12,700       | B             |
| Main Tank   | 50%        |                   |                | 2050               | * *            | 5           | \$2,000        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 92%        |                   |                | 2017               | \$1,135,900    | 10          | \$115,600      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2017               | \$11,400       | 10          | \$100          | B             |
| Incandescent  | 6%         |                   |                | 2017               | \$74,100       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 25%        |                   |                | 2017               | \$14,200       | 10          | \$8,300        | B             |
| Emergency, Battery  | 25%        |                   |                | 2030               | * *            | 10          | \$8,300        | B             |
| Exit, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2022               | \$53,300       | 10          | \$400          | B             |

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2030

\* \*

1

\$14,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Staircase Landings**Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2022

\$452,200

1-3

\$23,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Strobe Lights, Manual Pull Station And Alarm Bells*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2022

\$384,600

5

\$42,400

B

## Conversion Equipment

Steam Boiler

100%

Now

\$76,000

2020

\$760,200

1

\$122,200

B

*Damaged, Extent : Severe, Area Affected : 30%**Location : Lower Portions - Due To Previous Flooding In Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units (1 Heat Exchanger For Glycol In Basement)*

## Distribution

Hot Wtr Piping/Pump

15%

Now

\$5,900

2030

\* \*

4

\$1,000

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : Glycol System, Boiler Room*

Steam Piping/Pump

85%

2032

\* \*

4

\$5,700

B

## Terminal Devices

Air Handler

30%

Now

\$5,100

2027

\* \*

1

\$22,900

B

*Broken, Extent : Severe, Area Affected : 5%**Location : Flexible Connection, Basement Fan Room**Leak Evident, Extent : Severe, Area Affected : 20%**Location : Coils, Basement Fan Room*

Convactor/Radiator

70%

Now

\$20,600

2027

\* \*

1

\$27,900

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Various Areas*

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2017

\$32,100

1

B

No Component

90%

D

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 8 - Q

Asset # : 314

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$76,400       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 30%   | Now               | \$1,000        | 2022               | \$51,800       | 2           | \$1,000        | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 5%<br>Location : Fan Room          |                   |                |                    |                |             |                |               |
| Roof                  | 70%   | Now               | \$4,300        | 2022               | \$86,900       | 2           | \$2,400        | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 15%<br>Location : Roof             |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2015               | \$36,300       | 2           | \$2,100        | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2032               | * *            | 4           | \$13,600       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  | Now               | \$1,000        | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 20%<br>Location : Well Pump Outside. |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2022               | \$15,100       | 1           | \$8,500        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2032               | * *            | 1-2         | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 10 - Q  
**Address** : 31 AVE & 45 STREET  
**Borough** : QUEENS **Agency's Number** : Q010  
**Program / Asset #** : BOE0674.000 / 316 **Yr Built/Renovated** : 1939 / 2009  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 714 **Lot** : 1 **BIN** : 4012664

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$293,600             |                       |
| Interior Architecture | \$201,900             | \$868,100             |
| Electrical            | \$741,400             | \$407,700             |
| Mechanical            | \$79,400              | \$489,300             |
| <b>Total</b>          | <b>\$1,316,300</b>    | <b>\$1,765,100</b>    |
| Priority A            | \$293,600             |                       |
| Priority B            | \$820,800             | \$944,400             |
| Priority C            | \$201,900             | \$820,700             |
| <b>Total</b>          | <b>\$1,316,300</b>    | <b>\$1,765,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$13,300        |                 |
| Interior Architecture |                 | \$12,200        | \$7,900         |                 |
| Electrical            | \$35,100        | \$6,200         | \$35,500        | \$5,300         |
| Mechanical            | \$17,800        | \$4,700         | \$9,800         | \$4,000         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$60,900</b> | <b>\$31,000</b> | <b>\$74,300</b> | <b>\$17,200</b> |
| Priority A            |                 |                 | \$13,300        |                 |
| Priority B            | \$60,900        | \$18,800        | \$61,100        | \$17,200        |
| Priority C            |                 | \$12,200        |                 |                 |
| <b>Total</b>          | <b>\$60,900</b> | <b>\$31,000</b> | <b>\$74,300</b> | <b>\$17,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$112,700      | LIFE               | **             | 5           | \$33,500       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Smoke Stack And Bulkheads                         |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 70%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Walls Facing Yard                                 |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        | Now               | \$46,800       | LIFE               | **             | 5           | \$2,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : At Corners  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 70%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : At Corners  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$77,700       | LIFE               | **             | 5           | \$11,600       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                     |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 70%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence  | 10%        |                   |                | 2026               | **             | 5-10        | \$10,000       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 70%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2026               | **             | 10          | \$56,400       | A             |
| Copper/Terne   | 5%         |                   |                | 2036               | **             | 10          | \$7,400        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$3,800        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
| Vinyl Tile   | 65%        |                   |                | 2021               | \$785,100      | 3           | \$30,900       | C             |
| Wood   | 30%        |                   |                | 2036               | **             | 5           | \$71,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                     |     |     |           |      |    |   |          |   |
|---------------------|-----|-----|-----------|------|----|---|----------|---|
| Masonry: Brick      | 10% |     |           | LIFE | ** |   |          | C |
| Plaster             | 65% |     |           | LIFE | ** | 5 | \$28,100 | C |
| SGFT/Glazed Masonry | 25% | Now | \$166,300 | LIFE | ** |   |          | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 5%**Location : Cafeteria Around Entrance To Stair #7*

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2026 | ** | 5 | \$15,800 | B |
| Exposed Concrete     | 30% |  |  | LIFE | ** | 5 | \$5,900  | B |
| Plaster              | 60% |  |  | LIFE | ** | 5 | \$47,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amp Main Disconnect Switch*

## Transformers

|          |      |  |  |      |          |   |       |   |
|----------|------|--|--|------|----------|---|-------|---|
| Dry Type | 100% |  |  | 2019 | \$13,900 | 5 | \$300 | B |
|----------|------|--|--|------|----------|---|-------|---|

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2021 | \$93,900 | 5 | \$300 | B |
| Fused Disc Sw | 10% |  |  | 2051 | **       | 5 |       | B |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2051 | **        | 1 |  | B |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2020 | \$13,600  | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2020 | \$115,200 | 5 | \$1,700 | B |
| Molded Case Bkrs | 5%  |  |  | 2046 | **        | 5 | \$100   | B |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$26,200 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 70% |  |  | 2021 | \$91,600 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2051 | **       | 1 |  | B |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2019               | \$19,100       | 5           | \$500          | B             |
| Locally Mounted  | 10%        |                   |                | 2041               | **             | 5           | \$100          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2019               | \$23,100       | 1           | \$23,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2017               | \$114,600      | 1           | \$29,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 156 Kva Cummins Genset                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$2,800        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2024               | **             | 5           | \$2,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gallons                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2016               | \$534,300      | 10          | \$54,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2029               | **             | 10          | \$15,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallway   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2016               | \$17,700       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$38,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2016               | \$5,600        | 1           |                | B             |
| Emergency, Service   | 5%         |                   |                | 2029               | **             | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2029               | **             | 10          | \$2,000        | B             |
| Exit, Service  | 45%        |                   |                | 2016               | \$6,300        | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Heating System Replacement Is In Progress             |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Gas Fired Steam Boilers Installation Is In Progress |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Piping Replacement Is In Progress                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$104,100      | 1           | \$10,500       | B             |
| Convactor/Radiator  | 60%        |                   |                | 2026               | * *            | 1           | \$16,400       | B             |
| Fan Coil Unit/Heat  | 20%        | 0-2               | \$14,500       | 2021               | \$289,100      | 1           | \$4,900        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2016               | \$79,400       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$47,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2021               | \$96,100       | 2           | \$2,400        | B             |
| Roof  | 10%        |                   |                | 2021               | \$7,700        | 2           | \$300          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 70%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$22,500       | 2           | \$1,300        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Installation Is In Progress In Boiler Room               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 10 - Q

Asset # : 316

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2031               | * *            | 4           | \$2,000        | B             |
|                       |            | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Boiler Room</i>                                       |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Geared Traction       | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                |                    |                |             |                |               |
|                       |            | <i>Location : (1) Passage B-4 (1) Freight B-1</i>                   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units. Freight Elevator Currently Inoperable</i> |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 13 - M  
**Address** : 1573 MADISON AVENUE @ E. 106 STREET  
**Borough** : MANHATTAN **Agency's Number** : M013  
**Program / Asset #** : BOE0009.000 / 437 **Yr Built/Renovated** : 1958 / 2007  
**Area Sq Ft** : 150,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1612 **Lot** : 50 **BIN** : 1051515

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$192,800             | \$561,200             |
| Interior Architecture | \$537,300             | \$152,400             |
| Electrical            | \$247,400             | \$1,797,300           |
| Mechanical            | \$121,600             | \$1,533,100           |
| <b>Total</b>          | <b>\$1,099,200</b>    | <b>\$4,044,100</b>    |
| Priority A            | \$192,800             | \$561,200             |
| Priority B            | \$751,800             | \$3,401,800           |
| Priority C            | \$154,500             | \$81,100              |
| <b>Total</b>          | <b>\$1,099,200</b>    | <b>\$4,044,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,100         | \$23,000        |                 |                 |
| Interior Architecture | \$110,400        |                 | \$25,100        | \$8,700         |
| Electrical            | \$12,900         | \$3,400         | \$3,700         | \$5,400         |
| Mechanical            | \$19,700         | \$19,300        | \$30,200        | \$25,200        |
| <b>Total</b>          | <b>\$170,200</b> | <b>\$45,800</b> | <b>\$59,100</b> | <b>\$39,300</b> |
| Priority A            | \$27,100         | \$23,000        |                 |                 |
| Priority B            | \$94,000         | \$22,700        | \$33,900        | \$30,600        |
| Priority C            | \$49,100         |                 | \$25,100        | \$8,700         |
| <b>Total</b>          | <b>\$170,200</b> | <b>\$45,800</b> | <b>\$59,100</b> | <b>\$39,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 97%        |                   |                | LIFE               | **             | 5           | \$234,400      | A             |
| Granite Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2045               | **             | 5           | \$46,100       | A             |
| Metal Louvers  | 3%         |                   |                | 2032               | **             | 10          | \$8,900        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 35%        |                   |                | LIFE               | **             | 5           | \$24,700       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5-10        | \$14,000       | A             |
| Metal Panel  | 5%         |                   |                | 2043               | **             | 5           | \$700          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2028               | **             | 10          | \$65,900       | A             |
| Copper/Terne   | 3%         |                   |                | 2051               | **             | 10          | \$8,200        | A             |
| IRMA/Protected Membrane  | 37%        | Now               | \$75,600       | 2023               | \$378,100      |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Over Second Floor Fan Room                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium And Auditorium                       |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$86,200       | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$5,900        | C             |
| Quarry Tile  | 5%         |                   |                | 2036               | **             | 5           | \$14,800       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$15,400       | C             |
| Vinyl Tile   | 72%        |                   |                | 2031               | **             | 3           | \$53,200       | C             |
| Wood   | 5%         | Now               | \$41,800       | 2038               | **             | 5           | \$9,200        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Light, Area Affected : 15%             |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$11,500       | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$18,400       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$3,500        | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5-10        | \$107,500      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$28,700       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 13 - M

## Asset # : 437

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 10% Now \$107,600 2043 \* \* 5 \$8,900 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium, Room 401*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Gymnasium*

AcousTile,Adhered 40% 2028 \* \* 5 \$71,400 B

AcousTileConcealSpLn 20% 0-2 \$275,300 2043 \* \* 5 \$22,300 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Basement And First Floor Corridor,Cafeteria*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Basement, First Floor Corridor, Cafeteria*

Exposed Concrete 5% LIFE \* \* 5-10 \$11,200 B

Metal Panel 10% LIFE \* \* 5 \$44,600 B

Plaster 15% LIFE \* \* 5-10 \$46,000 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2043 \* \* 5 \$600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes And 1600 Amperes*

## Switchgear / Switchboard

Fused Disc Sw 100% 2043 \* \* 5 \$600 B

## Raceway

Conduit 70% 2023 \$119,200 1 B

Conduit 30% 2043 \* \* 1 B

## Panelboards

Molded Case Bkrs 80% 2022 \$135,500 5 \$2,600 B

Molded Case Bkrs 20% 2039 \* \* 5 \$700 B

## Wiring

Braided Cloth 80% 2-4 \$143,500 2048 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 20% 2043 \* \* 1 B

## Motor Controllers

Locally Mounted 60% 2021 \$19,800 5 \$500 B

Locally Mounted 20% 2-4 \$6,600 2043 \* \* 5 \$100 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Locally Mounted 20% 2028 \* \* 5 \$200 B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

| Electrical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |            |   |                |                    |                |             |                |               |
| Grounding Devices     |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | LIFE               | * *            | 5           | \$3,600        | B             |
| Lighting              |            |   |                |                    |                |             |                |               |
| Interior Lighting     |            |   |                |                    |                |             |                |               |
| Fluorescent           | 10%        |   |                | 2028               | * *            | 10          | \$12,100       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100%        |                |                    |                |             |                |               |
|                       |            | Location : Hallways   |                |                    |                |             |                |               |
|                       |            | Explanation : T-8 Lamps   |                |                    |                |             |                |               |
| Fluorescent           | 86%        |   |                | 2018               | \$1,020,900    | 10          | \$103,900      | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100%        |                |                    |                |             |                |               |
|                       |            | Location : Throughout The Building                                |                |                    |                |             |                |               |
|                       |            | Explanation : T-12 Lamps  |                |                    |                |             |                |               |
| HID                   | 1%         |   |                | 2018               | \$5,500        | 10          |                | B             |
| Incandescent          | 3%         |   |                | 2018               | \$35,600       | 2           | \$100          | B             |
| Egress Lighting       |            |   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%        |   |                | 2023               | \$27,300       | 10          | \$15,900       | B             |
| Exit, LED             | 20%        |   |                | 2038               | * *            | 1           |                | B             |
| Exit, Service         | 30%        |   |                | 2018               | \$6,600        | 1           |                | B             |
| Exterior Lighting     |            |   |                |                    |                |             |                |               |
| HID                   | 100%       |   |                | 2023               | \$51,200       | 10          | \$400          | B             |
| Alarm                 |            |   |                |                    |                |             |                |               |
| Security System       |            |   |                |                    |                |             |                |               |
| No Component          | 70%        |   |                |                    |                |             |                | D             |
| Generic               | 30%        |   |                | 2031               | * *            | 1           | \$13,800       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100%        |                |                    |                |             |                |               |
|                       |            | Location : Hallways And Outside                                   |                |                    |                |             |                |               |
|                       |            | Explanation : CCTV Surveillance System And Intrusion Alarm System |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |   |                |                    |                |             |                |               |
| No Component          | 70%        |   |                |                    |                |             |                | D             |
| Generic               | 30%        |   |                | 2023               | \$434,800      | 1-3         | \$23,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100%        |                |                    |                |             |                |               |
|                       |            | Location : Hallways   |                |                    |                |             |                |               |
|                       |            | Explanation : Strobe Lights, Manual Pull Station, Alarm Bells     |                |                    |                |             |                |               |
|                       |            |   |                |                    |                |             |                |               |
| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |   |                | 2023               | \$369,800      | 5           | \$40,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$36,500       | 2021               | \$731,000      | 1           | \$117,500      | B             |
| Broken, Extent : Severe, Area Affected : 5%                                   |            |                   |                |                    |                |             |                |               |
| Location : The Dampers Behind The Boilers                                     |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 15%                            |            |                   |                |                    |                |             |                |               |
| Location : Tubes Of #3 Boiler, Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$52,400       | 2033               | * *            | 4           | \$6,500        | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%                             |            |                   |                |                    |                |             |                |               |
| Location : Steam Valves #40, 41 & The One In Basement Supply Room             |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 70%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        | Now               | \$4,900        | 2023               | \$242,900      | 1           | \$22,000       | B             |
| Broken, Extent : Moderate, Area Affected : 20%                                |            |                   |                |                    |                |             |                |               |
| Location : Flexible Connection Of Auditorium Air Handler, Auditorium Fan Room |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 70%        |                   |                | 2028               | * *            | 1           | \$29,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 25%        |                   |                | 2018               | \$77,200       | 1           |                | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$116,300      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2028               | * *            | 2           | \$2,000        | B             |
| Roof  | 50%        | Now               | \$1,200        | 2023               | \$59,700       | 2           | \$1,600        | B             |
| Not in Service, Extent : Severe, Area Affected : 20%                          |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$13,100       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 13 - M

Asset # : 437

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 97%        |                   |                |                    |                |             |                | D             |
| Generic               | 3%         |                   |                | 2023               | \$52,600       | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 25 - M  
**Address** : 145 STANTON STREET BTWN: NORFOLK ST., SUFFOLK ST.  
**Borough** : MANHATTAN **Agency's Number** : M025  
**Program / Asset #** : BOE0015.000 / 441 **Yr Built/Renovated** : 1977 / 2006  
**Area Sq Ft** : 159,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 354 **Lot** : 80 **BIN** : 1004323

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,500             | \$294,600             |
| Interior Architecture | \$37,900              | \$121,900             |
| Electrical            |                       | \$1,689,400           |
| Mechanical            | \$161,900             | \$700,600             |
| <b>Total</b>          | <b>\$328,300</b>      | <b>\$2,806,500</b>    |
| Priority A            | \$128,500             | \$294,600             |
| Priority B            | \$199,800             | \$2,428,000           |
| Priority C            |                       | \$84,000              |
| <b>Total</b>          | <b>\$328,300</b>      | <b>\$2,806,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture |                 | \$29,800        | \$12,400        |                 |
| Electrical            | \$600           | \$3,100         | \$600           | \$17,900        |
| Mechanical            | \$76,000        | \$26,200        | \$45,900        | \$28,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$80,600</b> | <b>\$63,100</b> | <b>\$62,800</b> | <b>\$50,600</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$80,600        | \$33,200        | \$50,400        | \$50,600        |
| Priority C            |                 | \$29,800        | \$12,400        |                 |
| <b>Total</b>          | <b>\$80,600</b> | <b>\$63,100</b> | <b>\$62,800</b> | <b>\$50,600</b> |



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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 25 - M

## Asset # : 441

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$142,900      | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$42,900       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        | Now               | \$83,100       | 2044               | **             | 5           | \$8,600        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Louvers  | 3%         |                   |                | 2031               | **             | 10          | \$3,300        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 100%       |                   |                | LIFE               | **             | 5           | \$108,800      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$45,400       | 2030               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Over Corridor By Room 402                           |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Corridor By Room 402                           |            |                   |                |                    |                |             |                |               |
| Roll Roofing   | 5%         |                   |                | 2018               | \$19,800       | 5           | \$7,400        | A             |
| Wrinkling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Over Stairs   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$45,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$10,300       | C             |
| Panel/Paver: Cer/Brk   | 2%         |                   |                | 2038               | **             | 5           | \$9,300        | C             |
| Vinyl Tile   | 78%        |                   |                | 2027               | **             | 3           | \$60,500       | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$19,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$14,400       | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$11,500       | C             |
| Folding Partition  | 5%         |                   |                | 2038               | **             | 5           | \$35,900       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$38,800       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 30%        |                   |                | 2027               | **             | 5           | \$75,800       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 1%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room 402                              |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room 402                              |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$19,000       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$12,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 4000 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$134,100      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2030               | * *            | 5           | \$2,800        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Motor Control Center                                       | 30%        |                   |                | 2020               | \$129,400      | 5           | \$1,100        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2022               | \$1,245,000    | 10          | \$126,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$16,700       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$54,300       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2027               | * *            | 1           | \$2,400        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2027               | * *            | 1-3         | \$4,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 25 - M

## Asset # : 441

| Mechanical       |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component                   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  | Now               | \$161,900      | 2048               | * *            | 1           |                | B             |
|                  |                             | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Boiler Room<br>Explanation : Gas Component Of Dual Fuel System Is Not Connected / 2 15,000 Tanks For #2 Fuel |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                | 2039               | * *            | 1           | \$136,900      | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Boiler Room<br>Explanation : 3 - Boilers  |                   |                |                    |                |             |                |               |
|                  | Distribution                |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                | 2032               | * *            | 4           | \$6,800        | B             |
|                  |                             | Recent Repair Evident, Extent : Light, Area Affected : 20%<br>Location : Condensate Pump  |                   |                |                    |                |             |                |               |
|                  | Terminal Devices            |   |                   |                |                    |                |             |                |               |
|                  | Air Handler                 | 40%   |                   |                | 2022               | \$339,600      | 1           | \$34,200       | B             |
|                  | Convactor/Radiator          | 60%   |                   |                | 2027               | * *            | 1           | \$26,800       | B             |
| Air Conditioning |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                  | Ext Pkg Unit - Cooling      | 10%   |                   |                | 2027               | * *            | 2           | \$900          | B             |
|                  | Window/Wall Unit            | 90%   |                   |                | 2020               | \$291,400      | 1           |                | B             |
|                  | Terminal Devices            |   |                   |                |                    |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 10%   |                   |                | 2027               | * *            | 1           | \$8,600        | B             |
|                  | No Component                | 90%   |                   |                |                    |                |             |                | D             |
|                  | Heat Rejection              |   |                   |                |                    |                |             |                |               |
|                  | Remote Air Cond             | 10%   |                   |                | 2027               | * *            | 2           | \$9,600        | B             |
|                  | No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                             |   |                   |                |                    |                |             |                |               |
|                  | Distribution                |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$77,000       | B             |
|                  | Exhaust Fans                |   |                   |                |                    |                |             |                |               |
|                  | Interior                    | 40%   | Now               | \$7,000        | 2022               | \$69,600       | 2           | \$1,400        | B             |
|                  |                             | Unit Inoperable, Extent : Moderate, Area Affected : 100%<br>Location : Fan Room   |                   |                |                    |                |             |                |               |
|                  | Roof                        | 60%   | Now               | \$7,500        | 2030               | * *            | 2           | \$2,000        | B             |
|                  |                             | Unit Inoperable, Extent : Moderate, Area Affected : 100%<br>Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing         |                             |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                |                    |                |             |                |               |
|                  | Brass/Copper                | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
|                  | Low Temp                    | 100%  |                   |                | 2032               | * *            | 4           | \$13,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - M

Asset # : 441

| Mechanical                      |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|---------------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type           | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                        |            |                   |   |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron    | 100%       | Now               | \$17,100  | LIFE               | * *            | 1           |                | B             |
|                                 |            |                   | <i>Leak Evident, Extent : Light, Area Affected : 100%</i>       |                    |                |             |                |               |
|                                 |            |                   | <i>Location : Various</i>                                       |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron | 100%       | Now               | \$22,000  | LIFE               | * *            | 1           |                | B             |
|                                 |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>    |                    |                |             |                |               |
|                                 |            |                   | <i>Location : Various</i>                                       |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping    | 100%       |                   |   | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer<br>Generic   | 100%       |                   |   | 2030               | * *            | 1           | \$8,500        | B             |
|                                 |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |               |
|                                 |            |                   | <i>Location : Meter Room</i>                                    |                    |                |             |                |               |
|                                 |            |                   | <i>Explanation : Fire And Domestic</i>                          |                    |                |             |                |               |
| Fixtures<br>Generic             | 100%       |                   |   |                    |                |             |                | B             |
| Vertical Transport<br>Elevators |            |                   |   |                    |                |             |                |               |
| Hydraulic                       | 100%       |                   |   | LIFE               | * *            |             |                | C             |
|                                 |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |               |
|                                 |            |                   | <i>Location : B-4</i>   |                    |                |             |                |               |
|                                 |            |                   | <i>Explanation : One Unit</i>                                   |                    |                |             |                |               |
| Fire Suppression<br>Standpipe   |            |                   |   |                    |                |             |                |               |
| Generic                         | 100%       | Now               | \$300   | 2048               | * *            | 1-5         | \$49,100       | B             |
|                                 |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |               |
|                                 |            |                   | <i>Location : Stairwells</i>                                    |                    |                |             |                |               |
|                                 |            |                   | <i>Explanation : Standpipe Valves Have No Handles</i>           |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 25 - Q  
**Address** : 34-65 192 STREET  
**Borough** : QUEENS **Agency's Number** : Q025  
**Program / Asset #** : BOE0688.000 / 1198 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 161,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5261 **Lot** : 1 **BIN** : 4119139

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,137,900           | \$45,100              |
| Interior Architecture | \$2,007,600           | \$92,500              |
| Electrical            | \$258,700             | \$1,998,300           |
| Mechanical            | \$55,700              | \$3,402,400           |
| <b>Total</b>          | <b>\$3,459,800</b>    | <b>\$5,538,300</b>    |
| Priority A            | \$1,137,900           | \$45,100              |
| Priority B            | \$537,700             | \$5,439,000           |
| Priority C            | \$1,784,200           | \$54,100              |
| <b>Total</b>          | <b>\$3,459,800</b>    | <b>\$5,538,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  |                  | \$6,800         |                 |
| Interior Architecture | \$7,500          | \$53,000         | \$4,700         |                 |
| Electrical            | \$14,900         | \$25,800         |                 |                 |
| Mechanical            | \$76,700         | \$54,200         | \$69,300        | \$33,900        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$103,000</b> | <b>\$137,000</b> | <b>\$84,700</b> | <b>\$37,900</b> |
| Priority A            |                  |                  | \$6,800         |                 |
| Priority B            | \$95,500         | \$114,700        | \$73,300        | \$37,900        |
| Priority C            | \$7,500          | \$22,200         | \$4,700         |                 |
| <b>Total</b>          | <b>\$103,000</b> | <b>\$137,000</b> | <b>\$84,700</b> | <b>\$37,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$32,200       | A             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Masonry: Brick  | 70%        |                   |                | LIFE               | * *            | 5           | \$45,100       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | * *            | 5           | \$31,400       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 80%        |                   |                | 2036               | * *            | 5           | \$13,500       | A             |
| Glass Block   | 3%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Metal Louvers   | 2%         |                   |                | 2029               | * *            | 10          | \$2,100        | A             |
| Steel   | 15%        | 0-2               | \$148,100      | 2045               | * *            | 5           | \$15,800       | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | * *            | 5           | \$11,300       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Metal Rail  | 10%        |                   |                | 2033               | * *            | 5-10        | \$24,100       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 95%        | Now               | \$989,800      | 2030               | * *            |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%  |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2033               | * *            | 10          | \$10,300       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

| Architecture   |   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component   | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type  | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Interior       |   |                |           |                |                    |                |             |                |          |
| Floors         |   |                |           |                |                    |                |             |                |          |
|                | Ceramic Tile  | 3%             |           |                | 2029               | **             | 5           | \$6,300        | C        |
|                | Panel/Paver: Cer/Brk  | 2%             |           |                | 2036               | **             | 5           | \$9,400        | C        |
|                | Vinyl Tile  | 85%            |           |                | 2015               | \$1,695,500    | 3           | \$66,700       | C        |
|                | Other Observation, Extent : Moderate, Area Affected : 100%      |                |           |                |                    |                |             |                |          |
|                | Location : Throughout   |                |           |                |                    |                |             |                |          |
|                | Explanation : 9x9 Units   |                |           |                |                    |                |             |                |          |
|                | Wood  | 10%            | Now       | \$88,800       | 2048               | **             | 5           | \$19,600       | C        |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                |           |                |                    |                |             |                |          |
|                | Location : Gymnasium  |                |           |                |                    |                |             |                |          |
|                | Split/Cracked, Extent : Moderate, Area Affected : 15%           |                |           |                |                    |                |             |                |          |
|                | Location : Gymnasium  |                |           |                |                    |                |             |                |          |
| Interior Walls |   |                |           |                |                    |                |             |                |          |
|                | Ceramic Tile  | 3%             |           |                | 2029               | **             | 5           | \$8,700        | C        |
|                | Concrete Masonry Unit   | 5%             |           |                | LIFE               | **             | 5           | \$5,800        | C        |
|                | Plaster   | 62%            |           |                | LIFE               | **             | 5           | \$54,100       | C        |
|                | SGFT/Glazed Masonry   | 30%            |           |                | LIFE               | **             |             |                | C        |
| Ceilings       |   |                |           |                |                    |                |             |                |          |
|                | AcousTile,Adhered   | 10%            | Now       | \$123,500      | 2040               | **             | 5           | \$10,200       | B        |
|                | Broken/Missing Elements, Extent : Severe, Area Affected : 10%   |                |           |                |                    |                |             |                |          |
|                | Location : Room 160   |                |           |                |                    |                |             |                |          |
|                | Staining/Discoloring, Extent : Moderate, Area Affected : 25%    |                |           |                |                    |                |             |                |          |
|                | Location : Room 160   |                |           |                |                    |                |             |                |          |
|                | AcousTile,Adhered   | 30%            |           |                | 2025               | **             | 5           | \$61,400       | B        |
|                | Exposed Concrete  | 45%            |           |                | LIFE               | **             | 5           | \$14,400       | B        |
|                | Metal Panel   | 10%            |           |                | LIFE               | **             | 5           | \$25,600       | B        |
|                | Metal Panel   | 5%             | 2-4       | \$99,900       | LIFE               | **             | 5           | \$12,800       | B        |
|                | Bent/Warped Elements, Extent : Moderate, Area Affected : 25%    |                |           |                |                    |                |             |                |          |
|                | Location : Gymnasium  |                |           |                |                    |                |             |                |          |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                |           |                |                    |                |             |                |          |
|                | Location : Gymnasium  |                |           |                |                    |                |             |                |          |

| Electrical      |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2020    | \$32,600       | 5           | \$600          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                 |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : 1- Electrical Service, Main Service Protector Rated @ 6000a. |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                    | 2020    | \$134,100      | 5           | \$600          | B             |
|                 | Raceway                  |  |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 98%  |                   |                    | 2020    | \$166,900      | 1           |                | B             |
|                 | Conduit                  | 2%   |                   |                    | 2040    | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 28%  |                   |                | 2019               | \$53,700       | 5           | \$900          | B             |
| Fused Disc Sw         | 2%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 70%  |                   |                | 2019               | \$134,400      | 5           | \$2,500        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 98%  |                   |                | 2020               | \$175,800      | 1           |                | B             |
| Thermoplastic         | 2%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 40%  | 2-4               | \$13,200       | 2040               | * *            | 5           | \$200          | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Motor Control Center  | 60%  | 2-4               | \$258,700      | 2040               | * *            | 5           | \$1,100        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main Room                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe                 |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 96%  |                   |                | 2020               | \$1,210,200    | 10          | \$123,100      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 2%   |                   |                | 2015               | \$25,200       | 2           | \$100          | B             |
| Under Construction    | 2%   |                   |                |                    |                |             |                | D             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 40%  |                   |                | 2020               | \$9,300        | 1           |                | B             |
| Exit, Service         | 60%  |                   |                | 2020               | \$13,900       | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$43,300       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$138,600      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                    | 100%       | Now               | \$55,700       | 2030               | * *            | 4           | \$6,900        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Traps And Vacuum Condensate Pumps         |            |                   |                |                    |                |             |                |               |
| Terminal Devices                                     |            |                   |                |                    |                |             |                |               |
| Air Handler  | 50%        |                   |                | 2020               | \$429,900      | 1           | \$43,300       | B             |
| Convactor/Radiator                                   | 50%        |                   |                | 2033               | * *            | 1           | \$22,600       | B             |
| Air Conditioning                                     |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                               | 20%        |                   |                | 2018               | \$410,700      | 2           | \$1,700        | B             |
| Reciprocating  | 40%        |                   |                | 2020               | \$216,500      | 1           | \$26,000       | B             |
| Compr/Chiller  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                     | 40%        |                   |                | 2018               | \$131,100      | 1           |                | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                | 40%        |                   |                | 2030               | * *            | 4           | \$4,100        | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Terminal Devices                                     |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                  | 100%       |                   |                | 2020               | \$1,261,700    | 1           | \$86,600       | B             |
| Heat Rejection                                       |            |                   |                |                    |                |             |                |               |
| Remote Air Cond                                      | 100%       |                   |                | 2020               | \$952,500      | 2           | \$97,400       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$78,000       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2025               | * *            | 2           | \$900          | B             |
| Roof   | 80%        |                   |                | 2025               | * *            | 2           | \$3,500        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                      | 100%       | Now               | \$23,800       | 2025               | * *            | 1           |                | B             |
| Broken, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Main Shut Off Valves                      |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2040               | * *            | 4           | \$13,900       | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                    |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 25 - Q

Asset # : 1198

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-3**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 43 - M  
**Address** : 509 WEST 129 STREET BTWN: AMSTERDAM AVE, OLD BROAD  
**Borough** : MANHATTAN **Agency's Number** : M043  
**Program / Asset #** : BOE0024.000 / 1664 **Yr Built/Renovated** : 1936 / 1998  
**Area Sq Ft** : 126,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1984 **Lot** : 33 **BIN** : 1059723

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$77,200              | \$47,500              |
| Interior Architecture | \$894,200             | \$551,500             |
| Electrical            | \$1,152,400           | \$376,800             |
| Mechanical            | \$67,200              | \$1,096,500           |
| <b>Total</b>          | <b>\$2,191,000</b>    | <b>\$2,072,200</b>    |
| Priority A            | \$77,200              | \$47,500              |
| Priority B            | \$1,219,700           | \$1,569,700           |
| Priority C            | \$894,200             | \$455,100             |
| <b>Total</b>          | <b>\$2,191,000</b>    | <b>\$2,072,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$19,100        | \$13,600        | \$4,300         | \$17,200        |
| Electrical            | \$9,600         | \$7,100         | \$7,800         | \$58,500        |
| Mechanical            | \$34,100        | \$18,100        | \$31,400        | \$18,100        |
| <b>Total</b>          | <b>\$62,800</b> | <b>\$38,800</b> | <b>\$43,600</b> | <b>\$93,800</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$43,700        | \$25,200        | \$39,300        | \$76,600        |
| Priority C            | \$19,100        | \$13,600        | \$4,300         | \$17,200        |
| <b>Total</b>          | <b>\$62,800</b> | <b>\$38,800</b> | <b>\$43,600</b> | <b>\$93,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 94%        |                   |                | LIFE               | * *            | 5           | \$47,500       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 4%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | * *            | 5           | \$50,100       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | * *            | 5           | \$16,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 96%        |                   |                | 2027               | * *            | 10          | \$77,200       | A             |
| Copper/Terne   | 2%         |                   |                | 2050               | * *            | 10          | \$4,000        | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2032               | * *            | 10          | \$5,400        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Over Exit G And H                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$18,800       | C             |
| Ceramic Tile   | 2%         | Now               | \$76,100       | 2037               | * *            | 5           | \$1,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Restrooms   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Restrooms   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 2%         |                   |                | 2027               | * *            | 5           | \$8,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,700        | C             |
| Traffic Topping  | 2%         |                   |                | 2022               | \$92,700       | 5           | \$4,300        | C             |
| Vinyl Tile   | 12%        |                   |                | 2027               | * *            | 3           | \$7,700        | C             |
| Vinyl Tile   | 20%        |                   |                | 2022               | \$327,300      | 3           | \$12,900       | C             |
| Vinyl Tile   | 50%        | Now               | \$818,200      | 2032               | * *            | 3           | \$32,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Classrooms                             |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2050               | * *            | 5           | \$16,100       | C             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 43 - M

## Asset # : 1664

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |    |     |          |      |    |   |         |   |
|-----------------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 3% |     |          | 2025 | ** | 5 | \$5,900 | C |
| Concrete Masonry Unit | 3% |     |          | LIFE | ** | 5 | \$2,300 | C |
| Glass: Single Pane    | 2% | Now | \$19,100 | LIFE | ** | 5 | \$2,900 | C |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : stairs*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick      | 5%  |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 60% |  |  | LIFE | ** | 5 | \$35,200 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,700  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$96,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$119,200 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2022 | \$122,100 | 1 |  | B |
| Conduit | 15% |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2021 | \$135,500 | 5 | \$2,200 | B |
| Molded Case Bkrs | 15% |  |  | 2038 | **        | 5 | \$400   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$130,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2020 | \$16,500 | 5 | \$300 | B |
| Locally Mounted | 50% |  |  | 2035 | **       | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |         |   |
|---------|------|-----|-------|------|----|---|---------|---|
| Generic | 100% | 0-2 | \$900 | LIFE | ** | 5 | \$1,500 | B |
|---------|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$10,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2017               | \$879,100      | 10          | \$89,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2017               | \$14,400       | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2017               | \$20,700       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2027               | * *            | 10          | \$13,900       | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$43,000       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 75%  |                   |                |                    |                |             |                | D             |
| Generic               | 25%  |                   |                | 2030               | * *            | 1           | \$9,600        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2032               | * *            | 1-3         | \$65,600       | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1-10,000 Tank For #2 Fuel                 |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2039               | * *            | 1           | \$113,700      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2032               | * *            | 4           | \$5,700        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 10%        |                   |                | 2022               | \$70,500       | 1           | \$7,100        | B             |
| Convactor/Radiator   | 45%        |                   |                | 2027               | * *            | 1           | \$16,700       | B             |
| Fan Coil Unit/Heat   | 45%        |                   |                | 2022               | \$881,300      | 1           | \$16,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Univents                                     |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 25%        |                   |                | 2017               | \$67,200       | 1           |                | B             |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$64,000       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$14,500       | 2022               | \$144,600      | 2           | \$2,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Fan Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Several Fans Need Motors                     |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$30,400       | 2           | \$1,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 600 Gal                                      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Duplex Set / 1 Single Pump               |            |                   |                |                    |                |             |                |               |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| No Component   | 99%        |                   |                |                    |                |             |                | D             |
| Generic  | 1%         |                   |                | 2030               | * *            | 1           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Boiler Feed Line Only                        |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 43 - M

Asset # : 1664

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler                                     |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2042               | * *            | 1-2         | \$8,000        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : various</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Under Construction</i>                        |            |                   |                |                    |                |             |                |               |
| Fire Pump  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2037               | * *            | 1           | \$21,500       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Under Construction</i>                        |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 45 - M  
**Address** : 2351 1ST AVENUE BTWN: EAST 120 ST., EAST 124 ST.  
**Borough** : MANHATTAN **Agency's Number** : M045  
**Program / Asset #** : BOE0026.000 / 1666 **Yr Built/Renovated** : 1958 / 2002  
**Area Sq Ft** : 175,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1797 **Lot** : 100 **BIN** : 1054786

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$356,600             | \$263,900             |
| Interior Architecture | \$236,700             | \$1,740,700           |
| Electrical            | \$1,686,900           | \$1,039,600           |
| Mechanical            | \$282,000             | \$393,500             |
| <b>Total</b>          | <b>\$2,562,200</b>    | <b>\$3,437,700</b>    |
| Priority A            | \$356,600             | \$263,900             |
| Priority B            | \$1,968,900           | \$1,537,200           |
| Priority C            | \$236,700             | \$1,636,600           |
| <b>Total</b>          | <b>\$2,562,200</b>    | <b>\$3,437,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$49,300         |
| Interior Architecture | \$41,500        | \$21,600        | \$6,700         | \$20,100         |
| Electrical            | \$7,600         | \$3,300         | \$5,400         | \$52,300         |
| Mechanical            | \$39,100        | \$21,900        | \$42,100        | \$21,900         |
| <b>Total</b>          | <b>\$88,200</b> | <b>\$46,700</b> | <b>\$54,300</b> | <b>\$143,500</b> |
| Priority A            |                 |                 |                 | \$49,300         |
| Priority B            | \$62,700        | \$25,200        | \$47,500        | \$74,100         |
| Priority C            | \$25,500        | \$21,600        | \$6,700         | \$20,100         |
| <b>Total</b>          | <b>\$88,200</b> | <b>\$46,700</b> | <b>\$54,300</b> | <b>\$143,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 25%        |                   |                | LIFE               | **             | 5           | \$165,200      | A             |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$98,700       | A             |
| Granite Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$266,900      | 2038               | **             | 5           | \$27,700       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 25%        |                   |                | 2042               | **             | 5-10        | \$10,600       | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 25%        |                   |                | 2027               | **             | 10          | \$32,000       | A             |
| Copper/Terne  | 5%         |                   |                | 2037               | **             | 10          | \$16,000       | A             |
| IRMA/Protected Membrane   | 70%        |                   |                | 2027               | **             | 10          | \$89,700       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$50,300       | C             |
| Ceramic Tile  | 5%         | Now               | \$25,500       | 2031               | **             | 5           | \$5,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$9,000        | C             |
| Vinyl Tile  | 70%        | Now               | \$76,700       | 2022               | \$1,534,000    | 3           | \$60,400       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room B-9                               |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$43,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$13,400       | C             |
| Plaster   | 65%        | Now               | \$160,000      | LIFE               | **             | 5           | \$52,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        | Now               | \$16,100       | 2035               | **             | 5           | \$13,000       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor Near Cafeteria                     |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$3,300        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$104,100      | B             |
| Electrical  |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$32,600           | 5           | \$600          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Three 1200 Amps Main Disconnect Switch       |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 20%        |                   |                | 2042    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs   | 80%        |                   |                | 2022    | \$119,200          | 5           | \$3,000        | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Conduit  | 90%        |                   |                | 2022    | \$178,900          | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2021    | \$19,200           | 5           | \$300          | B             |  |
| Fused Toggle Switch  | 2%         | 2-4               | \$3,800        | 2047    | * *                | 5           |                | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 2%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stage Auditorium                                |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 78%        |                   |                | 2021    | \$149,700          | 5           | \$3,000        | B             |  |
| Molded Case Bkrs   | 10%        |                   |                | 2038    | * *                | 5           | \$400          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 88%        | 2-4               | \$177,500      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 12%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2020    | \$33,000           | 5           | \$1,000        | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$2,100        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 95%        |                   |                | 2017    | \$1,315,800        | 10          | \$133,900      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| HID  | 3%         |                   |                | 2017    | \$19,200           | 10          | \$200          | B             |  |
| Incandescent   | 2%         |                   |                | 2017    | \$27,700           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2022    | \$31,900           | 10          | \$18,600       | B             |  |
| Exit, Service  | 50%        |                   |                | 2022    | \$12,700           | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$59,800           | 10          | \$500          | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

65%

D

Generic

35%

2022

\$591,900

1-3

\$30,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Natural Gas

100%

2042

\* \*

1

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler*

Conversion Equipment

Steam Boiler

100%

2039

\* \*

1

\$152,300

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 - Boilers*

Distribution

Steam Piping/Pump

100%

Now

\$61,200

2042

\* \*

4

\$7,600

B

*Corroded, Extent : Severe, Area Affected : 30%**Location : Vacuum Pump, Boiler Room*

Terminal Devices

Air Handler

20%

Now

\$9,400

2022

\$188,900

1

\$17,100

B

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Coils*

Convector/Radiator

80%

2035

\* \*

1

\$39,800

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

50%

2017

\$180,100

1

B

No Component

50%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$85,700

B

Exhaust Fans

Interior

50%

2022

\$96,800

2

\$2,400

B

Roof

50%

2022

\$69,600

2

\$2,400

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 45 - M

Asset # : 1666

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2017               | \$40,800       | 2           | \$2,300        | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                      |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Instantaneous Type</i>                         |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2032               | * *            | 4           | \$15,200       | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now   | \$7,600        | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>    |                |                    |                |             |                |               |
|                       |            | <i>Location : Pool Equipment Area</i>                           |                |                    |                |             |                |               |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                      |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 3 Duplex Sets</i>                              |                |                    |                |             |                |               |
| Pool Filter/Treatment |            |   |                |                    |                |             |                |               |
| Sand                  | 100%       |   |                | 2035               | * *            | 4           |                | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Generic               | 10%        |   |                | 2032               | * *            | 1-2         | \$4,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 47 - M (SCHL FOR DEAF)  
**Address** : 223 EAST 23 STREET @ SECOND AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M047  
**Program / Asset #** : BOE0028.000 / 1669 **Yr Built/Renovated** : 1925 / 1999  
**Area Sq Ft** : 118,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 904 **Lot** : 24 **BIN** : 1019775

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,402,200           | \$177,700             |
| Interior Architecture | \$614,800             | \$106,000             |
| Electrical            | \$536,900             | \$856,800             |
| Mechanical            | \$204,500             | \$1,857,100           |
| <b>Total</b>          | <b>\$2,758,400</b>    | <b>\$2,997,600</b>    |
| Priority A            | \$1,402,200           | \$177,700             |
| Priority B            | \$921,900             | \$2,749,100           |
| Priority C            | \$434,300             | \$70,800              |
| <b>Total</b>          | <b>\$2,758,400</b>    | <b>\$2,997,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,600          |                 | \$7,100         | \$7,500         |
| Interior Architecture | \$24,800         |                 | \$15,100        | \$14,100        |
| Electrical            | \$23,000         | \$800           | \$14,600        |                 |
| Mechanical            | \$46,700         | \$14,400        | \$38,700        | \$10,100        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$114,900</b> | <b>\$27,000</b> | <b>\$87,400</b> | <b>\$43,600</b> |
| Priority A            | \$8,600          |                 | \$7,100         | \$7,500         |
| Priority B            | \$106,300        | \$27,000        | \$65,200        | \$22,000        |
| Priority C            |                  |                 | \$15,100        | \$14,100        |
| <b>Total</b>          | <b>\$114,900</b> | <b>\$27,000</b> | <b>\$87,400</b> | <b>\$43,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 47 - M (SCHL FOR DEAF)**  
**Asset # : 1669**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$44,300       | A             |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$17,000       | A             |  |
| Masonry: Brick   | 50%        | Now               | \$285,800      | LIFE    | **                 | 5           | \$28,400       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : North Side Of 1925 Wing                             |            |                   |                |         |                    |             |                |               |  |
| Stucco Cement  | 10%        |                   |                | 2026    | **                 | 5           | \$14,200       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 30%        |                   |                | 2037    | **                 | 5           | \$15,100       | A             |  |
| Aluminum   | 25%        |                   |                | 2029    | **                 | 5           | \$12,600       | A             |  |
| Steel  | 10%        | Now               | \$294,100      | 2046    | **                 | 5           | \$31,400       | A             |  |
| Air Infiltration, Extent : Light, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 65%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Caulking Deteriorated                            |            |                   |                |         |                    |             |                |               |  |
| Wood   | 35%        | Now               | \$552,300      | 2046    | **                 | 5           | \$88,000       | A             |  |
| Air Infiltration, Extent : Light, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |         |                    |             |                |               |  |
| Location : 1925 Wing   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Split/Cracked, Extent : Moderate, Area Affected : 30%          |            |                   |                |         |                    |             |                |               |  |
| Location : 1925 Wing   |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,200        | A             |  |
| Masonry: Brick   | 85%        | Now               | \$66,500       | LIFE    | **                 | 5           | \$10,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1925 Wing   |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 15%               |            |                   |                |         |                    |             |                |               |  |
| Location : 1925 Wing   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         | Now               | \$2,400        | LIFE    | **                 | 5           | \$3,700        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Coping At 1925 Wing                                 |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 10%               |            |                   |                |         |                    |             |                |               |  |
| Location : Coping At 1925 Wing                                 |            |                   |                |         |                    |             |                |               |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 47 - M (SCHL FOR DEAF)**  
**Asset # : 1669**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 70%        | Now               | \$203,500      | 2031    | **                 | *           |                | A             |  |
| Blisters, Extent : Moderate, Area Affected : 30%           |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium Roof                                  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium                                       |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |         |                    |             |                |               |  |
| Location : Main Wing And Gym                               |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 30%        |                   |                | LIFE    | **                 | *           |                | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE    | **                 | *           | 5              | \$35,200 C    |  |
| Ceramic Tile   | 5%         | Now               | \$35,600       | 2024    | **                 | *           | 5              | \$4,000 C     |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | *           | 5              | \$6,300 C     |  |
| Vinyl Tile   | 70%        | Now               | \$214,500      | 2026    | **                 | *           | 3              | \$42,200 C    |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2036    | **                 | *           | 5              | \$30,100 C    |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 10%        | Now               | \$59,600       | LIFE    | **                 | *           |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 2%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$80,800       | 2030    | **                 | *           | 5              | \$4,600 C     |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 5%         |                   |                | LIFE    | **                 | *           |                | C             |  |
| Plaster  | 65%        | Now               | \$43,600       | LIFE    | **                 | *           | 5              | \$35,700 C    |  |
| Water Penetration, Extent : Moderate, Area Affected : 3%   |            |                   |                |         |                    |             |                |               |  |
| Location : Stair #4 New Wing                               |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE    | **                 | *           |                | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 47 - M (SCHL FOR DEAF)**  
**Asset # : 1669**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 10%        | Now               | \$24,800       | 2026    | **                 | 5           | \$10,000       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 35%        | Now               | \$37,500       | 2026    | **                 | 5           | \$28,100       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 15%        | Now               | \$46,400       | LIFE    | **                 | 5           | \$3,800        | B             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Ash Hoist At 1925 Wing                            |            |                   |                |         |                    |             |                |               |  |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE    | **                 |             |                | B             |  |
| Plaster  | 35%        | Now               | \$96,500       | LIFE    | **                 | 5           | \$35,100       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2021               | \$16,300       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room - West Wings                    |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room - East Wings                    |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 60%        |                   |                | 2021               | \$71,500       | 5           | \$300          | B             |
| Fused Disc Sw  | 40%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2021               | \$100,600      | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Fused Knife Sw   | 5%         | 2-4               | \$6,800        | 2046               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement - West Wings                           |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2029               | * *            | 5           | \$800          | B             |
| Molded Case Bkrs   | 55%        |                   |                | 2020               | \$74,500       | 5           | \$1,400        | B             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 47 - M (SCHL FOR DEAF)

Asset # : 1669

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 10%        | 2-4               | \$15,300       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout West Wings                           |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 40%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2026               | * *            | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        | 2-4               | \$500          | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 40%        |                   |                | 2021               | \$387,400      | 10          | \$39,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 85%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 42%        |                   |                | 2016               | \$406,800      | 10          | \$41,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2021               | \$96,900       | 10          | \$9,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$13,500       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$48,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$40,300       | 10          | \$300          | B             |

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |   | Priority Code |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost |   |               |
| Heating   |            |                   |                |         |                    |             |                |   |               |
| Energy Source   |            |                   |                |         |                    |             |                |   |               |
| Utility Steam   | 100%       |                   |                | 2041    | * *                | 1           |                | B |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |   |               |
| Location : Basement Steam Room                          |            |                   |                |         |                    |             |                |   |               |
| Explanation : Steam From Con Edison                     |            |                   |                |         |                    |             |                |   |               |

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 47 - M (SCHL FOR DEAF)**  
**Asset # : 1669**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam   | 100%              |                          |                       | 2024                      | * *                   | 5                  | \$6,400               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Steam / Hot Water Converters Supply Hot Water To Heating Devices</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump   | 80%               |                          |                       | 2029                      | * *                   | 4                  | \$4,200               | B                    |
| Steam Piping/Pump   | 20%               | Now                      | \$8,600               | 2031                      | * *                   | 4                  | \$1,100               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Old Vacuum Pump, Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2021                      | \$132,100             | 1                  | \$13,300              | B                    |
| Convactor/Radiator  | 60%               |                          |                       | 2026                      | * *                   | 1                  | \$20,900              | B                    |
| Fan Coil Unit/Heat  | 20%               |                          |                       | 2021                      | \$366,800             | 1                  | \$7,000               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 20%               | Now                      | \$15,800              | 2019                      | \$315,500             | 2                  | \$1,100               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : A C Control Broad Is Inoperable</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller   | 50%               |                          |                       | 2021                      | \$207,900             | 1                  | \$24,900              | B                    |
| Window/Wall Unit  | 20%               |                          |                       | 2016                      | \$50,400              | 1                  |                       | B                    |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 40%               |                          |                       | 2031                      | * *                   | 4                  | \$3,200               | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cool/Heat  | 40%               |                          |                       | 2021                      | \$834,800             | 1                  | \$13,900              | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit  | 70%               |                          |                       | 2016                      | \$154,200             | 2                  | \$52,400              | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$59,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2026                      | * *                   | 2                  | \$3,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$16,000              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 47 - M (SCHL FOR DEAF)**  
**Asset # : 1669**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2016    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : (1) C, M, 1-5 (1) C, B-2                     |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 50 - BK  
**Address** : 183 SOUTH 3RD STREET @ROEBLING ST.  
**Borough** : BROOKLYN **Agency's Number** : K050  
**Program / Asset #** : BOE0379.000 / 1403 **Yr Built/Renovated** : 1915 / 2000  
**Area Sq Ft** : 115,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2419 **Lot** : 1 **BIN** : 3063128

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$455,400             | \$43,700              |
| Interior Architecture | \$522,700             | \$53,800              |
| Electrical            | \$122,700             | \$1,328,100           |
| Mechanical            | \$139,900             | \$140,300             |
| <b>Total</b>          | <b>\$1,240,700</b>    | <b>\$1,566,000</b>    |
| Priority A            | \$455,400             | \$43,700              |
| Priority B            | \$262,600             | \$1,522,200           |
| Priority C            | \$522,700             |                       |
| <b>Total</b>          | <b>\$1,240,700</b>    | <b>\$1,566,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$7,600          |                 | \$23,800        |
| Interior Architecture |                 | \$21,500         | \$7,800         |                 |
| Electrical            | \$34,200        | \$13,500         | \$200           |                 |
| Mechanical            | \$40,300        | \$58,400         | \$22,800        | \$15,100        |
| <b>Total</b>          | <b>\$74,500</b> | <b>\$101,100</b> | <b>\$30,900</b> | <b>\$38,900</b> |
| Priority A            |                 | \$7,600          |                 | \$23,800        |
| Priority B            | \$74,500        | \$71,900         | \$23,000        | \$15,100        |
| Priority C            |                 | \$21,500         | \$7,800         |                 |
| <b>Total</b>          | <b>\$74,500</b> | <b>\$101,100</b> | <b>\$30,900</b> | <b>\$38,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 50 - BK

## Asset # : 1403

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   | Now               | \$113,300      | 2055               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 0% |                   |                |                    |                |             |                |               |
|                         | Location : At North Stair Over Roof                          |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%  | Now               | \$103,700      | LIFE               | **             | 5           | \$30,900       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                         | Horizontal Cracks, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$12,900       | A             |
| Masonry: Limestone      | 10%  |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2042               | **             | 5           | \$47,700       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Masonry: Brick          | 60%  | Now               | \$53,400       | LIFE               | **             | 5           | \$8,000        | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Room 404  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Rail              | 10%  |                   |                | 2033               | **             | 5-10        | \$24,100       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 70%  |                   |                | 2025               | **             | 10          | \$42,800       | A             |
| Copper/Terne            | 5%   |                   |                | 2035               | **             | 10          | \$7,600        | A             |
| IRMA/Protected Membrane | 25%  | Now               | \$142,200      | 2030               | **             |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1951 Wing   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Over Room 404                                     |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : 1951 Wing   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$34,300       | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$6,100        | C             |
| Vinyl Tile              | 35%  |                   |                | 2015               | \$522,700      | 3           | \$20,600       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : 1951 Wing   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Units                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 40%  |                   |                | 2025               | **             | 3           | \$23,500       | C             |
| Wood                    | 10%  |                   |                | 2035               | **             | 5           | \$29,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 50 - BK

## Asset # : 1403

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$3,600  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Metal Panel           | 5%  |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 45% |  |  | LIFE | ** | 5 | \$24,100 | C |
| Plaster               | 15% |  |  | LIFE | ** | 5 | \$8,000  | C |
| SGFT/Glazed Masonry   | 15% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2033 | ** | 5 | \$15,600 | B |
| AcousTileConcealSpLn | 15% |  |  | 2033 | ** | 5 | \$29,300 | B |
| Exposed Concrete     | 20% |  |  | LIFE | ** | 5 | \$4,900  | B |
| Plaster              | 55% |  |  | LIFE | ** | 5 | \$53,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 0-2 | \$32,600 | 2050 | ** | 5 | \$200 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Ratings Available, Obsolete Equipment;*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$119,200 | 5 | \$2,500 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2019 | \$81,300 | 5 | \$1,500 | B |
| Molded Case Bkrs | 25% |  |  | 2028 | **       | 5 | \$600   | B |
| Molded Case Bkrs | 15% |  |  | 2036 | **       | 5 | \$400   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$122,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2018 | \$26,400 | 5 | \$500 | B |
| Locally Mounted | 20% |  |  | 2025 | **       | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |         |   |
|---------|------|-----|-------|------|----|---|---------|---|
| Generic | 100% | 0-2 | \$900 | LIFE | ** | 5 | \$1,400 | B |
|---------|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## J. H. S. 50 - BK

## Asset # : 1403

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

96%  
2020 \$906,200 10 \$92,200 B  
Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building  
Explanation : T-8 And T-12 Lamps

HID 2% 2020 \$8,700 10 \$100 B  
Incandescent 2% 2020 \$18,900 2 B

## Egress Lighting

Emergency, Service 15% 2025 \* \* 1 B  
Emergency, Service 35% 2015 \$6,100 1 B  
Exit, Service 15% 2025 \* \* 1 B  
Exit, Service 35% 2015 \$6,100 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil No 6 100% 2030 \* \* 5 \$32,400 B

## Conversion Equipment

Steam Boiler 100% 2025 \* \* 1 \$103,800 B  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Boiler Room  
Explanation : 3 Units

## Distribution

Steam Piping/Pump 100% Now \$41,700 2030 \* \* 4 \$5,200 B  
Leak Evident, Extent : Light, Area Affected : 5%  
Location : Traps And Vacuum Condensate Pumps

## Terminal Devices

Air Handler 10% Now \$3,200 2020 \$64,400 1 \$5,800 B  
Broken, Extent : Severe, Area Affected : 20%  
Location : Traps, Throughout

Convactor/Radiator 90% 2025 \* \* 1 \$30,500 B

## Air Conditioning

Energy Source  
Electricity 100% 2028 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 40% 2015 \$98,200 1 B  
No Component 60% D

## Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$58,400 B

## Exhaust Fans

Interior 20% 2020 \$26,400 2 \$600 B  
Roof 80% 2020 \$75,900 2 \$2,600 B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 50 - BK

Asset # : 1403

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 0-2               | \$17,800       | 2025               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                              |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$27,800       | 2           | \$1,600        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$15,600       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 56 - M  
**Address** : 220 HENRY STREET BTWN: CLINTON ST., MONTGOMERY  
**Borough** : MANHATTAN **Agency's Number** : M056  
**Program / Asset #** : BOE0033.000 / 1674 **Yr Built/Renovated** : 1968 / 2008  
**Area Sq Ft** : 153,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 269 **Lot** : 41 **BIN** : 1003223

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$781,100             | \$176,600             |
| Interior Architecture | \$222,900             | \$1,795,500           |
| Electrical            | \$264,600             | \$1,742,200           |
| Mechanical            |                       | \$233,600             |
| <b>Total</b>          | <b>\$1,268,600</b>    | <b>\$3,947,900</b>    |
| Priority A            | \$781,100             | \$176,600             |
| Priority B            | \$264,600             | \$2,351,100           |
| Priority C            | \$222,900             | \$1,420,200           |
| <b>Total</b>          | <b>\$1,268,600</b>    | <b>\$3,947,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$8,600         |
| Interior Architecture | \$11,700        | \$30,400        | \$5,000         | \$40,900        |
| Electrical            | \$1,500         | \$800           | \$2,100         | \$17,800        |
| Mechanical            | \$39,200        | \$8,100         | \$20,700        | \$6,800         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$56,400</b> | <b>\$43,300</b> | <b>\$31,700</b> | <b>\$78,000</b> |
| Priority A            |                 |                 |                 | \$8,600         |
| Priority B            | \$56,400        | \$43,300        | \$26,800        | \$33,400        |
| Priority C            |                 |                 | \$5,000         | \$36,000        |
| <b>Total</b>          | <b>\$56,400</b> | <b>\$43,300</b> | <b>\$31,700</b> | <b>\$78,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 95%  |                   |                | LIFE    | * *                | 5           | \$65,300       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 5%   |                   |                | LIFE    | * *                | 5           | \$2,600        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   |                   |                | 2047    | * *                | 5           | \$17,100       | A             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Metal Rail              | 100%   |                   |                | 2042    | * *                | 5-10        | \$183,200      | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 25%  | Now               | \$115,000      | 2032    | * *                |             |                | A             |  |
|                         | Vegetation Growth, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 30%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                         | Location : Lower Gymnasium And Shop Roofs                    |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 75%  | Now               | \$594,100      | 2032    | * *                |             |                | A             |  |
|                         | Fishmouths, Extent : Moderate, Area Affected : 100%          |                   |                |         |                    |             |                |               |  |
|                         | Location : Lower Gymnasium And Shop Roofs                    |                   |                |         |                    |             |                |               |  |
|                         | Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Insul Deter/Miss, Extent : Moderate, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                         | Location : Gymnasium And Main Roofs                          |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  |                   |                | LIFE    | * *                | 5           | \$43,500       | C             |  |
| Ceramic Tile            | 5%   |                   |                | 2031    | * *                | 5           | \$9,900        | C             |  |
| Terrazzo                | 5%   |                   |                | LIFE    | * *                | 5           | \$7,800        | C             |  |
| Vinyl Tile              | 70%  | Now               | \$132,700      | 2022    | \$1,326,900        | 3           | \$52,200       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                    | 10%  |                   |                | 2037    | * *                | 5           | \$37,300       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$90,200       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Room C 4   |            |                   |                |                    |                |             |                |               |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Room C 4   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$5,500        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 60%        |                   |                | LIFE               | * *            | 5           | \$49,800       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        | Now               | \$11,700       | 2035               | * *            | 5           | \$9,700        | B             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2020               | \$375,300      | 5           | \$60,800       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2027               | * *            | 5           | \$9,700        | B             |
| Exposed Concrete  | 55%        |                   |                | LIFE               | * *            | 5           | \$16,700       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            |             |                | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service No Ratings Available   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$134,100      | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 85%        |                   |                | 2022               | \$144,700      | 1           |                | B             |
| Conduit  | 15%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$135,500      | 5           | \$2,700        | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$152,500      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2042               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$16,500       | 5           | \$400          | B             |
| Locally Mounted  | 50%        |                   |                | 2027               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Paint                           |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2022               | \$1,138,100    | 10          | \$115,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2017               | \$59,900       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$16,000       | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$52,200       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$21,600       | 1           | \$2,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$73,900       | 1-3         | \$3,900        | B             |

| Mechanical                    |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                       |  |                   |                |                    |                |             |                |               |
| Energy Source                 |  |                   |                |                    |                |             |                |               |
| Utility Steam                 | 100%   | Now               | \$5,000        | 2042               | * *            | 1           |                | B             |
|                               | Other Observation, Extent : Moderate, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                               | Location : Basement  |                   |                |                    |                |             |                |               |
|                               | Explanation : Insulation Needed                              |                   |                |                    |                |             |                |               |
| Conversion Equipment          |  |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam | 100%   |                   |                | 2031               | * *            | 5           | \$7,900        | B             |
| Distribution                  |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump             | 100%   | Now               | \$21,200       | 2042               | * *            | 4           | \$6,600        | B             |
|                               | Insul. Deteriorating, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                               | Location : Basement  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 56 - M

Asset # : 1674

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2027               | * *            | 1           | \$24,700       | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2035               | * *            | 1           | \$30,100       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 75%        |                   |                | 2020               | \$233,600      | 1           |                | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$74,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2027               | * *            | 2           | \$4,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$19,800       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Duplex                                    |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-1  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2048               | * *            | 1-2         | \$7,500        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Serves 1st Floor Only                     |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 57 - BK  
**Address** : 125 STUYVESANT AVENUE BTWN: GREENE AVE., VAN BUREN ST.  
**Borough** : BROOKLYN **Agency's Number** : K057  
**Program / Asset #** : BOE0385.000 / 1407 **Yr Built/Renovated** : 1954 / 2011  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1616 **Lot** : 1 **BIN** : 3043822

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$94,500              |
| Interior Architecture | \$558,900             | \$749,500             |
| Electrical            | \$774,500             | \$153,100             |
| Mechanical            |                       | \$353,800             |
| <b>Total</b>          | <b>\$1,333,400</b>    | <b>\$1,350,800</b>    |
| Priority A            |                       | \$94,500              |
| Priority B            | \$774,500             | \$506,900             |
| Priority C            | \$558,900             | \$749,500             |
| <b>Total</b>          | <b>\$1,333,400</b>    | <b>\$1,350,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$2,100         |
| Interior Architecture | \$18,000         | \$7,600         | \$15,500        | \$15,000        |
| Electrical            | \$96,800         | \$3,200         | \$3,200         | \$11,800        |
| Mechanical            | \$49,200         | \$43,600        | \$26,300        | \$16,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$167,900</b> | <b>\$58,400</b> | <b>\$49,000</b> | <b>\$49,000</b> |
| Priority A            |                  |                 |                 | \$2,100         |
| Priority B            | \$149,900        | \$50,700        | \$33,400        | \$32,000        |
| Priority C            | \$18,000         | \$7,600         | \$15,500        | \$15,000        |
| <b>Total</b>          | <b>\$167,900</b> | <b>\$58,400</b> | <b>\$49,000</b> | <b>\$49,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$94,500       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$3,700        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2038    | * *                | 5           | \$39,500       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$3,400        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$200          | A             |  |
| Metal Rail             | 5%   |                   |                | 2027    | * *                | 5-10        | \$3,400        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Under Construction     | 100%   |                   |                |         |                    |             |                | D             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 8%   | Now               | \$42,600       | LIFE    | * *                | 5           | \$30,600       | C             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   |                   |                | 2031    | * *                | 5           | \$5,200        | C             |  |
| Terrazzo               | 3%   |                   |                | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Vinyl Tile             | 45%  |                   |                | 2022    | \$749,500          | 3           | \$29,500       | C             |  |
| Vinyl Tile             | 31%  |                   |                | 2017    | \$516,300          | 3           | \$27,100       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles  |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   |                   |                | 2037    | * *                | 5           | \$16,400       | C             |  |
| Under Construction     | 5%   |                   |                |         |                    |             |                | D             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   |                   |                | 2031    | * *                | 5           | \$6,100        | C             |  |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Folding Partition      | 3%   |                   |                | 2030    | * *                | 5           | \$15,300       | C             |  |
| Glazed Ceramic Panel   | 4%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 52%  |                   |                | LIFE    | * *                | 5           | \$31,800       | C             |  |
| Plaster                | 3%   | Now               | \$11,200       | LIFE    | * *                | 5           | \$1,800        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement Corridor Near Room B27, Stair To Boiler Room |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Under Construction     | 5%   |                   |                |         |                    |             |                | D             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 70%  |                   |                | LIFE    | * *                | 5           | \$17,300       | B             |  |
| Plaster                | 25%  |                   |                | LIFE    | * *                | 5           | \$24,700       | B             |  |
| Under Construction     | 5%   |                   |                |         |                    |             |                | D             |  |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 2-4               | \$32,600       | 2052               | **             | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Main Service Switches - No Nameplate Ratings Available - On Extended Life |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 20%        |                   |                | 2042               | **             | 5           | \$100          | B             |
| Fused Knife Sw  | 80%        | 0-2               | \$107,300      | 2052               | **             | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2022               | \$136,200      | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2042               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 20%        | 0-2               | \$33,900       | 2047               | **             | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Fan Rooms  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 5%         | 2-4               | \$8,500        | 2047               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 65%        |                   |                | 2038               | **             | 5           | \$1,900        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 75%        | 2-4               | \$134,600      | 2047               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 25%        |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 60%        | 0-2               | \$19,800       | 2042               | **             | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Fan Rooms  |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 40%        |                   |                | 2035               | **             | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 4+                | \$900          | LIFE               | **             | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Water Service Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 95%        |                   |                | 2027               | **             | 10          | \$101,700      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 5%         |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |          |   |
|--------------------|------|--|--|------|----------|----|----------|---|
| Egress Lighting    |      |  |  |      |          |    |          |   |
| Emergency, Battery | 40%  |  |  | 2022 | \$19,400 | 10 | \$11,300 | B |
| Exit, Service      | 40%  |  |  | 2017 | \$7,700  | 1  |          | B |
| Under Construction | 20%  |  |  |      |          |    |          | D |
| Exterior Lighting  |      |  |  |      |          |    |          |   |
| HID                | 100% |  |  | 2017 | \$45,400 | 10 | \$300    | B |

## Alarm

|  |     |     |           |      |     |     |          |   |
|--|-----|-----|-----------|------|-----|-----|----------|---|
| Security System  |     |     |           |      |     |     |          |   |
| No Component   | 70% |     |           |      |     |     |          | D |
| Generic  | 30% |     |           | 2030 | * * | 1   | \$12,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |     |     |           |      |     |     |          |   |
| <i>Location : Hallways</i>   |     |     |           |      |     |     |          |   |
| <i>Explanation : Cctv Camera System And Intrusion Alarm System</i>                   |     |     |           |      |     |     |          |   |
| Fire/Smoke Detection   |     |     |           |      |     |     |          |   |
| No Component   | 70% |     |           |      |     |     |          | D |
| Generic  | 30% | 0-2 | \$385,500 | 2032 | * * | 1-3 | \$18,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |     |     |           |      |     |     |          |   |
| <i>Location : Hallways</i>   |     |     |           |      |     |     |          |   |
| <i>Explanation : Obsolete Fire Alarm System, Manual Pull Station And Alarm Bells</i> |     |     |           |      |     |     |          |   |

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|  |      |     |          |      |           |   |           |   |
|--|------|-----|----------|------|-----------|---|-----------|---|
| Energy Source  |      |     |          |      |           |   |           |   |
| Interruptible Gas/Dual Fuel  | 100% |     |          | 2032 | * *       | 1 |           | B |
| Conversion Equipment   |      |     |          |      |           |   |           |   |
| Steam Boiler   | 100% | Now | \$13,000 | 2027 | * *       | 1 | \$104,200 | B |
| <i>Leak Evident, Extent : Severe, Area Affected : 60%</i>              |      |     |          |      |           |   |           |   |
| <i>Location : Rear Of #1 Boiler, Tubes Of 3 Boilers</i>                |      |     |          |      |           |   |           |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |      |     |          |      |           |   |           |   |
| <i>Location : Basement Boiler Room</i>                                 |      |     |          |      |           |   |           |   |
| <i>Explanation : 3 Units</i>   |      |     |          |      |           |   |           |   |
| Distribution   |      |     |          |      |           |   |           |   |
| Steam Piping/Pump  | 100% | Now | \$18,600 | 2032 | * *       | 4 | \$5,800   | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>      |      |     |          |      |           |   |           |   |
| <i>Location : Throughout</i>   |      |     |          |      |           |   |           |   |
| Terminal Devices   |      |     |          |      |           |   |           |   |
| Air Handler  | 20%  | Now | \$2,900  | 2022 | \$143,600 | 1 | \$13,000  | B |
| <i>Damaged, Extent : Light, Area Affected : 80%</i>                    |      |     |          |      |           |   |           |   |
| <i>Location : Flexible Connections, Vibration Isolators Rotted Out</i> |      |     |          |      |           |   |           |   |
| Convactor/Radiator   | 80%  |     |          | 2027 | * *       | 1 | \$30,200  | B |
| Air Conditioning   |      |     |          |      |           |   |           |   |
| Energy Source  |      |     |          |      |           |   |           |   |
| Electricity  | 100% |     |          | 2030 | * *       | 1 |           | B |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

| Mechanical                  | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning            |   |                      |                |                    |                |                |                |                  |
| Conversion Equipment        |   |                      |                |                    |                |                |                |                  |
| Window/Wall Unit            | 10%   | Now                  | \$1,400        | 2015               | \$27,400       | 1              |                | B                |
|                             | Other Observation, Extent : Moderate, Area Affected : 5%                    |                      |                |                    |                |                |                |                  |
|                             | Location : Various Areas  |                      |                |                    |                |                |                |                  |
|                             | Explanation : Aging Units   |                      |                |                    |                |                |                |                  |
| No Component                | 90%   |                      |                |                    |                |                |                | D                |
| Ventilation                 |   |                      |                |                    |                |                |                |                  |
| Distribution                |   |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%  |                      |                | LIFE               | * *            | 2-5            | \$65,100       | B                |
| Exhaust Fans                |   |                      |                |                    |                |                |                |                  |
| Interior                    | 90%   | Now                  | \$2,600        | 2022               | \$132,500      | 2              | \$2,600        | B                |
|                             | Damaged, Extent : Severe, Area Affected : 10%                               |                      |                |                    |                |                |                |                  |
|                             | Location : Flexible Connections   |                      |                |                    |                |                |                |                  |
|                             | Other Observation, Extent : Moderate, Area Affected : 10%                   |                      |                |                    |                |                |                |                  |
|                             | Location : Fan Rooms  |                      |                |                    |                |                |                |                  |
|                             | Explanation : Vibration Isolators Rotted                                    |                      |                |                    |                |                |                |                  |
| Roof                        | 10%   |                      |                | 2027               | * *            | 2              | \$400          | B                |
| Plumbing                    |   |                      |                |                    |                |                |                |                  |
| H/C Water Piping            |   |                      |                |                    |                |                |                |                  |
| Brass/Copper                | 100%  |                      |                | 2032               | * *            | 1              |                | B                |
| Water Heater                |   |                      |                |                    |                |                |                |                  |
| Gas Fired                   | 100%  |                      |                | 2020               | \$31,000       | 2              | \$1,700        | B                |
|                             | Other Observation, Extent : Light, Area Affected : 100%                     |                      |                |                    |                |                |                |                  |
|                             | Location : Boiler Room  |                      |                |                    |                |                |                |                  |
|                             | Explanation : 1500 Gallon Unit  |                      |                |                    |                |                |                |                  |
| Sanitary Piping             |   |                      |                |                    |                |                |                |                  |
| Cast Iron                   | 100%  | Now                  | \$5,800        | LIFE               | * *            | 1              |                | B                |
|                             | Other Observation, Extent : Severe, Area Affected : 10%                     |                      |                |                    |                |                |                |                  |
|                             | Location : Basement   |                      |                |                    |                |                |                |                  |
|                             | Explanation : Water / Sewage Back Up During Rains                           |                      |                |                    |                |                |                |                  |
| Storm Drain Piping          |   |                      |                |                    |                |                |                |                  |
| Cast Iron                   | 100%  |                      |                | LIFE               | * *            | 1              |                | B                |
|                             | Repairs In Progress, Extent : Light, Area Affected : 50%                    |                      |                |                    |                |                |                |                  |
|                             | Location : Boiler Room And Outside Yard                                     |                      |                |                    |                |                |                |                  |
| Sump Pump(s)                |   |                      |                |                    |                |                |                |                  |
| Rigid Piping                | 100%  |                      |                | 2022               | \$10,300       | 4              | \$2,000        | B                |
| Sewage Ejector(s)           |   |                      |                |                    |                |                |                |                  |
| Electric                    | 100%  |                      |                | 2022               | \$10,300       | 4              | \$2,000        | B                |
| Fixtures                    |   |                      |                |                    |                |                |                |                  |
| Generic                     | 100%  |                      |                |                    |                |                |                | B                |
| Vertical Transport          |   |                      |                |                    |                |                |                |                  |
| Elevators                   |   |                      |                |                    |                |                |                |                  |
| Hydraulic                   | 100%  |                      |                | LIFE               | * *            |                |                | C                |
|                             | Other Observation, Extent : Severe, Area Affected : 100%                    |                      |                |                    |                |                |                |                  |
|                             | Location : B To 1   |                      |                |                    |                |                |                |                  |
|                             | Explanation : 1 Unit - Out Of Service / Welded Shut Motor Room In Disrepair |                      |                |                    |                |                |                |                  |
| Fire Suppression            |   |                      |                |                    |                |                |                |                  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 57 - BK

Asset # : 1407

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2022               | \$77,700       | 1-2         | \$1,600        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 60 - M  
**Address** : 420 EAST 12 STREET BTWN: 1 AVE., AVE.A  
**Borough** : MANHATTAN **Agency's Number** : M060  
**Program / Asset #** : BOE0037.000 / 1700 **Yr Built/Renovated** : 1924 / 2005  
**Area Sq Ft** : 120,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 439 **Lot** : 17 **BIN** : 1005974

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,100              | \$550,300             |
| Interior Architecture | \$233,500             | \$492,700             |
| Electrical            | \$179,000             | \$1,410,800           |
| Mechanical            | \$167,900             | \$992,700             |
| <b>Total</b>          | <b>\$618,600</b>      | <b>\$3,446,500</b>    |
| Priority A            | \$38,100              | \$550,300             |
| Priority B            | \$347,000             | \$2,495,300           |
| Priority C            | \$233,500             | \$400,900             |
| <b>Total</b>          | <b>\$618,600</b>      | <b>\$3,446,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$50,100         | \$15,400        |                 |                 |
| Interior Architecture | \$81,000         | \$10,800        | \$4,100         |                 |
| Electrical            | \$1,400          | \$800           | \$1,700         | \$20,400        |
| Mechanical            | \$48,900         | \$15,900        | \$24,800        | \$15,300        |
| <b>Total</b>          | <b>\$181,400</b> | <b>\$42,900</b> | <b>\$30,700</b> | <b>\$35,700</b> |
| Priority A            | \$50,100         | \$15,400        |                 |                 |
| Priority B            | \$109,800        | \$16,700        | \$26,600        | \$35,700        |
| Priority C            | \$21,500         | \$10,800        | \$4,100         |                 |
| <b>Total</b>          | <b>\$181,400</b> | <b>\$42,900</b> | <b>\$30,700</b> | <b>\$35,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 60 - M

Asset # : 1700

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |         |                    |             |                |               |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE    | **                 | 5           | \$21,000       | A             |
| Masonry: Brick          | 85%   |                   |                | LIFE    | **                 | 5           | \$45,600       | A             |
| Masonry: Granite        | 5%  |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |
| Windows                 |   |                   |                |         |                    |             |                |               |
| Aluminum                | 100%  |                   |                | 2044    | **                 | 5           | \$49,700       | A             |
| Parapets                |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 70%   |                   |                | LIFE    | **                 | 5           | \$9,700        | A             |
| Metal Rail              | 25%   |                   |                | 2035    | **                 | 5-10        | \$62,800       | A             |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE    | **                 | 5           | \$4,400        | A             |
| Roof                    |   |                   |                |         |                    |             |                |               |
| IRMA/Protected Membrane | 85%   | Now               | \$25,200       | 2022    | \$504,700          |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                   |                   |                |         |                    |             |                |               |
| Metal Panel             | 5%  |                   |                | 2035    | **                 | 10          | \$5,800        | A             |
| Paver: Asphalt          | 10%   |                   |                | 2025    | **                 | 10          | \$9,600        | A             |
| Interior                |   |                   |                |         |                    |             |                |               |
| Floors                  |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 5%  | Now               | \$12,500       | LIFE    | **                 | 5           | \$17,900       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                   |                   |                |         |                    |             |                |               |
| Ceramic Tile            | 5%  | Now               | \$9,100        | 2031    | **                 | 5           | \$4,100        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                   |                   |                |         |                    |             |                |               |
| Sheet Vinyl/Rubber      | 40%   |                   |                | 2027    | **                 | 5           | \$98,100       | C             |
| Vinyl Tile              | 20%   |                   |                | 2022    | \$311,700          | 3           | \$12,300       | C             |
| Vinyl Tile              | 30%   |                   |                | 2027    | **                 | 3           | \$18,400       | C             |
| Interior Walls          |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 10%   | Now               | \$121,300      | LIFE    | **                 |             |                | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                   |                   |                |         |                    |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2025    | **                 | 5           | \$9,300        | C             |
| Masonry: Brick          | 10%   | Now               | \$63,200       | LIFE    | **                 |             |                | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout                                   |                   |                |         |                    |             |                |               |
| Plaster                 | 72%   |                   |                | LIFE    | **                 | 5           | \$40,200       | C             |
| SGFT/Glazed Masonry     | 3%  |                   |                | LIFE    | **                 |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 60 - M

Asset # : 1700

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

10% Now

\$31,500 LIFE

\* \*

5

\$2,600

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Spalling, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

10% Now

\$28,100 LIFE

\* \*

5

\$10,200

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : At Stair #6 To Roof*

Plaster

80%

LIFE

\* \*

5

\$81,600

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 3000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

85%

2022

\$101,300

5

\$400

B

Fused Disc Sw

15%

2042

\* \*

5

\$100

B

## Raceway

Conduit

90%

2022

\$129,300

1

B

Conduit

10%

2042

\* \*

1

B

## Panelboards

Molded Case Bkrs

10%

2038

\* \*

5

\$300

B

Molded Case Bkrs

90%

2021

\$121,900

5

\$2,300

B

## Wiring

Braided Cloth

90%

0-2

\$138,100

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

90%

2020

\$29,700

5

\$600

B

Locally Mounted

10%

2035

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

0-2

\$900

LIFE

\* \*

5

\$1,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 60 - M

Asset # : 1700

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

10%

2027

\* \*

10

\$10,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Fluorescent

88%

2022

\$866,800

10

\$88,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

## HID

2%

2017

\$9,100

10

\$100

B

## Egress Lighting

## Exit, Service

50%

2022

\$9,100

1

B

## Exit, Battery

50%

2022

\$45,300

10

\$3,700

B

## Exterior Lighting

## HID

100%

2017

\$41,000

10

\$300

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$16,900

1

\$1,800

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2022

\$58,000

1-3

\$3,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2048

\* \*

1

B

## Fuel

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$108,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$17,400

2042

\* \*

4

\$5,400

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Line**Other Observation, Extent : Moderate, Area Affected : 50%**Location : Boiler Room**Explanation : 1 Of 2 Leaky Vacuum Pump Seals*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 60 - M

Asset # : 1700

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |  |                |                    |                |             |                |               |
| Terminal Devices      |            |  |                |                    |                |             |                |               |
| Air Handler           | 25%        | Now  | \$16,800       | 2017               | \$167,900      | 1           | \$15,200       | B             |
|                       |            | Broken, Extent : Light, Area Affected : 5%                   |                |                    |                |             |                |               |
|                       |            | Location : Defective Blower Fan Motors                       |                |                    |                |             |                |               |
|                       |            | Corroded, Extent : Severe, Area Affected : 10%               |                |                    |                |             |                |               |
|                       |            | Location : Basement  |                |                    |                |             |                |               |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 25%    |                |                    |                |             |                |               |
|                       |            | Location : Basement  |                |                    |                |             |                |               |
|                       |            | Explanation : Defective Blower Fan Motors                    |                |                    |                |             |                |               |
| Convactor/Radiator    | 75%        |  |                | 2020               | \$882,500      | 1           | \$26,500       | B             |
| Air Conditioning      |            |  |                |                    |                |             |                |               |
| Energy Source         |            |  |                |                    |                |             |                |               |
| Electricity           | 100%       |  |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |  |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |  |                | 2020               | \$25,600       | 1           |                | B             |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Ventilation           |            |  |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |  |                | LIFE               | * *            | 2-5         | \$60,900       | B             |
| Exhaust Fans          |            |  |                |                    |                |             |                |               |
| Interior              | 80%        |  |                | 2022               | \$110,200      | 2           | \$2,700        | B             |
| Roof                  | 20%        |  |                | 2030               | * *            | 2           | \$700          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 50%       |                |                    |                |             |                |               |
|                       |            | Location : Roof  |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Of 2 Rooftop Exhaust Fans Under Construction |                |                    |                |             |                |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| H/C Water Piping      |            |  |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |  |                | 2035               | * *            | 1           |                | B             |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2020               | \$29,000       | 2           | \$1,600        | B             |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                       |            | Location : C-5   |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                       |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 60 - M

Asset # : 1700

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 67 - Q  
**Address** : 51-60 MARATHON PKWY  
**Borough** : QUEENS **Agency's Number** : Q067  
**Program / Asset #** : BOE0721.000 / 558 **Yr Built/Renovated** : 1956 / 2008  
**Area Sq Ft** : 149,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 8221 **Lot** : 12 **BIN** : 4170797

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$103,600             | \$162,300             |
| Interior Architecture | \$262,900             | \$525,900             |
| Electrical            | \$210,600             | \$1,902,100           |
| Mechanical            | \$88,800              | \$543,300             |
| <b>Total</b>          | <b>\$665,900</b>      | <b>\$3,133,500</b>    |
| Priority A            | \$103,600             | \$162,300             |
| Priority B            | \$502,900             | \$2,445,400           |
| Priority C            | \$59,400              | \$525,900             |
| <b>Total</b>          | <b>\$665,900</b>      | <b>\$3,133,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$49,500         | \$22,100        | \$7,000         |                 |
| Interior Architecture | \$96,800         |                 | \$36,700        | \$11,000        |
| Electrical            | \$17,600         | \$2,100         | \$2,600         | \$3,900         |
| Mechanical            | \$28,200         | \$19,400        | \$28,900        | \$29,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$196,100</b> | <b>\$47,500</b> | <b>\$79,200</b> | <b>\$47,900</b> |
| Priority A            | \$49,500         | \$22,100        | \$7,000         |                 |
| Priority B            | \$69,100         | \$25,400        | \$41,000        | \$36,900        |
| Priority C            | \$77,400         |                 | \$31,200        | \$11,000        |
| <b>Total</b>          | <b>\$196,100</b> | <b>\$47,500</b> | <b>\$79,200</b> | <b>\$47,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2043               | **             | 10          | \$2,100        | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$200,600      | A             |
| Masonry: Brick   | 3%         |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | **             | 5           | \$44,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5-10        | \$24,700       | A             |
| Metal Rail   | 15%        |                   |                | 2036               | **             | 5-10        | \$11,500       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 43%        |                   |                | 2031               | **             | 10          | \$58,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium, Auditorium And Cafeteria            |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2038               | **             | 10          | \$17,000       | A             |
| Single Ply Membrane  | 50%        | Now               | \$24,200       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Over Room 317                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Room 317                                       |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%         |                   |                | 2033               | **             | 10          | \$9,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$42,800       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$9,800        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$15,300       | C             |
| Vinyl Tile   | 55%        |                   |                | 2028               | **             | 3           | \$40,400       | C             |
| Vinyl Tile   | 25%        |                   |                | 2023               | \$466,500      | 3           | \$24,500       | C             |
| Wood   | 5%         |                   |                | 2051               | **             | 5           | \$18,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 65%        |                   |                | LIFE               | **             | 5           | \$118,800      | C             |
| Folding Partition  | 3%         |                   |                | 2031               | **             | 5           | \$17,100       | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$10,300       | C             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5-10        | \$19,400       | C             |
| SGFT/Glazed Masonry  | 17%        |                   |                | LIFE               | **             | 10          | \$19,400       | C             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |    |     |          |      |    |   |         |   |
|----------------------|----|-----|----------|------|----|---|---------|---|
| AcousTileConcealSpLn | 5% | Now | \$68,400 | 2043 | ** | 5 | \$5,500 | B |
|----------------------|----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Gymnasium**Punct/Tear/Impact Damage, Extent : Light, Area Affected : 25%**Location : Gymnasium*

|                      |    |  |  |      |    |   |          |   |
|----------------------|----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 5% |  |  | 2036 | ** | 5 | \$11,100 | B |
|----------------------|----|--|--|------|----|---|----------|---|

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2028 | ** | 5 | \$66,500 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 40% |  |  | LIFE | ** | 5-10 | \$88,600 | B |
|------------------|-----|--|--|------|----|------|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 317*

|             |     |     |          |      |    |   |          |   |
|-------------|-----|-----|----------|------|----|---|----------|---|
| Metal Panel | 10% | Now | \$57,600 | LIFE | ** | 5 | \$22,200 | B |
|-------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Sub Basement**Deformed/Dented, Extent : Moderate, Area Affected : 25%**Location : Sub Basement*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5-10 | \$30,500 | B |
|---------|-----|--|--|------|----|------|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Three 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 50% | 2-4 | \$67,100 | 2053 | ** | 5 | \$100 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

|                  |     |  |  |      |  |   |       |   |
|------------------|-----|--|--|------|--|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2023 |  | 5 | \$600 | B |
|------------------|-----|--|--|------|--|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 85% |  |  | 2033 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 15% |  |  | 2043 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |    |  |  |      |    |   |       |   |
|---------------|----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2039 | ** | 5 | \$100 | B |
|---------------|----|--|--|------|----|---|-------|---|

|               |     |  |  |      |  |   |       |   |
|---------------|-----|--|--|------|--|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2022 |  | 5 | \$300 | B |
|---------------|-----|--|--|------|--|---|-------|---|

|                |     |  |  |      |    |   |       |   |
|----------------|-----|--|--|------|----|---|-------|---|
| Fused Knife Sw | 15% |  |  | 2048 | ** | 5 | \$400 | B |
|----------------|-----|--|--|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

|                  |     |  |  |      |  |   |         |   |
|------------------|-----|--|--|------|--|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2022 |  | 5 | \$1,900 | B |
|------------------|-----|--|--|------|--|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2039 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$143,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2023               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2021               | \$29,700       | 5           | \$700          | B             |
| Motor Control Center                                       | 10%        |                   |                | 2021               | \$43,100       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,600        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2023               | \$235,800      | 10          | \$24,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 74%        |                   |                | 2023               | \$872,600      | 10          | \$88,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$16,400       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$35,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 10%        |                   |                | 2028               | * *            | 10          | \$3,200        | B             |
| Emergency, Battery   | 40%        |                   |                | 2018               | \$21,700       | 10          | \$12,600       | B             |
| Exit, Service  | 40%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$50,900       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$431,900      | 1-3         | \$23,300       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 100%       |                   |                | 2033               | * *            | 5           | \$40,500       |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Steam Boiler          | 100%           |                   |   | 2028               | * *            | 1           | \$129,700      | B             |
|                       |                |                   | <i>Repairs In Progress, Extent : Light, Area Affected : 30%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Retubing #1 Boiler</i>                            |                    |                |             |                |               |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Location : Sub Basement Boiler Room</i>                      |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : 3 Units</i>                                    |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           |                   |   | 2033               | * *            | 4           | \$6,500        | B             |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            | Now               | \$3,200   | 2023               | \$160,800      | 1           | \$14,600       | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 20%</i>           |                    |                |             |                |               |
|                       |                |                   | <i>Location : Flexible Connections, Various Areas</i>           |                    |                |             |                |               |
| Convactor/Radiator    | 80%            | Now               | \$56,400  | 2028               | * *            | 1           | \$30,500       | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Valves, Various Areas</i>                         |                    |                |             |                |               |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 80%            |                   |   | 2018               | \$245,300      | 1           |                | B             |
| No Component          | 20%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$115,500      | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 40%            |                   |   | 2023               | \$66,000       | 2           | \$1,600        | B             |
| Roof                  | 60%            |                   |   | 2023               | \$71,200       | 2           | \$2,400        | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 30%</i>         |                    |                |             |                |               |
|                       |                |                   | <i>Location : Roof</i>  |                    |                |             |                |               |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 80%            |                   |   | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 20%            | 2-4               | \$1,800   | 2028               | * *            | 1           |                | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |                    |                |             |                |               |
|                       |                |                   | <i>Location : Water Main, Basement</i>                          |                    |                |             |                |               |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2021               | \$34,700       | 2           | \$2,000        | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2033               | * *            | 4           | \$13,000       | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2028               | * *            | 4           | \$1,300        | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 67 - Q

Asset # : 558

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2033               | * *            | 1-2         | \$1,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 70 - M  
**Address** : 333 WEST 17 STREET @ 8TH - 9TH AVES.  
**Borough** : MANHATTAN **Agency's Number** : M070  
**Program / Asset #** : BOE0043.000 / 1677 **Yr Built/Renovated** : 1966 / 2011  
**Area Sq Ft** : 150,000 **Project Type** : EDUCATION  
**Date of Survey** : 31-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 741 **Lot** : 10 **BIN** : 1079152

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$111,100             | \$104,300             |
| Interior Architecture | \$448,000             | \$1,376,300           |
| Electrical            | \$89,700              | \$724,900             |
| Mechanical            | \$32,300              | \$2,638,500           |
| <b>Total</b>          | <b>\$681,100</b>      | <b>\$4,844,000</b>    |
| Priority A            | \$111,100             | \$104,300             |
| Priority B            | \$499,800             | \$3,363,400           |
| Priority C            | \$70,100              | \$1,376,300           |
| <b>Total</b>          | <b>\$681,100</b>      | <b>\$4,844,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$45,600         |                 |                 |                 |
| Interior Architecture | \$160,000        |                 | \$5,400         | \$21,600        |
| Electrical            | \$16,900         | \$8,300         | \$11,100        | \$9,600         |
| Mechanical            | \$60,000         | \$34,200        | \$35,300        | \$32,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$290,400</b> | <b>\$50,300</b> | <b>\$59,700</b> | <b>\$72,000</b> |
| Priority A            | \$45,600         |                 |                 |                 |
| Priority B            | \$140,000        | \$50,300        | \$54,300        | \$50,400        |
| Priority C            | \$104,800        |                 | \$5,400         | \$21,600        |
| <b>Total</b>          | <b>\$290,400</b> | <b>\$50,300</b> | <b>\$59,700</b> | <b>\$72,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 70 - M

## Asset # : 1677

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%   |                   |                | LIFE               | * *            | 5           | \$107,900      | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 3%  |                   |                | LIFE               | * *            | 5           | \$4,000        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 10%   |                   |                | LIFE               | * *            | 5           | \$43,800       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                       | Location : South Facade                                       |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 2%  |                   |                | LIFE               | * *            | 5           | \$8,800        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Window Sills                                       |                   |                |                    |                |             |                |               |
| Window Wall           | 5%  |                   |                | 2043               | * *            | 5           | \$12,600       | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 98%   |                   |                | 2048               | * *            | 5           | \$16,400       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Aluminum              | 2%  | Now               | \$16,200       | 2048               | * *            | 5           | \$200          | A             |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%   |                   |                | LIFE               | * *            | 5-10        | \$64,600       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 5%  |                   |                | LIFE               | * *            | 5           | \$6,300        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Coping   |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 40%   |                   |                | 2033               | * *            | 10          | \$33,400       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Lower Roof   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 2%  |                   |                | 2038               | * *            | 10          | \$4,200        | A             |
| IRMA/Protected        | 58%   |                   |                | 2033               | * *            | 10          | \$48,400       | A             |
| Membrane              |   |                   |                |                    |                |             |                |               |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Main Roof  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Floors

|                        |     |  |  |      |             |   |          |   |
|------------------------|-----|--|--|------|-------------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **          | 5 | \$42,700 | C |
| Ceramic Tile           | 3%  |  |  | 2026 | **          | 5 | \$5,900  | C |
| Terrazzo               | 5%  |  |  | LIFE | **          | 5 | \$15,200 | C |
| Vinyl Tile             | 10% |  |  | 2028 | **          | 3 | \$7,300  | C |
| Vinyl Tile             | 72% |  |  | 2018 | \$1,338,000 | 3 | \$70,200 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

|      |    |  |  |      |    |   |          |   |
|------|----|--|--|------|----|---|----------|---|
| Wood | 5% |  |  | 2038 | ** | 5 | \$18,300 | C |
|------|----|--|--|------|----|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Ceramic Tile          | 3%  |  |  | 2032 | ** | 5    | \$8,100   | C |
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5    | \$32,500  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** | 10   | \$8,100   | C |
| Plaster               | 47% |  |  | LIFE | ** | 5-10 | \$108,400 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$33,900  | C |

## Ceilings

|                      |     |    |           |      |    |   |          |   |
|----------------------|-----|----|-----------|------|----|---|----------|---|
| AcousTile,Adhered    | 15% |    |           | 2028 | ** | 5 | \$28,600 | B |
| AcousTileConcealSpLn | 20% | 4+ | \$294,400 | 2043 | ** | 5 | \$23,900 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Corridors**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%**Location : Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Corridors*

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 40% |  |  | LIFE | ** | 5-10 | \$95,400 | B |
| Metal Panel      | 10% |  |  | LIFE | ** | 5    | \$47,700 | B |
| Plaster          | 15% |  |  | LIFE | ** | 5-10 | \$49,200 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 3000 Amps*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 800 Amps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Transformers             |  |                   |                |                    |                |             |                |               |
| Dry Type                 | 100%   |                   |                | 2036               | * *            | 5           | \$500          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : 225 Kva, 208/480/277 Volts                   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$134,100      | 5           | \$600          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 80%  |                   |                | 2023               | \$136,200      | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2022               | \$8,500        | 5           | \$100          | B             |
| Fused Disc Sw            | 5%   |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2022               | \$135,500      | 5           | \$2,600        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 2-4               | \$89,700       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 30%  |                   |                | 2023               | \$53,800       | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 60%  |                   |                | 2021               | \$19,800       | 5           | \$500          | B             |
| Locally Mounted          | 20%  | 2-4               | \$6,600        | 2043               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2021               | \$6,600        | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$3,600        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 96%  |                   |                | 2028               | * *            | 10          | \$114,700      | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 2%   |                   |                | 2023               | \$23,500       | 10          | \$2,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Hallways  |                   |                |                    |                |             |                |               |
|                          | Explanation : Compact Fluorescent Lamps                    |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2023               | \$27,000       | 10          | \$15,700       | B             |
| Exit, Service            | 50%  |                   |                | 2023               | \$10,800       | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2028               | * *            | 10          | \$400          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$127,000

1

\$13,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

Generic

100%

2031

\* \*

1-3

\$75,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bells, Manual Pull Stations, Horns, Strobe Lights, Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2023

\$365,900

5

\$40,400

B

## Conversion Equipment

Steam Boiler

100%

2021

\$723,200

1

\$129,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units - Retubing May Be Needed Soon*

## Distribution

Steam Piping/Pump

100%

Now

\$20,700

2033

\* \*

4

\$6,400

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Leaking Steam Head Valves - Vacuum Pump, Basement Boiler Room**Repairs In Progress, Extent : Light, Area Affected : 80%**Location : Vacuum Pump, Basement Boiler Room*

## Terminal Devices

Air Handler

40%

2023

\$320,400

1

\$32,300

B

Convactor/Radiator

60%

2028

\* \*

1

\$25,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Reciprocating

40%

2023

\$201,700

1

\$24,200

B

Compr/Chiller

50%

2018

\$152,700

1

B

Window/Wall Unit

10%

D

No Component

## Distribution

Chilled Wtr Pipe/Pump

40%

2043

\* \*

4

\$3,900

B

No Component

60%

D

## Terminal Devices

Air Handler/Cool/Ht

40%

2023

\$423,200

1

\$32,300

B

No Component

60%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 70 - M

Asset # : 1677

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 40%        |                   |                | 2023               | \$319,500      | 2           | \$36,300       | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$115,000      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2023               | \$49,300       | 2           | \$1,200        | B             |
| Roof  | 70%        |                   |                | 2023               | \$82,700       | 2           | \$2,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 50%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$4,600        | 2033               | * *            | 4           | \$12,900       | B             |
| Not in Service, Extent : Severe, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : 1 Of 2 Units Leaks, 1st Floor Fan Room               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : (1) 1-4, (1) B-1                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units. The Freight Elevator Is Not In Operation |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2033               | * *            | 1-2         | \$3,700        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 72 - Q  
**Address** : 133-25 GUY R. BREWER BLVD.  
**Borough** : QUEENS **Agency's Number** : Q072  
**Program / Asset #** : BOE0726.000 / 970 **Yr Built/Renovated** : 1967 / 2011  
**Area Sq Ft** : 148,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 12495 **Lot** : 270 **BIN** : 4270059

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$217,500             | \$217,500             |
| Interior Architecture | \$514,400             | \$1,451,400           |
| Electrical            | \$161,500             | \$2,157,800           |
| Mechanical            | \$120,500             | \$342,200             |
| <b>Total</b>          | <b>\$1,013,900</b>    | <b>\$4,168,900</b>    |
| Priority A            | \$217,500             | \$217,500             |
| Priority B            | \$680,700             | \$2,585,700           |
| Priority C            | \$115,700             | \$1,365,700           |
| <b>Total</b>          | <b>\$1,013,900</b>    | <b>\$4,168,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,500         |                 |                 |                 |
| Interior Architecture | \$130,400        | \$1,200         | \$16,700        | \$21,600        |
| Electrical            | \$6,400          | \$3,400         | \$3,600         | \$5,500         |
| Mechanical            | \$64,500         | \$18,800        | \$28,900        | \$21,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$238,700</b> | <b>\$27,400</b> | <b>\$53,200</b> | <b>\$52,400</b> |
| Priority A            | \$33,500         |                 |                 |                 |
| Priority B            | \$134,800        | \$26,200        | \$36,500        | \$30,800        |
| Priority C            | \$70,400         | \$1,200         | \$16,700        | \$21,600        |
| <b>Total</b>          | <b>\$238,700</b> | <b>\$27,400</b> | <b>\$53,200</b> | <b>\$52,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 25%  |                   |                | LIFE    | **                 | 5           | \$166,300      | A             |  |
| Masonry: Brick         | 60%  |                   |                | LIFE    | **                 | 5           | \$79,800       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | **                 | 5           | \$6,700        | A             |  |
|                        | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : New Elevator Wing                                 |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE    | **                 | 5           | \$43,200       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 5%   |                   |                | 2048    | **                 | 5           | \$800          | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : New Elevator Wing                                 |                   |                |         |                    |             |                |               |  |
| Aluminum               | 92%  |                   |                | 2039    | **                 | 5           | \$15,200       | A             |  |
| Metal Louvers          | 3%   |                   |                | 2032    | **                 | 10          | \$3,100        | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 90%  |                   |                | LIFE    | **                 | 5           | \$182,300      | A             |  |
| Metal Rail             | 10%  | 0-2               | \$4,200        | 2028    | **                 | 5           | \$7,000        | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Lower Roofs                                       |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2043    | **                 | 10          | \$7,500        | A             |  |
|                        | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : New Elevator Wing                                 |                   |                |         |                    |             |                |               |  |
| Under Construction     | 95%  |                   |                |         |                    |             |                | D             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$84,200       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 15%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Ground Water                                   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2032    | **                 | 5           | \$9,600        | C             |  |
| Vinyl Tile             | 70%  |                   |                | 2018    | \$1,283,500        | 3           | \$67,300       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles                                      |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 5%   |                   |                | 2033    | **                 | 3           | \$3,600        | C             |  |
| Wood                   | 10%  |                   |                | 2038    | **                 | 5           | \$36,100       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$21,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5    | \$10,700  | C |
| Folding Partition     | 5%  |  |  | 2031 | ** | 5    | \$33,500  | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** | 10   | \$4,000   | C |
| Plaster               | 50% |  |  | LIFE | ** | 5-10 | \$113,700 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$33,500  | C |

## Ceilings

|                      |     |     |           |      |          |      |           |   |
|----------------------|-----|-----|-----------|------|----------|------|-----------|---|
| AcousTileConcealSpLn | 20% |     |           | 2028 | **       | 5    | \$47,100  | B |
| Exposed Concrete     | 45% |     |           | LIFE | **       | 5-10 | \$105,900 | B |
| Exposed Struc: Steel | 5%  |     |           | LIFE | **       | 10   | \$18,800  | B |
| Fiber Board          | 5%  |     |           | 2023 | \$85,700 |      |           | B |
| Gypsum Board         | 5%  |     |           | LIFE | **       | 5-10 | \$32,400  | B |
| Metal Panel          | 10% | Now | \$306,000 | LIFE | **       | 5    | \$23,500  | B |

*Deformed/Dented, Extent : Moderate, Area Affected : 35%**Location : Fourth Floor Corridor**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%**Location : Fourth Floor Corridor**Vandalism, Extent : Moderate, Area Affected : 25%**Location : Fourth Floor Corridor*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5-10 | \$32,400 | B |
|---------|-----|--|--|------|----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches Rated At 2000 And 2500 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$134,100 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 25% |  |  | 2022 | \$42,300  | 5 | \$700   | B |
| Fused Disc Sw    | 5%  |  |  | 2039 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | **        | 5 | \$200   | B |
| Molded Case Bkrs | 65% |  |  | 2022 | \$110,100 | 5 | \$2,100 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$161,500 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2021               | \$16,500       | 5           | \$400          | B             |
| Locally Mounted       | 50%  |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$3,600        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 87%  |                   |                | 2023               | \$1,008,200    | 10          | \$102,600      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2023               | \$115,900      | 10          | \$11,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2023               | \$5,400        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$23,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$26,700       | 10          | \$15,500       | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$10,700       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$50,500       | 10          | \$400          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2031               | * *            | 1           | \$13,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV Surveillance Cameras And Intrusion Alarm System |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2018               | \$429,000      | 1-3         | \$23,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Alarm Bells, Manual Pull Station                     |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2033               | * *            | 5           | \$39,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$14,300       | 2028               | * *            | 1           | \$114,700      | B             |
| Not in Service, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Burner Of #1 Boiler, Boiler Room                 |            |                   |                |                    |                |             |                |               |
| Repairs In Progress, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Tubing At Boiler #3                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                             |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                       |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2033               | * *            | 4           | \$6,300        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2023               | \$197,600      | 1           | \$19,900       | B             |
| Convactor/Radiator  | 75%        |                   |                | 2028               | * *            | 1           | \$31,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2016               | \$120,500      | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$25,300       | LIFE               | * *            | 2-5         | \$71,700       | B             |
| Insul. Deteriorating, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                                |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$32,400       | 2           | \$800          | B             |
| Roof  | 80%        | Now               | \$18,600       | 2023               | \$93,200       | 2           | \$2,500        | B             |
| Damaged, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Covers, Roof                                     |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 20%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$34,100       | 2           | \$1,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 72 - Q

Asset # : 970

| Mechanical                   |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |            |  |                |                    |                |             |                |               |
| Hydraulic                    | 100%       |  |                | LIFE               |                | * *         |                | C             |
|                              |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                              |            | <i>Location : 1-4</i>  |                |                    |                |             |                |               |
|                              |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression Sprinkler   |            |  |                |                    |                |             |                |               |
| No Component                 | 97%        |  |                |                    |                |             |                | D             |
| Generic                      | 3%         |  |                | 2023               | \$51,300       | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 99 - M  
**Address** : 410 EAST 100 STREET @FIRST AVE.  
**Borough** : MANHATTAN **Agency's Number** : M099  
**Program / Asset #** : BOE0057.000 / 1713 **Yr Built/Renovated** : 1925 / 2006  
**Area Sq Ft** : 115,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5  
**Block** : 1693 **Lot** : 1 **BIN** : 1052998

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$75,100              | \$41,200              |
| Interior Architecture | \$138,500             | \$1,092,000           |
| Electrical            | \$1,070,200           | \$119,200             |
| Mechanical            |                       | \$247,500             |
| <b>Total</b>          | <b>\$1,283,700</b>    | <b>\$1,499,900</b>    |
| Priority A            | \$75,100              | \$41,200              |
| Priority B            | \$1,110,500           | \$511,200             |
| Priority C            | \$98,100              | \$947,500             |
| <b>Total</b>          | <b>\$1,283,700</b>    | <b>\$1,499,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,900         |                 | \$33,600        |                 |
| Interior Architecture | \$98,000         |                 | \$2,000         | \$11,800        |
| Electrical            | \$10,100         | \$34,800        | \$100           | \$1,400         |
| Mechanical            | \$49,300         | \$14,400        | \$26,700        | \$15,100        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$174,400</b> | <b>\$54,100</b> | <b>\$67,300</b> | <b>\$33,200</b> |
| Priority A            | \$11,900         |                 | \$33,600        |                 |
| Priority B            | \$68,000         | \$54,100        | \$31,700        | \$21,400        |
| Priority C            | \$94,500         |                 | \$2,000         | \$11,800        |
| <b>Total</b>          | <b>\$174,400</b> | <b>\$54,100</b> | <b>\$67,300</b> | <b>\$33,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        | Now               | \$5,200        | LIFE               | **             | 5           | \$7,700        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Exit At Stair #5                                 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$33,400       | A             |
| Masonry: Granite  | 13%        |                   |                | LIFE               | **             | 5           | \$5,000        | A             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | **             | 5           | \$47,700       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 10%        | Now               | \$4,700        | LIFE               | **             | 5           | \$10,300       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Roof                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$12,000       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 12%        | Now               | \$2,000        | 2015               | \$39,700       |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : West Side Of Gym                                 |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 58%        |                   |                | 2025               | **             | 10          | \$35,500       | A             |
| Panel/Paver: Concrete                                       | 30%        |                   |                | 2046               | **             | 5           | \$19,500       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 15%        |                   |                | LIFE               | **             | 5           | \$51,400       | C             |
| Other Observation, Extent : Light, Area Affected : 2%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Minor Surface Cracking.                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$7,800        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,100        | C             |
| Vinyl Tile  | 60%        |                   |                | 2020               | \$896,100      | 3           | \$47,000       | C             |
| Vinyl Tile  | 10%        |                   |                | 2025               | **             | 3           | \$5,900        | C             |
| Other Observation, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9"x9" Tiles                                   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$14,700       | C             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$5,300        | 2029               | * *            | 5           | \$4,500        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%                               |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor Toilets   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        | Now               | \$33,700       | LIFE               | * *            | 5           | \$7,100        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%                                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement Corridor  |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%                                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement Corridor  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 21%                                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : Possible Foundation Settlement May Be Cause Of Cacking In Concrete Block Walls |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | 0-2               | \$24,200       | LIFE               | * *            |             |                | C             |
| Water Penetration, Extent : Light, Area Affected : 2%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         | Now               | \$15,600       | LIFE               | * *            |             |                | C             |
| Diagonal Cracks, Extent : Light, Area Affected : 2%  |            |                   |                |                    |                |             |                |               |
| Location : Vestibule   |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        | Now               | \$98,100       | LIFE               | * *            | 5           | \$32,100       | C             |
| Paint Peeling, Extent : Light, Area Affected : 2%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%        |                   |                | 2033               | * *            | 5           | \$19,600       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2033               | * *            | 5           | \$7,800        | B             |
| Fiber Board  | 5%         | Now               | \$3,600        | 2020               | \$71,200       |             |                | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%                                  |            |                   |                |                    |                |             |                |               |
| Location : Lunch Room  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | LIFE               | * *            | 5           | \$9,800        | B             |
| Plaster  | 75%        | Now               | \$40,300       | LIFE               | * *            | 5           | \$73,300       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 15%                                    |            |                   |                |                    |                |             |                |               |
| Location : Rooms 501,502,511, Bulkheads #3 And #4, Corridor Near Exit #6                     |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$400          |               |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Main Disconnect Switches Rated At 1600 Amps Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2020               | \$119,200      | 5           | \$2,500        |               |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

| Electrical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |   |                   |                |         |                    |             |                |               |  |
| Raceway               |   |                   |                |         |                    |             |                |               |  |
| Conduit               | 90%   |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conduit               | 10%   |                   |                | 2046    | * *                | 1           |                | B             |  |
| Panelboards           |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw         | 5%  |                   |                | 2028    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw         | 5%  |                   |                | 2019    | \$6,800            | 5           | \$100          | B             |  |
| Molded Case Bkrs      | 10%   |                   |                | 2036    | * *                | 5           | \$300          | B             |  |
| Molded Case Bkrs      | 80%   |                   |                | 2028    | * *                | 5           | \$2,000        | B             |  |
| Wiring                |   |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 90%   | 2-4               | \$138,100      | 2045    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%<br>Location : Throughout                               |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 10%   |                   |                | 2050    | * *                | 1           |                | B             |  |
| Motor Controllers     |   |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 100%  |                   |                | 2025    | * *                | 5           | \$600          | B             |  |
| Ground                |   |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |   |                   |                |         |                    |             |                |               |  |
| Metal Water Pipe      | 100%  |                   |                | 2037    | * *                | 5           | \$2,800        | B             |  |
| Lighting              |   |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |   |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 8%  |                   |                | 2028    | * *                | 10          | \$7,700        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Basement<br>Explanation : T-8 Lamps    |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 86%   |                   |                | 2015    | \$811,800          | 10          | \$82,600       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : T-12 Lamps |                   |                |         |                    |             |                |               |  |
| HID                   | 2%  | 2-4               | \$1,700        | 2020    | \$8,700            |             |                | B             |  |
| Incandescent          | 4%  |                   |                | 2015    | \$37,800           | 2           | \$100          | B             |  |
| Egress Lighting       |   |                   |                |         |                    |             |                |               |  |
| Emergency, Battery    | 48%   |                   |                | 2015    | \$20,800           | 10          | \$12,100       | B             |  |
| Exit, LED             | 4%  |                   |                | 2055    | * *                | 1           |                | B             |  |
| Exit, Service         | 48%   | 2-4               | \$8,300        | 2030    | * *                | 1           |                | B             |  |
|                       | Damaged Fixtures, Extent : Moderate, Area Affected : 50%<br>Location : Hallways And Corridors                   |                   |                |         |                    |             |                |               |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

| Mechanical                  | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |                |   |                |                    |                |             |                |               |
| Energy Source               |                |   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%           |   |                | 2040               | * *            | 1           |                | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |                | Location : Vault  |                |                    |                |             |                |               |
|                             |                | Explanation : 2 - 8,000 Gallon Tanks W/ #2 Fuel         |                |                    |                |             |                |               |
| Conversion Equipment        |                |   |                |                    |                |             |                |               |
| Steam Boiler                | 100%           |   |                | 2033               | * *            | 1           | \$103,800      | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |                | Location : Basement                                     |                |                    |                |             |                |               |
|                             |                | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Distribution                |                |   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%           |   |                | 2040               | * *            | 4           | \$5,200        | B             |
| Terminal Devices            |                |   |                |                    |                |             |                |               |
| Air Handler                 | 20%            | Now   | \$6,400        | 2020               | \$128,700      | 1           | \$11,700       | B             |
|                             |                | Leak Evident, Extent : Light, Area Affected : 5%        |                |                    |                |             |                |               |
|                             |                | Location : Serves Auditorium                            |                |                    |                |             |                |               |
|                             |                | Malfunctioning, Extent : Severe, Area Affected : 20%    |                |                    |                |             |                |               |
|                             |                | Location : Basement                                     |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%            |   |                | 2025               | * *            | 1           | \$27,100       | B             |
|                             |                | Malfunctioning, Extent : Severe, Area Affected : 20%    |                |                    |                |             |                |               |
|                             |                | Location : Thermostats, Throughout                      |                |                    |                |             |                |               |
| Air Conditioning            |                |   |                |                    |                |             |                |               |
| Energy Source               |                |   |                |                    |                |             |                |               |
| Electricity                 | 100%           |   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |                |   |                |                    |                |             |                |               |
| Window/Wall Unit            | 5%             |   |                | 2018               | \$12,300       | 1           |                | B             |
| No Component                | 95%            |   |                |                    |                |             |                | D             |
| Ventilation                 |                |   |                |                    |                |             |                |               |
| Distribution                |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |   |                | LIFE               | * *            | 2-5         | \$58,400       | B             |
| Exhaust Fans                |                |   |                |                    |                |             |                |               |
| Interior                    | 90%            | Now   | \$23,800       | 2020               | \$118,800      | 2           | \$2,300        | B             |
|                             |                | Unit Inoperable, Extent : Severe, Area Affected : 50%   |                |                    |                |             |                |               |
|                             |                | Location : Auditorium                                   |                |                    |                |             |                |               |
| Roof                        | 10%            |   |                | 2020               | \$9,500        | 2           | \$300          | B             |
| Plumbing                    |                |   |                |                    |                |             |                |               |
| H/C Water Piping            |                |   |                |                    |                |             |                |               |
| Brass/Copper                | 20%            |   |                | 2040               | * *            | 1           |                | B             |
|                             |                | No Water Meter, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                             |                | Location : Basement                                     |                |                    |                |             |                |               |
| Galv Iron/Steel             | 80%            | 0-2   | \$5,700        | 2025               | * *            | 1           |                | B             |
|                             |                | Corroded, Extent : Light, Area Affected : 2%            |                |                    |                |             |                |               |
|                             |                | Location : Valves In Basement                           |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 99 - M

Asset # : 1713

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Electric              | 10%   |                   |                | 2019               | \$1,900        | 4           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 - Unit 120 Gallons / Serves Labs        |                   |                |                    |                |             |                |               |
| Gas Fired             | 90%   |                   |                | 2018               | \$25,000       | 2           | \$1,400        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit 400 Gallons                        |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement To First Floor                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Frieght Car                             |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 101 - BX  
**Address** : 2750 LAFAYETTE AVENUE @ CROSS BRONX EXPY.  
**Borough** : BRONX **Agency's Number** : X101  
**Program / Asset #** : BOE0241.000 / 432 **Yr Built/Renovated** : 1957 / 2003  
**Area Sq Ft** : 152,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5547 **Lot** : 1 **BIN** : 2080231

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,061,700           | \$528,200             |
| Interior Architecture | \$165,400             | \$1,610,500           |
| Electrical            | \$204,700             | \$1,723,700           |
| Mechanical            | \$160,300             | \$3,302,800           |
| <b>Total</b>          | <b>\$1,592,100</b>    | <b>\$7,165,200</b>    |
| Priority A            | \$1,061,700           | \$528,200             |
| Priority B            | \$459,900             | \$5,075,800           |
| Priority C            | \$70,500              | \$1,561,200           |
| <b>Total</b>          | <b>\$1,592,100</b>    | <b>\$7,165,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$61,800         |                 |                 |                 |
| Interior Architecture | \$129,400        |                 | \$14,600        | \$28,500        |
| Electrical            | \$8,900          | \$3,800         | \$5,900         | \$3,500         |
| Mechanical            | \$18,800         | \$23,700        | \$32,000        | \$29,000        |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$27,500</b> | <b>\$52,500</b> | <b>\$60,900</b> |
| Priority A            | \$61,800         |                 |                 |                 |
| Priority B            | \$59,200         | \$27,500        | \$37,900        | \$32,500        |
| Priority C            | \$97,900         |                 | \$14,600        | \$28,500        |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$27,500</b> | <b>\$52,500</b> | <b>\$60,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 101 - BX

## Asset # : 432

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$53,300       | A             |
| Masonry: Brick  | 93%        |                   |                | LIFE               | **             | 5           | \$211,400      | A             |
| Metal Panel   | 2%         |                   |                | 2043               | **             | 5-10        | \$15,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2039               | **             | 5           | \$44,200       | A             |
| Aluminum  | 2%         | Now               | \$13,000       | 2045               | **             | 5           | \$500          | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       |                   |                | 2028               | **             | 5-10        | \$78,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 3%         |                   |                | 2038               | **             | 10          | \$10,400       | A             |
| Modified Bitumen  | 95%        | Now               | \$955,900      | 2033               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 60%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Seams Open/Split, Extent : Moderate, Area Affected : 60%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%         |                   |                | 2023               | \$374,900      | 10          | \$9,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$61,200       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$10,000       | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | **             | 5           | \$9,400        | C             |
| Vinyl Tile  | 80%        |                   |                | 2018               | \$1,522,700    | 3           | \$79,900       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2038               | **             | 5           | \$18,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2032               | **             | 5           | \$7,000        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$18,600       | C             |
| Folding Partition   | 5%         |                   |                | 2031               | **             | 5           | \$29,100       | C             |
| Glazed Ceramic Panel  | 2%         |                   |                | LIFE               | **             | 10          | \$4,200        | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$109,000      | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$29,100       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 15%        |                   |                | 2028               | **             | 5           | \$27,100       | B             |
| AcousTileConcealSpLn  | 20%        |                   |                | 2028               | **             | 5           | \$45,200       | B             |
| Exposed Concrete  | 48%        |                   |                | LIFE               | **             | 5-10        | \$108,500      | B             |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE               | **             | 10          | \$7,200        | B             |
| Fiber Board   | 3%         |                   |                | 2023               | \$49,400       |             |                | B             |
| Metal Panel   | 2%         |                   |                | LIFE               | **             | 5           | \$9,000        | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$31,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 101 - BX

## Asset # : 432

| Electrical      |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |   |           |                |                    |                |             |                |          |
|                 | Service Equipment        |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2023               | \$32,600       | 5           | \$600          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                        |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Four Main Disconnect Service Switches 2 @ 600 Amps And 2 @ 800 Amps |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |   |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 100%  |           |                | 2023               | \$134,100      | 5           | \$3,300        | B        |
|                 | Raceway                  |   |           |                |                    |                |             |                |          |
|                 | Conduit                  | 95%   |           |                | 2023               | \$161,700      | 1           |                | B        |
|                 | Conduit                  | 5%  |           |                | 2033               | * *            | 1           |                | B        |
|                 | Panelboards              |   |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 80%   |           |                | 2031               | * *            | 5           | \$2,600        | B        |
|                 | Molded Case Bkrs         | 20%   |           |                | 2045               | * *            | 5           | \$700          | B        |
|                 | Wiring                   |   |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%   | 2-4       | \$143,500      | 2048               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%                          |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout   |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%   |           |                | 2033               | * *            | 1           |                | B        |
|                 | Motor Controllers        |   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 85%   |           |                | 2021               | \$28,000       | 5           | \$700          | B        |
|                 | Locally Mounted          | 15%   | Now       | \$5,000        | 2043               | * *            | 5           | \$100          | B        |
|                 |                          | Not Functioning, Extent : Moderate, Area Affected : 100%                          |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
| Ground          |                          |   |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |   |           |                |                    |                |             |                |          |
|                 | Not Accessible           | 100%  |           |                |                    |                |             |                | D        |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                           |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Covered With Insulation   |           |                |                    |                |             |                |          |
| Lighting        |                          |   |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 50%   |           |                | 2018               | \$601,500      | 10          | \$61,200       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                        |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 46%   |           |                | 2023               | \$553,400      | 10          | \$56,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                        |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps  |           |                |                    |                |             |                |          |
|                 | HID                      | 1%  |           |                | 2018               | \$5,600        | 10          |                | B        |
|                 | Incandescent             | 3%  |           |                | 2018               | \$36,100       | 2           | \$100          | B        |
|                 | Egress Lighting          |   |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%   |           |                | 2023               | \$27,700       | 10          | \$16,100       | B        |
|                 | Exit, Service            | 50%   |           |                | 2023               | \$11,100       | 1           |                | B        |
|                 | Exterior Lighting        |   |           |                |                    |                |             |                |          |
|                 | HID                      | 100%  |           |                | 2018               | \$51,900       | 10          | \$400          | B        |

## Alarm

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 101 - BX

## Asset # : 432

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$128,700

1

\$14,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only, Motion Sensors*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$23,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Horns And Manual Pull Stations*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2023

\$374,800

5

\$41,300

B

## Conversion Equipment

Steam Boiler

100%

Now

\$74,100

2021

\$740,700

1

\$119,100

B

*Corroded, Extent : Severe, Area Affected : 30%**Location : Boiler Room**Not in Service, Extent : Severe, Area Affected : 30%**Location : #2 Unit, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$53,100

2023

\$1,062,400

4

\$6,600

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Vacuum Pump, Basement*

## Terminal Devices

Air Handler

25%

2023

\$205,100

1

\$20,700

B

Convactor/Radiator

75%

2028

\* \*

1

\$32,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

75%

2018

\$234,600

1

B

No Component

25%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$117,800

B

## Exhaust Fans

Interior

70%

2023

\$117,700

2

\$2,900

B

Roof

30%

2023

\$36,300

2

\$1,200

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 101 - BX

## Asset # : 432

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 70%        |                   |                | 2021               | \$318,100      | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$35,400       | 2           | \$2,000        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2033               | * *            | 4           | \$13,200       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2023               | \$177,700      | 1-2         | \$3,800        | B             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2026               | * *            | 1           | \$25,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 104 - M  
**Address** : 330 EAST 21 STREET @ SECOND AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M104  
**Program / Asset #** : BOE0059.000 / 1715 **Yr Built/Renovated** : 1956 / 2009  
**Area Sq Ft** : 122,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 926 **Lot** : 1 **BIN** : 1081671

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,000              | \$92,700              |
| Interior Architecture | \$366,700             | \$35,100              |
| Electrical            | \$1,188,800           | \$344,400             |
| Mechanical            | \$185,100             | \$226,200             |
| <b>Total</b>          | <b>\$1,807,600</b>    | <b>\$698,300</b>      |
| Priority A            | \$67,000              | \$92,700              |
| Priority B            | \$1,373,900           | \$570,600             |
| Priority C            | \$366,700             | \$35,100              |
| <b>Total</b>          | <b>\$1,807,600</b>    | <b>\$698,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,600         |                 | \$20,100        |                 |
| Interior Architecture | \$59,700         | \$8,700         |                 | \$14,000        |
| Electrical            | \$34,400         | \$900           | \$14,100        |                 |
| Mechanical            | \$3,100          | \$16,600        | \$14,200        | \$8,100         |
| <b>Total</b>          | <b>\$131,800</b> | <b>\$26,200</b> | <b>\$48,400</b> | <b>\$22,100</b> |
| Priority A            | \$34,600         |                 | \$20,100        |                 |
| Priority B            | \$60,200         | \$17,500        | \$28,300        | \$8,100         |
| Priority C            | \$37,000         | \$8,700         |                 | \$14,000        |
| <b>Total</b>          | <b>\$131,800</b> | <b>\$26,200</b> | <b>\$48,400</b> | <b>\$22,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 104 - M

## Asset # : 1715

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$34,600       | LIFE               | **             | 5           | \$10,300       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%                         |            |                   |                |                    |                |             |                |               |
| Location : At Southeast Corner Of Upper Wing And Northeast Corner Of Lower Wing |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 40%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$82,400       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Granite Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2046               | **             | 5           | \$40,200       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 90%        |                   |                | 2026               | **             | 10          | \$67,000       | A             |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$9,300        | A             |
| Skylight, Plastic   | 5%         |                   |                | 2034               | **             | 1           |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$35,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$8,000        | C             |
| Terrazzo  | 5%         | Now               | \$12,000       | LIFE               | **             | 5           | \$6,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%                         |            |                   |                |                    |                |             |                |               |
| Location : Throughout Steps   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$61,100       | 2016               | \$305,500      | 3           | \$12,000       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2026               | **             | 3           | \$40,100       | C             |
| Wood  | 10%        |                   |                | 2049               | **             | 5           | \$30,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$9,400        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$30,900       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        |                   |                | 2034               | **             | 5           | \$18,100       | B             |
| AcousTileConcealSpLn  | 15%        |                   |                | 2034               | **             | 5           | \$27,200       | B             |
| Exposed Concrete  | 60%        |                   |                | LIFE               | **             | 5           | \$13,600       | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$13,600       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 104 - M

## Asset # : 1715

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2031               | * *            | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%   | 2-4               | \$119,200      | 2051               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$129,300      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 10%  | 2-4               | \$16,900       | 2046               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 10%  | 2-4               | \$16,900       | 2046               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 70%  |                   |                | 2020               | \$118,600      | 5           | \$1,900        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2029               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$107,400      | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 30%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$33,000       | 5           | \$700          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 10%  |                   |                | 2021               | \$96,600       | 10          | \$9,800        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 82%  |                   |                | 2016               | \$791,700      | 10          | \$80,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2016               | \$13,400       | 10          | \$100          | B             |
| Incandescent             | 5%   |                   |                | 2016               | \$48,300       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2026               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 104 - M

## Asset # : 1715

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

## HID

100%

2016

\$41,700

10

\$300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Utility Steam

100%

2041

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : Steam From Con Edison*

## Conversion Equipment

## Pres. Reducing Valve/LP

100%

2030

\* \*

5

\$6,400

B

## Steam

## Distribution

## Steam Piping/Pump

100%

Now

\$42,600

2031

\* \*

4

\$5,300

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Vacuum Pump, Basement*

## Terminal Devices

## Air Handler

20%

2021

\$131,700

1

\$13,300

B

## Convactor/Radiator

80%

Now

\$92,300

2034

\* \*

1

\$25,000

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Traps, Thermostats, Throughout*

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

## Absorption

10%

2034

\* \*

1

\$11,600

B

## Chiller/Steam/HW

## Window/Wall Unit

20%

2016

\$50,200

1

B

## No Component

70%

D

## Terminal Devices

## Air Handler/Cool/Ht

10%

2026

\* \*

1

\$6,600

B

## No Component

90%

D

## Heat Rejection

## Remote Air Cond

10%

2029

\* \*

2

\$7,500

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$59,700

B

## Exhaust Fans

## Interior

70%

2021

\$94,500

2

\$2,300

B

## Roof

30%

2021

\$29,100

2

\$1,000

B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2026

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 104 - M

Asset # : 1715

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2031               | * *            | 4           | \$15,900       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 117 - M  
**Address** : 240 EAST 109 STREET @SECOND AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M117  
**Program / Asset #** : BOE0068.000 / 2772 **Yr Built/Renovated** : 1958 / 2008  
**Area Sq Ft** : 160,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1656 **Lot** : 100 **BIN** : 1052433

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$255,900             | \$926,500             |
| Interior Architecture | \$2,596,300           | \$127,400             |
| Electrical            | \$277,600             | \$1,220,200           |
| Mechanical            |                       | \$65,900              |
| <b>Total</b>          | <b>\$3,129,800</b>    | <b>\$2,340,000</b>    |
| Priority A            | \$255,900             | \$926,500             |
| Priority B            | \$1,360,400           | \$1,369,300           |
| Priority C            | \$1,513,500           | \$44,200              |
| <b>Total</b>          | <b>\$3,129,800</b>    | <b>\$2,340,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$25,800         | \$26,400         |                 |                 |
| Interior Architecture | \$23,300         | \$23,600         |                 |                 |
| Electrical            | \$47,400         | \$25,300         |                 |                 |
| Mechanical            | \$41,700         | \$41,900         | \$37,100        | \$20,800        |
| Elevators/Escalators  | \$15,800         | \$15,800         | \$15,800        | \$15,800        |
| <b>Total</b>          | <b>\$154,000</b> | <b>\$133,100</b> | <b>\$52,900</b> | <b>\$36,600</b> |
| Priority A            | \$25,800         | \$26,400         |                 |                 |
| Priority B            | \$104,900        | \$83,100         | \$52,900        | \$36,600        |
| Priority C            | \$23,300         | \$23,600         |                 |                 |
| <b>Total</b>          | <b>\$154,000</b> | <b>\$133,100</b> | <b>\$52,900</b> | <b>\$36,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 117 - M

## Asset # : 2772

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 50%  | Now               | \$201,100      | LIFE               | * *            | 5           | \$59,800       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : North Facade  |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : South Facade  |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 50%  |                   |                | LIFE               | * *            | 5           | \$112,200      | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2045               | * *            | 5           | \$47,500       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%  | 0-2               | \$4,100        | LIFE               | * *            | 5           | \$3,500        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Open Joints, Extent : Moderate, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%  | Now               | \$54,800       | LIFE               | * *            | 5           | \$2,700        | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 30%  |                   |                | 2040               | * *            | 5           | \$5,300        | A             |
|                         | Corrosion/Rusting, Extent : Light, Area Affected : 2%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 30%  | 0-2               | \$4,700        | 2025               | * *            |             |                | A             |
|                         | Drains Clogged, Extent : Light, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 50%  |                   |                | 2020               | \$681,300      | 10          | \$73,200       | A             |
| IRMA/Protected Membrane | 20%  | 0-2               | \$17,000       | 2025               | * *            |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium Roof                                      |                   |                |                    |                |             |                |               |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Over Gymnasium                                      |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Joints                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 117 - M

## Asset # : 2772

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$23,000       | C             |
| Ceramic Tile  | 5%         | 0-2               | \$23,300       | 2029               | **             | 5           | \$5,300        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        |                   |                | 2030               | **             | 3           | \$27,600       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement, 3rd Floor, Hallways                        |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 55%        |                   |                | 2015               | \$1,102,000    | 3           | \$43,400       | C             |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor, 4th Floor                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Size  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        | Now               | \$270,100      | LIFE               | **             | 5           | \$44,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Class Rooms And Hallways                             |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        | Now               | \$141,500      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2033               | **             | 5           | \$19,000       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Throughout                                |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2033               | **             | 5           | \$19,000       | B             |
| Exposed Concrete  | 35%        |                   |                | LIFE               | **             | 5           | \$10,400       | B             |
| Metal Panel   | 35%        | Now               | \$1,082,800    | LIFE               | **             | 5           | \$83,300       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Throughout                                |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 75%         |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$11,900       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Knife Sw

|  |     |          |      |    |   |       |   |
|--|-----|----------|------|----|---|-------|---|
| 100%   | 2-4 | \$32,600 | 2050 | ** | 5 | \$300 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                  |     |          |      |    |   |       |   |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                  |     |          |      |    |   |       |   |
| <i>Explanation : Two 1600 Main Disconnect Switch</i>               |     |          |      |    |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## J. H. S. 117 - M

## Asset # : 2772

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$134,100      | 2050               | **             | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 85%        |                   |                | 2020               | \$144,700      | 1           |                | B             |
| Conduit   | 15%        |                   |                | 2030               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2028               | **             | 5           | \$200          | B             |
| Molded Case Bkrs  | 85%        |                   |                | 2019               | \$144,000      | 5           | \$3,000        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2028               | **             | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$143,500      | 2045               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2030               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2018               | \$26,400       | 5           | \$700          | B             |
| Locally Mounted   | 20%        | 2-4               | \$6,600        | 2040               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | **             | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 64%        |                   |                | 2020               | \$810,400      | 10          | \$82,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 30%        |                   |                | 2028               | **             | 10          | \$38,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : First Floor Lobby, Stairway And Bath Room        |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                                |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2020               | \$17,600       | 10          | \$100          | B             |
| HID   | 1%         | Now               | \$5,900        | 2030               | **             |             |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium And Roof                               |            |                   |                |                    |                |             |                |               |
| Incandescent  | 2%         |                   |                | 2015               | \$25,300       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2020               | \$29,100       | 10          | \$17,000       | B             |
| Exit, Service   | 50%        |                   |                | 2020               | \$11,600       | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 117 - M

Asset # : 2772

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                                    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating  |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Fuel Oil No 6  | 100%           |                      |                | 2040               | * *            | 5              | \$43,500       | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Steam Boiler   | 100%           |                      |                | 2033               | * *            | 1              | \$139,300      | B                |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump  | 100%           | Now                  | \$22,400       | 2040               | * *            | 4              | \$6,900        | B                |
| <i>Leak Evident, Extent : Light, Area Affected : 2%</i>        |                |                      |                |                    |                |                |                |                  |
| <i>Location : Traps, Throughout</i>                            |                |                      |                |                    |                |                |                |                  |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler  | 20%            |                      |                | 2025               | * *            | 1              | \$17,400       | B                |
| Convactor/Radiator   | 80%            |                      |                | 2033               | * *            | 1              | \$36,400       | B                |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Electricity  | 100%           |                      |                | 2036               | * *            | 1              |                | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit   | 20%            |                      |                | 2018               | \$65,900       | 1              |                | B                |
| No Component   | 80%            |                      |                |                    |                |                |                | D                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$78,300       | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 75%            |                      |                | 2025               | * *            | 2              | \$3,300        | B                |
| Roof   | 25%            |                      |                | 2025               | * *            | 2              | \$1,100        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel  | 100%           |                      |                | 2033               | * *            | 1              |                | B                |
| HW Heat Exchanger  |                |                      |                |                    |                |                |                |                  |
| Low Temp   | 100%           |                      |                | 2040               | * *            | 4              | \$13,900       | B                |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           |                      |                | 2025               | * *            | 4              | \$1,300        | B                |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport   |                |                      |                |                    |                |                |                |                  |
| Elevators  |                |                      |                |                    |                |                |                |                  |
| Hydraulic  | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement, 1st, 2nd And 3rd Floors</i>            |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : Four Units</i>                                |                |                      |                |                    |                |                |                |                  |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 123 - BX  
**Address** : 1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE  
**Borough** : BRONX **Agency's Number** : X123  
**Program / Asset #** : BOE0263.000 / 1094 **Yr Built/Renovated** : 1953 / 2008  
**Area Sq Ft** : 131,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH  
**Block** : 3718 **Lot** : 1 **BIN** : 2087014

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$421,900             | \$49,900              |
| Interior Architecture | \$437,600             | \$147,700             |
| Electrical            | \$1,277,100           | \$503,800             |
| Mechanical            | \$440,800             | \$297,000             |
| <b>Total</b>          | <b>\$2,577,200</b>    | <b>\$998,300</b>      |
| Priority A            | \$421,900             | \$49,900              |
| Priority B            | \$1,717,800           | \$867,600             |
| Priority C            | \$437,600             | \$80,900              |
| <b>Total</b>          | <b>\$2,577,200</b>    | <b>\$998,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$4,000         |                 | \$10,400        |
| Interior Architecture | \$13,300        | \$17,800        | \$7,500         | \$3,300         |
| Electrical            | \$30,800        | \$8,500         | \$7,300         | \$55,600        |
| Mechanical            | \$44,200        | \$16,500        | \$26,600        | \$16,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$96,200</b> | <b>\$54,700</b> | <b>\$49,300</b> | <b>\$93,700</b> |
| Priority A            |                 | \$4,000         |                 | \$10,400        |
| Priority B            | \$82,900        | \$41,800        | \$41,800        | \$79,900        |
| Priority C            | \$13,300        | \$8,900         | \$7,500         | \$3,300         |
| <b>Total</b>          | <b>\$96,200</b> | <b>\$54,700</b> | <b>\$49,300</b> | <b>\$93,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 123 - BX

## Asset # : 1094

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%   | Now               | \$83,800       | LIFE               | * *            | 5           | \$49,900       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 85%   | Now               | \$213,400      | 2038               | * *            | 5           | \$22,200       | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium   |                   |                |                    |                |             |                |               |
| Steel                 | 10%   |                   |                | 2038               | * *            | 5           | \$65,200       | A             |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Various  |                   |                |                    |                |             |                |               |
|                       | Explanation : Window Guards                                   |                   |                |                    |                |             |                |               |
| Wood                  | 5%  | Now               | \$81,800       | 2047               | * *            | 5           | \$13,000       | A             |
|                       | Dry Rot/Decay, Extent : Moderate, Area Affected : 40%         |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room On Roof                                   |                   |                |                    |                |             |                |               |
|                       | Split/Cracked, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room On Roof                                   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 88%   |                   |                | LIFE               | * *            | 5           | \$16,000       | A             |
|                       | Efflorescence, Extent : Moderate, Area Affected : 40%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%   |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Rail            | 2%  |                   |                | 2035               | * *            | 5-10        | \$6,600        | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%   | Now               | \$42,900       | 2027               | * *            |             |                | A             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Various  |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%  |                   |                | 2037               | * *            | 10          | \$10,400       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 123 - BX

## Asset # : 1094

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |          | LIFE | ** | 5 | \$39,000 | C |
| Ceramic Tile           | 5%  |     |          | 2031 | ** | 5 | \$8,900  | C |
| Granite Panels         | 2%  | Now | \$10,000 | LIFE | ** | 5 | \$2,700  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Stair Treads Throughout

|          |    |  |  |      |    |   |         |   |
|----------|----|--|--|------|----|---|---------|---|
| Terrazzo | 3% |  |  | LIFE | ** | 5 | \$4,200 | C |
|----------|----|--|--|------|----|---|---------|---|

Horizontal Cracks, Extent : Moderate, Area Affected : 10%

Location : Entrance

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 40% |  |  | 2030 | **        | 3 | \$26,800 | C |
| Vinyl Tile | 15% |  |  | 2017 | \$255,200 | 3 | \$13,400 | C |
| Wood       | 25% |  |  | 2037 | **        | 5 | \$83,700 | C |

## Interior Walls

|                       |     |     |           |      |    |   |          |   |
|-----------------------|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile          | 3%  |     |           | 2031 | ** | 5 | \$6,100  | C |
| Concrete Masonry Unit | 10% |     |           | LIFE | ** | 5 | \$8,100  | C |
| Glazed Ceramic Panel  | 3%  |     |           | LIFE | ** |   |          | C |
| Plaster               | 54% |     |           | LIFE | ** | 5 | \$32,900 | C |
| SGFT/Glazed Masonry   | 30% | Now | \$140,500 | LIFE | ** |   |          | C |

Diagonal Cracks, Extent : Moderate, Area Affected : 5%

Location : Corridors And Stairs

Loose Units, Extent : Severe, Area Affected : 5%

Location : Various Corridors And Stairs

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2035 | ** | 5 | \$17,800 | B |
| Exposed Concrete  | 30% |  |  | LIFE | ** | 5 | \$8,400  | B |
| Plaster           | 60% |  |  | LIFE | ** | 5 | \$66,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |     |          |      |    |   |       |   |
|---------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw | 50% | 2-4 | \$16,300 | 2052 | ** | 5 | \$100 | B |
|---------------|-----|-----|----------|------|----|---|-------|---|

On Extended Life, Extent : Moderate, Area Affected : 50%

Location : Electrical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

## Switchgear / Switchboard

|                |      |     |           |      |    |   |       |   |
|----------------|------|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$134,100 | 2052 | ** | 5 | \$200 | B |
|----------------|------|-----|-----------|------|----|---|-------|---|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 123 - BX

## Asset # : 1094

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2022    | \$153,200          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2021    | \$16,900           | 5           | \$200          | B             |  |
| Fused Toggle Switch  | 5%         | 2-4               | \$8,500        | 2047    | * *                | 5           | \$100          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 80%        |                   |                | 2021    | \$135,500          | 5           | \$2,300        | B             |  |
| Molded Case Bkrs   | 5%         |                   |                | 2030    | * *                | 5           | \$100          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$161,500      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2020    | \$33,000           | 5           | \$700          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,600        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 70%        |                   |                | 2017    | \$752,700          | 10          | \$76,600       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 20%        |                   |                | 2022    | \$215,000          | 10          | \$21,900       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 10%        |                   |                | 2017    | \$107,500          | 2           | \$300          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2017    | \$24,700           | 10          | \$14,400       | B             |  |
| Exit, Service  | 50%        |                   |                | 2017    | \$9,900            | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$44,700           | 10          | \$300          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Fire/Smoke Detection                                       |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2030    | * *                | 1-3         | \$66,200       | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 123 - BX

## Asset # : 1094

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating   |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Fuel Oil No 6   | 100%           | Now                  | \$16,700       | 2048               | * *            | 5              | \$18,500       | B                |
| <i>Damaged, Extent : Light, Area Affected : 50%</i><br><i>Location : 1 Of 2 Tanks Suspected To Have Suction Piping Leaks Creating Suction Issue For Oil Pumps</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Under Ground Vault - Taking In Water Through Walls</i><br><i>Explanation : 2 - 10,000 Gallon Tanks</i>   |                |                      |                |                    |                |                |                |                  |
| Conversion Equipment  |                |                      |                |                    |                |                |                |                  |
| Steam Boiler  | 100%           | Now                  | \$66,200       | 2027               | * *            | 1              | \$106,400      | B                |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Boiler Feed Tank</i><br><i>Not Energy Efficient, Extent : Moderate, Area Affected : 33%</i><br><i>Location : Boiler Room - Boiler #3 Will Not Make Steam Nor Keep Up With Heating Demand</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Sub Basement</i><br><i>Explanation : 3 - Steam Boilers</i> |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump   | 100%           | Now                  | \$95,000       | 2032               | * *            | 4              | \$5,900        | B                |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i><br><i>Location : Throughout - Defective Steam Traps</i>   |                |                      |                |                    |                |                |                |                  |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler   | 20%            | Now                  | \$2,900        | 2022               | \$146,700      | 1              | \$13,300       | B                |
| <i>Damaged, Extent : Light, Area Affected : 20%</i><br><i>Location : Penthouse Fan Room - Defective Flexible Connection</i>   |                |                      |                |                    |                |                |                |                  |
| Convactor/Radiator  | 80%            |                      |                | 2027               | * *            | 1              | \$30,900       | B                |
| Air Conditioning  |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Electricity   | 100%           |                      |                | 2030               | * *            | 1              |                | B                |
| Conversion Equipment  |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit  | 100%           | Now                  | \$5,600        | 2017               | \$279,600      | 1              |                | B                |
| <i>Malfunctioning, Extent : Light, Area Affected : 20%</i><br><i>Location : Throughout - An Assortment Of Mechanical Defects</i>  |                |                      |                |                    |                |                |                |                  |
| Ventilation   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers  | 100%           |                      |                | LIFE               | * *            | 2-5            | \$66,500       | B                |
| Exhaust Fans  |                |                      |                |                    |                |                |                |                  |
| Interior  | 100%           |                      |                | 2022               | \$150,300      | 2              | \$3,700        | B                |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping  |                |                      |                |                    |                |                |                |                  |
| Brass/Copper  | 100%           | 0-2                  | \$8,100        | 2032               | * *            | 1              |                | B                |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i><br><i>Location : Boiler Room - Leaky Supply Line In Various Locations</i>   |                |                      |                |                    |                |                |                |                  |
| HW Heat Exchanger   |                |                      |                |                    |                |                |                |                  |
| Low Temp  | 100%           | Now                  | \$800          | 2032               | * *            | 4              | \$11,800       | B                |
| <i>Broken, Extent : Severe, Area Affected : 50%</i><br><i>Location : Sub Basement - Defective Controls</i>  |                |                      |                |                    |                |                |                |                  |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 123 - BX

Asset # : 1094

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       | 0-2               | \$5,900   | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>    |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>                                   |                    |                |             |                |               |
|                       |            |                   | <i>Leak Evident, Extent : Light, Area Affected : 5%</i>         |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>                                   |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
|                       |            |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |               |
| Vertical Transport    |            |                   |   |                    |                |             |                |               |
| Elevators             |            |                   |   |                    |                |             |                |               |
| Geared Traction       | 100%       |                   |   | LIFE               | * *            |             |                | C             |
|                       |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : First Floor</i>                                   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Abandoned - 2 Units Not In Use</i>             |                    |                |             |                |               |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| No Component          | 95%        |                   |   |                    |                |             |                | D             |
| Generic               | 5%         |                   |   | 2032               | * *            | 1-2         | \$1,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 123 - BX MINISCHOOL  
**Address** : 1025 MORRISON AVENUE BTWN: BRUCKNER BLVD., WATSON AVE  
**Borough** : BRONX **Agency's Number** : X823  
**Program / Asset #** : BOE0263.010 / 146 **Yr Built/Renovated** : 1972 /  
**Area Sq Ft** : 12,120 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3718 **Lot** : 1 **BIN** : 2087014

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$103,000             |                       |
| Electrical            | \$140,500             | \$49,500              |
| Mechanical            |                       | \$239,100             |
| <b>Total</b>          | <b>\$243,500</b>      | <b>\$288,600</b>      |
| Priority B            | \$243,500             | \$288,600             |
| <b>Total</b>          | <b>\$243,500</b>      | <b>\$288,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 | \$30,900        |                | \$3,500         |
| Interior Architecture | \$20,700        | \$1,900         | \$400          |                 |
| Electrical            | \$1,200         | \$200           | \$300          | \$14,600        |
| Mechanical            | \$26,000        | \$500           | \$3,000        | \$2,400         |
| <b>Total</b>          | <b>\$47,900</b> | <b>\$33,500</b> | <b>\$3,700</b> | <b>\$20,500</b> |
| Priority A            |                 | \$30,900        |                | \$3,500         |
| Priority B            | \$27,100        | \$800           | \$3,300        | \$17,000        |
| Priority C            | \$20,700        | \$1,900         | \$400          |                 |
| <b>Total</b>          | <b>\$47,900</b> | <b>\$33,500</b> | <b>\$3,700</b> | <b>\$20,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 123 - BX MINISCHOOL**  
**Asset # : 146**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Metal Panel           | 100%  |                   |                | 2042               | * *            | 5-10        | \$12,700       | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  |                   |                | 2038               | * *            | 5           | \$800          | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Metal Panel           | 100%  |                   |                | 2035               | * *            | 10          | \$30,900       | A             |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  |                   |                | 2031               | * *            | 5           | \$800          | C             |
| Vinyl Tile            | 95%   |                   |                | 2027               | * *            | 3           | \$5,600        | C             |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 25%   | Now               | \$20,700       | LIFE               | * *            | 5           | \$2,200        | C             |
|                       | Diagonal Cracks, Extent : Moderate, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                       | Location : Classroom Doors Off Main Corridor                    |                   |                |                    |                |             |                |               |
| Metal Panel           | 75%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 100%  | Now               | \$103,000      | 2042               | * *            | 5           | \$7,700        | B             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Various  |                   |                |                    |                |             |                |               |
|                       | Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Corridors  |                   |                |                    |                |             |                |               |
|                       | Misaligned/Bulging, Extent : Severe, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical & Mechanical Room                    |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2022               | \$49,500       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$1,100        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2022               | \$800          | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$4,500        | 5           | \$100          | B             |

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 123 - BX MINISCHOOL**  
**Asset # : 146**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2017                      | \$99,600              | 10                 | \$9,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2017                      | \$2,200               | 10                 | \$1,300               | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$900                 | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$200                 | 10                 |                       | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 35%               |                          |                       | 2017                      | \$41,000              | 1-3                | \$2,200               | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                          |                       | 2022                      | \$14,700              | 1                  | \$5,200               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : First Floor Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - Gas Fired Furnace</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Heating/Cooling  | 100%              | Now                      | \$23,900              | 2020                      | \$239,100             | 2                  | \$500                 | B                    |
| <i>Damaged, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : First Floor Mechanical Room ( 1 of 2 Defective Compressor, Defective Building Temperature Control System)</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit  | 100%              |                          |                       | 2022                      | \$24,000              | 2                  | \$7,300               | B                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$5,900               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 123 - BX MINISCHOOL**  
**Asset # : 146**

| Mechanical  |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |  |                |                   |                    |         |                |             |                |               |
|             | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|             | Interior   | 70%            |                   |                    | 2022    | \$9,300        | 2           | \$200          | B             |
|             | Roof   | 30%            |                   |                    | 2022    | \$2,900        | 2           | \$100          | B             |
| Plumbing    |  |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|             | Brass/Copper   | 100%           |                   |                    | 2032    | * *            | 1           |                | B             |
|             | Water Heater   |                |                   |                    |         |                |             |                |               |
|             | Electric   | 100%           |                   |                    | 2017    | \$1,900        | 4           | \$100          | B             |
|             | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|             | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Fixtures   |                |                   |                    |         |                |             |                |               |
|             | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|             | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|             | Location : 1st Floor                                     |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 126 - BK  
**Address** : 424 LEONARD STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0433.000 / 2623  
**Area Sq Ft** : 134,000  
**Date of Survey** : 08-Oct-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2712      **Lot** : 1      **BIN** : 3067788  
**Agency's Number** : K126  
**Yr Built/Renovated** : 1966 / 1998  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$894,000             | \$154,100             |
| Interior Architecture | \$415,000             | \$126,500             |
| Electrical            | \$161,500             | \$1,289,100           |
| Mechanical            | \$175,500             | \$427,000             |
| <b>Total</b>          | <b>\$1,646,100</b>    | <b>\$1,996,800</b>    |
| Priority A            | \$894,000             | \$154,100             |
| Priority B            | \$337,000             | \$1,716,200           |
| Priority C            | \$415,000             | \$126,500             |
| <b>Total</b>          | <b>\$1,646,100</b>    | <b>\$1,996,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  |                 |
| Interior Architecture | \$43,600        | \$6,200         | \$36,300         | \$10,900        |
| Electrical            | \$1,200         | \$1,300         | \$33,100         | \$200           |
| Mechanical            | \$5,300         | \$23,000        | \$43,200         | \$17,900        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$34,500</b> | <b>\$116,600</b> | <b>\$32,900</b> |
| Priority A            |                 |                 |                  |                 |
| Priority B            | \$26,900        | \$28,300        | \$111,200        | \$22,000        |
| Priority C            | \$27,200        | \$6,200         | \$5,400          | \$10,900        |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$34,500</b> | <b>\$116,600</b> | <b>\$32,900</b> |



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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 126 - BK

## Asset # : 2623

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$15,100       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$42,200       | A             |
| Pre-Cast Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$48,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | 0-2               | \$722,100      | 2046               | **             | 5           | \$7,500        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2034               | **             | 5-10        | \$160,500      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2026               | **             | 10          | \$74,500       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$38,100       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$5,200        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Vinyl Tile   | 25%        |                   |                | 2016               | \$415,000      | 3           | \$16,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 50%        |                   |                | 2026               | **             | 3           | \$43,500       | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$32,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$7,300        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$9,700        | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$40,000       | C             |
| SGFT/Glazed Masonry  | 27%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$48,500       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2026               | **             | 5           | \$53,300       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2026               | **             | 5           | \$8,500        | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$13,300       | B             |
| Exposed Concrete   | 5%         | Now               | \$16,400       | LIFE               | **             | 5           | \$1,300        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair C, Room 435                                   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Stair C, Room 435                                   |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$10,700       | B             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 126 - BK

## Asset # : 2623

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Service Equipment   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 100%       |                   |                | 2021    | \$32,600           | 5           | \$500          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2- Electrical Services, No Available Ratings  |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                    |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 20%        |                   |                | 2041    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw   | 80%        |                   |                | 2021    | \$107,300          | 5           | \$400          | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 90%        |                   |                | 2021    | \$153,200          | 1           |                | B             |  |
| Conduit   | 10%        |                   |                | 2041    | * *                | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 10%        |                   |                | 2020    | \$16,900           | 5           | \$300          | B             |  |
| Molded Case Bkrs  | 10%        |                   |                | 2037    | * *                | 5           | \$300          | B             |  |
| Molded Case Bkrs  | 80%        |                   |                | 2020    | \$135,500          | 5           | \$2,300        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 90%        | 2-4               | \$161,500      | 2046    | * *                | 1           |                | B             |  |
| Insulation Damaged, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 10%        |                   |                | 2041    | * *                | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 90%        |                   |                | 2019    | \$29,700           | 5           | \$700          | B             |  |
| Locally Mounted   | 10%        |                   |                | 2026    | * *                | 5           | \$100          | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       | 0-2               | \$900          | LIFE    | * *                | 5           | \$1,600        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : On Extended Life                              |            |                   |                |         |                    |             |                |               |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 70%        |                   |                | 2021    | \$734,500          | 10          | \$74,700       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Floors                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : T12 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 20%        |                   |                | 2026    | * *                | 10          | \$21,400       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors, Basement                              |            |                   |                |         |                    |             |                |               |  |
| Explanation : T8 Lamps                                      |            |                   |                |         |                    |             |                |               |  |
| HID   | 2%         |                   |                | 2021    | \$9,700            | 10          | \$100          | B             |  |
| Incandescent  | 8%         |                   |                | 2021    | \$83,900           | 2           | \$200          | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery  | 40%        |                   |                | 2026    | * *                | 10          | \$11,200       | B             |  |
| Exit, Service   | 60%        |                   |                | 2026    | * *                | 1           |                | B             |  |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2031               | **             | 5           | \$36,100       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$129,200      | 2026               | **             | 1           | \$103,900      | B             |
| Not Energy Efficient, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Burners On Site Awaiting New Gas Service    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$46,300       | 2031               | **             | 4           | \$5,700        | B             |
| Leak Evident, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Traps   |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 25%        |                   |                | 2021               | \$178,900      | 1           | \$18,000       | B             |
| Convactor/Radiator   | 75%        |                   |                | 2026               | **             | 1           | \$28,300       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 60%        |                   |                | 2019               | \$163,700      | 1           |                | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | **             | 2-5         | \$64,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2021               | \$29,300       | 2           | \$700          | B             |
| Roof   | 80%        |                   |                | 2021               | \$84,400       | 2           | \$2,900        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$30,900       | 2           | \$1,700        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | **             | 4           | \$17,300       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2026               | **             | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 126 - BK

Asset # : 2623

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-4**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 131 - M  
**Address** : 100 HESTER STREET @ FORSYTHE ST.  
**Borough** : MANHATTAN **Agency's Number** : M131  
**Program / Asset #** : BOE0078.000 / 1724 **Yr Built/Renovated** : 1983 / 2000  
**Area Sq Ft** : 206,934 **Project Type** : EDUCATION  
**Date of Survey** : 15-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 301 **Lot** : 3 **BIN** : 1082489

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$753,700             | \$201,600             |
| Interior Architecture | \$358,700             | \$1,821,000           |
| Electrical            |                       | \$4,146,600           |
| Mechanical            | \$43,900              | \$3,684,300           |
| <b>Total</b>          | <b>\$1,156,400</b>    | <b>\$9,853,600</b>    |
| Priority A            | \$753,700             | \$201,600             |
| Priority B            | \$305,300             | \$7,831,000           |
| Priority C            | \$97,400              | \$1,821,000           |
| <b>Total</b>          | <b>\$1,156,400</b>    | <b>\$9,853,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$48,400         |                 | \$19,800        |                 |
| Interior Architecture | \$107,300        |                 |                 | \$27,200        |
| Electrical            | \$8,300          | \$4,800         | \$5,300         | \$7,800         |
| Mechanical            | \$105,100        | \$44,200        | \$64,800        | \$41,800        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$277,000</b> | <b>\$56,900</b> | <b>\$97,800</b> | <b>\$84,700</b> |
| Priority A            | \$48,400         |                 | \$19,800        |                 |
| Priority B            | \$121,200        | \$56,900        | \$78,000        | \$57,500        |
| Priority C            | \$107,300        |                 |                 | \$27,200        |
| <b>Total</b>          | <b>\$277,000</b> | <b>\$56,900</b> | <b>\$97,800</b> | <b>\$84,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 131 - M

## Asset # : 1724

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 72%  | Now               | \$207,500      | LIFE               | **             | 5           | \$74,600       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                         | Horizontal Cracks, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$82,900       | A             |
| Metal Panel             | 3%   |                   |                | 2043               | **             | 5-10        | \$34,200       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2039               | **             | 5           | \$17,600       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 45%  | Now               | \$40,500       | LIFE               | **             | 5           | \$7,600        | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%  |                   |                | LIFE               | **             | 5-10        | \$40,900       | A             |
| Metal: Cage/Fence       | 10%  |                   |                | 2036               | **             | 5-10        | \$11,600       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$9,400        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 60%  |                   |                | 2028               | **             | 10          | \$85,500       | A             |
| IRMA/Protected Membrane | 35%  | Now               | \$464,300      | 2033               | **             |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium  |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2036               | **             | 10          | \$13,100       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$58,000       | C             |
| Ceramic Tile            | 3%   |                   |                | 2032               | **             | 5           | \$8,000        | C             |
| Panel/Paver: Cer/Brk    | 17%  |                   |                | 2039               | **             | 5           | \$101,500      | C             |
| Vinyl Tile              | 70%  |                   |                | 2023               | \$1,770,300    | 3           | \$92,900       | C             |
| Wood                    | 5%   |                   |                | 2038               | **             | 5           | \$24,900       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| Folding Partition       | 3%   |                   |                | 2039               | **             | 5           | \$15,200       | C             |
| Masonry: Brick          | 15%  |                   |                | LIFE               | **             | 10          | \$9,100        | C             |
| Plaster                 | 42%  |                   |                | LIFE               | **             | 5-10        | \$72,100       | C             |
| SGFT/Glazed Masonry     | 30%  |                   |                | LIFE               | **             | 10          | \$30,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 131 - M

Asset # : 1724

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 25% |     |          | 2028 | * * | 5 | \$64,500 | B |
| AcousTile,Adhered | 5%  | Now | \$77,800 | 2043 | * * | 5 | \$6,500  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Basement Corridor**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Basement Corridor**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Basement Corridor*

|                      |     |  |  |      |     |      |           |   |
|----------------------|-----|--|--|------|-----|------|-----------|---|
| AcousTileSusp.Lay-In | 5%  |  |  | 2028 | * * | 5    | \$12,900  | B |
| Exposed Concrete     | 45% |  |  | LIFE | * * | 5-10 | \$145,200 | B |
| Plaster              | 20% |  |  | LIFE | * * | 5-10 | \$88,700  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Auditorium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$65,100 | 5 | \$800 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated @ 3000 Amperes And 2000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 95% |  |  | 2023 | \$283,100 | 5 | \$700 | B |
| Fused Disc Sw | 5%  |  |  | 2043 | * *       | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$377,600 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2022 | \$54,200  | 5 | \$600   | B |
| Molded Case Bkrs | 82% |  |  | 2022 | \$296,300 | 5 | \$3,700 | B |
| Molded Case Bkrs | 3%  |  |  | 2039 | * *       | 5 | \$100   | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 95% |  |  | 2023 | \$383,300 | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2043 | * *       | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |          |   |         |   |
|-----------------|------|--|--|------|----------|---|---------|---|
| Locally Mounted | 100% |  |  | 2021 | \$66,000 | 5 | \$1,100 | B |
|-----------------|------|--|--|------|----------|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$5,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sprinkler Room**Explanation : Connected To Metal Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 131 - M

## Asset # : 1724

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Interior Lighting  
Fluorescent

96% 2023 \$1,534,400 10 \$156,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 1% 2023 \$7,400 10 \$100 B  
 Incandescent 3% 2018 \$48,000 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2023 \$36,800 10 \$21,400 B  
 Exit, Service 50% 2023 \$14,700 1 B

## Exterior Lighting

HID 100% 2023 \$70,700 10 \$500 B

## Alarm

## Security System

No Component 70%  
 Generic 30% 2023 \$175,200 1 \$19,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Intrusion Alarm System Only*

## Fire/Smoke Detection

No Component 70%  
 Generic 30% 2023 \$599,900 1-3 \$32,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Alarm Bells, Manual Pull Station And Smoke Detectors*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 2 100% 2033 \* \* 5 \$54,900 B

## Conversion Equipment

Steam Boiler 100% 2028 \* \* 1 \$175,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 3 Units*

## Distribution

Steam Piping/Pump 100% Now \$28,200 2023 \$1,411,500 4 \$8,800 B  
*Leak Evident, Extent : Light, Area Affected : 5%*  
*Location : Traps And Condensate Pumps*

## Terminal Devices

Air Handler 30% 2018 \$327,000 1 \$32,900 B  
 Convactor/Radiator 70% 2028 \* \* 1 \$40,200 B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 131 - M

## Asset # : 1724

| Mechanical                     | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning               |   |                      |                |                    |                |                |                |                  |
| Energy Source                  |   |                      |                |                    |                |                |                |                  |
| Electricity                    | 100%  |                      |                | 2031               | * *            | 1              |                | B                |
| Conversion Equipment           |   |                      |                |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller | 50%   |                      |                | 2018               | \$343,100      | 1              | \$41,100       | B                |
|                                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 50%<br/>Location : A C Room</i>  |                      |                |                    |                |                |                |                  |
| Window/Wall Unit               | 40%   |                      |                | 2018               | \$166,200      | 1              |                | B                |
| No Component                   | 10%   |                      |                |                    |                |                |                | D                |
| Distribution                   |   |                      |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump          | 50%   |                      |                | 2033               | * *            | 4              | \$4,400        | B                |
| No Component                   | 50%   |                      |                |                    |                |                |                | D                |
| Terminal Devices               |   |                      |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht            | 50%   |                      |                | 2018               | \$386,400      | 1              | \$54,900       | B                |
| No Component                   | 50%   |                      |                |                    |                |                |                | D                |
| Heat Rejection                 |   |                      |                |                    |                |                |                |                  |
| Remote Air Cond                | 50%   |                      |                | 2018               | \$543,400      | 2              | \$61,800       | B                |
| No Component                   | 50%   |                      |                |                    |                |                |                | D                |
| Ventilation                    |   |                      |                |                    |                |                |                |                  |
| Distribution                   |   |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%  |                      |                | LIFE               | * *            | 2-5            | \$156,500      | B                |
| Exhaust Fans                   |   |                      |                |                    |                |                |                |                  |
| Interior                       | 30%   |                      |                | 2023               | \$67,000       | 2              | \$1,600        | B                |
| Roof                           | 70%   |                      |                | 2023               | \$112,500      | 2              | \$3,800        | B                |
| Plumbing                       |   |                      |                |                    |                |                |                |                  |
| H/C Water Piping               |   |                      |                |                    |                |                |                |                  |
| Brass/Copper                   | 100%  | 2-4                  | \$12,100       | 2033               | * *            | 1              |                | B                |
|                                | <i>Corroded, Extent : Moderate, Area Affected : 5%<br/>Location : Water Main And Basement</i>                                     |                      |                |                    |                |                |                |                  |
| Water Heater                   |   |                      |                |                    |                |                |                |                  |
| Gas Fired                      | 100%  |                      |                | 2018               | \$47,100       | 2              | \$2,700        | B                |
| Sanitary Piping                |   |                      |                |                    |                |                |                |                  |
| Cast Iron                      | 100%  |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping             |   |                      |                |                    |                |                |                |                  |
| Cast Iron                      | 100%  |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                   |   |                      |                |                    |                |                |                |                  |
| Rigid Piping                   | 100%  |                      |                | 2023               | \$10,300       | 4              | \$2,000        | B                |
| Sewage Ejector(s)              |   |                      |                |                    |                |                |                |                  |
| Electric                       | 100%  |                      |                | 2023               | \$10,300       | 4              | \$2,000        | B                |
| Fixtures                       |   |                      |                |                    |                |                |                |                  |
| Generic                        | 100%  |                      |                |                    |                |                |                | B                |
| Vertical Transport             |   |                      |                |                    |                |                |                |                  |
| Elevators                      |   |                      |                |                    |                |                |                |                  |
| Hydraulic                      | 100%  |                      |                | LIFE               | * *            |                |                | C                |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : Freight B-1 Passenger B-4<br/>Explanation : 2 Units</i> |                      |                |                    |                |                |                |                  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 131 - M

Asset # : 1724

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2033               | * *            | 1-5         | \$89,600       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2023               | \$236,000      | 1-2         | \$5,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 136 - BX  
**Address** : 750 JENNINGS STREET BTWN: UNION AVE., PROSPECT AVE.  
**Borough** : BRONX **Agency's Number** : X136  
**Program / Asset #** : BOE0273.000 / 401 **Yr Built/Renovated** : 1960 / 2005  
**Area Sq Ft** : 149,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2969 **Lot** : 1 **BIN** : 2010344

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,303,900           | \$105,900             |
| Interior Architecture | \$1,706,300           | \$41,100              |
| Electrical            | \$1,552,900           | \$709,100             |
| Mechanical            | \$245,300             | \$416,200             |
| <b>Total</b>          | <b>\$4,808,400</b>    | <b>\$1,272,300</b>    |
| Priority A            | \$1,303,900           | \$105,900             |
| Priority B            | \$1,884,700           | \$1,125,400           |
| Priority C            | \$1,619,900           | \$41,100              |
| <b>Total</b>          | <b>\$4,808,400</b>    | <b>\$1,272,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$26,800         |                 |                 | \$13,600         |
| Interior Architecture | \$49,700         | \$17,000        | \$4,900         | \$34,300         |
| Electrical            | \$600            | \$2,900         | \$3,400         | \$20,200         |
| Mechanical            | \$51,500         | \$53,600        | \$36,300        | \$39,200         |
| <b>Total</b>          | <b>\$128,500</b> | <b>\$73,500</b> | <b>\$44,600</b> | <b>\$107,200</b> |
| Priority A            | \$26,800         |                 |                 | \$13,600         |
| Priority B            | \$84,100         | \$65,400        | \$39,700        | \$59,400         |
| Priority C            | \$17,600         | \$8,200         | \$4,900         | \$34,300         |
| <b>Total</b>          | <b>\$128,500</b> | <b>\$73,500</b> | <b>\$44,600</b> | <b>\$107,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## J. H. S. 136 - BX

## Asset # : 401

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$26,100       | A             |
| Masonry: Brick  | 95%        | Now               | \$177,900      | LIFE               | **             | 5           | \$105,900      | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Southeast Corner                                     |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 5%                 |            |                   |                |                    |                |             |                |               |
| Location : Southeast Corner                                     |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$44,200       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$25,500       | LIFE               | **             | 5           | \$3,800        | A             |
| Miss/Damaged Flashings, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         | Now               | \$1,300        | LIFE               | **             | 5           | \$300          | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Metal Security Bars   | 5%         |                   |                | 2050               | **             |             |                | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 10%        |                   |                | 2027               | **             | 10          | \$13,600       | A             |
| Copper/Terne  | 8%         | Now               | \$37,300       | 2037               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 80%        | Now               | \$1,015,200    | 2032               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Throughout                                |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%         | Now               | \$73,500       | 2032               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 136 - BX

## Asset # : 401

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$3,000        | LIFE               | **             | 5           | \$21,400       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$9,800        | C             |
| Terrazzo  | 5%         | Now               | \$14,700       | LIFE               | **             | 5           | \$7,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 65%        | Now               | \$363,800      | 2017               | \$1,212,800    | 3           | \$47,700       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Corridors Along B37 And Locker Rooms 9x9 Tiles       |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2027               | **             | 3           | \$7,300        | C             |
| Wood  | 10%        |                   |                | 2037               | **             | 5           | \$36,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        | Now               | \$43,200       | LIFE               | **             | 5           | \$9,100        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Back Stage Right Storage Area            |            |                   |                |                    |                |             |                |               |
| Folding Partition   | 2%         |                   |                | 2030               | **             | 5           | \$11,400       | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$41,100       | C             |
| SGFT/Glazed Masonry   | 28%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2035               | **             | 5           | \$17,700       | B             |
| AcousTile,Adhered   | 30%        | Now               | \$32,100       | 2035               | **             | 5           | \$26,600       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 50%        |                   |                | LIFE               | **             | 5           | \$13,800       | B             |
| Metal Panel   | 10%        | Now               | \$86,400       | LIFE               | **             | 5           | \$22,200       | B             |
| Bent/Warped Elements, Extent : Severe, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 136 - BX

## Asset # : 401

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2022               | \$16,300       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room Old Wing                        |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room New Wing                        |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$134,100      | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2022               | \$136,200      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 55%        |                   |                | 2021               | \$93,200       | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2044               | * *            | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$125,600      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,800        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 62%        |                   |                | 2017               | \$731,100      | 10          | \$74,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 25%        |                   |                | 2022               | \$294,800      | 10          | \$30,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2017               | \$16,400       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2017               | \$117,900      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2022               | \$21,700       | 10          | \$12,600       | B             |
| Emergency, Battery   | 10%        |                   |                | 2030               | * *            | 10          | \$3,200        | B             |
| Exit, Service  | 40%        |                   |                | 2022               | \$8,700        | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 136 - BX

## Asset # : 401

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Exterior Lighting

HID

100%

2022

\$50,900

10

\$400

B

## Alarm

## Fire/Smoke Detection

No Component

65%

Generic

35% Now

\$503,900 2032

\* \*

1-3

\$23,900

D

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$40,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Tanks Of 10,000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$129,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$20,800 2032

\* \*

4

\$6,500

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 2%**Location : Throughout*

## Terminal Devices

Air Handler

28%

2022

\$225,200

1

\$22,700

B

Convactor/Radiator

70%

2027

\* \*

1

\$29,600

B

Fan Coil Unit/Heat

2%

2022

\$44,700

1

\$900

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

5%

2022

\$34,400

2

\$400

B

Window/Wall Unit

80%

2017

\$245,300

1

B

No Component

15%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$72,900

B

## Exhaust Fans

Interior

60%

2022

\$98,900

2

\$2,400

B

Roof

40%

2022

\$47,400

2

\$1,600

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 136 - BX

## Asset # : 401

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$34,700       | 2           | \$2,000        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$13,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Exchangers                                |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       | 0-2               | \$10,300       | 2032               | * *            | 4           | \$1,300        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$3,700        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 141 - Q  
**Address** : 37-11 21ST AVE.  
**Borough** : QUEENS **Agency's Number** : Q141  
**Program / Asset #** : BOE0788.000 / 2530 **Yr Built/Renovated** : 1930 / 2002  
**Area Sq Ft** : 119,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 810 **Lot** : 1 **BIN** : 4016102

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  |                  | \$689,000          |
| Interior Architecture |  |                  | \$802,600          |
| Electrical            |  | \$233,300        | \$1,176,000        |
| Mechanical            |  | \$256,400        | \$128,500          |
| <b>Total</b>          |  | <b>\$489,800</b> | <b>\$2,796,000</b> |
| Priority A            |  |                  | \$689,000          |
| Priority B            |  | \$489,800        | \$1,362,000        |
| Priority C            |  |                  | \$745,100          |
| <b>Total</b>          |  | <b>\$489,800</b> | <b>\$2,796,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$29,900        |                 | \$10,900         |                 |
| Interior Architecture | \$23,100        | \$18,200        | \$14,700         | \$4,900         |
| Electrical            | \$23,200        | \$900           | \$90,700         |                 |
| Mechanical            | \$22,800        | \$14,700        | \$23,100         | \$14,700        |
| <b>Total</b>          | <b>\$99,000</b> | <b>\$33,800</b> | <b>\$139,400</b> | <b>\$19,600</b> |
| Priority A            | \$29,900        |                 | \$10,900         |                 |
| Priority B            | \$64,200        | \$15,600        | \$113,800        | \$14,700        |
| Priority C            | \$4,900         | \$18,200        | \$14,700         | \$4,900         |
| <b>Total</b>          | <b>\$99,000</b> | <b>\$33,800</b> | <b>\$139,400</b> | <b>\$19,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE    | **                 | 5           | \$74,900       | A             |  |
| Masonry: Brick  | 25%        |                   |                | LIFE    | **                 | 5           | \$24,000       | A             |  |
| Masonry: Brick  | 55%        |                   |                | LIFE    | **                 | 5           | \$52,700       | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,600        | A             |  |
| Granite Panels  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,600        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2043    | **                 | 5           | \$37,700       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 5           | \$100          | A             |  |
| Masonry: Brick  | 65%        | Now               | \$23,600       | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                       |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                       |            |                   |                |         |                    |             |                |               |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 30%        |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 85%        |                   |                | 2021    | \$400,300          | 10          | \$74,000       | A             |  |
| Copper/Terne  | 5%         |                   |                | 2036    | **                 | 10          | \$10,900       | A             |  |
| Modified Bitumen  | 10%        | Now               | \$6,300        | 2021    | \$63,000           |             |                | A             |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$34,200       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2030    | **                 | 5           | \$7,800        | C             |  |
| Vinyl Tile  | 50%        |                   |                | 2021    | \$745,100          | 3           | \$29,300       | C             |  |
| Vinyl Tile  | 25%        |                   |                | 2026    | **                 | 3           | \$19,500       | C             |  |
| Wood  | 10%        |                   |                | 2036    | **                 | 5           | \$29,300       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2030    | **                 | 5           | \$9,100        | C             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 60%        |                   |                | LIFE    | **                 | 5           | \$32,800       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$5,500        | B             |  |
| Metal Panel   | 10%        |                   |                | LIFE    | **                 | 5           | \$17,700       | B             |  |
| Plaster   | 50%        |                   |                | LIFE    | **                 | 5           | \$44,200       | B             |  |
| Plaster   | 15%        | Now               | \$18,200       | LIFE    | **                 | 5           | \$13,300       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 141 - Q

## Asset # : 2530

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 30%        |                   |                | 2031               | **             | 5           | \$100          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$83,400       | 5           | \$1,800        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2021               | \$129,300      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2031               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 15%        | 2-4               | \$20,300       | 2046               | **             | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 15%        |                   |                | 2029               | **             | 5           | \$400          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2020               | \$94,800       | 5           | \$1,800        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$92,000       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 15%        |                   |                | 2031               | **             | 1           |                | B             |
| Thermoplastic   | 25%        |                   |                | 2021               | \$38,300       | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 60%        |                   |                | 2026               | **             | 5           | \$400          | B             |
| Locally Mounted   | 35%        |                   |                | 2019               | \$11,500       | 5           | \$200          | B             |
| Locally Mounted   | 5%         | 2-4               | \$1,700        | 2041               | **             | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | **             | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 80%        |                   |                | 2021               | \$753,400      | 10          | \$76,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 15%        |                   |                | 2016               | \$141,300      | 10          | \$14,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2016               | \$13,100       | 10          | \$100          | B             |
| Incandescent  | 2%         |                   |                | 2016               | \$18,800       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |          |    |          |   |
|--------------------|-----|--|--|------|----------|----|----------|---|
| Egress Lighting    |     |  |  |      |          |    |          |   |
| Emergency, Battery | 50% |  |  | 2016 | \$21,700 | 10 | \$12,600 | B |
| Exit, Service      | 50% |  |  | 2016 | \$8,700  | 1  |          | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Energy Source               |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2041 | * * | 1 |  | B |

|  |      |  |  |      |     |   |           |   |
|--|------|--|--|------|-----|---|-----------|---|
| Conversion Equipment   |      |  |  |      |     |   |           |   |
| Steam Boiler   | 100% |  |  | 2034 | * * | 1 | \$103,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |           |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |     |   |           |   |
| <i>Explanation : 3 Units</i>                                   |      |  |  |      |     |   |           |   |

|   |      |     |          |      |     |   |         |   |
|---|------|-----|----------|------|-----|---|---------|---|
| Distribution  |      |     |          |      |     |   |         |   |
| Steam Piping/Pump   | 100% | Now | \$41,600 | 2031 | * * | 4 | \$5,200 | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 60%</i> |      |     |          |      |     |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |     |   |         |   |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 20% |  |  | 2021 | \$128,500 | 1 | \$12,900 | B |
| Convactor/Radiator | 80% |  |  | 2026 | * *       | 1 | \$27,100 | B |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2029 | * * | 1 |  | B |

|                      |     |  |  |      |          |   |  |   |
|----------------------|-----|--|--|------|----------|---|--|---|
| Conversion Equipment |     |  |  |      |          |   |  |   |
| Window/Wall Unit     | 40% |  |  | 2016 | \$98,000 | 1 |  | B |
| No Component         | 60% |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$58,300 | B |

|              |     |  |  |      |          |   |         |   |
|--------------|-----|--|--|------|----------|---|---------|---|
| Exhaust Fans |     |  |  |      |          |   |         |   |
| Interior     | 60% |  |  | 2016 | \$79,000 | 2 | \$1,900 | B |
| Roof         | 40% |  |  | 2016 | \$37,900 | 2 | \$1,300 | B |

## Plumbing

|   |      |     |         |      |     |   |  |   |
|---|------|-----|---------|------|-----|---|--|---|
| H/C Water Piping  |      |     |         |      |     |   |  |   |
| Galv Iron/Steel   | 100% | 0-2 | \$7,100 | 2026 | * * | 1 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |         |      |     |   |  |   |
| <i>Location : Basement</i>  |      |     |         |      |     |   |  |   |
| <i>Explanation : Both Water Mains Are Not Holding</i>             |      |     |         |      |     |   |  |   |

|  |      |  |  |      |          |   |         |   |
|--|------|--|--|------|----------|---|---------|---|
| Water Heater   |      |  |  |      |          |   |         |   |
| Gas Fired  | 100% |  |  | 2019 | \$27,700 | 2 | \$1,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |          |   |         |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |          |   |         |   |
| <i>Explanation : 1500 Gallons</i>                              |      |  |  |      |          |   |         |   |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 141 - Q

Asset # : 2530

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 10%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : B-1   |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Freight Hoist                          |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 142 - BK  
**Address** : 610 HENRY STREET @ COLES ST.  
**Borough** : BROOKLYN **Agency's Number** : K142  
**Program / Asset #** : BOE0446.000 / 2622 **Yr Built/Renovated** : 1903 / 2011  
**Area Sq Ft** : 138,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 369 **Lot** : 1 **BIN** : 3336036

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$111,800             | \$106,700             |
| Interior Architecture | \$896,300             | \$598,100             |
| Electrical            | \$229,200             | \$1,643,200           |
| Mechanical            | \$728,600             | \$718,500             |
| <b>Total</b>          | <b>\$1,965,800</b>    | <b>\$3,066,600</b>    |
| Priority A            | \$111,800             | \$106,700             |
| Priority B            | \$1,127,300           | \$2,432,200           |
| Priority C            | \$726,800             | \$527,700             |
| <b>Total</b>          | <b>\$1,965,800</b>    | <b>\$3,066,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$74,400         | \$5,700         | \$21,600        |                 |
| Interior Architecture | \$88,100         |                 | \$7,100         | \$5,900         |
| Electrical            | \$53,200         | \$3,200         | \$4,200         | \$3,800         |
| Mechanical            | \$39,000         | \$17,500        | \$28,300        | \$17,500        |
| <b>Total</b>          | <b>\$254,700</b> | <b>\$26,300</b> | <b>\$61,100</b> | <b>\$27,100</b> |
| Priority A            | \$74,400         | \$5,700         | \$21,600        |                 |
| Priority B            | \$149,400        | \$20,700        | \$32,500        | \$21,300        |
| Priority C            | \$30,900         |                 | \$7,100         | \$5,900         |
| <b>Total</b>          | <b>\$254,700</b> | <b>\$26,300</b> | <b>\$61,100</b> | <b>\$27,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 142 - BK

## Asset # : 2622

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   | LIFE           |                    | * *            | 5           | \$48,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%  |                   | LIFE           |                    | * *            | 5           | \$74,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 2%   |                   | LIFE           |                    | * *            | 5           | \$1,900        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   | LIFE           |                    | * *            | 5           | \$4,600        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Stucco Cement          | 28%  |                   | 2036           |                    | * *            | 5           | \$43,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   | 2039           |                    | * *            | 5           | \$57,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 2%   |                   | LIFE           |                    | * *            | 5-10        | \$9,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 20%  |                   | LIFE           |                    | * *            | 5-10        | \$21,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%  |                   | LIFE           |                    | * *            | 5-10        | \$65,700       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 3%   |                   | LIFE           |                    | * *            | 5-10        | \$5,900        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   | 2049           |                    | * *            | 5           | \$3,100        | A             |
| Metal Rail             | 5%   |                   | 2040           |                    | * *            | 5-10        | \$14,500       | A             |
| Pre-Cast Concrete      | 5%   |                   | LIFE           |                    | * *            | 5           | \$10,100       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   | 2028           |                    | * *            | 10          | \$69,700       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Over Fifth Floor                              |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   | 2038           |                    | * *            | 10          | \$9,200        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 142 - BK

## Asset # : 2622

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$82,300       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$10,400       | 2032    | **                 | 5           | \$4,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         | Now               | \$14,100       | LIFE    | **                 | 5           | \$7,300        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Traffic Topping   | 10%        | Now               | \$50,700       | 2028    | **                 | 5           | \$11,800       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        |                   |                | 2028    | **                 | 3           | \$21,200       | C             |  |
| Vinyl Tile  | 25%        | Now               | \$89,600       | 2018    | \$448,000          | 3           | \$17,600       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 15%        |                   |                | 2038    | **                 | 5           | \$52,900       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$63,000       | 2026    | **                 | 5           | \$5,300        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 10          | \$6,400        | C             |  |
| Plaster   | 60%        | Now               | \$235,500      | LIFE    | **                 | 5           | \$38,500       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 25%        | 0-2               | \$246,700      | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 5%         | Now               | \$56,600       | 2043    | **                 | 5           | \$4,700        | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 505b And 503                                   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 505b And 503                                   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 15%        | Now               | \$10,900       | 2028    | **                 | 5           | \$17,600       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In  | 3%         |                   |                | 2028    | **                 | 5           | \$5,600        | B             |  |
| Exposed Concrete  | 15%        |                   |                | LIFE    | **                 | 5-10        | \$35,200       | B             |  |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE    | **                 | 10          | \$7,500        | B             |  |
| Plaster   | 55%        |                   |                | LIFE    | **                 | 5-10        | \$177,400      | B             |  |
| Plaster   | 5%         | Now               | \$8,100        | LIFE    | **                 | 5           | \$5,900        | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : Room 502   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Room 502   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 142 - BK

Asset # : 2622

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$32,600       | 2053               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2023               | \$134,100      | 5           | \$3,000        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Conduit   | 90%        |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$16,900       | 2048               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 40%        | 2-4               | \$67,700       | 2048               | * *            | 5           | \$500          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                     |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2022               | \$67,700       | 5           | \$1,200        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$161,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2021               | \$33,000       | 5           | \$800          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                       |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 94%        |                   |                | 2023               | \$1,064,700    | 10          | \$108,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent  | 6%         |                   |                | 2018               | \$68,000       | 2           | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 142 - BK

## Asset # : 2622

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |          |   |
|--------------------|------|--|--|------|----------|----|----------|---|
| Egress Lighting    |      |  |  |      |          |    |          |   |
| Emergency, Battery | 50%  |  |  | 2028 | * *      | 10 | \$15,200 | B |
| Exit, Service      | 50%  |  |  | 2028 | * *      | 1  |          | B |
| Exterior Lighting  |      |  |  |      |          |    |          |   |
| HID                | 100% |  |  | 2018 | \$47,100 | 10 | \$400    | B |

## Alarm

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |      |     |     |          |   |
| No Component         | 70% |  |  |      |     |     |          | D |
| Generic              | 30% |  |  | 2028 | * * | 1   | \$12,700 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 70% |  |  |      |     |     |          | D |
| Generic              | 30% |  |  | 2028 | * * | 1-3 | \$20,900 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |     |           |      |           |   |           |   |
|---|------|-----|-----------|------|-----------|---|-----------|---|
| Energy Source   |      |     |           |      |           |   |           |   |
| Fuel Oil No 6   | 100% |     |           | 2033 | * *       | 5 | \$38,900  | B |
| Other Observation, Extent : Light, Area Affected : 100%   |      |     |           |      |           |   |           |   |
| Location : Basement                                       |      |     |           |      |           |   |           |   |
| Explanation : One Tank Of 10,000 Gals                     |      |     |           |      |           |   |           |   |
| Conversion Equipment                                      |      |     |           |      |           |   |           |   |
| Steam Boiler  | 100% | 0-2 | \$697,400 | 2043 | * *       | 1 | \$112,100 | B |
| On Extended Life, Extent : Moderate, Area Affected : 100% |      |     |           |      |           |   |           |   |
| Location : Boilers  |      |     |           |      |           |   |           |   |
| Other Observation, Extent : Light, Area Affected : 100%   |      |     |           |      |           |   |           |   |
| Location : Basement                                       |      |     |           |      |           |   |           |   |
| Explanation : 3 Units                                     |      |     |           |      |           |   |           |   |
| Distribution  |      |     |           |      |           |   |           |   |
| Steam Piping/Pump   | 100% | Now | \$20,000  | 2033 | * *       | 4 | \$6,200   | B |
| Corroded, Extent : Moderate, Area Affected : 100%         |      |     |           |      |           |   |           |   |
| Location : Throughout                                     |      |     |           |      |           |   |           |   |
| Terminal Devices  |      |     |           |      |           |   |           |   |
| Air Handler   | 20%  |     |           | 2023 | \$154,500 | 1 | \$15,600  | B |
| Convactor/Radiator  | 80%  |     |           | 2028 | * *       | 1 | \$32,500  | B |

## Air Conditioning

|                      |     |  |  |      |          |   |  |   |
|----------------------|-----|--|--|------|----------|---|--|---|
| Energy Source        |     |  |  |      |          |   |  |   |
| Electricity          | 10% |  |  | 2039 | * *      | 1 |  | B |
| No Component         | 90% |  |  |      |          |   |  | D |
| Conversion Equipment |     |  |  |      |          |   |  |   |
| Window/Wall Unit     | 10% |  |  | 2021 | \$29,500 | 1 |  | B |
| No Component         | 90% |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |     |     |           |   |
|--------------------|------|--|--|------|-----|-----|-----------|---|
| Distribution       |      |  |  |      |     |     |           |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$110,900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 142 - BK

## Asset # : 2622

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 50%        | Now               | \$1,600        | 2018               | \$79,200       | 2           | \$1,600        | B             |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Fan Room</i>                                       |            |                   |                |                    |                |             |                |               |
| Roof   | 50%        |                   |                | 2018               | \$57,000       | 2           | \$1,900        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2023               | \$427,900      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$1,700        | 2018               | \$33,300       | 2           | \$1,500        | B             |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                     |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| HTHW/HW  | 100%       |                   |                | 2033               | * *            |             |                | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Roof Drains Under Construction</i>                 |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 149 - BX  
**Address** : 360 EAST 145 STREET BTWN: WILLIS AVE., 3 AVE.  
**Borough** : BRONX **Agency's Number** : X149  
**Program / Asset #** : BOE0286.000 / 384 **Yr Built/Renovated** : 1958 / 2008  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2306 **Lot** : 54 **BIN** : 2097038

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$115,600             | \$116,900             |
| Interior Architecture | \$1,421,000           | \$36,700              |
| Electrical            | \$504,700             | \$2,513,100           |
| Mechanical            | \$330,900             | \$625,600             |
| <b>Total</b>          | <b>\$2,372,300</b>    | <b>\$3,292,300</b>    |
| Priority A            | \$115,600             | \$116,900             |
| Priority B            | \$835,700             | \$3,138,700           |
| Priority C            | \$1,421,000           | \$36,700              |
| <b>Total</b>          | <b>\$2,372,300</b>    | <b>\$3,292,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$10,100        | \$11,200        |                 | \$19,700         |
| Interior Architecture | \$39,400        |                 | \$9,500         | \$26,100         |
| Electrical            | \$22,600        | \$6,600         | \$9,300         | \$81,800         |
| Mechanical            | \$12,800        | \$18,200        | \$31,300        | \$67,200         |
| <b>Total</b>          | <b>\$85,000</b> | <b>\$35,900</b> | <b>\$50,100</b> | <b>\$194,900</b> |
| Priority A            | \$10,100        | \$11,200        |                 | \$19,700         |
| Priority B            | \$62,400        | \$24,800        | \$40,600        | \$149,000        |
| Priority C            | \$12,400        |                 | \$9,500         | \$26,100         |
| <b>Total</b>          | <b>\$85,000</b> | <b>\$35,900</b> | <b>\$50,100</b> | <b>\$194,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 149 - BX

## Asset # : 384

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | * *                | 5           | \$79,600       | A             |  |
| Metal/Glass Curt Wall  | 20%        |                   |                | LIFE    | * *                | 5           | \$37,300       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2047    | * *                | 5           | \$39,500       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        | Now               | \$10,100       | LIFE    | * *                | 5           | \$3,000        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 20%        |                   |                | LIFE    | * *                | 5           | \$1,000        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 40%        |                   |                | 2027    | * *                | 10          | \$48,700       | A             |  |
| IRMA/Protected Membrane                                      | 55%        |                   |                | 2027    | * *                | 10          | \$66,900       | A             |  |
| Metal Panel  | 5%         |                   |                | 2035    | * *                | 10          | \$11,200       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE    | * *                | 5           | \$19,100       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$8,700        | C             |  |
| Terrazzo   | 3%         | Now               | \$3,100        | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 60%        | Now               | \$99,900       | 2017    | \$999,300          | 3           | \$39,300       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                              |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 15%        | Now               | \$25,000       | 2017    | \$249,800          | 3           | \$9,800        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 7%         |                   |                | 2032    | * *                | 3           | \$6,100        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 12x12 Tiles                            |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2037    | * *                | 5           | \$16,400       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$10,200       | C             |  |
| Concrete Masonry Unit  | 5%         | Now               | \$7,700        | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster  | 60%        |                   |                | LIFE    | * *                | 5           | \$36,700       | C             |  |
| SGFT/Glazed Masonry  | 25%        | 4+                | \$47,000       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 10% |     |          | 2039 | * * | 5 | \$15,800 | B |
| AcousTile,Adhered | 20% | Now | \$19,100 | 2027 | * * | 5 | \$15,800 | B |

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%**Location : Corridor(s)*

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | * * | 5 | \$14,800 | B |
| Plaster          | 10% |  |  | LIFE | * * | 5 | \$9,900  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two - 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2032 | * *       | 5 |         | B |
| Molded Case Bkrs | 95% |  |  | 2022 | \$127,400 | 5 | \$2,700 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2021 | \$135,500 | 5 | \$2,300 | B |
| Molded Case Bkrs | 20% |  |  | 2030 | * *       | 5 | \$600   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$143,500 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |          |      |          |   |       |   |
|-----------------|-----|-----|----------|------|----------|---|-------|---|
| Locally Mounted | 50% |     |          | 2020 | \$16,500 | 5 | \$400 | B |
| Locally Mounted | 50% | 2-4 | \$16,500 | 2042 | * *      | 5 | \$200 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,600 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

| Electrical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Lighting              |            |                   |   |                    |                |             |                |               |
| Interior Lighting     |            |                   |   |                    |                |             |                |               |
| Fluorescent           | 70%        |                   |   | 2022               | \$736,800      | 10          | \$75,000       | B             |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Using T-8 Lamps</i>                              |                    |                |             |                |               |
| Fluorescent           | 24%        |                   |   | 2017               | \$252,600      | 10          | \$25,700       | B             |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Using T-12 Lamps</i>                             |                    |                |             |                |               |
| Incandescent          | 6%         |                   |   | 2017               | \$63,200       | 2           | \$200          | B             |
| Egress Lighting       |            |                   |   |                    |                |             |                |               |
| Emergency, Battery    | 50%        |                   |   | 2017               | \$24,200       | 10          | \$14,100       | B             |
| Exit, Service         | 50%        |                   |   | 2017               | \$9,700        | 1           |                | B             |
| Exterior Lighting     |            |                   |   |                    |                |             |                |               |
| HID                   | 100%       |                   |   | 2017               | \$45,400       | 10          | \$300          | B             |
| Alarm                 |            |                   |   |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   | 2022               | \$1,285,200    | 1-3         | \$67,200       | B             |

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |   | 2022               | \$327,900      | 5           | \$36,200       | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Steam Boiler          | 100%       | Now               | \$64,800  | 2027               | * *            | 1           | \$104,200      | B             |
|                       |            |                   | <i>Damaged, Extent : Severe, Area Affected : 70%</i>                |                    |                |             |                |               |
|                       |            |                   | <i>Location : Brickwork Inside The Boilers</i>                      |                    |                |             |                |               |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement Boiler Room</i>                              |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 3 Units. Repair Of Control Boards Is Scheduled</i> |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |   | 2032               | * *            | 4           | \$5,800        | B             |
|                       |            |                   | <i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>      |                    |                |             |                |               |
|                       |            |                   | <i>Location : Return Line, Basement</i>                             |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 25%        |                   |   | 2022               | \$179,500      | 1           | \$18,100       | B             |
| Convactor/Radiator    | 75%        | Now               | \$47,200  | 2027               | * *            | 1           | \$25,500       | B             |
|                       |            |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>       |                    |                |             |                |               |
|                       |            |                   | <i>Location : Thermostats, Various</i>                              |                    |                |             |                |               |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2038               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 149 - BX

Asset # : 384

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 80%            |                   |                | 2017               | \$219,000      | 1           |                | B             |
| No Component   | 20%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$65,100       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 30%            |                   |                | 2022               | \$44,200       | 2           | \$1,100        | B             |
| Roof   | 70%            |                   |                | 2022               | \$74,100       | 2           | \$2,500        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2017               | \$31,000       | 2           | \$1,700        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$5,800        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room Sewage Line</i>                        |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           | 0-2               | \$2,100        | 2022               | \$10,300       | 4           | \$1,300        | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |               |
| <i>Location : The Housing Is Extensively Rusted, Boiler Room</i> |                |                   |                |                    |                |             |                |               |
| Backflow Preventer   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                | 2027               | * *            | 1           | \$7,200        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Service Entrance</i>                               |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Detector Check Valve</i>                        |                |                   |                |                    |                |             |                |               |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                |                   |                |                    |                |             |                |               |
| Elevators  |                |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Kitchen</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Utility Lift, Obsolete Unit</i>               |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |                |                   |                |                    |                |             |                |               |
| Sprinkler  |                |                   |                |                    |                |             |                |               |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Generic  | 40%            |                   |                | 2032               | * *            | 1-2         | \$13,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 157 - Q  
**Address** : 64 AVE & 102 STREET  
**Borough** : QUEENS **Agency's Number** : Q157  
**Program / Asset #** : BOE0804.000 / 1527 **Yr Built/Renovated** : 1948 / 2002  
**Area Sq Ft** : 160,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2126 **Lot** : 14 **BIN** : 4051190

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$2,019,500           |
| Interior Architecture |                       | \$1,803,300           |
| Electrical            | \$39,400              | \$1,553,200           |
| Mechanical            |                       | \$475,200             |
| <b>Total</b>          | <b>\$39,400</b>       | <b>\$5,851,200</b>    |
| Priority A            |                       | \$2,019,500           |
| Priority B            | \$39,400              | \$2,076,000           |
| Priority C            |                       | \$1,755,700           |
| <b>Total</b>          | <b>\$39,400</b>       | <b>\$5,851,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$26,200         | \$42,100         |                 |                 |
| Interior Architecture | \$44,000         | \$42,900         | \$6,000         | \$17,700        |
| Electrical            | \$200            |                  | \$600           | \$1,600         |
| Mechanical            | \$31,800         | \$80,400         | \$32,200        | \$20,400        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$106,100</b> | <b>\$169,300</b> | <b>\$42,800</b> | <b>\$43,600</b> |
| Priority A            | \$26,200         | \$42,100         |                 |                 |
| Priority B            | \$62,100         | \$117,000        | \$36,800        | \$25,900        |
| Priority C            | \$17,700         | \$10,200         | \$6,000         | \$17,700        |
| <b>Total</b>          | <b>\$106,100</b> | <b>\$169,300</b> | <b>\$42,800</b> | <b>\$43,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 157 - Q

## Asset # : 1527

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now               | \$6,800        | LIFE               | **             | 5           | \$26,500       | A             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Underside Of Rear Courtyard Overhang                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$42,300       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Metal Panel  | 2%         |                   |                | 2040               | **             | 5-10        | \$7,300        | A             |
| Slate Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 65%        |                   |                | 2019               | \$1,868,700    | 5           | \$38,800       | A             |
| Thermally Inefficient, Extent : Moderate, Area Affected : 60%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 30%        |                   |                | 2028               | **             | 5           | \$17,900       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$22,300       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Metal Rail   | 10%        |                   |                | 2025               | **             | 5-10        | \$50,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 85%        |                   |                | 2028               | **             | 10          | \$108,400      | A             |
| Copper/Terne   | 3%         |                   |                | 2035               | **             | 10          | \$9,600        | A             |
| Metal Panel  | 2%         |                   |                | 2033               | **             | 10          | \$4,700        | A             |
| Paver: Asphalt   | 10%        |                   |                | 2033               | **             | 10          | \$19,100       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$144,900      | 5           | \$6,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,500        | C             |
| Vinyl Tile   | 22%        |                   |                | 2025               | **             | 3           | \$18,000       | C             |
| Vinyl Tile   | 65%        |                   |                | 2020               | \$1,350,600    | 3           | \$70,900       | C             |
| Wood   | 5%         |                   |                | 2035               | **             | 5           | \$20,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$219,200      | 5           | \$7,400        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$40,900       | C             |
| SGFT/Glazed Masonry  | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        | Now               | \$26,200       | 2025               | **             | 5           | \$10,900       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2025               | **             | 5           | \$54,400       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2025               | **             | 5           | \$10,900       | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$6,800        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5           | \$47,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 157 - Q

Asset # : 1527

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Rated At 2500 Amps                   |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2020               | \$161,700      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2040               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2042               | **             | 5           | \$200          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2042               | **             | 5           | \$3,000        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2019               | \$16,900       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2030               | **             | 1           |                | B             |
| Thermoplastic  | 85%        |                   |                | 2046               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$33,000       | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2020               | \$1,247,600    | 10          | \$126,900      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$12,200       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$39,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2020               | \$30,200       | 10          | \$17,600       | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$12,100       | 1           |                | B             |

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                |                |                   |                    |         |                |             |                |               |
| Energy Source   |                |                |                   |                    |         |                |             |                |               |
| Fuel Oil No 6   |                | 100%           |                   |                    | 2030    | * *            | 5           | \$45,100       | B             |
| Conversion Equipment                                    |                |                |                   |                    |         |                |             |                |               |
| Steam Boiler  |                | 100%           |                   |                    | 2025    | * *            | 1           | \$144,400      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Basement Boiler Room                         |                |                |                   |                    |         |                |             |                |               |
| Explanation : 3 Units                                   |                |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 157 - Q

Asset # : 1527

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$10,800       | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2020               | \$223,900      | 1           | \$22,600       | B             |
| Convactor/Radiator                                      | 75%        |                   |                | 2025               | * *            | 1           | \$35,400       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2018               | \$68,300       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$81,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2020               | \$146,900      | 2           | \$3,600        | B             |
| Roof  | 20%        |                   |                | 2015               | \$26,400       | 2           | \$900          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$21,700       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2015               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-1  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Service Elevator                        |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 158 - Q  
**Address** : 46-35 OCEANIA STREET  
**Borough** : QUEENS **Agency's Number** : Q158  
**Program / Asset #** : BOE0805.000 / 1528 **Yr Built/Renovated** : 1955 / 2000  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7312 **Lot** : 1 **BIN** : 4438325

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$108,400             | \$133,200             |
| Interior Architecture | \$1,200,900           | \$81,600              |
| Electrical            | \$2,110,700           | \$292,000             |
| Mechanical            | \$187,000             | \$297,600             |
| <b>Total</b>          | <b>\$3,607,100</b>    | <b>\$804,500</b>      |
| Priority A            | \$108,400             | \$133,200             |
| Priority B            | \$2,297,700           | \$589,700             |
| Priority C            | \$1,200,900           | \$81,600              |
| <b>Total</b>          | <b>\$3,607,100</b>    | <b>\$804,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$32,900         | \$19,900        |
| Interior Architecture | \$33,300         | \$9,800         | \$32,600         |                 |
| Electrical            | \$39,700         | \$6,400         | \$55,900         | \$5,800         |
| Mechanical            | \$27,500         | \$23,700        | \$77,700         | \$18,400        |
| <b>Total</b>          | <b>\$100,500</b> | <b>\$39,800</b> | <b>\$199,200</b> | <b>\$44,100</b> |
| Priority A            |                  |                 | \$32,900         | \$19,900        |
| Priority B            | \$92,600         | \$30,000        | \$133,600        | \$24,200        |
| Priority C            | \$7,900          | \$9,800         | \$32,600         |                 |
| <b>Total</b>          | <b>\$100,500</b> | <b>\$39,800</b> | <b>\$199,200</b> | <b>\$44,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                    |                | LIFE               | **             | 5           | \$92,200       | A             |
| Masonry: Limestone  | 2%         |                    |                | LIFE               | **             | 5           | \$1,500        | A             |
| Metal Panel   | 8%         |                    |                | 2041               | **             | 5-10        | \$56,400       | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 98%        |                    |                | 2037               | **             | 5           | \$39,900       | A             |
| Metal Louvers   | 2%         |                    |                | 2030               | **             | 10          | \$5,100        | A             |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                    |                | LIFE               | **             | 5           | \$3,700        | A             |
| Masonry: Limestone  | 5%         |                    |                | LIFE               | **             | 5           | \$200          | A             |
| Roof  |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)  | 80%        | Now                | \$108,400      | 2026               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |            |                    |                |                    |                |             |                |               |
| Location : Main Roof  |            |                    |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                    |                |                    |                |             |                |               |
| Location : Rooms 307, 309, 330                              |            |                    |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                    |                | 2049               | **             | 10          | \$15,700       | A             |
| Modified Bitumen  | 14%        |                    |                | 2026               | **             | 10          | \$17,600       | A             |
| Skylight, Metal/Glass                                       | 1%         |                    |                | 2041               | **             | 10          | \$4,200        | A             |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                    |                | LIFE               | **             | 5           | \$39,400       | C             |
| Ceramic Tile  | 5%         |                    |                | 2030               | **             | 5           | \$9,000        | C             |
| Terrazzo  | 5%         |                    |                | LIFE               | **             | 5           | \$7,000        | C             |
| Vinyl Tile  | 70%        |                    |                | 2016               | \$1,200,900    | 3           | \$47,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                    |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                     |            |                    |                |                    |                |             |                |               |
| Wood  | 10%        |                    |                | 2036               | **             | 5           | \$33,700       | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                    |                | 2030               | **             | 5           | \$10,500       | C             |
| Folding Partition   | 3%         |                    |                | 2029               | **             | 5           | \$15,800       | C             |
| Plaster   | 67%        |                    |                | LIFE               | **             | 5           | \$42,200       | C             |
| SGFT/Glazed Masonry   | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                    |                | 2034               | **             | 5           | \$50,900       | B             |
| Exposed Concrete  | 60%        |                    |                | LIFE               | **             | 5           | \$15,300       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                    |                |                    |                |             |                |               |
| Location : Rooms 307, 309, 330                              |            |                    |                |                    |                |             |                |               |
| Plaster   | 15%        |                    |                | LIFE               | **             | 5           | \$15,300       | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 158 - Q

## Asset # : 1528

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2021               | \$22,800       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Nameplate Ratings Available               |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Switch Rated @ 400 Amperes           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$134,100      | 2051               | * *            | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2021               | \$136,200      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 20%        | 2-4               | \$33,900       | 2046               | * *            | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2037               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2020               | \$101,600      | 5           | \$1,800        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$143,500      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$33,000       | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2016               | \$1,030,000    | 10          | \$104,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2021               | \$54,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$24,900       | 10          | \$14,500       | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$10,000       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$46,800       | 10          | \$400          | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

## Security System

Generic

100%

2016

\$386,700

1

\$41,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

No Component

80%

Generic

20%

2016

\$264,800

1-3

\$13,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : Fire Alarm System Is Old, But Still Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 4

100%

2031

\* \*

5

\$37,300

B

## Conversion Equipment

Steam Boiler

100%

Now

\$13,400

2026

\* \*

1

\$107,300

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$47,900

2031

\* \*

4

\$5,900

B

*Malfunctioning, Extent : Severe, Area Affected : 25%**Location : Valve Control Board For Zone #3*

## Terminal Devices

Air Handler

30%

2021

\$221,800

1

\$22,300

B

Convactor/Radiator

70%

2034

\* \*

1

\$27,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2016

\$84,600

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$67,100

B

## Exhaust Fans

Interior

50%

2021

\$75,800

2

\$1,900

B

Roof

50%

2016

\$54,500

2

\$1,900

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 158 - Q

Asset # : 1528

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                     | 100%       | 2-4               | \$8,200        | 2034               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Water Main In Basement                       |            |                   |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired                               | 100%       |                   |                | 2016               | \$31,900       | 2           | \$1,800        | B             |
| HW Heat Exchanger<br>Low Temp                           | 100%       |                   |                | 2031               | * *            | 4           | \$17,900       | B             |
| Sanitary Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                         | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                            | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures<br>Generic                                     | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                  | 20%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : B - G  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Inoperable Unit                         |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                               | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2041               | * *            | 1-2         | \$3,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 167 - M  
**Address** : 220 EAST 76 STREET  
**Borough** : MANHATTAN **Agency's Number** : M167  
**Program / Asset #** : BOE0102.000 / 1653 **Yr Built/Renovated** : 1956 / 2010  
**Area Sq Ft** : 157,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1430 **Lot** : 5 **BIN** : 1044058

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$109,200             | \$158,100             |
| Interior Architecture |                       | \$1,214,400           |
| Electrical            | \$1,235,500           | \$305,800             |
| Mechanical            | \$165,800             | \$783,400             |
| <b>Total</b>          | <b>\$1,510,500</b>    | <b>\$2,461,600</b>    |
| Priority A            | \$109,200             | \$158,100             |
| Priority B            | \$1,401,300           | \$1,174,100           |
| Priority C            |                       | \$1,129,400           |
| <b>Total</b>          | <b>\$1,510,500</b>    | <b>\$2,461,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,500        |                 | \$16,600        | \$24,900        |
| Interior Architecture | \$17,400        | \$20,900        | \$23,300        | \$22,800        |
| Electrical            | \$1,500         | \$1,400         | \$400           |                 |
| Mechanical            | \$19,600        | \$30,500        | \$51,600        | \$21,000        |
| <b>Total</b>          | <b>\$49,100</b> | <b>\$52,800</b> | <b>\$92,000</b> | <b>\$68,600</b> |
| Priority A            | \$10,500        |                 | \$16,600        | \$24,900        |
| Priority B            | \$21,100        | \$31,900        | \$75,400        | \$21,000        |
| Priority C            | \$17,400        | \$20,900        |                 | \$22,800        |
| <b>Total</b>          | <b>\$49,100</b> | <b>\$52,800</b> | <b>\$92,000</b> | <b>\$68,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

| Architecture           |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |            |                   |                |                    |                |             |                |               |
| Exterior Walls         |            |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%        |                   |                | LIFE               | **             | 5           | \$113,800      | A             |
| Masonry: Limestone     | 3%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Panel            | 7%         |                   |                | 2031               | **             | 5-10        | \$60,900       | A             |
| Windows                |            |                   |                |                    |                |             |                |               |
| Aluminum               | 100%       |                   |                | 2037               | **             | 5           | \$49,700       | A             |
| Parapets               |            |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%        |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Masonry: Limestone     | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof                   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%        |                   |                | 2026               | **             | 10          | \$109,200      | A             |
| Metal Panel            | 5%         |                   |                | 2034               | **             | 10          | \$10,500       | A             |
| Interior               |            |                   |                |                    |                |             |                |               |
| Floors                 |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%         |                   |                | LIFE               | **             | 5           | \$22,600       | C             |
| Ceramic Tile           | 3%         |                   |                | 2030               | **             | 5           | \$6,200        | C             |
| Terrazzo               | 2%         |                   |                | LIFE               | **             | 5           | \$3,200        | C             |
| Vinyl Tile             | 30%        |                   |                | 2026               | **             | 3           | \$30,900       | C             |
| Vinyl Tile             | 55%        |                   |                | 2021               | \$1,081,300    | 3           | \$42,500       | C             |
| Wood                   | 5%         |                   |                | 2049               | **             | 5           | \$19,300       | C             |
| Interior Walls         |            |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%         |                   |                | 2030               | **             | 5           | \$7,200        | C             |
| Concrete Masonry Unit  | 50%        |                   |                | LIFE               | **             | 5           | \$48,100       | C             |
| Folding Partition      | 5%         |                   |                | 2037               | **             | 5           | \$30,100       | C             |
| Marble Panels          | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 10%        |                   |                | LIFE               | **             | 5           | \$7,200        | C             |
| SGFT/Glazed Masonry    | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 25%        |                   |                | 2026               | **             | 5           | \$46,700       | B             |
| Exposed Concrete       | 55%        |                   |                | LIFE               | **             | 5           | \$16,000       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board            | 5%         |                   |                | 2021               | \$85,000       |             |                | B             |
| Plaster                | 10%        |                   |                | LIFE               | **             | 5           | \$11,700       | B             |

| Electrical               |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |            |                   |                |                    |                |             |                |               |
| Service Equipment        |            |                   |                |                    |                |             |                |               |
| Under Construction       | 100%       |                   |                |                    |                |             |                | D             |
| Switchgear / Switchboard |            |                   |                |                    |                |             |                |               |
| Under Construction       | 100%       |                   |                |                    |                |             |                | D             |
| Raceway                  |            |                   |                |                    |                |             |                |               |
| Conduit                  | 100%       |                   |                | 2021               | \$170,300      | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2029               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2043               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs      | 80%  |                   |                | 2020               | \$135,500      | 5           | \$2,700        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$161,500      | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2019               | \$33,000       | 5           | \$900          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main Room                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 70%  |                   |                | 2016               | \$869,800      | 10          | \$88,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent           | 25%  |                   |                | 2031               | * *            | 10          | \$31,600       | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : 4th Floor                                       |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 4th Floor                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2016               | \$62,100       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2021               | \$11,400       | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$11,400       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$53,600       | 10          | \$400          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2031               | * *            | 5           | \$42,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 167 - M

Asset # : 1653

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           |                   |                | 2026               | * *            | 1           | \$136,700      | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                     |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Three Units</i>                                  |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           |                   |                | 2031               | * *            | 4           | \$10,200       | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2021               | \$169,500      | 1           | \$17,100       | B             |
| Convactor/Radiator  | 80%            |                   |                | 2026               | * *            | 1           | \$35,700       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%            |                   |                | 2016               | \$129,200      | 1           |                | B             |
| No Component  | 60%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$76,900       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 40%            |                   |                | 2021               | \$69,500       | 2           | \$1,700        | B             |
| Roof  | 60%            |                   |                | 2021               | \$75,000       | 2           | \$2,600        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           |                   |                | 2019               | \$469,400      | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2016               | \$36,600       | 2           | \$2,100        | B             |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           |                   |                | 2031               | * *            | 4           | \$20,500       | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |
| Sprinkler   |                |                   |                |                    |                |             |                |               |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Generic   | 10%            |                   |                | 2041               | * *            | 1-2         | \$3,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 168 - Q  
**Address** : 158-40 76 ROAD  
**Borough** : QUEENS **Agency's Number** : Q168  
**Program / Asset #** : BOE0813.000 / 2853 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 121,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6826 **Lot** : 1 **BIN** : 4147847

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$272,200             | \$808,200             |
| Interior Architecture | \$194,200             | \$90,200              |
| Electrical            | \$298,600             | \$1,155,000           |
| Mechanical            | \$792,300             | \$617,600             |
| <b>Total</b>          | <b>\$1,557,300</b>    | <b>\$2,670,900</b>    |
| Priority A            | \$272,200             | \$808,200             |
| Priority B            | \$1,090,900           | \$1,772,600           |
| Priority C            | \$194,200             | \$90,200              |
| <b>Total</b>          | <b>\$1,557,300</b>    | <b>\$2,670,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$11,600         |                 |                  | \$21,400        |
| Interior Architecture | \$59,500         | \$4,100         |                  | \$9,300         |
| Electrical            | \$51,100         | \$700           | \$33,200         | \$300           |
| Mechanical            | \$19,500         | \$16,400        | \$72,000         | \$17,100        |
| <b>Total</b>          | <b>\$141,800</b> | <b>\$21,200</b> | <b>\$105,200</b> | <b>\$48,100</b> |
| Priority A            | \$11,600         |                 |                  | \$21,400        |
| Priority B            | \$80,900         | \$17,100        | \$105,200        | \$17,300        |
| Priority C            | \$49,300         | \$4,100         |                  | \$9,300         |
| <b>Total</b>          | <b>\$141,800</b> | <b>\$21,200</b> | <b>\$105,200</b> | <b>\$48,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE    | * *                | 5           | \$20,000       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        | Now               | \$40,300       | LIFE    | * *                | 5           | \$6,000        | A             |  |
| Diagonal Cracks, Extent : Severe, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Setback Wall On North Side                |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Setback Wall On North Side                |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Setback Wall On North Side                |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 70%        |                   |                | LIFE    | * *                | 5           | \$28,000       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | * *                | 5           | \$1,500        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2037    | * *                | 5           | \$42,900       | A             |  |
| Glass Block  | 5%         |                   |                | LIFE    | * *                | 5           | \$1,400        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 25%        | Now               | \$70,200       | LIFE    | * *                | 5           | \$5,300        | A             |  |
| Diagonal Cracks, Extent : Severe, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Setback On North Side                     |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Set Back On North Side                    |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | * *                | 5           | \$12,600       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 15%        |                   |                | LIFE    | * *                | 5           | \$4,000        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

| Architecture   |                         | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                         |   |                   |                |                    |                |             |                |               |
| Roof           |                         |   |                   |                |                    |                |             |                |               |
|                | IRMA/Protected Membrane | 90%   | Now               | \$161,600      | 2021               | \$808,200      |             |                | A             |
|                |                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%<br>Location : Throughout                     |                   |                |                    |                |             |                |               |
|                |                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%<br>Location : Throughout                   |                   |                |                    |                |             |                |               |
|                |                         | Repairs in Progress, Extent : Light, Area Affected : 66%<br>Location : Throughout                         |                   |                |                    |                |             |                |               |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Corridor Near Room 236, Gymnasium |                   |                |                    |                |             |                |               |
|                | Metal Panel             | 5%  |                   |                | 2034               | **             | 10          | \$8,800        | A             |
|                | Modified Bitumen        | 2%  | Now               | \$2,800        | 2021               | \$14,000       |             |                | A             |
|                |                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%<br>Location : Over Stair 6                 |                   |                |                    |                |             |                |               |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Over Stair 6                      |                   |                |                    |                |             |                |               |
|                | Skylight, Metal/Glass   | 3%  |                   |                | 2031               | **             | 10          | \$9,600        | A             |
|                |                         | Repairs in Progress, Extent : Light, Area Affected : 66%<br>Location : Throughout                         |                   |                |                    |                |             |                |               |
| Interior       |                         |   |                   |                |                    |                |             |                |               |
| Floors         |                         |   |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete  | 10%   | Now               | \$5,000        | LIFE               | **             | 5           | \$36,100       | C             |
|                |                         | Water Penetration, Extent : Light, Area Affected : 5%<br>Location : Basement Throughout                   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile            | 5%  |                   |                | 2030               | **             | 5           | \$8,200        | C             |
|                | Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
|                | Vinyl Tile              | 45%   |                   |                | 2026               | **             | 3           | \$37,100       | C             |
|                |                         | Repairs in Progress, Extent : Light, Area Affected : 66%<br>Location : Throughout                         |                   |                |                    |                |             |                |               |
|                | Wood                    | 10%   | Now               | \$17,500       | 2049               | **             | 5           | \$15,500       | C             |
|                |                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%<br>Location : Throughout                     |                   |                |                    |                |             |                |               |
|                | Wood                    | 25%   | Now               | \$17,500       | 2036               | **             | 5           | \$38,600       | C             |
|                |                         | Deteriorated Finish, Extent : Light, Area Affected : 10%<br>Location : Throughout                         |                   |                |                    |                |             |                |               |
| Interior Walls |                         |   |                   |                |                    |                |             |                |               |
|                | Concrete Masonry Unit   | 10%   |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
|                | Glazed Ceramic Panel    | 15%   |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster                 | 50%   | Now               | \$86,100       | LIFE               | **             | 5           | \$28,100       | C             |
|                |                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout                          |                   |                |                    |                |             |                |               |
|                | SGFT/Glazed Masonry     | 25%   | Now               | \$108,200      | LIFE               | **             |             |                | C             |
|                |                         | Diagonal Cracks, Extent : Moderate, Area Affected : 5%<br>Location : Gymnasium                            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2034 | * * | 5 | \$20,600 | B |
| Exposed Concrete     | 70% |  |  | LIFE | * * | 5 | \$18,000 | B |
| Plaster              | 20% |  |  | LIFE | * * | 5 | \$20,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Ratings Is Not Available</i>                     |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|   |      |     |           |      |     |   |       |   |
|---|------|-----|-----------|------|-----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$119,200 | 2051 | * * | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |           |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |           |      |     |   |       |   |
| <i>Explanation : Obsolete</i>                                     |      |     |           |      |     |   |       |   |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | * *       | 1 |  | B |

## Panelboards

|   |     |     |          |      |     |   |       |   |
|---|-----|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw  | 20% | 2-4 | \$33,900 | 2046 | * * | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |       |   |
| <i>Location : Basement</i>  |     |     |          |      |     |   |       |   |
| <i>Explanation : Obsolete</i>                                     |     |     |          |      |     |   |       |   |

## Fused Toggle Switch

|   |     |     |          |      |     |   |       |   |
|---|-----|-----|----------|------|-----|---|-------|---|
|   | 10% | 2-4 | \$16,900 | 2046 | * * | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |     |   |       |   |
| <i>Explanation : Obsolete</i>                                     |     |     |          |      |     |   |       |   |

## Molded Case Bkrs

|  |     |  |  |      |     |   |       |   |
|--|-----|--|--|------|-----|---|-------|---|
|  | 20% |  |  | 2037 | * * | 5 | \$500 | B |
|--|-----|--|--|------|-----|---|-------|---|

## Molded Case Bkrs

|  |     |  |  |      |          |   |         |   |
|--|-----|--|--|------|----------|---|---------|---|
|  | 50% |  |  | 2020 | \$84,700 | 5 | \$1,300 | B |
|--|-----|--|--|------|----------|---|---------|---|

## Wiring

|   |     |     |           |      |     |   |  |   |
|---|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth   | 90% | 2-4 | \$138,100 | 2046 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |     |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |     |   |  |   |

## Thermoplastic

|  |     |  |  |      |     |   |  |   |
|--|-----|--|--|------|-----|---|--|---|
|  | 10% |  |  | 2041 | * * | 1 |  | B |
|--|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |    |  |  |      |     |   |  |   |
|-----------------|----|--|--|------|-----|---|--|---|
| Locally Mounted | 5% |  |  | 2034 | * * | 5 |  | B |
|-----------------|----|--|--|------|-----|---|--|---|

## Locally Mounted

|  |     |  |  |      |          |   |       |   |
|--|-----|--|--|------|----------|---|-------|---|
|  | 95% |  |  | 2019 | \$31,300 | 5 | \$600 | B |
|--|-----|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,500 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

86%

2021

\$854,100

10

\$86,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T12 Lamp*

## Fluorescent

10%

2026

\* \*

10

\$10,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Using T8 Lamps*

## HID

2%

2016

\$9,200

10

\$100

B

## Incandescent

2%

2021

\$19,900

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2026

\* \*

10

\$13,300

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2016

\$41,300

10

\$300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2021

\$309,400

5

\$34,100

B

## Conversion Equipment

## Steam Boiler

100%

2-4

\$611,500

2041

\* \*

1

\$98,300

B

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units. Replacement Project Has Been Scheduled*

## Distribution

## Under Construction

100%

D

## Terminal Devices

## Air Handler

25%

2021

\$169,300

1

\$17,100

B

## Convactor/Radiator

75%

2026

\* \*

1

\$26,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

70%

2016

\$180,800

1

B

## No Component

30%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$61,400

B

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 168 - Q

Asset # : 2853

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$13,900       | 2021               | \$138,900      | 2           | \$2,700        | B             |
| <i>Not in Service, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st Floor</i>                                 |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2016               | \$29,200       | 2           | \$1,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2021               | \$12,200       | 1           | \$6,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2031               | * *            | 1-2         | \$3,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 172 - Q  
**Address** : 81-14 257 STREET  
**Borough** : QUEENS **Agency's Number** : Q172  
**Program / Asset #** : BOE0816.000 / 1536 **Yr Built/Renovated** : 1954 / 2005  
**Area Sq Ft** : 134,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8731 **Lot** : 4 **BIN** : 4178464

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$142,500             | \$95,200              |
| Interior Architecture | \$872,600             |                       |
| Electrical            | \$411,500             | \$1,111,300           |
| Mechanical            | \$180,200             |                       |
| <b>Total</b>          | <b>\$1,606,800</b>    | <b>\$1,206,500</b>    |
| Priority A            | \$142,500             | \$95,200              |
| Priority B            | \$591,700             | \$1,111,300           |
| Priority C            | \$872,600             |                       |
| <b>Total</b>          | <b>\$1,606,800</b>    | <b>\$1,206,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$11,200         |                 | \$12,300         |                 |
| Interior Architecture | \$42,300         | \$4,400         | \$10,000         | \$17,600        |
| Electrical            | \$51,100         | \$100           | \$5,800          |                 |
| Mechanical            | \$22,000         | \$22,200        | \$86,600         | \$17,100        |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$26,700</b> | <b>\$114,600</b> | <b>\$34,700</b> |
| Priority A            | \$11,200         |                 | \$12,300         |                 |
| Priority B            | \$85,100         | \$22,300        | \$102,300        | \$17,100        |
| Priority C            | \$30,300         | \$4,400         |                  | \$17,600        |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$26,700</b> | <b>\$114,600</b> | <b>\$34,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 172 - Q

## Asset # : 1536

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | **             | 5           | \$95,200       | A             |
|                       | Corrosion/Rusting, Extent : Light, Area Affected : 2%      |                   |                |                    |                |             |                |               |
|                       | Location : Bulkhead Lintel                                 |                   |                |                    |                |             |                |               |
| Granite Panels        | 5%   |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | 0-2               | \$38,300       | 2037               | **             | 5           | \$19,900       | A             |
|                       | Hardware Missing, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium                                       |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Metal Rail            | 10%  |                   |                | 2038               | **             | 5-10        | \$6,900        | A             |
| Pre-Cast Concrete     | 10%  |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 85%  |                   |                | 2026               | **             | 10          | \$104,200      | A             |
| Metal Panel           | 5%   |                   |                | 2034               | **             | 10          | \$11,200       | A             |
| Modified Bitumen      | 10%  |                   |                | 2026               | **             | 10          | \$12,300       | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%   |                   |                | 2030               | **             | 5           | \$8,800        | C             |
| Terrazzo              | 2%   |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Vinyl Tile            | 40%  | Now               | \$201,400      | 2016               | \$671,200      | 3           | \$26,400       | C             |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 9x9 Tiles                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 40%  |                   |                | 2026               | **             | 3           | \$35,200       | C             |
| Wood                  | 13%  |                   |                | 2049               | **             | 5           | \$42,900       | C             |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 5%   |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Glazed Ceramic Panel  | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick        | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster               | 48%  |                   |                | LIFE               | **             | 5           | \$29,600       | C             |
| SGFT/Glazed Masonry   | 35%  |                   |                | LIFE               | **             |             |                | C             |
| Wood                  | 2%   |                   |                | LIFE               | **             | 5           | \$16,400       | C             |
| Ceilings              |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 25%  | Now               | \$12,000       | 2026               | **             | 5           | \$19,900       | B             |
|                       | Patching Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Second Floor Corridor                           |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium                                       |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%  |                   |                | 2026               | **             | 5           | \$19,900       | B             |
| Exposed Concrete      | 50%  |                   |                | LIFE               | **             | 5           | \$12,500       | B             |
| Plaster               | 15%  |                   |                | LIFE               | **             | 5           | \$14,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 172 - Q

## Asset # : 1536

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   | 2-4               | \$32,600       | 2051               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 800 Amps Mains Disconnect Switch           |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%   | 2-4               | \$134,100      | 2051               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2020               | \$8,500        | 5           | \$100          | B             |
| Fused Knife Sw           | 10%  | 2-4               | \$16,900       | 2046               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 80%  |                   |                | 2029               | * *            | 5           | \$2,300        | B             |
|                          | Recent Installation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 5%   |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$125,600      | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2047               | * *            | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$33,000       | 5           | \$700          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 82%  |                   |                | 2021               | \$869,600      | 10          | \$88,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using Lamp T12                                 |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2026               | * *            | 10          | \$5,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                                 |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2021               | \$14,700       | 10          | \$100          | B             |
| Incandescent             | 10%  |                   |                | 2016               | \$106,100      | 2           | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 172 - Q

## Asset # : 1536

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Service | 40%  |  |  | 2021 | \$7,800  | 1  |         | B |
| Emergency, Battery | 10%  |  |  | 2021 | \$4,900  | 10 | \$2,800 | B |
| Exit, Service      | 50%  |  |  | 2021 | \$9,800  | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$45,800 | 10 | \$300   | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|               |      |  |  |      |    |   |          |   |
|---------------|------|--|--|------|----|---|----------|---|
| Energy Source |      |  |  |      |    |   |          |   |
| Fuel Oil No 6 | 100% |  |  | 2031 | ** | 5 | \$36,400 | B |

|                      |      |  |  |      |    |   |           |   |
|----------------------|------|--|--|------|----|---|-----------|---|
| Conversion Equipment |      |  |  |      |    |   |           |   |
| Steam Boiler         | 100% |  |  | 2026 | ** | 1 | \$116,600 | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 3 Units*

|                   |      |     |          |      |    |   |         |   |
|-------------------|------|-----|----------|------|----|---|---------|---|
| Distribution      |      |     |          |      |    |   |         |   |
| Steam Piping/Pump | 100% | Now | \$46,800 | 2041 | ** | 4 | \$5,800 | B |

*Malfunctioning, Extent : Severe, Area Affected : 50%*

*Location : Zoning Thermostats, Basement*

*Steam Traps Faulty, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

|                    |     |     |          |      |    |   |          |   |
|--------------------|-----|-----|----------|------|----|---|----------|---|
| Terminal Devices   |     |     |          |      |    |   |          |   |
| Air Handler        | 20% |     |          | 2026 | ** | 1 | \$14,600 | B |
| Convactor/Radiator | 80% | Now | \$50,700 | 2034 | ** | 1 | \$27,400 | B |

*Malfunctioning, Extent : Moderate, Area Affected : 60%*

*Location : Steam Valves, Throughout*

## Air Conditioning

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Energy Source |      |  |  |      |    |   |  |   |
| Electricity   | 100% |  |  | 2029 | ** | 1 |  | B |

|                      |     |  |  |      |          |   |  |   |
|----------------------|-----|--|--|------|----------|---|--|---|
| Conversion Equipment |     |  |  |      |          |   |  |   |
| Window/Wall Unit     | 30% |  |  | 2016 | \$82,700 | 1 |  | B |
| No Component         | 70% |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |    |     |          |   |
|--------------------|------|--|--|------|----|-----|----------|---|
| Distribution       |      |  |  |      |    |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$65,600 | B |

|              |     |  |  |      |          |   |         |   |
|--------------|-----|--|--|------|----------|---|---------|---|
| Exhaust Fans |     |  |  |      |          |   |         |   |
| Interior     | 70% |  |  | 2026 | **       | 2 | \$2,500 | B |
| Roof         | 30% |  |  | 2021 | \$32,000 | 2 | \$1,100 | B |

## Plumbing

|                  |      |     |         |      |    |   |  |   |
|------------------|------|-----|---------|------|----|---|--|---|
| H/C Water Piping |      |     |         |      |    |   |  |   |
| Galv Iron/Steel  | 100% | Now | \$8,000 | 2026 | ** | 1 |  | B |

*Leak Evident, Extent : Moderate, Area Affected : 5%*

*Location : Cold Water Pipe Behind Stage*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 172 - Q

Asset # : 1536

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$31,200       | 2           | \$1,800        | B             |
| HW Heat Exchanger                                      |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$17,500       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                      |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                     |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : B - 1                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Freight Unit                           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 180 - Q SCHOLARS ACADEMY  
**Address** : 320 BEACH 104 STREET  
**Borough** : QUEENS **Agency's Number** : Q180  
**Program / Asset #** : BOE0823.000 / 2851 **Yr Built/Renovated** : 1958 / 2012  
**Area Sq Ft** : 122,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 16159 **Lot** : 12 **BIN** : 4303722

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$131,200             | \$436,200             |
| Interior Architecture | \$400,500             | \$993,000             |
| Electrical            | \$122,700             | \$553,800             |
| Mechanical            | \$42,600              | \$2,012,600           |
| <b>Total</b>          | <b>\$697,000</b>      | <b>\$3,995,600</b>    |
| Priority A            | \$131,200             | \$436,200             |
| Priority B            | \$507,200             | \$2,566,400           |
| Priority C            | \$58,600              | \$993,000             |
| <b>Total</b>          | <b>\$697,000</b>      | <b>\$3,995,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,300         |                 |                 |                 |
| Interior Architecture | \$84,500         |                 | \$16,500        | \$13,000        |
| Electrical            | \$4,600          | \$3,000         | \$3,700         | \$3,900         |
| Mechanical            | \$52,400         | \$18,700        | \$25,800        | \$23,300        |
| <b>Total</b>          | <b>\$173,700</b> | <b>\$21,700</b> | <b>\$46,000</b> | <b>\$40,300</b> |
| Priority A            | \$32,300         |                 |                 |                 |
| Priority B            | \$72,900         | \$21,700        | \$36,800        | \$27,300        |
| Priority C            | \$68,600         |                 | \$9,200         | \$13,000        |
| <b>Total</b>          | <b>\$173,700</b> | <b>\$21,700</b> | <b>\$46,000</b> | <b>\$40,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 180 - Q SCHOLARS ACADEMY**  
**Asset # : 2851**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$91,200       | A             |  |
| Metal/Glass Curt Wall  | 50%        |                   |                | LIFE    | **                 | 5           | \$171,100      | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 97%        |                   |                | 2048    | **                 | 5           | \$35,100       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 3%         |                   |                | LIFE    | **                 | 5           | \$1,400        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5-10        | \$6,000        | A             |  |
| Masonry: Limestone   | 3%         |                   |                | LIFE    | **                 | 5-10        | \$1,300        | A             |  |
| Metal Panel  | 2%         | Now               | \$1,200        | 2033    | **                 | 5           | \$100          | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium And Gymnasium Wing                       |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium And Gymnasium Wing                       |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 70%        |                   |                | 2043    | **                 | 5-10        | \$44,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Main Wing   |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 40%        | Now               | \$24,100       | 2023    | \$241,400          |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium And Gymnasium Wing                       |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 3%         |                   |                | 2063    | **                 | 10          | \$8,400        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads At Main Wing                              |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 57%        |                   |                | 2033    | **                 | 10          | \$63,600       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Main Wing   |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$35,100       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2026    | **                 | 5           | \$4,800        | C             |  |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$5,000        | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2028    | **                 | 3           | \$12,000       | C             |  |
| Vinyl Tile   | 60%        |                   |                | 2023    | \$916,600          | 3           | \$48,100       | C             |  |
| Vinyl Tile   | 5%         |                   |                | 2018    | \$76,400           | 3           | \$4,000        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Landings                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2038    | **                 | 5           | \$15,000       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 180 - Q SCHOLARS ACADEMY**  
**Asset # : 2851**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Interior****Interior Walls**

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile          | 3%  |  |  | 2026 | ** | 5    | \$5,600  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$15,000 | C |
| Plaster               | 57% |  |  | LIFE | ** | 5-10 | \$90,600 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** | 10   | \$28,100 | C |

**Ceilings**

|  |     |     |           |      |    |      |          |   |
|--|-----|-----|-----------|------|----|------|----------|---|
| AcousTile,Adhered  | 30% | 0-2 | \$262,500 | 2043 | ** | 5    | \$21,800 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |     |     |           |      |    |      |          |   |
| <i>Location : Gymnasium, Corridors</i>                                 |     |     |           |      |    |      |          |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |     |     |           |      |    |      |          |   |
| <i>Location : Gymnasium, Corridors</i>                                 |     |     |           |      |    |      |          |   |
| AcousTileSusp.Lay-In   | 10% |     |           | 2036 | ** | 5    | \$14,500 | B |
| Exposed Concrete   | 50% |     |           | LIFE | ** | 5-10 | \$90,700 | B |
| Plaster  | 10% |     |           | LIFE | ** | 5-10 | \$24,900 | B |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts****Service Equipment**

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2049 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>   |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Bolted Pressure Contact Switch Rated @ 2000 Amperes</i> |      |  |  |      |    |   |       |   |

**Switchgear / Switchboard**

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 60% |  |  | 2049 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 40% |  |  | 2023 |    | 5 | \$1,100 | B |

**Raceway**

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$122,100 | 1 |  | B |
| Conduit | 15% |  |  | 2049 | **        | 1 |  | B |

**Panelboards**

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2045 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 85% |  |  | 2022 | \$144,000 | 5 | \$2,300 | B |
| Molded Case Bkrs | 10% |  |  | 2045 | **        | 5 | \$300   | B |

**Wiring**

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$122,700 | 2048 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |           |      |    |   |  |   |
| Thermoplastic   | 20% |     |           | 2049 | ** | 1 |  | B |

**Motor Controllers**

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$33,000 | 5 | \$700 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

**Ground****Grounding Devices**

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,000 | B |
|---------|------|--|--|------|----|---|---------|---|

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 180 - Q SCHOLARS ACADEMY**  
**Asset # : 2851**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 12%  |                   |                | 2023               | \$115,900      | 10          | \$11,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 84%  |                   |                | 2031               | * *            | 10          | \$82,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2023               | \$8,900        | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$19,300       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2028               | * *            | 10          | \$12,900       | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$41,700       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2031               | * *            | 1           | \$11,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Hallways And Outside  |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV Surveillance Camera System And Intrusion Alarm System |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2031               | * *            | 1-3         | \$18,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights, Manual Pull Station, Alarm Bells            |                   |                |                    |                |             |                |               |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2023               | \$300,800      | 5           | \$33,200       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2021               | \$594,500      | 1           | \$106,200      | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Units                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | 0-2               | \$42,600       | 2033               | * *            | 4           | \$5,300        | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 180 - Q SCHOLARS ACADEMY**  
**Asset # : 2851**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2023                      | \$197,500             | 1                  | \$19,900              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2021                      | \$807,400             | 1                  | \$24,300              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : New Central Air System Being Installed</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$94,600              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 40%               |                          |                       | 2023                      | \$54,000              | 2                  | \$1,300               | B                    |
| Roof  | 60%               |                          |                       | 2023                      | \$58,300              | 2                  | \$2,000               | B                    |
| <i>Repairs In Progress, Extent : Light, Area Affected : 40%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 30%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 70%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2018                      | \$28,400              | 2                  | \$1,600               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$10,600              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 92%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 8%                |                          |                       | 2033                      | * *                   | 1-2                | \$2,400               | B                    |
| Fire Pump   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$20,000              | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 185 - Q  
**Address** : 147-26 25 DRIVE  
**Borough** : QUEENS **Agency's Number** : Q185  
**Program / Asset #** : BOE0827.000 / 2761 **Yr Built/Renovated** : 1956 / 1999  
**Area Sq Ft** : 127,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4802 **Lot** : 1 **BIN** : 4108664

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$521,000             | \$611,300             |
| Interior Architecture | \$145,900             | \$841,900             |
| Electrical            | \$683,900             | \$1,468,400           |
| Mechanical            | \$307,700             | \$340,500             |
| <b>Total</b>          | <b>\$1,658,500</b>    | <b>\$3,262,100</b>    |
| Priority A            | \$521,000             | \$611,300             |
| Priority B            | \$1,090,700           | \$1,808,900           |
| Priority C            | \$46,700              | \$841,900             |
| <b>Total</b>          | <b>\$1,658,500</b>    | <b>\$3,262,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,700         |                 | \$8,500         |                 |
| Interior Architecture | \$95,500         | \$14,200        | \$20,900        | \$14,600        |
| Electrical            | \$35,000         | \$2,900         | \$3,500         | \$4,200         |
| Mechanical            | \$30,100         | \$17,100        | \$24,600        | \$21,900        |
| <b>Total</b>          | <b>\$178,300</b> | <b>\$34,100</b> | <b>\$57,400</b> | <b>\$40,700</b> |
| Priority A            | \$17,700         |                 | \$8,500         |                 |
| Priority B            | \$81,600         | \$34,100        | \$28,000        | \$26,100        |
| Priority C            | \$79,000         |                 | \$20,900        | \$14,600        |
| <b>Total</b>          | <b>\$178,300</b> | <b>\$34,100</b> | <b>\$57,400</b> | <b>\$40,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$133,000      | A             |
| Metal/Glass Curt Wall   | 35%        |                   |                | LIFE               | **             | 5           | \$134,300      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$387,400      | 2039               | **             | 5           | \$20,100       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 35% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Classrooms On North Side                           |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5-10        | \$18,800       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5-10        | \$1,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 50%        |                   |                | 2028               | **             | 10          | \$46,500       | A             |
| IRMA/Protected Membrane                                       | 45%        |                   |                | 2023               | \$389,400      | 10          | \$41,800       | A             |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$8,500        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$36,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$8,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$13,000       | C             |
| Vinyl Tile  | 50%        |                   |                | 2018               | \$795,200      | 3           | \$41,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2028               | **             | 3           | \$15,600       | C             |
| Wood  | 10%        |                   |                | 2051               | **             | 5           | \$31,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 60%        |                   |                | LIFE               | **             | 5           | \$93,500       | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 10          | \$8,800        | C             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$16,600       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$24,300       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 15%        |                   |                | 2028               | **             | 5           | \$28,300       | B             |
| AcousTileConcealSpLn  | 15%        |                   |                | 2040               | **             | 5           | \$28,300       | B             |
| Exposed Concrete  | 60%        |                   |                | LIFE               | **             | 5-10        | \$113,300      | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$26,000       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$32,600       | 2053               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available, Obsolete Equipment      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$119,200      | 2053               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2023               | \$136,500      | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 30%        | 2-4               | \$50,800       | 2048               | * *            | 5           | \$400          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 50%        |                   |                | 2022               | \$84,700       | 5           | \$1,400        | B             |
| Molded Case Bkrs  | 15%        |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 95%        | 2-4               | \$145,700      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2021               | \$33,000       | 5           | \$700          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                              |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 99%        |                   |                | 2023               | \$995,100      | 10          | \$101,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent  | 1%         |                   |                | 2023               | \$10,100       | 2           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Battery

40%

2023

\$18,500

10

\$10,800

B

Exit, Service

60%

2023

\$11,100

1

B

## Exterior Lighting

HID

100%

2018

\$43,400

10

\$300

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$107,600

1

\$11,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2-4

\$368,200

2033

\* \*

1-3

\$17,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment, Manual Pull Station And Alarm Bells*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 2

100%

2033

\* \*

5

\$34,500

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$110,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$177,500

2033

\* \*

4

\$5,500

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Live Steam Returns, Boiler Room**Other Observation, Extent : Severe, Area Affected : 30%**Location : Staircases C, D, Rm 332, 232, 132 And Various Others In The Building**Explanation : Piping Corroded & Leaking Inside The Walls*

## Terminal Devices

Air Handler

25%

2023

\$171,400

1

\$17,300

B

Convactor/Radiator

75%

2028

\* \*

1

\$27,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2018

\$52,300

1

B

No Component

80%

D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 185 - Q

Asset # : 2761

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$98,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2023               | \$56,200       | 2           | \$1,400        | B             |
| Roof   | 60%        |                   |                | 2023               | \$60,700       | 2           | \$2,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 90%        | Now               | \$102,500      | 2028               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 50%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$29,600       | 2           | \$1,700        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$11,100       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$5,500        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Water Backs Up In The Basement From School Yard |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 189 - Q  
**Address** : 144-80 BARCLAY AVENUE  
**Borough** : QUEENS  
**Program / Asset #** : BOE0830.000 / 1519  
**Area Sq Ft** : 140,000  
**Date of Survey** : 12-Dec-2011  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5051      **Lot** : 27      **BIN** : 4114763  
**Agency's Number** : Q189  
**Yr Built/Renovated** : 1957 / 1999  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,110,800           | \$164,100             |
| Interior Architecture | \$596,400             | \$1,092,100           |
| Electrical            | \$125,600             | \$2,208,300           |
| Mechanical            | \$78,000              | \$1,513,000           |
| <b>Total</b>          | <b>\$1,910,800</b>    | <b>\$4,977,500</b>    |
| Priority A            | \$1,110,800           | \$164,100             |
| Priority B            | \$700,700             | \$3,721,300           |
| Priority C            | \$99,300              | \$1,092,100           |
| <b>Total</b>          | <b>\$1,910,800</b>    | <b>\$4,977,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$83,800         |                 |                 |                 |
| Interior Architecture | \$102,300        |                 | \$2,300         | \$23,800        |
| Electrical            | \$4,900          | \$3,200         | \$3,600         | \$5,200         |
| Mechanical            | \$27,000         | \$19,100        | \$27,600        | \$21,500        |
| <b>Total</b>          | <b>\$218,100</b> | <b>\$22,400</b> | <b>\$33,500</b> | <b>\$50,500</b> |
| Priority A            | \$83,800         |                 |                 |                 |
| Priority B            | \$50,100         | \$22,400        | \$31,200        | \$26,700        |
| Priority C            | \$84,100         |                 | \$2,300         | \$23,800        |
| <b>Total</b>          | <b>\$218,100</b> | <b>\$22,400</b> | <b>\$33,500</b> | <b>\$50,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$52,400       | A             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             | 5           | \$29,400       | A             |
| Masonry: Brick  | 60%        | Now               | \$211,100      | LIFE               | **             | 5           | \$62,800       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 32%        |                   |                | LIFE               | **             | 5           | \$125,600      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2039               | **             | 5           | \$39,500       | A             |
| Steel   | 5%         | Now               | \$121,500      | 2048               | **             | 5           | \$13,000       | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2058               | **             | 5           | \$1,000        | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5-10        | \$24,600       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5-10        | \$2,400        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 5%         |                   |                | 2028               | **             | 10          | \$6,400        | A             |
| Copper/Terne  | 5%         |                   |                | 2038               | **             | 10          | \$16,000       | A             |
| IRMA/Protected Membrane                                       | 60%        | 0-2               | \$715,400      | 2033               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 30%        |                   |                | 2028               | **             | 10          | \$38,400       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$80,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$9,200        | C             |
| Vinyl Tile  | 60%        |                   |                | 2023               | \$1,051,900    | 3           | \$55,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2031               | **             | 3           | \$6,900        | C             |
| Wood  | 15%        |                   |                | 2038               | **             | 5           | \$51,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 10          | \$26,800       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$10,700       | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$17,200       | C             |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$16,100       | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5-10        | \$91,200       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$26,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |           |      |    |      |           |   |
|-------------------|-----|-----|-----------|------|----|------|-----------|---|
| AcousTile,Adhered | 25% |     |           | 2028 | ** | 5    | \$41,600  | B |
| Exposed Concrete  | 50% |     |           | LIFE | ** | 5-10 | \$104,100 | B |
| Metal Panel       | 15% | Now | \$406,000 | LIFE | ** | 5    | \$31,200  | B |

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%**Location : Gymnasium, Cafeteria**Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Gymnasium**Deformed/Dented, Extent : Moderate, Area Affected : 25%**Location : Gymnasium*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 10% |  |  | LIFE | ** | 5-10 | \$28,600 | B |
|---------|-----|--|--|------|----|------|----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Main Service Switches Rated @ 800 Amperes Each*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2023 | \$134,100 | 5 | \$3,000 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2039 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2022 | \$152,400 | 5 | \$2,700 | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | **        | 5 | \$200   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$125,600 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2043 | ** | 1 |  | B |
| Thermoplastic | 20% |  |  | 2033 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$33,000 | 5 | \$800 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |         |   |
|---------|------|-----|-------|------|----|---|---------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$1,700 | B |
|---------|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Sprinkler Room**Explanation : Corroded*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

97%

2023

\$1,074,800

10

\$109,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

1%

2023

\$11,100

10

\$1,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Cfl (Compact Fluorescent Lamps)*

## HID

1%

2023

\$5,100

10

B

## Incandescent

1%

2023

\$11,100

2

B

## Egress Lighting

## Emergency, Battery

50%

2023

\$25,500

10

\$14,800

B

## Exit, Service

50%

2023

\$10,200

1

B

## Exterior Lighting

## HID

100%

2023

\$47,800

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2018

\$118,600

1

\$12,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2018

\$405,800

1-3

\$21,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2023

\$345,200

5

\$38,100

B

## Conversion Equipment

## Steam Boiler

100%

2021

\$682,200

1

\$121,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

2033

\* \*

4

\$6,100

B

## Terminal Devices

## Air Handler

25%

2023

\$188,900

1

\$19,000

B

## Convactor/Radiator

75%

2028

\* \*

1

\$29,800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 189 - Q

Asset # : 1519

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 10%   | Now               | \$47,600       | 2033               | * *            | 1           | \$5,100        | B             |
|                             | Obsolete Equipment, Extent : Severe, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                             | Location : For Auditorium, 2 Old Units In Basement Room C19 |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%   |                   |                | 2021               | \$28,800       | 1           |                | B             |
| No Component                | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$108,500      | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 50%   |                   |                | 2023               | \$77,500       | 2           | \$1,900        | B             |
| Roof                        | 40%   |                   |                | 2023               | \$44,600       | 2           | \$1,500        | B             |
| No Component                | 10%   |                   |                |                    |                |             |                | D             |
|                             | Other Observation, Extent : Light, Area Affected : 0%       |                   |                |                    |                |             |                |               |
|                             | Location :  |                   |                |                    |                |             |                |               |
|                             | Explanation : There Is No Air Circulation In Auditorium     |                   |                |                    |                |             |                |               |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 70%   |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel             | 30%   |                   |                | 2021               | \$125,600      | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2018               | \$32,600       | 2           | \$1,800        | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures                    |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression            |   |                   |                |                    |                |             |                |               |
| Sprinkler                   |   |                   |                |                    |                |             |                |               |
| No Component                | 97%   |                   |                |                    |                |             |                | D             |
| Generic                     | 3%  |                   |                | 2023               | \$49,100       | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 190 - Q  
**Address** : 68-17 AUSTIN STREET  
**Borough** : QUEENS  
**Program / Asset #** : BOE0831.000 / 1520  
**Area Sq Ft** : 123,000  
**Date of Survey** : 09-Apr-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3172      **Lot** : 2      **BIN** : 4075214  
**Agency's Number** : Q190  
**Yr Built/Renovated** : 1954 / 2001  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$78,800              | \$85,600              |
| Interior Architecture | \$1,155,200           | \$35,300              |
| Electrical            | \$221,100             | \$2,201,300           |
| Mechanical            | \$53,100              | \$302,100             |
| <b>Total</b>          | <b>\$1,508,200</b>    | <b>\$2,624,300</b>    |
| Priority A            | \$78,800              | \$85,600              |
| Priority B            | \$274,200             | \$2,503,400           |
| Priority C            | \$1,155,200           | \$35,300              |
| <b>Total</b>          | <b>\$1,508,200</b>    | <b>\$2,624,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$51,900         |                 |                  |                 |
| Interior Architecture | \$15,200         | \$5,300         | \$37,100         | \$11,800        |
| Electrical            | \$15,100         | \$8,300         | \$7,500          | \$7,600         |
| Mechanical            | \$39,600         | \$16,200        | \$76,500         | \$16,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$125,700</b> | <b>\$33,700</b> | <b>\$125,000</b> | <b>\$39,500</b> |
| Priority A            | \$51,900         |                 |                  |                 |
| Priority B            | \$58,700         | \$28,400        | \$109,900        | \$27,700        |
| Priority C            | \$15,200         | \$5,300         | \$15,200         | \$11,800        |
| <b>Total</b>          | <b>\$125,700</b> | <b>\$33,700</b> | <b>\$125,000</b> | <b>\$39,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 190 - Q

## Asset # : 1520

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 73%        |                   |                | LIFE               | **             | 5           | \$67,200       | A             |
| Masonry: Brick   | 20%        | Now               | \$30,900       | LIFE               | **             | 5           | \$18,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$36,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 78%        |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Metal Rail   | 15%        |                   |                | 2034               | **             | 5-10        | \$9,500        | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 70%        |                   |                | 2026               | **             | 10          | \$78,800       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        | Now               | \$15,200       | 2026               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                    |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2049               | **             | 10          | \$14,100       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$35,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$4,800        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Vinyl Tile   | 75%        |                   |                | 2016               | \$1,155,200    | 3           | \$45,500       | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$30,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$5,700        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Folding Partition  | 5%         |                   |                | 2037               | **             | 5           | \$23,600       | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$31,100       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 30% |  |  | 2026 | * * | 5 | \$43,900 | B |
| Exposed Concrete  | 50% |  |  | LIFE | * * | 5 | \$11,400 | B |
| Metal Panel       | 5%  |  |  | LIFE | * * | 5 | \$9,100  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Gymnasium*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 15% |  |  | LIFE | * * | 5 | \$13,700 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : (2) Main Service Switches Rated @ 800 Amperes Each*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2021 | \$122,100 | 1 |  | B |
| Conduit | 15% |  |  | 2047 | * *       | 1 |  | B |

## Panelboards

|                     |    |     |         |      |     |   |       |   |
|---------------------|----|-----|---------|------|-----|---|-------|---|
| Fused Disc Sw       | 8% |     |         | 2043 | * * | 5 | \$200 | B |
| Fused Toggle Switch | 2% | 2-4 | \$3,400 | 2046 | * * | 5 |       | B |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium**Explanation : On Extended Life*

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2043 | * * | 5 | \$2,400 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$130,400 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 15% |  |  | 2047 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |          |   |       |   |
|-----------------|-----|-----|---------|------|----------|---|-------|---|
| Locally Mounted | 80% |     |         | 2019 | \$26,400 | 5 | \$500 | B |
| Locally Mounted | 10% | 2-4 | \$3,300 | 2041 | * *      | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 10% |  |  | 2034 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |         |   |
|---------|------|-----|-------|------|-----|---|---------|---|
| Generic | 100% | 0-2 | \$900 | LIFE | * * | 5 | \$1,500 | B |
|---------|------|-----|-------|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 190 - Q

## Asset # : 1520

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

95%

2021

\$924,800

10

\$94,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Incandescent

5%

2016

\$48,700

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2029

\* \*

10

\$13,000

B

## Exit, Service

50%

2029

\* \*

1

B

## Exterior Lighting

## HID

100%

2016

\$42,000

10

\$300

B

## Alarm

## Security System

## Generic

100%

2021

\$347,200

1

\$37,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

## No Component

40%

D

## Generic

60%

2021

\$713,100

1-3

\$37,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2031

\* \*

5

\$33,500

B

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$107,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$17,200

2031

\* \*

4

\$5,300

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Zone Valves In Basement Fan Room*

## Terminal Devices

## Air Handler

25%

2021

\$166,000

1

\$16,700

B

## Convactor/Radiator

75%

2026

\* \*

1

\$26,200

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 190 - Q

Asset # : 1520

| Mechanical         |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                      |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit     | 10%   |                   |                    | 2016    | \$25,300       | 1           |                | B             |
|                    | No Component         | 90%   |                   |                    |         |                |             |                | D             |
| Ventilation        |                      |   |                   |                    |         |                |             |                |               |
|                    | Distribution         |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%  | Now               | \$53,100           | LIFE    | * *            | 2-5         | \$60,200       | B             |
|                    |                      | Broken, Extent : Severe, Area Affected : 75%            |                   |                    |         |                |             |                |               |
|                    |                      | Location : Flexible Connections, Throughout             |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans         |   |                   |                    |         |                |             |                |               |
|                    | Interior             | 100%  |                   |                    | 2021    | \$136,100      | 2           | \$3,300        | B             |
| Plumbing           |                      |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping     |   |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel      | 100%  | 4+                | \$7,400            | 2026    | * *            | 1           |                | B             |
|                    |                      | Corroded, Extent : Moderate, Area Affected : 50%        |                   |                    |         |                |             |                |               |
|                    |                      | Location : Water Main In Basement # B 68                |                   |                    |         |                |             |                |               |
|                    | Water Heater         |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired            | 100%  |                   |                    | 2019    | \$28,700       | 2           | \$1,600        | B             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                      | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : Two Units One For Kitchen, One For Bldg   |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping      |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping         | 100%  |                   |                    | 2016    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures             |   |                   |                    |         |                |             |                |               |
|                    | Generic              | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                      |   |                   |                    |         |                |             |                |               |
|                    | Elevators            |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic            | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                      | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                      |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler            |   |                   |                    |         |                |             |                |               |
|                    | No Component         | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic              | 5%  |                   |                    | 2031    | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 194 - Q  
**Address** : 154-60 17 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q194  
**Program / Asset #** : BOE0835.000 / 1495 **Yr Built/Renovated** : 1958 / 2010  
**Area Sq Ft** : 128,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4729 **Lot** : 1 **BIN** : 4107342

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$236,500             | \$1,213,400           |
| Interior Architecture | \$91,800              | \$1,282,300           |
| Electrical            | \$1,112,200           | \$1,462,600           |
| Mechanical            | \$89,500              | \$329,000             |
| <b>Total</b>          | <b>\$1,529,900</b>    | <b>\$4,287,300</b>    |
| Priority A            | \$236,500             | \$1,213,400           |
| Priority B            | \$1,293,500           | \$1,791,600           |
| Priority C            |                       | \$1,282,300           |
| <b>Total</b>          | <b>\$1,529,900</b>    | <b>\$4,287,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$32,700         |                 |
| Interior Architecture | \$15,800        | \$16,800        |                  |                 |
| Electrical            | \$5,800         | \$6,800         | \$51,900         | \$5,600         |
| Mechanical            | \$21,000        | \$22,200        | \$68,700         | \$17,000        |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$45,800</b> | <b>\$153,300</b> | <b>\$22,600</b> |
| Priority A            |                 |                 | \$32,700         |                 |
| Priority B            | \$26,800        | \$29,000        | \$120,600        | \$22,600        |
| Priority C            | \$15,800        | \$16,800        |                  |                 |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$45,800</b> | <b>\$153,300</b> | <b>\$22,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 194 - Q

## Asset # : 1495

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 78%        |                   |                | LIFE               | **             | 5           | \$74,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 20%        |                   |                | 2041               | **             | 5-10        | \$131,600      | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2046               | **             | 5           | \$36,100       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 5%         |                   |                | 2043               | **             | 5           | \$1,900        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2038               | **             | 5-10        | \$66,000       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 3%         |                   |                | 2029               | **             | 10          | \$3,500        | A             |
| Copper/Terne   | 5%         |                   |                | 2036               | **             | 10          | \$14,600       | A             |
| IRMA/Protected Membrane                                      | 92%        | Now               | \$200,600      | 2021               | \$1,002,900    |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$18,400       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Vinyl Tile   | 80%        |                   |                | 2021               | \$1,282,300    | 3           | \$50,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$31,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$7,900        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 53%        |                   |                | LIFE               | **             | 5           | \$31,200       | C             |
| SGFT/Glazed Masonry  | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        | 2-4               | \$91,800       | 2041               | **             | 5           | \$7,600        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                 |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 77%        |                   |                | LIFE               | **             | 5           | \$18,300       | B             |
| Exposed Struc: Steel   | 3%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$9,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Electrical Services, No Ratings Available.                                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2021               | \$119,200      | 5           | \$2,800        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2021               | \$136,500      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2020               | \$25,400       | 5           | \$400          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2020               | \$135,500      | 5           | \$2,200        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 95%        | 2-4               | \$145,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$33,000       | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2021               | \$972,500      | 10          | \$98,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$9,400        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2016               | \$20,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$13,600       | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$43,700       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2016               | \$180,700      | 1           | \$19,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                     |            |                   |                |                    |                |             |                |               |
| Location : Some Areas Only   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional And Connected To Central Monitoring Station |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

40%

Generic

60%

2016

\$742,100

1-3

\$38,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2031

\* \*

5

\$34,800

B

Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$111,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$89,500

2041

\* \*

4

\$5,600

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 5%**Location : Basement Boiler Room**Explanation : Vacuum Pump Leaks; No Condensate Tank*

Terminal Devices

Air Handler

30%

2021

\$207,300

1

\$20,900

B

Convactor/Radiator

70%

2026

\* \*

1

\$25,500

B

## Air Conditioning

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Window/Wall Unit

10%

2016

\$26,300

1

B

No Component

90%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$62,700

B

Exhaust Fans

Interior

50%

2021

\$70,800

2

\$1,700

B

Roof

50%

Now

\$5,100

2021

\$50,900

2

\$1,400

B

*Broken, Extent : Moderate, Area Affected : 20%**Location : Motors Burnt Out*

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2026

\* \*

1

B

Water Heater

Electric

100%

2019

\$19,900

4

\$1,000

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 194 - Q

Asset # : 1495

| Mechanical       |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing         |                    |                |           |                    |      |                |       |                |          |
|                  | HW Heat Exchanger  |                |           |                    |      |                |       |                |          |
|                  | Low Temp           | 100%           |           |                    | 2031 | * *            | 4     | \$16,700       | B        |
|                  | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|                  | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|                  | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping       | 100%           |           |                    | 2021 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures           |                |           |                    |      |                |       |                |          |
|                  | Generic            | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |                    |                |           |                    |      |                |       |                |          |
|                  | Sprinkler          |                |           |                    |      |                |       |                |          |
|                  | No Component       | 95%            |           |                    |      |                |       |                | D        |
|                  | Generic            | 5%             |           |                    | 2031 | * *            | 1-2   | \$1,600        | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 204 - Q  
**Address** : 36-41 28 STREET BTWN: 36 AVE., 37 AVE.  
**Borough** : QUEENS **Agency's Number** : Q204  
**Program / Asset #** : BOE0845.000 / 1503 **Yr Built/Renovated** : 1957 / 2010  
**Area Sq Ft** : 153,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 343 **Lot** : 1 **BIN** : 4004156

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$379,900             |
| Interior Architecture |                       | \$1,191,800           |
| Electrical            | \$693,600             | \$1,840,300           |
| Mechanical            | \$125,900             | \$336,800             |
| <b>Total</b>          | <b>\$819,500</b>      | <b>\$3,748,800</b>    |
| Priority A            |                       | \$379,900             |
| Priority B            | \$819,500             | \$2,177,100           |
| Priority C            |                       | \$1,191,800           |
| <b>Total</b>          | <b>\$819,500</b>      | <b>\$3,748,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,300         |                 | \$8,500         | \$2,500         |
| Interior Architecture |                 | \$6,300         | \$21,600        | \$36,700        |
| Electrical            | \$1,400         | \$4,000         | \$5,100         | \$17,700        |
| Mechanical            | \$19,900        | \$19,300        | \$33,700        | \$18,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$30,600</b> | <b>\$33,400</b> | <b>\$72,800</b> | <b>\$79,500</b> |
| Priority A            | \$5,300         |                 | \$8,500         | \$2,500         |
| Priority B            | \$25,300        | \$27,200        | \$42,700        | \$67,600        |
| Priority C            |                 | \$6,300         | \$21,600        | \$9,400         |
| <b>Total</b>          | <b>\$30,600</b> | <b>\$33,400</b> | <b>\$72,800</b> | <b>\$79,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 204 - Q

## Asset # : 1503

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%   |                   |                | LIFE               | **             | 5           | \$57,200       | A             |
| Metal/Glass Curt Wall  | 50%   |                   |                | LIFE               | **             | 5           | \$107,300      | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 94%   |                   |                | 2038               | **             | 5           | \$42,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Aluminum               | 3%  |                   |                | 2044               | **             | 5           | \$1,400        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Steel                  | 3%  |                   |                | 2021               | \$79,600       | 5           | \$17,000       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 47%   |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Masonry: Limestone     | 3%  |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Metal/Glass Curt Wall  | 30%   |                   |                | 2042               | **             | 5           | \$5,100        | A             |
| Metal Panel            | 5%  |                   |                | 2048               | **             | 5           | \$800          | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Coping     |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%   |                   |                | 2039               | **             | 5-10        | \$11,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 97%   |                   |                | 2032               | **             | 10          | \$135,800      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Copper/Terne           | 3%  |                   |                | 2062               | **             | 10          | \$10,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$22,000       | C             |
| Ceramic Tile           | 3%  |                   |                | 2031               | **             | 5           | \$6,000        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
| Vinyl Tile             | 25%   |                   |                | 2027               | **             | 3           | \$18,800       | C             |
| Vinyl Tile             | 60%   |                   |                | 2022               | \$1,149,500    | 3           | \$45,200       | C             |
| Wood                   | 5%  |                   |                | 2037               | **             | 5           | \$18,800       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2031               | **             | 5           | \$7,000        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$9,400        | C             |
| Folding Partition      | 3%  |                   |                | 2038               | **             | 5           | \$17,600       | C             |
| Marble Panels          | 2%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5           | \$42,200       | C             |
| SGFT/Glazed Masonry    | 22%   |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 204 - Q

## Asset # : 1503

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2027 | ** | 5 | \$18,200 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2027 | ** | 5 | \$36,400 | B |
| Exposed Concrete     | 58% |  |  | LIFE | ** | 5 | \$16,500 | B |
| Metal Panel          | 2%  |  |  | LIFE | ** | 5 | \$4,600  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$11,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches No Available Nameplate Ratings*

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2042 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2022 | \$120,700 | 5 | \$3,000 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2022 | \$161,700 | 1 |  | B |
| Conduit | 5%  |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2021 | \$160,900 | 5 | \$3,200 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$161,500 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$33,000 | 5 | \$800 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,900 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 204 - Q

## Asset # : 1503

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

75%

2022

\$908,200

10

\$92,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

20%

2022

\$242,200

10

\$24,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Office**Explanation : T-12 Lamps*

## HID

2%

2017

\$11,200

10

\$100

B

## Incandescent

3%

2017

\$36,300

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$27,800

10

\$16,200

B

## Exit, Service

50%

2022

\$11,100

1

B

## Exterior Lighting

## HID

100%

2017

\$52,200

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2022

\$129,600

1

\$14,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV And Intrusion Alarm System*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2-4

\$443,500

2032

\* \*

1-3

\$21,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Obsolete Fire Alarm System*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2032

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gallon Tank. Recent Repairs Around Fuel Pumps*

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$133,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 204 - Q

## Asset # : 1503

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2032               | * *            | 4           | \$6,600        | B             |
| Steam Traps Faulty, Extent : Light, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                            |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$165,200      | 1           | \$16,600       | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2027               | * *            | 1           | \$34,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2017               | \$125,900      | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$74,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2022               | \$50,800       | 2           | \$1,200        | B             |
| Roof  | 70%        |                   |                | 2022               | \$85,300       | 2           | \$2,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$35,600       | 2           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Gallon Capacity                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B To 1st Floor                               |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,900        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 216 - Q  
**Address** : 64-20 175 STREET BTWN: 64 AVE., 65 AVE.  
**Borough** : QUEENS **Agency's Number** : Q216  
**Program / Asset #** : BOE0854.000 / 1482 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 126,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6903 **Lot** : 1 **BIN** : 4149078

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$203,900             | \$1,103,300           |
| Interior Architecture | \$917,700             | \$310,600             |
| Electrical            | \$543,800             | \$1,328,000           |
| Mechanical            |                       | \$299,700             |
| <b>Total</b>          | <b>\$1,665,400</b>    | <b>\$3,041,500</b>    |
| Priority A            | \$203,900             | \$1,103,300           |
| Priority B            | \$543,800             | \$1,627,600           |
| Priority C            | \$917,700             | \$310,600             |
| <b>Total</b>          | <b>\$1,665,400</b>    | <b>\$3,041,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,000        |                 |                 | \$14,400        |
| Interior Architecture |                 | \$42,000        | \$12,100        | \$10,300        |
| Electrical            | \$9,600         | \$2,600         | \$3,500         | \$32,600        |
| Mechanical            | \$34,700        | \$16,300        | \$27,700        | \$33,400        |
| <b>Total</b>          | <b>\$65,300</b> | <b>\$60,900</b> | <b>\$43,300</b> | <b>\$90,700</b> |
| Priority A            | \$21,000        |                 |                 | \$14,400        |
| Priority B            | \$44,400        | \$37,600        | \$31,200        | \$66,000        |
| Priority C            |                 | \$23,300        | \$12,100        | \$10,300        |
| <b>Total</b>          | <b>\$65,300</b> | <b>\$60,900</b> | <b>\$43,300</b> | <b>\$90,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 3%         | Now               | \$10,100       | LIFE               | **             | 5           | \$13,300       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Wall Facing Auditorium Roof                         |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Wall Facing Auditorium Roof                         |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 89%        |                   |                | LIFE               | **             | 5           | \$83,900       | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$35,500       | A             |
| Glass Block  | 5%         | Now               | \$10,900       | LIFE               | **             | 5           | \$1,200        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Stairs                                   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2037               | **             | 10          | \$14,400       | A             |
| IRMA/Protected Membrane  | 95%        | Now               | \$203,900      | 2022               | \$1,019,400    |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Room 332  |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Room 332, Gymnasium                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now               | \$75,700       | LIFE               | **             | 5           | \$36,200       | C             |
| Water Penetration, Extent : Severe, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Basement Throughout                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Basement Throughout                    |            |                   |                |                    |                |             |                |               |
| Explanation : High Water Table                                 |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$8,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$6,500        | C             |
| Vinyl Tile   | 50%        | Now               | \$788,900      | 2032               | **             | 3           | \$31,000       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Room 326, Corridors                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 50%              |            |                   |                |                    |                |             |                |               |
| Location : Room 332, Corridors                                 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2022               | \$236,700      | 3           | \$9,300        | C             |
| Wood   | 15%        |                   |                | 2050               | **             | 5           | \$46,600       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 216 - Q

## Asset # : 1482

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile         | 5%  |     |          | 2031 | ** | 5 | \$9,700  | C |
| Glazed Ceramic Panel | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster              | 50% |     |          | LIFE | ** | 5 | \$29,000 | C |
| Plaster              | 15% | Now | \$53,200 | LIFE | ** | 5 | \$8,700  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Various Rooms In Basement

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Various Rooms In Basement

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2035 | ** | 5 | \$37,500 | B |
| Exposed Concrete  | 55% |  |  | LIFE | ** | 5 | \$12,900 | B |

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Room 316

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 20% |  |  | LIFE | ** | 5 | \$18,700 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Bolted Pressure Switches Rated @ 800 Amperes Each

## Switchgear / Switchboard

|                |      |     |           |      |    |   |       |   |
|----------------|------|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$119,200 | 2052 | ** | 5 | \$200 | B |
|----------------|------|-----|-----------|------|----|---|-------|---|

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                |    |     |         |      |    |   |       |   |
|----------------|----|-----|---------|------|----|---|-------|---|
| Fused Knife Sw | 5% | 2-4 | \$8,500 | 2047 | ** | 5 | \$100 | B |
|----------------|----|-----|---------|------|----|---|-------|---|

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Obsolete Equipment

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2021 | \$144,000 | 5 | \$2,300 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | **        | 5 | \$300   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$138,100      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$26,400       | 5           | \$600          | B             |
| Locally Mounted  | 20%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2022               | \$957,300      | 10          | \$97,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$9,200        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$19,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$9,200        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$9,200        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$43,000       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2027               | * *            | 1           | \$11,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Only                  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        | 2-4               | \$243,500      | 2032               | * *            | 1-3         | \$11,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Fire Alarm System                   |            |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2032               | * *            | 5           | \$34,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 15,000 Gallon Tank   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$109,700      | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 - Steam Boilers  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2032               | * *            | 4           | \$5,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 30%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room ( Defective Steam Coil)                                   |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 25%        |                   |                | 2022               | \$170,000      | 1           | \$17,100       | B             |
| Convactor/Radiator   | 70%        |                   |                | 2035               | * *            | 1           | \$25,100       | B             |
| Fan Coil Unit/Heat   | 5%         | Now               | \$4,700        | 2027               | * *            | 1           | \$1,600        | B             |
| Malfunctioning, Extent : Light, Area Affected : 5%                                     |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor Classroom ( 1 Of 2 Defective Fan Coil Unit)                       |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 50%        | Now               | \$13,000       | 2020               | \$129,600      | 1           |                | B             |
| Malfunctioning, Extent : Light, Area Affected : 10%                                    |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms ( An Assortment Of Defective Window Air Condioning Unit) |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$61,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2027               | * *            | 2           | \$3,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : No Water Meter   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       | Now               | \$800          | 2032               | * *            | 4           | \$11,000       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 50%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement ( Leaky Flange )   |            |                   |                |                    |                |             |                |               |
| Not in Service, Extent : Moderate, Area Affected : 50%                                 |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

J. H. S. 216 - Q

Asset # : 1482

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2032               | * *            | 1-2         | \$3,100        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 217 - Q  
**Address** : 85-05 144 STREET  
**Borough** : QUEENS **Agency's Number** : Q217  
**Program / Asset #** : BOE0855.000 / 1483 **Yr Built/Renovated** : 1956 / 2000  
**Area Sq Ft** : 127,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 9724 **Lot** : 173 **BIN** : 4208124

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,936,800           | \$776,900             |
| Interior Architecture | \$112,300             | \$1,307,300           |
| Electrical            | \$357,800             | \$1,219,700           |
| Mechanical            | \$52,300              | \$318,100             |
| <b>Total</b>          | <b>\$2,459,200</b>    | <b>\$3,622,000</b>    |
| Priority A            | \$1,936,800           | \$776,900             |
| Priority B            | \$410,000             | \$1,537,800           |
| Priority C            | \$112,300             | \$1,307,300           |
| <b>Total</b>          | <b>\$2,459,200</b>    | <b>\$3,622,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$32,400         | \$43,600         |                 |                 |
| Interior Architecture | \$44,200         |                  |                 | \$16,700        |
| Electrical            | \$50,300         | \$300            |                 | \$100           |
| Mechanical            | \$41,600         | \$63,500         | \$25,700        | \$17,300        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$111,400</b> | <b>\$29,600</b> | <b>\$38,000</b> |
| Priority A            | \$32,400         | \$43,600         |                 |                 |
| Priority B            | \$119,200        | \$67,800         | \$29,600        | \$21,300        |
| Priority C            | \$20,900         |                  |                 | \$16,700        |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$111,400</b> | <b>\$29,600</b> | <b>\$38,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 217 - Q

## Asset # : 1483

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$92,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 70%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 7%         |                   |                | 2040               | **             | 5-10        | \$49,200       | A             |
| Granite Panels  | 3%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 0-2               | \$1,936,800    | 2045               | **             | 5           | \$20,100       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Weather Strip Missing, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Lower Roofs  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        |                   |                | 2025               | **             | 10          | \$18,600       | A             |
| Copper/Terne  | 5%         |                   |                | 2035               | **             | 10          | \$11,600       | A             |
| IRMA/Protected Membrane                                       | 75%        | 0-2               | \$32,400       | 2020               | \$649,000      |             |                | A             |
| Ponding, Extent : Severe, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : At Elevator Enclosure                              |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$18,200       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$8,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,500        | C             |
| Vinyl Tile  | 60%        |                   |                | 2020               | \$954,200      | 3           | \$50,100       | C             |
| Vinyl Tile  | 20%        |                   |                | 2020               | \$318,100      | 3           | \$16,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                     |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$15,600       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$7,800        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$35,100       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$112,300      | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Near Staircase 1                                   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 217 - Q

## Asset # : 1483

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |         |   |
|----------------------|-----|-----|----------|------|-----|---|---------|---|
| AcousTileConcealSpLn | 10% | Now | \$23,300 | 2033 | * * | 5 | \$9,400 | B |
|----------------------|-----|-----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, Gymnasium**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, Gymnasium*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 20% |  |  | 2033 | * * | 5 | \$30,200 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | * * | 5 | \$14,200 | B |
|------------------|-----|--|--|------|-----|---|----------|---|

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Plaster | 10% |  |  | LIFE | * * | 5 | \$9,400 | B |
|---------|-----|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2030 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                |      |     |           |      |     |   |       |   |
|----------------|------|-----|-----------|------|-----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$119,200 | 2050 | * * | 5 | \$200 | B |
|----------------|------|-----|-----------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room, Basement*

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$129,300 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2030 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2019 | \$16,900 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                     |     |     |          |      |     |   |       |   |
|---------------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Toggle Switch | 10% | 2-4 | \$16,900 | 2045 | * * | 5 | \$100 | B |
|---------------------|-----|-----|----------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 10%**Location : Basement*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2019 | \$127,000 | 5 | \$2,100 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2028 | * * | 5 | \$100 | B |
|------------------|----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$138,100 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2030 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 217 - Q

## Asset # : 1483

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 95%  | 2-4               | \$31,300       | 2040               | * *            | 5           | \$300          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 95% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Locally Mounted       | 5%   |                   |                | 2025               | * *            | 5           |                | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                       | Location : Location - Basement                             |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 87%  |                   |                | 2020               | \$874,400      | 10          | \$89,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2020               | \$14,000       | 10          | \$100          | B             |
| Incandescent          | 10%  |                   |                | 2015               | \$100,500      | 2           | \$300          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2020               | \$18,500       | 10          | \$10,800       | B             |
| Emergency, Battery    | 10%  |                   |                | 2020               | \$4,600        | 10          | \$2,700        | B             |
| Exit, Service         | 50%  |                   |                | 2020               | \$9,200        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2030               | * *            | 5           | \$34,500       | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$12,400       | 2025               | * *            | 1           | \$99,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units. Each Unit Has One Floating Shut Off Not Working |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$17,800       | 2030               | * *            | 4           | \$5,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 25%                   |            |                   |                |                    |                |             |                |               |
| Location : Vacuum / Condensate Pump, Boiler Room                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        |                   |                | 2020               | \$205,600      | 1           | \$20,700       | B             |
| Convactor/Radiator   | 70%        |                   |                | 2025               | * *            | 1           | \$25,300       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 217 - Q

Asset # : 1483

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                                       |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                       | 20%        |                   |                | 2015               | \$52,300       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$62,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2020               | \$112,400      | 2           | \$2,800        | B             |
| Roof   | 20%        |                   |                | 2020               | \$20,200       | 2           | \$700          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$29,600       | 2           | \$1,700        | B             |
| HW Heat Exchanger                                      |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$16,600       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                     |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2025               | * *            | 1           | \$6,900        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                     |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : B-3   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 217 - Q MINISCHOOL  
**Address** : 85-05 144TH STREET  
**Borough** : QUEENS **Agency's Number** : Q994  
**Program / Asset #** : BOE0855.010 / 13409 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 9724 **Lot** : 173 **BIN** : 4208124

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014        | FY 2015         | FY 2016        | FY 2017        |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$5,600        | \$28,000        | \$1,100        |                |
| Interior Architecture | \$300          |                 | \$1,600        |                |
| Electrical            |                | \$8,000         | \$100          |                |
| Mechanical            | \$300          | \$1,000         | \$1,000        | \$1,000        |
| <b>Total</b>          | <b>\$6,200</b> | <b>\$37,000</b> | <b>\$3,800</b> | <b>\$1,000</b> |
| Priority A            | \$5,600        | \$28,000        | \$1,100        |                |
| Priority B            | \$300          | \$9,000         | \$1,100        | \$1,000        |
| Priority C            | \$300          |                 | \$1,600        |                |
| <b>Total</b>          | <b>\$6,200</b> | <b>\$37,000</b> | <b>\$3,800</b> | <b>\$1,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 217 - Q MINISCHOOL**  
**Asset # : 13409**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% 0-2 \$5,600 2040 \* \* 5 \$26,500 A  
*Deformed/Dented, Extent : Light, Area Affected : 5%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2036 \* \* 5 \$2,200 A

## Roof

## Single Ply Membrane

100% 2025 \* \* 10 \$28,000 A

## Interior

## Floors

## Ceramic Tile

5% 2029 \* \* 5 \$700 C

## Vinyl Tile

95% 2025 \* \* 3 \$4,900 C

## Interior Walls

## Fiberglass Panel

100% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% 2033 \* \* 5 \$13,300 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2040 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1200 Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2040 \* \* 5 B

## Raceway

## Conduit

100% 2040 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2036 \* \* 5 \$200 B

## Wiring

## Thermoplastic

100% 2040 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2033 \* \* 5 \$100 B

## Ground

## Grounding Devices

## Not Accessible

100% D

## Lighting

## Interior Lighting

## Fluorescent

95% 2025 \* \* 10 \$8,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T8 Lamps*

## Incandescent

5% 2025 \* \* 2 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 217 - Q MINISCHOOL**  
**Asset # : 13409**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |     |  |  |      |     |   |  |   |
|--------------------|-----|--|--|------|-----|---|--|---|
| Egress Lighting    |     |  |  |      |     |   |  |   |
| Emergency, Service | 50% |  |  | 2025 | * * | 1 |  | B |
| Exit, LED          | 50% |  |  | 2048 | * * | 1 |  | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|                      |      |  |  |      |          |   |         |   |
|----------------------|------|--|--|------|----------|---|---------|---|
| Energy Source        |      |  |  |      |          |   |         |   |
| Electricity          | 100% |  |  | 2040 | * *      | 1 |         | B |
| Conversion Equipment |      |  |  |      |          |   |         |   |
| Heat Pump            | 100% |  |  | 2021 | \$17,200 | 2 | \$2,800 | B |
| Terminal Devices     |      |  |  |      |          |   |         |   |
| Fan Coil Unit/Heat   | 90%  |  |  | 2025 | * *      | 1 | \$2,700 | B |
| No Component         | 10%  |  |  |      |          |   |         | D |

**Air Conditioning**

|                                |      |  |  |      |         |   |       |   |
|--------------------------------|------|--|--|------|---------|---|-------|---|
| Energy Source                  |      |  |  |      |         |   |       |   |
| Electricity                    | 100% |  |  | 2036 | * *     | 1 |       | B |
| Conversion Equipment           |      |  |  |      |         |   |       |   |
| Int Pkg Unit - Heating/Cooling | 100% |  |  | 2021 | \$5,700 | 2 | \$600 | B |

**Ventilation**

|                    |      |  |  |      |     |     |         |   |
|--------------------|------|--|--|------|-----|-----|---------|---|
| Distribution       |      |  |  |      |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$5,100 | B |
| Exhaust Fans       |      |  |  |      |     |     |         |   |
| Interior           | 100% |  |  | 2025 | * * | 2   | \$300   | B |

**Plumbing**

|                  |      |  |  |      |         |   |       |   |
|------------------|------|--|--|------|---------|---|-------|---|
| H/C Water Piping |      |  |  |      |         |   |       |   |
| Galv Iron/Steel  | 100% |  |  | 2037 | * *     | 1 |       | B |
| Water Heater     |      |  |  |      |         |   |       |   |
| Gas Fired        | 100% |  |  | 2018 | \$2,400 | 2 | \$100 | B |
| Sanitary Piping  |      |  |  |      |         |   |       |   |
| Cast Iron        | 100% |  |  | LIFE | * *     | 1 |       | B |
| Fixtures         |      |  |  |      |         |   |       |   |
| Generic          | 100% |  |  |      |         |   |       | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 231 - Q(TANDEM Q251-29)  
**Address** : 145-00 SPRINGFIELD BLVD 144-51 ARTHUR STREET  
**Borough** : QUEENS **Agency's Number** : Q231  
**Program / Asset #** : BOE0863.000 / 2629 **Yr Built/Renovated** : 1963 / 2008  
**Area Sq Ft** : 160,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 13331 **Lot** : 1 **BIN** : 4285682

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$873,200             | \$300,400             |
| Interior Architecture |                       | \$1,265,800           |
| Electrical            | \$143,500             | \$556,200             |
| Mechanical            |                       | \$424,000             |
| <b>Total</b>          | <b>\$1,016,800</b>    | <b>\$2,546,500</b>    |
| Priority A            | \$873,200             | \$300,400             |
| Priority B            | \$143,500             | \$980,200             |
| Priority C            |                       | \$1,265,800           |
| <b>Total</b>          | <b>\$1,016,800</b>    | <b>\$2,546,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$50,700         | \$16,600        |                 |
| Interior Architecture | \$17,300        | \$34,500         | \$5,300         | \$13,700        |
| Electrical            | \$1,600         | \$12,400         | \$200           | \$200           |
| Mechanical            | \$44,700        | \$21,800         | \$33,900        | \$22,500        |
| <b>Total</b>          | <b>\$63,600</b> | <b>\$119,400</b> | <b>\$55,900</b> | <b>\$36,400</b> |
| Priority A            |                 | \$50,700         | \$16,600        |                 |
| Priority B            | \$46,300        | \$68,700         | \$34,100        | \$22,700        |
| Priority C            | \$17,300        |                  | \$5,300         | \$13,700        |
| <b>Total</b>          | <b>\$63,600</b> | <b>\$119,400</b> | <b>\$55,900</b> | <b>\$36,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 231 - Q(TANDEM Q251-29)**  
**Asset # : 2629**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$28,000       | A             |
| Masonry: Brick  | 93%        | Now               | \$187,000      | LIFE               | **             | 5           | \$111,300      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Granite Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 70%        |                   |                | 2036               | **             | 5           | \$33,200       | A             |
| Aluminum  | 30%        | Now               | \$686,300      | 2045               | **             | 5           | \$7,100        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Cafeteria, Gymnasium                   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Cafeteria, Gymnasium                   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Auditorium, Gymnasium                   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       |                   |                | 2040               | **             | 5-10        | \$82,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2030               | **             | 10          | \$139,100      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2035               | **             | 10          | \$18,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$46,000       | C             |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$139,700      | 5           | \$6,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,200        | C             |
| Vinyl Tile  | 20%        |                   |                | 2025               | **             | 3           | \$15,800       | C             |
| Vinyl Tile  | 52%        |                   |                | 2020               | \$1,041,900    | 3           | \$54,700       | C             |
| Wood  | 10%        |                   |                | 2048               | **             | 5           | \$39,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$7,400        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 52%        |                   |                | LIFE               | **             | 5           | \$38,300       | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2025               | **             | 5           | \$59,500       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2025               | **             | 5           | \$9,500        | B             |
| Exposed Concrete  | 55%        |                   |                | LIFE               | **             | 5           | \$16,400       | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$17,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 231 - Q(TANDEM Q251-29)**  
**Asset # : 2629**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$32,600              | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Protector Rated @ 2000 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 80%               |                          |                       | 2020                      | \$107,300             | 5                  | \$500                 | B                    |
| Fused Disc Sw   | 20%               |                          |                       | 2040                      | * *                   | 5                  | \$100                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2020                      | \$170,300             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2036                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2019                      | \$152,400             | 5                  | \$3,100               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$143,500             | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2018                      | \$16,500              | 5                  | \$400                 | B                    |
| Locally Mounted   | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$400                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe.</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2028                      | * *                   | 10                 | \$126,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2015                      | \$11,700              | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 231 - Q(TANDEM Q251-29)**  
**Asset # : 2629**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$139,300             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$22,400              | 2040                      | * *                   | 4                  | \$6,900               | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 2%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pneumatic Controls Not Working</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$43,500              | B                    |
| Convactor/Radiator   | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$22,700              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling   | 5%                |                          |                       | 2020                      | \$37,000              | 2                  | \$400                 | B                    |
| Window/Wall Unit   | 60%               |                          |                       | 2018                      | \$197,600             | 1                  |                       | B                    |
| No Component   | 35%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$78,300              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 50%               |                          |                       | 2020                      | \$88,500              | 2                  | \$2,200               | B                    |
| Roof   | 50%               |                          |                       | 2020                      | \$63,700              | 2                  | \$2,200               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$37,300              | 2                  | \$2,100               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2028                      | * *                   | 1                  | \$8,700               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 237 - Q  
**Address** : 46-21 COLDEN STREET @GERANEUM AVE.  
**Borough** : QUEENS **Agency's Number** : Q237  
**Program / Asset #** : BOE0865.000 / 1488 **Yr Built/Renovated** : 1970 / 2004  
**Area Sq Ft** : 154,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 5147 **Lot** : 1 **BIN** : 4116436

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$138,400             | \$167,700             |
| Interior Architecture | \$52,700              | \$1,616,100           |
| Electrical            |                       | \$1,859,700           |
| Mechanical            |                       | \$98,200              |
| <b>Total</b>          | <b>\$191,100</b>      | <b>\$3,741,700</b>    |
| Priority A            | \$138,400             | \$167,700             |
| Priority B            |                       | \$1,957,900           |
| Priority C            | \$52,700              | \$1,616,100           |
| <b>Total</b>          | <b>\$191,100</b>      | <b>\$3,741,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,400        |                 |                 | \$8,200         |
| Interior Architecture | \$25,000        |                 |                 | \$20,000        |
| Electrical            | \$1,500         | \$600           | \$200           |                 |
| Mechanical            | \$28,600        | \$56,600        | \$35,400        | \$20,200        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$76,400</b> | <b>\$65,100</b> | <b>\$43,400</b> | <b>\$56,300</b> |
| Priority A            | \$13,400        |                 |                 | \$8,200         |
| Priority B            | \$38,000        | \$65,100        | \$43,400        | \$28,100        |
| Priority C            | \$25,000        |                 |                 | \$20,000        |
| <b>Total</b>          | <b>\$76,400</b> | <b>\$65,100</b> | <b>\$43,400</b> | <b>\$56,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 237 - Q

## Asset # : 1488

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 3%   | Now               | \$13,400       | LIFE    | **                 | 5           | \$10,400       | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 15%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$62,300       | A             |  |
| Slate Panels           | 7%   |                   |                | LIFE    | **                 | 5           | \$3,600        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%  |                   |                | 2042    | **                 | 5           | \$16,400       | A             |  |
| Steel                  | 5%   | Now               | \$50,400       | 2045    | **                 | 5           | \$5,400        | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 100%   |                   |                | LIFE    | **                 | 5           | \$105,400      | A             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Interior Face                                       |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Sections Of Parapet Are Covered With Tar         |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  | Now               | \$88,000       | 2025    | **                 |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooms 420, 424, And Library                         |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2033    | **                 | 10          | \$7,900        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$43,800       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2029    | **                 | 5           | \$10,000       | C             |  |
| Slate                  | 5%   |                   |                | LIFE    | **                 | 5           | \$10,600       | C             |  |
| Vinyl Tile             | 80%  |                   |                | 2020    | \$1,526,400        | 3           | \$80,100       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Units  |                   |                |         |                    |             |                |               |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%  | Now               | \$52,700       | LIFE    | **                 | 5           | \$11,100       | C             |  |
|                        | Vertical Cracks, Extent : Severe, Area Affected : 5%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair A   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 10%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 55%  |                   |                | LIFE    | **                 | 5           | \$45,900       | C             |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 25% 2033 \* \* 5 \$61,200 B

*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Library*

Exposed Concrete 55% LIFE \* \* 5 \$16,800 B

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Rooms 420, 424*

Exposed Struc: Steel 5% LIFE \* \* B

Plaster 15% LIFE \* \* 5 \$18,400 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2020 \$32,600 5 \$600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Protector Rated @ 3000 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw 100% 2020 \$134,100 5 \$600 B

## Raceway

Conduit 90% 2020 \$153,200 1 B

Conduit 10% 2040 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2036 \* \* 5 \$100 B

Fused Disc Sw 10% 2019 \$16,900 5 \$300 B

Molded Case Bkrs 80% 2019 \$135,500 5 \$2,700 B

Molded Case Bkrs 5% 2036 \* \* 5 \$200 B

## Wiring

Thermoplastic 90% 2020 \$161,500 1 B

Thermoplastic 10% 2040 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2018 \$33,000 5 \$800 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,900 B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Connected To Main Water Pipe*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 237 - Q

## Asset # : 1488

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

96%  
2020 \$1,157,600 10 \$117,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

HID 2% 2020 \$11,200 10 \$100 B  
Incandescent 2% 2020 \$24,100 2 \$100 B

Egress Lighting

Emergency, Service 40% 2020 \$8,900 1 B  
Exit, Service 60% 2020 \$13,300 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil No 6 100% 2040 \* \* 5 \$41,400 B

Conversion Equipment

Steam Boiler 100% 2025 \* \* 1 \$132,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 3 Units*

Distribution

Steam Piping/Pump 100% 2030 \* \* 4 \$9,900 B

Terminal Devices

Air Handler 20% 2025 \* \* 1 \$16,600 B  
Convactor/Radiator 80% 2033 \* \* 1 \$34,600 B

## Air Conditioning

Energy Source  
Electricity 100% 2036 \* \* 1 B

Conversion Equipment

Int Pkg Unit - Cooling 5% 2021 \$98,200 2 \$400 B  
Window/Wall Unit 5% 2015 \$15,700 1 B  
No Component 90% D

Heat Rejection

Remote Air Cond 5% 2025 \* \* 2 \$4,700 B  
No Component 95% D

## Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$74,600 B

Exhaust Fans

Interior 70% 2025 \* \* 2 \$2,900 B  
Roof 30% 2025 \* \* 2 \$1,200 B

## Plumbing

H/C Water Piping  
Galv Iron/Steel 100% 2025 \* \* 1 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

J. H. S. 237 - Q

Asset # : 1488

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2040               | * *            | 4           | \$13,300       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : All Floors                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Out Of Service                            |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 293 - BK  
**Address** : 1 BUTLER STREET @COURT ST.  
**Borough** : BROOKLYN **Agency's Number** : K293  
**Program / Asset #** : BOE0580.000 / 1267 **Yr Built/Renovated** : 1968 / 2000  
**Area Sq Ft** : 158,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 402 **Lot** : 1 **BIN** : 3006401

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$105,900             | \$692,600             |
| Interior Architecture | \$2,567,800           | \$301,300             |
| Electrical            | \$1,334,300           | \$681,400             |
| Mechanical            | \$451,900             | \$1,204,500           |
| <b>Total</b>          | <b>\$4,459,900</b>    | <b>\$2,879,900</b>    |
| Priority A            | \$105,900             | \$692,600             |
| Priority B            | \$1,871,500           | \$1,886,000           |
| Priority C            | \$2,482,500           | \$301,300             |
| <b>Total</b>          | <b>\$4,459,900</b>    | <b>\$2,879,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  | \$8,300         |                 |
| Interior Architecture | \$13,600        | \$30,100         |                 | \$22,300        |
| Electrical            | \$9,000         | \$36,100         |                 |                 |
| Mechanical            | \$20,000        | \$47,200         | \$31,200        | \$19,700        |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$113,500</b> | <b>\$39,500</b> | <b>\$42,100</b> |
| Priority A            |                 |                  | \$8,300         |                 |
| Priority B            | \$29,000        | \$113,500        | \$31,200        | \$19,700        |
| Priority C            | \$13,600        |                  |                 | \$22,300        |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$113,500</b> | <b>\$39,500</b> | <b>\$42,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 293 - BK

## Asset # : 1267

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        | Now               | \$51,000       | LIFE               | **             | 5           | \$79,000       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%<br>Location : Expansion Joint In Courtyard At Cafeteria  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$47,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$16,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$27,000       | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 50%        |                   |                | 2025               | **             | 10          | \$54,900       | A             |
| IRMA/Protected Membrane  | 50%        |                   |                | 2020               | \$511,200      | 10          | \$54,900       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$13,600       | 2029               | **             | 5           | \$3,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%<br>Location : Bathrooms   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Vinyl Tile   | 87%        | Now               | \$340,600      | 2015               | \$1,703,000    | 3           | \$67,000       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%<br>Location : Throughout<br>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%<br>Location : Throughout<br>Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9 X 9 Size Tiles |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$43,600       | 2035               | **             | 5           | \$9,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30%<br>Location : Gymnasium<br>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%<br>Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$252,500      | 5           | \$8,600        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$11,400       | C             |
| Plaster  | 57%        |                   |                | LIFE               | **             | 5           | \$48,900       | C             |
| SGFT/Glazed Masonry  | 30%        | Now               | \$395,400      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Gymnasium And Throughout  |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

J. H. S. 293 - BK

Asset # : 1267

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

30%

2025

\* \*

5

\$60,300

B

Exposed Concrete

55%

Now

\$85,200

LIFE

\* \*

5

\$17,300

B

*Exposed Reinforcement, Extent : Moderate, Area Affected : 2%**Location : Basement*

Plaster

15%

LIFE

\* \*

5

\$18,800

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2020

\$16,300

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

Fused Disc Sw

50%

2020

\$16,300

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$134,100

5

\$600

B

## Raceway

Conduit

100%

2020

\$170,300

1

B

## Panelboards

Molded Case Bkrs

10%

2028

\* \*

5

\$300

B

Molded Case Bkrs

90%

4+

\$45,700

2028

\* \*

5

\$1,500

B

*Other Observation, Extent : Moderate, Area Affected : 60%**Location : Throughout**Explanation : Additional Power And Ac Outlets Needed In All Classrooms*

## Wiring

Braided Cloth

5%

2-4

\$9,000

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 5%**Location : Basement*

Thermoplastic

90%

2020

\$161,500

1

B

Thermoplastic

5%

2040

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2018

\$16,500

5

\$400

B

Motor Control Center

50%

2018

\$215,600

5

\$1,800

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,900

B

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 293 - BK

## Asset # : 1267

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2015

\$1,113,500

10

\$113,300

B

*Obsolete Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## HID

5%

2015

\$28,600

10

\$200

B

## Incandescent

5%

2015

\$61,900

2

\$200

B

## Egress Lighting

## Emergency, Service

30%

2025

\* \*

1

B

## Emergency, Battery

20%

2025

\* \*

10

\$6,600

B

## Exit, Service

50%

2025

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2030

\* \*

5

\$42,500

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$228,500

2018

\$761,800

1

\$122,500

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : Tubes, Boiler Room*

## Distribution

## Steam Piping/Pump

100%

Now

\$54,600

2030

\* \*

4

\$6,800

B

*Other Observation, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Explanation : Vacuum Pump Is Broken*

## Terminal Devices

## Air Handler

20%

2015

\$168,700

1

\$17,000

B

## Convactor/Radiator

70%

2025

\* \*

1

\$31,100

B

## Fan Coil Unit/Heat

10%

2020

\$234,300

1

\$4,400

B

## Air Conditioning

## Energy Source

## Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

30%

2018

\$96,500

1

B

## No Component

70%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$76,500

B

## Exhaust Fans

## Interior

10%

2020

\$17,300

2

\$400

B

## Roof

90%

2020

\$112,000

2

\$3,800

B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2025

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 293 - BK

Asset # : 1267

| Mechanical                                   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                        | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                                     |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp                   | 100%       |                   |                | 2030               | * *            | 4           | \$20,400       | B             |
| Sanitary Piping Cast Iron                    | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron                 | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Submersible                     | 100%       | Now               | \$6,200        | 2015               | \$6,200        | 4           | \$1,300        | B             |
| Broken, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                       |            |                   |                |                    |                |             |                |               |
| Backflow Preventer Generic                   | 100%       |                   |                | 2020               | \$15,200       | 1           | \$8,500        | B             |
| Fixtures                                     |            |                   |                |                    |                |             |                |               |
| Generic                                      | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 303 - BK  
**Address** : 501 WEST AVENUE BTWN: SHORE PKWY S.  
**Borough** : BROOKLYN **Agency's Number** : K303  
**Program / Asset #** : BOE0586.000 / 1273 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 152,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4  
**Block** : 7250 **Lot** : 25 **BIN** : 3196292

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,000             | \$64,200              |
| Interior Architecture | \$956,100             | \$1,428,000           |
| Electrical            | \$254,900             | \$1,625,500           |
| Mechanical            | \$560,900             | \$2,779,200           |
| <b>Total</b>          | <b>\$1,896,900</b>    | <b>\$5,896,900</b>    |
| Priority A            | \$125,000             | \$64,200              |
| Priority B            | \$995,200             | \$4,469,900           |
| Priority C            | \$776,600             | \$1,362,700           |
| <b>Total</b>          | <b>\$1,896,900</b>    | <b>\$5,896,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$21,600         | \$28,100        |                 |                  |
| Interior Architecture | \$32,900         | \$24,200        | \$4,100         | \$29,000         |
| Electrical            | \$600            | \$1,200         | \$1,500         | \$45,300         |
| Mechanical            | \$66,600         | \$18,300        | \$33,900        | \$72,000         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$125,600</b> | <b>\$75,700</b> | <b>\$43,500</b> | <b>\$150,300</b> |
| Priority A            | \$21,600         | \$28,100        |                 |                  |
| Priority B            | \$101,400        | \$47,600        | \$39,400        | \$121,300        |
| Priority C            | \$2,600          |                 | \$4,100         | \$29,000         |
| <b>Total</b>          | <b>\$125,600</b> | <b>\$75,700</b> | <b>\$43,500</b> | <b>\$150,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 303 - BK

## Asset # : 1273

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 3%   |                   |                | LIFE               | **             | 5           | \$9,600        | A             |
| Masonry: Brick          | 81%  |                   |                | LIFE               | **             | 5           | \$55,300       | A             |
| Masonry: Brick          | 13%  |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
|                         | Efflorescence, Extent : Light, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                         | Location : Rear Facade                                       |                   |                |                    |                |             |                |               |
|                         | Staining/Discoloring, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Rear Facade                                       |                   |                |                    |                |             |                |               |
| Granite Panels          | 3%   | Now               | \$12,400       | LIFE               | **             | 5           | \$1,500        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout North Facade                           |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  | Now               | \$77,800       | 2047               | **             | 5           | \$8,100        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Steel                   | 5%   |                   |                | 2030               | **             | 5           | \$10,600       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%  |                   |                | LIFE               | **             | 5           | \$26,000       | A             |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 50%  |                   |                | 2035               | **             | 5-10        | \$39,000       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 40%  | Now               | \$9,100        | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Upper Roof                             |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 60%  | Now               | \$47,200       | 2027               | **             |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 2%  |                   |                |                    |                |             |                |               |
|                         | Location : Over Blower Stack                                 |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 303 - BK

## Asset # : 1273

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$30,300       | C             |
| Ceramic Tile  | 3%         | Now               | \$2,600        | 2031               | **             | 5           | \$3,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Toilet Rooms   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| Vinyl Tile  | 10%        | Now               | \$18,800       | 2027               | **             | 3           | \$7,400        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 5%             |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 70%        | Now               | \$263,600      | 2022               | \$1,318,200    | 3           | \$51,900       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$18,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$8,200        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$5,500        | C             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 54%        | Now               | \$272,300      | LIFE               | **             | 5           | \$44,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Classrooms Located Along North Elevation At All 4 Levels |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 35%        | Now               | \$221,900      | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Severe, Area Affected : 2%                |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        | Now               | \$11,700       | 2027               | **             | 5           | \$9,700        | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor, 3rd Floor, 4th Floor                          |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        |                   |                | 2035               | **             | 5           | \$48,300       | B             |
| Exposed Concrete  | 5%         | Now               | \$18,600       | LIFE               | **             | 5           | \$1,500        | B             |
| Water Penetration, Extent : Severe, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : Pump Room  |            |                   |                |                    |                |             |                |               |
| Fiber Board   | 5%         |                   |                | 2027               | **             |             |                | B             |
| Gypsum Board  | 3%         |                   |                | LIFE               | **             | 5           | \$7,300        | B             |
| Metal Panel   | 3%         |                   |                | LIFE               | **             | 5           | \$7,300        | B             |
| Plaster   | 54%        | Now               | \$179,400      | LIFE               | **             | 5           | \$65,300       | B             |
| Loose/Delam Surface, Extent : Severe, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Third Floor In 1964 Wing                                 |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 303 - BK

## Asset # : 1273

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$32,600           | 5           | \$600          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Service Size 1600 Amps                       |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$134,100          | 5           | \$600          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 100%       |                   |                | 2022    | \$170,300          | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 30%        |                   |                | 2021    | \$50,800           | 5           | \$900          | B             |  |
| Fused Disc Sw  | 10%        |                   |                | 2038    | * *                | 5           | \$300          | B             |  |
| Molded Case Bkrs   | 30%        |                   |                | 2030    | * *                | 5           | \$1,000        | B             |  |
| Molded Case Bkrs   | 30%        |                   |                | 2021    | \$50,800           | 5           | \$1,000        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 80%        | 2-4               | \$143,500      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2027    | * *                | 5           | \$800          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,800        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Water Main                                   |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 93%        |                   |                | 2022    | \$1,106,900        | 10          | \$112,600      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Lamps T-12                                   |            |                   |                |         |                    |             |                |               |  |
| HID  | 2%         |                   |                | 2022    | \$11,000           | 10          | \$100          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Gym   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Mercury Vapor                                |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 5%         |                   |                | 2017    | \$59,500           | 2           | \$200          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 50%        |                   |                | 2017    | \$10,900           | 1           |                | B             |  |
| Exit, Service  | 50%        |                   |                | 2017    | \$10,900           | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$51,900           | 10          | \$400          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Security System  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 95%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 5%         |                   |                | 2017    | \$21,500           | 1           | \$2,300        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 303 - BK

## Asset # : 1273

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

95%

2030

\* \*

1-3

\$3,800

D

Generic

5%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2032

\* \*

5

\$40,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2020

\$732,800

1

\$130,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

## Distribution

Steam Piping/Pump

100%

2022

\$1,051,100

4

\$9,800

B

## Terminal Devices

Air Handler

20%

2017

\$162,300

1

\$16,400

B

Convactor/Radiator

70%

Now

\$19,900

2020

\$995,300

1

\$26,900

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Fan Coil Unit/Heat

10%

2017

\$225,400

1

\$4,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2017

\$77,400

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

80%

LIFE

\* \*

2-5

\$58,900

B

No Component

20%

D

## Exhaust Fans

Interior

20%

Now

\$3,300

2017

\$33,300

2

\$700

B

*Not in Service, Extent : Severe, Area Affected : 10%**Location : Fan Room*

Roof

80%

Now

\$19,200

2017

\$95,800

2

\$2,600

B

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Roof*

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 303 - BK

## Asset # : 1273

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$13,100       | B             |
| Sanitary Piping Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron   | 100%       | Now               | \$4,200        | LIFE               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 2%                          |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s) Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s) Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Another Electric Ejector Is Needed, There Is Only One Unit |            |                   |                |                    |                |             |                |               |
| Fixtures Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : 1st : 3rd Floor   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 324 - BK  
**Address** : 800 GATES AVENUE @ STUYVESANT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K324  
**Program / Asset #** : BOE0600.000 / 2612 **Yr Built/Renovated** : 1977 / 2011  
**Area Sq Ft** : 171,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1636 **Lot** : 1 **BIN** : 3044657

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$132,600             | \$144,300             |
| Interior Architecture | \$1,095,500           | \$300,600             |
| Electrical            |                       | \$1,240,300           |
| Mechanical            | \$267,000             | \$1,071,000           |
| <b>Total</b>          | <b>\$1,495,100</b>    | <b>\$2,756,200</b>    |
| Priority A            | \$132,600             | \$144,300             |
| Priority B            | \$368,900             | \$2,512,300           |
| Priority C            | \$993,600             | \$99,600              |
| <b>Total</b>          | <b>\$1,495,100</b>    | <b>\$2,756,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,900         |                 |                 |                 |
| Interior Architecture | \$153,300        |                 |                 | \$26,400        |
| Electrical            | \$5,800          | \$2,900         | \$3,500         | \$5,100         |
| Mechanical            | \$70,200         | \$31,700        | \$49,100        | \$38,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$251,200</b> | <b>\$38,500</b> | <b>\$56,600</b> | <b>\$74,100</b> |
| Priority A            | \$17,900         |                 |                 |                 |
| Priority B            | \$149,300        | \$38,500        | \$56,600        | \$47,700        |
| Priority C            | \$84,000         |                 |                 | \$26,400        |
| <b>Total</b>          | <b>\$251,200</b> | <b>\$38,500</b> | <b>\$56,600</b> | <b>\$74,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 324 - BK

## Asset # : 2612

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$146,000      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2043    | * *                | 5-10        | \$26,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%  |                   |                | 2048    | * *                | 5           | \$18,200       | A             |  |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Louvers          | 5%   |                   |                | 2032    | * *                | 10          | \$6,000        | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5-10        | \$16,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 45%  |                   |                | LIFE    | * *                | 5-10        | \$34,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 45%  |                   |                | LIFE    | * *                | 5-10        | \$34,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | * *                | 5           | \$7,100        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 75%  |                   |                | 2033    | * *                | 10          | \$71,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 10%  | 2-4               | \$2,600        | 2043    | * *                |             |                | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 2%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 15%  |                   |                | 2033    | * *                | 10          | \$14,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 324 - BK

## Asset # : 2612

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |           | LIFE | ** | 5 | \$97,200 | C |
| Ceramic Tile           | 5%  |     |           | 2032 | ** | 5 | \$11,100 | C |
| Panel/Paver: Cer/Brk   | 5%  |     |           | 2039 | ** | 5 | \$25,000 | C |
| Vinyl Tile             | 75% | Now | \$158,900 | 2028 | ** | 3 | \$62,500 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

|      |    |     |          |      |    |   |          |   |
|------|----|-----|----------|------|----|---|----------|---|
| Wood | 5% | Now | \$23,600 | 2051 | ** | 5 | \$10,400 | C |
|------|----|-----|----------|------|----|---|----------|---|

*Deteriorated Finish, Extent : Light, Area Affected : 20%**Location : Throughout*

## Interior Walls

|                       |     |     |           |      |    |   |          |   |
|-----------------------|-----|-----|-----------|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |     |           | LIFE | ** | 5 | \$24,700 | C |
| Folding Partition     | 3%  | Now | \$482,500 | 2048 | ** | 5 | \$11,600 | C |

*Unit Inoperable, Extent : Severe, Area Affected : 100%**Location : Throughout*

|                    |     |     |           |      |    |   |         |   |
|--------------------|-----|-----|-----------|------|----|---|---------|---|
| Glass: Single Pane | 2%  |     |           | LIFE | ** | 5 | \$9,300 | C |
| Masonry: Brick     | 10% | Now | \$210,000 | LIFE | ** |   |         | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

|                     |     |  |  |      |    |      |           |   |
|---------------------|-----|--|--|------|----|------|-----------|---|
| Plaster             | 55% |  |  | LIFE | ** | 5-10 | \$144,500 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10   | \$30,900  | C |

## Ceilings

|                      |     |  |  |      |          |      |           |   |
|----------------------|-----|--|--|------|----------|------|-----------|---|
| AcousTileConcealSpLn | 75% |  |  | 2036 | **       | 5    | \$203,900 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       | 10   | \$21,800  | B |
| Fiber Board          | 5%  |  |  | 2023 | \$99,000 |      |           | B |
| Gypsum Board         | 5%  |  |  | LIFE | **       | 5-10 | \$37,400  | B |
| Plaster              | 10% |  |  | LIFE | **       | 5-10 | \$37,400  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$178,900 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 25% |  |  | 2031 | **        | 5 | \$900   | B |
| Molded Case Bkrs | 75% |  |  | 2022 | \$144,000 | 5 | \$2,800 | B |

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2023               | \$181,600      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Motor Control Center                                       | 60%        |                   |                | 2028               | * *            | 5           | \$2,300        | B             |
| Motor Control Center                                       | 10%        |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$4,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$133,500      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2018               | \$12,400       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$58,400       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2023               | \$48,300       | 1           | \$5,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$495,700      | 1-3         | \$26,700       | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2043               | * *            | 5           | \$46,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : In Process Of Upgrade To #2 Oil              |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 324 - BK

## Asset # : 2612

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2028               | * *            | 1           | \$147,300      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 3 Boilers - In Process Of Upgrade, School Is Running On Temporary Mobile Boilers |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2033               | * *            | 4           | \$7,300        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout  |                   |                |                    |                |             |                |               |
|                             | Explanation : In Process Of Upgrade  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%  |                   |                | 2023               | \$273,900      | 1           | \$27,600       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout  |                   |                |                    |                |             |                |               |
|                             | Explanation : In Process Of Upgrade  |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 70%  |                   |                | 2028               | * *            | 1           | \$33,700       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 35%  | Now               | \$4,000        | 2023               | \$201,200      | 1           | \$21,700       | B             |
|                             | Broken, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                             | Location : One Chiller Needs Repair  |                   |                |                    |                |             |                |               |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Chillers, Basement  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Chiller Room Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 30%  |                   |                | 2018               | \$104,500      | 1           |                | B             |
| No Component                | 35%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 35%  |                   |                | 2033               | * *            | 4           | \$2,600        | B             |
| No Component                | 65%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 35%  |                   |                | 2023               | \$304,900      | 1           | \$32,200       | B             |
| No Component                | 65%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 35%  | 0-2               | \$230,200      | 2033               | * *            | 2           | \$29,000       | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                             | Location : Lower Roof Top  |                   |                |                    |                |             |                |               |
| No Component                | 65%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$131,100      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

J. H. S. 324 - BK

Asset # : 2612

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |  |                |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|                    | Interior   | 80%            |                   |                    | 2023    | \$149,800      | 2           | \$3,700        | B             |
|                    | Roof   | 20%            |                   |                    | 2023    | \$26,900       | 2           | \$900          | B             |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel  | 100%           |                   |                    | 2028    | * *            | 1           |                | B             |
|                    | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping   | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%        |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : In Process Of Replacing The Sump Pump System     |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                    | Electric   | 100%           |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%        |                |                   |                    |         |                |             |                |               |
|                    | Location : B-4   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 1 Unit   |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Standpipe  |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           | Now               | \$30,200           | 2043    | * *            | 1-5         | \$52,800       | B             |
|                    | No Backflow Preventer, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Main Service Line                                   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                    | No Component   | 85%            |                   |                    |         |                |             |                | D             |
|                    | Generic  | 15%            |                   |                    | 2033    | * *            | 1-2         | \$6,300        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J. H. S. 80 - BX P. S. 280 - BX  
**Address** : 149 EAST MOSHOLU PKWY NORTH @STEUBEN AVE.  
**Borough** : BRONX **Agency's Number** : X080  
**Program / Asset #** : BOE0221.000 / 450 **Yr Built/Renovated** : 1925 / 2011  
**Area Sq Ft** : 110,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3336 **Lot** : 35 **BIN** : 2018046

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,285,500           | \$236,300             |
| Interior Architecture | \$1,410,000           | \$437,600             |
| Electrical            |                       | \$539,300             |
| Mechanical            | \$59,000              | \$328,600             |
| <b>Total</b>          | <b>\$2,754,500</b>    | <b>\$1,541,700</b>    |
| Priority A            | \$1,285,500           | \$236,300             |
| Priority B            | \$459,600             | \$867,800             |
| Priority C            | \$1,009,400           | \$437,600             |
| <b>Total</b>          | <b>\$2,754,500</b>    | <b>\$1,541,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,800         |                 | \$27,600        |                 |
| Interior Architecture | \$95,100         | \$1,700         | \$11,700        | \$11,300        |
| Electrical            | \$20,800         | \$2,500         | \$3,200         | \$3,300         |
| Mechanical            | \$52,700         | \$13,800        | \$20,400        | \$13,100        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$190,300</b> | <b>\$23,000</b> | <b>\$67,800</b> | <b>\$32,600</b> |
| Priority A            | \$16,800         |                 | \$27,600        |                 |
| Priority B            | \$87,200         | \$21,200        | \$28,500        | \$21,300        |
| Priority C            | \$86,400         | \$1,700         | \$11,700        | \$11,300        |
| <b>Total</b>          | <b>\$190,300</b> | <b>\$23,000</b> | <b>\$67,800</b> | <b>\$32,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 80 - BX P. S. 280 - BX**  
**Asset # : 450**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | **                 | 5           | \$86,000       | A             |  |
| Masonry: Brick         | 90%   | Now               | \$520,200      | LIFE    | **                 | 5           | \$154,800      | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$12,900       | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   | Now               | \$667,200      | 2039    | **                 | 5           | \$23,100       | A             |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Louvers          | 5%  |                   |                | 2032    | **                 | 10          | \$15,200       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 75%   |                   |                | LIFE    | **                 | 5-10        | \$64,600       | A             |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5-10        | \$7,700        | A             |  |
| Metal Rail             | 20%   |                   |                | 2036    | **                 | 5-10        | \$45,500       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 80%   |                   |                | 2028    | **                 | 10          | \$38,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Junior High School 80                              |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane    | 20%   | Now               | \$3,400        | 2023    | \$34,200           |             |                | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**J. H. S. 80 - BX P. S. 280 - BX**  
**Asset # : 450**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$30,300              | C                    |
| Ceramic Tile  | 5%                | Now                      | \$46,000              | 2026                      | **                    | 5                  | \$3,500               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Quarry Tile   | 5%                |                          |                       | 2036                      | **                    | 5                  | \$10,400              | C                    |
| Terrazzo  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$10,800              | C                    |
| Vinyl Tile  | 35%               | 0-2                      | \$462,200             | 2033                      | **                    | 3                  | \$18,200              | C                    |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium, 3rd Floor, 4th Floor</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium, 3rd Floor, 4th Floor</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 30%               | Now                      | \$79,200              | 2023                      | \$396,200             | 3                  | \$15,600              | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout 9x9 Tiles</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 10%               |                          |                       | 2033                      | **                    | 3                  | \$5,200               | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood  | 5%                |                          |                       | 2051                      | **                    | 5                  | \$13,000              | C                    |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                | Now                      | \$168,700             | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                | Now                      | \$30,500              | 2026                      | **                    | 5                  | \$2,600               | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 10%               |                          |                       | LIFE                      | **                    | 10                 | \$5,200               | C                    |
| Marble Panels   | 2%                | Now                      | \$30,200              | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 80%               | Now                      | \$253,200             | LIFE                      | **                    | 5                  | \$41,400              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 20%               |                          |                       | 2028                      | **                    | 5                  | \$27,700              | B                    |
| Exposed Concrete  | 75%               | Now                      | \$400,600             | LIFE                      | **                    | 5                  | \$16,200              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Metal Panel   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$17,300              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 80 - BX P. S. 280 - BX

## Asset # : 450

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$16,300       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2023               | \$95,400       | 5           | \$300          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2043               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2039               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs   | 55%        |                   |                | 2022               | \$74,500       | 5           | \$1,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2023               | \$122,700      | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2021               | \$19,800       | 5           | \$400          | B             |
| Locally Mounted  | 30%        | 2-4               | \$9,900        | 2043               | * *            | 5           | \$100          | B             |
| Aged Component, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Motor Control Center                                       | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2028               | * *            | 10          | \$79,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$11,600       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$25,000       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## J. H. S. 80 - BX P. S. 280 - BX

## Asset # : 450

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Battery

20%

2028

\* \*

10

\$4,500

B

Emergency, Battery

30%

2018

\$11,500

10

\$6,700

B

Exit, Service

20%

2028

\* \*

1

B

Exit, Service

30%

2018

\$4,600

1

B

## Exterior Lighting

HID

100%

2018

\$37,600

10

\$300

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$10,100

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2028

\* \*

1-3

\$16,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 2

80%

2033

\* \*

5

\$22,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 10,000 Gal And One Tank Of 8,000 Gal*

Natural Gas

20%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Supplies Gas Furnaces In A C Units*

## Conversion Equipment

Furnace

20%

2028

\* \*

1

\$9,200

B

Steam Boiler

80%

2028

\* \*

1

\$73,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

80%

Now

\$59,000

2033

\* \*

4

\$3,700

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

No Component

20%

D

## Terminal Devices

Air Handler

8%

2023

\$45,500

1

\$4,600

B

Convactor/Radiator

60%

2028

\* \*

1

\$18,000

B

Fan Coil Unit/Heat

12%

2023

\$189,700

1

\$3,600

B

No Component

20%

D

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 80 - BX P. S. 280 - BX

## Asset # : 450

| Mechanical         |                                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |  |                   |                |                    |                |             |                |               |
|                    | Energy Source                  |  |                   |                |                    |                |             |                |               |
|                    | Electricity                    | 100%   |                   |                | 2039               | **             | 1           |                | B             |
|                    | Conversion Equipment           |  |                   |                |                    |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 20%  | Now               | \$2,800        | 2028               | **             | 2           | \$900          | B             |
|                    |                                | Malfunctioning, Extent : Moderate, Area Affected : 5%<br>Location : Building Information Management Control System Malfunction<br>R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : A C Units - Roof<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 8 Units Providing Forced Hot And Cold Air |                   |                |                    |                |             |                |               |
|                    | Window/Wall Unit               | 5%   |                   |                | 2018               | \$10,900       | 1           |                | B             |
|                    | No Component                   | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation        |                                |  |                   |                |                    |                |             |                |               |
|                    | Distribution                   |  |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%   |                   |                | LIFE               | **             | 2-5         | \$81,700       | B             |
|                    | Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
|                    | Interior                       | 80%  |                   |                | 2023               | \$93,400       | 2           | \$2,300        | B             |
|                    | Roof                           | 20%  | Now               | \$300          | 2023               | \$16,800       | 2           | \$500          | B             |
|                    |                                | Broken, Extent : Moderate, Area Affected : 5%<br>Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing           |                                |  |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping               |  |                   |                |                    |                |             |                |               |
|                    | Brass/Copper                   | 80%  |                   |                | 2043               | **             | 1           |                | B             |
|                    | Galv Iron/Steel                | 20%  |                   |                | 2028               | **             | 1           |                | B             |
|                    | Water Heater                   |  |                   |                |                    |                |             |                |               |
|                    | Gas Fired                      | 100%   |                   |                | 2018               | \$24,600       | 2           | \$1,400        | B             |
|                    | Sanitary Piping                |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                    | Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                      | 100%   | Now               | \$7,400        | LIFE               | **             | 1           |                | B             |
|                    |                                | Leak Evident, Extent : Light, Area Affected : 2%<br>Location : Basement  |                   |                |                    |                |             |                |               |
|                    | Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
|                    | Rigid Piping                   | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |  |                   |                |                    |                |             |                |               |
|                    | Generic                        | 100%   | Now               | \$200          | 2023               | \$10,200       | 1           | \$5,100        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 5%<br>Location : Basement<br>Explanation : One Of The Backflow Preventers Needs To Be Serviced  |                   |                |                    |                |             |                |               |
|                    | Fixtures                       |  |                   |                |                    |                |             |                |               |
|                    | Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                                |  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## J. H. S. 80 - BX P. S. 280 - BX

## Asset # : 450

| Mechanical                   |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |   |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 20%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : First : 3rd Floor</i>                           |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : One Unit</i>                                 |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |   |                   |                |                    |                |             |                |               |
| No Component                 | 80%   |                   |                |                    |                |             |                | D             |
| Generic                      | 20%   |                   |                | 2043               | * *            | 1-5         | \$9,300        | B             |
| Sprinkler                    |   |                   |                |                    |                |             |                |               |
| No Component                 | 75%   |                   |                |                    |                |             |                | D             |
| Generic                      | 25%   |                   |                | 2033               | * *            | 1-2         | \$6,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : J.K. ONASSIS FOR INT. CAREERS  
**Address** : 120 W.46 STREET  
**Borough** : MANHATTAN **Agency's Number** : M529  
**Program / Asset #** : BOE0132.000 / 4432 **Yr Built/Renovated** : 1893 / 1992  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 998 **Lot** : 41 **BIN** : 1069583

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$137,800             | \$44,100              |
| Interior Architecture | \$245,200             | \$453,700             |
| Mechanical            | \$74,600              | \$171,100             |
| <b>Total</b>          | <b>\$457,500</b>      | <b>\$668,900</b>      |
| Priority A            | \$137,800             | \$44,100              |
| Priority B            | \$74,600              | \$171,100             |
| Priority C            | \$245,200             | \$453,700             |
| <b>Total</b>          | <b>\$457,500</b>      | <b>\$668,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,700         |                 | \$6,900         | \$16,600        |
| Interior Architecture | \$16,100        | \$22,300        | \$1,500         | \$7,400         |
| Electrical            | \$6,000         | \$7,500         | \$7,400         | \$6,200         |
| Mechanical            | \$10,400        | \$9,600         | \$20,400        | \$8,900         |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$47,000</b> | <b>\$44,300</b> | <b>\$41,100</b> | <b>\$44,000</b> |
| Priority A            | \$9,700         |                 | \$6,900         | \$16,600        |
| Priority B            | \$32,100        | \$29,500        | \$32,700        | \$20,000        |
| Priority C            | \$5,300         | \$14,900        | \$1,500         | \$7,400         |
| <b>Total</b>          | <b>\$47,000</b> | <b>\$44,300</b> | <b>\$41,100</b> | <b>\$44,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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**DEPARTMENT OF EDUCATION - 040**  
**J.K. ONASSIS FOR INT. CAREERS**  
**Asset # : 4432**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2066    | **                 | 10          | \$6,900        | A             |  |
| Masonry: Brick  | 70%        |                   |                | LIFE    | **                 | 5           | \$41,100       | A             |  |
| Masonry: Brick  | 5%         | Now               | \$4,900        | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Northwest Corner Of Courtyard                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Northwest Corner Of Courtyard                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brownstone   | 20%        |                   |                | LIFE    | **                 | 5           | \$8,800        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        | Now               | \$137,800      | 2038    | **                 | 5           | \$7,200        | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         | Now               | \$4,700        | 2038    | **                 | 5           | \$3,800        | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2057    | **                 | 5           | \$700          | A             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 5           | \$300          | A             |  |
| No Component  | 85%        |                   |                |         |                    |             |                | D             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 35%        |                   |                | 2050    | **                 | 10          | \$21,900       | A             |  |
| Single Ply Membrane   | 65%        |                   |                | 2027    | **                 | 10          | \$16,300       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Carpet  | 5%         | 0-2               | \$5,300        | 2021    | \$17,600           | 3           | \$4,500        | C             |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 33% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | **                 | 5           | \$3,000        | C             |  |
| Vinyl Tile  | 80%        | Now               | \$136,100      | 2022    | \$453,700          | 3           | \$17,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2050    | **                 | 5           | \$11,200       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 25%        |                   |                | 2035    | **                 | 5           | \$18,600       | C             |  |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Gypsum Board  | 20%        |                   |                | LIFE    | **                 | 5           | \$8,900        | C             |  |
| Plaster   | 40%        | Now               | \$109,100      | LIFE    | **                 | 5           | \$8,900        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J.K. ONASSIS FOR INT. CAREERS**  
**Asset # : 4432**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |     |   |          |   |
|----------------------|-----|-----|---------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 20% |     |         | 2035 | * * | 5 | \$14,900 | B |
| AcousTileConcealSpLn | 5%  | Now | \$1,100 | 2035 | * * | 5 | \$1,900  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Room B1c*

*Water Penetration, Extent : Severe, Area Affected : 15%*

*Location : Room B1c*

|              |     |  |  |      |     |   |          |   |
|--------------|-----|--|--|------|-----|---|----------|---|
| Gypsum Board | 15% |  |  | LIFE | * * | 5 | \$11,200 | B |
|--------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Kitchen Gymnasium Locker Rooms*

|             |     |     |         |      |     |   |          |   |
|-------------|-----|-----|---------|------|-----|---|----------|---|
| Metal Panel | 20% | 0-2 | \$9,700 | LIFE | * * | 5 | \$14,900 | B |
|-------------|-----|-----|---------|------|-----|---|----------|---|

*Corrosion/Rusting, Extent : Light, Area Affected : 10%*

*Location : Throughout*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 40% |  |  | LIFE | * * | 5 | \$14,900 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2042 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2038 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2038 | * * | 5 | \$1,100 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | * * | 5 | \$300 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$700 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2035 | * * | 1 | \$13,600 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2031 | * * | 1 | \$17,100 | B |
|--------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Generator Room*

*Explanation : One 180 Kw*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J.K. ONASSIS FOR INT. CAREERS**  
**Asset # : 4432**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$1,600               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2050                      | * *                   | 5                  | \$1,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 275 Gallons</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 92%               |                          |                       | 2030                      | * *                   | 10                 | \$33,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 92%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 2%                |                          |                       | 2030                      | * *                   | 10                 | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-5 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2022                      | \$5,000               | 10                 |                       | B                    |
| Incandescent  | 3%                |                          |                       | 2022                      | \$10,800              | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 98%               |                          |                       | 2022                      | \$18,100              | 10                 | \$100                 | B                    |
| Incandescent  | 2%                |                          |                       | 2022                      | \$800                 | 2                  |                       | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 25%               |                          |                       | 2027                      | * *                   | 1                  | \$4,100               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2027                      | * *                   | 1-3                | \$27,300              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam                | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger               | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$19,700              | B                    |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump          | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,900               | B                    |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 70%               |                          |                       | 2022                      | \$171,100             | 1                  | \$17,200              | B                    |
| Convactor/Radiator           | 30%               |                          |                       | 2035                      | * *                   | 1                  | \$3,900               | B                    |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J.K. ONASSIS FOR INT. CAREERS**  
**Asset # : 4432**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>      |                   |                          |  |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |  |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |  | 2044                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |  |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller  | 20%               |                          |  | 2027                      | * *                   | 1                  | \$3,700               | B                    |
|                              |                   |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 80%               |                          |  | 2017                      | \$74,600              | 1                  |                       | B                    |
| Distribution                 |                   |                          |  |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump        | 100%              |                          |  | 2032                      | * *                   | 4                  | \$2,000               | B                    |
| Terminal Devices             |                   |                          |  |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht          | 100%              |                          |  | 2027                      | * *                   | 1                  | \$24,600              | B                    |
| <b>Ventilation</b>           |                   |                          |  |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |  |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |  | LIFE                      | * *                   | 2-5                | \$22,200              | B                    |
| Exhaust Fans                 |                   |                          |  |                           |                       |                    |                       |                      |
| Interior                     | 20%               |                          |  | 2027                      | * *                   | 2                  | \$200                 | B                    |
| Roof                         | 80%               |                          |  | 2027                      | * *                   | 2                  | \$1,000               | B                    |
| <b>Plumbing</b>              |                   |                          |  |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |  |                           |                       |                    |                       |                      |
| Brass/Copper                 | 100%              |                          |  | 2042                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |                   |                          |  |                           |                       |                    |                       |                      |
| HTHW/HW                      | 100%              |                          |  | 2048                      | * *                   |                    |                       | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 2 Instantaneous Units</i>                     |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |  |                           |                       |                    |                       |                      |
| Submersible                  | 100%              |                          |  | 2016                      | \$6,200               | 4                  | \$1,300               | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Duplex Unit</i>                               |                           |                       |                    |                       |                      |
| Sewage Ejector(s)            |                   |                          |  |                           |                       |                    |                       |                      |
| Electric                     | 100%              |                          |  | 2027                      | * *                   | 4                  | \$2,000               | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : Duplex Unit</i>                               |                           |                       |                    |                       |                      |
| Backflow Preventer           |                   |                          |  |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |  | 2030                      | * *                   | 1                  | \$2,500               | B                    |
| Fixtures                     |                   |                          |  |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |  |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |                   |                          |  |                           |                       |                    |                       |                      |
| Elevators                    |                   |                          |  |                           |                       |                    |                       |                      |
| Geared Traction              | 100%              |                          |  | LIFE                      | * *                   |                    |                       | C                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**J.K. ONASSIS FOR INT. CAREERS**  
**Asset # : 4432**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2042    | * *            | 1-2         | \$11,200       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2031    | * *            | 1           | \$7,400        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMAICA HIGH SCHOOL - Q  
**Address** : 167-01 GOTHIC DR.  
**Borough** : QUEENS **Agency's Number** : Q470  
**Program / Asset #** : BOE0883.000 / 1475 **Yr Built/Renovated** : 1927 / 2000  
**Area Sq Ft** : 255,150 **Project Type** : EDUCATION  
**Date of Survey** : 24-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 9858 **Lot** : 100 **BIN** : 4448806

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$433,100             | \$620,200             |
| Interior Architecture | \$1,214,000           | \$430,500             |
| Electrical            | \$302,600             | \$2,489,900           |
| Mechanical            | \$2,055,900           | \$2,887,400           |
| <b>Total</b>          | <b>\$4,005,700</b>    | <b>\$6,428,000</b>    |
| Priority A            | \$433,100             | \$620,200             |
| Priority B            | \$2,533,900           | \$5,482,900           |
| Priority C            | \$1,038,600           | \$324,900             |
| <b>Total</b>          | <b>\$4,005,700</b>    | <b>\$6,428,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$19,000         | \$19,800        |
| Interior Architecture | \$98,700         |                 | \$15,400         | \$7,700         |
| Electrical            | \$2,100          | \$500           | \$18,100         | \$1,000         |
| Mechanical            | \$30,800         | \$40,900        | \$88,300         | \$36,500        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$139,600</b> | <b>\$49,300</b> | <b>\$148,600</b> | <b>\$72,800</b> |
| Priority A            |                  |                 | \$19,000         | \$19,800        |
| Priority B            | \$40,800         | \$49,300        | \$114,200        | \$45,400        |
| Priority C            | \$98,700         |                 | \$15,400         | \$7,700         |
| <b>Total</b>          | <b>\$139,600</b> | <b>\$49,300</b> | <b>\$148,600</b> | <b>\$72,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q**  
**Asset # : 1475**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                    | 10%        |                   |                | LIFE               | **             | 5           | \$91,100       | A             |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$75,800       | A             |
| Pre-Cast Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$94,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 80%        |                   |                | 2037               | **             | 5           | \$39,500       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Steel   | 15%        | Now               | \$433,100      | 2046               | **             | 5           | \$46,300       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                           |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Severe, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                           |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                           |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                    | 70%        |                   |                | LIFE               | **             | 5           | \$58,500       | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 15%        |                   |                | 2026               | **             | 10          | \$19,000       | A             |
| Copper/Terne  | 80%        |                   |                | 2049               | **             | 10          | \$253,700      | A             |
| Skylight, Metal/Glass                                     | 5%         |                   |                | 2041               | **             | 10          | \$21,100       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q**  
**Asset # : 1475**

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Asphalt Macadam        | 3%   | Now               | \$116,100      | 2041    | **                 | 5           | \$2,300        | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair Landings                                    |                   |                |         |                    |             |                |               |  |
|                        | Wrinkling, Extent : Moderate, Area Affected : 50%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair Landings Throughout                         |                   |                |         |                    |             |                |               |  |
| Carpet                 | 5%   | Now               | \$91,000       | 2023    | \$91,000           | 3           | \$23,100       | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Library And Offices                               |                   |                |         |                    |             |                |               |  |
|                        | Wrinkling, Extent : Moderate, Area Affected : 25%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Library And Offices                               |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%  |                   |                | LIFE    | **                 | 5           | \$134,600      | C             |  |
| Ceramic Tile           | 10%  | Now               | \$68,200       | 2024    | **                 | 5           | \$15,400       | C             |  |
|                        | Loose Units, Extent : Moderate, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool Area   |                   |                |         |                    |             |                |               |  |
|                        | Patching Evident, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool Area   |                   |                |         |                    |             |                |               |  |
| Marble Panels          | 7%   | 0-2               | \$388,400      | LIFE    | **                 | 5           | \$16,200       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : First Floor Corridor And Entrances                |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%          |                   |                |         |                    |             |                |               |  |
|                        | Location : First Floor Corridor And Entrances                |                   |                |         |                    |             |                |               |  |
| Sheet Vinyl/Rubber     | 5%   |                   |                | 2031    | **                 | 5           | \$23,100       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Recent Replacement Evident                     |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  |                   |                | 2016    | \$293,300          | 3           | \$11,500       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : 4th Floor   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Units                                      |                   |                |         |                    |             |                |               |  |
| Wood                   | 40%  |                   |                | 2036    | **                 | 5           | \$230,800      | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2024    | **                 | 5           | \$15,600       | C             |  |
| Masonry: Brick         | 10%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 10%  | Now               | \$57,200       | LIFE    | **                 | 5           | \$9,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 20%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool Filtering Equipment Room                     |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridor(s) Stairs #12,#13,#14 and #15 Throughout |                   |                |         |                    |             |                |               |  |
| Plaster                | 70%  |                   |                | LIFE    | **                 | 5           | \$65,500       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## JAMAICA HIGH SCHOOL - Q

Asset # : 1475

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

35%

0-2

\$175,400

LIFE

\* \*

5

\$14,200

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Steel Beams In Pool Filtering System Room**Exposed Reinforcement, Extent : Severe, Area Affected : 20%**Location : Steel Beams In Pool Filtering System Room*

Plaster

65%

LIFE

\* \*

5

\$105,600

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2021

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 4000 Amperes*

Fused Disc Sw

50%

2047

\* \*

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1200 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

80%

2021

\$238,400

5

\$800

B

Fused Disc Sw

20%

2047

\* \*

5

\$200

B

## Raceway

Conduit

90%

2021

\$357,700

1

B

Conduit

10%

2047

\* \*

1

B

## Panelboards

Fused Disc Sw

20%

2020

\$72,300

5

\$1,000

B

Molded Case Bkrs

55%

2029

\* \*

5

\$3,100

B

Molded Case Bkrs

25%

2037

\* \*

5

\$1,400

B

## Wiring

Braided Cloth

75%

2-4

\$302,600

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

25%

2031

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2019

\$52,800

5

\$1,100

B

Locally Mounted

20%

2026

\* \*

5

\$300

B

## Ground

## Grounding Devices

Not Accessible

100%

D

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q**  
**Asset # : 1475**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2021               | \$1,575,800    | 10          | \$160,300      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-12                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 13%  |                   |                | 2029               | * *            | 10          | \$24,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2016               | \$17,200       | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Exterior, Gym                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : Metal Halide                                 |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2021               | \$17,100       | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$17,100       | 1           |                | B             |

| <b>Mechanical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%  |                          |                       | 2031                      | **                    | 5                  | \$63,700              | B                    |
| Conversion Equipment         |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%  |                          |                       | 2026                      | **                    | 1                  | \$203,900             | B                    |
|                              | Other Observation, Extent : Light, Area Affected : 100%                   |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Basement   |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : There Are 4 Boilers But 2 Are Coal Fired And Not In Service |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%  |                          |                       | 2021                      | \$1,637,200           | 4                  | \$10,200              | B                    |
| Terminal Devices             |   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 25%   |                          |                       | 2016                      | \$316,100             | 1                  | \$31,800              | B                    |
| Convactor/Radiator           | 50%   |                          |                       | 2019                      | \$1,107,400           | 1                  | \$33,300              | B                    |
| Fan Coil Unit/Heat           | 25%   |                          |                       | 2016                      | \$877,700             | 1                  | \$16,600              | B                    |
| <b>Air Conditioning</b>      |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%  |                          |                       | 2037                      | **                    | 1                  |                       | B                    |
| Conversion Equipment         |   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 2%  |                          |                       | 2016                      | \$9,600               | 1                  |                       | B                    |
| No Component                 | 98%   |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%  | Now                      | \$202,400             | LIFE                      | **                    | 2-5                | \$114,700             | B                    |
|                              | Corroded, Extent : Moderate, Area Affected : 20%                          |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout   |                          |                       |                           |                       |                    |                       |                      |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q**  
**Asset # : 1475**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2016                      | \$207,400             | 2                  | \$5,100               | B                    |
| Roof  | 20%               |                          |                       | 2021                      | \$37,300              | 2                  | \$1,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2034                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2019                      | \$54,600              | 2                  | \$3,100               | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$30,600              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
| Pool Filter/Treatment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand  | 100%              | Now                      | \$452,400             | 2041                      | * *                   | 4                  |                       | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool Area, Basement</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2021                      | \$22,700              | 1                  | \$12,700              | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Of 2 Elevators Is Out Of Order</i>           |                   |                          |                       |                           |                       |                    |                       |                      |

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Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

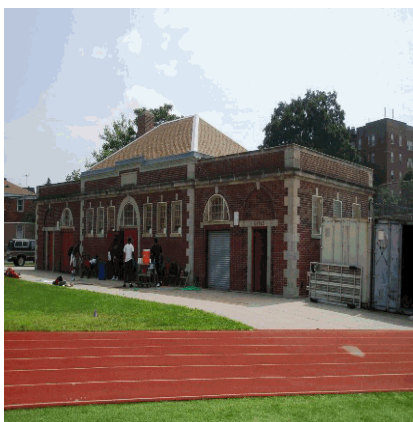
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMAICA HIGH SCHOOL - Q FIELD HOUSE  
**Address** : 167-01 GOTHIC DR. @168TH STREET  
**Borough** : QUEENS **Agency's Number** : Q470  
**Program / Asset #** : BOE0883.010 / 14433 **Yr Built/Renovated** : 1927 / 2000  
**Area Sq Ft** : 9,100 **Project Type** : EDUCATION  
**Date of Survey** : 24-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 9858 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture |                       | \$87,400              |
| Mechanical            |                       | \$46,000              |
| <b>Total</b>          |                       | <b>\$133,400</b>      |
| Priority B            |                       | \$46,000              |
| Priority C            |                       | \$87,400              |
| <b>Total</b>          |                       | <b>\$133,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|----------------|----------------|-----------------|----------------|
| Exterior Architecture |                |                | \$24,800        | \$4,900        |
| Interior Architecture |                |                |                 |                |
| Electrical            |                |                | \$24,500        | \$100          |
| Mechanical            | \$1,500        | \$1,700        | \$3,600         | \$1,700        |
| <b>Total</b>          | <b>\$1,500</b> | <b>\$1,700</b> | <b>\$52,900</b> | <b>\$6,700</b> |
| Priority A            |                |                | \$24,800        | \$4,900        |
| Priority B            | \$1,500        | \$1,700        | \$28,000        | \$1,800        |
| <b>Total</b>          | <b>\$1,500</b> | <b>\$1,700</b> | <b>\$52,900</b> | <b>\$6,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 14433**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$17,900 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$700    | A |
| Pre-Cast Concrete  | 5%  |  |  | LIFE | ** | 5 | \$3,200  | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$9,800 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$6,800 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$500   | A |

## Roof

|                 |     |  |  |      |    |    |          |   |
|-----------------|-----|--|--|------|----|----|----------|---|
| Asphalt Shingle | 50% |  |  | 2030 | ** | 10 | \$4,100  | A |
| Built-Up (BUR)  | 50% |  |  | 2026 | ** | 10 | \$24,800 | A |

## Interior

## Floors

|                        |      |  |  |      |    |   |          |   |
|------------------------|------|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 100% |  |  | LIFE | ** | 5 | \$87,400 | C |
|------------------------|------|--|--|------|----|---|----------|---|

## Interior Walls

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| Masonry: Brick      | 75% |  |  | LIFE | ** |  |  | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |

## Ceilings

|         |      |  |  |      |    |   |          |   |
|---------|------|--|--|------|----|---|----------|---|
| Plaster | 100% |  |  | LIFE | ** | 5 | \$25,000 | B |
|---------|------|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2041 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |       |   |
|------------------|------|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2037 | ** | 5 | \$200 | B |
|------------------|------|--|--|------|----|---|-------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2041 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | ** | 5 | \$100 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$100 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

## Interior Lighting

|             |      |  |  |      |    |    |          |   |
|-------------|------|--|--|------|----|----|----------|---|
| Fluorescent | 100% |  |  | 2026 | ** | 10 | \$24,500 | B |
|-------------|------|--|--|------|----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA HIGH SCHOOL - Q FIELD HOUSE**  
**Asset # : 14433**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas                  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace                      | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$13,200              | B                    |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$14,900              | B                    |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Wall Unit                    | 100%              |                          |                       | 2021                      | \$46,000              | 2                  | \$800                 | B                    |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2034                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |                          |                       | 2019                      | \$7,100               | 2                  | \$400                 | B                    |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Backflow Preventer           |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$1,700               | B                    |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMAICA LEARNING CENTER - Q  
**Address** : 162-02 HILLSIDE AVENUE  
**Borough** : QUEENS **Agency's Number** : Q595  
**Program / Asset #** : BOE0889.000 / 1455 **Yr Built/Renovated** : 1896 / 2007  
**Area Sq Ft** : 46,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9768 **Lot** : 22 **BIN** : 4209031

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$45,100              | \$82,100              |
| Interior Architecture | \$330,100             |                       |
| Electrical            | \$51,800              | \$277,400             |
| Mechanical            |                       | \$364,800             |
| <b>Total</b>          | <b>\$427,000</b>      | <b>\$724,200</b>      |
| Priority A            | \$45,100              | \$82,100              |
| Priority B            | \$212,800             | \$642,100             |
| Priority C            | \$169,100             |                       |
| <b>Total</b>          | <b>\$427,000</b>      | <b>\$724,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$24,400         |                |                |                |
| Interior Architecture | \$70,700         |                | \$1,900        | \$2,200        |
| Electrical            | \$1,300          | \$1,200        | \$1,300        | \$1,500        |
| Mechanical            | \$9,800          | \$5,200        | \$4,500        | \$4,600        |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$6,400</b> | <b>\$7,600</b> | <b>\$8,200</b> |
| Priority A            | \$24,400         |                |                |                |
| Priority B            | \$36,900         | \$6,400        | \$5,700        | \$6,000        |
| Priority C            | \$44,900         |                | \$1,900        | \$2,200        |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$6,400</b> | <b>\$7,600</b> | <b>\$8,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA LEARNING CENTER - Q**  
**Asset # : 1455**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | **             | 5           | \$90,200       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brownstone   | 5%   |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   |                   |                | 2039               | **             | 5           | \$12,300       | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 50%  |                   |                | LIFE               | **             | 5-10        | \$9,700        | A             |
| Metal Cornice         | 35%  |                   |                | 2038               | **             | 10          | \$3,200        | A             |
| Wood Cornice          | 15%  |                   |                | 2033               | **             | 5-10        | \$5,600        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle       | 80%  | Now               | \$8,200        | 2036               | **             |             |                | A             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
| Modified Bitumen      | 20%  |                   |                | 2023               | \$37,000       | 10          | \$5,100        | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%   |                   |                | 2026               | **             | 5           | \$2,500        | C             |
| Vinyl Tile            | 10%  |                   |                | 2028               | **             | 3           | \$1,900        | C             |
| Vinyl Tile            | 35%  | Now               | \$169,100      | 2033               | **             | 3           | \$6,700        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 35%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Wood                  | 45%  |                   |                | 2038               | **             | 5           | \$42,800       | C             |
| Wood                  | 5%   |                   |                | 2038               | **             | 5           | \$4,800        | C             |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Gypsum Board          | 5%   |                   |                | LIFE               | **             | 5-10        | \$5,400        | C             |
| Masonry: Brick        | 10%  |                   |                | LIFE               | **             | 10          | \$1,900        | C             |
| Metal Panel           | 15%  |                   |                | LIFE               | **             | 10          | \$4,300        | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : First Floor Rooms                               |                   |                |                    |                |             |                |               |
|                       | Explanation : This Component Is Actually Embossed Metal    |                   |                |                    |                |             |                |               |
| Plaster               | 65%  |                   |                | LIFE               | **             | 5-10        | \$35,000       | C             |
| Wood                  | 5%   |                   |                | LIFE               | **             | 5           | \$25,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA LEARNING CENTER - Q**  
**Asset # : 1455**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                |     |     |           |      |    |   |          |   |
|----------------|-----|-----|-----------|------|----|---|----------|---|
| Embossed Metal | 50% |     |           | LIFE | ** | 5 | \$22,800 | B |
| Embossed Metal | 20% | Now | \$161,000 | LIFE | ** | 5 | \$4,600  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Room 203 And Various Rooms On Fourth Floor*

*Deformed/Dented, Extent : Moderate, Area Affected : 20%*

*Location : Room 203 And Various Rooms On Fourth Floor*

|                |     |  |  |      |    |   |         |   |
|----------------|-----|--|--|------|----|---|---------|---|
| Embossed Metal | 10% |  |  | LIFE | ** | 5 | \$4,600 | B |
|----------------|-----|--|--|------|----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Auditorium*

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Exposed Struc: Wood | 5%  |  |  | LIFE | ** | 10   | \$3,800  | B |
| Plaster             | 15% |  |  | LIFE | ** | 5-10 | \$13,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$50,900 | 1 |  | B |
| Conduit | 15% |  |  | 2043 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2039 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 80% |  |  | 2022 | \$54,200 | 5 | \$800 | B |
| Molded Case Bkrs | 10% |  |  | 2039 | **       | 5 | \$100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$51,800 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Covered With Insulation*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA LEARNING CENTER - Q**  
**Asset # : 1455**

| Electrical                  |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |            |                   |  |                    |                |             |                |               |
| Interior Lighting           |            |                   |  |                    |                |             |                |               |
| Fluorescent                 | 20%        |                   |  | 2028               | * *            | 10          | \$6,200        | B             |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Basement  |                    |                |             |                |               |
|                             |            |                   | Explanation : T-8 Lamps                                    |                    |                |             |                |               |
| Fluorescent                 | 76%        |                   |  | 2023               | \$129,900      | 10          | \$23,600       | B             |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Throughout The Building                         |                    |                |             |                |               |
|                             |            |                   | Explanation : T-12 Lamps                                   |                    |                |             |                |               |
| Fluorescent                 | 2%         |                   |  | 2023               | \$3,400        | 10          | \$600          | B             |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Basement  |                    |                |             |                |               |
|                             |            |                   | Explanation : Cfl Compact Flourescent Light                |                    |                |             |                |               |
| HID                         | 1%         |                   |  | 2023               | \$1,400        | 10          |                | B             |
| Incandescent                | 1%         |                   |  | 2018               | \$1,700        | 2           |                | B             |
| Egress Lighting             |            |                   |  |                    |                |             |                |               |
| Emergency, Battery          | 50%        |                   |  | 2028               | * *            | 10          | \$4,100        | B             |
| Exit, Service               | 50%        |                   |  | 2028               | * *            | 1           |                | B             |
| Exterior Lighting           |            |                   |  |                    |                |             |                |               |
| HID                         | 100%       |                   |  | 2018               | \$15,700       | 10          | \$100          | B             |
| Alarm                       |            |                   |  |                    |                |             |                |               |
| Security System             |            |                   |  |                    |                |             |                |               |
| No Component                | 70%        |                   |  |                    |                |             |                | D             |
| Generic                     | 30%        |                   |  | 2023               | \$39,000       | 1           | \$4,200        | B             |
| Fire/Smoke Detection        |            |                   |  |                    |                |             |                |               |
| No Component                | 70%        |                   |  |                    |                |             |                | D             |
| Generic                     | 30%        |                   |  | 2028               | * *            | 1-3         | \$7,000        | B             |
| Mechanical                  |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |  |                    |                |             |                |               |
| Energy Source               |            |                   |  |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |  | 2043               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |  |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |  | 2036               | * *            | 1           | \$33,600       | B             |
|                             |            |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |               |
|                             |            |                   | Location : Basement Boiler Room                            |                    |                |             |                |               |
|                             |            |                   | Explanation : 2 Units                                      |                    |                |             |                |               |
| Distribution                |            |                   |  |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       | Now               | \$5,400  | 2033               | * *            | 4           | \$1,700        | B             |
|                             |            |                   | Leak Evident, Extent : Light, Area Affected : 5%           |                    |                |             |                |               |
|                             |            |                   | Location : Vacuum Pumps In Boiler Room                     |                    |                |             |                |               |
| Terminal Devices            |            |                   |  |                    |                |             |                |               |
| Convactor/Radiator          | 100%       |                   |  | 2021               | \$364,800      | 1           | \$11,000       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JAMAICA LEARNING CENTER - Q**  
**Asset # : 1455**

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2018    | \$7,900        | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Wall Unit            | 5%             |                   |                    | 2023    | \$2,900        | 2           | \$100          | B             |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2021    | \$9,000        | 2           | \$500          | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMES MADISON HIGH SCHOOL - BK  
**Address** : 3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P  
**Borough** : BROOKLYN **Agency's Number** : K425  
**Program / Asset #** : BOE0625.000 / 1222 **Yr Built/Renovated** : 1925 / 2011  
**Area Sq Ft** : 255,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,5  
**Block** : 6788 **Lot** : 1 **BIN** : 3182721

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$429,300             |
| Interior Architecture | \$755,200             | \$932,400             |
| Electrical            | \$481,000             | \$2,492,100           |
| Mechanical            | \$1,015,200           | \$3,345,700           |
| <b>Total</b>          | <b>\$2,251,300</b>    | <b>\$7,199,400</b>    |
| Priority A            |                       | \$429,300             |
| Priority B            | \$1,496,200           | \$5,934,300           |
| Priority C            | \$755,200             | \$835,800             |
| <b>Total</b>          | <b>\$2,251,300</b>    | <b>\$7,199,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$8,900          |                  | \$31,300         |
| Interior Architecture | \$60,700         | \$49,200         | \$26,000         | \$28,100         |
| Electrical            | \$15,600         | \$20,800         | \$17,300         | \$49,600         |
| Mechanical            | \$50,500         | \$30,700         | \$51,200         | \$88,800         |
| Elevators/Escalators  | \$19,700         | \$19,700         | \$19,700         | \$19,700         |
| <b>Total</b>          | <b>\$146,500</b> | <b>\$129,300</b> | <b>\$114,100</b> | <b>\$217,500</b> |
| Priority A            |                  | \$8,900          |                  | \$31,300         |
| Priority B            | \$112,900        | \$92,300         | \$88,200         | \$186,200        |
| Priority C            | \$33,700         | \$28,100         | \$26,000         |                  |
| <b>Total</b>          | <b>\$146,500</b> | <b>\$129,300</b> | <b>\$114,100</b> | <b>\$217,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| Architecture           |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |            |  |                |                    |                |             |                |               |
| Exterior Walls         |            |  |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%         |  |                | LIFE               | * *            | 5           | \$65,000       | A             |
|                        |            | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                    |                |             |                |               |
|                        |            | Location : Exterior  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Masonry: Brick         | 90%        |  |                | LIFE               | * *            | 5           | \$249,700      | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Exterior  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Masonry: Granite       | 2%         |  |                | LIFE               | * *            | 5           | \$4,200        | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Exterior  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%         |  |                | LIFE               | * *            | 5           | \$10,400       | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Exterior  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Windows                |            |  |                |                    |                |             |                |               |
| Aluminum               | 88%        |  |                | 2047               | * *            | 5           | \$62,600       | A             |
|                        |            | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
| Glass Block            | 10%        |  |                | LIFE               | * *            | 5           | \$4,400        | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Metal Louvers          | 2%         |  |                | 2025               | * *            | 10          | \$8,900        | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Parapets               |            |  |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%         |  |                | LIFE               | * *            | 5           | \$5,100        | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Masonry: Brick         | 90%        |  |                | LIFE               | * *            | 5           | \$11,800       | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%         |  |                | LIFE               | * *            | 5           | \$4,100        | A             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%      |                |                    |                |             |                |               |
|                        |            | Location : Throughout  |                |                    |                |             |                |               |
|                        |            | Explanation : No Access - Undergoing Construction            |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 97%  |                   |                | 2032               | * *            | 10          | \$114,500      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 3%   |                   |                | 2052               | * *            | 10          | \$11,800       | A             |
|                        | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Roof  |                   |                |                    |                |             |                |               |
|                        | Explanation : No Access - Undergoing Construction            |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 5%   | Now               | \$93,000       | 2042               | * *            | 5           | \$3,500        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s) 15/16                                    |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s) 15/16                                    |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  |                   |                | LIFE               | * *            | 5           | \$122,900      | C             |
| Ceramic Tile           | 13%  |                   |                | 2031               | * *            | 5           | \$36,500       | C             |
|                        | Other Observation, Extent : Light, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : Pool In Building                               |                   |                |                    |                |             |                |               |
| Panel/Paver: Cer/Brk   | 5%   |                   |                | 2030               | * *            | 5           | \$31,600       | C             |
| Terrazzo               | 8%   | 0-2               | \$33,700       | LIFE               | * *            | 5           | \$17,600       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Corridors                            |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 22%  |                   |                | 2022               | \$589,200      | 3           | \$23,200       | C             |
| Wood                   | 27%  |                   |                | 2037               | * *            | 5           | \$142,200      | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$228,800      | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Basement C-6, C-25, Boiler Room                   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 7%   |                   |                | 2035               | * *            | 5           | \$24,600       | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Toilets   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | * *            | 5           | \$7,000        | C             |
| Masonry: Brick         | 25%  | Now               | \$297,900      | LIFE               | * *            |             |                | C             |
|                        | Spalling, Extent : Moderate, Area Affected : 5%              |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
| Marble Panels          | 3%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 50%  | Now               | \$64,400       | LIFE               | * *            | 5           | \$52,600       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Classrooms                            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 20%               |                          |                       | 2027                      | * *                   | 5                  | \$56,200              | B                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fifth Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 15%               |                          |                       | 2035                      | * *                   | 5                  | \$42,100              | B                    |
| Exposed Concrete  | 5%                | Now                      | \$27,100              | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 3%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | * *                   |                    |                       | B                    |
| Plaster   | 45%               |                          |                       | LIFE                      | * *                   | 5                  | \$79,000              | B                    |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 516, 520</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$17,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : First Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Decorative Plaster</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$65,100              | 5                  | \$900                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two 2000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 20%               |                          |                       | 2042                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2032                      | * *                   | 5                  | \$4,400               | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$357,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2021                      | \$18,100              | 5                  | \$200                 | B                    |
| Fused Knife Sw  | 20%               | 2-4                      | \$72,300              | 2047                      | * *                   | 5                  | \$500                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 20%               |                          |                       | 2030                      | * *                   | 5                  | \$1,100               | B                    |
| Molded Case Bkrs  | 55%               |                          |                       | 2021                      | \$198,700             | 5                  | \$3,000               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 70%               | 2-4                      | \$282,400             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 20%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Thermoplastic  | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2020                      | \$66,000              | 5                  | \$1,400               | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,100               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 90%               |                          |                       | 2022                      | \$1,523,300           | 10                 | \$155,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 80%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 5%                |                          |                       | 2022                      | \$39,200              | 10                 | \$300                 | B                    |
| Incandescent   | 5%                |                          |                       | 2017                      | \$126,300             | 2                  | \$200                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2017                      | \$15,600              | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2017                      | \$15,600              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$87,100              | 10                 | \$700                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 50%               |                          |                       | 2027                      | * *                   | 1                  | \$39,000              | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2027                      | * *                   | 1-3                | \$128,800             | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$58,200              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - 10,000 Gallon Tanks</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2020                      | \$1,042,100           | 1                  | \$186,100             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - Oil Fired Steam Boilers</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>2 - Coal Fired Steam Boilers - Not In Use</i>               |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$298,900             | 2032                      | * *                   | 4                  | \$9,300               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Defective Steam Traps, Control Valves And Thermostats</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2017                      | \$230,800             | 1                  | \$23,300              | B                    |
| Convactor/Radiator   | 80%               |                          |                       | 2020                      | \$1,617,600           | 1                  | \$48,600              | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              | Now                      | \$184,800             | LIFE                      | * *                   | 2-5                | \$104,700             | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Penthouse Fan Rooms - Deteriorated Flexible Ductwork Connections</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Damaged, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Penthouse Fan Rooms - Deteriorated Flexible Ductwork Connections</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 100%              | Now                      | \$23,700              | 2017                      | \$236,700             | 2                  | \$4,600               | B                    |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Penthouse Fan Rooms - Defective Blower And Exhaust Fan Motors; Severely Deteriorated Fan Drive Systems - Bearings, Belts Etc.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | Now                      | \$63,900              | 2020                      | \$639,400             | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria, Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2017                      | \$33,200              | 4                  | \$1,100               | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$18,600              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 2 Of 8 Toilet Rooms Have Leaky Toilet Drain Pipes</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 25%               |                          |                       | 2022                      | \$2,600               | 4                  | \$500                 | B                    |
| Submersible  | 75%               | Now                      | \$500                 | 2015                      | \$4,700               | 4                  | \$1,000               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand   | 100%              |                          |                       | 2035                      | * *                   | 4                  |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK**  
**Asset # : 1222**

| Mechanical         |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                   |  |                   |                    |         |                |             |                |               |
|                    | Fixtures          |  |                   |                    |         |                |             |                |               |
|                    | Generic           | 20%  |                   |                    |         |                |             |                | B             |
|                    |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                   | Location : Throughout                                    |                   |                    |         |                |             |                |               |
|                    | Generic           | 80%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                   |  |                   |                    |         |                |             |                |               |
|                    | Elevators         |  |                   |                    |         |                |             |                |               |
|                    | Gearless Traction | 50%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                   | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                   | Location : Throughout                                    |                   |                    |         |                |             |                |               |
|                    |                   | Explanation : 2 Units                                    |                   |                    |         |                |             |                |               |
|                    | Hydraulic         | 50%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                   | Other Observation, Extent : Light, Area Affected : 50%   |                   |                    |         |                |             |                |               |
|                    |                   | Location : 1st Through 5th Floor                         |                   |                    |         |                |             |                |               |
|                    |                   | Explanation : 2 Passenger Elevators                      |                   |                    |         |                |             |                |               |
| Fire Suppression   |                   |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler         |  |                   |                    |         |                |             |                |               |
|                    | No Component      | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic           | 5%   |                   |                    | 2032    | * *            | 1-2         | \$2,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE  
**Address** : 3787 BEDFORD AVE. BTWN: QUENTIN RD., AVE. P  
**Borough** : BROOKLYN **Agency's Number** : K425  
**Program / Asset #** : BOE0625.010 / 4477 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 1,800 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6788 **Lot** : 1 **BIN** : 3182721

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023  |
|--------------|----------------|-----------------|
| Mechanical   |                | \$98,900        |
| <b>Total</b> |                | <b>\$98,900</b> |
| Priority B   |                | \$98,900        |
| <b>Total</b> |                | <b>\$98,900</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$1,300         |                |                | \$9,800         |
| Interior Architecture | \$39,400        | \$6,000        |                | \$300           |
| Electrical            | \$10,600        |                |                | \$11,100        |
| Mechanical            | \$8,700         | \$700          | \$1,000        | \$1,500         |
| <b>Total</b>          | <b>\$60,000</b> | <b>\$6,700</b> | <b>\$1,000</b> | <b>\$22,700</b> |
| Priority A            | \$1,300         |                |                | \$9,800         |
| Priority B            | \$46,500        | \$700          | \$1,000        | \$12,600        |
| Priority C            | \$12,200        | \$6,000        |                | \$300           |
| <b>Total</b>          | <b>\$60,000</b> | <b>\$6,700</b> | <b>\$1,000</b> | <b>\$22,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 4477**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Pre-Cast Concrete   | 5%         | Now               | \$700          | LIFE               | **             | 5           | \$600          | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Upper Wall</i>  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$1,900        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Pre-Cast Concrete   | 5%         | Now               | \$600          | LIFE               | **             | 5           | \$400          | A             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |               |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2027               | **             | 10          | \$9,800        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 95%        |                   |                | LIFE               | **             | 5           | \$16,400       | C             |
| Mosaic Tile   | 3%         |                   |                | 2027               | **             | 5           | \$600          | C             |
| Steel Plate   | 2%         | Now               | \$12,200       | LIFE               | **             | 1           |                | C             |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Areaway Hatch And Access Ladder</i>                   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 60%        |                   |                | 2025               | **             | 5           | \$12,000       | C             |
| Concrete Masonry Unit   | 30%        |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$600          | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Plaster   | 100%       | Now               | \$27,200       | LIFE               | **             | 5           | \$4,900        | B             |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Locker Rooms</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$9,500        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 4477**

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts****Panelboards**

|                     |     |     |         |      |     |   |  |   |
|---------------------|-----|-----|---------|------|-----|---|--|---|
| Fused Toggle Switch | 80% | 2-4 | \$2,900 | 2047 | * * | 5 |  | B |
|---------------------|-----|-----|---------|------|-----|---|--|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**On Extended Life, Extent : Moderate, Area Affected : 80%**Location : Throughout*

|                  |     |  |  |      |     |   |  |   |
|------------------|-----|--|--|------|-----|---|--|---|
| Molded Case Bkrs | 20% |  |  | 2030 | * * | 5 |  | B |
|------------------|-----|--|--|------|-----|---|--|---|

**Wiring**

|               |     |     |         |      |     |   |  |   |
|---------------|-----|-----|---------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$7,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|---------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

**Lighting****Interior Lighting**

|             |     |  |  |      |         |    |       |   |
|-------------|-----|--|--|------|---------|----|-------|---|
| Fluorescent | 10% |  |  | 2022 | \$4,800 | 10 | \$500 | B |
|-------------|-----|--|--|------|---------|----|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Storage Room**Explanation : Using T8 Lamps*

|             |     |  |  |      |         |    |         |   |
|-------------|-----|--|--|------|---------|----|---------|---|
| Fluorescent | 20% |  |  | 2017 | \$9,500 | 10 | \$1,000 | B |
|-------------|-----|--|--|------|---------|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Locker Room And Mechanical Room**Explanation : Using T12 Amps*

|     |     |  |  |      |          |    |       |   |
|-----|-----|--|--|------|----------|----|-------|---|
| HID | 70% |  |  | 2022 | \$15,400 | 10 | \$100 | B |
|-----|-----|--|--|------|----------|----|-------|---|

**Exterior Lighting**

|     |      |  |  |      |       |    |  |   |
|-----|------|--|--|------|-------|----|--|---|
| HID | 100% |  |  | 2017 | \$600 | 10 |  | B |
|-----|------|--|--|------|-------|----|--|---|

| Mechanical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating****Energy Source**

|          |      |  |  |      |     |   |         |   |
|----------|------|--|--|------|-----|---|---------|---|
| Fuel Oil | 100% |  |  | 2042 | * * | 5 | \$1,600 | B |
|----------|------|--|--|------|-----|---|---------|---|

*No. 2 Fuel Oil, Extent : Severe, Area Affected : 100%**Location : Vault**Other Observation, Extent : Light, Area Affected : 100%**Location : Under Ground**Explanation : 2 - 275 Gallon Tanks***Conversion Equipment**

|              |      |     |         |      |          |   |         |   |
|--------------|------|-----|---------|------|----------|---|---------|---|
| Steam Boiler | 100% | Now | \$2,900 | 2020 | \$29,300 | 1 | \$4,700 | B |
|--------------|------|-----|---------|------|----------|---|---------|---|

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Feed Water Tank, Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 - Steam Boiler***Distribution**

|                   |      |  |  |      |          |   |       |   |
|-------------------|------|--|--|------|----------|---|-------|---|
| Steam Piping/Pump | 100% |  |  | 2022 | \$42,000 | 4 | \$400 | B |
|-------------------|------|--|--|------|----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MADISON HIGH SCHOOL - BK FIELDHOUSE**

**Asset # : 4477**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 100%              | Now                      | \$5,700               | 2020                      | \$56,800              | 1                  | \$1,500               | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Thermostats, 1st Floor</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 80%               |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 20%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$500                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1st Floor</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMES MONROE HIGH SCHOOL - BX  
**Address** : 1300 BOYNTON AVE.  
**Borough** : BRONX **Agency's Number** : X420  
**Program / Asset #** : BOE0323.000 / 353 **Yr Built/Renovated** : 1925 / 2000  
**Area Sq Ft** : 254,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3864 **Lot** : 1 **BIN** : 2027459

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$439,000             |
| Interior Architecture | \$792,500             | \$319,700             |
| Electrical            | \$322,800             | \$2,875,900           |
| Mechanical            | \$1,163,800           | \$2,844,100           |
| <b>Total</b>          | <b>\$2,279,000</b>    | <b>\$6,478,700</b>    |
| Priority A            |                       | \$439,000             |
| Priority B            | \$1,540,500           | \$5,842,500           |
| Priority C            | \$738,500             | \$197,200             |
| <b>Total</b>          | <b>\$2,279,000</b>    | <b>\$6,478,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$32,300         |                 | \$13,300         |                 |
| Interior Architecture | \$29,000         |                 | \$63,000         | \$5,200         |
| Electrical            | \$50,800         | \$2,400         | \$18,100         |                 |
| Mechanical            | \$33,300         | \$27,400        | \$60,500         | \$36,600        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900          | \$9,900         |
| <b>Total</b>          | <b>\$155,300</b> | <b>\$39,700</b> | <b>\$164,800</b> | <b>\$51,700</b> |
| Priority A            | \$32,300         |                 | \$13,300         |                 |
| Priority B            | \$94,000         | \$39,700        | \$123,400        | \$46,500        |
| Priority C            | \$29,000         |                 | \$28,000         | \$5,200         |
| <b>Total</b>          | <b>\$155,300</b> | <b>\$39,700</b> | <b>\$164,800</b> | <b>\$51,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX**  
**Asset # : 353**

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$108,000      | A             |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$248,800      | A             |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$10,400       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%  |                   |                | 2043    | **                 | 5           | \$63,700       | A             |  |
| Glass Block            | 10%  |                   |                | LIFE    | **                 | 5           | \$4,400        | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%   |                   |                | 2056    | **                 | 5           | \$3,200        | A             |  |
| Masonry: Brick         | 45%  |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |  |
| Masonry: Brick         | 45%  |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | **                 | 5           | \$4,100        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%  |                   |                | 2029    | **                 | 10          | \$82,300       | A             |  |
| Metal Panel            | 15%  |                   |                | 2034    | **                 | 10          | \$32,300       | A             |  |
| Modified Bitumen       | 10%  |                   |                | 2026    | **                 | 10          | \$11,800       | A             |  |
| Skylight, Metal/Glass  | 5%   |                   |                | 2031    | **                 | 10          | \$19,600       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Asphalt Poured         | 5%   |                   |                | 2026    | **                 | 5           | \$7,000        | C             |  |
| Cast in Place Concrete | 15%  |                   |                | LIFE    | **                 | 5           | \$91,800       | C             |  |
| Ceramic Tile           | 15%  | Now               | \$46,500       | 2030    | **                 | 5           | \$21,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool  |                   |                |         |                    |             |                |               |  |
| Mosaic Tile            | 5%   |                   |                | 2026    | **                 | 5           | \$35,000       | C             |  |
| Quarry Tile            | 3%   |                   |                | 2034    | **                 | 5           | \$12,600       | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$10,900       | C             |  |
| Vinyl Tile             | 15%  |                   |                | 2026    | **                 | 3           | \$21,000       | C             |  |
| Vinyl Tile             | 20%  |                   |                | 2016    | \$533,500          | 3           | \$21,000       | C             |  |
| Wood                   | 17%  |                   |                | 2036    | **                 | 5           | \$89,200       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   | Now               | \$113,900      | LIFE    | **                 |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 10%  |                   |                | 2024    | **                 | 5           | \$34,900       | C             |  |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE    | **                 | 5           | \$7,000        | C             |  |
| Glass Block            | 2%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Masonry: Brick         | 15%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 58%  |                   |                | LIFE    | **                 | 5           | \$60,800       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX**  
**Asset # : 353**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered

25%

2026

\* \*

5

\$70,000

B

Exposed Concrete

5%

Now

\$54,000

LIFE

\* \*

5

\$2,200

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Old Coal Bunker**Exposed Reinforcement, Extent : Moderate, Area Affected : 5%**Location : Beam Under Pool*

Plaster

70%

LIFE

\* \*

5

\$122,400

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2021

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1800 Amps Main Disconnect Switch*

Fused Disc Sw

50%

2021

\$32,600

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$298,000

5

\$900

B

## Raceway

Conduit

100%

2021

\$397,400

1

B

## Panelboards

Fused Disc Sw

10%

2020

\$36,100

5

\$500

B

Fused Knife Sw

5%

2-4

\$18,100

2046

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

5%

2-4

\$18,100

2046

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

80%

2020

\$289,100

5

\$4,400

B

## Wiring

Braided Cloth

80%

2-4

\$322,800

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement And Upper Floors*

Thermoplastic

20%

2021

\$80,700

1

B

## Motor Controllers

Locally Mounted

80%

2019

\$52,800

5

\$1,100

B

Locally Mounted

20%

2-4

\$13,200

2041

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX**  
**Asset # : 353**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Ground

Grounding Devices  
Generic

100% 0-2 \$900 LIFE \* \* 5 \$3,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Corroded*

## Lighting

Interior Lighting  
Fluorescent

10% 2026 \* \* 10 \$17,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-5 Lamps*

## Fluorescent

85% 2021 \$1,433,000 10 \$145,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 Lamps*

## HID

5% 2021 \$39,000 10 \$300 B

## Egress Lighting

## Emergency, Battery

50% 2021 \$38,800 10 \$22,600 B

## Exit, Service

50% 2021 \$15,500 1 B

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

## Fuel Oil No 6

100% Now \$52,500 2031 \* \* 5 \$29,000 B  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : Oil Leaks From 1 Out Of 2 Oil Tanks In Basement*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Fieldhouse*  
*Explanation : There Is An Electrical Unit Heater In Fieldhouse, No Other Mechanical Components Are Located There*

## Conversion Equipment

## Steam Boiler

100% 2019 \$1,038,000 1 \$185,400 B  
*Obsolete Equipment, Extent : Light, Area Affected : 1%*  
*Location : 2 Obsolete Coal Units Remain In Boiler Room*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% Now \$148,900 2031 \* \* 4 \$9,200 B  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Condensate Return Lines And Heating Coils*  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Condensate Vacuum Pump In Boiler Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX**  
**Asset # : 353**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 50%  |                          |                       | 2016                      | \$574,900             | 1                  | \$57,900              | B                    |
| Convactor/Radiator           | 50%  |                          |                       | 2019                      | \$1,007,000           | 1                  | \$30,300              | B                    |
| <b>Air Conditioning</b>      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%   |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 40%  |                          |                       | 2016                      | \$175,400             | 1                  |                       | B                    |
| No Component                 | 60%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%   |                          |                       | LIFE                      | * *                   | 2-5                | \$104,300             | B                    |
| Exhaust Fans                 |  |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 90%  | Now                      | \$4,200               | 2016                      | \$212,200             | 2                  | \$4,200               | B                    |
|                              | <i>Broken, Extent : Moderate, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Leather Drive Belts Missing, Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
| Roof                         | 10%  |                          |                       | 2016                      | \$17,000              | 2                  | \$600                 | B                    |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |  |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%   |                          |                       | 2019                      | \$636,900             | 1                  |                       | B                    |
| Water Heater                 |  |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%   |                          |                       | 2020                      | \$49,600              | 2                  | \$2,800               | B                    |
| HW Heat Exchanger            |  |                          |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%   |                          |                       | 2021                      | \$66,200              | 4                  | \$18,500              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : On Top Of Each Boiler</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 Units For Swimming Pool</i>   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   | Now                      | \$1,000               | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
|                              | <i>Not in Service, Extent : Severe, Area Affected : 30%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : 1 Unit In Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |
| Pool Filter/Treatment        |  |                          |                       |                           |                       |                    |                       |                      |
| Sand                         | 100%   |                          |                       | 2026                      | * *                   | 4                  |                       | B                    |
| Fixtures                     |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |  |                          |                       |                           |                       |                    |                       |                      |
| Elevators                    |  |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction              | 100%   |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : (2) B-5 (2) B-1</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Two Elevators B-5. Two Hoists B-1, One Not In Service And Other Needs Control Panel</i> |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JAMES MONROE HIGH SCHOOL - BX ANNEX  
**Address** : 1551 EAST 172ND STREET  
**Borough** : BRONX **Agency's Number** : X423  
**Program / Asset #** : BOE1102.000 / 14453 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 148,358 **Project Type** : EDUCATION  
**Date of Survey** : 28-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3864 **Lot** : 12 **BIN** : 2830385

| CAPITAL               | FY 2014 - 2017 | FY 2018 - 2023   |
|-----------------------|----------------|------------------|
| Exterior Architecture |                | \$361,000        |
| <b>Total</b>          |                | <b>\$361,000</b> |
| Priority A            |                | \$361,000        |
| <b>Total</b>          |                | <b>\$361,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$31,500        |                 |
| Electrical            |                 |                 |                 |                 |
| Mechanical            | \$16,200        | \$18,100        | \$23,300        | \$36,300        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$24,100</b> | <b>\$26,000</b> | <b>\$62,800</b> | <b>\$44,200</b> |
| Priority A            |                 |                 | \$31,500        |                 |
| Priority B            | \$24,100        | \$26,000        | \$31,200        | \$44,200        |
| <b>Total</b>          | <b>\$24,100</b> | <b>\$26,000</b> | <b>\$62,800</b> | <b>\$44,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX ANNEX**

**Asset # : 14453**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

**Exterior**

Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$308,300

A

Pre-Cast Concrete

5%

LIFE

\* \*

5

\$52,700

A

Windows

Aluminum

100%

2046

\* \*

5

\$63,000

A

*Other Observation, Extent : Light, Area Affected : 40%*

*Location : Throughout*

*Explanation : Window Guards Over 40% Of Windows*

Roof

Metal Panel

20%

2041

\* \*

10

\$8,100

A

Not Accessible

80%

D

**Interior**

Floors

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Denied Access To Building Interior By Principal*

Interior Walls

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Denied Access To Building Interior By Principal*

Ceilings

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Denied Access To Building Interior By Principal*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

**Under 600 Volts**

Service Equipment

Not Accessible

100%

D

Transformers

Not Accessible

100%

D

Switchgear / Switchboard

Not Accessible

100%

D

Raceway

Not Accessible

100%

D

Panelboards

Not Accessible

100%

D

Wiring

Not Accessible

100%

D

Motor Controllers

Not Accessible

100%

D

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX ANNEX**

**Asset # : 14453**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Stand-by Power</b>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches            |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Generators                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Batteries                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fuel Storage                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Egress Lighting              |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Exterior Lighting            |                   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$400                 | B                    |
| <b>Alarm</b>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System              |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fire/Smoke Detection         |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       | D                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$60,200              | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 12 Roof Top Units                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                          | 100%              |                          |                       | 2029                      | * *                   | 2                  | \$7,500               | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 12 Units                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers                                      | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$67,700              | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JAMES MONROE HIGH SCHOOL - BX ANNEX**

**Asset # : 14453**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |   |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|                    | Roof               | 100%  |                   |                    | 2029    | * *            | 2           | \$3,700        | B             |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper       | 100%  |                   |                    | 2047    | * *            | 1           |                | B             |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2020    | \$32,200       | 2           | \$1,800        | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2029    | * *            | 1           | \$7,500        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-4  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2047    | * *            | 1-5         | \$63,600       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2047    | * *            | 1-2         | \$34,100       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2034    | * *            | 1           | \$22,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JANE ADDAMS VOCATIONAL H.S. - BX  
**Address** : 900 TINTON AVENUE BTWN: EAST 163 ST., EAST 161 ST.  
**Borough** : BRONX **Agency's Number** : X650  
**Program / Asset #** : BOE0334.000 / 350 **Yr Built/Renovated** : 1937 / 1999  
**Area Sq Ft** : 129,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2668 **Lot** : 1 **BIN** : 2004807

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$243,100        | \$311,700        |
| Interior Architecture | \$156,400        | \$65,700         |
| Electrical            | \$225,500        |                  |
| Mechanical            |                  | \$303,000        |
| <b>Total</b>          | <b>\$625,000</b> | <b>\$680,500</b> |
| Priority A            | \$243,100        | \$311,700        |
| Priority B            | \$270,700        | \$368,800        |
| Priority C            | \$111,200        |                  |
| <b>Total</b>          | <b>\$625,000</b> | <b>\$680,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$39,100         |                 |                 |                  |
| Interior Architecture | \$67,300         | \$6,600         | \$2,400         | \$29,200         |
| Electrical            | \$13,700         | \$33,900        | \$13,700        | \$15,600         |
| Mechanical            | \$60,600         | \$21,600        | \$29,200        | \$85,200         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$188,600</b> | <b>\$69,900</b> | <b>\$53,100</b> | <b>\$137,900</b> |
| Priority A            | \$39,100         |                 |                 |                  |
| Priority B            | \$82,200         | \$69,900        | \$50,800        | \$108,700        |
| Priority C            | \$67,300         |                 | \$2,400         | \$29,200         |
| <b>Total</b>          | <b>\$188,600</b> | <b>\$69,900</b> | <b>\$53,100</b> | <b>\$137,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JANE ADDAMS VOCATIONAL H.S. - BX**  
**Asset # : 350**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$49,500       | LIFE               | * *            | 5           | \$2,900        | A             |
| Water Penetration, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Stairs At 2nd, 3rd And 4th Floors   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE               | * *            | 5           | \$38,300       | A             |
| Masonry: Limestone   | 30%        |                   |                | LIFE               | * *            | 5           | \$13,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        | Now               | \$58,300       | 2038               | * *            | 5           | \$12,100       | A             |
| Hardware Missing, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Louvers  | 3%         | Now               | \$1,200        | 2031               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%                                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | * *            | 5           | \$4,100        | A             |
| Masonry: Limestone   | 25%        |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 78%        | Now               | \$135,200      | 2022               | \$270,500      |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Boys And Girls Lockers, Auditorium, Rooms 301, 302, 320 And Throughout Fourth Floor |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 20%        | Now               | \$29,300       | 2037               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Roof  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%         | Now               | \$8,600        | 2032               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$17,200       | 2031               | * *            | 5           | \$3,900        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%                                    |            |                   |                |                    |                |             |                |               |
| Location : Basement Girls Toilet   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 10%        | Now               | \$23,300       | LIFE               | * *            | 5           | \$12,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 75%        | Now               | \$111,200      | 2027               | * *            | 3           | \$43,800       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | * *            | 5           | \$29,200       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**JANE ADDAMS VOCATIONAL H.S. - BX**  
**Asset # : 350**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |    |     |          |      |    |   |         |   |
|----------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile   | 3% |     |          | 2031 | ** | 5 | \$4,700 | C |
| Masonry: Brick | 5% | Now | \$26,800 | LIFE | ** |   |         | C |

*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Stairs #2, #3 And Hallway Next To Stairs*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Marble Panels       | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 65% |  |  | LIFE | ** | 5 | \$30,700 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |     |          | 2035 | ** | 5 | \$13,100 | B |
| Gypsum Board         | 10% |     |          | LIFE | ** | 5 | \$16,400 | B |
| Plaster              | 2%  | Now | \$45,200 | LIFE | ** | 5 | \$1,600  | B |

*Cracking/Crumbling, Extent : Light, Area Affected : 100%*  
*Location : Gym, Boys And Girls Lockers*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 78% |  |  | LIFE | ** | 5 | \$64,100 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*

*Explanation : One 3000 Amps And One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2030 | ** | 5 | \$2,700 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$700 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,600 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2027 | ** | 1 | \$32,600 | B |
|-----------|------|--|--|------|----|---|----------|---|

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**DEPARTMENT OF EDUCATION - 040**  
**JANE ADDAMS VOCATIONAL H.S. - BX**  
**Asset # : 350**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$40,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 250 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$23,500              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2030                      | * *                   | 5                  | \$9,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Gallon Tank</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 550 Gallon Tank</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 87%               |                          |                       | 2027                      | * *                   | 10                 | \$83,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 5%                |                          |                       | 2017                      | \$46,900              | 10                 | \$4,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-12 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2022                      | \$13,000              | 10                 | \$100                 | B                    |
| Incandescent  | 5%                |                          |                       | 2017                      | \$46,900              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2022                      | \$8,600               | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$8,600               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$44,000              | 10                 | \$300                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 40%               |                          |                       | 2027                      | * *                   | 1                  | \$15,800              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 80%               |                          |                       | 2027                      | * *                   | 1-3                | \$52,100              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JANE ADDAMS VOCATIONAL H.S. - BX**  
**Asset # : 350**

| Mechanical       |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |   |                |                   |                |                    |                |             |                |               |
|                  | Energy Source   |                |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel   | 100%           |                   |                | 2042               | * *            | 1           |                | B             |
|                  | Conversion Equipment  |                |                   |                |                    |                |             |                |               |
|                  | Steam Boiler  | 100%           |                   |                | 2035               | * *            | 1           | \$103,100      | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement Boiler Room   |                |                   |                |                    |                |             |                |               |
|                  | Explanation : 2 Units. 2 Heat Exchangers To Convert Hot Water For Heating Devices |                |                   |                |                    |                |             |                |               |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | Hot Wtr Piping/Pump   | 20%            |                   |                | 2030               | * *            | 4           | \$1,500        | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 100%                          |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement Air Handlers  |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Glycol System, Basement Only  |                |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump   | 80%            | Now               | \$33,100       | 2032               | * *            | 4           | \$4,100        | B             |
|                  | Steam Traps Faulty, Extent : Moderate, Area Affected : 25%                        |                |                   |                |                    |                |             |                |               |
|                  | Location : Various Locations  |                |                   |                |                    |                |             |                |               |
|                  | Terminal Devices  |                |                   |                |                    |                |             |                |               |
|                  | Air Handler   | 20%            |                   |                | 2022               | \$127,800      | 1           | \$12,900       | B             |
|                  | Convactor/Radiator  | 45%            |                   |                | 2035               | * *            | 1           | \$15,100       | B             |
|                  | Fan Coil Unit/Heat  | 20%            |                   |                | 2027               | * *            | 1           | \$6,700        | B             |
|                  | Unit Heater-Stm/HW  | 15%            |                   |                | 2022               | \$114,800      | 4           | \$2,100        | B             |
| Air Conditioning |   |                |                   |                |                    |                |             |                |               |
|                  | Energy Source   |                |                   |                |                    |                |             |                |               |
|                  | Electricity   | 100%           |                   |                | 2030               | * *            | 1           |                | B             |
|                  | Conversion Equipment  |                |                   |                |                    |                |             |                |               |
|                  | Reciprocating Compr/Chiller   | 15%            |                   |                | 2022               | \$60,400       | 1           | \$7,200        | B             |
|                  | Other Observation, Extent : Light, Area Affected : 10%                            |                |                   |                |                    |                |             |                |               |
|                  | Location : Computer Room And Lab  |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Split Units   |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit  | 10%            |                   |                | 2017               | \$24,400       | 1           |                | B             |
|                  | No Component  | 75%            |                   |                |                    |                |             |                | D             |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | No Component  | 15%            |                   |                |                    |                |             |                | D             |
|                  | Other Observation, Extent : Light, Area Affected : 0%                             |                |                   |                |                    |                |             |                |               |
|                  | Location :  |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Refrigerant Piping  |                |                   |                |                    |                |             |                |               |
|                  | No Component  | 85%            |                   |                |                    |                |             |                | D             |
|                  | Terminal Devices  |                |                   |                |                    |                |             |                |               |
|                  | Direct Expansion  | 15%            |                   |                | 2022               | \$13,800       | 1           |                | B             |
|                  | No Component  | 85%            |                   |                |                    |                |             |                | D             |
|                  | Heat Rejection  |                |                   |                |                    |                |             |                |               |
|                  | Air Condenser Unit  | 15%            |                   |                | 2022               | \$8,900        | 2           | \$10,900       | B             |
|                  | No Component  | 85%            |                   |                |                    |                |             |                | D             |
| Ventilation      |   |                |                   |                |                    |                |             |                |               |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$58,000       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**JANE ADDAMS VOCATIONAL H.S. - BX**  
**Asset # : 350**

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                |                    |                |             |                |               |
|                    | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                    | Interior  | 80%            |                   |                | 2027               | * *            | 2           | \$2,600        | B             |
|                    | Roof  | 20%            |                   |                | 2027               | * *            | 2           | \$600          | B             |
| Plumbing           |   |                |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                |                    |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                | 2017               | \$27,600       | 2           | \$1,600        | B             |
|                    | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           | 0-2               | \$5,200        | LIFE               | * *            | 1           |                | B             |
|                    | Blockage /Clogged, Extent : Moderate, Area Affected : 10% |                |                   |                |                    |                |             |                |               |
|                    | Location : Water Backup Into Basement After Heavy Rain    |                |                   |                |                    |                |             |                |               |
|                    | Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Fixtures  |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport |   |                |                   |                |                    |                |             |                |               |
|                    | Elevators   |                |                   |                |                    |                |             |                |               |
|                    | Geared Traction   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
|                    | Location : B-4  |                |                   |                |                    |                |             |                |               |
|                    | Explanation : 2 Units                                     |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |               |
|                    | Standpipe   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2042               | * *            | 1-5         | \$52,500       | B             |
|                    | Sprinkler   |                |                   |                |                    |                |             |                |               |
|                    | No Component  | 85%            |                   |                |                    |                |             |                | D             |
|                    | Generic   | 15%            |                   |                | 2032               | * *            | 1-2         | \$4,400        | B             |
|                    | Fire Pump   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2025               | * *            | 1           | \$19,500       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JOHN ADAMS HIGH SCHOOL - Q  
**Address** : 101-01 ROCKAWAY BLVD.  
**Borough** : QUEENS **Agency's Number** : Q480  
**Program / Asset #** : BOE0885.000 / 1477 **Yr Built/Renovated** : 1930 / 2012  
**Area Sq Ft** : 261,450 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9522 **Lot** : 29 **BIN** : 4201987

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$911,000             | \$291,100             |
| Interior Architecture | \$859,000             | \$2,159,100           |
| Electrical            |                       | \$3,613,200           |
| Mechanical            | \$211,900             | \$3,940,900           |
| <b>Total</b>          | <b>\$1,981,800</b>    | <b>\$10,004,300</b>   |
| Priority A            | \$911,000             | \$291,100             |
| Priority B            | \$529,200             | \$7,715,300           |
| Priority C            | \$541,600             | \$1,997,900           |
| <b>Total</b>          | <b>\$1,981,800</b>    | <b>\$10,004,300</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$71,700         |                 |                 |                 |
| Interior Architecture | \$75,300         |                 | \$31,100        | \$21,600        |
| Electrical            | \$51,500         | \$2,400         | \$4,000         | \$4,200         |
| Mechanical            | \$49,400         | \$32,700        | \$51,000        | \$43,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$252,000</b> | <b>\$39,000</b> | <b>\$90,000</b> | <b>\$73,200</b> |
| Priority A            | \$71,700         |                 |                 |                 |
| Priority B            | \$104,900        | \$39,000        | \$75,100        | \$51,600        |
| Priority C            | \$75,300         |                 | \$15,000        | \$21,600        |
| <b>Total</b>          | <b>\$252,000</b> | <b>\$39,000</b> | <b>\$90,000</b> | <b>\$73,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JOHN ADAMS HIGH SCHOOL - Q**  
**Asset # : 1477**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 8%         | Now               | \$481,000      | LIFE               | **             | 5           | \$100,900      | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Cornices  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$258,300      | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$12,100       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$12,100       | A             |
| Stucco Cement  | 2%         |                   |                | 2028               | **             | 5           | \$8,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2039               | **             | 5           | \$19,300       | A             |
| Glass Block  | 3%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Wood   | 2%         | Now               | \$12,800       | 2048               | **             | 5           | \$2,000        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 8%         | Now               | \$34,200       | LIFE               | **             | 5           | \$7,400        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5-10        | \$74,000       | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5-10        | \$2,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        | Now               | \$237,600      | 2028               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 10%        |                   |                | 2051               | **             | 10          | \$61,000       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$301,800      | C             |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$10,300       | C             |
| Mosaic Tile  | 2%         |                   |                | 2028               | **             | 5           | \$17,200       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$26,900       | C             |
| Vinyl Tile   | 50%        |                   |                | 2018               | \$1,643,700    | 3           | \$86,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 20%        |                   |                | 2038               | **             | 5           | \$129,300      | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN ADAMS HIGH SCHOOL - Q**  
**Asset # : 1477**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |           |      |     |  |  |   |
|------------------------|----|-----|-----------|------|-----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$255,100 | LIFE | * * |  |  | C |
|------------------------|----|-----|-----------|------|-----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Exterior Pool Wall**Water Penetration, Extent : Moderate, Area Affected : 25%**Location : Exterior Pool Wall*

|                     |     |  |  |      |     |      |           |   |
|---------------------|-----|--|--|------|-----|------|-----------|---|
| Ceramic Tile        | 5%  |  |  | 2026 | * * | 5    | \$19,600  | C |
| Masonry: Brick      | 15% |  |  | LIFE | * * | 10   | \$17,600  | C |
| Marble Panels       | 2%  |  |  | LIFE | * * | 10   | \$3,100   | C |
| Plaster             | 63% |  |  | LIFE | * * | 5-10 | \$209,500 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE | * * | 10   | \$19,600  | C |

## Ceilings

|                   |     |  |  |      |     |      |           |   |
|-------------------|-----|--|--|------|-----|------|-----------|---|
| AcousTile,Adhered | 10% |  |  | 2036 | * * | 5    | \$32,200  | B |
| Exposed Concrete  | 10% |  |  | LIFE | * * | 5-10 | \$40,300  | B |
| Plaster           | 80% |  |  | LIFE | * * | 5-10 | \$443,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$65,100 | 5 | \$1,000 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 2500 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 95% |  |  | 2023 | \$283,100 | 5 | \$900 | B |
| Fused Disc Sw | 5%  |  |  | 2043 | * *       | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2022 | \$18,100  | 5 | \$200   | B |
| Fused Disc Sw    | 5%  |  |  | 2039 | * *       | 5 | \$200   | B |
| Molded Case Bkrs | 60% |  |  | 2022 | \$216,800 | 5 | \$3,400 | B |
| Molded Case Bkrs | 30% |  |  | 2031 | * *       | 5 | \$1,700 | B |

## Wiring

|               |    |     |          |      |     |   |  |   |
|---------------|----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 5% | 2-4 | \$20,200 | 2048 | * * | 1 |  | B |
|---------------|----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 80% |  |  | 2033 | * *      | 1 |  | B |
| Thermoplastic | 15% |  |  | 2023 | \$60,500 | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2021 | \$33,000 | 5 | \$700 | B |
| Locally Mounted | 50% |  |  | 2036 | * *      | 5 | \$700 | B |

## Ground

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN ADAMS HIGH SCHOOL - Q**  
**Asset # : 1477**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 97%               |                          |                       | 2023                      | \$2,015,300           | 10                 | \$205,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 1%                |                          |                       | 2028                      | * *                   | 10                 | \$2,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Compact Fluorescent Lighting Fixtures</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2018                      | \$9,600               | 10                 | \$100                 | B                    |
| Incandescent   | 1%                |                          |                       | 2018                      | \$20,800              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2018                      | \$47,800              | 10                 | \$27,800              | B                    |
| Exit, Service  | 50%               |                          |                       | 2018                      | \$19,100              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2023                      | \$89,300              | 10                 | \$700                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2023                      | \$221,400             | 1                  | \$24,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement, Hallways &amp; Outside Building</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance System And Intrusion Alarm System</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%              |                          |                       | 2023                      | \$647,300             | 5                  | \$71,400              | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2021                      | \$1,279,300           | 1                  | \$228,500             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN ADAMS HIGH SCHOOL - Q**  
**Asset # : 1477**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$36,700       | 2033               | * *            | 4           | \$11,400       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2018               | \$283,400      | 1           | \$28,500       | B             |
| Convactor/Radiator                                      | 50%        |                   |                | 2028               | * *            | 1           | \$37,300       | B             |
| Fan Coil Unit/Heat                                      | 30%        | Now               | \$118,000      | 2023               | \$1,180,400    | 1           | \$20,100       | B             |
| Not in Service, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2018               | \$54,000       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$203,500      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2018               | \$276,000      | 2           | \$6,800        | B             |
| Roof  | 5%         |                   |                | 2023               | \$10,400       | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$22,900       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Pool Filter/Treatment                                   |            |                   |                |                    |                |             |                |               |
| Sand  | 100%       |                   |                | 2028               | * *            | 4           |                | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN ADAMS HIGH SCHOOL - Q**  
**Asset # : 1477**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 3%             |                   |                    | 2023    | \$92,000       | 1-2         | \$1,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JOHN BOWNE HIGH SCHOOL - Q  
**Address** : 63-25 MAIN ST. FLUSHING  
**Borough** : QUEENS **Agency's Number** : Q425  
**Program / Asset #** : BOE0873.000 / 1493 **Yr Built/Renovated** : 1964 / 2009  
**Area Sq Ft** : 271,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6507 **Lot** : 1 **BIN** : 4439900

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$251,300             | \$228,900             |
| Interior Architecture | \$1,796,800           | \$386,900             |
| Electrical            | \$706,300             | \$930,800             |
| Mechanical            | \$93,000              | \$701,100             |
| <b>Total</b>          | <b>\$2,847,400</b>    | <b>\$2,247,700</b>    |
| Priority A            | \$251,300             | \$228,900             |
| Priority B            | \$882,800             | \$1,867,600           |
| Priority C            | \$1,713,200           | \$151,200             |
| <b>Total</b>          | <b>\$2,847,400</b>    | <b>\$2,247,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$35,800         |                 | \$42,900         |                 |
| Interior Architecture | \$53,600         | \$5,400         | \$8,400          | \$33,500        |
| Electrical            | \$34,800         | \$17,200        | \$16,400         | \$15,900        |
| Mechanical            | \$50,100         | \$52,400        | \$51,700         | \$34,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$178,200</b> | <b>\$78,900</b> | <b>\$123,300</b> | <b>\$88,000</b> |
| Priority A            | \$35,800         |                 | \$42,900         |                 |
| Priority B            | \$88,900         | \$73,500        | \$80,400         | \$54,500        |
| Priority C            | \$53,600         | \$5,400         |                  | \$33,500        |
| <b>Total</b>          | <b>\$178,200</b> | <b>\$78,900</b> | <b>\$123,300</b> | <b>\$88,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JOHN BOWNE HIGH SCHOOL - Q**  
**Asset # : 1493**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 88%  |                   |                | LIFE               | **             | 5           | \$147,300      | A             |
| Metal Panel            | 5%   |                   |                | 2031               | **             | 5-10        | \$57,500       | A             |
| Metal Sect. OHD        | 2%   |                   |                | 2034               | **             | 5           | \$10,500       | A             |
| Window Wall            | 5%   |                   |                | 2041               | **             | 5           | \$31,400       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 98%  |                   |                | 2046               | **             | 5           | \$20,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers          | 2%   |                   |                | 2030               | **             | 10          | \$2,600        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Metal Panel            | 5%   |                   |                | 2041               | **             | 5           | \$2,400        | A             |
| Metal Rail             | 45%  |                   |                | 2034               | **             | 5-10        | \$101,300      | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 75%  |                   |                | 2026               | **             | 10          | \$189,800      | A             |
| Metal Panel            | 5%   |                   |                | 2034               | **             | 10          | \$23,200       | A             |
| Modified Bitumen       | 20%  | 4+                | \$7,300        | 2026               | **             |             |                | A             |
|                        | Alligatoring, Extent : Light, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$78,200       | C             |
| Ceramic Tile           | 3%   |                   |                | 2030               | **             | 5           | \$10,700       | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Vinyl Tile             | 5%   | 2-4               | \$170,400      | 2031               | **             | 3           | \$6,700        | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 60%          |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2029               | **             | 3           | \$26,800       | C             |
| Vinyl Tile             | 25%  | Now               | \$851,900      | 2031               | **             | 3           | \$33,500       | C             |
|                        | Other Observation, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 30%  |                   |                | 2026               | **             | 3           | \$53,600       | C             |
| Wood                   | 10%  |                   |                | 2049               | **             | 5           | \$67,000       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN BOWNE HIGH SCHOOL - Q**  
**Asset # : 1493**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |           |      |    |   |          |   |
|-----------------------|-----|-----|-----------|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |     |           | LIFE | ** | 5 | \$16,200 | C |
| Masonry: Brick        | 3%  |     |           | LIFE | ** |   |          | C |
| Plaster               | 60% | Now | \$223,300 | LIFE | ** | 5 | \$73,000 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

|                     |     |     |           |      |    |  |  |   |
|---------------------|-----|-----|-----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% | Now | \$467,700 | LIFE | ** |  |  | C |
|---------------------|-----|-----|-----------|------|----|--|--|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

|      |    |  |  |      |    |   |          |   |
|------|----|--|--|------|----|---|----------|---|
| Wood | 2% |  |  | LIFE | ** | 5 | \$32,400 | C |
|------|----|--|--|------|----|---|----------|---|

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTile,Adhered    | 5%  |  |  | 2026 | ** | 5 | \$16,700  | B |
| AcousTileConcealSpLn | 40% |  |  | 2041 | ** | 5 | \$167,100 | B |

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

|                      |     |  |  |      |           |   |          |   |
|----------------------|-----|--|--|------|-----------|---|----------|---|
| Exposed Concrete     | 30% |  |  | LIFE | **        | 5 | \$15,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **        |   |          | B |
| Fiber Board          | 5%  |  |  | 2021 | \$152,100 |   |          | B |
| Metal Panel          | 5%  |  |  | LIFE | **        | 5 | \$20,900 | B |
| Plaster              | 10% |  |  | LIFE | **        | 5 | \$20,900 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$65,100 | 5 | \$1,000 | B |
|---------------|------|--|--|------|----------|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 3000 Amps Main Disconnect Switch

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2038 | ** | 5 | \$800 | B |
|----------|------|--|--|------|----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kva 480v/277v-208lv

## Switchgear / Switchboard

|                  |     |  |  |      |           |   |       |   |
|------------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw    | 80% |  |  | 2021 | \$238,400 | 5 | \$800 | B |
| Fused Disc Sw    | 5%  |  |  | 2047 | **        | 5 | \$100 | B |
| Molded Case Bkrs | 15% |  |  | 2047 | **        | 5 | \$900 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **        | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN BOWNE HIGH SCHOOL - Q**  
**Asset # : 1493**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 30%               |                          |                       | 2029                      | * *                   | 5                  | \$1,500               | B                    |
| Molded Case Bkrs  | 60%               |                          |                       | 2020                      | \$216,800             | 5                  | \$3,500               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2043                      | * *                   | 5                  | \$600                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$282,400             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2019                      | \$52,800              | 5                  | \$1,200               | B                    |
| Locally Mounted   | 20%               | 2-4                      | \$13,200              | 2041                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$68,400              | B                    |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2017                      | \$114,600             | 1                  | \$85,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Kva</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$8,200               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 72%               |                          |                       | 2026                      | * *                   | 10                 | \$157,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-12 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2026                      | * *                   | 10                 | \$43,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2021                      | \$29,900              | 10                 | \$200                 | B                    |
| Incandescent  | 5%                |                          |                       | 2016                      | \$107,700             | 2                  | \$300                 | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN BOWNE HIGH SCHOOL - Q**  
**Asset # : 1493**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

## Egress Lighting

|                    |     |  |  |      |          |    |         |   |
|--------------------|-----|--|--|------|----------|----|---------|---|
| Emergency, Service | 40% |  |  | 2021 | \$15,800 | 1  |         | B |
| Emergency, Battery | 10% |  |  | 2021 | \$9,900  | 10 | \$5,800 | B |
| Exit, Service      | 50% |  |  | 2021 | \$19,800 | 1  |         | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

|               |      |  |  |      |    |   |          |   |
|---------------|------|--|--|------|----|---|----------|---|
| Fuel Oil No 6 | 100% |  |  | 2031 | ** | 5 | \$74,000 | B |
|---------------|------|--|--|------|----|---|----------|---|

## Conversion Equipment

|              |      |  |  |      |    |   |           |   |
|--------------|------|--|--|------|----|---|-----------|---|
| Steam Boiler | 100% |  |  | 2026 | ** | 1 | \$236,800 | B |
|--------------|------|--|--|------|----|---|-----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

## Distribution

|                   |      |  |  |      |    |   |          |   |
|-------------------|------|--|--|------|----|---|----------|---|
| Steam Piping/Pump | 100% |  |  | 2031 | ** | 4 | \$17,700 | B |
|-------------------|------|--|--|------|----|---|----------|---|

*Recent Repair Evident, Extent : Light, Area Affected : 50%**Location : Steam Vacuum Pump*

## Terminal Devices

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Air Handler        | 25% |  |  | 2021 | \$367,200 | 1 | \$37,000 | B |
| Convactor/Radiator | 75% |  |  | 2034 | **        | 1 | \$58,000 | B |

**Air Conditioning**

## Energy Source

|             |      |  |  |      |    |   |  |   |
|-------------|------|--|--|------|----|---|--|---|
| Electricity | 100% |  |  | 2037 | ** | 1 |  | B |
|-------------|------|--|--|------|----|---|--|---|

## Conversion Equipment

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 10% |  |  | 2016 | \$56,000 | 1 |  | B |
| No Component     | 90% |  |  |      |          |   |  | D |

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Central Ac System Installation Is In Progress***Ventilation**

## Distribution

|                    |      |  |  |      |    |     |           |   |
|--------------------|------|--|--|------|----|-----|-----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$133,200 | B |
|--------------------|------|--|--|------|----|-----|-----------|---|

## Exhaust Fans

|          |     |  |  |      |           |   |         |   |
|----------|-----|--|--|------|-----------|---|---------|---|
| Interior | 25% |  |  | 2021 | \$75,300  | 2 | \$1,800 | B |
| Roof     | 75% |  |  | 2021 | \$162,400 | 2 | \$5,500 | B |

**Plumbing**

## H/C Water Piping

|                 |      |     |          |      |    |   |  |   |
|-----------------|------|-----|----------|------|----|---|--|---|
| Galv Iron/Steel | 100% | 0-2 | \$16,300 | 2026 | ** | 1 |  | B |
|-----------------|------|-----|----------|------|----|---|--|---|

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Water Main In Gas Meter Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN BOWNE HIGH SCHOOL - Q**  
**Asset # : 1493**

| <b>Mechanical</b>               |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>                 |                   |  |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger<br>Low Temp   | 100%              |  |                       | 2031                      | * *                   | 4                  | \$35,500              | B                    |
|                                 |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                                 |                   | <i>Location : Boiler Room</i>                                  |                       |                           |                       |                    |                       |                      |
|                                 |                   | <i>Explanation : 3 Units</i>                                   |                       |                           |                       |                    |                       |                      |
| Sanitary Piping<br>Cast Iron    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping<br>Cast Iron | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)<br>Rigid Piping    | 100%              |  |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures<br>Generic             | 100%              |  |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>       |                   |  |                       |                           |                       |                    |                       |                      |
| Elevators<br>Geared Traction    | 100%              |  |                       | LIFE                      | * *                   |                    |                       | C                    |
|                                 |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                                 |                   | <i>Location : B-3</i>  |                       |                           |                       |                    |                       |                      |
|                                 |                   | <i>Explanation : One Unit</i>                                  |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JOHN DEWEY HIGH SCHOOL - BK  
**Address** : 50 AVENUE X @STILLWELL AVE. BTWN: WEST 12 ST., WEST 11 ST.  
**Borough** : BROOKLYN **Agency's Number** : K540  
**Program / Asset #** : BOE0645.000 / 1208 **Yr Built/Renovated** : 1969 / 2001  
**Area Sq Ft** : 305,996 **Project Type** : EDUCATION  
**Date of Survey** : 31-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 7185 **Lot** : 20 **BIN** : 3194998

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$1,225,800        | \$226,700          |
| Interior Architecture |  | \$350,000          | \$2,940,600        |
| Electrical            |  | \$3,454,100        | \$1,367,900        |
| Mechanical            |  | \$888,800          | \$2,717,800        |
| <b>Total</b>          |  | <b>\$5,918,800</b> | <b>\$7,253,000</b> |
| Priority A            |  | \$1,225,800        | \$226,700          |
| Priority B            |  | \$4,568,400        | \$4,333,400        |
| Priority C            |  | \$124,500          | \$2,693,000        |
| <b>Total</b>          |  | <b>\$5,918,800</b> | <b>\$7,253,000</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$6,200          |                  |                  | \$19,100         |
| Interior Architecture | \$97,700         | \$21,500         | \$32,800         | \$10,100         |
| Electrical            | \$45,500         | \$47,000         | \$43,800         | \$101,800        |
| Mechanical            | \$51,700         | \$59,100         | \$93,800         | \$58,500         |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$205,100</b> | <b>\$131,600</b> | <b>\$174,400</b> | <b>\$193,400</b> |
| Priority A            | \$6,200          |                  |                  | \$19,100         |
| Priority B            | \$103,500        | \$110,100        | \$141,600        | \$164,200        |
| Priority C            | \$95,400         | \$21,500         | \$32,800         | \$10,100         |
| <b>Total</b>          | <b>\$205,100</b> | <b>\$131,600</b> | <b>\$174,400</b> | <b>\$193,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JOHN DEWEY HIGH SCHOOL - BK**  
**Asset # : 1208**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | * *                | 5           | \$179,500      | A             |  |
| Metal Panel            | 5%  |                   |                | 2042    | * *                | 5-10        | \$64,900       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   | Now               | \$1,090,500    | 2047    | * *                | 5           | \$11,300       | A             |  |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 60%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 60%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Steel                  | 5%  | Now               | \$69,700       | 2047    | * *                | 5           | \$7,400        | A             |  |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 100%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout.  |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Various Throughout.                                    |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout.  |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | * *                | 5           | \$13,400       | A             |  |
| Metal Panel            | 5%  |                   |                | 2042    | * *                | 5           | \$2,700        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 85%   | Now               | \$65,700       | 2027    | * *                |             |                | A             |  |
|                        | Ponding, Extent : Light, Area Affected : 50%                      |                   |                |         |                    |             |                |               |  |
|                        | Location : North Side Between Fan Room Bulkhead And Parapet Wall. |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 15%   | Now               | \$6,200        | 2027    | * *                |             |                | A             |  |
|                        | Seams Open/Split, Extent : Light, Area Affected : 15%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Under Roof Access Window Room 278.                     |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Carpet                 | 5%  | Now               | \$71,600       | 2023    | \$119,300          | 3           | \$30,300       | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 40%               |                   |                |         |                    |             |                |               |  |
|                        | Location : Same.  |                   |                |         |                    |             |                |               |  |
|                        | Wrinkling, Extent : Moderate, Area Affected : 20%                 |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooms 337 And 379.                                     |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$88,300       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2025    | * *                | 5           | \$20,200       | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | * *                | 5           | \$15,800       | C             |  |
| Vinyl Tile             | 5%  |                   |                | 2022    | \$192,400          | 3           | \$7,600        | C             |  |
| Vinyl Tile             | 60%   |                   |                | 2022    | \$2,308,500        | 3           | \$90,800       | C             |  |
|                        | Other Observation, Extent : Severe, Area Affected : 100%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout.  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9   |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%   |                   |                | 2050    | * *                | 5           | \$75,700       | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN DEWEY HIGH SCHOOL - BK**  
**Asset # : 1208**

| Architecture          |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior              |  |                   |                |         |                    |             |                |               |  |
| Interior Walls        |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%   |                   |                | 2025    | **                 | 5           | \$22,900       | C             |  |
| Concrete Masonry Unit | 10%  | Now               | \$86,700       | LIFE    | **                 | 5           | \$18,300       | C             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : Staircase Number 2.  |                   |                |         |                    |             |                |               |  |
| Folding Partition     | 2%   | Now               | \$23,800       | 2030    | **                 | 5           | \$11,400       | C             |  |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 5%<br>Location : Gym- G -17.  |                   |                |         |                    |             |                |               |  |
| Plaster               | 48%  |                   |                | LIFE    | **                 | 5           | \$65,900       | C             |  |
| SGFT/Glazed Masonry   | 35%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings              |  |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered     | 5%   | Now               | \$2,300        | 2027    | **                 | 5           | \$9,400        | B             |  |
|                       | Staining/Discoloring, Extent : Light, Area Affected : 20%<br>Location : Landscape Equipment Garage.  |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In  | 25%  |                   |                | 2035    | **                 | 5           | \$94,300       | B             |  |
| Metal Panel           | 15%  |                   |                | LIFE    | **                 | 5           | \$70,800       | B             |  |
| Plaster               | 55%  | Now               | \$178,300      | LIFE    | **                 | 5           | \$129,700      | B             |  |
|                       | Horizontal Cracks, Extent : Light, Area Affected : 5%<br>Location : Fan Rooms 4 And 7,Staircase Number 2, Rooms 323, 337 And 361. Idf Room.<br>Staining/Discoloring, Extent : Light, Area Affected : 5%<br>Location : Same Locations As Horizontal Cracks. |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$65,100       | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service No Ratings Available   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$298,000      | 5           | \$1,100        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$357,700      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$36,100       | 5           | \$600          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$289,100      | 5           | \$5,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 65%        | 2-4               | \$262,300      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN DEWEY HIGH SCHOOL - BK**  
**Asset # : 1208**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 98%               |                          |                       | 2020                      | \$64,700              | 5                  | \$1,700               | B                    |
| Locally Mounted  | 2%                |                          |                       | 2035                      | * *                   | 5                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 2%      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Fan 3 Staircase 2                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Variable Frequency Drive Type.               |                   |                          |                       |                           |                       |                    |                       |                      |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,700               | B                    |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2020                      | \$23,100              | 1                  | \$77,300              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2018                      | \$114,600             | 1                  | \$97,000              | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 45 Kw  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$9,300               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 95%               |                          |                       | 2027                      | * *                   | 10                 | \$235,000             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Mostly T-8 Lamps                             |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2022                      | \$33,800              | 10                 | \$300                 | B                    |
| Incandescent   | 2%                |                          |                       | 2022                      | \$48,600              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$32,600              | B                    |
| Exit, Service  | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 90%               |                          |                       | 2022                      | \$94,000              | 10                 | \$700                 | B                    |
| Incandescent   | 10%               |                          |                       | 2017                      | \$22,600              | 2                  |                       | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$93,700              | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Main Lobby                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Internet Protocol Digital Video System Type  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2017                      | \$2,956,800           | 1-3                | \$159,200             | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN DEWEY HIGH SCHOOL - BK**  
**Asset # : 1208**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6   | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$83,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vault</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - 10,000 Gallon Tanks For #6 Fuel</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              | Now                      | \$149,700             | 2020                      | \$1,497,200           | 1                  | \$240,700             | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Burners</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Boilers</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$107,400             | 2032                      | * *                   | 4                  | \$13,300              | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vacuum Pump</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 50%               | Now                      | \$16,600              | 2022                      | \$829,100             | 1                  | \$75,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room 3</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Leak In Coil Serving Gym Fan</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 50%               |                          |                       | 2027                      | * *                   | 1                  | \$43,700              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller                                       | 10%               | Now                      | \$5,200               | 2027                      | * *                   | 1                  | \$11,300              | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Library Chiller</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 2 Chillers</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 40%               |                          |                       | 2017                      | \$252,900             | 1                  |                       | B                    |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 100%              |                          |                       | 2042                      | * *                   | 4                  | \$20,000              | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$167,000             | B                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              | Now                      | \$265,400             | LIFE                      | * *                   | 2-5                | \$150,400             | B                    |
| <i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Supply Dampers</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 40%               |                          |                       | 2022                      | \$136,000             | 2                  | \$3,300               | B                    |
| Roof  | 60%               |                          |                       | 2022                      | \$146,700             | 2                  | \$5,000               | B                    |

**Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN DEWEY HIGH SCHOOL - BK**  
**Asset # : 1208**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                       | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Booster Pump w/Tank, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Duplex Pumps                                   |            |                   |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired                                 | 100%       |                   |                | 2017               | \$71,600       | 2           | \$4,000        | B             |
| HW Heat Exchanger<br>Low Temp                             | 100%       |                   |                | 2032               | * *            | 4           | \$26,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                           | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                              | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Duplex Unit                                 |            |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic                                       | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators<br>Geared Traction                              | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1 To 3   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                                 | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$3,800        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JOHN F. KENNEDY HIGH SCHOOL - BX  
**Address** : WEST 230 STREET & TIBBETT AVE. 99 TERRACE VIEW AVE, MANHATTAN  
**Borough** : BRONX **Agency's Number** : X475  
**Program / Asset #** : BOE0332.000 / 1101 **Yr Built/Renovated** : 1972 / 2011  
**Area Sq Ft** : 477,518 **Project Type** : EDUCATION  
**Date of Survey** : 01-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8  
**Block** : 2215 **Lot** : 80 **BIN** : 1064532

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$2,658,700        | \$1,534,200         |
| Interior Architecture | \$1,917,400        | \$5,102,100         |
| Electrical            | \$371,700          | \$5,702,400         |
| Mechanical            | \$496,700          | \$3,217,200         |
| <b>Total</b>          | <b>\$5,444,500</b> | <b>\$15,555,900</b> |
| Priority A            | \$2,658,700        | \$1,534,200         |
| Priority B            | \$1,565,600        | \$9,166,200         |
| Priority C            | \$1,220,200        | \$4,855,600         |
| <b>Total</b>          | <b>\$5,444,500</b> | <b>\$15,555,900</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$41,600         |                  |                  |                  |
| Interior Architecture | \$29,400         |                  |                  | \$59,100         |
| Electrical            | \$35,700         | \$27,800         | \$31,600         | \$30,300         |
| Mechanical            | \$69,000         | \$87,300         | \$118,000        | \$97,800         |
| Elevators/Escalators  | \$55,100         | \$55,100         | \$55,100         | \$55,100         |
| <b>Total</b>          | <b>\$230,900</b> | <b>\$170,200</b> | <b>\$204,700</b> | <b>\$242,200</b> |
| Priority A            | \$41,600         |                  |                  |                  |
| Priority B            | \$159,800        | \$170,200        | \$204,700        | \$183,200        |
| Priority C            | \$29,400         |                  |                  | \$59,100         |
| <b>Total</b>          | <b>\$230,900</b> | <b>\$170,200</b> | <b>\$204,700</b> | <b>\$242,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%  |                   |                | LIFE    | * *                | 5           | \$622,600      | A             |  |
| Masonry: Brick          | 10%  | Now               | \$123,100      | LIFE    | * *                | 5           | \$36,600       | A             |  |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                         | Location : At Mechanical Penthouse, South Door                 |                   |                |         |                    |             |                |               |  |
|                         | Vertical Cracks, Extent : Severe, Area Affected : 2%           |                   |                |         |                    |             |                |               |  |
|                         | Location : South Facade  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 5%   | 0-2               | \$46,000       | LIFE    | * *                | 5           | \$13,700       | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   | 2-4               | \$2,123,000    | 2048    | * *                | 5           | \$22,000       | A             |  |
|                         | Air Infiltration, Extent : Moderate, Area Affected : 35%       |                   |                |         |                    |             |                |               |  |
|                         | Location : North Facade  |                   |                |         |                    |             |                |               |  |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%  |                   |                |         |                    |             |                |               |  |
|                         | Location : South Facade  |                   |                |         |                    |             |                |               |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 40%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Unit Inoperable, Extent : Moderate, Area Affected : 35%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 65%  | Now               | \$21,200       | LIFE    | * *                | 5           | \$6,300        | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 35%  | Now               | \$20,500       | LIFE    | * *                | 5           | \$4,300        | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 40%  |                   |                | 2028    | * *                | 10          | \$79,300       | A             |  |
| IRMA/Protected Membrane | 60%  | Now               | \$55,400       | 2023    | \$1,107,000        |             |                | A             |  |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |

## Interior

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |               |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 13%        | Now               | \$62,400       | LIFE               | * *            | 5           | \$179,100      | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Sub Basement</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Ground Water</i>                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | 0-2               | \$69,800       | 2032               | * *            | 5           | \$15,700       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 2%         | 4+                | \$75,500       | LIFE               | * *            | 5           | \$9,800        | C             |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>               |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st Floor Corridor At Gymnasium Entrance And Toilets</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 75%        | 0-2               | \$450,300      | 2023               | \$4,503,100    | 3           | \$177,200      | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         | 0-2               | \$13,400       | 2038               | * *            | 5           | \$29,500       | C             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <b>Interior Walls</b>   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | 0-2               | \$105,300      | 2032               | * *            | 5           | \$17,900       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | * *            | 5           | \$85,800       | C             |
| Folding Partition   | 5%         |                   |                | 2031               | * *            | 5           | \$89,300       | C             |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 10          | \$16,100       | C             |
| Plaster   | 40%        | 0-2               | \$262,300      | LIFE               | * *            | 5           | \$85,800       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | * *            | 10          | \$107,200      | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Limited Areas</i>   |            |                   |                |                    |                |             |                |               |
| <b>Ceilings</b>   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 40%        | Now               | \$284,000      | 2036               | * *            | 5           | \$117,800      | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st Floor</i>   |            |                   |                |                    |                |             |                |               |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 35%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>              |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st Floor, 4th Floor, 8th Floor</i>                       |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 20%        |                   |                | LIFE               | * *            | 5-10        | \$147,200      | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            | 10          | \$58,900       | B             |
| Plaster   | 35%        |                   |                | LIFE               | * *            | 5-10        | \$354,200      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2023                      | \$536,600             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 60%               |                          |                       | 2022                      | \$332,000             | 5                  | \$6,200               | B                    |
| Molded Case Bkrs  | 40%               |                          |                       | 2031                      | * *                   | 5                  | \$4,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 80%               |                          |                       | 2023                      | \$484,200             | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2021                      | \$49,500              | 5                  | \$1,300               | B                    |
| Locally Mounted   | 20%               |                          |                       | 2028                      | * *                   | 5                  | \$500                 | B                    |
| Motor Control Center  | 30%               |                          |                       | 2021                      | \$388,100             | 5                  | \$3,200               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$11,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2021                      | \$23,100              | 1                  | \$120,600             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2019                      | \$114,600             | 1                  | \$151,300             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 85 Kva Onan Genset</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$87,100              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 85%               |                          |                       | 2018                      | \$3,225,500           | 10                 | \$328,200             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 10%               |                          |                       | 2018                      | \$175,700             | 10                 | \$1,400               | B                    |
| Incandescent  | 5%                |                          |                       | 2018                      | \$189,700             | 2                  | \$500                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 45%               |                          |                       |                           |                       |                    |                       | D                    |
| Under Construction  | 55%               |                          |                       |                           |                       |                    |                       | D                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2018                      | \$163,100             | 10                 | \$1,200               | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%              |                          |                       | 2033                      | * *                   | 5                  | \$130,400             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Tanks Of 20,000 Gals Each</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | Now                      | \$116,800             | 2021                      | \$2,336,500           | 1                  | \$375,600             | B                    |
| <i>Cracked, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boilers</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2043                      | * *                   | 4                  | \$31,200              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 50%               |                          |                       | 2028                      | * *                   | 1                  | \$130,300             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Undergoing Construction And Updating</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Convector/Radiator   | 50%               |                          |                       | 2028                      | * *                   | 1                  | \$68,100              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling   | 10%               |                          |                       | 2023                      | \$221,500             | 2                  | \$2,600               | B                    |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 10%               |                          |                       | 2018                      | \$98,700              | 1                  |                       | B                    |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$371,700             | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 85%               |                          |                       | 2028                      | * *                   | 2                  | \$11,000              | B                    |
| Roof   | 15%               |                          |                       | 2023                      | \$57,200              | 2                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Undergoing Construction And Updating</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2018                      | \$111,700             | 2                  | \$6,300               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$41,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | 0-2                      | \$208,500             | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 20%</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Basement And Sub Basement</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | 0-2                      | \$67,000              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Penetration At Sub Basement Electrical Room</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2018                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2023                      | \$46,500              | 1                  | \$26,000              | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Toilet Rooms</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1-8</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN F. KENNEDY HIGH SCHOOL - BX**  
**Asset # : 1101**

| Mechanical         |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                |   |                   |                    |         |                |             |                |               |
|                    | Escalators     |   |                   |                    |         |                |             |                |               |
|                    | Under 20' Rise | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                | Location : (1) 1-2, (2) 2-4, (2) 4-6, (2) 6-8           |                   |                    |         |                |             |                |               |
|                    |                | Explanation : 7 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |   |                   |                    |         |                |             |                |               |
|                    | Standpipe      |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    | 2043    | * *            | 1-5         | \$212,600      | B             |
|                    | Sprinkler      |   |                   |                    |         |                |             |                |               |
|                    | No Component   | 75%   |                   |                    |         |                |             |                | D             |
|                    | Generic        | 25%   |                   |                    | 2033    | * *            | 1-2         | \$29,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JOHN JAY CAMPUS HIGH SCHOOLS- BK  
**Address** : 237 SEVENTH AVE BTWN: 5 ST., 4 ST.  
**Borough** : BROOKLYN **Agency's Number** : K460  
**Program / Asset #** : BOE0633.000 / 1229 **Yr Built/Renovated** : 1903 / 2007  
**Area Sq Ft** : 265,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1082 **Lot** : 1 **BIN** : 3025510

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$735,800             | \$528,100             |
| Interior Architecture | \$846,500             | \$341,200             |
| Electrical            | \$1,189,900           | \$2,741,100           |
| Mechanical            | \$2,029,200           | \$3,087,700           |
| <b>Total</b>          | <b>\$4,801,300</b>    | <b>\$6,698,000</b>    |
| Priority A            | \$735,800             | \$528,100             |
| Priority B            | \$3,289,600           | \$5,947,400           |
| Priority C            | \$775,900             | \$222,600             |
| <b>Total</b>          | <b>\$4,801,300</b>    | <b>\$6,698,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture |                 | \$36,000         |                 |                  |
| Interior Architecture | \$41,900        | \$18,200         |                 | \$25,500         |
| Electrical            | \$10,100        | \$19,000         | \$22,300        | \$43,100         |
| Mechanical            | \$19,300        | \$30,600         | \$44,500        | \$60,100         |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$75,300</b> | <b>\$107,700</b> | <b>\$70,800</b> | <b>\$132,800</b> |
| Priority A            |                 | \$36,000         |                 |                  |
| Priority B            | \$51,700        | \$53,500         | \$70,800        | \$114,500        |
| Priority C            | \$23,600        | \$18,200         |                 | \$18,200         |
| <b>Total</b>          | <b>\$75,300</b> | <b>\$107,700</b> | <b>\$70,800</b> | <b>\$132,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**  
**Asset # : 1229**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        | Now               | \$95,400       | LIFE               | **             | 5           | \$136,700      | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE               | **             | 5           | \$213,600      | A             |
| Masonry: Brick   | 65%        | Now               | \$322,800      | LIFE               | **             | 5           | \$177,700      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$30,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$67,400       | A             |
| Metal/Detention Type   | 5%         | 0-2               | \$93,600       | 2042               | **             | 5           | \$6,500        | A             |
| Corrosion/Rusting, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 15%        |                   |                | LIFE               | **             | 5           | \$19,000       | A             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        | 0-2               | \$76,700       | LIFE               | **             | 5           | \$10,600       | A             |
| Diagonal Cracks, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Metal Rail   | 5%         |                   |                | 2035               | **             | 5-10        | \$14,800       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        |                   |                | 2027               | **             | 10          | \$110,400      | A             |
| Copper/Terne   | 10%        |                   |                | 2037               | **             | 10          | \$36,800       | A             |
| Metal Panel  | 10%        |                   |                | 2035               | **             | 10          | \$27,000       | A             |
| Skylight, Metal/Glass  | 5%         |                   |                | 2032               | **             | 10          | \$24,500       | A             |

Interior

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**  
**Asset # : 1229**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$63,900       | C             |  |
| Ceramic Tile   | 5%         | Now               | \$139,800      | 2025    | **                 | 5           | \$7,300        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 15%                             |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet Rooms  |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 45%                              |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet Rooms  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | Now               | \$23,600       | LIFE    | **                 | 5           | \$11,400       | C             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 75%                                |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor Lobby   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 50%        | Now               | \$300,900      | 2027    | **                 | 3           | \$54,700       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%                               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Cafeteria, Classrooms, Corridors,                                 |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 30%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Cafeteria, Classrooms, Corridors.                                 |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Cafeteria, Classrooms, Corridors.                                 |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 25%                                  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Main Corridors Between Classrooms.                             |            |                   |                |         |                    |             |                |               |  |
| Explanation : A Good Percentage Of Vinyl Tile Is 9x9's                                   |            |                   |                |         |                    |             |                |               |  |
| Wood   | 30%        |                   |                | 2037    | **                 | 5           | \$164,200      | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 10%        |                   |                | 2025    | **                 | 5           | \$36,500       | C             |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 70%        | Now               | \$253,100      | LIFE    | **                 | 5           | \$76,600       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%                               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Cafeteria, Classrooms, Corridors, Toilets And Fifth Floor Hallway |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Various Classrooms On Fifth Floor   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 15%        | Now               | \$18,300       | 2035    | **                 | 5           | \$27,400       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%                               |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors Throughout  |            |                   |                |         |                    |             |                |               |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 30%                             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors Throughout  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2027    | **                 | 5           | \$14,600       | B             |  |
| Exposed Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$4,600        | B             |  |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE    | **                 |             |                | B             |  |
| Plaster  | 65%        | Now               | \$70,500       | LIFE    | **                 | 5           | \$118,600      | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 35%                             |            |                   |                |         |                    |             |                |               |  |
| Location : Basement--boiler Area   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**  
**Asset # : 1229**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$70,400              | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1- Electrical Service Rated At 1600 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 70%               |                          |                       | 2022                      | \$225,500             | 5                  | \$700                 | B                    |
| Fused Knife Sw  | 30%               | 2-4                      | \$96,600              | 2052                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Obsolete Equipment</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$386,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw  | 25%               | 2-4                      | \$97,700              | 2047                      | * *                   | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Main Electrical Room And Equipment Room.</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Obsolete Equipment</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch   | 15%               | 2-4                      | \$58,600              | 2047                      | * *                   | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life.</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 60%               |                          |                       | 2021                      | \$234,400             | 5                  | \$3,500               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 90%               | 2-4                      | \$392,600             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               | 2-4                      | \$35,700              | 2042                      | * *                   | 5                  | \$400                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Rooms</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2020                      | \$35,700              | 5                  | \$700                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,200               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              | Now                      | \$123,800             | 2037                      | * *                   | 1                  | \$75,600              | B                    |
| <i>Engine Inoperable, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**  
**Asset # : 1229**

| Electrical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                         |   |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent | 97%   |                   |                | 2027               | * *            | 10          | \$173,600      | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| HID                              | 2%  |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent                     | 1%  |                   |                | 2027               | * *            | 2           |                | B             |
| Egress Lighting                  |   |                   |                |                    |                |             |                |               |
| Emergency, Battery               | 50%   |                   |                | 2027               | * *            | 10          | \$23,600       | B             |
| Exit, Service                    | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting                |   |                   |                |                    |                |             |                |               |
| Incandescent                     | 100%  |                   |                | 2017               | \$211,300      | 2           | \$400          | B             |
| Alarm                            |   |                   |                |                    |                |             |                |               |
| Security System                  |   |                   |                |                    |                |             |                |               |
| No Component                     | 50%   |                   |                |                    |                |             |                | D             |
| Generic                          | 50%   |                   |                | 2022               | \$404,300      | 1           | \$40,600       | B             |
| Fire/Smoke Detection             |   |                   |                |                    |                |             |                |               |
| No Component                     | 50%   |                   |                |                    |                |             |                | D             |
| Generic                          | 50%   |                   |                | 2022               | \$1,384,100    | 1-3         | \$66,900       | B             |
| Mechanical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                          |   |                   |                |                    |                |             |                |               |
| Energy Source<br>Fuel Oil No 6   | 100%  |                   |                | 2032               | * *            | 5           | \$60,400       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Vault<br>Explanation : 1 - 15,000 Gallon Tank For #6 Fuel   |                   |                |                    |                |             |                |               |
| Conversion Equipment             |   |                   |                |                    |                |             |                |               |
| Steam Boiler                     | 100%  | Now               | \$1,170,800    | 2042               | * *            | 1           | \$174,100      | B             |
|                                  | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Basement<br>Explanation : 3 Boilers, Replacement Work To Start Soon, Temporary Boiler In Place On Street Not Yet Connected   |                   |                |                    |                |             |                |               |
| Distribution                     |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                | 100%  | Now               | \$503,800      | 2042               | * *            | 4           | \$9,600        | B             |
|                                  | Leak Evident, Extent : Moderate, Area Affected : 5%<br>Location : Boiler Room, Pool Area<br>On Extended Life, Extent : Moderate, Area Affected : 10%<br>Location : Boiler Room<br>Repairs In Progress, Extent : Light, Area Affected : 75%<br>Location : Throughout |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**  
**Asset # : 1229**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 40%  | Now                      | \$103,700             | 2022                      | \$518,700             | 1                  | \$43,500              | B                    |
|                              | <i>Damaged, Extent : Moderate, Area Affected : 20%</i>         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Fan Room</i>                                     |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator           | 40%  |                          |                       | 2020                      | \$908,600             | 1                  | \$25,300              | B                    |
| Fan Coil Unit/Heat           | 20%  |                          |                       | 2022                      | \$720,200             | 1                  | \$12,600              | B                    |
| <b>Air Conditioning</b>      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%   |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 20%  |                          |                       | 2020                      | \$98,900              | 1                  |                       | B                    |
| No Component                 | 80%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%   |                          |                       | LIFE                      | * *                   | 2-5                | \$108,800             | B                    |
| Exhaust Fans                 |  |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 80%  |                          |                       | 2017                      | \$212,700             | 2                  | \$4,800               | B                    |
| Roof                         | 20%  |                          |                       | 2017                      | \$38,200              | 2                  | \$1,200               | B                    |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |  |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%   |                          |                       | 2020                      | \$718,300             | 1                  |                       | B                    |
| Water Heater                 |  |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 10%  | Now                      | \$3,700               | 2022                      | \$3,700               | 4                  | \$100                 | B                    |
|                              | <i>Corroded, Extent : Severe, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Pool Equipment Area</i>                          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Pool Equipment Area</i>                          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 1 - 75 Gallon Unit</i>                        |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 90%  |                          |                       |                           |                       |                    |                       | D                    |
| HW Heat Exchanger            |  |                          |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%   |                          |                       | 2022                      | \$74,600              | 4                  | \$29,000              | B                    |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Duplex Unit</i>                               |                          |                       |                           |                       |                    |                       |                      |
| Pool Filter/Treatment        |  |                          |                       |                           |                       |                    |                       |                      |
| Sand                         | 100%   |                          |                       | 2035                      | * *                   | 4                  |                       | B                    |
| Sewage Ejector(s)            |  |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%   |                          |                       | 2022                      | \$11,200              | 4                  | \$2,000               | B                    |
| Fixtures                     |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |  |                          |                       |                           |                       |                    |                       |                      |

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Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JOHN JAY CAMPUS HIGH SCHOOLS- BK**

**Asset # : 1229**

| Mechanical   |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |   |
|--|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|---|
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport   |                 |                |                   |                    |         |                |             |                |               |   |
| Elevators  |                 |                |                   |                    |         |                |             |                |               |   |
|  | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Location : B-4</i>  |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Explanation : 1 Unit</i>                                    |                 |                |                   |                    |         |                |             |                |               |   |
| Fire Suppression   |                 |                |                   |                    |         |                |             |                |               |   |
| Sprinkler  |                 |                |                   |                    |         |                |             |                |               |   |
|  | No Component    | 80%            |                   |                    |         |                |             |                | D             |   |
|  | Generic         | 20%            |                   |                    | 2042    |                | * *         | 1-2            | \$11,000      | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JONAS BRONCK ACADEMY  
**Address** : 400 EAST FORDHAM ROAD  
**Borough** : BRONX **Agency's Number** : LEASE-X283  
**Program / Asset #** : BOE1100.000 / 14451 **Yr Built/Renovated** :  
**Area Sq Ft** : 40,123 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,4,5  
**Block** : 3033 **Lot** : 7501 **BIN** : 2116415

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023 |
|-----------------------|-----------------|----------------|
| Interior Architecture | \$45,000        |                |
| <b>Total</b>          | <b>\$45,000</b> |                |
| Priority C            | \$45,000        |                |
| <b>Total</b>          | <b>\$45,000</b> |                |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Interior Architecture | \$12,600        | \$23,300        | \$16,600        |                |
| Electrical            | \$1,700         | \$2,100         | \$1,700         | \$1,700        |
| Mechanical            | \$17,500        | \$5,500         | \$7,300         | \$5,500        |
| <b>Total</b>          | <b>\$31,700</b> | <b>\$30,900</b> | <b>\$25,600</b> | <b>\$7,200</b> |
| Priority B            | \$24,000        | \$30,900        | \$9,000         | \$7,200        |
| Priority C            | \$7,700         |                 | \$16,600        |                |
| <b>Total</b>          | <b>\$31,700</b> | <b>\$30,900</b> | <b>\$25,600</b> | <b>\$7,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**JONAS BRONCK ACADEMY**  
**Asset # : 14451**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$10,700 | C |
| Ceramic Tile           | 10% |  |  | 2036 | ** | 5 | \$4,900  | C |

*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Lobby, Fourth And Fifth Floors*

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Sheet Vinyl/Rubber | 10% |  |  | 2031 | ** | 5 | \$7,400  | C |
| Vinyl Tile         | 75% |  |  | 2031 | ** | 3 | \$13,800 | C |

*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Fourth And Fifth Floors*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Lobby, Fourth And Fifth Floors*

*Explanation : The School Occupies Leased Space*

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile          | 20% |  |  | 2036 | ** | 5    | \$11,700 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$4,700  | C |
| Gypsum Board          | 70% |  |  | LIFE | ** | 5-10 | \$69,500 | C |

## Ceilings

|                      |     |  |  |      |    |    |          |   |
|----------------------|-----|--|--|------|----|----|----------|---|
| AcousTileSusp.Lay-In | 95% |  |  | 2040 | ** | 5  | \$46,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10 | \$4,900  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2053 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2053 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2053 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2048 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 90% |  |  | 2048 | ** | 5 | \$800 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2053 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2043 | ** | 5 | \$200 | B |
|-----------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Mechanical Room*

*Explanation : Some Of Controllers Are Connected To Vfd*

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JONAS BRONCK ACADEMY**  
**Asset # : 14451**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2033               | * *            | 10          | \$29,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 3%   |                   |                | 2033               | * *            | 10          | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Lobby And Some In Hallway                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 20%  |                   |                | 2033               | * *            | 1           |                | B             |
| Emergency, Battery    | 30%  |                   |                | 2033               | * *            | 10          | \$2,400        | B             |
| Exit, Service         | 50%  |                   |                | 2033               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2033               | * *            | 10          | \$100          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2033               | * *            | 1           | \$3,700        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 30%  |                   |                |                    |                |             |                | D             |
| Generic               | 70%  |                   |                | 2033               | * *            | 1-3         | \$14,200       | B             |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 100%   | Now               | \$4,000        | 2031               | * *            | 1           | \$18,300       | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : 4th & 5th Floors                                |                   |                |                    |                |             |                |               |
|                       | Explanation : B M S System Is Not Working Properly         |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%   |                   |                | 2031               | * *            | 1           | \$20,300       | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : 4th & 5th Floors                                |                   |                |                    |                |             |                |               |
|                       | Explanation : B M S System Is Not Working Properly         |                   |                |                    |                |             |                |               |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$29,000       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2031               | * *            | 2           | \$1,000        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   |                   |                | 2049               | * *            | 1           |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**JONAS BRONCK ACADEMY**  
**Asset # : 14451**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2022                      | \$8,700               | 2                  | \$500                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Floors 1-6</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units - Service Provided By Building Owner</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2049                      | * *                   | 1-2                | \$9,200               | B                    |
| Fire Pump   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : JULIA RICHMAN EDU. CAMPUS - M  
**Address** : 317 E. 67 STREET @SECOND AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M480  
**Program / Asset #** : BOE0130.000 / 1623 **Yr Built/Renovated** : 1924 / 2005  
**Area Sq Ft** : 301,350 **Project Type** : EDUCATION  
**Date of Survey** : 22-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 1442 **Lot** : 1 **BIN** : 1083343

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,200              | \$532,000             |
| Interior Architecture | \$199,200             | \$2,388,100           |
| Electrical            | \$571,600             | \$699,500             |
| Mechanical            | \$347,200             | \$664,100             |
| <b>Total</b>          | <b>\$1,161,100</b>    | <b>\$4,283,600</b>    |
| Priority A            | \$43,200              | \$532,000             |
| Priority B            | \$982,800             | \$1,519,200           |
| Priority C            | \$135,200             | \$2,232,500           |
| <b>Total</b>          | <b>\$1,161,100</b>    | <b>\$4,283,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$32,900        |
| Interior Architecture | \$84,000         | \$68,500        | \$10,400        | \$16,600        |
| Electrical            | \$28,300         | \$1,500         | \$1,200         | \$100           |
| Mechanical            | \$21,600         | \$9,900         | \$23,500        | \$9,900         |
| Elevators/Escalators  | \$17,800         | \$17,800        | \$17,800        | \$17,800        |
| <b>Total</b>          | <b>\$151,600</b> | <b>\$97,600</b> | <b>\$52,900</b> | <b>\$77,200</b> |
| Priority A            |                  |                 |                 | \$32,900        |
| Priority B            | \$96,200         | \$66,500        | \$42,500        | \$27,700        |
| Priority C            | \$55,400         | \$31,100        | \$10,400        | \$16,600        |
| <b>Total</b>          | <b>\$151,600</b> | <b>\$97,600</b> | <b>\$52,900</b> | <b>\$77,200</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**JULIA RICHMAN EDU. CAMPUS - M**  
**Asset # : 1623**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$85,000       | A             |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$323,000      | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2042               | **             | 5           | \$86,400       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$12,600       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 15%  |                   |                | 2028               | **             | 10          | \$17,900       | A             |
| Metal Panel            | 15%  |                   |                | 2037               | **             | 10          | \$32,900       | A             |
| Modified Bitumen       | 20%  |                   |                | 2028               | **             | 10          | \$23,900       | A             |
| Paver: Asphalt         | 45%  |                   |                | 2029               | **             | 10          | \$80,700       | A             |
| Skylight, Metal/Glass  | 5%   |                   |                | 2040               | **             | 10          | \$19,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 5%   |                   |                | 2019               | \$98,100       | 3           | \$24,900       | C             |
| Cast in Place Concrete | 25%  |                   |                | LIFE               | **             | 5           | \$181,600      | C             |
| Ceramic Tile           | 5%   |                   |                | 2029               | **             | 5           | \$16,600       | C             |
| Panel/Paver: Cer/Brk   | 10%  |                   |                | 2028               | **             | 5           | \$74,700       | C             |
| Vinyl Tile             | 5%   |                   |                | 2028               | **             | 3           | \$6,200        | C             |
| Vinyl Tile             | 40%  |                   |                | 2020               | \$1,265,900    | 3           | \$66,400       | C             |
| Wood                   | 10%  |                   |                | 2055               | **             | 5           | \$62,300       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | Now               | \$135,200      | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%<br>Location : At Pool     |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$30,500       | 2023               | \$610,800      | 5           | \$10,400       | C             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%<br>Location : Pool Area |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 5%   |                   |                | LIFE               | **             | 5           | \$6,200        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5           | \$93,300       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%  |                   |                | 2025               | **             | 5           | \$33,200       | B             |
| AcousTileConcealSpLn   | 10%  |                   |                | 2025               | **             | 5           | \$41,500       | B             |
| Exposed Concrete       | 5%   | Now               | \$64,000       | LIFE               | **             | 5           | \$2,600        | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%<br>Location : Under Pool  |                   |                |                    |                |             |                |               |
| Plaster                | 5%   |                   |                | LIFE               | **             | 5           | \$10,400       | B             |
| Plaster                | 5%   | Now               | \$28,500       | LIFE               | **             | 5           | \$10,400       | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Room 641    |                   |                |                    |                |             |                |               |
| Plaster                | 65%  |                   |                | LIFE               | **             | 5           | \$134,900      | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**JULIA RICHMAN EDU. CAMPUS - M**  
**Asset # : 1623**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Main Disconnect Switches Rated At 2000 Amps Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$1,100        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$357,700      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$36,100       | 5           | \$600          | B             |
| Fused Disc Sw  | 15%        |                   |                | 2036               | * *            | 5           | \$900          | B             |
| Molded Case Bkrs   | 25%        |                   |                | 2036               | * *            | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2019               | \$180,700      | 5           | \$3,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$242,100      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 50%        |                   |                | 2018               | \$33,000       | 5           | \$800          | B             |
| Locally Mounted  | 40%        | 0-2               | \$26,400       | 2040               | * *            | 5           | \$300          | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,600        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Water Main  |            |                   |                |                    |                |             |                |               |
| Explanation : Painted  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2025               | * *            | 10          | \$183,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$46,300       | 10          | \$400          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$100,000      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2020               | \$18,400       | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2020               | \$92,000       | 10          | \$7,500        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**JULIA RICHMAN EDU. CAMPUS - M**  
**Asset # : 1623**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam                               | 100%              |                          |                       | 2023                      | \$157,000             | 5                  | \$13,200              | B                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$16,400              | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2020                      | \$272,800             | 1                  | \$27,500              | B                    |
| Convactor/Radiator  | 80%               | Now                      | \$191,200             | 2025                      | * *                   | 1                  | \$51,700              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Traps, Thermostats, Throughout</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 30%               |                          |                       | 2015                      | \$156,000             | 1                  |                       | B                    |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 70%               |                          |                       | LIFE                      | * *                   | 2-5                | \$86,600              | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 70%               |                          |                       | 2020                      | \$195,800             | 2                  | \$4,800               | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$33,000              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Pool Filter/Treatment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Sand  | 100%              |                          |                       | 2025                      | * *                   | 4                  |                       | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$13,700              | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

**Vertical Transport**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**JULIA RICHMAN EDU. CAMPUS - M**  
**Asset # : 1623**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : (2) B-5, (1) B-6                             |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 3 Units                                   |                 |                |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LA GUARDIA H.S. PERFORM. ARTS -M  
**Address** : 108 AMSTERDAM AVE  
**Borough** : MANHATTAN **Agency's Number** : M485  
**Program / Asset #** : BOE0131.000 / 1624 **Yr Built/Renovated** : 1984 / 2005  
**Area Sq Ft** : 485,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,6,8,9  
**Block** : 1156 **Lot** : 30 **BIN** : 1030341

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,894,100           | \$1,255,100           |
| Interior Architecture | \$556,100             | \$629,200             |
| Electrical            | \$114,600             | \$6,628,100           |
| Mechanical            | \$197,100             | \$11,884,500          |
| <b>Total</b>          | <b>\$2,761,900</b>    | <b>\$20,396,900</b>   |
| Priority A            | \$1,894,100           | \$1,255,100           |
| Priority B            | \$732,500             | \$18,699,500          |
| Priority C            | \$135,300             | \$442,300             |
| <b>Total</b>          | <b>\$2,761,900</b>    | <b>\$20,396,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$17,800         |                  | \$10,600         |                  |
| Interior Architecture | \$60,000         | \$34,100         | \$16,000         | \$45,600         |
| Electrical            | \$43,700         | \$52,600         | \$29,400         | \$27,600         |
| Mechanical            | \$44,700         | \$210,000        | \$122,700        | \$189,500        |
| Elevators/Escalators  | \$73,500         | \$73,500         | \$73,500         | \$73,500         |
| <b>Total</b>          | <b>\$239,700</b> | <b>\$370,200</b> | <b>\$252,200</b> | <b>\$336,200</b> |
| Priority A            | \$17,800         |                  | \$10,600         |                  |
| Priority B            | \$161,900        | \$336,100        | \$225,600        | \$290,600        |
| Priority C            | \$60,000         | \$34,100         | \$16,000         | \$45,600         |
| <b>Total</b>          | <b>\$239,700</b> | <b>\$370,200</b> | <b>\$252,200</b> | <b>\$336,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**LA GUARDIA H.S. PERFORM. ARTS -M**  
**Asset # : 1624**

| Architecture  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Exterior  |                |                      |                |                    |                |                |                |                  |
| Exterior Walls  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete  | 10%            | Now                  | \$123,500      | LIFE               | **             | 5              | \$191,300      | A                |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                   |                |                      |                |                    |                |                |                |                  |
| <i>Location : Cooling Tower Column And North And South Facades</i>                  |                |                      |                |                    |                |                |                |                  |
| Masonry: Brick  | 5%             |                      |                | LIFE               | **             | 5              | \$19,100       | A                |
| Metal Panel   | 5%             |                      |                | 2041               | **             | 5-10           | \$131,500      | A                |
| Pre-Cast Concrete   | 75%            |                      |                | LIFE               | **             | 5              | \$932,400      | A                |
| Window Wall   | 5%             |                      |                | 2041               | **             | 5              | \$71,700       | A                |
| Windows   |                |                      |                |                    |                |                |                |                  |
| Aluminum  | 97%            | 0-2                  | \$427,800      | 2029               | **             | 5              | \$22,200       | A                |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>                |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>                |                |                      |                |                    |                |                |                |                  |
| <i>Location : East Facade</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>                    |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout East Side</i>  |                |                      |                |                    |                |                |                |                  |
| Metal Louvers   | 3%             |                      |                | 2030               | **             | 10             | \$8,600        | A                |
| Parapets  |                |                      |                |                    |                |                |                |                  |
| Concrete Masonry Unit   | 5%             |                      |                | LIFE               | **             | 5              | \$500          | A                |
| Masonry: Brick  | 5%             |                      |                | LIFE               | **             | 5              | \$400          | A                |
| Metal Panel   | 15%            |                      |                | 2041               | **             | 5              | \$4,700        | A                |
| Metal Rail  | 20%            |                      |                | 2034               | **             | 5-10           | \$29,300       | A                |
| Pre-Cast Concrete   | 55%            |                      |                | LIFE               | **             | 5              | \$28,000       | A                |
| Roof  |                |                      |                |                    |                |                |                |                  |
| Built-Up (BUR)  | 5%             | Now                  | \$44,500       | 2031               | **             |                |                | A                |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i>                             |                |                      |                |                    |                |                |                |                  |
| <i>Location : North And South Canopies</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>                          |                |                      |                |                    |                |                |                |                  |
| <i>Location : North And South Canopies</i>  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete  | 10%            |                      |                | LIFE               | **             |                |                | A                |
| IRMA/Protected Membrane   | 80%            | Now                  | \$1,226,600    | 2031               | **             |                |                | A                |
| <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>                 |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>                    |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Over Concert Hall, Eighth Floor Corridor And Mechanical Penthouse</i> |                |                      |                |                    |                |                |                |                  |
| Modified Bitumen  | 5%             |                      |                | 2026               | **             | 10             | \$8,200        | A                |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**LA GUARDIA H.S. PERFORM. ARTS -M**  
**Asset # : 1624**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2022               | \$189,100      | 3           | \$48,000       | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$140,000      | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | * *            | 5           | \$32,000       | C             |
| Quarry Tile   | 3%         |                   |                | 2034               | * *            | 5           | \$28,800       | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$25,000       | C             |
| Vinyl Tile  | 57%        |                   |                | 2026               | * *            | 3           | \$182,300      | C             |
| Wood  | 15%        |                   |                | 2049               | * *            | 5           | \$179,900      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | * *            | 5           | \$36,300       | C             |
| Concrete Masonry Unit   | 35%        |                   |                | LIFE               | * *            | 5           | \$101,600      | C             |
| Folding Partition   | 5%         |                   |                | 2037               | * *            | 5           | \$90,700       | C             |
| Gypsum Board  | 15%        |                   |                | LIFE               | * *            | 5           | \$65,300       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 15%        | Now               | \$346,000      | 2034               | * *            | 5           | \$56,100       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : First And Eighth Floors                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : First And Eighth Floors                              |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        |                   |                | 2034               | * *            | 5           | \$149,500      | B             |
| Exposed Concrete  | 60%        |                   |                | LIFE               | * *            | 5           | \$56,100       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            |             |                | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$97,700       | 5           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 5 Service Protectors Rated @ 2-3000a, 1-2500a, 1-2000a, 1-1600a |            |                   |                |                    |                |             |                |               |
| Transformers  |            |                   |                |                    |                |             |                |               |
| Dry Type  | 100%       |                   |                | 2019               | \$13,900       | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 3-750 Kva, 2-1000 Kva   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$447,000      | 5           | \$1,800        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**LA GUARDIA H.S. PERFORM. ARTS -M**  
**Asset # : 1624**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 20%               |                          |                       | 2020                      | \$110,700             | 5                  | \$1,800               | B                    |
| Molded Case Bkrs   | 80%               |                          |                       | 2020                      | \$442,600             | 5                  | \$8,400               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 30%               |                          |                       | 2019                      | \$29,700              | 5                  | \$800                 | B                    |
| Motor Control Center                                       | 70%               |                          |                       | 2019                      | \$905,500             | 5                  | \$7,600               | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,900               | B                    |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$122,500             | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2017                      | \$114,600             | 1                  | \$153,700             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 175 Kw, Mecon Ge. Genset                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$14,700              | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 50%               |                          |                       | 2020                      | \$17,700              | 5                  | \$39,700              | B                    |
| Main Tank  | 50%               |                          |                       | 2024                      | * *                   | 5                  | \$6,300               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 100%              |                          |                       | 2021                      | \$3,854,200           | 10                 | \$392,100             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout the building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Lamps T-8, Cfl                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2021                      | \$35,500              | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2021                      | \$177,300             | 10                 | \$14,400              | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2021                      | \$165,600             | 10                 | \$1,300               | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam   | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Steam From Con Edison                     |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**LA GUARDIA H.S. PERFORM. ARTS -M**  
**Asset # : 1624**

| <b>Mechanical</b>             |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|-------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                |                   |   |                       |                           |                       |                    |                       |                      |
| Conversion Equipment          |                   |   |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam | 100%              |   |                       | 2024                      | * *                   | 5                  | \$25,400              | B                    |
| Distribution                  |                   |   |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump           | 40%               |   |                       | 2029                      | * *                   | 4                  | \$8,400               | B                    |
| Steam Piping/Pump             | 60%               |   |                       | 2021                      | \$2,042,200           | 4                  | \$12,700              | B                    |
| Terminal Devices              |                   |   |                       |                           |                       |                    |                       |                      |
| Air Handler                   | 60%               | Now   | \$78,900              | 2021                      | \$1,577,000           | 1                  | \$142,900             | B                    |
|                               |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                       |                           |                       |                    |                       |                      |
|                               |                   | <i>Location : Heating Coils</i>                                   |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat            | 40%               |   |                       | 2021                      | \$2,919,600           | 1                  | \$55,300              | B                    |
| <b>Air Conditioning</b>       |                   |   |                       |                           |                       |                    |                       |                      |
| Energy Source                 |                   |   |                       |                           |                       |                    |                       |                      |
| Electricity                   | 100%              |   |                       | 2037                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment          |                   |   |                       |                           |                       |                    |                       |                      |
| Centrifugal, Elec Chiller     | 90%               | Now   | \$118,300             | 2024                      | * *                   | 1                  | \$375,100             | B                    |
|                               |                   | <i>Other Observation, Extent : Severe, Area Affected : 20%</i>    |                       |                           |                       |                    |                       |                      |
|                               |                   | <i>Location : Basement</i>  |                       |                           |                       |                    |                       |                      |
|                               |                   | <i>Explanation : Pneumatic Control Valve Is Not Funtioning</i>    |                       |                           |                       |                    |                       |                      |
| No Component                  | 10%               |   |                       |                           |                       |                    |                       | D                    |
| Distribution                  |                   |   |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump         | 100%              |   |                       | 2031                      | * *                   | 4                  | \$31,700              | B                    |
| Terminal Devices              |                   |   |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht           | 100%              |   |                       | 2021                      | \$3,471,700           | 1                  | \$264,700             | B                    |
| Heat Rejection                |                   |   |                       |                           |                       |                    |                       |                      |
| Water Cool Tower              | 100%              |   |                       | 2019                      | \$1,259,400           | 2                  | \$430,300             | B                    |
| <b>Ventilation</b>            |                   |   |                       |                           |                       |                    |                       |                      |
| Distribution                  |                   |   |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers            | 100%              |   |                       | LIFE                      | * *                   | 2-5                | \$238,400             | B                    |
| Exhaust Fans                  |                   |   |                       |                           |                       |                    |                       |                      |
| Interior                      | 80%               |   |                       | 2021                      | \$431,100             | 2                  | \$10,600              | B                    |
| Roof                          | 20%               |   |                       | 2021                      | \$77,500              | 2                  | \$2,600               | B                    |
| <b>Plumbing</b>               |                   |   |                       |                           |                       |                    |                       |                      |
| H/C Water Piping              |                   |   |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel               | 100%              |   |                       | 2026                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger             |                   |   |                       |                           |                       |                    |                       |                      |
| Low Temp                      | 100%              |   |                       | 2031                      | * *                   | 4                  | \$63,600              | B                    |
| Sanitary Piping               |                   |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                     | 100%              |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping            |                   |   |                       |                           |                       |                    |                       |                      |
| Cast Iron                     | 100%              |   |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                  |                   |   |                       |                           |                       |                    |                       |                      |
| Rigid Piping                  | 100%              |   |                       | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
| Fixtures                      |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                       | 100%              |   |                       |                           |                       |                    |                       | B                    |
|                               |                   | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                               |                   | <i>Location : Throughout</i>                                      |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040**  
**LA GUARDIA H.S. PERFORM. ARTS -M**  
**Asset # : 1624**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : 1-10   |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                 |                |                   |                    |         |                |             |                |               |
| Escalators  |                 |                |                   |                    |         |                |             |                |               |
|   | Under 20' Rise  | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 80%  |                 |                |                   |                    |         |                |             |                |               |
| Location : 1-6 (2 Floors Do Not Have Escalators)        |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 16 Units                                  |                 |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LAFAYETTE HIGH SCHOOL - BK  
**Address** : 2630 BENSON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K400  
**Program / Asset #** : BOE0621.000 / 1232 **Yr Built/Renovated** : 1939 / 2008  
**Area Sq Ft** : 275,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6883 **Lot** : 1 **BIN** : 3186454

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$59,100           | \$248,600          |
| Interior Architecture | \$1,104,700        | \$826,800          |
| Electrical            | \$2,446,000        | \$1,178,900        |
| Mechanical            | \$509,700          | \$1,392,500        |
| <b>Total</b>          | <b>\$4,119,500</b> | <b>\$3,646,900</b> |
| Priority A            | \$59,100           | \$248,600          |
| Priority B            | \$2,955,700        | \$2,711,500        |
| Priority C            | \$1,104,700        | \$686,700          |
| <b>Total</b>          | <b>\$4,119,500</b> | <b>\$3,646,900</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  |                 | \$25,300        |
| Interior Architecture |                 |                  | \$6,200         | \$12,400        |
| Electrical            | \$3,100         | \$38,200         |                 | \$100           |
| Mechanical            | \$30,600        | \$64,800         | \$51,100        | \$30,500        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$37,700</b> | <b>\$106,900</b> | <b>\$61,300</b> | <b>\$72,200</b> |
| Priority A            |                 |                  |                 | \$25,300        |
| Priority B            | \$37,700        | \$106,900        | \$55,100        | \$34,500        |
| Priority C            |                 |                  | \$6,200         | \$12,400        |
| <b>Total</b>          | <b>\$37,700</b> | <b>\$106,900</b> | <b>\$61,300</b> | <b>\$72,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK**  
**Asset # : 1232**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        | Now               | \$59,100       | LIFE               | * *            | 5           | \$88,000       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Areaway Near Cafeteria                            |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$4,700        | A             |
| Masonry: Limestone   | 25%        |                   |                | LIFE               | * *            | 5           | \$23,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2042               | * *            | 5           | \$50,600       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$10,500       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 80%        |                   |                | 2028               | * *            | 10          | \$109,400      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 15%        |                   |                | 2048               | * *            | 10          | \$51,300       | A             |
| Modified Bitumen   | 5%         |                   |                | 2028               | * *            | 10          | \$6,800        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$220,400      | 5           | \$10,000       | C             |
| Vinyl Tile   | 15%        |                   |                | 2025               | * *            | 3           | \$18,700       | C             |
| Vinyl Tile   | 30%        | Now               | \$47,400       | 2015               | \$948,500      | 3           | \$37,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Corridors Throughout                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 35%        |                   |                | 2035               | * *            | 5           | \$217,700      | C             |
| Under Construction   | 17%        |                   |                |                    |                |             |                | D             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$297,000      | 5           | \$10,100       | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 60%        |                   |                | LIFE               | * *            | 5           | \$60,500       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria Wall                                    |            |                   |                |                    |                |             |                |               |
| Under Construction   | 10%        |                   |                |                    |                |             |                | D             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$8,800        | B             |
| Plaster  | 80%        |                   |                | LIFE               | * *            | 5           | \$140,100      | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK**  
**Asset # : 1232**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$65,100              | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Main Disconnect Switches Rated At 1600 Amps Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$298,000             | 5                  | \$1,000               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2020                      | \$357,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw  | 10%               | 2-4                      | \$36,100              | 2045                      | * *                   | 5                  | \$300                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room Only</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 75%               |                          |                       | 2019                      | \$271,000             | 5                  | \$4,500               | B                    |
| Molded Case Bkrs  | 15%               |                          |                       | 2028                      | * *                   | 5                  | \$900                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 0-2                      | \$282,400             | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2020                      | \$121,100             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$66,000              | 5                  | \$1,500               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 0-2                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,300               | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2015                      | \$1,798,300           | 10                 | \$183,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-12</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2015                      | \$46,300              | 10                 | \$400                 | B                    |
| Incandescent  | 5%                |                          |                       | 2015                      | \$99,900              | 2                  | \$300                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2015                      | \$18,400              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2015                      | \$18,400              | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK**  
**Asset # : 1232**

| <b>Mechanical</b>  | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                       |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                       |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6  | 100%                  |                          |                       | 2030                      | * *                   | 5                  | \$68,700              | B                    |
| Conversion Equipment   |                       |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%                  |                          |                       | 2018                      | \$1,230,300           | 1                  | \$219,800             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                       |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Old Units</i>                               |                       |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                       |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%                  |                          |                       | 2030                      | * *                   | 4                  | \$16,400              | B                    |
| Terminal Devices   |                       |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%                   |                          |                       | 2015                      | \$272,500             | 1                  | \$27,500              | B                    |
| Convactor/Radiator   | 80%                   | Now                      | \$95,500              | 2025                      | * *                   | 1                  | \$51,600              | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>      |                       |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Thermostats, Throughout</i>                      |                       |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>  |                       |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                       |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%                  |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                       |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 20%                   |                          |                       | 2015                      | \$103,900             | 1                  |                       | B                    |
| No Component   | 80%                   |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                       |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                       |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 50%                   |                          |                       | LIFE                      | * *                   | 2-5                | \$61,800              | B                    |
| No Component   | 50%                   |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans   |                       |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 30%                   |                          |                       | 2020                      | \$83,800              | 2                  | \$2,100               | B                    |
| No Component   | 70%                   |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                       |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                       |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%                  | 0-2                      | \$37,700              | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>          |                       |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main Valve, Pipings, Basement</i>          |                       |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                       |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%                  |                          |                       | 2020                      | \$78,400              | 4                  | \$22,000              | B                    |
| Sanitary Piping  |                       |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                       |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                       |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%                  |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 30%</i>    |                       |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                       |                          |                       |                           |                       |                    |                       |                      |
| Fixtures   |                       |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%                  |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                       |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK**  
**Asset # : 1232**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
| Geared Traction   |                | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : B-4  |                |                |                   |                    |         |                |             |                |               |
| Explanation : 1 Unit                                    |                |                |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE  
**Address** : 2630 BENSON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K400  
**Program / Asset #** : BOE0621.010 / 13431 **Yr Built/Renovated** : 1939 / 2004  
**Area Sq Ft** : 5,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6883 **Lot** : 1 **BIN** : 3186454

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$147,400             |
| Interior Architecture |                       | \$38,400              |
| Electrical            | \$132,200             |                       |
| Mechanical            |                       | \$250,300             |
| <b>Total</b>          | <b>\$132,200</b>      | <b>\$436,100</b>      |
| Priority A            |                       | \$147,400             |
| Priority B            | \$132,200             | \$250,300             |
| Priority C            |                       | \$38,400              |
| <b>Total</b>          | <b>\$132,200</b>      | <b>\$436,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                |                 |                |                |
| Interior Architecture | \$7,800        |                 |                |                |
| Electrical            | \$100          | \$100           |                | \$100          |
| Mechanical            | \$1,300        | \$14,700        | \$2,500        | \$1,400        |
| <b>Total</b>          | <b>\$9,200</b> | <b>\$14,700</b> | <b>\$2,500</b> | <b>\$1,500</b> |
| Priority A            |                |                 |                |                |
| Priority B            | \$1,400        | \$14,700        | \$2,500        | \$1,500        |
| Priority C            | \$7,800        |                 |                |                |
| <b>Total</b>          | <b>\$9,200</b> | <b>\$14,700</b> | <b>\$2,500</b> | <b>\$1,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 13431**

| <b>Architecture</b>          | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Exterior**

|                |      |  |  |      |           |    |          |   |
|----------------|------|--|--|------|-----------|----|----------|---|
| Exterior Walls |      |  |  |      |           |    |          |   |
| Masonry: Brick | 100% |  |  | LIFE | * *       | 5  | \$10,900 | A |
| Windows        |      |  |  |      |           |    |          |   |
| Metal Louvers  | 100% |  |  | 2029 | * *       | 10 | \$33,700 | A |
| Roof           |      |  |  |      |           |    |          |   |
| Built-Up (BUR) | 100% |  |  | 2020 | \$147,400 | 10 | \$27,300 | A |

**Interior**

|                        |      |  |  |      |     |   |          |   |
|------------------------|------|--|--|------|-----|---|----------|---|
| Floors                 |      |  |  |      |     |   |          |   |
| Cast in Place Concrete | 80%  |  |  | LIFE | * * | 5 | \$38,400 | C |
| Ceramic Tile           | 20%  |  |  | 2029 | * * | 5 | \$4,400  | C |
| Interior Walls         |      |  |  |      |     |   |          |   |
| Ceramic Tile           | 20%  |  |  | 2029 | * * | 5 | \$11,200 | C |
| Concrete Masonry Unit  | 80%  |  |  | LIFE | * * | 5 | \$17,800 | C |
| Ceilings               |      |  |  |      |     |   |          |   |
| Exposed Concrete       | 100% |  |  | LIFE | * * | 5 | \$3,400  | B |

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

|                   |      |  |  |      |          |   |       |   |
|-------------------|------|--|--|------|----------|---|-------|---|
| Raceway           |      |  |  |      |          |   |       |   |
| Conduit           | 100% |  |  | 2020 | \$9,500  | 1 |       | B |
| Panelboards       |      |  |  |      |          |   |       |   |
| Fused Disc Sw     | 50%  |  |  | 2019 | \$8,500  | 5 |       | B |
| Molded Case Bkrs  | 50%  |  |  | 2019 | \$8,500  | 5 | \$100 | B |
| Wiring            |      |  |  |      |          |   |       |   |
| Thermoplastic     | 100% |  |  | 2020 | \$9,600  | 1 |       | B |
| Motor Controllers |      |  |  |      |          |   |       |   |
| Locally Mounted   | 100% |  |  | 2018 | \$12,700 | 5 |       | B |

**Lighting**

|                   |      |  |  |      |           |   |       |   |
|-------------------|------|--|--|------|-----------|---|-------|---|
| Interior Lighting |      |  |  |      |           |   |       |   |
| Incandescent      | 100% |  |  | 2015 | \$132,200 | 2 | \$300 | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|                      |      |  |  |      |           |   |         |   |
|----------------------|------|--|--|------|-----------|---|---------|---|
| Energy Source        |      |  |  |      |           |   |         |   |
| Natural Gas          | 100% |  |  | 2030 | * *       | 1 |         | B |
| Conversion Equipment |      |  |  |      |           |   |         |   |
| Furnace              | 100% |  |  | 2025 | * *       | 1 | \$7,300 | B |
| Terminal Devices     |      |  |  |      |           |   |         |   |
| Fan Coil Unit/Heat   | 100% |  |  | 2020 | \$250,300 | 1 | \$4,800 | B |

**Ventilation**

|                    |      |  |  |      |     |     |         |   |
|--------------------|------|--|--|------|-----|-----|---------|---|
| Distribution       |      |  |  |      |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$8,200 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**LAFAYETTE HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 13431**

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |                |                   |                    |         |                |             |                |               |
|             | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|             | Roof               | 100%           |                   |                    | 2015    | \$13,300       | 2           | \$500          | B             |
| Plumbing    |                    |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|             | Brass/Copper       | 10%            |                   |                    | 2046    | * *            | 1           |                | B             |
|             | Galv Iron/Steel    | 90%            |                   |                    | 2025    | * *            | 1           |                | B             |
|             | Water Heater       |                |                   |                    |         |                |             |                |               |
|             | Gas Fired          | 100%           |                   |                    | 2018    | \$3,900        | 2           | \$200          | B             |
|             | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|             | Generic            | 100%           |                   |                    | 2028    | * *            | 1           | \$900          | B             |
|             | Fixtures           |                |                   |                    |         |                |             |                |               |
|             | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LEON M. GOLDSTEIN H.S. - BK  
**Address** : 1830 SHORE BLVD. @ KINGSBOROUGH CAMPUS  
**Borough** : BROOKLYN **Agency's Number** : K535  
**Program / Asset #** : BOE1024.000 / 13466 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 142,352 **Project Type** : EDUCATION  
**Date of Survey** : 13-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4  
**Block** : 8760 **Lot** : 60 **BIN** : 3326938

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$182,700        | \$105,200        |
| Interior Architecture |  | \$90,400         | \$90,400         |
| Electrical            |  | \$104,700        |                  |
| <b>Total</b>          |  | <b>\$377,900</b> | <b>\$195,600</b> |
| Priority A            |  | \$182,700        | \$105,200        |
| Priority B            |  | \$195,100        | \$90,400         |
| <b>Total</b>          |  | <b>\$377,900</b> | <b>\$195,600</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$23,100        | \$17,400         |                 | \$15,300        |
| Interior Architecture | \$2,600         | \$23,800         |                 | \$13,100        |
| Electrical            | \$10,300        | \$29,200         | \$10,300        | \$11,300        |
| Mechanical            | \$33,800        | \$29,100         | \$37,100        | \$41,900        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$77,700</b> | <b>\$107,400</b> | <b>\$55,300</b> | <b>\$89,400</b> |
| Priority A            | \$23,100        | \$17,400         |                 | \$15,300        |
| Priority B            | \$52,000        | \$66,100         | \$55,300        | \$61,000        |
| Priority C            | \$2,600         | \$23,800         |                 | \$13,100        |
| <b>Total</b>          | <b>\$77,700</b> | <b>\$107,400</b> | <b>\$55,300</b> | <b>\$89,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$20,500       | A             |
| Masonry: Brick  | 85%        | Now               | \$46,700       | LIFE               | **             | 5           | \$69,500       | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor, Second Floor, Third Floor And Fourth Floor</i> |            |                   |                |                    |                |             |                |               |
| Window Wall   | 10%        |                   |                | 2042               | **             | 5           | \$30,700       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        | Now               | \$48,300       | 2038               | **             | 5           | \$25,100       | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor, Second Floor, Third Floor And Fourth Floor</i> |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Metal Louvers   | 5%         |                   |                | 2035               | **             | 10          | \$17,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Metal Panel   | 5%         |                   |                | 2048               | **             | 5           | \$2,500        | A             |
| Metal Rail  | 25%        |                   |                | 2039               | **             | 5-10        | \$58,800       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2039               | **             | 10          | \$3,400        | A             |
| Modified Bitumen  | 96%        |                   |                | 2027               | **             | 10          | \$87,700       | A             |
| Skylight, Metal/Glass   | 2%         |                   |                | 2042               | **             | 10          | \$6,100        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$19,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2035               | **             | 5           | \$8,700        | C             |
| Quarry Tile   | 2%         |                   |                | 2039               | **             | 5           | \$5,200        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,800        | C             |
| Vinyl Tile  | 75%        |                   |                | 2030               | **             | 3           | \$49,000       | C             |
| Wood  | 8%         |                   |                | 2057               | **             | 5           | \$26,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2035               | **             | 5           | \$6,300        | C             |
| Concrete Masonry Unit   | 50%        |                   |                | LIFE               | **             | 5           | \$25,100       | C             |
| Glass Block   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 83%        |                   |                | 2039               | **             | 5           | \$180,900      | B             |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 407 And 441</i>                                       |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$21,800       | B             |
| Metal Panel   | 2%         |                   |                | LIFE               | **             | 5           | \$4,400        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One Electrical Service Rated At 3000 Amps    |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Transformers             |  |           |                    |      |                |       |                |          |
|                 | Dry Type                 | 100%   |           |                    | 2035 | * *            | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Rated At 750 And 112.5 Kva                   |           |                    |      |                |       |                |          |
|                 |                          | 480/208/120 V  |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$500          | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 20%  |           |                    | 2038 | * *            | 5     | \$500          | B        |
|                 | Molded Case Bkrs         | 80%  |           |                    | 2038 | * *            | 5     | \$2,500        | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 5%   |           |                    | 2035 | * *            | 5     |                | B        |
|                 | Motor Control Center     | 95%  |           |                    | 2035 | * *            | 5     | \$3,000        | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Not Accessible           | 100%   |           |                    |      |                |       |                | D        |
|                 |                          | Other Observation, Extent : Light, Area Affected : 0%      |           |                    |      |                |       |                |          |
|                 |                          | Location : RPZ Room  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Covered With Insulation                      |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
| Stand-by Power  |                          |  |           |                    |      |                |       |                |          |
|                 | Transfer Switches        |  |           |                    |      |                |       |                |          |
|                 | Automatic                | 100%   |           |                    | 2035 | * *            | 1     | \$36,000       | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Generators               |  |           |                    |      |                |       |                |          |
|                 | Diesel                   | 100%   |           |                    | 2031 | * *            | 1     | \$45,100       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Roof  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : 350 Kw - Located On The Roof                 |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Batteries                |  |           |                    |      |                |       |                |          |
|                 | Nickel Cadmium           | 100%   |           |                    | 2015 | \$600          | 5     | \$26,000       | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Fuel Storage             |  |           |                    |      |                |       |                |          |
|                 | Day Tank                 | 20%  |           |                    | 2038 | * *            | 5     | \$4,300        | B        |
|                 | Main Tank                | 80%  |           |                    | 2050 | * *            | 5     | \$2,800        | B        |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                 |                          | Location : Mechanical Room 1st Floor                       |           |                    |      |                |       |                |          |
|                 |                          | Explanation : 275 Gallons                                  |           |                    |      |                |       |                |          |

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## DEPARTMENT OF EDUCATION - 040

## LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

| Electrical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |            |  |                |                    |                |             |                |               |
| Interior Lighting     |            |  |                |                    |                |             |                |               |
| Fluorescent           | 93%        |  |                | 2027               | * *            | 10          | \$99,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout The Building                         |                |                    |                |             |                |               |
|                       |            | Explanation : T-8 Lamps, Switch Controlled                 |                |                    |                |             |                |               |
| Fluorescent           | 5%         |  |                | 2027               | * *            | 10          | \$5,300        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                       |            | Location : Various Locations                               |                |                    |                |             |                |               |
|                       |            | Explanation : Compact Spiral Bulbs, Switch Controlled      |                |                    |                |             |                |               |
| HID                   | 2%         |  |                | 2027               | * *            | 10          | \$100          | B             |
| Egress Lighting       |            |  |                |                    |                |             |                |               |
| Emergency, Service    | 50%        |  |                | 2027               | * *            | 1           |                | B             |
| Exit, Service         | 50%        |  |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |            |  |                |                    |                |             |                |               |
| HID                   | 100%       |  |                | 2027               | * *            | 10          | \$400          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                       |            | Location : Exterior Walls                                  |                |                    |                |             |                |               |
|                       |            | Explanation : Photocell Controlled                         |                |                    |                |             |                |               |
| Lightning Protection  |            |  |                |                    |                |             |                |               |
| Arresters/Cabling     |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2050               | * *            | 5           | \$3,400        | B             |
| Alarm                 |            |  |                |                    |                |             |                |               |
| Security System       |            |  |                |                    |                |             |                |               |
| No Component          | 80%        |  |                |                    |                |             |                | D             |
| Generic               | 20%        |  |                | 2027               | * *            | 1           | \$8,700        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                       |            | Location : Various Locations                               |                |                    |                |             |                |               |
|                       |            | Explanation : In Working Order                             |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |  |                |                    |                |             |                |               |
| No Component          | 80%        |  |                |                    |                |             |                | D             |
| Generic               | 20%        |  |                | 2027               | * *            | 1-3         | \$14,400       | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : In Working Order                             |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
|   |            |                   |                |                    |                |             |                |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| HTHW/HW   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Explanation : H W From Kingsborough College Central Plant |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

| Mechanical            | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |   |                |                    |                |             |                |               |
| Conversion Equipment  |                |   |                |                    |                |             |                |               |
| Heat Exchanger        | 100%           |   |                | 2031               | * *            | 1           | \$57,700       | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Throughout                                     |                |                    |                |             |                |               |
|                       |                | Explanation : 4 Units                                     |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 100%           |   |                | 2038               | * *            | 4           | \$8,600        | B             |
| Terminal Devices      |                |   |                |                    |                |             |                |               |
| Air Handler           | 60%            |   |                | 2027               | * *            | 1           | \$43,300       | B             |
| Convactor/Radiator    | 35%            |   |                | 2035               | * *            | 1           | \$13,200       | B             |
| Unit Heater-Stm/HW    | 5%             |   |                | 2027               | * *            | 4           | \$800          | B             |
| Air Conditioning      |                |   |                |                    |                |             |                |               |
| Energy Source         |                |   |                |                    |                |             |                |               |
| District C.W.         | 100%           |   |                | 2042               | * *            | 1           |                | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Throughout                                     |                |                    |                |             |                |               |
|                       |                | Explanation : C W From Kingsborough College Central Plant |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump | 100%           |   |                | 2042               | * *            | 4           | \$8,600        | B             |
| Terminal Devices      |                |   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |   |                | 2027               | * *            | 1           | \$72,100       | B             |
| Ventilation           |                |   |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |   |                | LIFE               | * *            | 2-5         | \$65,000       | B             |
| Exhaust Fans          |                |   |                |                    |                |             |                |               |
| Interior              | 40%            |   |                | 2027               | * *            | 2           | \$1,400        | B             |
| Roof                  | 60%            |   |                | 2027               | * *            | 2           | \$2,200        | B             |
| Plumbing              |                |   |                |                    |                |             |                |               |
| H/C Water Piping      |                |   |                |                    |                |             |                |               |
| Brass/Copper          | 100%           |   |                | 2042               | * *            | 1           |                | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Water Meter Room                               |                |                    |                |             |                |               |
|                       |                | Explanation : Triplex Booster Pumps                       |                |                    |                |             |                |               |
| HW Heat Exchanger     |                |   |                |                    |                |             |                |               |
| HTHW/HW               | 100%           |   |                | 2042               | * *            |             |                | B             |
|                       |                | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |                | Location : Mechanical Room                                |                |                    |                |             |                |               |
|                       |                | Explanation : Hi-temp Instantaneous / No Storage          |                |                    |                |             |                |               |
| Sanitary Piping       |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer    |                |   |                |                    |                |             |                |               |
| Generic               | 100%           |   |                | 2027               | * *            | 1           | \$7,200        | B             |
| Fixtures              |                |   |                |                    |                |             |                |               |
| Generic               | 100%           |   |                |                    |                |             |                | B             |
| Vertical Transport    |                |   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## LEON M. GOLDSTEIN H.S. - BK

Asset # : 13466

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : 1-4</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-5         | \$58,800       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-2         | \$32,700       | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2031               | * *            | 1           | \$21,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LIBERTY HIGH SCHOOL - M  
**Address** : 250 WEST 18 ST.  
**Borough** : MANHATTAN **Agency's Number** : M451  
**Program / Asset #** : BOE0986.000 / 4158 **Yr Built/Renovated** : 1903 / 1994  
**Area Sq Ft** : 38,785 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,5  
**Block** : 767 **Lot** : 68 **BIN** : 1013858

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$37,200              |
| Interior Architecture | \$65,600              | \$58,000              |
| Electrical            |                       | \$652,300             |
| <b>Total</b>          | <b>\$65,600</b>       | <b>\$747,400</b>      |
| Priority A            |                       | \$37,200              |
| Priority B            |                       | \$652,300             |
| Priority C            | \$65,600              | \$58,000              |
| <b>Total</b>          | <b>\$65,600</b>       | <b>\$747,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$700           | \$14,300        |                 | \$20,100        |
| Interior Architecture |                 | \$27,900        | \$1,200         |                 |
| Electrical            | \$4,000         | \$10,100        | \$4,600         | \$4,500         |
| Mechanical            | \$11,900        | \$14,300        | \$12,100        | \$13,600        |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$76,300</b> | <b>\$27,700</b> | <b>\$48,000</b> |
| Priority A            | \$700           | \$14,300        |                 | \$20,100        |
| Priority B            | \$25,700        | \$52,800        | \$26,600        | \$27,900        |
| Priority C            |                 | \$9,300         | \$1,200         |                 |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$76,300</b> | <b>\$27,700</b> | <b>\$48,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**LIBERTY HIGH SCHOOL - M**  
**Asset # : 4158**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$28,600       | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | * *            | 5           | \$14,300       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | * *            | 5           | \$22,900       | A             |
| Metal Panel  | 5%         |                   |                | 2042               | * *            | 5-10        | \$19,600       | A             |
| Stucco Cement  | 20%        |                   |                | 2035               | * *            | 5           | \$28,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | * *            | 5           | \$8,100        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Pre-Cast Concrete  | 10%        | Now               | \$700          | LIFE               | * *            | 5           | \$2,300        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2027               | * *            | 10          | \$14,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2021               | \$14,000       | 3           | \$3,600        | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$2,400        | C             |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2038               | * *            | 5           | \$5,300        | C             |
| Vinyl Tile   | 85%        |                   |                | 2027               | * *            | 3           | \$15,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2035               | * *            | 5           | \$6,000        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | * *            | 5           | \$2,400        | C             |
| Gypsum Board   | 80%        |                   |                | LIFE               | * *            | 5           | \$58,000       | C             |
| Masonry: Brick   | 8%         | Now               | \$65,600       | LIFE               | * *            |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Electrical Closet And Pump Room                   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Closet And Pump Room                   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 80%        |                   |                | 2035               | * *            | 5           | \$37,300       | B             |
| Plaster  | 20%        |                   |                | LIFE               | * *            | 5           | \$5,800        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$100          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**LIBERTY HIGH SCHOOL - M**  
**Asset # : 4158**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2030                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 95%               |                          |                       | 2030                      | * *                   | 5                  | \$800                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$500                 | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$9,800               | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$12,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 150 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$7,100               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2030                      | * *                   | 5                  | \$2,900               | B                    |
| Main Tank   | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$500                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 550 Gallons</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 94%               |                          |                       | 2022                      | \$268,900             | 10                 | \$27,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 94%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 3%                |                          |                       | 2022                      | \$8,600               | 10                 | \$900                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 3%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby And Stairway</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-5 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2022                      | \$4,000               | 10                 |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2022                      | \$2,600               | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$2,600               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$13,200              | 10                 | \$100                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2022                      | \$374,800             | 1-3                | \$19,600              | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**LIBERTY HIGH SCHOOL - M**  
**Asset # : 4158**

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 15,000 Gallon Tank For #2 Fuel          |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2027               | * *            | 1           | \$31,500       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2042               | * *            | 4           | \$2,400        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 60%   |                   |                | 2027               | * *            | 1           | \$11,800       | B             |
| Convactor/Radiator          | 40%   |                   |                | 2039               | * *            | 1           | \$4,100        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%  |                   |                | 2027               | * *            | 1           | \$14,700       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : 2 Chillers In Penthouse                        |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  |                   |                | 2042               | * *            | 4           | \$2,400        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  |                   |                | 2027               | * *            | 1           | \$19,700       | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%  |                   |                | 2027               | * *            | 2           | \$22,100       | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$17,700       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 60%   |                   |                | 2027               | * *            | 2           | \$600          | B             |
| Roof                        | 40%   |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Booster Pump w/Tank, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement / Triplex Pumps                       |                   |                |                    |                |             |                |               |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2020               | \$8,400        | 2           | \$500          | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 250 Gallon Unit                         |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**LIBERTY HIGH SCHOOL - M**  
**Asset # : 4158**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 80% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B To 5                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | * *            | 1-2         | \$8,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LONG ISLAND CITY HIGH SCHOOL - Q  
**Address** : 14-30 BROADWAY  
**Borough** : QUEENS **Agency's Number** : Q450  
**Program / Asset #** : BOE0990.000 / 4473 **Yr Built/Renovated** : 1995 / 2009  
**Area Sq Ft** : 300,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,5,6,ph  
**Block** : 529 **Lot** : 2 **BIN** : 4467709

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$95,800              | \$507,900             |
| Interior Architecture | \$376,100             | \$1,463,200           |
| Electrical            | \$225,100             |                       |
| Mechanical            | \$94,000              | \$896,400             |
| <b>Total</b>          | <b>\$791,000</b>      | <b>\$2,867,500</b>    |
| Priority A            | \$95,800              | \$507,900             |
| Priority B            | \$420,200             | \$997,500             |
| Priority C            | \$275,000             | \$1,362,100           |
| <b>Total</b>          | <b>\$791,000</b>      | <b>\$2,867,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  |                  |                  | \$12,200         |
| Interior Architecture | \$6,800          | \$72,600         | \$12,600         |                  |
| Electrical            | \$19,400         | \$29,000         | \$24,600         | \$21,300         |
| Mechanical            | \$123,700        | \$144,500        | \$110,600        | \$138,600        |
| Elevators/Escalators  | \$17,800         | \$17,800         | \$17,800         | \$17,800         |
| <b>Total</b>          | <b>\$167,600</b> | <b>\$264,000</b> | <b>\$165,500</b> | <b>\$189,800</b> |
| Priority A            |                  |                  |                  | \$12,200         |
| Priority B            | \$167,600        | \$191,300        | \$152,900        | \$177,700        |
| Priority C            |                  | \$72,600         | \$12,600         |                  |
| <b>Total</b>          | <b>\$167,600</b> | <b>\$264,000</b> | <b>\$165,500</b> | <b>\$189,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 83%        |                   |                | LIFE    | **                 | 5           | \$269,300      | A             |  |
| Masonry: Brick   | 10%        | Now               | \$54,500       | LIFE    | **                 | 5           | \$32,500       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Penthouse                              |            |                   |                |         |                    |             |                |               |  |
| Granite Panels   | 5%         |                   |                | LIFE    | **                 | 5           | \$12,200       | A             |  |
| Window Wall  | 2%         |                   |                | 2042    | **                 | 5           | \$24,300       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 93%        |                   |                | 2038    | **                 | 5           | \$58,600       | A             |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Metal Louvers  | 2%         |                   |                | 2031    | **                 | 10          | \$7,900        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE    | **                 | 5           | \$5,100        | A             |  |
| Masonry: Brick   | 75%        |                   |                | LIFE    | **                 | 5           | \$16,800       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$7,000        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 100%       | Now               | \$41,200       | 2022    | \$206,100          |             |                | A             |  |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Paver Block Ballast, Extent : Moderate, Area Affected : 15%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Art Rooms 613, 619, 775 And Various Others        |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 5%         |                   |                | 2021    | \$149,400          | 3           | \$37,900       | C             |  |
| Cast in Place Concrete                                       | 10%        | Now               | \$77,000       | LIFE    | **                 | 5           | \$110,500      | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Pool Deck   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | **                 | 5           | \$25,300       | C             |  |
| Quarry Tile  | 5%         |                   |                | 2035    | **                 | 5           | \$37,900       | C             |  |
| Vinyl Tile   | 65%        |                   |                | 2027    | **                 | 3           | \$123,200      | C             |  |
| Wood   | 10%        |                   |                | 2050    | **                 | 5           | \$94,800       | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool Wall At Paint Storage Room In Basement</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                | Now                      | \$150,700             | 2031                      | **                    | 5                  | \$25,600              | C                    |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool Wall At West Side</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit   | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$204,500             | C                    |
| Fabric on Framing   | 5%                |                          |                       | 2023                      | \$938,300             | 5                  | \$25,600              | C                    |
| Gypsum Board  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$61,400              | C                    |
| SGFT/Glazed Masonry   | 25%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 10%               | Now                      | \$6,800               | 2035                      | **                    | 5                  | \$25,300              | B                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 613, 615</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 613, 615</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 613, 617, 619, 715</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 40%               |                          |                       | 2035                      | **                    | 5                  | \$202,100             | B                    |
| Exposed Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$7,900               | B                    |
| Exposed Struc: Steel  | 10%               |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Fiber Board   | 25%               |                          |                       | 2027                      | **                    |                    |                       | B                    |
| Metal Panel   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$31,600              | B                    |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  | \$1,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2- Electrical Services Rated @ 4000 Amps And 1200 Amps Respectively</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type   | 100%              |                          |                       | 2035                      | **                    | 5                  | \$900                 | B                    |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2042                      | **                    | 5                  | \$1,100               | B                    |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       | B                    |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2038                      | **                    | 5                  | \$600                 | B                    |
| Molded Case Bkrs   | 90%               |                          |                       | 2038                      | **                    | 5                  | \$5,900               | B                    |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 2%         |                   |                | 2035               | **             | 5           |                | B             |
| Motor Control Center                                       | 98%        |                   |                | 2035               | **             | 5           | \$6,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$3,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | **             | 1           | \$75,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | **             | 1           | \$95,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Caterpillar Genset, 800 Kw                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$9,100        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | **             | 5           | \$22,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 75 Gals                                      |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | **             | 5           | \$3,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 500 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2027               | **             | 10          | \$225,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2027               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | **             | 10          | \$800          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2050               | **             | 5           | \$7,300        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2027               | **             | 1           | \$9,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection

No Component

90%

2027

\* \*

1-3

\$15,200

D

Generic

10%

B

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Oil # 2, 1 Tank Of 10,000 Gal.*

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$243,400

B

Distribution

Hot Wtr Piping/Pump

70%

2038

\* \*

4

\$12,700

B

Steam Piping/Pump

30%

2042

\* \*

4

\$5,500

B

Terminal Devices

Convactor/Radiator

50%

2035

\* \*

1

\$39,700

B

Fan Coil Unit/Heat

20%

2027

\* \*

1

\$15,900

B

No Component

30%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse**Explanation : Air Handlers Covered Under A C***Air Conditioning**

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Centrifugal, Elec Chiller

100%

2031

\* \*

1

\$265,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse, Roof**Explanation : 2 Units Of 650 Tons Each - Refrigerant Hcfc - 123*

Distribution

Chilled Wtr Pipe/Pump

100%

2042

\* \*

4

\$18,200

B

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\* \*

1

\$152,000

B

Heat Rejection

Water Cool Tower

100%

2023

\$803,400

2

\$247,000

B

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$136,900

B

Exhaust Fans

Interior

80%

2027

\* \*

2

\$6,100

B

Roof

20%

2027

\* \*

2

\$1,500

B

**Plumbing***Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 95%   |                   |                | 2042    | **                 | 1           |                | B             |  |
| Galv Iron/Steel       | 5%  |                   |                | 2035    | **                 | 1           |                | B             |  |
| Water Heater          |   |                   |                |         |                    |             |                |               |  |
| Electric              | 5%  |                   |                | 2021    | \$2,200            | 4           | \$100          | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Boiler Room, Penthouse   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Electric Unit Installed To Replace Kitchen Gas Fired Unit   |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 95%   |                   |                | 2017    | \$61,900           | 2           | \$3,500        | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 95%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Penthouse  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 1500 Gal Unit   |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2042    | **                 | 4           | \$36,500       | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Penthouse  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 2 Units Use Steam To Produce Hot Water For Heating Radiators And Fan Coil Units Throughout The Building |                   |                |         |                    |             |                |               |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  | Now               | \$7,800        | LIFE    | **                 | 1           |                | B             |  |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 2%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof, One Drain Is Clogged   |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  |                   |                | 2027    | **                 | 4           | \$2,000        | B             |  |
| Pool Filter/Treatment |   |                   |                |         |                    |             |                |               |  |
| Sand                  | 100%  |                   |                | 2035    | **                 | 4           |                | B             |  |
| Sewage Ejector(s)     |   |                   |                |         |                    |             |                |               |  |
| Electric              | 100%  |                   |                | 2027    | **                 | 4           | \$2,000        | B             |  |
| Backflow Preventer    |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2027    | **                 | 1           | \$15,200       | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |
| Vertical Transport    |   |                   |                |         |                    |             |                |               |  |
| Elevators             |   |                   |                |         |                    |             |                |               |  |
| Geared Traction       | 100%  |                   |                | LIFE    | **                 |             |                | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Freight - Basement : Penthouse / Passengers - 1st : 6th Floor  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 3 Units, Two Pass. One Freight  |                   |                |         |                    |             |                |               |  |
| Fire Suppression      |   |                   |                |         |                    |             |                |               |  |
| Standpipe             |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2042    | **                 | 1-5         | \$124,000      | B             |  |
| Sprinkler             |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2042    | **                 | 1-2         | \$68,900       | B             |  |
| Fire Pump             |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2031    | **                 | 1           | \$45,900       | B             |  |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**LONG ISLAND CITY HIGH SCHOOL - Q**  
**Asset # : 4473**

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : LOUIS D. BRANDEIS HIGH SCHOOL -M  
**Address** : 145 W. 84 ST BTWN: AMSTERDAM AV - COLUMBUS AV  
**Borough** : MANHATTAN **Agency's Number** : M470  
**Program / Asset #** : BOE0128.000 / 699 **Yr Built/Renovated** : 1965 / 2005  
**Area Sq Ft** : 259,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1215 **Lot** : 1 **BIN** : 1032128

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$519,400             | \$1,163,700           |
| Interior Architecture | \$1,858,200           | \$1,403,400           |
| Electrical            | \$282,400             | \$2,404,700           |
| Mechanical            | \$238,400             | \$5,946,700           |
| <b>Total</b>          | <b>\$2,898,300</b>    | <b>\$10,918,500</b>   |
| Priority A            | \$519,400             | \$1,163,700           |
| Priority B            | \$870,100             | \$8,551,100           |
| Priority C            | \$1,508,800           | \$1,203,800           |
| <b>Total</b>          | <b>\$2,898,300</b>    | <b>\$10,918,500</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture |                  | \$10,800        |                  |                  |
| Interior Architecture | \$74,800         |                 | \$48,700         | \$27,800         |
| Electrical            | \$7,700          | \$5,900         | \$6,700          | \$9,700          |
| Mechanical            | \$50,300         | \$59,500        | \$50,300         | \$73,700         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$136,700</b> | <b>\$80,200</b> | <b>\$109,700</b> | <b>\$115,100</b> |
| Priority A            |                  | \$10,800        |                  |                  |
| Priority B            | \$93,800         | \$69,400        | \$76,900         | \$87,400         |
| Priority C            | \$42,900         |                 | \$32,800         | \$27,800         |
| <b>Total</b>          | <b>\$136,700</b> | <b>\$80,200</b> | <b>\$109,700</b> | <b>\$115,100</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**LOUIS D. BRANDEIS HIGH SCHOOL -M**  
**Asset # : 699**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%   |                   |                | LIFE               | **             | 5           | \$434,700      | A             |
| Masonry: Brick         | 70%   |                   |                | LIFE               | **             | 5           | \$243,400      | A             |
| Metal Panel            | 5%  |                   |                | 2043               | **             | 5-10        | \$59,800       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2045               | **             | 5           | \$21,500       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2043               | **             | 5           | \$1,800        | A             |
| Metal Rail             | 95%   |                   |                | 2040               | **             | 5-10        | \$163,500      | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 55%   |                   |                | 2023               | \$575,500      | 10          | \$106,400      | A             |
| Copper/Terne           | 5%  |                   |                | 2051               | **             | 10          | \$24,200       | A             |
| Paver: Asphalt         | 40%   |                   |                | 2026               | **             | 10          | \$116,100      | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2026               | **             | 5           | \$17,100       | C             |
| Quarry Tile            | 10%   |                   |                | 2028               | **             | 5           | \$51,300       | C             |
| Terrazzo               | 10%   | 0-2               | \$102,300      | LIFE               | **             | 5           | \$26,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%   |                   |                | 2023               | \$1,139,800    | 3           | \$59,800       | C             |
| Vinyl Tile             | 30%   | Now               | \$977,000      | 2033               | **             | 3           | \$38,400       | C             |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                        | Location : Basement Corridor                                    |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Basement And Fourth Floor                            |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2038               | **             | 5           | \$64,100       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 18%   |                   |                | LIFE               | **             | 5           | \$55,800       | C             |
| Folding Partition      | 5%  |                   |                | 2031               | **             | 5           | \$48,500       | C             |
| Mosaic Tile            | 22%   | 2-4               | \$312,200      | LIFE               | **             |             |                | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Corridors  |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Corridors  |                   |                |                    |                |             |                |               |
| Plaster                | 55%   |                   |                | LIFE               | **             | 5-10        | \$181,200      | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%   |                   |                | 2028               | **             | 5           | \$39,900       | B             |
| AcousTileSusp.Lay-In   | 10%   |                   |                | 2036               | **             | 5           | \$31,900       | B             |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE               | **             | 10          | \$31,900       | B             |
| Gypsum Board           | 25%   |                   |                | LIFE               | **             | 5-10        | \$274,500      | B             |
| Plaster                | 50%   |                   |                | LIFE               | **             | 5-10        | \$274,500      | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**LOUIS D. BRANDEIS HIGH SCHOOL -M**  
**Asset # : 699**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2023                      | \$65,100              | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Disconnect Rated @ 4000 Amperes</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 25%               |                          |                       | 2043                      | * *                   | 5                  | \$200                 | B                    |
| Fused Disc Sw   | 70%               |                          |                       | 2023                      | \$208,600             | 5                  | \$700                 | B                    |
| Under Construction  | 5%                |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Photovoltaic Panels For Class Demonstration Only</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2023                      | \$357,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 90%               |                          |                       | 2022                      | \$325,200             | 5                  | \$5,100               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2039                      | * *                   | 5                  | \$600                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$282,400             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2023                      | \$80,700              | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2036                      | * *                   | 5                  | \$1,100               | B                    |
| Locally Mounted   | 20%               |                          |                       | 2021                      | \$13,200              | 5                  | \$300                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2031                      | * *                   | 10                 | \$188,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 2%                |                          |                       | 2031                      | * *                   | 10                 | \$4,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Cfl ( Compact Fluorescent Lamps )</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2018                      | \$28,600              | 10                 | \$200                 | B                    |
| Incandescent  | 5%                |                          |                       | 2018                      | \$102,900             | 2                  | \$300                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**LOUIS D. BRANDEIS HIGH SCHOOL -M**  
**Asset # : 699**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Lighting

## Egress Lighting

Emergency, Battery

50%

2028

\* \*

10

\$27,600

B

Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

HID

100%

2023

\$88,400

10

\$700

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$219,300

1

\$23,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System And Intrusion Alarm System.*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$750,800

1-3

\$40,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

Fuel Oil No 6

100%

2023

\$641,200

5

\$70,700

B

## Conversion Equipment

Steam Boiler

100%

2021

\$1,267,300

1

\$226,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 4 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$181,800

2023

\$1,817,600

4

\$11,300

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump, Basement**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Boiler Room & Throughout*

## Terminal Devices

Air Handler

20%

2028

\* \*

1

\$28,300

B

Convactor/Radiator

80%

2028

\* \*

1

\$59,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**LOUIS D. BRANDEIS HIGH SCHOOL -M**  
**Asset # : 699**

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 75%   |                   |                | 2023               | \$901,200      | 2           | \$10,600       | B             |
|                        | R-22 Refrigerant, Extent : Light, Area Affected : 75%   |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Light, Area Affected : 70%  |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                        | Explanation : 4 Roof Top Package Units                  |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 15%   |                   |                | 2018               | \$80,300       | 1           |                | B             |
| No Component           | 10%   |                   |                |                    |                |             |                | D             |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 75%   |                   |                | 2033               | * *            | 4           | \$8,500        | B             |
| No Component           | 25%   |                   |                |                    |                |             |                | D             |
| Heat Rejection         |   |                   |                |                    |                |             |                |               |
| Remote Air Cond        | 75%   |                   |                | 2023               | \$1,049,700    | 2           | \$119,300      | B             |
| No Component           | 25%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$201,600      | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 70%   |                   |                | 2028               | * *            | 2           | \$4,900        | B             |
| Roof                   | 30%   |                   |                | 2023               | \$62,100       | 2           | \$2,100        | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Brass/Copper           | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger      |   |                   |                |                    |                |             |                |               |
| Low Temp               | 100%  |                   |                | 2033               | * *            | 4           | \$22,600       | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)      |   |                   |                |                    |                |             |                |               |
| Electric               | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport     |   |                   |                |                    |                |             |                |               |
| Elevators              |   |                   |                |                    |                |             |                |               |
| Geared Traction        | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : B-4  |                   |                |                    |                |             |                |               |
|                        | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression       |   |                   |                |                    |                |             |                |               |
| Sprinkler              |   |                   |                |                    |                |             |                |               |
| No Component           | 95%   |                   |                |                    |                |             |                | D             |
| Generic                | 5%  |                   |                | 2033               | * *            | 1-2         | \$3,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M. S. 51 - BK  
**Address** : 350 5TH AVENUE BTWN: 5 ST., 4 ST.  
**Borough** : BROOKLYN **Agency's Number** : K051  
**Program / Asset #** : BOE0380.000 / 2516 **Yr Built/Renovated** : 1951 / 2007  
**Area Sq Ft** : 113,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 988 **Lot** : 11 **BIN** : 3021392

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$91,400              | \$524,800             |
| Interior Architecture | \$1,360,400           | \$57,600              |
| Electrical            | \$138,100             | \$1,038,700           |
| Mechanical            | \$96,500              | \$127,100             |
| <b>Total</b>          | <b>\$1,686,300</b>    | <b>\$1,748,300</b>    |
| Priority A            | \$91,400              | \$524,800             |
| Priority B            | \$550,900             | \$1,223,500           |
| Priority C            | \$1,044,000           |                       |
| <b>Total</b>          | <b>\$1,686,300</b>    | <b>\$1,748,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,900         | \$10,800        | \$26,300        |                 |
| Interior Architecture | \$69,600         | \$1,900         | \$3,800         | \$46,900        |
| Electrical            | \$9,500          | \$2,300         | \$1,700         | \$1,700         |
| Mechanical            | \$23,300         | \$16,500        | \$28,500        | \$32,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$151,200</b> | <b>\$35,400</b> | <b>\$64,400</b> | <b>\$85,000</b> |
| Priority A            | \$44,900         | \$10,800        | \$26,300        |                 |
| Priority B            | \$46,000         | \$22,700        | \$34,200        | \$38,100        |
| Priority C            | \$60,300         | \$1,900         | \$3,800         | \$46,900        |
| <b>Total</b>          | <b>\$151,200</b> | <b>\$35,400</b> | <b>\$64,400</b> | <b>\$85,000</b> |



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## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%            | Now               | \$23,900       | LIFE               | * *            | 5           | \$35,500       | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Chimney</i>   |                |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%             |                   |                | LIFE               | * *            | 5           | \$1,400        | A             |
| Windows   |                |                   |                |                    |                |             |                |               |
| Aluminum  | 90%            | Now               | \$91,400       | 2038               | * *            | 5           | \$19,000       | A             |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Room B46 And Others</i>                               |                |                   |                |                    |                |             |                |               |
| Steel   | 10%            |                   |                | 2021               | \$246,400      | 5           | \$52,700       | A             |
| Parapets  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%            |                   |                | LIFE               | * *            | 5           | \$16,700       | A             |
| Masonry: Limestone  | 10%            | Now               | \$11,800       | LIFE               | * *            | 5           | \$2,500        | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : At Coping - Especially South Side</i>                 |                |                   |                |                    |                |             |                |               |
| <i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Metal Rail  | 5%             |                   |                | 2035               | * *            | 5-10        | \$17,800       | A             |
| Roof  |                |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%            | Now               | \$9,300        | 2027               | * *            |             |                | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Over Room 301</i>                                     |                |                   |                |                    |                |             |                |               |
| Copper/Terne  | 3%             |                   |                | 2050               | * *            | 10          | \$6,800        | A             |
| Skylight, Metal/Glass   | 2%             |                   |                | 2022               | \$242,900      | 10          | \$6,000        | A             |
| Interior  |                |                   |                |                    |                |             |                |               |
| Floors  |                |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%             |                   |                | LIFE               | * *            | 5           | \$16,800       | C             |
| Ceramic Tile  | 5%             |                   |                | 2031               | * *            | 5           | \$7,700        | C             |
| Mosaic Tile   | 8%             |                   |                | 2027               | * *            | 5           | \$30,800       | C             |
| Terrazzo  | 5%             | 2-4               | \$23,100       | LIFE               | * *            | 5           | \$6,000        | C             |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Entry</i>   |                |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 57%            | Now               | \$836,500      | 2032               | * *            | 3           | \$32,900       | C             |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Various</i>   |                |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Various</i>   |                |                   |                |                    |                |             |                |               |
| <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Various</i>   |                |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Tiles</i>                                      |                |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%            |                   |                | 2027               | * *            | 3           | \$5,800        | C             |
| Wood  | 10%            |                   |                | 2037               | * *            | 5           | \$28,900       | C             |

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## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 8%         | Now               | \$20,600       | 2025               | * *            | 5           | \$7,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         | Now               | \$16,600       | LIFE               | * *            | 5           | \$3,500        | C             |
| Water Penetration, Extent : Severe, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Masonry: Brick   | 3%         |                   |                | LIFE               | * *            |             |                | C             |
| Operable Wall  | 2%         |                   |                | 2032               | * *            | 5           | \$12,300       | C             |
| Plaster  | 52%        | Now               | \$167,200      | LIFE               | * *            | 5           | \$27,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Boys Locker Room                                    |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        | 2-4               | \$40,400       | LIFE               | * *            |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : Various Areas In Corridors And Stairs               |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Severe, Area Affected : 2%               |            |                   |                |                    |                |             |                |               |
| Location : Various Areas In Corridors And Stairs               |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        | 0-2               | \$9,300        | 2027               | * *            | 5           | \$7,700        | B             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        | Now               | \$237,100      | 2042               | * *            | 5           | \$19,200       | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 35% |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Severe, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Corridor                                  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$2,400        | B             |
| Plaster   | 60%        | Now               | \$79,200       | LIFE               | * *            | 5           | \$57,600       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Switchgear / Switchboard                                 |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2044               | * *            | 5           | \$2,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 0-2               | \$138,100      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$26,400       | 5           | \$500          | B             |
| Locally Mounted  | 20%        | 2-4               | \$6,600        | 2042               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 89%        |                   |                | 2022               | \$825,500      | 10          | \$84,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | * *            | 10          | \$9,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$4,300        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$3,500        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | * *            | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2030               | * *            | 1           | \$6,900        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2030               | * *            | 1-3         | \$11,400       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2042               | * *            | 5           | \$31,900       | B             |
| Buried Tank(s), Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 2 Tanks Of 10,000 Gals Each                  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$102,000      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Mechanical                  |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |   |                |                    |                |             |                |               |
| Distribution                |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |   |                | 2032               | **             | 4           | \$5,100        | B             |
| Terminal Devices            |            |   |                |                    |                |             |                |               |
| Air Handler                 | 20%        |   |                | 2027               | **             | 1           | \$12,700       | B             |
| Convactor/Radiator          | 80%        |   |                | 2035               | **             | 1           | \$26,600       | B             |
| Air Conditioning            |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Electricity                 | 100%       |   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment        |            |   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%        |   |                | 2032               | **             | 1           | \$9,600        | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 20%  |                |                    |                |             |                |               |
|                             |            | Location : Roof, Refrigerant Type 407c                  |                |                    |                |             |                |               |
|                             |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Window/Wall Unit            | 40%        |   |                | 2017               | \$96,500       | 1           |                | B             |
| No Component                | 40%        |   |                |                    |                |             |                | D             |
| Distribution                |            |   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%        |   |                | 2052               | **             | 4           | \$1,000        | B             |
| No Component                | 80%        |   |                |                    |                |             |                | D             |
| Terminal Devices            |            |   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%        |   |                | 2032               | **             | 1           | \$12,700       | B             |
| No Component                | 80%        |   |                |                    |                |             |                | D             |
| Ventilation                 |            |   |                |                    |                |             |                |               |
| Distribution                |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |   |                | LIFE               | **             | 2-5         | \$57,400       | B             |
| Exhaust Fans                |            |   |                |                    |                |             |                |               |
| Interior                    | 98%        |   |                | 2022               | \$127,100      | 2           | \$3,100        | B             |
| Roof                        | 2%         |   |                | 2022               | \$1,900        | 2           | \$100          | B             |
| Plumbing                    |            |   |                |                    |                |             |                |               |
| H/C Water Piping            |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |   |                | 2035               | **             | 1           |                | B             |
| Water Heater                |            |   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |   |                | 2020               | \$27,300       | 2           | \$1,500        | B             |
| HW Heat Exchanger           |            |   |                |                    |                |             |                |               |
| Low Temp                    | 100%       |   |                | 2042               | **             | 4           | \$15,300       | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Basement                                     |                |                    |                |             |                |               |
|                             |            | Explanation : 2 Tanks                                   |                |                    |                |             |                |               |
| Sanitary Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |            |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                |            |   |                |                    |                |             |                |               |
| Rigid Piping                | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures                    |            |   |                |                    |                |             |                |               |
| Generic                     | 100%       |   |                |                    |                |             |                | B             |

## Vertical Transport

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M. S. 51 - BK

Asset # : 2516

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement : 3rd Floor</i>                         |                |                    |                |             |                |               |
|                       |            | <i>Explanation : One Unit</i>                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$1,400        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M. S. 391 - BX  
**Address** : 2225 WEBSTER AVENUE @ E. 182ND STREET  
**Borough** : BRONX **Agency's Number** : X137  
**Program / Asset #** : BOE0274.000 / 402 **Yr Built/Renovated** : 1975 / 2009  
**Area Sq Ft** : 190,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3143 **Lot** : 43 **BIN** : 2013307

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$544,300             | \$701,100             |
| Interior Architecture | \$991,700             | \$250,800             |
| Electrical            |                       | \$2,621,800           |
| Mechanical            | \$392,700             | \$2,095,900           |
| <b>Total</b>          | <b>\$1,928,600</b>    | <b>\$5,669,600</b>    |
| Priority A            | \$544,300             | \$701,100             |
| Priority B            | \$718,400             | \$4,717,700           |
| Priority C            | \$666,000             | \$250,800             |
| <b>Total</b>          | <b>\$1,928,600</b>    | <b>\$5,669,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$22,500         |                  |                 |                  |
| Interior Architecture | \$139,600        |                  | \$18,500        | \$23,200         |
| Electrical            | \$7,600          | \$4,400          | \$5,500         | \$6,200          |
| Mechanical            | \$90,800         | \$84,700         | \$59,800        | \$79,600         |
| Elevators/Escalators  | \$11,800         | \$11,800         | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$272,300</b> | <b>\$100,900</b> | <b>\$95,700</b> | <b>\$120,700</b> |
| Priority A            | \$22,500         |                  |                 |                  |
| Priority B            | \$136,700        | \$100,900        | \$77,200        | \$97,600         |
| Priority C            | \$113,200        |                  | \$18,500        | \$23,200         |
| <b>Total</b>          | <b>\$272,300</b> | <b>\$100,900</b> | <b>\$95,700</b> | <b>\$120,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M. S. 391 - BX

Asset # : 402

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%   |                   |                | LIFE               | * *            | 5           | \$192,300      | A             |
| Concrete Masonry Unit  | 60%   |                   |                | LIFE               | * *            | 5           | \$72,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Corners                                 |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%  |                   |                | LIFE               | * *            | 5           | \$9,600        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2033               | * *            | 5-10        | \$33,000       | A             |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | * *            | 5           | \$31,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : North Facade                                       |                   |                |                    |                |             |                |               |
| Window Wall            | 5%  |                   |                | 2043               | * *            | 5           | \$18,000       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 97%   | Now               | \$319,200      | 2039               | * *            | 5           | \$11,000       | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
| Metal Louvers          | 3%  |                   |                | 2032               | * *            | 10          | \$4,300        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 100%  |                   |                | LIFE               | * *            | 5           | \$185,700      | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%   |                   |                | 2023               | \$367,300      | 10          | \$67,900       | A             |
| Built-Up (BUR)         | 10%   | Now               | \$2,000        | 2023               | \$40,800       |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Over Gymnasium                                     |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## M. S. 391 - BX

## Asset # : 402

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                    |                | LIFE               | **             | 5           | \$54,000       | C             |
| Ceramic Tile   | 5%         | 0-2                | \$27,400       | 2032               | **             | 5           | \$6,200        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout  |            |                    |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                    |                |                    |                |             |                |               |
| Location : Throughout  |            |                    |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 10%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout  |            |                    |                |                    |                |             |                |               |
| Quarry Tile  | 10%        |                    |                | 2036               | **             | 5           | \$37,000       | C             |
| Vinyl Tile   | 75%        | Now                | \$176,500      | 2028               | **             | 3           | \$69,500       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5% |            |                    |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors, Rooms 501, 503              |            |                    |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 5% |            |                    |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors                              |            |                    |                |                    |                |             |                |               |
| Wood   | 5%         | 0-2                | \$26,200       | 2051               | **             | 5           | \$11,600       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout Gymnasium                              |            |                    |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 50%    |            |                    |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                    |                |                    |                |             |                |               |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                    |                | LIFE               | **             | 10          | \$42,900       | C             |
| Ceramic Tile   | 10%        | 0-2                | \$101,200      | 2032               | **             | 5           | \$17,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                    |                |                    |                |             |                |               |
| Location : Throughout  |            |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                    |                | LIFE               | **             | 5           | \$27,500       | C             |
| Gypsum Board   | 55%        |                    |                | LIFE               | **             | 5-10        | \$321,200      | C             |
| Plaster  | 10%        |                    |                | LIFE               | **             | 5-10        | \$29,200       | C             |
| Wood   | 10%        |                    |                | LIFE               | **             | 5           | \$274,800      | C             |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| Exposed Concrete   | 40%        |                    |                | LIFE               | **             | 5-10        | \$120,800      | B             |
| Fiber Board  | 50%        | Now                | \$220,000      | 2028               | **             |             |                | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                    |                |                    |                |             |                |               |
| Location : Corridors, Cafeteria                              |            |                    |                |                    |                |             |                |               |
| Loose Units, Extent : Severe, Area Affected : 50%            |            |                    |                |                    |                |             |                |               |
| Location : Corridors, Cafeteria                              |            |                    |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10% |            |                    |                |                    |                |             |                |               |
| Location : Corridors, Cafeteria                              |            |                    |                |                    |                |             |                |               |
| Plaster  | 10%        |                    |                | LIFE               | **             | 5-10        | \$41,500       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## M. S. 391 - BX

## Asset # : 402

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$32,600       | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Two Electrical Services Rated At 4000 Amps Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                      |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$149,000      | 5           | \$700          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2033               | **             | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2031               | **             | 5           | \$400          | B             |
| Molded Case Bkrs  | 45%        |                   |                | 2031               | **             | 5           | \$1,900        | B             |
| Molded Case Bkrs  | 45%        |                   |                | 2022               | \$86,400       | 5           | \$1,900        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 90%        |                   |                | 2033               | **             | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 40%        |                   |                | 2028               | **             | 5           | \$400          | B             |
| Motor Control Center  | 60%        |                   |                | 2028               | **             | 5           | \$2,500        | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | **             | 5           | \$4,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2023               | \$148,800      | 10          | \$15,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                       |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 88%        |                   |                | 2023               | \$1,309,200    | 10          | \$133,200      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                       |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2018               | \$13,800       | 10          | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 50%        |                   |                | 2023               | \$13,700       | 1           |                | B             |
| Exit, Battery   | 50%        |                   |                | 2023               | \$68,400       | 10          | \$5,600        | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2023               | \$160,900      | 1           | \$17,500       | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2023               | \$550,800      | 1-3         | \$29,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M. S. 391 - BX

Asset # : 402

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4   | 100%       |                   |                | 2023    | \$463,500          | 5           | \$51,100       | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Vault  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Vault   |            |                   |                |         |                    |             |                |               |  |
| Explanation : To Be Demolished In The Near Future   |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       | Now               | \$91,600       | 2028    | * *                | 1           | \$147,300      | B             |  |
| Other Observation, Extent : Severe, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Boilers To Be Demolished In The Near Future   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Hot Wtr Piping/Pump   | 50%        |                   |                | 2031    | * *                | 4           | \$6,100        | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Hot Water Pumping Systems To Be Demolished In The Near Future                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 50%        | Now               | \$65,700       | 2033    | * *                | 4           | \$4,100        | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Condensate To Be Demolished In The Near Future  |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 40%        |                   |                | 2023    | \$405,800          | 1           | \$40,900       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Fan Rooms On Each Floor  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Air Handling Unit Temperature Control System To Be Demolished In The Near Future                    |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator  | 50%        |                   |                | 2028    | * *                | 1           | \$26,700       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Class Rooms, Office And Hallways   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Temperature Control System To Be Demolished In The Near Future                                      |            |                   |                |         |                    |             |                |               |  |
| Fan Coil Unit/Heat  | 5%         | 0-2               | \$140,900      | 2033    | * *                | 1           | \$2,400        | B             |  |
| Damaged, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Hallways, Vestibule And Various Other Locations   |            |                   |                |         |                    |             |                |               |  |
| Malfunctioning, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Hallways, Vestibule And Various Other Locations, Multiple Mechanical And Electrical Defects |            |                   |                |         |                    |             |                |               |  |
| Fan Coil Unit/Heat  | 5%         |                   |                | 2023    | \$140,900          | 1           | \$2,700        | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2039    | * *                | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M. S. 391 - BX

Asset # : 402

| Mechanical                |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning          |  |                   |                |                    |                |             |                |               |
| Conversion Equipment      |  |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 60%  |                   |                | 2026               | * *            | 1           | \$107,300      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : Basement  |                   |                |                    |                |             |                |               |
|                           | Explanation : Chillers To Be Demolished In The Near Future   |                   |                |                    |                |             |                |               |
| No Component              | 40%  |                   |                |                    |                |             |                | D             |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%   | Now               | \$27,600       | 2033               | * *            | 4           | \$8,200        | B             |
|                           | Repairs In Progress, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : Basement, At The Time Of The Survey The Chilled And Condenser Water Pumps Are Being Refurbished |                   |                |                    |                |             |                |               |
| Terminal Devices          |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 60%  | Now               | \$53,600       | 2023               | \$536,000      | 1           | \$55,200       | B             |
|                           | Malfunctioning, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                           | Location : Air Handler   |                   |                |                    |                |             |                |               |
|                           | Other Observation, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                           | Location : Air Handler   |                   |                |                    |                |             |                |               |
|                           | Explanation : Scheduled For Repair   |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat      | 40%  |                   |                | 2028               | * *            | 1           | \$21,400       | B             |
| Heat Rejection            |  |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 100%   |                   |                | 2021               | \$324,100      | 2           | \$166,100      | B             |
|                           | Corroded, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                           | Location : Roof  |                   |                |                    |                |             |                |               |
|                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : Roof  |                   |                |                    |                |             |                |               |
|                           | Explanation : Cooling Tower To Be Demolished In The Near Future  |                   |                |                    |                |             |                |               |
| Ventilation               |  |                   |                |                    |                |             |                |               |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%   |                   |                | LIFE               | * *            | 2-5         | \$145,700      | B             |
| Exhaust Fans              |  |                   |                |                    |                |             |                |               |
| Interior                  | 60%  | Now               | \$6,200        | 2023               | \$124,800      | 2           | \$2,400        | B             |
|                           | Broken, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : Air Handler Louver In Basement  |                   |                |                    |                |             |                |               |
| Roof                      | 40%  | Now               | \$18,000       | 2023               | \$59,900       | 2           | \$1,600        | B             |
|                           | Malfunctioning, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                           | Location : Throughout  |                   |                |                    |                |             |                |               |
| Plumbing                  |  |                   |                |                    |                |             |                |               |
| H/C Water Piping          |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel           | 100%   |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger         |  |                   |                |                    |                |             |                |               |
| Low Temp                  | 100%   | Now               | \$2,900        | 2033               | * *            | 4           | \$16,400       | B             |
|                           | Leak Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                           | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : Basement  |                   |                |                    |                |             |                |               |
|                           | Explanation : Domestic Hot Water System To Be Demolished In The Near Future                                |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

M. S. 391 - BX

Asset # : 402

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Gearless Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Ground Through Sixth Floor</i>                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units Recently Renovated</i>                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2033               | * *            | 1-5         | \$83,300       | B             |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2033               | * *            | 1-2         | \$4,600        | B             |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M. S. 52 - BX  
**Address** : 681 KELLY STREET BTWN: AVE ST.JOHN - LEGGETT AVE.  
**Borough** : BRONX **Agency's Number** : X052  
**Program / Asset #** : BOE0194.000 / 702 **Yr Built/Renovated** : 1915 / 1998  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2686 **Lot** : 20 **BIN** : 2005133

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$373,600             | \$98,300              |
| Interior Architecture | \$1,369,600           | \$1,021,700           |
| Electrical            | \$143,500             | \$904,200             |
| Mechanical            | \$80,600              | \$1,418,700           |
| <b>Total</b>          | <b>\$1,967,400</b>    | <b>\$3,442,800</b>    |
| Priority A            | \$373,600             | \$98,300              |
| Priority B            | \$685,300             | \$2,491,600           |
| Priority C            | \$908,400             | \$853,000             |
| <b>Total</b>          | <b>\$1,967,400</b>    | <b>\$3,442,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$124,200        |                 |                 |                 |
| Interior Architecture | \$120,300        |                 |                 | \$15,900        |
| Electrical            | \$20,700         | \$3,100         | \$3,500         | \$5,200         |
| Mechanical            | \$70,000         | \$17,900        | \$27,500        | \$17,900        |
| <b>Total</b>          | <b>\$335,200</b> | <b>\$21,100</b> | <b>\$31,000</b> | <b>\$38,900</b> |
| Priority A            | \$124,200        |                 |                 |                 |
| Priority B            | \$169,200        | \$21,100        | \$31,000        | \$23,100        |
| Priority C            | \$41,800         |                 |                 | \$15,900        |
| <b>Total</b>          | <b>\$335,200</b> | <b>\$21,100</b> | <b>\$31,000</b> | <b>\$38,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M. S. 52 - BX

## Asset # : 702

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 65%   |                   |                | LIFE               | * *            | 5           | \$79,700       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 30%   | Now               | \$30,900       | LIFE               | * *            | 5           | \$18,400       | A             |
|                       | Other Observation, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Ground Water                                    |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  | 0-2               | \$21,400       | LIFE               | * *            | 5           | \$2,300        | A             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  | Now               | \$273,500      | 2039               | * *            | 5           | \$28,400       | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 65%   |                   |                | LIFE               | * *            | 5-10        | \$70,600       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 30%   | Now               | \$31,800       | LIFE               | * *            | 5           | \$4,800        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | * *            | 5-10        | \$9,700        | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 35%   |                   |                | 2028               | * *            | 10          | \$25,500       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 8%  | 0-2               | \$31,500       | 2033               | * *            |             |                | A             |
|                       | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                       | Vegetation Growth, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                       | Location : Lower Roof   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 2%  |                   |                | 2051               | * *            | 10          | \$3,600        | A             |
| IRMA/Protected        | 55%   |                   |                | 2028               | * *            | 10          | \$40,100       | A             |
| Membrane              |   |                   |                |                    |                |             |                |               |
|                       | Insul Miss/Displaced, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Lower Roof   |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 2%         | Now               | \$11,200       | LIFE               | * *            | 5           | \$2,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 40%        |                   |                | 2023               | \$711,700      | 3           | \$37,300       | C             |
| Vinyl Tile   | 28%        | Now               | \$498,200      | 2033               | * *            | 3           | \$19,600       | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 40%              |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)   |            |                   |                |                    |                |             |                |               |
| Wood   | 30%        |                   |                | 2038               | * *            | 5           | \$105,000      | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        | Now               | \$187,700      | 2026               | * *            | 5           | \$10,600       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout Restrooms                                  |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Restrooms                                  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        | Now               | \$40,200       | LIFE               | * *            | 5           | \$8,500        | C             |
| Vertical Cracks, Extent : Light, Area Affected : 3%              |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 3%         | Now               | \$55,700       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 35%        |                   |                | LIFE               | * *            | 5-10        | \$63,200       | C             |
| Plaster  | 22%        | Now               | \$85,700       | LIFE               | * *            | 5           | \$14,000       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | * *            | 10          | \$21,200       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        | Now               | \$16,900       | 2036               | * *            | 5           | \$14,000       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | * *            | 10          | \$18,600       | B             |
| Fiber Board  | 5%         | Now               | \$33,900       | 2023               | \$84,800       |             |                | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 3%         | Now               | \$9,100        | LIFE               | * *            | 5           | \$7,000        | B             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Plaster  | 72%        | Now               | \$461,200      | LIFE               | * *            | 5           | \$83,900       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 3%        |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor, Old Wing, Stairs                           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M. S. 52 - BX

## Asset # : 702

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2023               | \$22,800       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 40%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2023               | \$80,500       | 5           | \$1,800        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$25,400       | 5           | \$400          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$135,500      | 5           | \$2,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 0-2               | \$143,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2023               | \$26,900       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 40%        |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 60%        |                   |                | 2021               | \$19,800       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2033               | * *            | 10          | \$111,000      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$15,600       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$25,900       | 10          | \$15,100       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$10,300       | 1           |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$12,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## M. S. 52 - BX

## Asset # : 702

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$397,100

1-3

\$21,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$38,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 10,000 Gals*

## Conversion Equipment

Steam Boiler

100%

Now

\$34,600

2028

\* \*

1

\$111,300

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Boilers**Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units, Need Chemical Treatment Of Boiler And Make Up Water Tank*

## Distribution

Steam Piping/Pump

100%

Now

\$49,700

2033

\* \*

4

\$6,200

B

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Vacuum Pump, Basement**Obsolete Equipment, Extent : Moderate, Area Affected : 10%**Location : Vacuum Condensate Pump*

## Terminal Devices

Air Handler

20%

2028

\* \*

1

\$15,500

B

Convactor/Radiator

80%

2021

\$1,074,700

1

\$32,300

B

## Air Conditioning

## Energy Source

Electricity

10%

2039

\* \*

1

B

No Component

90%

D

## Conversion Equipment

Window/Wall Unit

80%

2018

\$233,900

1

B

No Component

20%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$110,100

B

## Exhaust Fans

Interior

70%

2023

\$110,100

2

\$2,700

B

Roof

30%

2018

\$33,900

2

\$1,200

B

## Plumbing

## H/C Water Piping

Brass/Copper

20%

2033

\* \*

1

B

Galv Iron/Steel

80%

2028

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

M. S. 52 - BX

Asset # : 702

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| Water Heater          |            |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |  | 2018               | \$33,100       | 2           | \$1,900        | B             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : One Unit Of 250 Gals</i>                          |                    |                |             |                |               |
| Sanitary Piping       |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$9,900  | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Corroded, Extent : Moderate, Area Affected : 5%</i>             |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement</i>   |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       | 0-2               | \$10,300   | 2033               | * *            | 4           | \$1,300        | B             |
|                       |            |                   | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Vacuum Condensate Pump</i>                           |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 95%        |                   |  |                    |                |             |                | D             |
| Generic               | 5%         |                   |  | 2033               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M.S. 301 - BX  
**Address** : 890 CAULDWELL AVENUE @ E.161 ST.  
**Borough** : BRONX **Agency's Number** : X120  
**Program / Asset #** : BOE0260.000 / 419 **Yr Built/Renovated** : 1955 / 2003  
**Area Sq Ft** : 115,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2631 **Lot** : 48 **BIN** : 2004496

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$81,700           | \$81,700           |
| Interior Architecture |  | \$428,900          | \$1,117,100        |
| Electrical            |  |                    | \$699,200          |
| Mechanical            |  | \$1,111,400        | \$739,900          |
| <b>Total</b>          |  | <b>\$1,622,100</b> | <b>\$2,637,900</b> |
| Priority A            |  | \$81,700           | \$81,700           |
| Priority B            |  | \$1,472,500        | \$1,439,100        |
| Priority C            |  | \$67,900           | \$1,117,100        |
| <b>Total</b>          |  | <b>\$1,622,100</b> | <b>\$2,637,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,200         |                 | \$9,000         |                 |
| Interior Architecture | \$74,100         |                 | \$6,800         | \$14,200        |
| Electrical            | \$10,500         | \$2,000         | \$1,900         | \$2,800         |
| Mechanical            | \$77,600         | \$14,700        | \$21,800        | \$14,700        |
| <b>Total</b>          | <b>\$208,400</b> | <b>\$16,700</b> | <b>\$39,500</b> | <b>\$31,700</b> |
| Priority A            | \$46,200         |                 | \$9,000         |                 |
| Priority B            | \$103,100        | \$16,700        | \$23,700        | \$17,500        |
| Priority C            | \$59,200         |                 | \$6,800         | \$14,200        |
| <b>Total</b>          | <b>\$208,400</b> | <b>\$16,700</b> | <b>\$39,500</b> | <b>\$31,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S. 301 - BX

## Asset # : 419

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$163,400      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2039               | **             | 5           | \$32,400       | A             |
| Metal Louvers  | 5%         |                   |                | 2032               | **             | 10          | \$10,700       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5-10        | \$15,700       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$2,000        | A             |
| Metal Rail   | 25%        |                   |                | 2036               | **             | 5-10        | \$14,800       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 93%        | Now               | \$10,600       | 2031               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Around Bulkheads                                      |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2038               | **             | 10          | \$7,900        | A             |
| Roll Roofing   | 2%         | Now               | \$900          | 2019               | \$9,400        | 5           | \$1,800        | A             |
| Water Penetration, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%         |                   |                | 2033               | **             | 10          | \$7,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$33,100       | C             |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$4,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$11,800       | C             |
| Vinyl Tile   | 10%        |                   |                | 2028               | **             | 3           | \$5,700        | C             |
| Vinyl Tile   | 75%        |                   |                | 2023               | \$1,080,100    | 3           | \$56,700       | C             |
| Wood   | 2%         |                   |                | 2063               | **             | 5           | \$5,700        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$5,300        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$7,100        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 10          | \$1,400        | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5-10        | \$104,900      | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             | 10          | \$17,600       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        | 2-4               | \$263,800      | 2043               | **             | 5           | \$21,400       | B             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Corridors                                  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 65%        |                   |                | LIFE               | **             | 5-10        | \$111,100      | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5-10        | \$23,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S. 301 - BX

## Asset # : 419

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2049               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1600 Amps Main Disconnect Switch              |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2049               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch For Emergency |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2049               | * *            | 5           | \$400          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 85%   |                   |                | 2023               | \$122,100      | 1           |                | B             |
| Conduit                  | 5%  |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%   |                   |                | 2022               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 45%   |                   |                | 2022               | \$61,000       | 5           | \$1,100        | B             |
| Molded Case Bkrs         | 5%  |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 35%   |                   |                | 2045               | * *            | 5           | \$900          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 65%   |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic            | 35%   |                   |                | 2023               | \$53,700       | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%   |                   |                | 2021               | \$26,400       | 5           | \$500          | B             |
| Locally Mounted          | 20%   | 0-2               | \$6,600        | 2043               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$2,800        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 97%   |                   |                | 2031               | * *            | 10          | \$89,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                              |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2023               | \$20,900       | 10          | \$12,200       | B             |
| Exit, Service            | 50%   |                   |                | 2023               | \$8,400        | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2023               | \$39,300       | 10          | \$300          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S. 301 - BX

## Asset # : 419

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$333,400

1-3

\$18,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$31,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 20,000 Gal Tank*

## Conversion Equipment

Steam Boiler

100%

Now

\$560,400

2043

\* \*

1

\$90,100

B

*Insul. Deteriorating, Extent : Severe, Area Affected : 30%**Location : Boiler Room**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$482,300

2053

\* \*

4

\$5,000

B

*Corroded, Extent : Severe, Area Affected : 15%**Location : Steam Piping System, Basement**Leak Evident, Extent : Severe, Area Affected : 20%**Location : Traps And Condensate Lines**On Extended Life, Extent : Severe, Area Affected : 10%**Location : Vacuum Condensate Pump*

## Terminal Devices

Air Handler

20%

Now

\$6,200

2023

\$124,100

1

\$11,300

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Gym Blower*

Convactor/Radiator

80%

Now

\$17,400

2028

\* \*

1

\$23,500

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2022

\$293,400

1

B

## Conversion Equipment

Window/Wall Unit

90%

2021

\$213,000

1

B

No Component

10%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$89,100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S. 301 - BX

## Asset # : 419

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 50%        |                   |                | 2023               | \$63,600       | 2           | \$1,600        | B             |
| Roof   | 50%        |                   |                | 2023               | \$45,800       | 2           | \$1,600        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | Now               | \$68,800       | 2028               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>              |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Basement</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       | Now               | \$10,700       | 2033               | * *            | 4           | \$10,000       | B             |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Hot Water Heat Exchanger, Basement</i>               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Sump Pump, Sub Basement</i>                          |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,400        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI)  
**Address** : 120 EAST 184 STREET BTWN: MONTEREY AVE., LA FONTAINE  
**Borough** : BRONX **Agency's Number** : X115  
**Program / Asset #** : BOE0255.000 / 414 **Yr Built/Renovated** : 1919 / 2011  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4,5,ATT  
**Block** : 3172 **Lot** : 46 **BIN** : 2013899

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$583,700             | \$81,000              |
| Interior Architecture | \$1,387,700           | \$255,300             |
| Electrical            | \$122,700             | \$515,000             |
| Mechanical            |                       | \$411,700             |
| <b>Total</b>          | <b>\$2,094,100</b>    | <b>\$1,263,000</b>    |
| Priority A            | \$583,700             | \$81,000              |
| Priority B            | \$440,100             | \$978,600             |
| Priority C            | \$1,070,300           | \$203,400             |
| <b>Total</b>          | <b>\$2,094,100</b>    | <b>\$1,263,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,400         |                 |                 | \$12,600        |
| Interior Architecture | \$11,800         | \$4,300         | \$3,800         | \$33,200        |
| Electrical            | \$12,500         | \$2,500         | \$2,700         | \$3,100         |
| Mechanical            | \$65,600         | \$16,800        | \$29,900        | \$40,500        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$113,100</b> | <b>\$33,400</b> | <b>\$46,200</b> | <b>\$99,200</b> |
| Priority A            | \$13,400         |                 |                 | \$12,600        |
| Priority B            | \$88,000         | \$29,100        | \$42,400        | \$57,200        |
| Priority C            | \$11,800         | \$4,300         | \$3,800         | \$29,400        |
| <b>Total</b>          | <b>\$113,100</b> | <b>\$33,400</b> | <b>\$46,200</b> | <b>\$99,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**

**Asset # : 414**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | * *                | 5           | \$38,800       | A             |  |
| Masonry: Brick   | 85%        | Now               | \$141,800      | LIFE    | * *                | 5           | \$42,200       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Around Whole Building                               |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 408, 414                                      |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Building Exterior                                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Not Accessible In 2011 Visit                     |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | * *                | 5           | \$1,900        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        | Now               | \$210,500      | 2044    | * *                | 5           | \$21,900       | A             |  |
| Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Various   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Various Classrooms                                  |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         | Now               | \$13,400       | LIFE    | * *                | 5           | \$1,400        | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Pool  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Pool  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 25%        | Now               | \$35,200       | LIFE    | * *                | 5           | \$24,900       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 60%        | Now               | \$51,500       | LIFE    | * *                | 5           | \$7,700        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 10%               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 15%        |                   |                | 2042    | * *                | 5           | \$7,500        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 25%        | Now               | \$79,800       | 2032    | * *                |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Various   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Severe, Area Affected : 50%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 60%        |                   |                | 2035    | * *                | 10          | \$64,900       | A             |  |
| Modified Bitumen   | 15%        |                   |                | 2027    | * *                | 10          | \$8,900        | A             |  |

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**

**Asset # : 414**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 5%         | Now               | \$50,100       | 2042               | * *            | 5           | \$1,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | * *            | 5           | \$49,600       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | * *            | 5           | \$7,600        | C             |
| Mosaic Tile   | 5%         |                   |                | 2042               | * *            | 5           | \$18,900       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Pool   |            |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber  | 5%         | Now               | \$11,800       | 2022               | \$117,600      | 5           | \$5,700        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,900        | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Entry Foyer  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        | Now               | \$360,400      | 2032               | * *            | 3           | \$14,200       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        | Now               | \$100,900      | 2027               | * *            | 3           | \$19,900       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Explanation : Failing Recent Installation In Auditorium         |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**  
**Asset # : 414**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        |                   |                | 2037               | * *            | 5           | \$17,200       | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool</i>   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2025               | * *            | 5           | \$8,600        | C             |
| Concrete Masonry Unit  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,400        | C             |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | * *            | 5           | \$3,900        | C             |
| Masonry: Brick   | 10%        | Now               | \$116,900      | LIFE               | * *            |             |                | C             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| <i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>                |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        | Now               | \$442,100      | LIFE               | * *            | 5           | \$36,100       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Classrooms And Corridors</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Classrooms And Corridors</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 408, 414</i>                                       |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 15%        | 0-2               | \$174,700      | 2042               | * *            | 5           | \$14,200       | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Various</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Various</i>  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2027               | * *            | 5           | \$7,600        | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$4,700        | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$9,400        | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Pool</i>   |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        | Now               | \$142,700      | LIFE               | * *            | 5           | \$51,900       | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**  
**Asset # : 414**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2022                      | \$32,600              | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2- Electrical Services Rated @ 1200 Amps Each</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 100%              |                          |                       | 2022                      | \$119,200             | 5                  | \$2,400               | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 80%               |                          |                       | 2022                      | \$114,900             | 1                  |                       | B                    |
| Conduit  | 20%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs   | 10%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs   | 80%               |                          |                       | 2021                      | \$108,400             | 5                  | \$1,900               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 80%               | 2-4                      | \$122,700             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 20%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 20%               | Now                      | \$6,600               | 2042                      | * *                   | 5                  | \$100                 | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 70%               |                          |                       | 2020                      | \$23,100              | 5                  | \$400                 | B                    |
| Locally Mounted  | 10%               | 2-4                      | \$3,300               | 2042                      | * *                   | 5                  |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$92,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 50%               |                          |                       | 2022                      | \$8,400               | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2022                      | \$41,900              | 10                 | \$3,400               | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$37,900              | 10                 | \$300                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**  
**Asset # : 414**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Alarm**

|                      |     |  |  |  |      |     |     |          |   |
|----------------------|-----|--|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |  |      |     |     |          | D |
| Generic              | 20% |  |  |  | 2027 | * * | 1   | \$6,800  | B |
| Fire/Smoke Detection |     |  |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |  |      |     |     |          | D |
| Generic              | 20% |  |  |  | 2027 | * * | 1-3 | \$11,200 | B |

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

**Heating**

|  |      |  |  |  |      |           |   |           |   |
|--|------|--|--|--|------|-----------|---|-----------|---|
| Energy Source  |      |  |  |  |      |           |   |           |   |
| Natural Gas  | 100% |  |  |  | 2052 | * *       | 1 |           | B |
| Conversion Equipment   |      |  |  |  |      |           |   |           |   |
| Steam Boiler   | 100% |  |  |  | 2042 | * *       | 1 | \$100,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |  |      |           |   |           |   |
| <i>Location : Basement</i>                                     |      |  |  |  |      |           |   |           |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |  |      |           |   |           |   |
| Distribution   |      |  |  |  |      |           |   |           |   |
| Steam Piping/Pump  | 100% |  |  |  | 2042 | * *       | 4 | \$7,500   | B |
| Terminal Devices   |      |  |  |  |      |           |   |           |   |
| Air Handler  | 40%  |  |  |  | 2022 | \$248,500 | 1 | \$25,000  | B |
| Convactor/Radiator   | 60%  |  |  |  | 2027 | * *       | 1 | \$19,600  | B |

**Air Conditioning**

|  |      |     |  |         |      |          |   |          |   |
|--|------|-----|--|---------|------|----------|---|----------|---|
| Energy Source  |      |     |  |         |      |          |   |          |   |
| Electricity  | 100% |     |  |         | 2038 | * *      | 1 |          | B |
| Conversion Equipment   |      |     |  |         |      |          |   |          |   |
| Reciprocating  | 20%  | Now |  | \$3,900 | 2027 | * *      | 1 | \$8,400  | B |
| Compr/Chiller  |      |     |  |         |      |          |   |          |   |
| <i>Broken, Extent : Moderate, Area Affected : 50%</i>        |      |     |  |         |      |          |   |          |   |
| <i>Location : Mechanical Room</i>                            |      |     |  |         |      |          |   |          |   |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i> |      |     |  |         |      |          |   |          |   |
| <i>Location : Basement</i>                                   |      |     |  |         |      |          |   |          |   |
| Window/Wall Unit   | 10%  |     |  |         | 2017 | \$23,700 | 1 |          | B |
| No Component   | 70%  |     |  |         |      |          |   |          | D |
| Distribution   |      |     |  |         |      |          |   |          |   |
| Chilled Wtr Pipe/Pump  | 20%  |     |  |         | 2032 | * *      | 4 | \$1,000  | B |
| No Component   | 80%  |     |  |         |      |          |   |          | D |
| Terminal Devices   |      |     |  |         |      |          |   |          |   |
| Air Handler/Cool/Ht  | 20%  |     |  |         | 2027 | * *      | 1 | \$12,500 | B |
| No Component   | 80%  |     |  |         |      |          |   |          | D |
| Heat Rejection   |      |     |  |         |      |          |   |          |   |
| Water Cool Tower   | 20%  |     |  |         | 2020 | \$19,800 | 2 | \$20,300 | B |
| No Component   | 80%  |     |  |         |      |          |   |          | D |

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**M.S. 319 - BX (FORMER I.S.115-BX,OLD BX HS SCI**  
**Asset # : 414**

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$56,400       | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 100%  | Now               | \$25,500       | 2022    | \$127,400          | 2           | \$2,500        | B             |  |
|                       | Not in Service, Extent : Moderate, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Interior                                     |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%  |                   |                | 2027    | * *                | 1           |                | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2022    | \$35,800           | 4           | \$15,000       | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  | Now               | \$8,000        | LIFE    | * *                | 1           |                | B             |  |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                       | Location : 5th Floor Drain                              |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |
| Pool Filter/Treatment |   |                   |                |         |                    |             |                |               |  |
| Sand                  | 100%  |                   |                | 2039    | * *                | 4           |                | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |
| Vertical Transport    |   |                   |                |         |                    |             |                |               |  |
| Elevators             |   |                   |                |         |                    |             |                |               |  |
| Geared Traction       | 100%  |                   |                | LIFE    | * *                |             |                | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : B-5  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Two Units                                 |                   |                |         |                    |             |                |               |  |
| Fire Suppression      |   |                   |                |         |                    |             |                |               |  |
| Sprinkler             |   |                   |                |         |                    |             |                |               |  |
| No Component          | 95%   |                   |                |         |                    |             |                | D             |  |
| Generic               | 5%  |                   |                | 2032    | * *                | 1-2         | \$1,400        | B             |  |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : M.S./H.S. 368 - BX  
**Address** : 2975 TIBBETT AVENUE @W. 230 STREET  
**Borough** : BRONX **Agency's Number** : X368  
**Program / Asset #** : BOE1044.000 / 14257 **Yr Built/Renovated** : 2004 /  
**Area Sq Ft** : 162,477 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 5716 **Lot** : 725 **BIN** : 2112838

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$227,200             |
| Interior Architecture | \$99,500              | \$163,400             |
| Electrical            |                       | \$118,300             |
| Mechanical            |                       | \$35,300              |
| <b>Total</b>          | <b>\$99,500</b>       | <b>\$544,200</b>      |
| Priority A            |                       | \$227,200             |
| Priority B            | \$99,500              | \$253,000             |
| Priority C            |                       | \$63,900              |
| <b>Total</b>          | <b>\$99,500</b>       | <b>\$544,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  | \$13,100        |
| Interior Architecture |                 | \$2,000         | \$22,400         |                 |
| Electrical            | \$9,300         | \$26,200        | \$9,800          | \$15,500        |
| Mechanical            | \$55,700        | \$28,500        | \$60,100         | \$28,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$72,800</b> | <b>\$64,600</b> | <b>\$100,200</b> | <b>\$64,900</b> |
| Priority A            |                 |                 |                  | \$13,100        |
| Priority B            | \$72,800        | \$62,600        | \$77,800         | \$51,900        |
| Priority C            |                 | \$2,000         | \$22,400         |                 |
| <b>Total</b>          | <b>\$72,800</b> | <b>\$64,600</b> | <b>\$100,200</b> | <b>\$64,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S./H.S. 368 - BX

## Asset # : 14257

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 65% |  |  | LIFE | ** | 5 | \$52,200 | A |
| Glass Block           | 5%  |  |  | LIFE | ** | 5 | \$4,000  | A |
| Masonry: Brick        | 15% |  |  | LIFE | ** | 5 | \$19,300 | A |
| Metal/Glass Curt Wall | 15% |  |  | LIFE | ** | 5 | \$36,100 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$26,200 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                       |      |  |  |      |    |   |          |   |
|-----------------------|------|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 100% |  |  | LIFE | ** | 5 | \$20,600 | A |
|-----------------------|------|--|--|------|----|---|----------|---|

## Roof

|                |      |  |  |      |    |    |           |   |
|----------------|------|--|--|------|----|----|-----------|---|
| Built-Up (BUR) | 100% |  |  | 2028 | ** | 10 | \$138,900 | A |
|----------------|------|--|--|------|----|----|-----------|---|

## Interior

## Floors

|                        |     |  |  |      |          |   |          |   |
|------------------------|-----|--|--|------|----------|---|----------|---|
| Carpet                 | 2%  |  |  | 2021 | \$23,500 | 3 | \$6,000  | C |
| Cast in Place Concrete | 3%  |  |  | LIFE | **       | 5 | \$13,100 | C |
| Ceramic Tile           | 5%  |  |  | 2033 | **       | 5 | \$9,900  | C |
| Vinyl Tile             | 90% |  |  | 2028 | **       | 3 | \$67,100 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$3,300  | C |
| Gypsum Board          | 65% |  |  | LIFE | ** | 5 | \$63,900 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileConcealSpLn | 80% |  |  | 2037 | ** | 5 | \$199,000 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$3,100   | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$24,900  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Multiple Services - 3 @ 4000 Amps & 1 @ 2500 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2046 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2042 | ** | 5 | \$600   | B |
| Molded Case Bkrs | 80% |  |  | 2042 | ** | 5 | \$2,800 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2046 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## M.S./H.S. 368 - BX

## Asset # : 14257

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 30%  |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Motor Control Center  | 70%  |                   |                | 2037               | * *            | 5           | \$2,500        | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2037               | * *            | 1           | \$41,000       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2033               | * *            | 1           | \$51,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 300 Kw / Caterpillar                         |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2015               | \$600          | 5           | \$29,600       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 25%  |                   |                | 2042               | * *            | 5           | \$6,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 100 Gallon                                   |                   |                |                    |                |             |                |               |
| Main Tank             | 75%  |                   |                | 2055               | * *            | 5           | \$2,900        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2028               | * *            | 10          | \$118,300      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery         | 50%  |                   |                | 2028               | * *            | 10          | \$4,500        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2046               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## M.S./H.S. 368 - BX

## Asset # : 14257

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2037               | * *            | 1           | \$131,800      | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Main Floor                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2046               | * *            | 4           | \$9,800        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2028               | * *            | 1           | \$32,900       | B             |
| Convactor/Radiator                                       | 60%        |                   |                | 2037               | * *            | 1           | \$25,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                           | 100%       |                   |                | 2028               | * *            | 2           | \$8,200        | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 100%       |                   |                | 2046               | * *            | 4           | \$9,800        | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Main Floor                                    |            |                   |                |                    |                |             |                |               |
| Explanation : (2) 360 Ton Units                          |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 100%       |                   |                | 2028               | * *            | 1           | \$82,300       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 100%       |                   |                | 2028               | * *            | 2           | \$92,600       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$74,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2028               | * *            | 2           | \$4,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$35,300       | 2           | \$2,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$8,200        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

M.S./H.S. 368 - BX

Asset # : 14257

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Severe, Area Affected : 100%**Location : All Floors**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MABEL D. BACON HIGH SCHOOL - M  
**Address** : 127 E. 22 ST. @LEXINGTON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M660  
**Program / Asset #** : BOE0149.000 / 2609 **Yr Built/Renovated** : 1918 / 2011  
**Area Sq Ft** : 81,480 **Project Type** : EDUCATION  
**Date of Survey** : 06-Sep-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,10  
**Block** : 878 **Lot** : 16 **BIN** : 1018014

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$619,500          | \$619,500          |
| Interior Architecture | \$421,300          | \$35,700           |
| Electrical            | \$113,100          | \$445,400          |
| Mechanical            |                    | \$554,000          |
| <b>Total</b>          | <b>\$1,154,000</b> | <b>\$1,654,700</b> |
| Priority A            | \$619,500          | \$619,500          |
| Priority B            | \$175,700          | \$1,035,200        |
| Priority C            | \$358,800          |                    |
| <b>Total</b>          | <b>\$1,154,000</b> | <b>\$1,654,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,400         | \$800           |                 |                 |
| Interior Architecture | \$61,800         |                 | \$6,400         | \$7,000         |
| Electrical            | \$2,900          | \$1,900         | \$2,500         | \$2,700         |
| Mechanical            | \$48,000         | \$13,500        | \$18,300        | \$16,400        |
| Elevators/Escalators  | \$21,700         | \$21,700        | \$21,700        | \$21,700        |
| <b>Total</b>          | <b>\$155,800</b> | <b>\$37,900</b> | <b>\$48,900</b> | <b>\$47,800</b> |
| Priority A            | \$21,400         | \$800           |                 |                 |
| Priority B            | \$86,600         | \$37,100        | \$42,500        | \$40,800        |
| Priority C            | \$47,800         |                 | \$6,400         | \$7,000         |
| <b>Total</b>          | <b>\$155,800</b> | <b>\$37,900</b> | <b>\$48,900</b> | <b>\$47,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MABEL D. BACON HIGH SCHOOL - M**  
**Asset # : 2609**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta                                       | 47%        |                   |                | LIFE    | **                 | 5           | \$868,500      | A             |
| Copper/Terne   | 5%         |                   |                | 2073    | **                 | 10          | \$13,900       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |
| Explanation : Recent Installation                            |            |                   |                |         |                    |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE    | **                 | 5           | \$106,400      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Masonry: Marble  | 3%         |                   |                | LIFE    | **                 | 5           | \$5,300        | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Wood   | 100%       |                   |                | 2039    | **                 | 5           | \$264,100      | A             |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta                                       | 20%        |                   |                | LIFE    | **                 | 5-10        | \$12,500       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE    | **                 | 5-10        | \$3,000        | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5-10        | \$7,500        | A             |
| Metal Rail   | 5%         |                   |                | 2040    | **                 | 5-10        | \$2,000        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,400        | A             |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 70%        |                   |                | 2028    | **                 | 10          | \$13,200       | A             |
| Copper/Terne   | 5%         |                   |                | 2063    | **                 | 10          | \$2,400        | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |
| Location : Over Bulkhead                                     |            |                   |                |         |                    |             |                |               |
| Modified Bitumen   | 25%        |                   |                | 2033    | **                 | 10          | \$4,700        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |
| Location : Over 10th Floor                                   |            |                   |                |         |                    |             |                |               |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Carpet   | 10%        |                   |                | 2019    | \$51,200           | 3           | \$16,000       | C             |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$35,000       | C             |
| Ceramic Tile   | 3%         |                   |                | 2026    | **                 | 5           | \$2,400        | C             |
| Terrazzo   | 7%         |                   |                | LIFE    | **                 | 5           | \$8,800        | C             |
| Vinyl Tile   | 35%        |                   |                | 2028    | **                 | 3           | \$10,500       | C             |
| Vinyl Tile   | 30%        | Now               | \$247,600      | 2033    | **                 | 3           | \$9,000        | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |         |                    |             |                |               |
| Wood   | 5%         |                   |                | 2038    | **                 | 5           | \$7,500        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MABEL D. BACON HIGH SCHOOL - M**  
**Asset # : 2609**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |      |          |   |
|-----------------------|-----|-----|----------|------|----|------|----------|---|
| Ceramic Tile          | 3%  |     |          | 2026 | ** | 5    | \$3,400  | C |
| Concrete Masonry Unit | 5%  |     |          | LIFE | ** | 5    | \$4,500  | C |
| Gypsum Board          | 10% |     |          | LIFE | ** | 5-10 | \$19,100 | C |
| Masonry: Brick        | 5%  |     |          | LIFE | ** | 10   | \$1,700  | C |
| Marble Panels         | 7%  | Now | \$74,200 | LIFE | ** |      |          | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : First Floor Corridor Near Elevator*

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Plaster             | 60% |  |  | LIFE | ** | 5-10 | \$57,200 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** | 10   | \$5,600  | C |

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2028 | ** | 5    | \$15,300 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5-10 | \$10,200 | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5    | \$10,200 | B |
| Plaster              | 70% |  |  | LIFE | ** | 5-10 | \$98,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |  |   |       |   |
|---------------|------|--|--|------|--|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 |  | 5 | \$300 | B |
|---------------|------|--|--|------|--|---|-------|---|

*Suspect Water Damage, Extent : Severe, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Disconnect Switch Rated At 1600 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2023 |    | 5 | \$200 | B |
| Fused Disc Sw | 20% |  |  | 2033 | ** | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 80% |  |  | 2023 |    | 1 |  | B |
| Conduit | 20% |  |  | 2033 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 |    | 5 | \$200   | B |
| Molded Case Bkrs | 10% |  |  | 2031 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 80% |  |  | 2022 |    | 5 | \$1,400 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$113,100 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 |    | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2028 | ** | 5 | \$100 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MABEL D. BACON HIGH SCHOOL - M**  
**Asset # : 2609**

| Electrical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Ground**

Grounding Devices  
Generic

100% LIFE \* \* 5 \$2,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Connected With Water Main*

**Lighting**

Interior Lighting  
Fluorescent

99% 2028 \* \* 10 \$60,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

Incandescent

1% 2023 \$6,500 2 B

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2023 \$14,900 10 \$8,100 B  
50% 2023 \$6,000 1 B

Exterior Lighting

HID

100% 2023 \$30,100 10 \$200 B

**Alarm**

Security System

No Component  
Generic

70% 30% 2023 \$74,600 1 \$7,500 D B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component  
Generic

70% 30% 2028 \* \* 1-3 \$12,300 D B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Strobe Lights, Manual Pull Station And Smoke Detector*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2043 \* \* 1 B

Conversion Equipment

Steam Boiler

100% 2036 \* \* 1 \$66,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% 2033 \* \* 4 \$3,300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MABEL D. BACON HIGH SCHOOL - M**  
**Asset # : 2609**

| Mechanical         |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                      |   |                   |                |                    |                |             |                |               |
|                    | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|                    | Air Handler          | 20%   |                   |                | 2018               | \$88,600       | 1           | \$8,300        | B             |
|                    | Convactor/Radiator   | 80%   |                   |                | 2028               | * *            | 1           | \$17,300       | B             |
| Air Conditioning   |                      |   |                   |                |                    |                |             |                |               |
|                    | Energy Source        |   |                   |                |                    |                |             |                |               |
|                    | Electricity          | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
|                    | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                    | Window/Wall Unit     | 75%   |                   |                | 2018               | \$126,700      | 1           |                | B             |
|                    | No Component         | 25%   |                   |                |                    |                |             |                | D             |
| Ventilation        |                      |   |                   |                |                    |                |             |                |               |
|                    | Distribution         |   |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$58,900       | B             |
|                    | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                    | Interior             | 50%   | Now               | \$9,100        | 2018               | \$45,400       | 2           | \$800          | B             |
|                    |                      | Not in Service, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                    |                      | Location : 50% Of The Exhaust Fans, Basement Fan Room   |                   |                |                    |                |             |                |               |
|                    | Roof                 | 50%   | Now               | \$1,600        | 2018               | \$32,700       | 2           | \$800          | B             |
|                    |                      | Not in Service, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                    |                      | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing           |                      |   |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                    | Brass/Copper         | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
|                    | Water Heater         |   |                   |                |                    |                |             |                |               |
|                    | Gas Fired            | 100%  |                   |                | 2023               | \$19,100       | 2           | \$1,000        | B             |
|                    | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%  | Now               | \$2,300        | LIFE               | * *            | 1           |                | B             |
|                    |                      | Other Observation, Extent : Severe, Area Affected : 2%  |                   |                |                    |                |             |                |               |
|                    |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : Check Valve Needed At Drain Line Of Bfp   |                   |                |                    |                |             |                |               |
|                    | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                    | Rigid Piping         | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|                    | Backflow Preventer   |   |                   |                |                    |                |             |                |               |
|                    | Generic              | 100%  |                   |                | 2028               | * *            | 1           | \$4,100        | B             |
|                    | Fixtures             |   |                   |                |                    |                |             |                |               |
|                    | Generic              | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport |                      |   |                   |                |                    |                |             |                |               |
|                    | Elevators            |   |                   |                |                    |                |             |                |               |
|                    | Geared Traction      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                      | Location : (1) B-11, (1) B-10                           |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression   |                      |   |                   |                |                    |                |             |                |               |
|                    | Standpipe            |   |                   |                |                    |                |             |                |               |
|                    | Generic              | 100%  |                   |                | 2023               | \$293,300      | 1-5         | \$34,900       | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MABEL D. BACON HIGH SCHOOL - M**  
**Asset # : 2609**

| Mechanical       |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                |                    |                |             |                |               |
| Sprinkler        |                |                |                   |                |                    |                |             |                |               |
|                  | Generic        | 100%           |                   |                | 2033               | * *            | 1-2         | \$18,700       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MANH. COMP. NIGHT & DAY H.S. - M  
**Address** : 240 2ND AVE @E. 15 STREET  
**Borough** : MANHATTAN **Agency's Number** : M661  
**Program / Asset #** : BOE0150.000 / 518 **Yr Built/Renovated** : 1904 / 2008  
**Area Sq Ft** : 46,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 921 **Lot** : 64 **BIN** : 1020416

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,100              |                       |
| Interior Architecture | \$104,400             | \$280,200             |
| Electrical            |                       | \$85,600              |
| Mechanical            |                       | \$266,000             |
| <b>Total</b>          | <b>\$166,500</b>      | <b>\$631,800</b>      |
| Priority A            | \$62,100              |                       |
| Priority B            |                       | \$351,600             |
| Priority C            | \$104,400             | \$280,200             |
| <b>Total</b>          | <b>\$166,500</b>      | <b>\$631,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$58,700         |                 | \$5,600         |                 |
| Interior Architecture | \$126,900        |                 |                 | \$6,200         |
| Electrical            | \$37,900         | \$3,500         | \$3,500         | \$3,700         |
| Mechanical            | \$27,700         | \$3,900         | \$7,000         | \$4,200         |
| Elevators/Escalators  | \$5,900          | \$5,900         | \$5,900         | \$5,900         |
| <b>Total</b>          | <b>\$257,200</b> | <b>\$13,300</b> | <b>\$22,000</b> | <b>\$20,100</b> |
| Priority A            | \$58,700         |                 | \$5,600         |                 |
| Priority B            | \$112,000        | \$13,300        | \$16,400        | \$13,900        |
| Priority C            | \$86,500         |                 |                 | \$6,200         |
| <b>Total</b>          | <b>\$257,200</b> | <b>\$13,300</b> | <b>\$22,000</b> | <b>\$20,100</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$67,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Limestone  | 17%        |                   |                | LIFE               | **             | 5           | \$13,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 10%        |                   |                | 2043               | **             | 5-10        | \$35,700       | A             |
| Stucco Cement   | 5%         |                   |                | 2028               | **             | 5           | \$6,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 85%        |                   |                | 2039               | **             | 5           | \$11,200       | A             |
| Wood  | 15%        | Now               | \$62,100       | 2048               | **             | 5           | \$9,900        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : First Floor  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5-10        | \$8,300        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5-10        | \$1,200        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5           | \$400          | A             |
| Metal Rail  | 25%        |                   |                | 2036               | **             | 5-10        | \$9,200        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 80%        |                   |                | 2028               | **             | 10          | \$14,600       | A             |
| Skylight, Metal/Glass   | 5%         |                   |                | 2033               | **             | 10          | \$3,000        | A             |
| Slate   | 15%        |                   |                | LIFE               | **             | 10          | \$2,700        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Slate Panels Over Membrane Roofing              |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| Architecture                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Interior Floors               |  |                   |                |                    |                |             |                |               |
| Carpet                        | 10%  | 4+                | \$1,500        | 2022               | \$30,000       | 3           | \$7,600        | C             |
|                               | <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>       |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete        | 5%   | Now               | \$3,900        | LIFE               | **             | 5           | \$5,500        | C             |
|                               | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout Basement</i>                                  |                   |                |                    |                |             |                |               |
|                               | <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout Basement</i>                                  |                   |                |                    |                |             |                |               |
| Ceramic Tile                  | 5%   | Now               | \$5,600        | 2026               | **             | 5           | \$1,300        | C             |
|                               | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |               |
|                               | <i>Location : Toilets Throughout</i>                                   |                   |                |                    |                |             |                |               |
|                               | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                |                    |                |             |                |               |
|                               | <i>Location : Toilets Throughout</i>                                   |                   |                |                    |                |             |                |               |
| Mosaic Tile                   | 2%   | Now               | \$4,600        | 2028               | **             | 5           | \$1,300        | C             |
|                               | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
| Marble Panels                 | 5%   | Now               | \$7,600        | LIFE               | **             | 5           | \$1,900        | C             |
|                               | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber Vinyl Tile | 5%   |                   |                | 2028               | **             | 5           | \$3,800        | C             |
|                               | 40%  | Now               | \$58,000       | 2018               | \$193,200      | 3           | \$7,600        | C             |
|                               | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
|                               | <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
|                               | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |
|                               | <i>Explanation : 9x9 Units</i>   |                   |                |                    |                |             |                |               |
| Vinyl Tile                    | 18%  |                   |                | 2023               | \$87,000       | 3           | \$4,600        | C             |
| Wood                          | 10%  | Now               | \$32,200       | 2038               | **             | 5           | \$4,800        | C             |
|                               | <i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>       |                   |                |                    |                |             |                |               |
|                               | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete   | 5%                | Now                      | \$10,300              | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gypsum Board   | 7%                |                          |                       | LIFE                      | **                    | 5-10               | \$7,500               | C                    |
| Metal Panel  | 3%                |                          |                       | LIFE                      | **                    | 10                 | \$900                 | C                    |
| Marble Panels  | 5%                | Now                      | \$13,800              | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 80%               | Now                      | \$46,500              | LIFE                      | **                    | 5                  | \$15,200              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn   | 7%                |                          |                       | 2028                      | **                    | 5                  | \$4,400               | B                    |
| AcousTileSusp.Lay-In   | 8%                |                          |                       | 2028                      | **                    | 5                  | \$4,100               | B                    |
| Gypsum Board   | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$8,700               | B                    |
| Plaster  | 80%               | Now                      | \$34,800              | LIFE                      | **                    | 5                  | \$25,300              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Protector Rated @ 1600 Amps</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$200                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2023                      | \$38,200              | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2049                      | **                    | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 20%               |                          |                       | 2022                      | \$15,800              | 5                  | \$200                 | B                    |
| Fused Disc Sw   | 5%                |                          |                       | 2045                      | **                    | 5                  |                       | B                    |
| Molded Case Bkrs  | 60%               |                          |                       | 2022                      | \$47,400              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 15%               |                          |                       | 2045                      | **                    | 5                  | \$200                 | B                    |

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Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$33,200              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2040                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2040                      | * *                   | 1                  | \$11,600              | B                    |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$14,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : No Rating Available</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2018                      | \$600                 | 5                  | \$1,400               | B                    |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2058                      | * *                   | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gallons</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$31,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2031                      | * *                   | 10                 | \$1,100               | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$100                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2031                      | * *                   | 1                  | \$2,800               | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2031                      | * *                   | 1-3                | \$4,600               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam   | 90%               |                          |                       | 2033                      | **                    | 1                  |                       | B                    |
| Natural Gas   | 10%               |                          |                       | 2043                      | **                    | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 6th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Serves Combined A C And Furnace Units</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP   | 90%               |                          |                       | 2026                      | **                    | 5                  | \$1,800               | B                    |
| Steam   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Furnaces And A C Units Combined</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 90%               | Now                      | \$10,900              | 2023                      | \$218,400             | 4                  | \$1,500               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Condensate Return</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement, Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 90%               |                          |                       | 2028                      | **                    | 1                  | \$9,900               | B                    |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2039                      | **                    | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling  | 10%               |                          |                       | 2028                      | **                    | 2                  | \$200                 | B                    |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof, A C Units</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units With Built In Gas Furnace Serve 6 Floors</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 60%               |                          |                       | 2018                      | \$47,600              | 1                  |                       | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 10%               |                          |                       | LIFE                      | **                    | 2                  | \$5,500               | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$29,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2023                      | \$34,200              | 2                  | \$800                 | B                    |
| Roof  | 20%               |                          |                       | 2028                      | **                    | 2                  | \$200                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**MANH. COMP. NIGHT & DAY H.S. - M**  
**Asset # : 518**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              | Now                      | \$2,300               | 2028                      | * *                   | 1                  |                       | B                    |
| <i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement, Malfunctioning</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$3,400               | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Vertical Transport  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-5</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire Suppression  |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2033                      | * *                   | 1-5                | \$17,100              | B                    |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2033                      | * *                   | 1-2                | \$900                 | B                    |
| Fire Pump   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$6,300               | B                    |

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MANHATTAN CTR. FOR MATH & SCI -M  
**Address** : E. 116 ST. & F.D.R. DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M435  
**Program / Asset #** : BOE0122.000 / 1644 **Yr Built/Renovated** : 1942 / 2008  
**Area Sq Ft** : 229,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1713 **Lot** : 1 **BIN** : 1053152

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$210,600             | \$250,700             |
| Interior Architecture | \$944,600             | \$1,187,200           |
| Electrical            | \$80,700              | \$724,500             |
| Mechanical            | \$45,700              | \$1,348,200           |
| <b>Total</b>          | <b>\$1,281,600</b>    | <b>\$3,510,600</b>    |
| Priority A            | \$210,600             | \$250,700             |
| Priority B            | \$330,600             | \$2,204,000           |
| Priority C            | \$740,500             | \$1,056,000           |
| <b>Total</b>          | <b>\$1,281,600</b>    | <b>\$3,510,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$43,400         | \$21,500        |                 |                 |
| Interior Architecture | \$87,400         |                 | \$7,000         | \$17,300        |
| Electrical            | \$9,100          | \$5,400         | \$6,800         | \$5,400         |
| Mechanical            | \$69,900         | \$27,900        | \$40,600        | \$36,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$213,800</b> | <b>\$58,700</b> | <b>\$58,200</b> | <b>\$62,900</b> |
| Priority A            | \$43,400         | \$21,500        |                 |                 |
| Priority B            | \$103,100        | \$37,200        | \$51,300        | \$45,700        |
| Priority C            | \$67,300         |                 | \$7,000         | \$17,300        |
| <b>Total</b>          | <b>\$213,800</b> | <b>\$58,700</b> | <b>\$58,200</b> | <b>\$62,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN CTR. FOR MATH & SCI -M**  
**Asset # : 1644**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5           | \$167,500      | A             |
| Masonry: Granite       | 2%  |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Masonry: Limestone     | 15%   |                   |                | LIFE               | **             | 5           | \$23,600       | A             |
| Metal Panel            | 3%  |                   |                | 2033               | **             | 5-10        | \$21,600       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 97%   |                   |                | 2045               | **             | 5           | \$43,000       | A             |
| Metal Louvers          | 3%  |                   |                | 2032               | **             | 10          | \$8,300        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5-10        | \$59,700       | A             |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | **             | 5-10        | \$11,800       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%   |                   |                | 2031               | **             | 10          | \$91,100       | A             |
| Copper/Terne           | 15%   | Now               | \$19,500       | 2051               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Over Corridor By Room 475                          |                   |                |                    |                |             |                |               |
| Sloped Glazing         | 5%  |                   |                | LIFE               | **             | 5           | \$151,800      | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$120,800      | C             |
| Ceramic Tile           | 5%  | Now               | \$61,200       | 2032               | **             | 5           | \$6,900        | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Kitchen, Serving Area And Bathrooms                |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Vinyl Tile             | 30%   |                   |                | 2018               | \$789,800      | 3           | \$41,400       | C             |
|                        | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles                                     |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%   | 0-2               | \$526,500      | 2033               | **             | 3           | \$20,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s)  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : Classroom(s)                                       |                   |                |                    |                |             |                |               |
| Wood                   | 30%   |                   |                | 2038               | **             | 5           | \$155,400      | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2026               | **             | 5           | \$14,000       | C             |
| Glass Block            | 5%  |                   |                | LIFE               | **             | 10          | \$5,600        | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | **             | 10          | \$5,600        | C             |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5-10        | \$142,700      | C             |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             | 10          | \$35,000       | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN CTR. FOR MATH & SCI -M**  
**Asset # : 1644**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |          | 2028 | * * | 5 | \$29,200 | B |
| Plaster              | 10% | Now | \$20,000 | LIFE | * * | 5 | \$14,600 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Corridor Near Room 475*

*Water Penetration, Extent : Light, Area Affected : 20%*

*Location : Corridor Near Room 475*

|         |     |  |  |      |     |      |           |   |
|---------|-----|--|--|------|-----|------|-----------|---|
| Plaster | 80% |  |  | LIFE | * * | 5-10 | \$320,800 | B |
|---------|-----|--|--|------|-----|------|-----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$800 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Disconnect Switches Rated @ 1200 Amperes Each*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$800 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2022 | \$18,100 | 5 | \$200   | B |
| Molded Case Bkrs | 95% |  |  | 2039 | * *      | 5 | \$4,700 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$80,700 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 50% |  |  | 2043 | * * | 1 |  | B |
| Thermoplastic | 30% |  |  | 2033 | * * | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 70% |  |  | 2021 | \$46,200 | 5 | \$900 | B |
| Locally Mounted | 10% |  |  | 2028 | * *      | 5 | \$100 | B |
| Locally Mounted | 20% |  |  | 2040 | * *      | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |         |   |
|---------|------|-----|-------|------|-----|---|---------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | * * | 5 | \$2,800 | B |
|---------|------|-----|-------|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN CTR. FOR MATH & SCI -M**  
**Asset # : 1644**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

Interior Lighting  
Fluorescent

98%  
2031 \* \* 10 \$165,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

HID 1% 2023 \$7,700 10 \$100 B  
 Incandescent 1% 2023 \$16,600 2 B

Egress Lighting

Exit, Service 50% 2023 \$15,300 1 B  
 Exit, Battery 50% 2023 \$76,500 10 \$6,200 B

Exterior Lighting

HID 100% 2018 \$78,200 10 \$600 B

**Alarm**

Security System

No Component 70%  
 Generic 30% 2028 \* \* 1 \$21,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

Fire/Smoke Detection

No Component 70%  
 Generic 30% 2028 \* \* 1-3 \$34,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Alarm Bells*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Interruptible Gas/Dual Fuel 100% 2049 \* \* 1 B

Conversion Equipment

Steam Boiler 100% 2040 \* \* 1 \$183,000 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 3 Units*

Distribution

Steam Piping/Pump 100% Now \$29,400 2033 \* \* 4 \$9,100 B  
*Other Observation, Extent : Severe, Area Affected : 10%*  
*Location : Boiler Room*  
*Explanation : Live Steam Returns*

Terminal Devices

Air Handler 20% 2023 \$226,900 1 \$22,900 B  
 Convactor/Radiator 80% 2028 \* \* 1 \$47,800 B

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN CTR. FOR MATH & SCI -M**  
**Asset # : 1644**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 25%        |                   |                | 2018               | \$108,200      | 1           |                | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$163,000      | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2023               | \$232,700      | 2           | \$5,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2021               | \$440,000      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$49,000       | 2           | \$2,800        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$18,300       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) B-1                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2023               | \$245,700      | 1-2         | \$5,200        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MANHATTAN VOC/TECHNICAL HS - M LIFE SCIENCES SECONDARY SCH - M  
**Address** : 320 E. 96 STREET BTWN: 1 AVENUE, 2 AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M645  
**Program / Asset #** : BOE0147.000 / 542 **Yr Built/Renovated** : 1905 / 1998  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1558 **Lot** : 34 **BIN** : 1050338

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,400             | \$141,700             |
| Interior Architecture |                       | \$676,800             |
| Electrical            | \$421,300             | \$123,000             |
| Mechanical            | \$362,700             | \$907,600             |
| <b>Total</b>          | <b>\$955,500</b>      | <b>\$1,849,100</b>    |
| Priority A            | \$171,400             | \$141,700             |
| Priority B            | \$784,100             | \$1,095,300           |
| Priority C            |                       | \$612,100             |
| <b>Total</b>          | <b>\$955,500</b>      | <b>\$1,849,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$600           |                 |                 |                 |
| Interior Architecture | \$23,700        | \$6,500         | \$8,000         | \$23,600        |
| Electrical            | \$1,400         | \$2,800         | \$2,600         | \$19,700        |
| Mechanical            | \$24,600        | \$9,500         | \$15,300        | \$38,600        |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$18,700</b> | <b>\$25,900</b> | <b>\$81,900</b> |
| Priority A            | \$600           |                 |                 |                 |
| Priority B            | \$26,100        | \$12,300        | \$17,900        | \$58,300        |
| Priority C            | \$23,700        | \$6,500         | \$8,000         | \$23,600        |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$18,700</b> | <b>\$25,900</b> | <b>\$81,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN VOC/TECHNICAL HS - M LIFE SCIENCES SECONDARY SCH - M**  
**Asset # : 542**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$75,800              | A                    |
| Copper/Terne  | 2%                |                          |                       | 2042                      | **                    | 10                 | \$4,500               | A                    |
| Masonry: Brick  | 68%               |                          |                       | LIFE                      | **                    | 5                  | \$66,000              | A                    |
| <i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : North Facade,South Facade</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Limestone  | 20%               | 4+                       | \$121,800             | LIFE                      | **                    | 5                  | \$14,600              | A                    |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum  | 100%              |                          |                       | 2038                      | **                    | 5                  | \$25,200              | A                    |
| <b>Parapets</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta  | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$15,700              | A                    |
| Masonry: Brick  | 55%               |                          |                       | LIFE                      | **                    | 5                  | \$3,200               | A                    |
| Metal Rail  | 5%                | Now                      | \$600                 | 2027                      | **                    | 5                  | \$2,100               | A                    |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : East And West Sides</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : East And West Sides</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Pre-Cast Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,800               | A                    |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)  | 95%               |                          |                       | 2027                      | **                    | 10                 | \$49,600              | A                    |
| Copper/Terne  | 5%                |                          |                       | 2050                      | **                    | 10                 | \$6,500               | A                    |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Asphalt Poured  | 20%               |                          |                       | 2027                      | **                    | 5                  | \$10,400              | C                    |
| Mosaic Tile   | 3%                |                          |                       | 2027                      | **                    | 5                  | \$7,800               | C                    |
| Vinyl Tile  | 62%               |                          |                       | 2022                      | \$612,100             | 3                  | \$24,100              | C                    |
| Wood  | 15%               |                          |                       | 2037                      | **                    | 5                  | \$29,100              | C                    |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 10%               |                          |                       | 2025                      | **                    | 5                  | \$12,900              | C                    |
| Plaster   | 10%               | Now                      | \$23,700              | LIFE                      | **                    | 5                  | \$3,900               | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Stairwell #7 And #8</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Stairwell #7</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 75%               |                          |                       | LIFE                      | **                    | 5                  | \$29,100              | C                    |
| Plaster   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,900               | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$64,700              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN VOC/TECHNICAL HS - M LIFE SCIENCES SECONDARY SCH - M**  
**Asset # : 542**

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Bolted Pressure Contact Switch Rated @ 2000 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2022               | \$83,300       | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2038               | * *            | 5           | \$1,600        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 80%        |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic   | 20%        |                   |                | 2022               | \$26,200       | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 97%        |                   |                | 2027               | * *            | 10          | \$61,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| Incandescent  | 3%         |                   |                | 2022               | \$18,700       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2027               | * *            | 10          | \$8,400        | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 25%        |                   |                | 2017               | \$8,000        | 10          | \$100          | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2017               | \$132,700      | 1           | \$14,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Camera System And Intrusion Alarm System       |            |                   |                |                    |                |             |                |               |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN VOC/TECHNICAL HS - M LIFE SCIENCES SECONDARY SCH - M**  
**Asset # : 542**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Alarm**

Fire/Smoke Detection

No Component

75%

D

Generic

25%

0-2

\$227,100

2032

\* \*

1-3

\$10,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System*

| Mechanical |           | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

**Heating**

Energy Source

Fuel Oil No 2

100%

2032

\* \*

5

\$21,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 2 - 6,000 Gallon Tanks For #2 Fuel*

Conversion Equipment

Steam Boiler

100%

Now

\$115,200

2027

\* \*

1

\$61,800

B

*Corroded, Extent : Severe, Area Affected : 40%**Location : 3 Boilers**Damaged, Extent : Severe, Area Affected : 30%**Location : Boiler Room**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Boiler Room*

Distribution

Steam Piping/Pump

100%

Now

\$110,200

2032

\* \*

4

\$3,400

B

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Vacuum Pump, Basement*

Terminal Devices

Convactor/Radiator

100%

Now

\$74,500

2020

\$745,400

1

\$20,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : All Floors**Explanation : Thermostats Broken***Air Conditioning**

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

100%

2020

\$162,200

1

B

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$38,600

B

Exhaust Fans

Roof

100%

Now

\$62,800

2032

\* \*

2

\$1,700

B

*Broken, Extent : Severe, Area Affected : 100%**Location : Roof***Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MANHATTAN VOC/TECHNICAL HS - M LIFE SCIENCES SECONDARY SCH - M**  
**Asset # : 542**

| Mechanical       |                    | Current Repair |                   | Future Replacement                                       |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |  |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |  |         |                |             |                |               |
|                  | Galv Iron/Steel    | 100%           | Now               | \$23,600   | 2027    | * *            | 1           |                | B             |
|                  |                    |                |                   | Corroded, Extent : Moderate, Area Affected : 100%        |         |                |             |                |               |
|                  |                    |                |                   | Location : Various                                       |         |                |             |                |               |
|                  | Water Heater       |                |                   |  |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |  | 2017    | \$18,400       | 2           | \$1,000        | B             |
|                  |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%  |         |                |             |                |               |
|                  |                    |                |                   | Location : Basement                                      |         |                |             |                |               |
|                  |                    |                |                   | Explanation : 1 - 400 Gallon Unit                        |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |  |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |  |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |  |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |  | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |  |         |                |             |                |               |
|                  | Generic            | 100%           |                   |  |         |                |             |                | B             |
|                  |                    |                |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |         |                |             |                |               |
|                  |                    |                |                   | Location : Throughout                                    |         |                |             |                |               |
| Fire Suppression |                    |                |                   |  |         |                |             |                |               |
|                  | Sprinkler          |                |                   |  |         |                |             |                |               |
|                  | No Component       | 85%            |                   |  |         |                |             |                | D             |
|                  | Generic            | 15%            |                   |  | 2042    | * *            | 1-2         | \$2,900        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MARTIN LUTHER KING JR H.S. - M  
**Address** : 122 AMSTERDAM AVE @W. 66 STREET  
**Borough** : MANHATTAN **Agency's Number** : M490  
**Program / Asset #** : BOE0133.000 / 1625 **Yr Built/Renovated** : 1974 / 1998  
**Area Sq Ft** : 437,250 **Project Type** : EDUCATION  
**Date of Survey** : 29-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 1157 **Lot** : 25 **BIN** : 1030343

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$628,000             |
| Interior Architecture | \$1,828,200           | \$6,126,500           |
| Electrical            | \$3,339,000           | \$2,415,800           |
| Mechanical            | \$193,300             | \$9,321,600           |
| <b>Total</b>          | <b>\$5,360,500</b>    | <b>\$18,491,900</b>   |
| Priority A            |                       | \$628,000             |
| Priority B            | \$4,792,900           | \$11,926,200          |
| Priority C            | \$567,600             | \$5,937,700           |
| <b>Total</b>          | <b>\$5,360,500</b>    | <b>\$18,491,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$22,100         | \$25,900         |                  |                  |
| Interior Architecture | \$20,500         |                  | \$100,600        | \$63,400         |
| Electrical            | \$36,400         | \$28,400         | \$25,100         | \$25,200         |
| Mechanical            | \$92,300         | \$164,200        | \$125,400        | \$164,200        |
| Elevators/Escalators  | \$14,800         | \$14,800         | \$14,800         | \$14,800         |
| <b>Total</b>          | <b>\$186,000</b> | <b>\$233,300</b> | <b>\$265,900</b> | <b>\$267,600</b> |
| Priority A            | \$22,100         | \$25,900         |                  |                  |
| Priority B            | \$143,500        | \$207,300        | \$165,300        | \$204,200        |
| Priority C            | \$20,500         |                  | \$100,600        | \$63,400         |
| <b>Total</b>          | <b>\$186,000</b> | <b>\$233,300</b> | <b>\$265,900</b> | <b>\$267,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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**DEPARTMENT OF EDUCATION - 040**  
**MARTIN LUTHER KING JR H.S. - M**  
**Asset # : 1625**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$154,600      | A             |  |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE    | * *                | 5           | \$19,300       | A             |  |
| Masonry: Brick         | 30%   |                   |                | LIFE    | * *                | 5           | \$92,800       | A             |  |
| Metal/Glass Curt Wall  | 50%   |                   |                | LIFE    | * *                | 5           | \$289,900      | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 100%  |                   |                | 2040    | * *                | 5           | \$51,900       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 75%   | Now               | \$22,100       | 2025    | * *                |             |                | A             |  |
|                        | Vegetation Growth, Extent : Light, Area Affected : 15%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Drains   |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Cer/Brk   | 25%   |                   |                | 2040    | * *                | 10          | \$90,800       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Carpet                 | 2%  | Now               | \$20,500       | 2016    | \$68,200           | 3           | \$17,300       | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 10%   | Now               | \$127,800      | 2023    | \$1,277,700        | 5           | \$28,800       | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs,Toilet(s)                                   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs,Toilet(s)                                   |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2036    | * *                | 5           | \$64,900       | C             |  |
| Vinyl Tile             | 80%   | 2-4               | \$439,800      | 2020    | \$4,398,300        | 3           | \$173,000      | C             |  |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Perimeter Corridors                                |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Patching Evident, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria, 2nd Floor                               |                   |                |         |                    |             |                |               |  |
| Wood                   | 3%  |                   |                | 2048    | * *                | 5           | \$32,400       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Concrete Masonry Unit  | 50%   |                   |                | LIFE    | * *                | 5           | \$130,900      | C             |  |
| Metal Panel            | 40%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Wood                   | 5%  |                   |                | LIFE    | * *                | 5           | \$130,900      | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 70%   | Now               | \$1,260,600    | 2025    | * *                | 5           | \$188,700      | B             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Staining/Discoloring, Extent : Severe, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Vandalism, Extent : Severe, Area Affected : 50%               |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 30%   |                   |                | LIFE    | * *                | 5           | \$25,300       | B             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**MARTIN LUTHER KING JR H.S. - M**  
**Asset # : 1625**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$97,700              | 5                  | \$1,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two 4000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2018                      | \$13,900              | 5                  | \$1,300               | B                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$447,000             | 5                  | \$1,600               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 95%               |                          |                       | 2020                      | \$566,400             | 1                  |                       | B                    |
| Conduit   | 5%                |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 95%               |                          |                       | 2019                      | \$525,600             | 5                  | \$9,000               | B                    |
| Molded Case Bkrs  | 5%                |                          |                       | 2042                      | * *                   | 5                  | \$500                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 90%               |                          |                       | 2020                      | \$544,700             | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2025                      | * *                   | 5                  | \$1,200               | B                    |
| Locally Mounted   | 45%               |                          |                       | 2018                      | \$44,500              | 5                  | \$1,100               | B                    |
| Locally Mounted   | 5%                |                          |                       | 2037                      | * *                   | 5                  | \$100                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,300               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$110,400             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2023                      | \$114,600             | 1                  | \$138,500             | B                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$79,800              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 75%               |                          |                       | 2015                      | \$2,606,000           | 10                 | \$265,100             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using 90% T-8 And 10% T-12</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               |                          |                       | 2028                      | * *                   | 10                 | \$35,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2015                      | \$80,400              | 10                 | \$600                 | B                    |
| Incandescent  | 10%               | 0-2                      | \$6,900               | 2015                      | \$347,500             | 2                  | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Dimmer Switch Fan Cooling Is Not Functioning</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**MARTIN LUTHER KING JR H.S. - M**  
**Asset # : 1625**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

Egress Lighting  
Emergency, Service

50%  
2020 \$32,000 1 B  
*Not Functioning, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

Exit, Service

50% 2020 \$32,000 1 B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Utility Steam  
Electricity

90% 2030 \* \* 1 B  
 10% 2030 \* \* 1 B

Conversion Equipment

Pres. Reducing Valve/LP  
Steam  
Radiant Heater

90% 2023 \$245,500 5 \$20,600 B  
 10% 2025 \* \* 2 \$17,900 B

Distribution

Hot Wtr Piping/Pump

100% 2028 \* \* 4 \$19,000 B

Terminal Devices

Air Handler  
Fan Coil Unit/Heat

80% 2020 \$1,895,700 1 \$190,900 B  
 20% 2020 \$1,316,100 1 \$25,000 B

**Air Conditioning**

Energy Source

Electricity

100% 2028 \* \* 1 B

Conversion Equipment

Centrifugal, Elec Chiller  
No Component

90% 2023 \$1,066,300 1 \$375,700 B  
 10% D

Distribution

Chilled Wtr Pipe/Pump

100% 0-2 \$193,300 2030 \* \* 4 \$19,000 B  
*On Extended Life, Extent : Severe, Area Affected : 20%*  
*Location : Fan Room*

Terminal Devices

Air Handler/Cool/Ht

100% 2020 \$3,129,900 1 \$238,700 B

Heat Rejection

Water Cool Tower

100% 2021 \$1,135,400 2 \$387,900 B

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$214,900 B

Exhaust Fans

Interior  
Roof

90% 2020 \$437,300 2 \$10,700 B  
 10% 2020 \$34,900 2 \$1,200 B

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100% 2025 \* \* 1 B

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN LUTHER KING JR H.S. - M**  
**Asset # : 1625**

| <b>Mechanical</b>                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|----------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing                         |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger HTHW/HW        | 100%              |                          |                       | 2040                      | * *                   |                    |                       | B                    |
| Sanitary Piping Cast Iron        | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping Cast Iron     | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s) Submersible         | 100%              |                          |                       | 2014                      | \$6,200               | 4                  | \$2,000               | B                    |
| Sewage Ejector(s) Compressed Air | 100%              |                          |                       | 2040                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures Generic                 | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Vertical Transport               |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators Geared Traction        | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MARTIN VAN BUREN HIGH SCHOOL - Q  
**Address** : HILLSIDE AVE. & 232 ST.  
**Borough** : QUEENS **Agency's Number** : Q435  
**Program / Asset #** : BOE0875.000 / 197 **Yr Built/Renovated** : 1954 / 2003  
**Area Sq Ft** : 309,811 **Project Type** : EDUCATION  
**Date of Survey** : 29-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7930 **Lot** : 2 **BIN** : 4166101

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$386,400             | \$212,200             |
| Interior Architecture | \$3,923,800           | \$975,700             |
| Electrical            | \$912,000             | \$4,323,200           |
| Mechanical            | \$170,600             | \$5,913,000           |
| <b>Total</b>          | <b>\$5,392,900</b>    | <b>\$11,424,100</b>   |
| Priority A            | \$386,400             | \$212,200             |
| Priority B            | \$2,391,700           | \$10,367,600          |
| Priority C            | \$2,614,700           | \$844,400             |
| <b>Total</b>          | <b>\$5,392,900</b>    | <b>\$11,424,100</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$23,500         |                 | \$23,400         |                  |
| Interior Architecture | \$59,100         |                 | \$19,200         | \$48,500         |
| Electrical            | \$11,900         | \$7,100         | \$7,800          | \$9,200          |
| Mechanical            | \$60,300         | \$50,300        | \$65,800         | \$52,000         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$158,700</b> | <b>\$61,400</b> | <b>\$120,200</b> | <b>\$113,600</b> |
| Priority A            | \$23,500         |                 | \$23,400         |                  |
| Priority B            | \$76,200         | \$61,400        | \$77,600         | \$65,100         |
| Priority C            | \$59,100         |                 | \$19,200         | \$48,500         |
| <b>Total</b>          | <b>\$158,700</b> | <b>\$61,400</b> | <b>\$120,200</b> | <b>\$113,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q**  
**Asset # : 197**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 92%   |                   |                | LIFE               | **             | 5           | \$352,000      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Granite Panels         | 2%  |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Panel/Paver: Limestone | 3%  |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Window Wall            | 3%  |                   |                | 2043               | **             | 5           | \$21,500       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 98%   |                   |                | 2039               | **             | 5           | \$23,600       | A             |
| Metal Louvers          | 2%  |                   |                | 2032               | **             | 10          | \$3,000        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5-10        | \$77,900       | A             |
| Metal Rail             | 15%   |                   |                | 2036               | **             | 5-10        | \$38,600       | A             |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 92%   | Now               | \$143,900      | 2028               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Corridor Near Room 362                           |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2051               | **             | 10          | \$36,200       | A             |
| Skylight, Plastic      | 3%  |                   |                | 2036               | **             | 1           |                | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$178,800      | C             |
| Ceramic Tile           | 5%  |                   |                | 2032               | **             | 5           | \$20,400       | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$31,900       | C             |
| Vinyl Tile             | 60%   | Now               | \$2,337,300    | 2033               | **             | 3           | \$92,000       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Second And Third Floor Corridors                 |                   |                |                    |                |             |                |               |
|                        | Loose Units, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Second And Third Floor Corridors                 |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Second And Third Floor Corridors                 |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                     |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%   |                   |                | 2023               | \$584,300      | 3           | \$30,700       | C             |
| Wood                   | 5%  |                   |                | 2051               | **             | 5           | \$38,300       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 22%   |                   |                | LIFE               | **             | 5           | \$81,600       | C             |
| Glazed Ceramic Panel   | 5%  |                   |                | LIFE               | **             | 10          | \$20,900       | C             |
| Masonry: Brick         | 3%  |                   |                | LIFE               | **             | 10          | \$4,200        | C             |
| Metal Panel            | 5%  |                   |                | LIFE               | **             | 10          | \$10,400       | C             |
| Operable Wall          | 5%  |                   |                | 2043               | **             | 5           | \$81,100       | C             |
| Plaster                | 35%   |                   |                | LIFE               | **             | 5-10        | \$137,900      | C             |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             | 10          | \$58,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q**  
**Asset # : 197**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 35% Now \$1,031,500 2043 \* \* 5 \$83,600 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 30%*

*Location : Basement, Second And Third Floor Corridors, Cafeteria*

*Staining/Discoloring, Extent : Moderate, Area Affected : 30%*

*Location : Basement, Second And Third Floor Corridors, Cafeteria*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Basement, Second And Third Floor Corridors, Cafeteria, Corridor Near Rooms 331, 356*

Exposed Concrete 45% LIFE \* \* 5-10 \$214,900 B

Metal Panel 10% LIFE \* \* 5 \$95,500 B

Plaster 10% LIFE \* \* 5-10 \$65,700 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2023 \$65,100 5 \$1,100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches No Ratings Available*

## Switchgear / Switchboard

Fused Knife Sw 100% 0-2 \$298,000 2053 \* \* 5 \$600 B

*Obsolete Equipment, Extent : Severe, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Obsolete Equipment*

## Raceway

Conduit 90% 2023 \$357,700 1 B

Conduit 10% 2043 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2022 \$36,100 5 \$600 B

Fused Knife Sw 15% 2-4 \$54,200 2048 \* \* 5 \$400 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Obsolete Equipment*

Fused Toggle Switch 60% 2-4 \$216,800 2048 \* \* 5 \$1,800 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Molded Case Bkrs 10% 2022 \$36,100 5 \$700 B

Molded Case Bkrs 5% 2039 \* \* 5 \$300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q**  
**Asset # : 197**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 85%               | 2-4                      | \$343,000             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 15%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2021                      | \$52,800              | 5                  | \$1,400               | B                    |
| Locally Mounted   | 20%               |                          |                       | 2028                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 50%               | 0-2                      | \$500                 | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe And Painted.</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 50%               |                          |                       | LIFE                      | * *                   | 5                  | \$3,700               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2023                      | \$2,338,900           | 10                 | \$238,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 3%                |                          |                       | 2023                      | \$73,900              | 10                 | \$7,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Staircase</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2018                      | \$11,400              | 10                 | \$100                 | B                    |
| Incandescent  | 1%                |                          |                       | 2018                      | \$24,600              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$22,600              | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2023                      | \$113,200             | 10                 | \$9,200               | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2018                      | \$105,800             | 10                 | \$800                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1                  | \$28,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways And Outside</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Camera System</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2023                      | \$898,100             | 1-3                | \$48,400              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q**  
**Asset # : 197**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4  | 100%              |                          |                       | 2023                      | \$767,000             | 5                  | \$84,600              | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2021                      | \$1,515,900           | 1                  | \$270,800             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units - #1 &amp; #2 Are Undergoing Repair</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$13,500              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 25%               |                          |                       | 2023                      | \$419,700             | 1                  | \$42,300              | B                    |
| Convactor/Radiator   | 70%               | Now                      | \$102,900             | 2021                      | \$2,058,900           | 1                  | \$55,700              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Thermostats, Throughout</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Unit Heater-Stm/HW   | 5%                |                          |                       | 2018                      | \$100,600             | 4                  | \$1,900               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 10%               |                          |                       | 2018                      | \$64,000              | 1                  |                       | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$241,100             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 95%               |                          |                       | 2023                      | \$327,000             | 2                  | \$8,000               | B                    |
| Roof   | 5%                |                          |                       | 2018                      | \$12,400              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2018                      | \$72,500              | 2                  | \$4,100               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2018                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q**  
**Asset # : 197**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : B-3  |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 1 Unit                                    |                 |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |
| Standpipe   |                 |                |                   |                    |         |                |             |                |               |
|   | Generic         | 100%           |                   |                    | 2033    | * *            | 1-5         | \$137,900      | B             |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |
|   | No Component    | 90%            |                   |                    |         |                |             |                | D             |
|   | Generic         | 10%            |                   |                    | 2023    | \$363,600      | 1-2         | \$7,700        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE  
**Address** : HILLSIDE AVE. & 232 ST.  
**Borough** : QUEENS **Agency's Number** : Q435  
**Program / Asset #** : BOE0875.010 / 13397 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 6,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7930 **Lot** : 2 **BIN** : 4166101

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$162,600             | \$423,600             |
| Interior Architecture | \$49,000              | \$49,000              |
| Mechanical            |                       | \$88,300              |
| <b>Total</b>          | <b>\$211,500</b>      | <b>\$560,900</b>      |
| Priority A            | \$162,600             | \$423,600             |
| Priority B            |                       | \$88,300              |
| Priority C            | \$49,000              | \$49,000              |
| <b>Total</b>          | <b>\$211,500</b>      | <b>\$560,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$11,800        |                |                |                |
| Interior Architecture | \$39,100        |                |                | \$4,800        |
| Electrical            | \$1,000         | \$100          | \$100          | \$100          |
| Mechanical            | \$8,600         | \$1,700        | \$1,400        | \$1,700        |
| <b>Total</b>          | <b>\$60,500</b> | <b>\$1,800</b> | <b>\$1,500</b> | <b>\$6,700</b> |
| Priority A            | \$11,800        |                |                |                |
| Priority B            | \$24,500        | \$1,800        | \$1,500        | \$1,800        |
| Priority C            | \$24,300        |                |                | \$4,800        |
| <b>Total</b>          | <b>\$60,500</b> | <b>\$1,800</b> | <b>\$1,500</b> | <b>\$6,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13397**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                     |     |  |  |      |     |   |          |   |
|---------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick      | 90% |  |  | LIFE | * * | 5 | \$23,600 | A |
| Metal Coiling Doors | 10% |  |  | 2028 | * * | 5 | \$4,100  | A |

## Windows

|   |      |     |          |      |     |   |       |   |
|---|------|-----|----------|------|-----|---|-------|---|
| Aluminum  | 100% | 0-2 | \$77,900 | 2048 | * * | 5 | \$800 | A |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |      |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |   |       |   |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i> |      |     |          |      |     |   |       |   |
| <i>Location : South Facade</i>  |      |     |          |      |     |   |       |   |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>  |      |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |   |       |   |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |      |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |   |       |   |

## Roof

|  |      |     |          |      |           |  |  |   |
|--|------|-----|----------|------|-----------|--|--|---|
| Modified Bitumen   | 100% | Now | \$84,700 | 2023 | \$423,600 |  |  | A |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> |      |     |          |      |           |  |  |   |
| <i>Location : Throughout</i>                                       |      |     |          |      |           |  |  |   |
| <i>Ponding, Extent : Moderate, Area Affected : 25%</i>             |      |     |          |      |           |  |  |   |
| <i>Location : Throughout</i>                                       |      |     |          |      |           |  |  |   |

## Interior

## Floors

|                        |     |  |  |      |          |   |          |   |
|------------------------|-----|--|--|------|----------|---|----------|---|
| Cast in Place Concrete | 85% |  |  | LIFE | * *      | 5 | \$97,900 | C |
| Ceramic Tile           | 10% |  |  | 2032 | * *      | 5 | \$2,600  | C |
| Vinyl Tile             | 5%  |  |  | 2023 | \$12,600 | 3 | \$700    | C |

## Interior Walls

|                       |     |  |  |      |     |   |          |   |
|-----------------------|-----|--|--|------|-----|---|----------|---|
| Ceramic Tile          | 10% |  |  | 2032 | * * | 5 | \$6,700  | C |
| Concrete Masonry Unit | 90% |  |  | LIFE | * * | 5 | \$48,200 | C |

## Ceilings

|                      |     |  |  |      |     |      |          |   |
|----------------------|-----|--|--|------|-----|------|----------|---|
| AcousTileSusp.Lay-In | 65% |  |  | 2028 | * * | 5    | \$17,100 | B |
| Exposed Struc: Steel | 20% |  |  | LIFE | * * | 10   | \$10,500 | B |
| Plaster              | 15% |  |  | LIFE | * * | 5-10 | \$6,800  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |         |   |  |   |
|---|------|--|--|------|---------|---|--|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$1,600 | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |         |   |  |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |         |   |  |   |
| <i>Explanation : One Electrical Service Rated At 200a</i>         |      |  |  |      |         |   |  |   |

## Raceway

|         |      |  |  |      |         |   |  |   |
|---------|------|--|--|------|---------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$9,500 | 1 |  | B |
|---------|------|--|--|------|---------|---|--|---|

## Panelboards

|                  |     |  |  |      |         |   |       |   |
|------------------|-----|--|--|------|---------|---|-------|---|
| Molded Case Bkrs | 50% |  |  | 2022 | \$8,500 | 5 | \$100 | B |
| Molded Case Bkrs | 50% |  |  | 2039 | * *     | 5 | \$100 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13397**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 75%               |                          |                       | 2021                      | \$9,500               | 5                  |                       | B                    |
| Locally Mounted   | 25%               |                          |                       | 2036                      | * *                   | 5                  |                       | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 0-2                      | \$900                 | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : First Floor</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe And Painted</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2028                      | * *                   | 10                 | \$15,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 2%                |                          |                       | 2018                      | \$3,200               | 2                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 50%               |                          |                       | 2023                      | \$1,000               | 10                 |                       | B                    |
| Incandescent  | 50%               |                          |                       | 2018                      | \$2,200               | 2                  |                       | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2018                      | \$11,600              | 1-3                | \$600                 | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 60%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Natural Gas   | 40%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater  | 100%              |                          |                       | 2023                      | \$88,300              | 2                  | \$8,200               | B                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$15,500              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 40%               |                          |                       | 2023                      | \$8,900               | 2                  | \$200                 | B                    |
| Roof  | 60%               | Now                      | \$2,900               | 2023                      | \$9,600               | 2                  | \$300                 | B                    |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MARTIN VAN BUREN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13397**

| Mechanical |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                 |                |                   |                    |         |                |             |                |               |
|            | Water Heater    |                |                   |                    |         |                |             |                |               |
|            | Gas Fired       | 100%           |                   |                    | 2021    | \$4,700        | 2           | \$300          | B             |
|            | Sanitary Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron       | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Fixtures        |                |                   |                    |         |                |             |                |               |
|            | Generic         | 100%           |                   |                    |         |                |             |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK  
**Address** : 1186 CARROLL STREET @NOSTRAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : K590  
**Program / Asset #** : BOE1010.000 / 13403 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 112,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 1289 **Lot** : 25 **BIN** : 3348092

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$91,400              | \$126,800             |
| Interior Architecture |                       | \$77,100              |
| Electrical            | \$71,900              |                       |
| Mechanical            | \$46,000              |                       |
| <b>Total</b>          | <b>\$209,200</b>      | <b>\$203,900</b>      |
| Priority A            | \$91,400              | \$126,800             |
| Priority B            | \$117,800             | \$77,100              |
| <b>Total</b>          | <b>\$209,200</b>      | <b>\$203,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,400         |                 | \$2,800         | \$6,300         |
| Interior Architecture |                  | \$3,500         | \$12,300        | \$27,800        |
| Electrical            | \$6,400          | \$17,800        | \$11,400        | \$6,400         |
| Mechanical            | \$42,500         | \$40,700        | \$29,900        | \$33,800        |
| Elevators/Escalators  | \$14,800         | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$101,100</b> | <b>\$76,700</b> | <b>\$71,300</b> | <b>\$89,000</b> |
| Priority A            | \$37,400         |                 | \$2,800         | \$6,300         |
| Priority B            | \$63,700         | \$73,200        | \$56,100        | \$82,700        |
| Priority C            |                  | \$3,500         | \$12,300        |                 |
| <b>Total</b>          | <b>\$101,100</b> | <b>\$76,700</b> | <b>\$71,300</b> | <b>\$89,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK**  
**Asset # : 13403**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$85,300              | A                    |
| Masonry: Limestone   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$9,100               | A                    |
| Metal Panel  | 15%               |                          |                       | 2046                      | **                    | 5-10               | \$125,700             | A                    |
| Slate Panels   | 5%                | 4+                       | \$7,300               | LIFE                      | **                    | 5                  | \$4,600               | A                    |
| <i>Water Penetration, Extent : Light, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Main Entrance</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Windows</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum   | 100%              | Now                      | \$30,100              | 2036                      | **                    | 5                  | \$15,600              | A                    |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Room 427</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Parapets</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$3,700               | A                    |
| Metal Panel  | 25%               |                          |                       | 2046                      | **                    | 5                  | \$5,600               | A                    |
| Metal Rail   | 10%               |                          |                       | 2037                      | **                    | 5-10               | \$10,400              | A                    |
| <b>Roof</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)   | 80%               |                          |                       | 2028                      | **                    | 10                 | \$41,500              | A                    |
| Modified Bitumen   | 20%               |                          |                       | 2028                      | **                    | 10                 | \$10,400              | A                    |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 5%                |                          |                       | 2033                      | **                    | 5                  | \$6,200               | C                    |
| Sheet Vinyl/Rubber   | 2%                |                          |                       | 2028                      | **                    | 5                  | \$3,700               | C                    |
| Slate  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$13,100              | C                    |
| Vinyl Tile   | 80%               |                          |                       | 2028                      | **                    | 3                  | \$37,000              | C                    |
| Wood   | 3%                |                          |                       | 2055                      | **                    | 5                  | \$6,900               | C                    |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 5%                |                          |                       | 2033                      | **                    | 5                  | \$7,700               | C                    |
| Concrete Masonry Unit  | 55%               |                          |                       | LIFE                      | **                    | 5                  | \$33,900              | C                    |
| Gypsum Board   | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$18,500              | C                    |
| SGFT/Glazed Masonry  | 20%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered  | 30%               |                          |                       | 2037                      | **                    | 5                  | \$37,000              | B                    |
| AcousTileSusp.Lay-In   | 15%               |                          |                       | 2037                      | **                    | 5                  | \$18,500              | B                    |
| Exposed Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,000               | B                    |
| Gypsum Board   | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$77,100              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2040                      | **                    | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 2500 Amps And Two 2000 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK**  
**Asset # : 13403**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Transformers             |  |                   |                |                    |                |             |                |               |
| Dry Type                 | 100%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2036               | * *            | 5           | \$2,400        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 30%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Motor Control Center     | 70%  |                   |                | 2033               | * *            | 5           | \$1,800        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2033               | * *            | 1           | \$28,300       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2029               | * *            | 1           | \$35,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Penthouse                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : One 500 Kva                                  |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium           | 100%   |                   |                | 2015               | \$600          | 5           | \$20,400       | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2036               | * *            | 5           | \$7,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Penthouse                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Capacity Not Available                       |                   |                |                    |                |             |                |               |
| Main Tank                | 50%  |                   |                | 2048               | * *            | 5           | \$1,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 500 Gallon Tank                          |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%  |                   |                | 2025               | * *            | 10          | \$71,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2020               | \$6,800        | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2020               | \$6,800        | 1           |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK**  
**Asset # : 13403**

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | Now               | \$22,900       | 2033               | * *            | 1           | \$73,600       | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                             | Location : Tubes  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                    |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                     |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2040               | * *            | 4           | \$4,100        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 50%   |                   |                | 2025               | * *            | 1           | \$25,500       | B             |
| Convactor/Radiator          | 50%   |                   |                | 2033               | * *            | 1           | \$13,300       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%  |                   |                | 2028               | * *            | 1           | \$38,300       | B             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  | Now               | \$46,000       | 2040               | * *            | 4           | \$4,100        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse                                      |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  |                   |                | 2025               | * *            | 1           | \$51,100       | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%  |                   |                | 2025               | * *            | 2           | \$57,500       | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$46,000       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Roof                        | 100%  |                   |                | 2025               | * *            | 2           | \$2,500        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  | Now               | \$5,600        | 2033               | * *            | 1           |                | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                             | Location : Leaks From Kitchen To Dance Studio, 1 St Floor |                   |                |                    |                |             |                |               |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2019               | \$21,900       | 2           | \$1,200        | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Submersible                 | 100%  |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MEDGER EVERS COLLEGE PREPARATORY SCHOOL - BK**  
**Asset # : 13403**

| Mechanical         |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                    | Compressed Air     | 100%           |                   |                    | 2046    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |                   |                    | 2025    | * *            | 1           | \$5,100        | B             |
|                    | Fixtures           |                |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |                |                   |                    |         |                |             |                |               |
|                    | Elevators          |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 70%            |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Hydraulic          | 30%            |                   |                    | LIFE    | * *            |             |                | C             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : METROPOLITAN AVENUE CAMPUS - Q  
**Address** : 91-30 METROPOLITAN AVENUE  
**Borough** : QUEENS **Agency's Number** : Q686  
**Program / Asset #** : BOE1114.000 / 14570 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 323,106 **Project Type** : EDUCATION  
**Date of Survey** : 12-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3886 **Lot** : 800 **BIN** : 4447233

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|------------------|--------------------|
| Exterior Architecture |                  | \$427,300          |
| Interior Architecture | \$276,500        | \$619,300          |
| Electrical            |                  | \$242,500          |
| Mechanical            |                  | \$135,700          |
| <b>Total</b>          | <b>\$276,500</b> | <b>\$1,424,800</b> |
| Priority A            |                  | \$427,300          |
| Priority B            | \$168,200        | \$546,300          |
| Priority C            | \$108,400        | \$451,200          |
| <b>Total</b>          | <b>\$276,500</b> | <b>\$1,424,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016          | FY 2017          |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture |                  |                 |                  | \$38,100         |
| Interior Architecture | \$37,100         |                 |                  | \$61,800         |
| Electrical            | \$27,300         | \$25,800        | \$25,800         | \$48,600         |
| Mechanical            | \$35,300         | \$24,600        | \$56,400         | \$24,600         |
| Elevators/Escalators  | \$29,600         | \$29,600        | \$29,600         | \$29,600         |
| <b>Total</b>          | <b>\$129,300</b> | <b>\$80,100</b> | <b>\$111,800</b> | <b>\$202,700</b> |
| Priority A            |                  |                 |                  | \$38,100         |
| Priority B            | \$92,200         | \$80,100        | \$111,800        | \$102,800        |
| Priority C            | \$37,100         |                 |                  | \$61,800         |
| <b>Total</b>          | <b>\$129,300</b> | <b>\$80,100</b> | <b>\$111,800</b> | <b>\$202,700</b> |



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**METROPOLITAN AVENUE CAMPUS - Q**  
**Asset # : 14570**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick               | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$213,200             | A                    |
| Metal Panel                  | 5%                |                          |                       | 2052                      | **                    | 5-10               | \$77,100              | A                    |
| Windows                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum                     | 100%              |                          |                       | 2047                      | **                    | 5                  | \$34,100              | A                    |
| Parapets                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick               | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$15,100              | A                    |
| Masonry: Limestone           | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$2,100               | A                    |
| Roof                         |                   |                          |                       |                           |                       |                    |                       |                      |
| IRMA/Protected Membrane      | 95%               |                          |                       | 2032                      | **                    | 10                 | \$158,000             | A                    |
| Plaza Roof: Stone Panels     | 5%                |                          |                       | 2052                      | **                    |                    |                       | A                    |
| <b>Interior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete       | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$43,300              | C                    |
| Ceramic Tile                 | 5%                |                          |                       | 2037                      | **                    | 5                  | \$19,800              | C                    |
| Quarry Tile                  | 5%                |                          |                       | 2042                      | **                    | 5                  | \$29,700              | C                    |
| Vinyl Tile                   | 75%               |                          |                       | 2032                      | **                    | 3                  | \$148,400             | C                    |
| Wood                         | 10%               |                          |                       | 2062                      | **                    | 5                  | \$74,200              | C                    |
| Interior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile                 | 20%               |                          |                       | 2037                      | **                    | 5                  | \$142,600             | C                    |
| Concrete Masonry Unit        | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$14,300              | C                    |
| Glass Block                  | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Gypsum Board                 | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$299,500             | C                    |
| Ceilings                     |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In         | 85%               |                          |                       | 2042                      | **                    | 5                  | \$336,300             | B                    |
| Exposed Struc: Steel         | 10%               |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Metal Panel                  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$24,700              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2052                      | **                    | 5                  | \$1,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Explanation : Two 3000 Amps, One 4000 Amps, One 2500 Amps, One 1600 Amps, And 1200 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2042                      | **                    | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Explanation : One 1000 Kva 480 Hv-208y/120 Lv And 750 Kva 480 Hv-208y/120 Lv</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2052                      | **                    | 5                  | \$1,200               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**METROPOLITAN AVENUE CAMPUS - Q**  
**Asset # : 14570**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 15%               |                          |                       | 2047                      | * *                   | 5                  | \$900                 | B                    |
| Molded Case Bkrs   | 85%               |                          |                       | 2047                      | * *                   | 5                  | \$6,000               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 30%               |                          |                       | 2042                      | * *                   | 5                  | \$500                 | B                    |
| Motor Control Center   | 70%               |                          |                       | 2042                      | * *                   | 5                  | \$5,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Roof Level Mechanical Room</i><br><i>Explanation : Vfd Hook-up To The Controllers And It Is Under The B M S</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,900               | B                    |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2042                      | * *                   | 1                  | \$81,600              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$102,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Outsde - Generator Room</i><br><i>Explanation : One 500 Kw</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$9,800               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$7,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Generator Room</i><br><i>Explanation : One 275 Gals</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 94%               |                          |                       | 2032                      | * *                   | 10                 | \$227,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Throughout The Building</i><br><i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 6%                |                          |                       | 2032                      | * *                   | 10                 | \$14,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Lobby, Gym And Auditorium</i><br><i>Explanation : T-5 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exit, LED  | 50%               |                          |                       | 2062                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$800                 | B                    |

**Lightning Protection**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF EDUCATION - 040**  
**METROPOLITAN AVENUE CAMPUS - Q**  
**Asset # : 14570**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Lightning Protection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$7,800               | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2032                      | * *                   | 1                  | \$29,700              | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2032                      | * *                   | 1-3                | \$50,400              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$131,100             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 16 Roof Top Package Units</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                 | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$16,300              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 16 Rtu's</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ventilation  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$147,400             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$8,200               | B                    |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2022                      | \$70,200              | 2                  | \$4,000               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$1,300               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**METROPOLITAN AVENUE CAMPUS - Q**  
**Asset # : 14570**

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2032    | * *            | 1           | \$16,300       | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 90%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 90% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (2) C-5 (2) C-4                             |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 4 Units                                  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 10%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-1   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Freight Unit                           |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2052    | * *            | 1-2         | \$74,200       | B             |
|                    | Fire Pump          |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2037    | * *            | 1           | \$49,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MID MANHT ADULT TRNG CTR - M  
**Address** : 212 W. 120TH ST BTWN: 7TH AVE - ST. NICHOLAS AVE  
**Borough** : MANHATTAN **Agency's Number** : M081  
**Program / Asset #** : BOE0048.000 / 1682 **Yr Built/Renovated** : 1907 / 2011  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1925 **Lot** : 19 **BIN** : 1058447

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$82,600              |
| Interior Architecture | \$384,000             | \$92,500              |
| Electrical            | \$175,900             | \$1,202,000           |
| Mechanical            | \$253,000             | \$115,300             |
| <b>Total</b>          | <b>\$813,000</b>      | <b>\$1,492,400</b>    |
| Priority A            |                       | \$82,600              |
| Priority B            | \$428,900             | \$1,368,000           |
| Priority C            | \$384,000             | \$41,800              |
| <b>Total</b>          | <b>\$813,000</b>      | <b>\$1,492,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$32,100        |                 |                 |
| Interior Architecture | \$4,300         | \$17,100        |                 | \$8,200         |
| Electrical            | \$18,700        | \$4,500         | \$6,400         | \$36,200        |
| Mechanical            | \$10,200        | \$9,300         | \$14,800        | \$9,300         |
| <b>Total</b>          | <b>\$33,200</b> | <b>\$62,900</b> | <b>\$21,200</b> | <b>\$53,800</b> |
| Priority A            |                 | \$32,100        |                 |                 |
| Priority B            | \$28,900        | \$13,800        | \$21,200        | \$45,500        |
| Priority C            | \$4,300         | \$17,100        |                 | \$8,200         |
| <b>Total</b>          | <b>\$33,200</b> | <b>\$62,900</b> | <b>\$21,200</b> | <b>\$53,800</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**MID MANHT ADULT TRNG CTR - M**  
**Asset # : 1682**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%   |                   |                | LIFE               | * *            | 5           | \$22,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 87%  |                   |                | LIFE               | * *            | 5           | \$82,600       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 7%   |                   |                | LIFE               | * *            | 5           | \$5,000        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Spandrels   |                   |                |                    |                |             |                |               |
| Stucco Cement          | 3%   |                   |                | 2035               | * *            | 5           | \$7,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                        | Location : Under Stairs                                      |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Under Construction     | 100%   |                   |                |                    |                |             |                | D             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$4,500        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%  |                   |                | 2035               | * *            | 5-10        | \$15,400       | A             |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Paver: Asphalt         | 25%  |                   |                | 2025               | * *            | 10          | \$19,200       | A             |
| Under Construction     | 75%  |                   |                |                    |                |             |                | D             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**MID MANHT ADULT TRNG CTR - M**  
**Asset # : 1682**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Asphalt Poured   | 15%               | Now                      | \$100,700             | 2042                      | **                    | 5                  | \$3,800               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors And First Floor Lunchroom</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet   | 2%                |                          |                       | 2015                      | \$12,000              | 3                  | \$3,000               | C                    |
| Cast in Place Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$11,100              | C                    |
| Ceramic Tile   | 3%                |                          |                       | 2025                      | **                    | 5                  | \$3,000               | C                    |
| Mosaic Tile  | 4%                |                          |                       | 2027                      | **                    | 5                  | \$10,100              | C                    |
| Vinyl Tile   | 25%               | Now                      | \$241,500             | 2032                      | **                    | 3                  | \$9,500               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood   | 44%               |                          |                       | 2050                      | **                    | 5                  | \$83,600              | C                    |
| Wood   | 2%                | Now                      | \$4,300               | 2050                      | **                    | 5                  | \$1,900               | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Multipurpose Room In Basement</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Multipurpose Room In Basement</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 4%                |                          |                       | 2025                      | **                    | 5                  | \$5,100               | C                    |
| Glass: Single Pane   | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$1,900               | C                    |
| Masonry: Brick   | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Marble Panels  | 2%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Plaster  | 72%               |                          |                       | LIFE                      | **                    | 5                  | \$27,300              | C                    |
| SGFT/Glazed Masonry  | 15%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Infill Arch   | 20%               |                          |                       | LIFE                      | **                    |                    |                       | B                    |
| Plaster  | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$50,700              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$28,700              | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 1600 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$104,300             | 5                  | \$300                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$107,100             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | **                    | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**MID MANHT ADULT TRNG CTR - M**  
**Asset # : 1682**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2021                      | \$6,800               | 5                  | \$100                 | B                    |
| Fused Knife Sw   | 10%               | 2-4                      | \$13,600              | 2047                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 75%               |                          |                       | 2021                      | \$101,600             | 5                  | \$1,500               | B                    |
| Molded Case Bkrs   | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$200                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 87%               | 2-4                      | \$113,800             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 13%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2035                      | * *                   | 5                  | \$500                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$1,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$62,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 20%               |                          |                       | 2030                      | * *                   | 10                 | \$3,300               | B                    |
| Exit, Service  | 80%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2017                      | \$31,400              | 10                 | \$200                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2022                      | \$889,000             | 1-3                | \$46,500              | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2  | 100%              | Now                      | \$76,100              | 2048                      | * *                   | 5                  | \$10,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Gas For Boilers Not Available / 2 - 10,000 Gallon Tanks For #2 Fuel</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**MID MANHT ADULT TRNG CTR - M**  
**Asset # : 1682**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |  |                       | 2035                      | * *                   | 1                  | \$67,200              | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Boiler Room</i>                                  |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 2 Boilers</i>                                 |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%              | Now  | \$53,900              | 2032                      | * *                   | 4                  | \$3,300               | B                    |
|                              |                   | <i>Corroded, Extent : Severe, Area Affected : 20%</i>          |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Basement Level</i>                               |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 20%               |  |                       | 2017                      | \$83,300              | 1                  | \$8,400               | B                    |
| Convactor/Radiator           | 80%               |  |                       | 2027                      | * *                   | 1                  | \$17,500              | B                    |
| <b>Air Conditioning</b>      |                   |  |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |  |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 25%               |  |                       | 2017                      | \$39,700              | 1                  |                       | B                    |
| No Component                 | 75%               |  |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |  |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |  |                       | LIFE                      | * *                   | 2-5                | \$37,800              | B                    |
| Exhaust Fans                 |                   |  |                       |                           |                       |                    |                       |                      |
| Under Construction           | 100%              |  |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>              |                   |  |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |  |                       |                           |                       |                    |                       |                      |
| Brass/Copper                 | 50%               |  |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel              | 50%               |  |                       | 2020                      | \$115,300             | 1                  |                       | B                    |
| Water Heater                 |                   |  |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |  |                       | 2020                      | \$18,000              | 2                  | \$1,000               | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Boiler Room</i>                                  |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 600 Gallon</i>                                |                       |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |  |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              |  |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Boiler Room</i>                                  |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : Duplex Unit</i>                               |                       |                           |                       |                    |                       |                      |
| Fixtures                     |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>      |                   |  |                       |                           |                       |                    |                       |                      |
| Sprinkler                    |                   |  |                       |                           |                       |                    |                       |                      |
| No Component                 | 99%               |  |                       |                           |                       |                    |                       | D                    |
| Generic                      | 1%                |  |                       | 2032                      | * *                   | 1-2                | \$200                 | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MID MANHT ADULT TRNG CTR - M**  
**Asset # : 1682**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MIDWOOD HIGH SCHOOL - BK  
**Address** : 2839 BEDFORD AVENUE BTWN: GLENWOOD RD., CAMPUS RD.  
**Borough** : BROOKLYN **Agency's Number** : K405  
**Program / Asset #** : BOE0622.000 / 1220 **Yr Built/Renovated** : 1940 / 2007  
**Area Sq Ft** : 277,728 **Project Type** : EDUCATION  
**Date of Survey** : 03-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7553 **Lot** : 41 **BIN** : 3205788

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$1,129,700           |
| Interior Architecture | \$2,356,100           | \$1,123,300           |
| Electrical            | \$237,000             | \$5,552,700           |
| Mechanical            | \$595,800             | \$2,228,900           |
| <b>Total</b>          | <b>\$3,188,900</b>    | <b>\$10,034,500</b>   |
| Priority A            |                       | \$1,129,700           |
| Priority B            | \$1,073,500           | \$7,956,700           |
| Priority C            | \$2,115,300           | \$948,200             |
| <b>Total</b>          | <b>\$3,188,900</b>    | <b>\$10,034,500</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,700         |                 |                 |                 |
| Interior Architecture |                  | \$47,300        |                 | \$17,000        |
| Electrical            | \$13,700         | \$13,300        | \$19,200        | \$53,200        |
| Mechanical            | \$94,200         | \$11,100        | \$29,200        | \$10,500        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$138,400</b> | <b>\$81,600</b> | <b>\$58,300</b> | <b>\$90,500</b> |
| Priority A            | \$20,700         |                 |                 |                 |
| Priority B            | \$117,700        | \$51,800        | \$58,300        | \$73,500        |
| Priority C            |                  | \$29,800        |                 | \$17,000        |
| <b>Total</b>          | <b>\$138,400</b> | <b>\$81,600</b> | <b>\$58,300</b> | <b>\$90,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK**  
**Asset # : 1220**

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 80%  |                   |                | LIFE    | * *                | 5           | \$184,900      | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 20%  |                   |                | LIFE    | * *                | 5           | \$34,700       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 10%  | 4+                | \$20,700       | 2038    | * *                | 5           | \$4,300        | A             |  |
|                         | Air Infiltration, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                    | 90%  |                   |                | 2038    | * *                | 5           | \$774,100      | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 80%  |                   |                | LIFE    | * *                | 5           | \$2,000        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 20%  |                   |                | LIFE    | * *                | 5           | \$600          | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 100%   |                   |                | 2030    | * *                | 10          | \$170,700      | A             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                         | Location : Above Auditorium                                  |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  |                   |                | LIFE    | * *                | 5           | \$74,400       | C             |  |
| Ceramic Tile            | 5%   |                   |                | 2025    | * *                | 5           | \$17,000       | C             |  |
| Quarry Tile             | 5%   |                   |                | 2035    | * *                | 5           | \$25,500       | C             |  |
| Terrazzo                | 5%   |                   |                | LIFE    | * *                | 5           | \$13,300       | C             |  |
| Vinyl Tile              | 20%  | Now               | \$64,800       | 2022    | \$648,300          | 3           | \$25,500       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 12x12 Tiles                            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 20%  | Now               | \$194,500      | 2017    | \$648,300          | 3           | \$25,500       | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
| Wood                    | 35%  |                   |                | 2037    | * *                | 5           | \$223,200      | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK**  
**Asset # : 1220**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$17,000       | C             |
| Marble Panels   | 2%         | Now               | \$99,100       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Plaster   | 67%        | Now               | \$696,500      | LIFE               | **             | 5           | \$113,900      | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 23%        | Now               | \$300,500      | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2035               | **             | 5           | \$35,000       | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$5,500        | B             |
| Plaster   | 80%        | Now               | \$240,800      | LIFE               | **             | 5           | \$175,100      | B             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>                                    |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$65,100       | 5           | \$1,000        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Service Room</i>                           |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Two 2000 Amps Main Disconnect Switch</i>         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$298,000      | 5           | \$1,000        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2022               | \$278,200      | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2032               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2021               | \$361,300      | 5           | \$6,000        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 20%        | 2-4               | \$80,700       | 2047               | **             | 1           |                | B             |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 80%        |                   |                | 2032               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 70%        |                   |                | 2020               | \$46,200       | 5           | \$1,100        | B             |
| Motor Control Center  | 30%        |                   |                | 2027               | **             | 5           | \$1,900        | B             |

## Ground

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**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK**  
**Asset # : 1220**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Ground

Grounding Devices  
Generic

100% 2-4 \$900 LIFE \* \* 5 \$3,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Corroded*

## Lighting

Interior Lighting  
Fluorescent

94% 2022 \$1,925,800 10 \$195,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-8 Lamps*

## HID

3% 2022 \$28,500 10 \$200 B

## Incandescent

3% 2017 \$61,500 2 \$200 B

## Egress Lighting

## Emergency, Service

50% 2017 \$18,800 1 B

## Exit, Service

50% 2017 \$18,800 1 B

## Exterior Lighting

## HID

100% 2017 \$94,800 10 \$700 B

## Alarm

## Security System

## No Component

70% D

## Generic

30% 2022 \$235,200 1 \$25,500 B

## Fire/Smoke Detection

## No Component

20% D

## Generic

80% 2022 \$2,146,900 1-3 \$112,200 B

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

## Campus Steam

100% 2032 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Steam Room*  
*Explanation : Steam Supplied By Brooklyn College*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100% 0-2 \$32,200 2025 \* \* 5 \$6,800 B  
*Corroded, Extent : Moderate, Area Affected : 20%*  
*Location : M To L Prv Station In Basement*

## Distribution

## Steam Piping/Pump

100% Now \$90,500 2032 \* \* 4 \$11,200 B  
*Steam Traps Faulty, Extent : Severe, Area Affected : 40%*  
*Location : Various*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK**  
**Asset # : 1220**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 30%  | Now               | \$8,400        | 2022               | \$419,100      | 1           | \$38,000       | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                       | Location : Control System                                  |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 70%  | Now               | \$85,700       | 2020               | \$1,713,200    | 1           | \$46,300       | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 25%  |                   |                | 2017               | \$133,200      | 1           |                | B             |
| No Component          | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$126,700      | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   | Now               | \$28,600       | 2017               | \$286,500      | 2           | \$5,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Unit Has Been In Use For More Than 20 Years  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2021               | \$40,200       | 4           | \$1,400        | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   | Now               | \$24,100       | 2032               | * *            | 4           | \$22,500       | B             |
|                       | Cracked, Extent : Moderate, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                       | Location : Basement Mechanical Room                        |                   |                |                    |                |             |                |               |
|                       | Leak Evident, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                       | Location : Bottom Of Heat Exchanger                        |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK**  
**Asset # : 1220**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |   |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|---|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport  |                 |                |                   |                    |         |                |             |                |               |   |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |   |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |   |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Location : (1) B-4, (1) B-1 - Control System Repair Needed</i> |                 |                |                   |                    |         |                |             |                |               |   |
| <i>Explanation : 2 Units</i>                                      |                 |                |                   |                    |         |                |             |                |               |   |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |   |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |   |
|   | No Component    | 90%            |                   |                    |         |                |             |                | D             |   |
|   | Generic         | 10%            |                   |                    | 2032    |                | * *         | 1-2            | \$6,400       | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

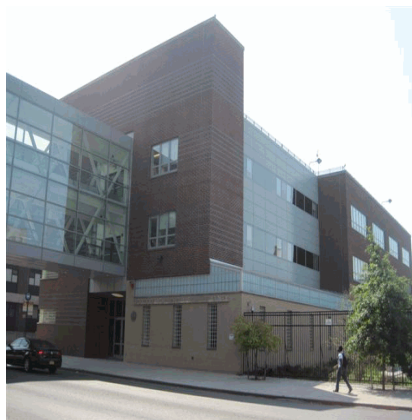
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MIDWOOD HIGH SCHOOL - BK ANNEX  
**Address** : 2839 BEDFORD AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K705  
**Program / Asset #** : BOE0622.020 / 14412 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 48,019 **Project Type** : EDUCATION  
**Date of Survey** : 03-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7553 **Lot** : 41 **BIN** : 3205788

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$138,800             |
| Interior Architecture |                       | \$56,000              |
| Electrical            |                       | \$36,000              |
| <b>Total</b>          |                       | <b>\$230,800</b>      |
| Priority A            |                       | \$138,800             |
| Priority B            |                       | \$36,000              |
| Priority C            |                       | \$56,000              |
| <b>Total</b>          |                       | <b>\$230,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$30,600        |
| Interior Architecture | \$2,900         |                 |                 | \$46,600        |
| Electrical            | \$9,700         | \$6,100         | \$5,400         | \$6,700         |
| Mechanical            | \$6,500         | \$5,200         | \$8,900         | \$4,500         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$27,000</b> | <b>\$19,300</b> | <b>\$22,200</b> | <b>\$96,300</b> |
| Priority A            |                 |                 |                 | \$30,600        |
| Priority B            | \$24,100        | \$19,300        | \$22,200        | \$48,100        |
| Priority C            | \$2,900         |                 |                 | \$17,600        |
| <b>Total</b>          | <b>\$27,000</b> | <b>\$19,300</b> | <b>\$22,200</b> | <b>\$96,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK ANNEX**  
**Asset # : 14412**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |     |   |          |   |
|-----------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick        | 75% |  |  | LIFE | * * | 5 | \$69,400 | A |
| Metal/Glass Curt Wall | 10% |  |  | LIFE | * * | 5 | \$17,400 | A |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Annex To Main Building*

*Explanation : This Is The Connecting Bridge To Main Building Across Bedford Avenue*

|             |     |  |  |      |     |      |          |   |
|-------------|-----|--|--|------|-----|------|----------|---|
| Metal Panel | 15% |  |  | 2052 | * * | 5-10 | \$95,400 | A |
|-------------|-----|--|--|------|-----|------|----------|---|

## Windows

|          |      |  |  |      |     |   |         |   |
|----------|------|--|--|------|-----|---|---------|---|
| Aluminum | 100% |  |  | 2047 | * * | 5 | \$9,100 | A |
|----------|------|--|--|------|-----|---|---------|---|

## Parapets

|                        |     |  |  |      |     |   |         |   |
|------------------------|-----|--|--|------|-----|---|---------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | * * | 5 | \$4,400 | A |
| Masonry: Brick         | 90% |  |  | LIFE | * * | 5 | \$5,100 | A |

## Roof

|                         |     |  |  |      |     |    |          |   |
|-------------------------|-----|--|--|------|-----|----|----------|---|
| IRMA/Protected Membrane | 90% |  |  | 2032 | * * | 10 | \$32,000 | A |
| Metal Panel             | 10% |  |  | 2042 | * * | 10 | \$6,500  | A |

## Interior

## Floors

|                 |     |  |  |      |     |   |          |   |
|-----------------|-----|--|--|------|-----|---|----------|---|
| Granite Panels  | 20% |  |  | LIFE | * * | 5 | \$8,800  | C |
| Traffic Topping | 40% |  |  | 2032 | * * | 5 | \$29,400 | C |
| Vinyl Tile      | 40% |  |  | 2032 | * * | 3 | \$11,800 | C |

## Interior Walls

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Gypsum Board | 100% |  |  | LIFE | * * | 5 | \$56,000 | C |
|--------------|------|--|--|------|-----|---|----------|---|

## Ceilings

|                      |      |  |  |      |     |   |          |   |
|----------------------|------|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 100% |  |  | 2042 | * * | 5 | \$57,900 | B |
|----------------------|------|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 And 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2048 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2044 | * * | 5 |         | B |
| Molded Case Bkrs | 95% |  |  | 2044 | * * | 5 | \$1,000 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2048 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2039 | * * | 5 | \$300 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK ANNEX**  
**Asset # : 14412**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Ground**

|                   |      |  |  |      |     |   |       |   |
|-------------------|------|--|--|------|-----|---|-------|---|
| Grounding Devices |      |  |  |      |     |   |       |   |
| Generic           | 100% |  |  | LIFE | * * | 5 | \$600 | B |

**Stand-by Power**

|                   |      |  |  |      |     |   |          |   |
|-------------------|------|--|--|------|-----|---|----------|---|
| Transfer Switches |      |  |  |      |     |   |          |   |
| Automatic         | 100% |  |  | 2039 | * * | 1 | \$12,100 | B |

|   |      |  |  |      |     |   |          |   |
|---|------|--|--|------|-----|---|----------|---|
| Generators  |      |  |  |      |     |   |          |   |
| Diesel  | 100% |  |  | 2035 | * * | 1 | \$15,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Generator Room Outside</i>                          |      |  |  |      |     |   |          |   |
| <i>Explanation : One 275 Kva</i>                                  |      |  |  |      |     |   |          |   |

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Batteries |      |  |  |      |       |   |         |   |
| Lead/Acid | 100% |  |  | 2017 | \$600 | 5 | \$1,500 | B |

|   |      |  |  |      |     |   |         |   |
|---|------|--|--|------|-----|---|---------|---|
| Fuel Storage  |      |  |  |      |     |   |         |   |
| Day Tank  | 100% |  |  | 2044 | * * | 5 | \$7,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |         |   |
| <i>Location : Generator Room</i>                                  |      |  |  |      |     |   |         |   |
| <i>Explanation : One 100 Gallon Tank</i>                          |      |  |  |      |     |   |         |   |

**Lighting**

|   |    |  |  |      |     |    |         |   |
|---|----|--|--|------|-----|----|---------|---|
| Interior Lighting   |    |  |  |      |     |    |         |   |
| Fluorescent   | 5% |  |  | 2030 | * * | 10 | \$1,800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |    |  |  |      |     |    |         |   |
| <i>Location : Corridor</i>  |    |  |  |      |     |    |         |   |
| <i>Explanation : Using T-5 Lamps</i>                              |    |  |  |      |     |    |         |   |

|   |     |  |  |      |     |    |          |   |
|---|-----|--|--|------|-----|----|----------|---|
| Fluorescent   | 95% |  |  | 2030 | * * | 10 | \$34,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |     |    |          |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |     |    |          |   |
| <i>Explanation : Using T-8 Lamps</i>                              |     |  |  |      |     |    |          |   |

|                    |     |  |  |      |     |   |  |   |
|--------------------|-----|--|--|------|-----|---|--|---|
| Egress Lighting    |     |  |  |      |     |   |  |   |
| Emergency, Service | 50% |  |  | 2030 | * * | 1 |  | B |
| Exit, Service      | 50% |  |  | 2030 | * * | 1 |  | B |

|                   |      |  |  |      |     |    |       |   |
|-------------------|------|--|--|------|-----|----|-------|---|
| Exterior Lighting |      |  |  |      |     |    |       |   |
| HID               | 100% |  |  | 2030 | * * | 10 | \$100 | B |

**Alarm**

|                      |      |  |  |      |     |     |          |   |
|----------------------|------|--|--|------|-----|-----|----------|---|
| Security System      |      |  |  |      |     |     |          |   |
| No Component         | 70%  |  |  |      |     |     |          | D |
| Generic              | 30%  |  |  | 2030 | * * | 1   | \$4,400  | B |
| Fire/Smoke Detection |      |  |  |      |     |     |          |   |
| Generic              | 100% |  |  | 2030 | * * | 1-3 | \$24,300 | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Natural Gas   | 100% |  |  | 2048 | * * | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK ANNEX**  
**Asset # : 14412**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 100%  |                   |                | 2030               | * *            | 1           | \$19,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Units                          |                   |                |                    |                |             |                |               |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%  |                   |                | 2030               | * *            | 2           | \$2,400        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Units                                   |                   |                |                    |                |             |                |               |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$21,900       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2030               | * *            | 2           | \$1,200        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2048               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2021               | \$10,400       | 2           | \$600          | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |   |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2030               | * *            | 1           | \$2,400        | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : (1) C-3 (1) 1-3                              |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units. Both Are Under Repair            |                   |                |                    |                |             |                |               |
| Fire Suppression               |   |                   |                |                    |                |             |                |               |
| Standpipe                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2048               | * *            | 1-5         | \$19,800       | B             |
| Sprinkler                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2048               | * *            | 1-2         | \$11,000       | B             |
| Fire Pump                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2035               | * *            | 1           | \$7,400        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE  
**Address** : E. 17 STREET & AVENUE L  
**Borough** : BROOKLYN **Agency's Number** : K405  
**Program / Asset #** : BOE0622.010 / 13395 **Yr Built/Renovated** : 1940 / 2003  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7553 **Lot** : 41 **BIN** : 3205788

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$168,500             | \$69,900              |
| Electrical            | \$105,800             | \$105,800             |
| Mechanical            | \$401,000             | \$317,000             |
| <b>Total</b>          | <b>\$675,200</b>      | <b>\$492,700</b>      |
| Priority A            | \$168,500             | \$69,900              |
| Priority B            | \$506,700             | \$422,800             |
| <b>Total</b>          | <b>\$675,200</b>      | <b>\$492,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$22,100        | \$900           |                | \$14,300        |
| Interior Architecture | \$24,400        | \$19,300        | \$2,200        | \$17,000        |
| Electrical            |                 | \$100           | \$100          | \$2,800         |
| Mechanical            | \$40,300        | \$3,100         | \$3,300        | \$17,700        |
| <b>Total</b>          | <b>\$86,800</b> | <b>\$23,400</b> | <b>\$5,600</b> | <b>\$51,800</b> |
| Priority A            | \$22,100        | \$900           |                | \$14,300        |
| Priority B            | \$64,400        | \$3,200         | \$3,400        | \$20,600        |
| Priority C            | \$200           | \$19,300        | \$2,200        | \$17,000        |
| <b>Total</b>          | <b>\$86,800</b> | <b>\$23,400</b> | <b>\$5,600</b> | <b>\$51,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE**  
**Asset # : 13395**

| Architecture   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| <b>Exterior</b>  |                |                      |                |                    |                |                |                |                  |
| Exterior Walls   |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete   | 80%            | Now                  | \$90,200       | LIFE               | **             | 5              | \$69,900       | A                |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>              |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |                  |
| Wood   | 10%            | Now                  | \$22,100       | 2027               | **             | 5              | \$4,400        | A                |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>         |                |                      |                |                    |                |                |                |                  |
| <i>Location : Underside Of Canopy</i>                                |                |                      |                |                    |                |                |                |                  |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>           |                |                      |                |                    |                |                |                |                  |
| <i>Location : Underside Of Canopy</i>                                |                |                      |                |                    |                |                |                |                  |
| No Component   | 10%            |                      |                |                    |                |                |                | D                |
| <b>Windows</b>   |                |                      |                |                    |                |                |                |                  |
| Aluminum   | 20%            |                      |                | 2030               | **             | 5              | \$1,700        | A                |
| Metal Louvers  | 80%            |                      |                | 2025               | **             | 10             | \$43,200       | A                |
| <b>Parapets</b>  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete   | 50%            |                      |                | LIFE               | **             | 5              | \$32,600       | A                |
| Metal: Cage/Fence  | 50%            |                      |                | 2027               | **             | 5-10           | \$24,500       | A                |
| <b>Roof</b>  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete   | 100%           | Now                  | \$35,100       | LIFE               | **             |                |                | A                |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>    |                |                      |                |                    |                |                |                |                  |
| <i>Location : Over Stands</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Over Stands</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Locker Rooms</i>                                       |                |                      |                |                    |                |                |                |                  |
| <b>Interior</b>  |                |                      |                |                    |                |                |                |                  |
| <b>Floors</b>  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete   | 20%            |                      |                | LIFE               | **             | 5              | \$15,400       | C                |
| Ceramic Tile   | 5%             |                      |                | 2025               | **             | 5              | \$1,800        | C                |
| Quarry Tile  | 70%            |                      |                | 2035               | **             | 5              | \$36,900       | C                |
| Vinyl Tile   | 5%             |                      |                | 2017               | \$16,700       | 3              | \$900          | C                |
| <b>Interior Walls</b>  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete   | 80%            |                      |                | LIFE               | **             |                |                | C                |
| Ceramic Tile   | 5%             |                      |                | 2031               | **             | 5              | \$4,500        | C                |
| Concrete Masonry Unit  | 15%            |                      |                | LIFE               | **             | 5              | \$5,400        | C                |
| <b>Ceilings</b>  |                |                      |                |                    |                |                |                |                  |
| Exposed Concrete   | 80%            |                      |                | LIFE               | **             | 5              | \$4,400        | B                |
| Plaster  | 20%            | Now                  | \$24,100       | LIFE               | **             | 5              | \$4,400        | B                |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                |                      |                |                    |                |                |                |                  |
| <i>Location : Locker Rooms</i>                                       |                |                      |                |                    |                |                |                |                  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Locker Rooms</i>                                       |                |                      |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE**  
**Asset # : 13395**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2022                      | \$1,600               | 5                  |                       | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Electrical Room                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 200 Amps Main Disconnect Switch          |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2022                      | \$29,800              | 5                  |                       | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 50%               |                          |                       | 2021                      | \$8,500               | 5                  | \$100                 | B                    |
| Molded Case Bkrs   | 50%               |                          |                       | 2021                      | \$8,500               | 5                  | \$100                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2020                      | \$12,700              | 5                  |                       | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 50%               |                          |                       | 2022                      | \$105,800             | 10                 | \$10,800              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Using T-12 Lamps                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 50%               |                          |                       | 2017                      | \$105,800             | 2                  | \$300                 | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2017                      | \$2,700               | 10                 |                       | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2   | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$7,300               | B                    |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2020                      | \$130,200             | 1                  | \$23,300              | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 1 Unit                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump                                       | 100%              | 0-2                      | \$18,700              | 2022                      | \$186,800             | 4                  | \$1,200               | B                    |
| Corroded, Extent : Moderate, Area Affected : 30%        |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Various Areas                                |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MIDWOOD HIGH SCHOOL - BK STADIUM / FIELDHOUSE**

**Asset # : 13395**

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                |                    |                |             |                |               |
|                  | Terminal Devices   |                |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator                                       | 10%            |                   |                | 2020               | \$25,300       | 1           | \$800          | B             |
|                  | Fan Coil Unit/Heat                                       | 90%            | Now               | \$18,000       | 2017               | \$360,500      | 1           | \$6,100        | B             |
|                  | Not in Service, Extent : Severe, Area Affected : 25%     |                |                   |                |                    |                |             |                |               |
|                  | Location : Various Areas                                 |                |                   |                |                    |                |             |                |               |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Wall Unit  | 100%           | Now               | \$40,500       | 2032               | * *            | 2           | \$600          | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Various Areas                                 |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Units Do Not Work                          |                |                   |                |                    |                |             |                |               |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper   | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                  | Low Temp   | 100%           |                   |                | 2022               | \$8,300        | 4           | \$3,500        | B             |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures   |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Fire Suppression |  |                |                   |                |                    |                |             |                |               |
|                  | Sprinkler  |                |                   |                |                    |                |             |                |               |
|                  | No Component   | 95%            |                   |                |                    |                |             |                | D             |
|                  | Generic  | 5%             |                   |                | 2022               | \$15,600       | 1-2         | \$300          | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX  
**Address** : 1780 DR. MARTIN LUTHER KING JR. BLVD. - BX  
**Borough** : BRONX **Agency's Number** : X338  
**Program / Asset #** : BOE1118.000 / 14574 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 96,049 **Project Type** : EDUCATION  
**Date of Survey** : 01-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,P  
**Block** : 2866 **Lot** : 100 **BIN** : 2008470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$148,300             |
| Interior Architecture | \$47,000              | \$143,300             |
| Electrical            |                       | \$70,600              |
| <b>Total</b>          | <b>\$47,000</b>       | <b>\$362,200</b>      |
| Priority A            |                       | \$148,300             |
| Priority B            | \$47,000              | \$117,700             |
| Priority C            |                       | \$96,300              |
| <b>Total</b>          | <b>\$47,000</b>       | <b>\$362,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$8,700         |
| Interior Architecture | \$10,700        | \$1,200         |                 | \$52,300        |
| Electrical            | \$8,100         | \$7,700         | \$7,700         | \$14,800        |
| Mechanical            | \$21,400        | \$7,200         | \$16,700        | \$7,200         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$50,200</b> | <b>\$25,900</b> | <b>\$34,200</b> | <b>\$92,800</b> |
| Priority A            |                 |                 |                 | \$8,700         |
| Priority B            | \$39,400        | \$24,700        | \$34,200        | \$31,800        |
| Priority C            | \$10,700        | \$1,200         |                 | \$52,300        |
| <b>Total</b>          | <b>\$50,200</b> | <b>\$25,900</b> | <b>\$34,200</b> | <b>\$92,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX**  
**Asset # : 14574**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Exterior**

|                          |      |  |  |      |    |    |          |   |
|--------------------------|------|--|--|------|----|----|----------|---|
| Exterior Walls           |      |  |  |      |    |    |          |   |
| Masonry: Brick           | 95%  |  |  | LIFE | ** | 5  | \$93,000 | A |
| Metal/Glass Curt Wall    | 5%   |  |  | LIFE | ** | 5  | \$9,200  | A |
| Windows                  |      |  |  |      |    |    |          |   |
| Aluminum                 | 100% |  |  | 2047 | ** | 5  | \$17,400 | A |
| Parapets                 |      |  |  |      |    |    |          |   |
| Masonry: Brick           | 90%  |  |  | LIFE | ** | 5  | \$4,500  | A |
| Masonry: Limestone       | 10%  |  |  | LIFE | ** | 5  | \$600    | A |
| Roof                     |      |  |  |      |    |    |          |   |
| IRMA/Protected Membrane  | 98%  |  |  | 2032 | ** | 10 | \$55,200 | A |
| Plaza Roof: Stone Panels | 2%   |  |  | 2052 | ** |    |          | A |

**Interior**

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Floors                 |     |  |  |      |    |   |          |   |
| Carpet                 | 2%  |  |  | 2024 | ** | 3 | \$3,500  | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$12,900 | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$5,900  | C |
| Quarry Tile            | 5%  |  |  | 2042 | ** | 5 | \$8,800  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$4,600  | C |
| Vinyl Tile             | 73% |  |  | 2032 | ** | 3 | \$42,900 | C |
| Wood                   | 5%  |  |  | 2062 | ** | 5 | \$11,000 | C |
| Interior Walls         |     |  |  |      |    |   |          |   |
| Ceramic Tile           | 25% |  |  | 2037 | ** | 5 | \$57,300 | C |
| Concrete Masonry Unit  | 5%  |  |  | LIFE | ** | 5 | \$4,600  | C |
| Gypsum Board           | 70% |  |  | LIFE | ** | 5 | \$96,300 | C |
| Ceilings               |     |  |  |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 80% |  |  | 2042 | ** | 5 | \$94,100 | B |
| Embossed Metal         | 5%  |  |  | LIFE | ** | 5 | \$2,600  | B |
| Exposed Struc: Steel   | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board           | 5%  |  |  | LIFE | ** | 5 | \$7,400  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts**

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Service Equipment  |      |  |  |      |    |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$400 | B |
| Other Observation, Extent : Moderate, Area Affected : 100%           |      |  |  |      |    |   |       |   |
| Location : Electrical Room   |      |  |  |      |    |   |       |   |
| Explanation : One 3000 Amps And One 1600 Amps Main Disconnect Switch |      |  |  |      |    |   |       |   |
| Switchgear / Switchboard   |      |  |  |      |    |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$400 | B |
| Raceway  |      |  |  |      |    |   |       |   |
| Conduit  | 100% |  |  | 2052 | ** | 1 |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX**  
**Asset # : 14574**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 15%               |                          |                       | 2047                      | **                    | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 85%               |                          |                       | 2047                      | **                    | 5                  | \$1,800               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 20%               |                          |                       | 2042                      | **                    | 5                  | \$100                 | B                    |
| Motor Control Center  | 80%               |                          |                       | 2042                      | **                    | 5                  | \$1,700               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%                |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof Level Mechanical Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Vfd Is Connected To Mcc And All The Controls Hook-up To Bms |                   |                          |                       |                           |                       |                    |                       |                      |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,200               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2042                      | **                    | 1                  | \$24,300              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$30,400              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%                |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 250 Kw  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$2,900               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2062                      | **                    | 5                  | \$2,300               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%                |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 270 Gals  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 93%               |                          |                       | 2032                      | **                    | 10                 | \$67,000              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%                |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 5%                |                          |                       | 2032                      | **                    | 10                 | \$3,600               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%                |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Gym And Lobby  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-5 Lamps   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 2%                |                          |                       | 2032                      | **                    | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | **                    | 10                 | \$300                 | B                    |
| Lightning Protection  |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX**  
**Asset # : 14574**

| <b>Electrical</b>              |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Lightning Protection           |                   |                          |  |                           |                       |                    |                       |                      |
| Arresters/Cabling              |                   |                          |  |                           |                       |                    |                       |                      |
| Generic                        | 100%              |                          |  | 2062                      | * *                   | 5                  | \$2,300               | B                    |
| Alarm                          |                   |                          |  |                           |                       |                    |                       |                      |
| Security System                |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                   | 70%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                        | 30%               |                          |  | 2032                      | * *                   | 1                  | \$8,800               | B                    |
| Fire/Smoke Detection           |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                   | 70%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                        | 30%               |                          |  | 2032                      | * *                   | 1-3                | \$15,000              | B                    |
| <b>Mechanical</b>              |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                        |                   |                          |  |                           |                       |                    |                       |                      |
| Energy Source                  |                   |                          |  |                           |                       |                    |                       |                      |
| Electricity                    | 10%               |                          |  | 2048                      | * *                   | 1                  |                       | B                    |
| Natural Gas                    | 90%               |                          |  | 2048                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment           |                   |                          |  |                           |                       |                    |                       |                      |
| Furnace                        | 90%               |                          |  | 2030                      | * *                   | 1                  | \$35,100              | B                    |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 90%</i>                  |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Explanation : Roof Top Package Units</i>                                    |                           |                       |                    |                       |                      |
| Radiant Heater                 | 10%               |                          |  | 2030                      | * *                   | 2                  | \$3,600               | B                    |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                  |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Location : Staircases And Hallways</i>                                      |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Explanation : 20 Electrical Radiants</i>                                    |                           |                       |                    |                       |                      |
| Air Conditioning               |                   |                          |  |                           |                       |                    |                       |                      |
| Energy Source                  |                   |                          |  |                           |                       |                    |                       |                      |
| Electricity                    | 100%              |                          |  | 2044                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment           |                   |                          |  |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling | 100%              | Now                      | \$11,800   | 2030                      | * *                   | 2                  | \$3,900               | B                    |
|                                |                   |                          | <i>Malfunctioning, Extent : Moderate, Area Affected : 60%</i>                  |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Location : Only #3 &amp; #4 Work Well, The Rest Are Without Refrigerant</i> |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                      |
|                                |                   |                          | <i>Explanation : 6 Roof Top Package Units</i>                                  |                           |                       |                    |                       |                      |
| Ventilation                    |                   |                          |  |                           |                       |                    |                       |                      |
| Distribution                   |                   |                          |  |                           |                       |                    |                       |                      |
| Ductwork/Diffusers             | 100%              |                          |  | LIFE                      | * *                   | 2-5                | \$43,800              | B                    |
| Exhaust Fans                   |                   |                          |  |                           |                       |                    |                       |                      |
| Roof                           | 100%              |                          |  | 2030                      | * *                   | 2                  | \$2,400               | B                    |
| Plumbing                       |                   |                          |  |                           |                       |                    |                       |                      |
| H/C Water Piping               |                   |                          |  |                           |                       |                    |                       |                      |
| Brass/Copper                   | 100%              |                          |  | 2048                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HEIGHTS EDUCATIONAL COMPLEX - BX**  
**Asset # : 14574**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing                     |                   |  |                       |                           |                       |                    |                       |                      |
| Water Heater                 |                   |  |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |  |                       | 2021                      | \$20,900              | 2                  | \$1,200               | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Penthouse</i>                                    |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 1 Unit</i>                                    |                       |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Backflow Preventer           |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       | 2030                      | * *                   | 1                  | \$4,900               | B                    |
| Fixtures                     |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       |                           |                       |                    |                       | B                    |
| Vertical Transport           |                   |  |                       |                           |                       |                    |                       |                      |
| Elevators                    |                   |  |                       |                           |                       |                    |                       |                      |
| Hydraulic                    | 100%              |  |                       | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : B-4</i>  |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 2 Units</i>                                   |                       |                           |                       |                    |                       |                      |
| Fire Suppression             |                   |  |                       |                           |                       |                    |                       |                      |
| Sprinkler                    |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       | 2048                      | * *                   | 1-2                | \$22,100              | B                    |
| Fire Pump                    |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       | 2035                      | * *                   | 1                  | \$14,700              | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MORRIS HIGH SCHOOL - BX  
**Address** : E 166 TH ST. & BOSTON ROAD BTWN: EAST 166 ST., EAST 167 ST.  
**Borough** : BRONX **Agency's Number** : X400  
**Program / Asset #** : BOE0318.000 / 376 **Yr Built/Renovated** : 1901 / 2011  
**Area Sq Ft** : 182,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2010 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,7,8  
**Block** : 2634 **Lot** : 1 **BIN** : 2004526

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$332,100          | \$266,900          |
| Interior Architecture |  | \$595,000          | \$155,300          |
| Electrical            |  | \$457,100          | \$1,285,900        |
| Mechanical            |  | \$38,400           | \$636,900          |
| <b>Total</b>          |  | <b>\$1,422,600</b> | <b>\$2,345,000</b> |
| Priority A            |  | \$332,100          | \$266,900          |
| Priority B            |  | \$495,500          | \$1,991,700        |
| Priority C            |  | \$595,000          | \$86,400           |
| <b>Total</b>          |  | <b>\$1,422,600</b> | <b>\$2,345,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$45,900         |                 | \$2,300         |                  |
| Interior Architecture | \$81,100         |                 | \$6,300         | \$57,700         |
| Electrical            | \$13,600         | \$38,100        | \$12,600        | \$15,700         |
| Mechanical            | \$50,300         | \$31,100        | \$45,000        | \$46,100         |
| Elevators/Escalators  | \$15,800         | \$15,800        | \$15,800        | \$15,800         |
| <b>Total</b>          | <b>\$206,700</b> | <b>\$85,000</b> | <b>\$82,000</b> | <b>\$135,300</b> |
| Priority A            | \$45,900         |                 | \$2,300         |                  |
| Priority B            | \$113,100        | \$85,000        | \$73,400        | \$97,700         |
| Priority C            | \$47,700         |                 | \$6,300         | \$37,600         |
| <b>Total</b>          | <b>\$206,700</b> | <b>\$85,000</b> | <b>\$82,000</b> | <b>\$135,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HIGH SCHOOL - BX**  
**Asset # : 376**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | * *                | 5           | \$84,000       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   | Now               | \$332,100      | LIFE    | * *                | 5           | \$182,800      | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Foundation   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | * *                | 5           | \$16,100       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 98%   |                   |                | 2038    | * *                | 5           | \$53,000       | A             |  |
| Metal Louvers          | 2%  |                   |                | 2031    | * *                | 10          | \$6,800        | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   | Now               | \$7,400        | LIFE    | * *                | 5           | \$4,800        | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Tower  |                   |                |         |                    |             |                |               |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   |                   |                | LIFE    | * *                | 5           | \$5,300        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$400          | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 45%   | Now               | \$7,400        | 2027    | * *                |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                        | Location : Over Gymnasium Hallway                             |                   |                |         |                    |             |                |               |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium Hallway                                  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 45%   | Now               | \$31,200       | 2050    | * *                |             |                | A             |  |
|                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooms 508, 512, 514 And Various Others             |                   |                |         |                    |             |                |               |  |
| Roll Roofing           | 5%  |                   |                | 2021    | \$13,600           | 5           | \$4,700        | A             |  |
| Skylight, Metal/Glass  | 5%  |                   |                | 2042    | * *                | 10          | \$9,400        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HIGH SCHOOL - BX**  
**Asset # : 376**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$21,900       | C             |
| Ceramic Tile   | 5%         | Now               | \$24,000       | 2031               | **             | 5           | \$5,000        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$7,800        | C             |
| Vinyl Tile   | 75%        | Now               | \$309,900      | 2027               | **             | 3           | \$56,400       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | **             | 5           | \$37,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$12,500       | C             |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Gypsum Board   | 30%        | 4+                | \$148,400      | LIFE               | **             | 5           | \$45,100       | C             |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 4%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 1%         | Now               | \$23,700       | LIFE               | **             |             |                | C             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : At Main Entrance</i>                                     |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        | Now               | \$136,600      | LIFE               | **             | 5           | \$41,300       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Rooms On First Floor</i>                         |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Rooms On First Floor</i>                         |            |                   |                |                    |                |             |                |               |
| Wood   | 3%         |                   |                | LIFE               | **             | 5           | \$30,100       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%        | Now               | \$33,400       | 2027               | **             | 5           | \$25,100       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 20%        |                   |                | 2027               | **             | 5           | \$40,100       | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$12,500       | B             |
| Plaster  | 52%        |                   |                | LIFE               | **             | 5           | \$65,200       | B             |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Rooms 508, 512, 514 And Various Others</i>               |            |                   |                |                    |                |             |                |               |
| Plaster  | 3%         |                   |                | LIFE               | **             | 5           | \$3,800        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HIGH SCHOOL - BX**  
**Asset # : 376**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 90%               |                          |                       | 2032                      | * *                   | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2032                      | * *                   | 5                  | \$400                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 95%               |                          |                       | 2030                      | * *                   | 5                  | \$3,800               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$1,000               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$1,000               | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$46,000              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$57,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 300 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$700                 | 5                  | \$33,200              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2030                      | * *                   | 5                  | \$12,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Gallon Tank</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$2,000               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2022                      | \$1,175,300           | 10                 | \$110,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2030                      | * *                   | 10                 | \$100                 | B                    |
| Incandescent  | 7%                |                          |                       | 2017                      | \$457,100             | 2                  | \$200                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HIGH SCHOOL - BX**  
**Asset # : 376**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2022                      | \$12,000              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$12,000              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$500                 | B                    |
| <b>Lightning Protection</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$600                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 40%               |                          |                       | 2027                      | * *                   | 1                  | \$22,300              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel   | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Vault</i><br><i>Explanation : 1 - 10,000 Gallon Tank</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$132,900             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 4 - Steam Boilers</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$6,600               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2022                      | \$267,200             | 1                  | \$24,900              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2027                      | * *                   | 1                  | \$30,400              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 10%               |                          |                       | 2023                      | \$212,700             | 2                  | \$800                 | B                    |
| Window/Wall Unit  | 10%               | Now                      | \$3,400               | 2020                      | \$34,000              | 1                  |                       | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Throughout Classrooms</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 100%              |                          |                       | 2042                      | * *                   | 4                  | \$9,900               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**MORRIS HIGH SCHOOL - BX**  
**Asset # : 376**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil - Cooling   | 20%               |                          |                       | 2027                      | * *                   | 1                  | \$8,700               | B                    |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Ventilation  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$74,700              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 50%               |                          |                       | 2022                      | \$91,300              | 2                  | \$2,100               | B                    |
| Roof   | 50%               |                          |                       | 2022                      | \$65,700              | 2                  | \$2,100               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Roof Is Under Construction</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2017                      | \$38,400              | 2                  | \$2,000               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$11,500              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Areas</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,000               | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$8,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Vertical Transport   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-7</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Units</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire Suppression   |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2042                      | * *                   | 1-5                | \$67,700              | B                    |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2042                      | * *                   | 1-2                | \$37,600              | B                    |
| Fire Pump  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$25,100              | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MOTT HAVEN EDUCAT. CAMPUS - BX  
**Address** : 730 CONCOURSE VILLAGE WEST BTWN E.153 ST. - E.156 ST.  
**Borough** : BRONX **Agency's Number** : X790  
**Program / Asset #** : BOE1122.000 / 14578 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 342,995 **Project Type** : EDUCATION  
**Date of Survey** : 20-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 2443 **Lot** : 78 **BIN** : 2103486

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$611,100          | \$1,172,400        |
| Interior Architecture | \$933,200          | \$937,500          |
| Electrical            |                    | \$257,400          |
| Mechanical            | \$106,300          | \$180,800          |
| <b>Total</b>          | <b>\$1,650,700</b> | <b>\$2,548,100</b> |
| Priority A            | \$611,100          | \$1,172,400        |
| Priority B            | \$542,700          | \$1,059,200        |
| Priority C            | \$496,900          | \$316,500          |
| <b>Total</b>          | <b>\$1,650,700</b> | <b>\$2,548,100</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$16,200         |                  |                  |                  |
| Interior Architecture | \$67,500         | \$36,800         | \$10,500         |                  |
| Electrical            | \$62,800         | \$29,000         | \$27,400         | \$27,400         |
| Mechanical            | \$73,400         | \$100,200        | \$78,600         | \$103,000        |
| Elevators/Escalators  | \$44,400         | \$44,400         | \$44,400         | \$44,400         |
| <b>Total</b>          | <b>\$264,300</b> | <b>\$210,300</b> | <b>\$160,900</b> | <b>\$174,800</b> |
| Priority A            | \$16,200         |                  |                  |                  |
| Priority B            | \$180,600        | \$173,500        | \$150,400        | \$174,800        |
| Priority C            | \$67,500         | \$36,800         | \$10,500         |                  |
| <b>Total</b>          | <b>\$264,300</b> | <b>\$210,300</b> | <b>\$160,900</b> | <b>\$174,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**MOTT HAVEN EDUCAT. CAMPUS - BX**  
**Asset # : 14578**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$106,900      | A             |
| Metal Panel   | 20%        |                   |                | 2053               | **             | 5-10        | \$367,600      | A             |
| Pre-Cast Concrete   | 55%        |                   |                | LIFE               | **             | 5           | \$955,800      | A             |
| Window Wall   | 5%         |                   |                | 2053               | **             | 5           | \$50,100       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        |                   |                | 2048               | **             | 5           | \$39,800       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Louvers   | 5%         |                   |                | 2038               | **             | 10          | \$13,800       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 5-10        | \$17,300       | A             |
| Metal Panel   | 10%        |                   |                | 2053               | **             | 5           | \$9,800        | A             |
| Metal Rail  | 10%        |                   |                | 2043               | **             | 5-10        | \$45,800       | A             |
| Metal Security Bars   | 20%        |                   |                | 2063               | **             |             |                | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Around Terraces  |            |                   |                |                    |                |             |                |               |
| Explanation : This Component Is Actually Iron Fence               |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$159,500      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 45%        |                   |                | 2031               | **             | 10          | \$106,700      | A             |
| Metal Panel   | 20%        |                   |                | 2043               | **             | 10          | \$87,000       | A             |
| Modified Bitumen  | 3%         |                   |                | 2031               | **             | 10          | \$7,100        | A             |
| Plaza Roof: Stone Panels  | 30%        |                   |                | 2053               | **             |             |                | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Over Terraces  |            |                   |                |                    |                |             |                |               |
| Explanation : This Component Is Actually Pre-cast Concrete Panels |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%         |                   |                | 2053               | **             | 10          | \$15,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2025               | **             | 3           | \$31,500       | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$91,900       | C             |
| Ceramic Tile  | 7%         |                   |                | 2038               | **             | 5           | \$29,400       | C             |
| Quarry Tile   | 3%         |                   |                | 2043               | **             | 5           | \$18,900       | C             |
| Terrazzo  | 10%        |                   |                | LIFE               | **             | 5           | \$65,600       | C             |
| Vinyl Tile  | 70%        |                   |                | 2033               | **             | 3           | \$110,300      | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 2%         |                   |                | LIFE               | **             | 10          | \$22,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2038               | **             | 5           | \$22,500       | C             |
| Concrete Masonry Unit   | 3%         |                   |                | LIFE               | **             | 5           | \$10,800       | C             |
| Folding Partition   | 5%         |                   |                | 2048               | **             | 5           | \$56,400       | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | **             | 5           | \$13,500       | C             |
| Gypsum Board  | 80%        |                   |                | LIFE               | **             | 5-10        | \$613,300      | C             |
| Wood  | 3%         |                   |                | LIFE               | **             | 5           | \$108,200      | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**MOTT HAVEN EDUCAT. CAMPUS - BX**  
**Asset # : 14578**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 70% |  |  | 2043 | ** | 5    | \$313,300 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10   | \$44,800  | B |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5-10 | \$307,700 | B |
| Wood                 | 5%  |  |  | LIFE | ** | 5    | \$391,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Fused Disc Sw   | 100% |  |  | 2053 | ** | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Room C20</i>  |      |  |  |      |    |   |         |   |
| <i>Explanation : 5 Disconnect Switches Rated @ 1200 Amps Each</i> |      |  |  |      |    |   |         |   |

## Transformers

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Dry Type  | 100% |  |  | 2043 | ** | 5 | \$1,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Throughout</i>                                      |      |  |  |      |    |   |         |   |
| <i>Explanation : 208/120v</i>                                     |      |  |  |      |    |   |         |   |

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2053 | ** | 5 | \$7,500 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2053 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2048 | ** | 5 | \$7,500 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2053 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |         |   |
|-----------------|------|--|--|------|----|---|---------|---|
| Locally Mounted | 100% |  |  | 2043 | ** | 5 | \$1,900 | B |
|-----------------|------|--|--|------|----|---|---------|---|

## Ground

## Grounding Devices

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Generic   | 100% |  |  | LIFE | ** | 5 | \$8,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Basement</i>  |      |  |  |      |    |   |         |   |
| <i>Explanation : Connected With Main Water Pipe</i>               |      |  |  |      |    |   |         |   |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2043 | ** | 1 | \$86,600 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|   |      |  |  |      |    |   |           |   |
|---|------|--|--|------|----|---|-----------|---|
| Natural Gas   | 100% |  |  | 2038 | ** | 1 | \$108,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |           |   |
| <i>Location : Rear Yard</i>                                       |      |  |  |      |    |   |           |   |
| <i>Explanation : 500 Kw Caterpillar</i>                           |      |  |  |      |    |   |           |   |

## Batteries

|                |      |  |  |      |  |   |          |   |
|----------------|------|--|--|------|--|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2018 |  | 5 | \$62,600 | B |
|----------------|------|--|--|------|--|---|----------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MOTT HAVEN EDUCAT. CAMPUS - BX**  
**Asset # : 14578**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting<br>Fluorescent  | 100%              |                          |                       | 2033                      | * *                   | 10                 | \$257,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps, T-12 Lamps &amp; Compact Lamps</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2033                      | * *                   | 10                 | \$9,500               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2033                      | * *                   | 10                 | \$900                 | B                    |
| <b>Lightning Protection</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2063                      | * *                   | 5                  | \$8,300               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2033                      | * *                   | 1                  | \$31,500              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2033                      | * *                   | 1-3                | \$52,000              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2053                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 75%               |                          |                       | 2031                      | * *                   | 1                  | \$104,300             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Packaged Roof Top Air Conditioning Units With Natural Gas Furnaces</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler  | 25%               |                          |                       | 2040                      | * *                   | 1                  | \$34,800              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Third Floor Mechanical Rooms</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Natural Gas Burning Hot Water Boilers</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump   | 25%               |                          |                       | 2045                      | * *                   | 4                  | \$3,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Service To Air Handling Units And Fin Tube Radiators</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Dual Temperature System</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MOTT HAVEN EDUCAT. CAMPUS - BX**  
**Asset # : 14578**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 96%               |                          |                       | 2031                      | * *                   | 1                  | \$166,800             | B                    |
| Convactor/Radiator  | 2%                |                          |                       | 2040                      | * *                   | 1                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cellar Level</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Hot Water Fin Tube Radiators</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 2%                |                          |                       | 2031                      | * *                   | 1                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairways And Mechanical Equipment Rooms</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Electric Unit Heaters</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2045                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating   | 25%               |                          |                       | 2031                      | * *                   | 1                  | \$32,600              | B                    |
| Compr/Chiller   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling  | 5%                |                          |                       | 2031                      | * *                   | 2                  | \$900                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof, Mfd And Idf Rooms</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Split Units</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling  | 70%               |                          |                       | 2031                      | * *                   | 2                  | \$12,100              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof, Serves Classrooms, Offices And Corridors Throughout</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Packaged Roof Top Air Conditioning Units With Natural Gas Furnaces</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 25%               |                          |                       | 2049                      | * *                   | 4                  | \$3,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Dual Temperature Piping And Pumping</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 25%               |                          |                       | 2031                      | * *                   | 1                  | \$43,400              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym, Cafeteria And Auditorium</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Dual Temperature System</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit  | 100%              |                          |                       | 2031                      | * *                   | 2                  | \$195,600             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Packaged Roof Top Units. Air Cooled Chiller And Split Units</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$247,800             | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MOTT HAVEN EDUCAT. CAMPUS - BX**  
**Asset # : 14578**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 20%            |                   |                    | 2031    | * *            | 2           | \$1,700        | B             |
|                    | Roof  | 80%            |                   |                    | 2031    | * *            | 2           | \$6,900        | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                    | 2049    | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2022    | \$74,500       | 2           | \$4,200        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |               |
|                    | Location : Roof Bulk Head Mechanical Room   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 4 Natural Gas Burning Hot Water Heaters                             |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |               |
|                    | Location : Throughout   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Galvanized Iron Piping  |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                    | Electric  | 100%           |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2031    | * *            | 1           | \$17,300       | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |               |
|                    | Location : 8 Units From Cellar To 3rd Floor, 1 Unit From Basement Level To Cellar |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 9 Units Total   |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Standpipe   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2049    | * *            | 1-5         | \$141,800      | B             |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2049    | * *            | 1-2         | \$78,800       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : MURRY BERGTRAUM H.S. - M  
**Address** : 411 PEARL ST  
**Borough** : MANHATTAN **Agency's Number** : M520  
**Program / Asset #** : BOE0138.000 / 165 **Yr Built/Renovated** : 1975 / 2009  
**Area Sq Ft** : 305,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 113 **Lot** : 100 **BIN** : 1001388

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,324,000           | \$281,700             |
| Interior Architecture | \$1,626,800           | \$436,000             |
| Electrical            | \$114,600             | \$4,918,500           |
| Mechanical            | \$657,400             | \$1,107,200           |
| <b>Total</b>          | <b>\$3,722,800</b>    | <b>\$6,743,400</b>    |
| Priority A            | \$1,324,000           | \$281,700             |
| Priority B            | \$1,287,300           | \$6,298,400           |
| Priority C            | \$1,111,400           | \$163,300             |
| <b>Total</b>          | <b>\$3,722,800</b>    | <b>\$6,743,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$50,000         |                  | \$32,900         |                  |
| Interior Architecture | \$145,700        |                  | \$32,000         | \$47,800         |
| Electrical            | \$27,800         | \$33,100         | \$41,100         | \$17,400         |
| Mechanical            | \$101,500        | \$74,100         | \$128,600        | \$56,800         |
| Elevators/Escalators  | \$13,800         | \$13,800         | \$13,800         | \$13,800         |
| <b>Total</b>          | <b>\$338,700</b> | <b>\$121,000</b> | <b>\$248,400</b> | <b>\$135,800</b> |
| Priority A            | \$50,000         |                  | \$32,900         |                  |
| Priority B            | \$143,000        | \$121,000        | \$215,500        | \$88,000         |
| Priority C            | \$145,700        |                  |                  | \$47,800         |
| <b>Total</b>          | <b>\$338,700</b> | <b>\$121,000</b> | <b>\$248,400</b> | <b>\$135,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 85%   |                   |                | LIFE               | * *            | 5           | \$195,000      | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%  | Now               | \$19,300       | LIFE               | * *            | 5           | \$11,500       | A             |
|                       | Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Around Cooling Tower, South Entrance               |                   |                |                    |                |             |                |               |
|                       | Misaligned/Bulging, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : West Facade  |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 5%  |                   |                | LIFE               | * *            | 5           | \$37,300       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Window Wall           | 5%  |                   |                | 2041               | * *            | 5           | \$43,000       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 98%   | Now               | \$130,800      | 2037               | * *            | 5           | \$13,600       | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Louvers         | 2%  | Now               | \$1,800        | 2030               | * *            |             |                | A             |
|                       | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  | Now               | \$2,200        | LIFE               | * *            | 5           | \$3,600        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%                      |                   |                |                    |                |             |                |               |
|                         | Location : Concrete Beams Between Parapet, South Wall And Cooling Tower Parapet |                   |                |                    |                |             |                |               |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$21,100       | LIFE               | * *            | 5           | \$6,300        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%                    |                   |                |                    |                |             |                |               |
|                         | Location : Interior Face  |                   |                |                    |                |             |                |               |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 2%  | Now               | \$5,600        | LIFE               | * *            | 5           | \$900          | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 50%                   |                   |                |                    |                |             |                |               |
|                         | Location : Coping Around Cooling Tower And Main Entrance                        |                   |                |                    |                |             |                |               |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 20%                        |                   |                |                    |                |             |                |               |
|                         | Location : Coping Around Cooling Tower And Main Entrance                        |                   |                |                    |                |             |                |               |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 3%  |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 90%   | Now               | \$1,193,200    | 2031               | * *            |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%                    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 10%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%                       |                   |                |                    |                |             |                |               |
|                         | Location : 5th And 6th Floors, Gymnasium  |                   |                |                    |                |             |                |               |
| Modified Bitumen        | 8%  |                   |                | 2026               | * *            | 10          | \$11,400       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Sloped Glazing          | 2%  |                   |                | LIFE               | * *            | 5           | \$38,000       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |               |
| <b>Floors</b>  |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         | Now               | \$118,900      | 2023               | \$118,900      | 3           | \$30,200       | C             |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$88,000       | C             |
| Ceramic Tile   | 3%         | 0-2               | \$26,700       | 2030               | **             | 5           | \$6,000        | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Vinyl Tile   | 75%        | Now               | \$575,200      | 2026               | **             | 3           | \$113,200      | C             |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$42,700       | 2049               | **             | 5           | \$18,900       | C             |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <b>Interior Walls</b>  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$27,400       | C             |
| Plaster  | 55%        | Now               | \$230,300      | LIFE               | **             | 5           | \$75,300       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        | Now               | \$263,200      | LIFE               | **             |             |                | C             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <b>Ceilings</b>  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 17%        |                   |                | 2026               | **             | 5           | \$63,900       | B             |
| Exposed Concrete   | 20%        | Now               | \$145,000      | LIFE               | **             | 5           | \$11,800       | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Boys Locker Room, Gymnasium, 5th And 6th Floors</i>      |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Boys Locker Room</i>                                     |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 13%        |                   |                | LIFE               | **             | 5           | \$61,100       | B             |
| Metal Panel  | 25%        | Now               | \$305,700      | LIFE               | **             | 5           | \$117,500      | B             |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Corridors, Basement</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Corridors, Basement</i>                                  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 20%        |                   |                | LIFE               | **             | 5           | \$94,000       | B             |
| Plaster  | 5%         | Now               | \$64,600       | LIFE               | **             | 5           | \$11,800       | B             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium, Throughout</i>                               |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2021                      | \$65,100              | 5                  | \$1,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 5000 Amps And One 1600 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2021                      | \$298,000             | 5                  | \$1,100               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2021                      | \$397,400             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$36,100              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 25%               |                          |                       | 2020                      | \$90,300              | 5                  | \$1,700               | B                    |
| Molded Case Bkrs  | 65%               |                          |                       | 2020                      | \$234,900             | 5                  | \$4,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2021                      | \$403,500             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 10%               |                          |                       | 2019                      | \$6,600               | 5                  | \$200                 | B                    |
| Motor Control Center  | 90%               |                          |                       | 2019                      | \$776,100             | 5                  | \$6,100               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Metal Water Pipe</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$77,000              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2017                      | \$114,600             | 1                  | \$96,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 250 Kva, Cummins Genset</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$9,200               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2020                      | \$11,100              | 5                  | \$24,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Gallon Tank</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 50%               |                          |                       | 2024                      | * *                   | 5                  | \$4,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 250 Gallon Tank</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

## Interior Lighting

## Fluorescent

28%

2021

\$678,700

10

\$69,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-12 Lamps*

## Fluorescent

70%

2021

\$1,696,600

10

\$172,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-8 Lamps*

## HID

2%

2016

\$22,400

10

\$200

B

## Egress Lighting

## Emergency, Service

45%

2021

\$20,100

1

B

## Emergency, Battery

5%

2021

\$5,600

10

\$3,200

B

## Exit, Service

50%

2021

\$22,300

1

B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

## Utility Steam

100%

2041

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

## Conversion Equipment

## Heat Exchanger

30%

2024

\* \*

1

\$40,000

B

## Pres. Reducing Valve/LP

70%

2034

\* \*

5

\$11,200

B

## Steam

## Distribution

## Hot Wtr Piping/Pump

30%

0-2

\$23,100

2029

\* \*

4

\$4,000

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Expansion Tank And Water Piping On 6th Floor*

## Steam Piping/Pump

70%

2031

\* \*

4

\$13,900

B

## Terminal Devices

## Air Handler

30%

Now

\$9,900

2026

\* \*

1

\$44,900

B

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Ahu For Auditorium On 6th Floor**Explanation : Water Leaks From Condensate Pan*

## Convactor/Radiator

65%

2034

\* \*

1

\$56,600

B

## Fan Coil Unit/Heat

5%

Now

\$11,500

2021

\$229,500

1

\$3,900

B

*Not in Service, Extent : Severe, Area Affected : 5%**Location : 6th Floor Mechanical Room***Air Conditioning**

## Energy Source

## Steam/HW System

85%

2041

\* \*

1

B

## No Component

15%

D

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Absorption   | 85%               |                          |                       | 2024                      | * *                   | 1                  | \$247,500             | B                    |
| Chiller/Steam/HW   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 85%               | Now                      | \$433,000             | 2031                      | * *                   | 4                  | \$11,300              | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 70%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Inside Chilled Water Pipe Throughout 6th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Large Build-up Of Scale</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 85%               |                          |                       | 2026                      | * *                   | 1                  | \$141,500             | B                    |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Cool Tower   | 100%              | 0-2                      | \$224,400             | 2019                      | \$748,000             | 2                  | \$216,500             | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 85%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Inefficient</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 85%               |                          |                       | LIFE                      | * *                   | 2-5                | \$127,400             | B                    |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 70%               |                          |                       | 2026                      | * *                   | 2                  | \$5,800               | B                    |
| Roof   | 30%               |                          |                       | 2021                      | \$73,100              | 2                  | \$2,500               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 10%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 90%               |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| <b>HW Heat Exchanger</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$40,000              | B                    |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
| <b>Backflow Preventer</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$16,600              | B                    |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**MURRY BERGTRAUM H.S. - M**  
**Asset # : 165**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |               |
| Elevators          |                 |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 90%   |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-6  |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : Two Elevators                             |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 10%   |                   |                    | LIFE    |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-1  |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : One Hoist                                 |                   |                    |         |                |             |                |               |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEW DORP HIGH SCHOOL - SI  
**Address** : 465 NEW DORP LANE  
**Borough** : STATEN ISLAND **Agency's Number** : R435  
**Program / Asset #** : BOE0947.000 / 1423 **Yr Built/Renovated** : 1982 / 2006  
**Area Sq Ft** : 421,275 **Project Type** : EDUCATION  
**Date of Survey** : 18-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3930 **Lot** : 10 **BIN** : 5055367

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$633,900             |
| Interior Architecture | \$690,000             | \$4,710,600           |
| Electrical            | \$189,900             | \$6,102,800           |
| Mechanical            | \$276,300             | \$1,375,700           |
| <b>Total</b>          | <b>\$1,156,200</b>    | <b>\$12,822,900</b>   |
| Priority A            |                       | \$633,900             |
| Priority B            | \$1,097,300           | \$7,777,200           |
| Priority C            | \$58,900              | \$4,411,900           |
| <b>Total</b>          | <b>\$1,156,200</b>    | <b>\$12,822,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$6,900          | \$26,200         | \$16,400         |
| Interior Architecture | \$73,400         |                  | \$47,000         | \$55,600         |
| Electrical            | \$29,100         | \$56,800         | \$24,000         | \$24,000         |
| Mechanical            | \$93,900         | \$93,400         | \$200,500        | \$94,700         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$204,300</b> | <b>\$164,900</b> | <b>\$305,700</b> | <b>\$198,600</b> |
| Priority A            |                  | \$6,900          | \$26,200         | \$16,400         |
| Priority B            | \$130,900        | \$158,100        | \$232,400        | \$126,600        |
| Priority C            | \$73,400         |                  | \$47,000         | \$55,600         |
| <b>Total</b>          | <b>\$204,300</b> | <b>\$164,900</b> | <b>\$305,700</b> | <b>\$198,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW DORP HIGH SCHOOL - SI**  
**Asset # : 1423**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>              |                   |                          |   |                           |                       |                    |                       |                      |
| Exterior Walls               |                   |                          |   |                           |                       |                    |                       |                      |
| Masonry: Brick               | 100%              |                          |   | LIFE                      | * *                   | 5                  | \$260,100             | A                    |
|                              |                   |                          | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>      |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
| Windows                      |                   |                          |   |                           |                       |                    |                       |                      |
| Aluminum                     | 100%              |                          |   | 2042                      | * *                   | 5                  | \$32,800              | A                    |
| Parapets                     |                   |                          |   |                           |                       |                    |                       |                      |
| Masonry: Brick               | 95%               |                          |   | LIFE                      | * *                   | 5                  | \$18,400              | A                    |
| Metal Rail                   | 5%                |                          |   | 2040                      | * *                   | 5-10               | \$17,500              | A                    |
|                              |                   |                          | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
| Roof                         |                   |                          |   |                           |                       |                    |                       |                      |
| Built-Up (BUR)               | 95%               |                          |   | 2030                      | * *                   | 10                 | \$373,800             | A                    |
|                              |                   |                          | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
| Panel/Paver: Cer/Brk         | 5%                |                          |   | 2046                      | * *                   | 10                 | \$26,200              | A                    |
| <b>Interior</b>              |                   |                          |   |                           |                       |                    |                       |                      |
| Floors                       |                   |                          |   |                           |                       |                    |                       |                      |
| Cast in Place Concrete       | 5%                |                          |   | LIFE                      | * *                   | 5                  | \$60,800              | C                    |
| Ceramic Tile                 | 3%                |                          |   | 2029                      | * *                   | 5                  | \$16,700              | C                    |
| Panel/Paver: Cer/Brk         | 5%                |                          |   | 2036                      | * *                   | 5                  | \$62,500              | C                    |
| Terrazzo                     | 2%                |                          |   | LIFE                      | * *                   | 5                  | \$8,700               | C                    |
| Vinyl Tile                   | 80%               |                          |   | 2020                      | \$4,237,600           | 3                  | \$222,300             | C                    |
| Wood                         | 5%                | Now                      | \$58,900  | 2035                      | * *                   | 5                  | \$26,100              | C                    |
|                              |                   |                          | <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>            |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Gymnasium</i>   |                           |                       |                    |                       |                      |
| Interior Walls               |                   |                          |   |                           |                       |                    |                       |                      |
| Ceramic Tile                 | 3%                |                          |   | 2029                      | * *                   | 5                  | \$18,900              | C                    |
| Concrete Masonry Unit        | 5%                |                          |   | LIFE                      | * *                   | 5                  | \$12,600              | C                    |
| Folding Partition            | 2%                |                          |   | 2036                      | * *                   | 5                  | \$31,500              | C                    |
| Metal Panel                  | 5%                |                          |   | LIFE                      | * *                   |                    |                       | C                    |
| Plaster                      | 60%               |                          |   | LIFE                      | * *                   | 5                  | \$113,500             | C                    |
| SGFT/Glazed Masonry          | 25%               |                          |   | LIFE                      | * *                   |                    |                       | C                    |
| Ceilings                     |                   |                          |   |                           |                       |                    |                       |                      |
| AcousTile,Adhered            | 40%               | Now                      | \$501,200   | 2033                      | * *                   | 5                  | \$103,900             | B                    |
|                              |                   |                          | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Gymnasium And Throughout</i>                              |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                      |
| AcousTileConcealSpLn         | 40%               |                          |   | 2025                      | * *                   | 5                  | \$259,800             | B                    |
| Plaster                      | 20%               |                          |   | LIFE                      | * *                   | 5                  | \$64,900              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW DORP HIGH SCHOOL - SI**  
**Asset # : 1423**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$97,700              | 5                  | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2- 1600a Main Service Protectors.</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2018                      | \$13,900              | 5                  | \$1,300               | B                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$447,000             | 5                  | \$1,500               | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2020                      | \$596,200             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2019                      | \$55,300              | 5                  | \$800                 | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2019                      | \$498,000             | 5                  | \$8,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2020                      | \$605,200             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$99,000              | 5                  | \$2,300               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2018                      | \$23,100              | 1                  | \$106,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Zenith Control Transfer Switch</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2016                      | \$114,600             | 1                  | \$133,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250kw Consolidated Power Genset</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$76,900              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2023                      | \$51,300              | 5                  | \$11,000              | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2020                      | \$3,280,800           | 10                 | \$333,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 50% T8 Lamps, 50% T12 Lamps</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2015                      | \$31,000              | 10                 | \$200                 | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW DORP HIGH SCHOOL - SI**  
**Asset # : 1423**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Lighting

|                    |     |  |  |      |          |    |          |   |
|--------------------|-----|--|--|------|----------|----|----------|---|
| Egress Lighting    |     |  |  |      |          |    |          |   |
| Emergency, Battery | 20% |  |  | 2020 | \$30,800 | 10 | \$17,900 | B |
| Exit, Service      | 60% |  |  | 2015 | \$37,000 | 1  |          | B |
| Exit, Service      | 20% |  |  | 2025 | * *      | 1  |          | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

|  |      |  |  |      |     |   |           |   |
|--|------|--|--|------|-----|---|-----------|---|
| Energy Source  |      |  |  |      |     |   |           |   |
| Fuel Oil No 2  | 100% |  |  | 2040 | * * | 5 | \$115,000 | B |
| Conversion Equipment   |      |  |  |      |     |   |           |   |
| Steam Boiler   | 100% |  |  | 2033 | * * | 1 | \$368,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |           |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |     |   |           |   |
| <i>Explanation : 3 Units</i>                                   |      |  |  |      |     |   |           |   |
| Distribution   |      |  |  |      |     |   |           |   |
| Hot Wtr Piping/Pump  | 40%  |  |  | 2036 | * * | 4 | \$7,300   | B |
| Steam Piping/Pump  | 60%  |  |  | 2040 | * * | 4 | \$11,000  | B |
| Terminal Devices   |      |  |  |      |     |   |           |   |
| Air Handler  | 50%  |  |  | 2025 | * * | 1 | \$115,000 | B |
| Convactor/Radiator   | 25%  |  |  | 2033 | * * | 1 | \$30,000  | B |
| Fan Coil Unit/Heat   | 25%  |  |  | 2025 | * * | 1 | \$30,000  | B |

## Air Conditioning

|   |     |     |           |      |           |   |           |   |
|---|-----|-----|-----------|------|-----------|---|-----------|---|
| Energy Source   |     |     |           |      |           |   |           |   |
| Electricity   | 40% |     |           | 2036 | * *       | 1 |           | B |
| Steam/HW System   | 60% |     |           | 2040 | * *       | 1 |           | B |
| Conversion Equipment                                    |     |     |           |      |           |   |           |   |
| Absorption  | 60% |     |           | 2029 | * *       | 1 | \$241,300 | B |
| Chiller/Steam/HW  |     |     |           |      |           |   |           |   |
| Ext Pkg Unit - Cooling                                  | 10% |     |           | 2025 | * *       | 2 | \$2,300   | B |
| Window/Wall Unit  | 30% |     |           | 2018 | \$261,200 | 1 |           | B |
| Distribution  |     |     |           |      |           |   |           |   |
| Chilled Wtr Pipe/Pump                                   | 60% |     |           | 2040 | * *       | 4 | \$11,000  | B |
| No Component  | 40% |     |           |      |           |   |           | D |
| Terminal Devices  |     |     |           |      |           |   |           |   |
| Air Handler/Cool/Ht                                     | 60% |     |           | 2025 | * *       | 1 | \$138,000 | B |
| No Component  | 40% |     |           |      |           |   |           | D |
| Heat Rejection  |     |     |           |      |           |   |           |   |
| Water Cool Tower  | 60% | 2-4 | \$218,800 | 2018 | \$729,300 | 2 | \$179,400 | B |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i> |     |     |           |      |           |   |           |   |
| <i>Location : Roof</i>                                  |     |     |           |      |           |   |           |   |
| No Component  | 40% |     |           |      |           |   |           | D |

## Ventilation

|                    |      |  |  |      |     |     |           |   |
|--------------------|------|--|--|------|-----|-----|-----------|---|
| Distribution       |      |  |  |      |     |     |           |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$207,100 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW DORP HIGH SCHOOL - SI**  
**Asset # : 1423**

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ventilation   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 30%               |                          |                       | 2025                      | * *                   | 2                  | \$3,400               | B                    |
| Roof  | 70%               |                          |                       | 2020                      | \$235,700             | 2                  | \$8,000               | B                    |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2040                      | * *                   | 4                  | \$36,800              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Vertical Transport                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : B-3  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Two Units                                 |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)  
**Address** : 111 COLUMBIA STREET BTWN: STANTON ST., AVE. D  
**Borough** : MANHATTAN **Agency's Number** : M539  
**Program / Asset #** : BOE0014.000 / 440 **Yr Built/Renovated** : 1959 / 2010  
**Area Sq Ft** : 151,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 335 **Lot** : 1 **BIN** : 1004070

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$175,900             |
| Interior Architecture | \$1,134,500           | \$43,400              |
| Electrical            | \$318,800             | \$254,100             |
| Mechanical            | \$485,200             | \$1,027,500           |
| <b>Total</b>          | <b>\$1,938,500</b>    | <b>\$1,500,900</b>    |
| Priority A            |                       | \$175,900             |
| Priority B            | \$804,000             | \$1,281,600           |
| Priority C            | \$1,134,500           | \$43,400              |
| <b>Total</b>          | <b>\$1,938,500</b>    | <b>\$1,500,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$72,300         |
| Interior Architecture | \$30,300        | \$43,900        |                 | \$46,600         |
| Electrical            | \$20,500        | \$1,200         | \$1,900         | \$15,000         |
| Mechanical            | \$22,900        | \$11,100        | \$20,600        | \$10,800         |
| <b>Total</b>          | <b>\$73,600</b> | <b>\$56,200</b> | <b>\$22,500</b> | <b>\$144,800</b> |
| Priority A            |                 |                 |                 | \$72,300         |
| Priority B            | \$58,800        | \$39,300        | \$22,500        | \$48,200         |
| Priority C            | \$14,900        | \$16,900        |                 | \$24,200         |
| <b>Total</b>          | <b>\$73,600</b> | <b>\$56,200</b> | <b>\$22,500</b> | <b>\$144,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)**  
**Asset # : 440**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$22,100       | A             |
|                         | Recent Repair Evident, Extent : N/A, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Columbia Street Facade                            |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 20%  |                   |                | 2042               | * *            | 10          | \$8,300        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 25%  |                   |                | LIFE               | * *            | 5           | \$11,000       | A             |
| Metal/Glass Curt Wall   | 45%  |                   |                | LIFE               | * *            | 5           | \$37,200       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2047               | * *            | 5           | \$6,000        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 10%  |                   |                | LIFE               | * *            | 5           | \$400          | A             |
| Metal Rail              | 80%  |                   |                | 2042               | * *            | 5-10        | \$62,300       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 10%  |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 20%  |                   |                | 2027               | * *            | 10          | \$27,600       | A             |
| Copper/Terne            | 5%   |                   |                | 2037               | * *            | 10          | \$17,300       | A             |
| IRMA/Protected Membrane | 73%  |                   |                | 2032               | * *            | 10          | \$100,900      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%   |                   |                | 2042               | * *            | 10          | \$9,200        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Over Auditorium                                   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$43,400       | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Basement Corridor                                 |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%   |                   |                | 2025               | * *            | 5           | \$9,900        | C             |
| Quarry Tile             | 2%   |                   |                | 2035               | * *            | 5           | \$6,000        | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | * *            | 5           | \$7,700        | C             |
| Vinyl Tile              | 60%  |                   |                | 2017               | \$1,134,500    | 3           | \$59,500       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 13%  |                   |                | 2030               | * *            | 3           | \$9,700        | C             |
| Wood                    | 5%   |                   |                | 2037               | * *            | 5           | \$18,600       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)**  
**Asset # : 440**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2025 | ** | 5 | \$11,600 | C |
| Concrete Masonry Unit | 25% |  |  | LIFE | ** | 5 | \$23,200 | C |
| Folding Partition     | 5%  |  |  | 2038 | ** | 5 | \$28,900 | C |
| Plaster               | 45% |  |  | LIFE | ** | 5 | \$31,300 | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 30% |     |          | 2035 | ** | 5 | \$53,900 | B |
| AcousTileConcealSpLn | 20% |     |          | 2027 | ** | 5 | \$44,900 | B |
| Exposed Concrete     | 45% |     |          | LIFE | ** | 5 | \$12,600 | B |
| Plaster              | 5%  | Now | \$15,400 | LIFE | ** | 5 | \$5,600  | B |

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Basement Corridor*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Basement Corridor*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electric Service Room*

*Explanation : ( 2 ) 1200 Amp Service Switches ( A & B ) Plus 400 Amp Switch For Emergency Lighting*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 50% |  |  | 2042 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 50% |  |  | 2022 | \$67,100 | 5 | \$1,600 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 80% |  |  | 2032 | ** | 1 |  | B |
| Conduit | 20% |  |  | 2042 | ** | 1 |  | B |

## Panelboards

|                  |     |     |         |      |           |   |         |   |
|------------------|-----|-----|---------|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |     |         | 2021 | \$135,500 | 5 | \$2,600 | B |
| Molded Case Bkrs | 2%  | 2-4 | \$3,400 | 2047 | **        | 5 |         | B |

*Enclosure Corroded, Extent : Moderate, Area Affected : 100%*

*Location : Basement Corridor*

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 18% |  |  | 2030 | ** | 5 | \$600 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$143,500 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)**

**Asset # : 440**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2020                      | \$16,500              | 5                  | \$400                 | B                    |
| Locally Mounted   | 50%               | 0-2                      | \$16,500              | 2042                      | * *                   | 5                  | \$200                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement, 1st Floor Fan Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2027                      | * *                   | 10                 | \$115,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2017                      | \$59,800              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 40%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 60%               |                          |                       | 2017                      | \$13,200              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$51,600              | 10                 | \$400                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2027                      | * *                   | 1                  | \$2,300               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2027                      | * *                   | 1-3                | \$3,800               | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger   | 50%               |                          |                       | 2018                      | \$16,100              | 1                  | \$32,900              | B                    |
| Pres. Reducing Valve/LP Steam                                      | 50%               |                          |                       | 2025                      | * *                   | 5                  | \$3,900               | B                    |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 50%               |                          |                       | 2021                      | \$379,600             | 4                  | \$3,300               | B                    |
| Steam Piping/Pump  | 50%               | Now                      | \$52,800              | 2022                      | \$527,700             | 4                  | \$3,300               | B                    |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)**  
**Asset # : 440**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2017                      | \$244,500             | 1                  | \$24,600              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2027                      | * *                   | 1                  | \$30,000              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 25%               |                          |                       | 2017                      | \$77,700              | 1                  |                       | B                    |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$73,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              | Now                      | \$12,000              | 2022                      | \$120,200             | 2                  | \$3,300               | B                    |
| <i>Broken, Extent : Light, Area Affected : 20%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | Now                      | \$46,900              | 2052                      | * *                   | 4                  | \$13,100              | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Heat Exchangers In Place</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>1 Unit Inoperable</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>1 Unit Leaking</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$63,300              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridor During Heavy Rain / Difficult Access To Repair</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - Duplex Sets</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Duplex Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW EXPLORATIONS INTO SCIENCE TECH. & MATH H.S. (OLD JHS 22)**

**Asset # : 440**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 85%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 15%            |                   |                    | 2042    | * *            | 1-2         | \$5,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX  
**Address** : 965 LONGWOOD AVENUE  
**Borough** : BRONX **Agency's Number** : X039  
**Program / Asset #** : BOE1021.000 / 13463 **Yr Built/Renovated** : 1905 / 2009  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2710 **Lot** : 1 **BIN** : 2005616

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$223,400             |
| Interior Architecture | \$756,700             | \$302,000             |
| Electrical            | \$97,800              | \$325,400             |
| Mechanical            |                       | \$544,200             |
| <b>Total</b>          | <b>\$854,400</b>      | <b>\$1,394,900</b>    |
| Priority A            |                       | \$223,400             |
| Priority B            | \$146,500             | \$916,400             |
| Priority C            | \$707,900             | \$255,100             |
| <b>Total</b>          | <b>\$854,400</b>      | <b>\$1,394,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$22,800        |
| Interior Architecture | \$87,000         | \$15,400        | \$2,700         | \$6,700         |
| Electrical            | \$25,000         | \$4,400         | \$4,500         | \$15,000        |
| Mechanical            | \$26,500         | \$10,000        | \$20,400        | \$53,600        |
| <b>Total</b>          | <b>\$138,400</b> | <b>\$29,800</b> | <b>\$27,500</b> | <b>\$98,200</b> |
| Priority A            |                  |                 |                 | \$22,800        |
| Priority B            | \$77,200         | \$25,100        | \$24,800        | \$68,700        |
| Priority C            | \$61,200         | \$4,700         | \$2,700         | \$6,700         |
| <b>Total</b>          | <b>\$138,400</b> | <b>\$29,800</b> | <b>\$27,500</b> | <b>\$98,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX**  
**Asset # : 13463**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 8%  |                   |                | LIFE               | * *            | 5           | \$71,000       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$96,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$4,300        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Coiling Doors    | 2%  |                   |                | 2027               | * *            | 5           | \$7,100        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2047               | * *            | 5           | \$33,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$11,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$12,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence      | 5%  |                   |                | 2042               | * *            | 5-10        | \$5,600        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2032               | * *            | 10          | \$55,800       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$11,700       | C             |
| Ceramic Tile           | 5%  |                   |                | 2031               | * *            | 5           | \$5,400        | C             |
| Traffic Topping        | 5%  | Now               | \$144,400      | 2032               | * *            | 5           | \$3,300        | C             |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Uneven Substrate, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Stair A  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%   | Now               | \$76,500       | 2017               | \$255,100      | 3           | \$10,000       | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%   |                   |                | 2027               | * *            | 3           | \$14,100       | C             |
| Vinyl Tile             | 25%   | Now               | \$102,000      | 2022               | \$255,100      | 3           | \$10,000       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX**  
**Asset # : 13463**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$39,300       | 2025               | **             | 5           | \$3,300        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Gypsum Board  | 25%        | 0-2               | \$30,500       | LIFE               | **             | 5           | \$20,000       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$90,500       | LIFE               | **             |             |                | C             |
| Spalling, Extent : Severe, Area Affected : 25%                  |            |                   |                |                    |                |             |                |               |
| Location : Room Next To Electrical Room In Basement             |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Room Next To Electrical Room In Basement             |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| SGFT/Glazed Masonry   | 5%         | 0-2               | \$30,700       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2035               | **             | 5           | \$21,400       | B             |
| Exposed Struc: Steel  | 10%        | 4+                | \$48,700       | LIFE               | **             |             |                | B             |
| Corrosion/Rusting, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        | Now               | \$25,800       | LIFE               | **             | 5           | \$46,800       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms On Second And Third Floors        |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2032               | * *            | 5           | \$300          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2048               | * *            | 5           | \$100          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX**  
**Asset # : 13463**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 95%               |                          |                       | 2022                      | \$113,000             | 1                  |                       | B                    |
| Conduit  | 5%                |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2021                      | \$13,600              | 5                  | \$200                 | B                    |
| Molded Case Bkrs   | 25%               |                          |                       | 2030                      | * *                   | 5                  | \$500                 | B                    |
| Molded Case Bkrs   | 65%               |                          |                       | 2021                      | \$88,100              | 5                  | \$1,200               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 95%               |                          |                       | 2022                      | \$124,300             | 1                  |                       | B                    |
| Thermoplastic  | 5%                |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              | 2-4                      | \$21,200              | 2042                      | * *                   | 5                  | \$200                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,000               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 90%               |                          |                       | 2027                      | * *                   | 10                 | \$59,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 4%                |                          |                       | 2022                      | \$11,900              | 10                 | \$100                 | B                    |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 80%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 6%                |                          |                       | 2017                      | \$38,700              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$8,600               | B                    |
| Exit, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$2,400               | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$29,000              | 10                 | \$200                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$26,000              | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2027                      | * *                   | 1-3                | \$12,900              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX**  
**Asset # : 13463**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 80%        |                   |                | 2022               | \$160,700      | 5           | \$17,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 10,000 Gals                   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Furnace   | 20%        |                   |                | 2027               | * *            | 1           | \$7,100        | B             |
| Steam Boiler  | 80%        |                   |                | 2027               | * *            | 1           | \$56,700       | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$11,400       | 2032               | * *            | 4           | \$3,500        | B             |
| Leak Evident, Extent : Light, Area Affected : 2%        |            |                   |                |                    |                |             |                |               |
| Location : Condensate Return And Traps, Basement        |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$88,000       | 1           | \$8,900        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2027               | * *            | 1           | \$18,500       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                          | 20%        |                   |                | 2027               | * *            | 2           | \$900          | B             |
| Window/Wall Unit  | 10%        |                   |                | 2017               | \$16,800       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 20%        |                   |                | LIFE               | * *            | 2           | \$18,600       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2017               | \$18,000       | 2           | \$400          | B             |
| Roof  | 80%        | Now               | \$1,000        | 2022               | \$51,900       | 2           | \$1,400        | B             |
| Broken, Extent : Moderate, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2020               | \$243,600      | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2022               | \$25,300       | 4           | \$10,600       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**NEW SCHOOL FOR ARTS & SCIENCES - BX /FORMER P.S. 39 - BX**  
**Asset # : 13463**

| Mechanical       |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |  |                   |                    |         |                |             |                |               |
|                  | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%   |                   |                    | 2030    | * *            | 1           | \$4,400        | B             |
|                  | Fixtures           |  |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%   |                   |                    |         |                |             |                | B             |
|                  |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                    | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                    |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                  | No Component       | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic            | 10%  |                   |                    | 2032    | * *            | 1-2         | \$2,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEW UTRECHT HIGH SCHOOL - BK  
**Address** : 1601 80TH STREET  
**Borough** : BROOKLYN **Agency's Number** : K445  
**Program / Asset #** : BOE0629.000 / 1226 **Yr Built/Renovated** : 1924 / 2009  
**Area Sq Ft** : 250,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 6271 **Lot** : 1 **BIN** : 3162711

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$154,800             | \$310,300             |
| Interior Architecture | \$577,500             | \$811,200             |
| Electrical            | \$416,100             | \$2,112,600           |
| Mechanical            | \$312,600             | \$412,100             |
| <b>Total</b>          | <b>\$1,461,000</b>    | <b>\$3,646,300</b>    |
| Priority A            | \$154,800             | \$310,300             |
| Priority B            | \$834,900             | \$2,636,700           |
| Priority C            | \$471,300             | \$699,300             |
| <b>Total</b>          | <b>\$1,461,000</b>    | <b>\$3,646,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,400         |                 |                 | \$34,800        |
| Interior Architecture | \$25,100         | \$13,800        | \$17,900        | \$5,200         |
| Electrical            | \$700            | \$1,900         | \$2,200         |                 |
| Mechanical            | \$38,700         | \$34,900        | \$40,400        | \$31,100        |
| Elevators/Escalators  | \$19,700         | \$19,700        | \$19,700        | \$19,700        |
| <b>Total</b>          | <b>\$114,600</b> | <b>\$70,300</b> | <b>\$80,200</b> | <b>\$90,800</b> |
| Priority A            | \$30,400         |                 |                 | \$34,800        |
| Priority B            | \$61,900         | \$56,500        | \$80,200        | \$50,800        |
| Priority C            | \$22,400         | \$13,800        |                 | \$5,200         |
| <b>Total</b>          | <b>\$114,600</b> | <b>\$70,300</b> | <b>\$80,200</b> | <b>\$90,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEW UTRECHT HIGH SCHOOL - BK**  
**Asset # : 1226**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$50,700       | LIFE               | **             | 5           | \$106,300      | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%  | 0-2               | \$9,100        | LIFE               | **             | 5           | \$13,600       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   |                   |                | LIFE               | **             | 5           | \$190,400      | A             |
| Masonry: Granite       | 5%  |                   |                | LIFE               | **             | 5           | \$10,200       | A             |
| Masonry: Limestone     | 15%   |                   |                | LIFE               | **             | 5           | \$30,600       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2037               | **             | 5           | \$69,700       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%   |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Masonry: Brick         | 65%   |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%   |                   |                | 2026               | **             | 10          | \$104,200      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 10%   |                   |                | 2034               | **             | 10          | \$21,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%   |                   |                | LIFE               | **             | 5           | \$150,600      | C             |
| Ceramic Tile           | 5%  |                   |                | 2024               | **             | 5           | \$13,800       | C             |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2029               | **             | 5           | \$31,000       | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$10,800       | C             |
| Vinyl Tile             | 15%   | Now               | \$393,800      | 2031               | **             | 3           | \$15,500       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%   |                   |                | 2021               | \$393,800      | 3           | \$15,500       | C             |
| Wood                   | 30%   |                   |                | 2036               | **             | 5           | \$154,900      | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$17,200       | C             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 3%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 75%   |                   |                | LIFE               | **             | 5           | \$77,400       | C             |
| Wood                   | 2%  |                   |                | LIFE               | **             | 5           | \$27,500       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**NEW UTRECHT HIGH SCHOOL - BK**  
**Asset # : 1226**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered    | 13% |     |           | 2026 | * * | 5 | \$35,800 | B |
| AcousTileSusp.Lay-In | 2%  |     |           | 2034 | * * | 5 | \$5,500  | B |
| Exposed Concrete     | 10% | Now | \$106,200 | LIFE | * * | 5 | \$4,300  | B |

Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Swimming Pool Area

Exposed Reinforcement, Extent : Severe, Area Affected : 10%

Location : Swimming Pool Area

Loose/Delam Surface, Extent : Severe, Area Affected : 10%

Location : Swimming Pool Area

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| Exposed Struc: Steel | 10% |  |  | LIFE | * * |   |           | B |
| Plaster              | 65% |  |  | LIFE | * * | 5 | \$111,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 60% |  |  | 2021 | \$39,100 | 5 | \$600 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amps; One 1600 Amps And One 1200 Amps Main Disconnect Switch

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2051 | * * | 5 | \$400 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 2000 Amps Main Disconnect Switch

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2026 | * * | 5 | \$800 | B |
|----------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 15 Kva 208v/120v

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2021 | \$268,200 | 5 | \$800 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2051 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$357,700 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2051 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

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**DEPARTMENT OF EDUCATION - 040**  
**NEW UTRECHT HIGH SCHOOL - BK**  
**Asset # : 1226**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$36,100              | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 30%               |                          |                       | 2046                      | * *                   | 5                  | \$1,600               | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 60%               |                          |                       | 2020                      | \$216,800             | 5                  | \$3,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$282,400             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2051                      | * *                   | 1                  |                       | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 10%               |                          |                       | 2034                      | * *                   | 5                  | \$100                 | B                    |
| Locally Mounted   | 90%               |                          |                       | 2019                      | \$59,400              | 5                  | \$1,200               | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 30%               |                          |                       | 2026                      | * *                   | 10                 | \$50,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-8</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 60%               |                          |                       | 2021                      | \$995,600             | 10                 | \$101,300             | B                    |
| HID   | 5%                |                          |                       | 2021                      | \$38,400              | 10                 | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym, Parapet</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Sodium</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2016                      | \$83,000              | 2                  | \$200                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2021                      | \$15,300              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2021                      | \$15,300              | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**NEW UTRECHT HIGH SCHOOL - BK**  
**Asset # : 1226**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$182,500             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$13,600              | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2016                      | \$226,300             | 1                  | \$22,800              | B                    |
| Convactor/Radiator   | 80%               |                          |                       | 2026                      | * *                   | 1                  | \$47,700              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating  | 10%               |                          |                       | 2021                      | \$71,200              | 1                  | \$8,500               | B                    |
| Compr/Chiller  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 20%               |                          |                       | 2016                      | \$86,300              | 1                  |                       | B                    |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : New Building Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Installation Of 3 Brand New Exterior Package Units Is In Progress</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Direct Expansion   | 10%               |                          |                       | 2021                      | \$19,500              | 1                  |                       | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 10%               |                          |                       | 2021                      | \$37,600              | 2                  | \$12,800              | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$102,600             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2021                      | \$208,800             | 2                  | \$5,100               | B                    |
| Roof   | 10%               |                          |                       | 2031                      | * *                   | 2                  | \$600                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$12,500              | 2026                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main, Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$48,800              | 2                  | \$2,800               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit Replacement Is In Prgress</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW UTRECHT HIGH SCHOOL - BK**  
**Asset # : 1226**

| Mechanical         |                       | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                       |  |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping       |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)          |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping          | 100%   |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Pool Filter/Treatment |  |                   |                    |         |                |             |                |               |
|                    | Sand                  | 100%   |                   |                    | 2026    | * *            | 4           |                | B             |
|                    | Fixtures              |  |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                       |  |                   |                    |         |                |             |                |               |
|                    | Elevators             |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction       | 70%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 70% |                   |                    |         |                |             |                |               |
|                    |                       | Location : B-5   |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Passenger Unit                         |                   |                    |         |                |             |                |               |
|                    | Hydraulic             | 30%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 30% |                   |                    |         |                |             |                |               |
|                    |                       | Location : B-2   |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Freight Unit                           |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEW YORK HARBOR SCHOOL - M  
**Address** : 550 SHORT AVENUE GOVERNORS ISLAND  
**Borough** : MANHATTAN **Agency's Number** : M877  
**Program / Asset #** : BOE1110.000 / 14566 **Yr Built/Renovated** : 1900 / 2009  
**Area Sq Ft** : 58,102 **Project Type** : EDUCATION  
**Date of Survey** : 16-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 1 **Lot** : 10 **BIN** : 1086340

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$357,600             | \$56,900              |
| Interior Architecture | \$188,200             | \$81,400              |
| Electrical            |                       | \$43,600              |
| <b>Total</b>          | <b>\$545,800</b>      | <b>\$181,900</b>      |
| Priority A            | \$357,600             | \$56,900              |
| Priority B            | \$38,900              | \$43,600              |
| Priority C            | \$149,300             | \$81,400              |
| <b>Total</b>          | <b>\$545,800</b>      | <b>\$181,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,200         |                 |                 |                 |
| Interior Architecture | \$58,200         | \$11,600        | \$23,600        |                 |
| Electrical            | \$6,000          | \$5,100         | \$5,100         | \$4,200         |
| Mechanical            | \$46,700         | \$18,600        | \$14,700        | \$21,000        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$137,900</b> | <b>\$43,200</b> | <b>\$51,200</b> | <b>\$33,100</b> |
| Priority A            | \$19,200         |                 |                 |                 |
| Priority B            | \$87,800         | \$40,500        | \$27,600        | \$33,100        |
| Priority C            | \$30,900         | \$2,700         | \$23,600        |                 |
| <b>Total</b>          | <b>\$137,900</b> | <b>\$43,200</b> | <b>\$51,200</b> | <b>\$33,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**NEW YORK HARBOR SCHOOL - M**  
**Asset # : 14566**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$33,500       | A             |  |
| Masonry: Brick  | 85%        | Now               | \$191,200      | LIFE    | **                 | 5           | \$56,900       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Room 117b, 207, 213                     |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$5,000        | A             |  |
| Wood  | 5%         |                   |                | 2028    | **                 | 5           | \$16,700       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 97%        | Now               | \$110,400      | 2039    | **                 | 5           | \$11,500       | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 3%         |                   |                | 2032    | **                 | 10          | \$4,400        | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 27%        |                   |                | LIFE    | **                 | 5-10        |                | A             |  |
| Masonry: Limestone  | 3%         |                   |                | LIFE    | **                 | 5-10        |                | A             |  |
| No Component  | 70%        |                   |                |         |                    |             |                | D             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 20%        |                   |                | 2031    | **                 | 10          | \$9,000        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Flat Sections                                      |            |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane   | 15%        |                   |                | 2031    | **                 | 10          | \$6,700        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : At Ridge   |            |                   |                |         |                    |             |                |               |  |
| Slate   | 65%        | Now               | \$56,100       | LIFE    | **                 |             |                | A             |  |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        |                   |                | LIFE    | **                 | 5           | \$46,700       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$3,600        | C             |  |
| Quarry Tile   | 5%         |                   |                | 2040    | **                 | 5           | \$5,300        | C             |  |
| Sheet Vinyl/Rubber  | 25%        |                   |                | 2031    | **                 | 5           | \$26,700       | C             |  |
| Vinyl Tile  | 50%        |                   |                | 2031    | **                 | 3           | \$13,300       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$8,000        | C             |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,400        | C             |  |
| Gypsum Board  | 85%        |                   |                | LIFE    | **                 | 5-10        | \$230,700      | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 5%         |                   |                | LIFE    | **                 | 5-10        | \$6,800        | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**NEW YORK HARBOR SCHOOL - M**  
**Asset # : 14566**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |      |     |   |          |   |
|----------------------|-----|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 25% |  | 2040 | * * | 5 | \$17,800 | B |
|----------------------|-----|--|------|-----|---|----------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Corridors*

|                  |     |  |      |     |      |          |   |
|------------------|-----|--|------|-----|------|----------|---|
| Exposed Concrete | 15% |  | LIFE | * * | 5-10 | \$13,300 | B |
|------------------|-----|--|------|-----|------|----------|---|

|              |     |  |      |     |      |          |   |
|--------------|-----|--|------|-----|------|----------|---|
| Gypsum Board | 10% |  | LIFE | * * | 5-10 | \$24,500 | B |
|--------------|-----|--|------|-----|------|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Cafeteria, Room 117b*

|         |     |  |      |     |      |          |   |
|---------|-----|--|------|-----|------|----------|---|
| Plaster | 50% |  | LIFE | * * | 5-10 | \$61,100 | B |
|---------|-----|--|------|-----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |      |     |   |       |   |
|---------------|------|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  | 2049 | * * | 5 | \$200 | B |
|---------------|------|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Room 110 B*  
*Explanation : Rated At 2000 Amps*

## Transformers

|          |      |  |      |     |   |       |   |
|----------|------|--|------|-----|---|-------|---|
| Dry Type | 100% |  | 2040 | * * | 5 | \$200 | B |
|----------|------|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 150 Kva & 400 Kva*

## Switchgear / Switchboard

|               |      |  |      |     |   |       |   |
|---------------|------|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  | 2049 | * * | 5 | \$200 | B |
|---------------|------|--|------|-----|---|-------|---|

## Raceway

|         |      |  |      |     |   |  |   |
|---------|------|--|------|-----|---|--|---|
| Conduit | 100% |  | 2049 | * * | 1 |  | B |
|---------|------|--|------|-----|---|--|---|

## Panelboards

|                  |      |  |      |     |   |         |   |
|------------------|------|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  | 2045 | * * | 5 | \$1,300 | B |
|------------------|------|--|------|-----|---|---------|---|

## Wiring

|               |      |  |      |     |   |  |   |
|---------------|------|--|------|-----|---|--|---|
| Thermoplastic | 100% |  | 2049 | * * | 1 |  | B |
|---------------|------|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |      |     |   |       |   |
|-----------------|------|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  | 2040 | * * | 5 | \$300 | B |
|-----------------|------|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |      |     |   |         |   |
|---------|------|--|------|-----|---|---------|---|
| Generic | 100% |  | LIFE | * * | 5 | \$1,400 | B |
|---------|------|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Water Main*

## Stand-by Power

## Transfer Switches

|           |      |  |      |     |   |          |   |
|-----------|------|--|------|-----|---|----------|---|
| Automatic | 100% |  | 2040 | * * | 1 | \$14,700 | B |
|-----------|------|--|------|-----|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF EDUCATION - 040**  
**NEW YORK HARBOR SCHOOL - M**  
**Asset # : 14566**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Stand-by Power****Generators****Diesel**

100% 2036 \* \* 1 \$18,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Room 110 B*  
*Explanation : 134 Kw Cummins*

**Batteries****Lead/Acid**

100% 2018 \$600 5 \$1,800 B

**Fuel Storage****Main Tank**

100% 2051 \* \* 5 \$1,400 B

**Lighting****Interior Lighting****Fluorescent**

100% 2031 \* \* 10 \$43,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps & Compact*

**Egress Lighting****Exit, Service**

50% 2031 \* \* 1 B

**Exit, Battery**

50% 2031 \* \* 10 \$1,600 B

**Exterior Lighting****HID**

100% 2031 \* \* 10 \$200 B

**Alarm****Security System****No Component**

80% B

**Generic**

20% 2031 \* \* 1 \$3,600 B

**Fire/Smoke Detection****No Component**

80% D

**Generic**

20% 2031 \* \* 1-3 \$5,900 B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating****Energy Source****Natural Gas**

100% 2049 \* \* 1 B

**Conversion Equipment****Hot Water Boiler**

100% 2040 \* \* 1 \$23,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor Boiler Room*  
*Explanation : 2 Units*

**Distribution****Hot Wtr Piping/Pump**

100% 2045 \* \* 4 \$2,300 B

**Terminal Devices****Air Handler**

40% 2031 \* \* 1 \$11,800 B

**Fan Coil Unit/Heat**

60% Now \$9,700 2031 \* \* 1 \$8,300 B

*Not in Service, Extent : Severe, Area Affected : 10%*  
*Location : Various Locations*

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW YORK HARBOR SCHOOL - M**  
**Asset # : 14566**

| Mechanical         |                             | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |  |                   |                    |         |                |             |                |               |
|                    | Energy Source               |  |                   |                    |         |                |             |                |               |
|                    | Electricity                 | 100%   |                   |                    | 2039    | **             | 1           |                | B             |
|                    | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%   |                   |                    | 2031    | **             | 1           | \$22,100       | B             |
|                    |                             | R-134a Refrigerant, Extent : Light, Area Affected : 100%                   |                   |                    |         |                |             |                |               |
|                    |                             | Location : Rear Yard   |                   |                    |         |                |             |                |               |
|                    | Distribution                |  |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%   |                   |                    | 2049    | **             | 4           | \$2,300        | B             |
|                    | Terminal Devices            |  |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht         | 40%  |                   |                    | 2031    | **             | 1           | \$11,800       | B             |
|                    | Fan Coil - Cool/Heat        | 60%  | Now               | \$12,300           | 2031    | **             | 1           | \$8,300        | B             |
|                    |                             | Not in Service, Extent : Severe, Area Affected : 10%                       |                   |                    |         |                |             |                |               |
|                    |                             | Location : Various Locations   |                   |                    |         |                |             |                |               |
|                    | Heat Rejection              |  |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit          | 100%   |                   |                    | 2031    | **             | 2           | \$33,100       | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |               |
|                    |                             | Location : Rear Yard   |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : 1 Unit   |                   |                    |         |                |             |                |               |
| Ventilation        |                             |  |                   |                    |         |                |             |                |               |
|                    | Distribution                |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%   |                   |                    | LIFE    | **             | 2-5         | \$42,000       | B             |
|                    | Exhaust Fans                |  |                   |                    |         |                |             |                |               |
|                    | Interior                    | 100%   |                   |                    | 2031    | **             | 2           | \$1,500        | B             |
| Plumbing           |                             |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping            |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                | 100%   |                   |                    | 2049    | **             | 1           |                | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |               |
|                    |                             | Location : Rear Yard   |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : There Is No City Water Supply, 3 Potable Water Tanks Instead |                   |                    |         |                |             |                |               |
|                    | Water Heater                |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired                   | 100%   |                   |                    | 2022    | \$12,600       | 2           | \$700          | B             |
|                    | Sanitary Piping             |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%   |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Backflow Preventer          |  |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%   |                   |                    | 2033    | **             | 1           | \$2,900        | B             |
|                    | Fixtures                    |  |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                             |  |                   |                    |         |                |             |                |               |
|                    | Elevators                   |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic                   | 100%   |                   |                    | LIFE    | **             |             |                | C             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |               |
|                    |                             | Location : 1-3   |                   |                    |         |                |             |                |               |
|                    |                             | Explanation : 2 Units  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                             |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler                   |  |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%   |                   |                    | 2049    | **             | 1-2         | \$13,300       | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEW YORK HARBOR SCHOOL - M**  
**Asset # : 14566**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Fire Pump      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2036    | * *            | 1           | \$8,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEWTOWN HIGH SCHOOL - Q  
**Address** : 48-01 90TH STREET  
**Borough** : QUEENS **Agency's Number** : Q455  
**Program / Asset #** : BOE0879.000 / 1472 **Yr Built/Renovated** : 1922 / 2010  
**Area Sq Ft** : 221,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,twr  
**Block** : 1849 **Lot** : 1 **BIN** : 4045629

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$85,300              | \$738,300             |
| Interior Architecture | \$2,291,000           | \$203,900             |
| Electrical            | \$614,400             | \$2,263,300           |
| Mechanical            | \$658,500             | \$2,053,200           |
| <b>Total</b>          | <b>\$3,649,200</b>    | <b>\$5,258,600</b>    |
| Priority A            | \$85,300              | \$738,300             |
| Priority B            | \$1,765,100           | \$4,415,400           |
| Priority C            | \$1,798,800           | \$105,000             |
| <b>Total</b>          | <b>\$3,649,200</b>    | <b>\$5,258,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$5,800         | \$6,900         |                 | \$12,100         |
| Interior Architecture | \$3,000         | \$6,100         | \$7,600         | \$24,400         |
| Electrical            | \$18,200        | \$5,400         | \$5,000         | \$30,800         |
| Mechanical            | \$37,300        | \$24,500        | \$38,500        | \$53,400         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$72,300</b> | <b>\$50,800</b> | <b>\$59,100</b> | <b>\$128,500</b> |
| Priority A            | \$5,800         | \$6,900         |                 | \$12,100         |
| Priority B            | \$63,400        | \$37,800        | \$51,500        | \$92,100         |
| Priority C            | \$3,000         | \$6,100         | \$7,600         | \$24,400         |
| <b>Total</b>          | <b>\$72,300</b> | <b>\$50,800</b> | <b>\$59,100</b> | <b>\$128,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q**  
**Asset # : 1472**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$81,800       | A             |
| Copper/Terne   | 3%         |                   |                | 2042               | **             | 10          | \$14,700       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$146,600      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$7,900        | A             |
| Masonry: Limestone   | 7%         |                   |                | LIFE               | **             | 5           | \$11,000       | A             |
| Metal Panel  | 10%        |                   |                | 2032               | **             | 5-10        | \$144,000      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 25%        |                   |                | 2030               | **             | 5           | \$13,900       | A             |
| Aluminum   | 70%        |                   |                | 2038               | **             | 5           | \$38,800       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 22%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1958 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$6,800        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : 1958 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Rail   | 10%        |                   |                | 2042               | **             | 5-10        | \$30,800       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 40%        |                   |                | 2032               | **             | 10          | \$61,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1992 And 1958 Wings                               |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 7%         | Now               | \$5,800        | 2022               | \$58,100       |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : At Front Entrance                                 |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2062               | **             | 10          | \$11,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 12%        |                   |                | 2037               | **             | 10          | \$46,000       | A             |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2022               | \$285,700      | 10          | \$30,700       | A             |
| Skylight, Metal/Glass  | 3%         |                   |                | 2042               | **             | 10          | \$15,300       | A             |
| Slate  | 15%        |                   |                | LIFE               | **             |             |                | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing   |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q**  
**Asset # : 1472**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2025    | **                 | 5           | \$12,200       | C             |  |
| Quarry Tile   | 5%         |                   |                | 2027    | **                 | 5           | \$18,300       | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$9,500        | C             |  |
| Vinyl Tile  | 40%        | Now               | \$928,400      | 2032    | **                 | 3           | \$36,500       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms And Corridors In 1922 And 1958 Wings           |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%             |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms And Corridors In 1930 Wing                     |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 60%       |            |                   |                |         |                    |             |                |               |  |
| Location : 1922 And 1930 Wings                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 10%        |                   |                | 2032    | **                 | 3           | \$12,200       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : 4th And 5th Floor Corridors                          |            |                   |                |         |                    |             |                |               |  |
| Wood  | 20%        |                   |                | 2037    | **                 | 5           | \$91,300       | C             |  |
| Wood  | 15%        | Now               | \$774,500      | 2062    | **                 | 5           | \$34,200       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room, Rooms In 1922/30 Wings                   |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room, 1922/30 Wings                            |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | **                 | 5           | \$15,200       | C             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 25%        |                   |                | LIFE    | **                 | 5           | \$22,800       | C             |  |
| Plaster   | 3%         | Now               | \$50,200       | LIFE    | **                 | 5           | \$2,700        | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 37%        |                   |                | LIFE    | **                 | 5           | \$33,800       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 15%        | Now               | \$220,200      | 2042    | **                 | 5           | \$18,300       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors At 1958 Wing                               |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor At 1958 Wing                                |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$7,600        | B             |  |
| Plaster   | 65%        | Now               | \$272,000      | LIFE    | **                 | 5           | \$98,900       | B             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Music Room   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs 3 And 6, Girls Gym, Music Room                |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q**  
**Asset # : 1472**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 20%               |                          |                       | 2042                      | **                    | 5                  | \$200                 | B                    |
| Fused Knife Sw   | 80%               | 2-4                      | \$238,400             | 2052                      | **                    | 5                  | \$300                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 90%               |                          |                       | 2022                      | \$357,700             | 1                  |                       | B                    |
| Conduit  | 10%               |                          |                       | 2042                      | **                    | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2038                      | **                    | 5                  | \$200                 | B                    |
| Molded Case Bkrs   | 55%               |                          |                       | 2021                      | \$198,700             | 5                  | \$2,600               | B                    |
| Molded Case Bkrs   | 40%               |                          |                       | 2038                      | **                    | 5                  | \$1,900               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 75%               | 2-4                      | \$302,600             | 2047                      | **                    | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 25%               |                          |                       | 2042                      | **                    | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2020                      | \$66,000              | 5                  | \$1,200               | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              | 2-4                      | \$900                 | LIFE                      | **                    | 5                  | \$2,700               | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 93%               |                          |                       | 2022                      | \$1,364,200           | 10                 | \$138,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-8</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 2%                | 0-2                      | \$13,600              | 2032                      | **                    |                    |                       | B                    |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 90%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 5%                |                          |                       | 2017                      | \$73,300              | 2                  | \$200                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2017                      | \$13,500              | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2017                      | \$13,500              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$75,500              | 10                 | \$600                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2022                      | \$62,400              | 1                  | \$6,800               | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2030                      | **                    | 1-3                | \$33,500              | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q**  
**Asset # : 1472**

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2035    | * *                | 1           | \$161,300      | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Units                                   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump                                       | 100%       | Now               | \$64,800       | 2032    | * *                | 4           | \$8,000        | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Thermostats And Steam Traps Throughout       |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 20%        | Now               | \$4,000        | 2022    | \$200,100          | 1           | \$18,100       | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                     |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator                                      | 60%        |                   |                | 2020    | \$1,051,400        | 1           | \$31,600       | B             |  |
| Fan Coil Unit/Heat                                      | 20%        | Now               | \$11,100       | 2017    | \$555,600          | 1           | \$9,500        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Various Areas                                |            |                   |                |         |                    |             |                |               |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 10%        |                   |                | 2017    | \$38,100           | 1           |                | B             |  |
| No Component  | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE    | * *                | 2-5         | \$90,700       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 80%        |                   |                | 2022    | \$164,100          | 2           | \$4,000        | B             |  |
| Roof  | 20%        |                   |                | 2017    | \$29,500           | 2           | \$1,000        | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper  | 100%       |                   |                | 2022    | \$554,100          | 1           |                | B             |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       |                   |                | 2020    | \$43,200           | 2           | \$2,400        | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping                                      |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       |                   |                | 2027    | * *                | 4           | \$2,000        | B             |  |
| Sewage Ejector(s)                                       |            |                   |                |         |                    |             |                |               |  |
| Electric  | 100%       |                   |                | 2032    | * *                | 4           | \$1,300        | B             |  |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q**  
**Asset # : 1472**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2027    | * *            | 1           | \$10,000       | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (1) B-5 (1) B-4                              |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 90%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 10%   |                   |                    | 2032    | * *            | 1-2         | \$4,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NEWTOWN HIGH SCHOOL - Q FIELDHOUSE  
**Address** : 90-20 56 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q455  
**Program / Asset #** : BOE0879.010 / 13511 **Yr Built/Renovated** : 1922 / 2003  
**Area Sq Ft** : 5,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1858 **Lot** : 1 **BIN** : 4855698

| CAPITAL               |  | FY 2014 - 2017 | FY 2018 - 2023   |
|-----------------------|--|----------------|------------------|
| Interior Architecture |  |                | \$40,800         |
| Electrical            |  |                | \$132,200        |
| Mechanical            |  |                | \$166,700        |
| <b>Total</b>          |  |                | <b>\$339,700</b> |
| Priority B            |  |                | \$298,900        |
| Priority C            |  |                | \$40,800         |
| <b>Total</b>          |  |                | <b>\$339,700</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$44,400        |                |                | \$27,300        |
| Interior Architecture | \$27,700        | \$1,100        |                | \$1,600         |
| Electrical            |                 | \$100          |                | \$1,800         |
| Mechanical            | \$2,300         | \$1,900        | \$2,000        | \$9,000         |
| <b>Total</b>          | <b>\$74,400</b> | <b>\$3,100</b> | <b>\$2,100</b> | <b>\$39,700</b> |
| Priority A            | \$44,400        |                |                | \$27,300        |
| Priority B            | \$2,300         | \$3,100        | \$2,100        | \$10,800        |
| Priority C            | \$27,700        |                |                | \$1,600         |
| <b>Total</b>          | <b>\$74,400</b> | <b>\$3,100</b> | <b>\$2,100</b> | <b>\$39,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13511**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | Now               | \$34,900       | LIFE               | **             | 5           | \$10,400       | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : North Facade At Windows</i>                             |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         | Now               | \$6,900        | LIFE               | **             | 5           | \$400          | A             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Building Base</i>                                       |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2044               | **             | 5           | \$5,400        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 100%       |                   |                | 2027               | **             | 10          | \$27,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 85%        |                   |                | LIFE               | **             | 5           | \$40,800       | C             |
| Mosaic Tile   | 5%         |                   |                | 2027               | **             | 5           | \$2,700        | C             |
| Vinyl Tile  | 10%        | 0-2               | \$20,900       | 2032               | **             | 3           | \$800          | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Office</i>  |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>            |            |                   |                |                    |                |             |                |               |
| <i>Location : Office</i>  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 45%        |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$10,000       | C             |
| Glass: Single Pane  | 5%         | Now               | \$6,800        | LIFE               | **             | 5           | \$2,100        | C             |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Showers At Mens Lockers</i>                             |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2035               | **             | 5           | \$2,200        | B             |
| Exposed Concrete  | 90%        |                   |                | LIFE               | **             | 5           | \$3,100        | B             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Locker Rooms</i>  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13511**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Service Equipment     |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%   |                   |                | 2032               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Elect. Mech Room                                |                   |                |                    |                |             |                |               |
|                       | Explanation : Seprate Service From Main Building           |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%   |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2027               | * *            | 5           |                | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%   |                   |                | 2022               | \$132,200      | 10          | \$13,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-8                                     |                   |                |                    |                |             |                |               |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$1,700        | 10          |                | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$700          | 1           | \$100          | B             |

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |   |                |                    |                |             |                |               |
| Energy Source         |            |   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 100%       |   |                | 2032               | * *            | 5           | \$4,500        | B             |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |   |                | 2027               | * *            | 1           | \$14,500       | B             |
|                       |            | Boiler Used For Hot Water, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |   |                | 2022               | \$116,700      | 4           | \$1,100        | B             |
| Terminal Devices      |            |   |                |                    |                |             |                |               |
| Convactor/Radiator    | 100%       |   |                | 2039               | * *            | 1           | \$4,800        | B             |

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**NEWTOWN HIGH SCHOOL - Q FIELDHOUSE**  
**Asset # : 13511**

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2030    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2017    | \$3,400        | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 10%            |                   |                    | LIFE    | * *            | 2-5         | \$800          | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Roof                 | 10%            |                   |                    | 2017    | \$1,300        | 2           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2022    | \$49,900       | 1           |                | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : NORMAN THOMAS HIGH SCHOOL - M  
**Address** : 111 E. 33 ST. PARK AVE. & 33 ST.  
**Borough** : MANHATTAN **Agency's Number** : M620  
**Program / Asset #** : BOE0144.000 / 539 **Yr Built/Renovated** : 1975 / 2001  
**Area Sq Ft** : 314,752 **Project Type** : EDUCATION  
**Date of Survey** : 29-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,7,8,9,10  
**Block** : 889 **Lot** : 1 **BIN** : 1018491

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$689,400             | \$281,200             |
| Interior Architecture | \$1,198,200           | \$399,900             |
| Electrical            | \$114,600             | \$4,119,800           |
| Mechanical            | \$89,600              | \$2,629,900           |
| <b>Total</b>          | <b>\$2,091,800</b>    | <b>\$7,430,800</b>    |
| Priority A            | \$689,400             | \$281,200             |
| Priority B            | \$718,500             | \$6,905,700           |
| Priority C            | \$683,800             | \$243,900             |
| <b>Total</b>          | <b>\$2,091,800</b>    | <b>\$7,430,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$41,000         |                  |                  |                  |
| Interior Architecture | \$42,900         | \$16,600         |                  | \$45,600         |
| Electrical            | \$26,300         | \$33,600         | \$22,100         | \$17,900         |
| Mechanical            | \$97,900         | \$82,000         | \$144,300        | \$89,800         |
| Elevators/Escalators  | \$86,900         | \$86,900         | \$86,900         | \$86,900         |
| <b>Total</b>          | <b>\$295,100</b> | <b>\$219,200</b> | <b>\$253,300</b> | <b>\$240,300</b> |
| Priority A            | \$41,000         |                  |                  |                  |
| Priority B            | \$211,200        | \$202,600        | \$253,300        | \$194,700        |
| Priority C            | \$42,900         | \$16,600         |                  | \$45,600         |
| <b>Total</b>          | <b>\$295,100</b> | <b>\$219,200</b> | <b>\$253,300</b> | <b>\$240,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**NORMAN THOMAS HIGH SCHOOL - M**  
**Asset # : 539**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$9,700        | LIFE               | **             | 5           | \$14,500       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 3%       |            |                   |                |                    |                |             |                |               |
| Location : Main Entry  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 92%        |                   |                | LIFE               | **             | 5           | \$266,700      | A             |
| Metal Coiling Doors  | 1%         |                   |                | 2034               | **             | 5           | \$9,100        | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$24,500       | 2037               | **             | 5           | \$5,100        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Metal Panel  | 5%         |                   |                | 2041               | **             | 5           | \$100          | A             |
| Metal Rail   | 45%        |                   |                | 2034               | **             | 5-10        | \$3,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 100%       | Now               | \$689,400      | 2031               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 75%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Stair A And B, 10th Floor                           |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$130,000      | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$11,900       | C             |
| Panel/Paver: Cer/Brk   | 3%         |                   |                | 2037               | **             | 5           | \$26,700       | C             |
| Quarry Tile  | 2%         |                   |                | 2034               | **             | 5           | \$11,900       | C             |
| Terrazzo   | 2%         | 0-2               | \$4,700        | LIFE               | **             | 5           | \$6,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Near Room 121                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 65%        |                   |                | 2026               | **             | 3           | \$128,800      | C             |
| Wood   | 10%        | Now               | \$252,000      | 2049               | **             | 5           | \$37,100       | C             |
| Misaligned/Bulging, Extent : Severe, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : 10th Floor Gymnasium                                |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : 10th Floor Gymnasium                                |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**NORMAN THOMAS HIGH SCHOOL - M**  
**Asset # : 539**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$21,300       | C             |
| Concrete Masonry Unit   | 10%        | Now               | \$161,300      | LIFE               | **             | 5           | \$17,000       | C             |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Projection Room Window                    |            |                   |                |                    |                |             |                |               |
| Explanation : Lintel Failure Suspected                          |            |                   |                |                    |                |             |                |               |
| Folding Partition   | 2%         | Now               | \$44,300       | 2037               | **             | 5           | \$10,700       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$76,700       | C             |
| SGFT/Glazed Masonry   | 23%        | Now               | \$226,100      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 60%        | 0-2               | \$286,600      | 2026               | **             | 5           | \$118,900      | B             |
| Adhesion Failure, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         | Now               | \$132,300      | 2041               | **             | 5           | \$9,900        | B             |
| Staining/Discoloring, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$9,300        | B             |
| Exposed Concrete  | 5%         | Now               | \$95,500       | LIFE               | **             | 5           | \$3,100        | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$37,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$65,100       | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 3- Electrical Service Protectors No Nameplate Ratings. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$298,000      | 5           | \$1,200        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**NORMAN THOMAS HIGH SCHOOL - M**  
**Asset # : 539**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2021                      | \$397,400             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$36,100              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2020                      | \$325,200             | 5                  | \$6,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2021                      | \$403,500             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 15%               |                          |                       | 2019                      | \$9,900               | 5                  | \$300                 | B                    |
| Motor Control Center  | 85%               |                          |                       | 2026                      | * *                   | 5                  | \$6,000               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$3,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$79,500              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2017                      | \$114,600             | 1                  | \$99,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : No Available Ratings</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$9,500               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2020                      | \$11,000              | 5                  | \$24,600              | B                    |
| Main Tank   | 50%               |                          |                       | 2024                      | * *                   | 5                  | \$3,900               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 67%               |                          |                       | 2021                      | \$1,599,000           | 10                 | \$162,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 30%               |                          |                       | 2021                      | \$716,000             | 10                 | \$72,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T- 12 Lamps</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2021                      | \$22,100              | 10                 | \$200                 | B                    |
| Incandescent  | 1%                |                          |                       | 2021                      | \$23,900              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 40%               |                          |                       | 2021                      | \$43,900              | 10                 | \$25,600              | B                    |
| Exit, Service   | 60%               |                          |                       | 2021                      | \$26,300              | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**NORMAN THOMAS HIGH SCHOOL - M**  
**Asset # : 539**

| Mechanical                    |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                       |   |                   |                |                    |                |             |                |               |
| Energy Source                 |   |                   |                |                    |                |             |                |               |
| Utility Steam                 | 100%  |                   |                | 2041               | **             | 1           |                | B             |
|                               | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                               | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                               | Explanation : Steam From Con Edison                     |                   |                |                    |                |             |                |               |
| Conversion Equipment          |   |                   |                |                    |                |             |                |               |
| Heat Exchanger                | 90%   |                   |                | 2030               | **             | 1           | \$118,100      | B             |
| Pres. Reducing Valve/LP Steam | 10%   |                   |                | 2030               | **             | 5           | \$1,600        | B             |
| Distribution                  |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump           | 60%   |                   |                | 2029               | **             | 4           | \$7,800        | B             |
| Steam Piping/Pump             | 40%   |                   |                | 2031               | **             | 4           | \$7,800        | B             |
| Terminal Devices              |   |                   |                |                    |                |             |                |               |
| Air Handler                   | 80%   |                   |                | 2021               | \$1,302,000    | 1           | \$131,100      | B             |
| Convactor/Radiator            | 10%   |                   |                | 2026               | **             | 1           | \$8,600        | B             |
| Fan Coil Unit/Heat            | 10%   |                   |                | 2026               | **             | 1           | \$8,600        | B             |
| Air Conditioning              |   |                   |                |                    |                |             |                |               |
| Energy Source                 |   |                   |                |                    |                |             |                |               |
| Electricity                   | 10%   |                   |                | 2037               | **             | 1           |                | B             |
| Steam/HW System               | 90%   |                   |                | 2041               | **             | 1           |                | B             |
| Conversion Equipment          |   |                   |                |                    |                |             |                |               |
| Absorption Chiller/Steam/HW   | 90%   | Now               | \$89,600       | 2024               | **             | 1           | \$232,300      | B             |
|                               | Not in Service, Extent : Severe, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                               | Location : 10th Floor                                   |                   |                |                    |                |             |                |               |
| Window/Wall Unit              | 10%   |                   |                | 2019               | \$62,100       | 1           |                | B             |
| Distribution                  |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump         | 100%  |                   |                | 2031               | **             | 4           | \$19,600       | B             |
| Terminal Devices              |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht           | 100%  |                   |                | 2026               | **             | 1           | \$163,900      | B             |
| Heat Rejection                |   |                   |                |                    |                |             |                |               |
| Water Cool Tower              | 100%  |                   |                | 2022               | \$866,500      | 2           | \$266,400      | B             |
| Ventilation                   |   |                   |                |                    |                |             |                |               |
| Distribution                  |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers            | 100%  |                   |                | LIFE               | **             | 2-5         | \$147,600      | B             |
| Exhaust Fans                  |   |                   |                |                    |                |             |                |               |
| Interior                      | 100%  |                   |                | 2021               | \$333,700      | 2           | \$8,200        | B             |
| Plumbing                      |   |                   |                |                    |                |             |                |               |
| H/C Water Piping              |   |                   |                |                    |                |             |                |               |
| Brass/Copper                  | 100%  |                   |                | 2031               | **             | 1           |                | B             |
| HW Heat Exchanger             |   |                   |                |                    |                |             |                |               |
| Low Temp                      | 100%  |                   |                | 2041               | **             | 4           | \$26,200       | B             |
| Sanitary Piping               |   |                   |                |                    |                |             |                |               |
| Cast Iron                     | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping            |   |                   |                |                    |                |             |                |               |
| Cast Iron                     | 100%  |                   |                | LIFE               | **             | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**NORMAN THOMAS HIGH SCHOOL - M**  
**Asset # : 539**

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2021    | \$29,300       | 1           | \$16,300       | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
|                    |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-10,B-10                                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units ,1pass,1freight                    |                   |                    |         |                |             |                |               |
|                    | Escalators         |  |                   |                    |         |                |             |                |               |
|                    | Under 20' Rise     | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : 2 For Each Floor                              |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 20 Units                                   |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : OFFSITE EDUCATIONAL SERVICES -BX  
**Address** : 2007 MAPES AVE. @E. 178 ST.  
**Borough** : BRONX **Agency's Number** : X989  
**Program / Asset #** : BOE1053.000 / 14268 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 3106 **Lot** : 28 **BIN** : 2012934

| CAPITAL               | FY 2014 - 2017 | FY 2018 - 2023     |
|-----------------------|----------------|--------------------|
| Exterior Architecture |                | \$500,800          |
| Interior Architecture |                | \$189,500          |
| Electrical            |                | \$53,500           |
| Mechanical            |                | \$292,600          |
| <b>Total</b>          |                | <b>\$1,036,300</b> |
| Priority A            |                | \$500,800          |
| Priority B            |                | \$401,300          |
| Priority C            |                | \$134,300          |
| <b>Total</b>          |                | <b>\$1,036,300</b> |

| EXPENSE               | FY 2014        | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                | \$23,300        | \$5,600         |                |
| Interior Architecture |                |                 | \$27,600        |                |
| Electrical            |                |                 | \$300           | \$1,000        |
| Mechanical            | \$4,900        | \$4,200         | \$10,300        | \$4,100        |
| Elevators/Escalators  | \$3,900        | \$3,900         | \$3,900         | \$3,900        |
| <b>Total</b>          | <b>\$8,800</b> | <b>\$31,500</b> | <b>\$47,700</b> | <b>\$9,000</b> |
| Priority A            |                | \$23,300        | \$5,600         |                |
| Priority B            | \$8,800        | \$8,200         | \$14,500        | \$9,000        |
| Priority C            |                |                 | \$27,600        |                |
| <b>Total</b>          | <b>\$8,800</b> | <b>\$31,500</b> | <b>\$47,700</b> | <b>\$9,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**OFFSITE EDUCATIONAL SERVICES -BX**  
**Asset # : 14268**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$112,000      | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 2%    |                   |                |                    |                |             |                |               |
|                        | Location : Courtyard Side                                 |                   |                |                    |                |             |                |               |
|                        | Staining/Discoloring, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Window Wall            | 10%   |                   |                | 2040               | * *            | 5           | \$46,700       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 80%   |                   |                | 2036               | * *            | 5           | \$11,100       | A             |
| Glass Block            | 20%   |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%   |                   |                | LIFE               | * *            | 5           | \$5,300        | A             |
| No Component           | 60%   |                   |                |                    |                |             |                | D             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 70%   |                   |                | 2033               | * *            | 10          | \$144,500      | A             |
| Modified Bitumen       | 30%   |                   |                | 2020               | \$244,300      | 10          | \$33,800       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Carpet                 | 10%   |                   |                | 2019               | \$130,500      | 3           | \$33,100       | C             |
| Cast in Place Concrete | 20%   |                   |                | LIFE               | * *            | 5           | \$96,600       | C             |
| Terrazzo               | 10%   |                   |                | LIFE               | * *            | 5           | \$17,300       | C             |
| Vinyl Tile             | 60%   |                   |                | 2025               | * *            | 3           | \$49,700       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Gypsum Board           | 40%   |                   |                | LIFE               | * *            | 5           | \$37,600       | C             |
| Masonry: Brick         | 60%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 20%   |                   |                | 2033               | * *            | 5           | \$44,200       | B             |
| Exposed Struc: Steel   | 60%   |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board           | 20%   |                   |                | LIFE               | * *            | 5           | \$55,200       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Rated At 600 Amps                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2042               | * *            | 5           | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**OFFSITE EDUCATIONAL SERVICES -BX**  
**Asset # : 14268**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$400                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$900                 | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Water Main                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Connected With Main Water Pipe               |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 99%               |                          |                       | 2028                      | * *                   | 10                 | \$53,500              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2025                      | * *                   | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$2,000               | B                    |

| <b>Mechanical</b>                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 40%               |                          |                       | 2020                      | \$32,800              | 1                  | \$11,700              | B                    |
| Other Observation, Extent : Light, Area Affected : 40% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 Exterior Package Units                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler                                       | 60%               |                          |                       | 2025                      | * *                   | 1                  | \$17,500              | B                    |
| Other Observation, Extent : Light, Area Affected : 60% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : 2nd Floor Boiler Room                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 Units                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump                                    | 60%               |                          |                       | 2036                      | * *                   | 4                  | \$1,700               | B                    |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator                                     | 60%               |                          |                       | 2033                      | * *                   | 1                  | \$11,400              | B                    |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Air Conditioning                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**OFFSITE EDUCATIONAL SERVICES -BX**  
**Asset # : 14268**

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling                                  | 20%               |                          |                       | 2020                      | \$62,000              | 2                  | \$700                 | B                    |
| Ext Pkg Unit - Heating/Cooling                          | 40%               |                          |                       | 2020                      | \$177,200             | 2                  | \$1,500               | B                    |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers                                      | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$32,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2020                      | \$53,400              | 2                  | \$1,800               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2019                      | \$10,400              | 4                  | \$500                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : C, I, M.                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 1 Unit                                    |                   |                          |                       |                           |                       |                    |                       |                      |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - BK  
**Address** : 309 47 STREET @THIRD AVE.  
**Borough** : BROOKLYN **Agency's Number** : K001  
**Program / Asset #** : BOE0342.000 / 2682 **Yr Built/Renovated** : 1965 / 2011  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 755 **Lot** : 22 **BIN** : 3011821

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$756,300             | \$175,200             |
| Interior Architecture | \$334,400             | \$794,100             |
| Electrical            | \$154,300             | \$1,183,800           |
| Mechanical            | \$55,100              | \$266,600             |
| <b>Total</b>          | <b>\$1,300,200</b>    | <b>\$2,419,700</b>    |
| Priority A            | \$756,300             | \$175,200             |
| Priority B            | \$209,400             | \$1,648,200           |
| Priority C            | \$334,400             | \$596,300             |
| <b>Total</b>          | <b>\$1,300,200</b>    | <b>\$2,419,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,600         |                 |                 |                 |
| Interior Architecture | \$90,200         |                 | \$7,500         | \$9,200         |
| Electrical            | \$16,500         | \$1,200         | \$1,600         | \$2,400         |
| Mechanical            | \$50,900         | \$12,100        | \$17,600        | \$11,400        |
| <b>Total</b>          | <b>\$189,100</b> | <b>\$13,300</b> | <b>\$26,700</b> | <b>\$23,100</b> |
| Priority A            | \$31,600         |                 |                 |                 |
| Priority B            | \$115,700        | \$13,300        | \$19,200        | \$13,800        |
| Priority C            | \$41,800         |                 | \$7,500         | \$9,200         |
| <b>Total</b>          | <b>\$189,100</b> | <b>\$13,300</b> | <b>\$26,700</b> | <b>\$23,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK

## Asset # : 2682

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  | Now               | \$38,100       | LIFE               | * *            | 5           | \$56,700       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 10%  | Now               | \$4,500        | LIFE               | * *            | 5           | \$20,500       | A             |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : At Underside Of Overhang Near Water Main Room       |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | 0-2               | \$680,800      | 2048               | * *            | 5           | \$7,100        | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 55%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Thermally Inefficient                            |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 45%  |                   |                | LIFE               | * *            | 5-10        | \$31,700       | A             |
| Metal Rail            | 10%  |                   |                | 2028               | * *            | 5-10        | \$18,600       | A             |
| Metal: Cage/Fence     | 45%  |                   |                | 2028               | * *            | 5-10        | \$35,900       | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 20%  |                   |                | 2023               | \$81,100       | 10          | \$15,000       | A             |
| Paver: Asphalt        | 20%  |                   |                | 2038               | * *            | 10          | \$22,500       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roll Roofing          | 60%  |                   |                | 2025               | * *            | 5           | \$75,000       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior              |  |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK

## Asset # : 2682

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | 0-2               | \$4,300        | LIFE               | **             | 5           | \$12,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | 0-2               | \$3,800        | 2026               | **             | 5           | \$1,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber   | 2%         | 2-4               | \$35,400       | 2033               | **             | 5           | \$1,700        | C             |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,900        | C             |
| Vinyl Tile   | 10%        | Now               | \$108,400      | 2033               | **             | 3           | \$4,300        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 35%       |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor, 2nd Floor And 3rd Floor Corridors        |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 35%     |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor, 2nd Floor And 3rd Floor Corridors        |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%            |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor, 2nd Floor And 3rd Floor Corridors        |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 55%        |                   |                | 2023               | \$596,300      | 3           | \$31,300       | C             |
| Vinyl Tile   | 15%        |                   |                | 2028               | **             | 3           | \$6,400        | C             |
| Wood   | 5%         |                   |                | 2051               | **             | 5           | \$10,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$8,900        | 2026               | **             | 5           | \$1,500        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        | 4+                | \$76,200       | LIFE               | **             | 5           | \$4,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Plaster  | 62%        | Now               | \$114,500      | LIFE               | **             | 5           | \$18,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$12,600       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK

## Asset # : 2682

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 25% 0-2 \$17,100 2028 \* \* 5 \$14,200 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

Fiber Board 15% Now \$7,800 2023 \$155,200 B

*Water Penetration, Extent : Moderate, Area Affected : 30%  
Location : Throughout*

Plaster 60% Now \$23,400 LIFE \* \* 5 \$42,600 B

*Water Penetration, Extent : Moderate, Area Affected : 5%  
Location : Room 327*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 50% 2023 \$14,400 5 \$200 B

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : One 1000 Amps Main Disconnect Switch*

Fused Disc Sw 50% 2033 \* \* 5 \$200 B

## Switchgear / Switchboard

Fused Disc Sw 100% 2023 \$104,300 5 \$300 B

## Raceway

Conduit 90% 2023 \$107,100 1 B

Conduit 10% 2033 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2022 \$13,600 5 \$200 B

Fused Disc Sw 5% 2031 \* \* 5 \$100 B

Molded Case Bkrs 10% 2031 \* \* 5 \$200 B

Molded Case Bkrs 70% 2022 \$94,800 5 \$1,400 B

Molded Case Bkrs 5% 2031 \* \* 5 \$100 B

## Wiring

Braided Cloth 70% 0-2 \$91,600 2048 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout*

Thermoplastic 10% 2033 \* \* 1 B

Thermoplastic 20% 2033 \* \* 1 B

## Motor Controllers

Locally Mounted 80% 2021 \$17,000 5 \$400 B

Locally Mounted 20% 0-2 \$4,200 2043 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%  
Location : Mech Room*

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$2,200 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 1 - BK

Asset # : 2682

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2018               | \$616,700      | 10          | \$62,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2028               | * *            | 10          | \$3,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Cafeteria                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2018               | \$9,500        | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$13,700       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2018               | \$15,800       | 10          | \$9,200        | B             |
| Exit, Service         | 50%  |                   |                | 2018               | \$6,300        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$30,700       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2023               | \$260,900      | 1-3         | \$14,100       | B             |

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                    | 2033 | * *            | 5     | \$23,500       | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  |           |                    | 2028 | * *            | 1     | \$75,400       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Sub Basement                                 |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  | Now       | \$12,100           | 2033 | * *            | 4     | \$3,800        | B        |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 10%        |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout Piping System                     |           |                    |      |                |       |                |          |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 15%   |           |                    | 2023 | \$70,100       | 1     | \$7,100        | B        |
|                  | Convactor/Radiator   | 80%   |           |                    | 2028 | * *            | 1     | \$19,700       | B        |
|                  | Fan Coil Unit/Heat   | 5%  |           |                    | 2023 | \$64,900       | 1     | \$1,200        | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2039 | * *            | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK

## Asset # : 2682

| Mechanical             |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Air Conditioning       |   |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |   |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling | 15%   |                   |                | 2023    | \$60,000           | 2           | \$700          | B             |  |
|                        | R-22 Refrigerant, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Roof Air Condenser Unit                        |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit       | 20%   |                   |                | 2018    | \$35,600           | 1           |                | B             |  |
| No Component           | 65%   |                   |                |         |                    |             |                | D             |  |
| Terminal Devices       |   |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht    | 15%   |                   |                | 2023    | \$36,000           | 1           | \$7,100        | B             |  |
| No Component           | 85%   |                   |                |         |                    |             |                | D             |  |
| Ventilation            |   |                   |                |         |                    |             |                |               |  |
| Distribution           |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE    | * *                | 2-5         | \$67,100       | B             |  |
| Exhaust Fans           |   |                   |                |         |                    |             |                |               |  |
| Interior               | 20%   |                   |                | 2023    | \$19,200           | 2           | \$500          | B             |  |
| Roof                   | 80%   | 2-4               | \$55,100       | 2033    | * *                | 2           | \$1,500        | B             |  |
|                        | Obsolete Equipment, Extent : Severe, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Roof Exhaust Fans                              |                   |                |         |                    |             |                |               |  |
| Plumbing               |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping       |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel        | 100%  |                   |                | 2028    | * *                | 1           |                | B             |  |
| Water Heater           |   |                   |                |         |                    |             |                |               |  |
| Gas Fired              | 100%  |                   |                | 2018    | \$20,200           | 2           | \$1,100        | B             |  |
| HW Heat Exchanger      |   |                   |                |         |                    |             |                |               |  |
| Low Temp               | 100%  | Now               | \$2,700        | 2033    | * *                | 4           | \$7,500        | B             |  |
|                        | Not in Service, Extent : Severe, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Hot Water Pumps Not Working, Boiler Room       |                   |                |         |                    |             |                |               |  |
| Sanitary Piping        |   |                   |                |         |                    |             |                |               |  |
| Cast Iron              | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping     |   |                   |                |         |                    |             |                |               |  |
| Cast Iron              | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)           |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping           | 100%  |                   |                | 2023    | \$10,300           | 4           | \$2,000        | B             |  |
| Fixtures               |   |                   |                |         |                    |             |                |               |  |
| Generic                | 100%  |                   |                |         |                    |             |                | B             |  |
| Fire Suppression       |   |                   |                |         |                    |             |                |               |  |
| Sprinkler              |   |                   |                |         |                    |             |                |               |  |
| No Component           | 95%   |                   |                |         |                    |             |                | D             |  |
| Generic                | 5%  |                   |                | 2033    | * *                | 1-2         | \$1,100        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - BK MINISCHOOL  
**Address** : 309 47 STREET @THIRD AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K881  
**Program / Asset #** : BOE0342.010 / 331 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 755 **Lot** : 22 **BIN** : 3011821

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$141,100             |                       |
| Electrical            |                       | \$146,300             |
| Mechanical            | \$122,200             | \$51,200              |
| <b>Total</b>          | <b>\$263,300</b>      | <b>\$197,500</b>      |
| Priority A            | \$141,100             |                       |
| Priority B            | \$122,200             | \$197,500             |
| <b>Total</b>          | <b>\$263,300</b>      | <b>\$197,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$5,100         |                |                |                |
| Interior Architecture | \$12,700        |                | \$1,700        |                |
| Electrical            | \$400           | \$300          | \$400          | \$400          |
| Mechanical            | \$15,500        | \$900          | \$1,800        | \$1,000        |
| <b>Total</b>          | <b>\$33,700</b> | <b>\$1,300</b> | <b>\$3,900</b> | <b>\$1,400</b> |
| Priority A            | \$5,100         |                |                |                |
| Priority B            | \$23,900        | \$1,300        | \$2,200        | \$1,400        |
| Priority C            | \$4,700         |                | \$1,700        |                |
| <b>Total</b>          | <b>\$33,700</b> | <b>\$1,300</b> | <b>\$3,900</b> | <b>\$1,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040****P. S. 1 - BK MINISCHOOL****Asset # : 331**

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Exterior**Exterior Walls  
Metal Panel

100% Now \$5,100 2033 \* \* 5 \$24,000 A  
*Deformed/Dented, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Windows

## Aluminum

100% 0-2 \$94,400 2048 \* \* 5 \$1,000 A  
*Broken/Missing Elements, Extent : Severe, Area Affected : 30%*  
*Location : Throughout*  
*Thermally Inefficient, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2036 \* \* 10 \$46,700 A

**Interior**

## Floors

## Ceramic Tile

3% 2026 \* \* 5 \$400 C

## Vinyl Tile

97% 2028 \* \* 3 \$4,500 C

## Interior Walls

## Concrete Masonry Unit

50% LIFE \* \* 5 \$4,400 C

## Metal Panel

50% LIFE \* \* 10 \$2,500 C

## Ceilings

## AcousTileSusp.Lay-In

100% 0-2 \$8,100 2036 \* \* 5 \$6,000 B  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts**

## Service Equipment

## Fused Disc Sw

100% 2033 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 400 Amps*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2033 \* \* 5 \$200 B

## Raceway

## Conduit

100% 2033 \* \* 1 B

## Panelboards

## Molded Case Bkrs

5% 2031 \* \* 5 B

## Molded Case Bkrs

95% 2031 \* \* 5 \$200 B

## Wiring

## Thermoplastic

100% 2033 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2028 \* \* 5 \$100 B

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK MINISCHOOL

## Asset # : 331

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

100% 2023 \$78,700 10 \$7,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2023 \$1,700 10 \$1,000 B  
 50% 2023 \$700 1 B

Exterior Lighting

HID

100% 2023 \$100 10 B

## Alarm

Fire/Smoke Detection

No Component

30% D

Generic

70% 2023 \$67,600 1-3 \$3,600 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Natural Gas

100% 2033 \* \* 1 B

Conversion Equipment

Furnace

100% 2-4 \$11,600 2033 \* \* 1 \$3,700 B  
*Corroded, Extent : Moderate, Area Affected : 100%*  
*Location : Ceiling Mechanical Room*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Ceiling Mechanical Room*  
*Explanation : One Unit Attached To A C Duct*

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$7,400 B

Terminal Devices

Air Handler

100% 2023 \$51,200 1 \$5,200 B

## Air Conditioning

Energy Source

Electricity

100% 2031 \* \* 1 B

Conversion Equipment

Int Pkg Unit - Cooling

100% 2017 \$122,200 2 \$500 B  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room, Internal Unit*

## Ventilation

Distribution

Ductwork/Diffusers

20% LIFE \* \* 2-5 \$1,500 B

No Component

80% D

Exhaust Fans

Roof

20% 2023 \$1,500 2 \$100 B

No Component

80% D

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BK MINISCHOOL

## Asset # : 331

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 40%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 60%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$1,500        | 4           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gal. Unit                          |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - M  
**Address** : 8 HENRY STREET @CATHERINE ST.  
**Borough** : MANHATTAN **Agency's Number** : M001  
**Program / Asset #** : BOE0001.000 / 456 **Yr Built/Renovated** : 1898 / 2008  
**Area Sq Ft** : 73,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 279 **Lot** : 40 **BIN** : 1003375

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$94,300              | \$210,800             |
| Interior Architecture | \$701,100             | \$57,500              |
| Electrical            | \$168,400             | \$672,300             |
| Mechanical            |                       | \$77,400              |
| <b>Total</b>          | <b>\$963,800</b>      | <b>\$1,018,000</b>    |
| Priority A            | \$94,300              | \$210,800             |
| Priority B            | \$168,400             | \$807,200             |
| Priority C            | \$701,100             |                       |
| <b>Total</b>          | <b>\$963,800</b>      | <b>\$1,018,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$23,000        | \$15,300        |                 |
| Interior Architecture | \$2,300         | \$8,600         |                 | \$9,200         |
| Electrical            | \$26,400        | \$7,000         | \$200           |                 |
| Mechanical            | \$61,100        | \$22,500        | \$13,400        | \$8,800         |
| <b>Total</b>          | <b>\$89,800</b> | <b>\$61,100</b> | <b>\$28,900</b> | <b>\$17,900</b> |
| Priority A            |                 | \$23,000        | \$15,300        |                 |
| Priority B            | \$87,500        | \$29,500        | \$13,600        | \$8,800         |
| Priority C            | \$2,300         | \$8,600         |                 | \$9,200         |
| <b>Total</b>          | <b>\$89,800</b> | <b>\$61,100</b> | <b>\$28,900</b> | <b>\$17,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 1 - M

Asset # : 456

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta   | 7%         |                   |                | LIFE    | **                 | 5           | \$62,400       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5           | \$91,300       | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |
| Metal Panel  | 10%        |                   |                | 2040    | **                 | 5-10        | \$78,500       | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Aluminum   | 95%        |                   |                | 2036    | **                 | 5           | \$30,600       | A             |
| Steel  | 5%         | Now               | \$94,300       | 2045    | **                 | 5           | \$10,100       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |
| Location : Clearstory  |            |                   |                |         |                    |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |
| Location : Clearstory  |            |                   |                |         |                    |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |
| Location : Clearstory  |            |                   |                |         |                    |             |                |               |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$7,900        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 65%        |                   |                | 2030    | **                 | 10          | \$20,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Metal Panel  | 30%        |                   |                | 2033    | **                 | 10          | \$17,600       | A             |
| Modified Bitumen   | 5%         |                   |                | 2025    | **                 | 10          | \$1,600        | A             |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$4,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,600        | C             |
| Vinyl Tile   | 80%        | Now               | \$701,100      | 2030    | **                 | 3           | \$27,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%     |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%            |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Explanation : 9x9 Units  |            |                   |                |         |                    |             |                |               |
| Wood   | 10%        |                   |                | 2035    | **                 | 5           | \$17,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - M

## Asset # : 456

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Masonry: Brick

5%

LIFE

\* \*

C

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Basement**Explanation : Repairs In Progress*

Marble Panels

5%

LIFE

\* \*

C

Plaster

75%

LIFE

\* \*

5

\$25,800

C

SGFT/Glazed Masonry

10%

LIFE

\* \*

C

Wood

5%

LIFE

\* \*

5

\$22,900

C

## Ceilings

Plaster

100%

LIFE

\* \*

5

\$57,500

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2-4

\$14,400

2050

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Under Construction

50%

D

## Switchgear / Switchboard

Fused Knife Sw

50%

2-4

\$44,700

2050

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Under Construction

50%

D

## Raceway

Conduit

80%

2020

\$68,200

1

B

Under Construction

20%

D

## Panelboards

Fused Disc Sw

5%

2036

\* \*

5

\$100

B

Fused Knife Sw

5%

2-4

\$5,100

2045

\* \*

5

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

60%

2-4

\$61,000

2045

\* \*

5

\$400

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

Molded Case Bkrs

15%

2019

\$15,200

5

\$200

B

Molded Case Bkrs

15%

2036

\* \*

5

\$200

B

## Wiring

Braided Cloth

70%

2-4

\$62,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

15%

2040

\* \*

1

B

Under Construction

15%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 1 - M

Asset # : 456

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2033               | * *            | 5           |                | B             |
| Locally Mounted  | 60%        |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Locally Mounted  | 30%        | 2-4               | \$6,400        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        | 2-4               | \$500          | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2020               | \$548,400      | 10          | \$55,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2015               | \$2,600        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2025               | * *            | 10          | \$4,500        | B             |
| Exit, Service  | 70%        |                   |                | 2025               | * *            | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$34,100       | 2033               | * *            | 1           | \$54,800       | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : One Boiler Leaking Badly                        |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$24,500       | 2030               | * *            | 4           | \$3,000        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Traps And Vacuum Condensate Pumps               |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 1 - M

Asset # : 456

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 90%  |                   |                | 2033               | **             | 1           | \$17,900       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : House Blower Not In Service                |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2025               | **             | 1           | \$2,000        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2015               | \$14,400       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | **             | 2-5         | \$34,300       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2020               | \$77,400       | 2           | \$1,900        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 2%   |                   |                | 2046               | **             | 1           |                | B             |
| Galv Iron/Steel       | 98%  |                   |                | 2033               | **             | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$16,300       | 2           | \$900          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                       | Repairs In Progress, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2025               | **             | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - SI  
**Address** : 58 SUMMIT STREET  
**Borough** : STATEN ISLAND **Agency's Number** : R001  
**Program / Asset #** : BOE0898.000 / 1464 **Yr Built/Renovated** : 1907 / 2006  
**Area Sq Ft** : 43,230 **Project Type** : EDUCATION  
**Date of Survey** : 21-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7898 **Lot** : 1 **BIN** : 5107854

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$88,300              | \$60,500              |
| Interior Architecture | \$149,500             | \$740,700             |
| Electrical            | \$82,000              | \$428,100             |
| Mechanical            |                       | \$62,100              |
| <b>Total</b>          | <b>\$319,800</b>      | <b>\$1,291,400</b>    |
| Priority A            | \$88,300              | \$60,500              |
| Priority B            | \$156,900             | \$490,200             |
| Priority C            | \$74,600              | \$740,700             |
| <b>Total</b>          | <b>\$319,800</b>      | <b>\$1,291,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|----------------|-----------------|
| Exterior Architecture |                 | \$32,500         |                |                 |
| Interior Architecture | \$12,100        | \$7,700          |                | \$5,800         |
| Electrical            | \$9,900         | \$56,800         |                |                 |
| Mechanical            | \$12,000        | \$24,600         | \$8,800        | \$5,000         |
| <b>Total</b>          | <b>\$34,100</b> | <b>\$121,500</b> | <b>\$8,800</b> | <b>\$10,800</b> |
| Priority A            |                 | \$32,500         |                |                 |
| Priority B            | \$28,300        | \$81,300         | \$8,800        | \$5,000         |
| Priority C            | \$5,800         | \$7,700          |                | \$5,800         |
| <b>Total</b>          | <b>\$34,100</b> | <b>\$121,500</b> | <b>\$8,800</b> | <b>\$10,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$60,500       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$88,300       | 2036               | **             | 5           | \$9,200        | A             |
|                        | Crrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%   |                   |                | 2025               | **             | 5-10        | \$16,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2025               | **             | 10          | \$22,700       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 85%   |                   |                | 2020               | \$441,100      | 3           | \$23,100       | C             |
| Wood                   | 15%   |                   |                | 2035               | **             | 5           | \$15,300       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 15%   |                   |                | 2023               | \$299,600      | 5           | \$10,200       | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%   | Now               | \$74,600       | LIFE               | **             | 5           | \$12,200       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 15%   | Now               | \$6,300        | 2025               | **             | 5           | \$5,100        | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 5%  |                   |                | LIFE               | **             | 5           | \$400          | B             |
| Plaster                | 80%   | Now               | \$74,900       | LIFE               | **             | 5           | \$27,200       | B             |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$74,500       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$47,700       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$7,900        | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$71,100       | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$9,500        | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2020               | \$37,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$500          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 60%        |                   |                | 2020               | \$196,800      | 10          | \$20,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 25%        |                   |                | 2015               | \$82,000       | 10          | \$8,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$7,600        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$32,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2015               | \$2,400        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2015               | \$1,500        | 10          | \$900          | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$3,000        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil              | 100%       |                   |                | 2040               | * *            | 5           | \$11,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 1 - SI

Asset # : 1464

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |                   |                | 2033               | * *            | 1           | \$36,100       | B             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2040               | * *            | 4           | \$1,800        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 10%        |                   |                | 2020               | \$22,400       | 1           | \$2,300        | B             |
| Convactor/Radiator    | 80%        |                   |                | 2025               | * *            | 1           | \$9,400        | B             |
| Fan Coil Unit/Heat    | 10%        |                   |                | 2020               | \$62,100       | 1           | \$1,200        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 5%         |                   |                | 2015               | \$4,300        | 1           |                | B             |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$20,300       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Roof                  | 100%       |                   |                | 2020               | \$33,000       | 2           | \$1,100        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$9,700        | 2           | \$500          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - SI ANNEX  
**Address** : 58 SUMMIT STREET @YETMAN AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R802  
**Program / Asset #** : BOE0898.010 / 2946 **Yr Built/Renovated** : 1878 / 2002  
**Area Sq Ft** : 23,300 **Project Type** : EDUCATION  
**Date of Survey** : 21-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7898 **Lot** : 1 **BIN** : 5107854

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$442,500             |                       |
| Interior Architecture | \$720,000             | \$143,000             |
| Electrical            | \$114,900             | \$76,700              |
| Mechanical            |                       | \$434,100             |
| <b>Total</b>          | <b>\$1,277,400</b>    | <b>\$653,800</b>      |
| Priority A            | \$442,500             |                       |
| Priority B            | \$254,800             | \$510,800             |
| Priority C            | \$580,200             | \$143,000             |
| <b>Total</b>          | <b>\$1,277,400</b>    | <b>\$653,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 |                 | \$3,400        |                |
| Interior Architecture | \$1,700         |                 |                | \$900          |
| Electrical            | \$20,800        | \$30,800        | \$300          |                |
| Mechanical            | \$3,100         | \$600           | \$1,100        | \$600          |
| <b>Total</b>          | <b>\$25,500</b> | <b>\$31,500</b> | <b>\$4,800</b> | <b>\$1,600</b> |
| Priority A            |                 |                 | \$3,400        |                |
| Priority B            | \$23,900        | \$31,500        | \$1,400        | \$600          |
| Priority C            | \$1,700         |                 |                | \$900          |
| <b>Total</b>          | <b>\$25,500</b> | <b>\$31,500</b> | <b>\$4,800</b> | <b>\$1,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - SI ANNEX

Asset # : 2946

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        | Now               | \$167,400      | LIFE               | * *            | 5           | \$20,200       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$78,200       | LIFE               | * *            | 5           | \$23,300       | A             |
| Other Observation, Extent : Moderate, Area Affected : 60%     |            |                   |                |                    |                |             |                |               |
| Location : Along Brighton Street Facade                       |            |                   |                |                    |                |             |                |               |
| Explanation : Foundation Damaged                              |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$39,700       | 2036               | * *            | 5           | \$4,100        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Wood Cornice  | 100%       | Now               | \$75,600       | 2040               | * *            | 5           | \$31,000       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 100%       |                   |                | 2016               | \$81,700       | 10          | \$3,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | * *            | 5           | \$1,500        | C             |
| Vinyl Tile  | 25%        |                   |                | 2020               | \$69,900       | 3           | \$3,700        | C             |
| Wood  | 70%        | Now               | \$261,400      | 2048               | * *            | 5           | \$19,300       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout Gymnasium 1st And 2nd Floors            |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Floor Structure Damaged                         |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        | Now               | \$100,600      | LIFE               | * *            | 5           | \$5,500        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Floors 1 And 2 Along Brighton Street Side          |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Floors 1 And 2                                     |            |                   |                |                    |                |             |                |               |
| Wood  | 50%        | Now               | \$218,200      | LIFE               | * *            | 5           | \$73,100       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Severe, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - SI ANNEX

Asset # : 2946

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Embossed Metal

100% Now \$139,900 LIFE \* \* 5 \$13,200 B

*Corrosion/Rusting, Extent : Moderate, Area Affected : 40%**Location : Throughout**Deformed/Dented, Extent : Moderate, Area Affected : 20%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2040 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100% 2040 \* \* 5 \$100 B

## Raceway

Conduit

90% 2020 \$32,500 1 B

Conduit

10% 2040 \* \* 1 B

## Panelboards

Molded Case Bkrs

40% 2036 \* \* 5 \$200 B

Molded Case Bkrs

60% 2036 \* \* 5 \$300 B

## Wiring

Braided Cloth

60% 0-2 \$20,800 2045 \* \* 1 B

*Insulation Aged, Extent : Severe, Area Affected : 100%**Location : Electrical Room*

Thermoplastic

40% 2040 \* \* 1 B

## Ground

## Grounding Devices

Generic

100% LIFE \* \* 5 \$300 B

## Lighting

## Interior Lighting

Fluorescent

65% 2015 \$114,900 10 \$11,700 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T12 Lamps*

Fluorescent

25% 2020 \$44,200 10 \$4,500 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T8 Lamps*

HID

2% 2015 \$1,600 10 B

Incandescent

8% 2015 \$14,100 2 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - SI ANNEX

Asset # : 2946

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

50%

2015

\$1,600

1

B

Exit, Service

50%

2015

\$1,600

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Distribution

Steam Piping/Pump

100%

2020

\$156,100

4

\$1,000

B

## Terminal Devices

Convactor/Radiator

100%

2018

\$211,200

1

\$6,400

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2018

\$66,800

1

B

## Sanitary Piping

Cast Iron

100%

Now

\$2,400

LIFE

\* \*

1

B

*Blockage /Clogged, Extent : Moderate, Area Affected : 10%**Location : Basement*

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Fixtures

Generic

100%

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 2 - M  
**Address** : 122 HENRY STREET @ PIKE ST.  
**Borough** : MANHATTAN **Agency's Number** : M002  
**Program / Asset #** : BOE0002.000 / 457 **Yr Built/Renovated** : 1958 / 2008  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 273 **Lot** : 1 **BIN** : 1003248

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$114,600        | \$120,900          |
| Interior Architecture |  | \$112,500        | \$1,064,500        |
| Electrical            |  | \$98,100         | \$258,700          |
| Mechanical            |  |                  | \$348,800          |
| <b>Total</b>          |  | <b>\$325,200</b> | <b>\$1,792,900</b> |
| Priority A            |  | \$114,600        | \$120,900          |
| Priority B            |  | \$172,600        | \$778,600          |
| Priority C            |  | \$38,000         | \$893,400          |
| <b>Total</b>          |  | <b>\$325,200</b> | <b>\$1,792,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$82,700         |                 | \$11,000        |                 |
| Interior Architecture | \$66,700         |                 | \$14,200        | \$15,200        |
| Electrical            | \$3,500          | \$2,600         | \$2,500         | \$2,800         |
| Mechanical            | \$30,600         | \$4,400         | \$11,400        | \$9,400         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$187,500</b> | <b>\$10,900</b> | <b>\$43,000</b> | <b>\$31,300</b> |
| Priority A            | \$82,700         |                 | \$11,000        |                 |
| Priority B            | \$55,100         | \$10,900        | \$32,000        | \$16,200        |
| Priority C            | \$49,700         |                 |                 | \$15,200        |
| <b>Total</b>          | <b>\$187,500</b> | <b>\$10,900</b> | <b>\$43,000</b> | <b>\$31,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 2 - M

## Asset # : 457

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel                                       | 10%        |                   |                | LIFE               | **             | 5           | \$65,200       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$83,400       | A             |
| Painted Surfaces, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Wall                                  |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall                                      | 25%        |                   |                | LIFE               | **             | 5           | \$65,200       | A             |
| Stucco Cement  | 5%         |                   |                | 2036               | **             | 5           | \$8,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | **             | 5           | \$25,900       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5-10        | \$85,300       | A             |
| Metal: Cage/Fence  | 10%        |                   |                | 2036               | **             | 5-10        | \$11,400       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 98%        |                   |                | 2028               | **             | 10          | \$79,200       | A             |
| Copper/Terne   | 2%         |                   |                | 2038               | **             | 10          | \$4,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$25,000       | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$3,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,900        | C             |
| Vinyl Tile   | 42%        |                   |                | 2023               | \$457,600      | 3           | \$24,000       | C             |
| Vinyl Tile   | 40%        |                   |                | 2018               | \$435,800      | 3           | \$22,900       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$10,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$3,500        | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Glazed Ceramic Panel                                       | 2%         |                   |                | LIFE               | **             | 10          | \$2,100        | C             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5-10        | \$58,700       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$14,400       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2021               | \$171,200      | 5           | \$28,400       | B             |
| AcousTileSusp.Lay-In                                       | 3%         |                   |                | 2028               | **             | 5           | \$3,400        | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5-10        | \$85,200       | B             |
| Exposed Struc: Steel                                       | 2%         |                   |                | LIFE               | **             | 10          | \$4,500        | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5-10        | \$19,500       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2049               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Bolted Pressure Switch Rated @ 2000 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2049               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2023               | \$95,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2022               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2022               | \$94,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 25%        |                   |                | 2045               | * *            | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$98,100       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                     |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2040               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2031               | * *            | 10          | \$68,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2023               | \$3,200        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$6,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 25%        |                   |                | 2031               | * *            | 10          | \$4,600        | B             |
| Exit, Service  | 75%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$31,100       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$8,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Surveillance System And Intrusion Alarm System      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2031

\* \*

1-3

\$13,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detector*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Utility Steam

100%

2033

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Steam Supplied By Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2036

\* \*

5

\$4,500

B

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,800

B

## Terminal Devices

Air Handler

30%

2023

\$140,900

1

\$14,200

B

Convactor/Radiator

70%

2028

\* \*

1

\$17,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

60%

2018

\$107,400

1

B

No Component

40%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$67,400

B

## Exhaust Fans

Interior

30%

2023

\$28,900

2

\$700

B

Roof

70%

2023

\$48,500

2

\$1,700

B

## Plumbing

## H/C Water Piping

Brass/Copper

80%

2033

\* \*

1

B

Galv Iron/Steel

20%

2-4

\$2,600

2021

\$52,000

1

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Water Main, Basement*

## HW Heat Exchanger

Low Temp

100%

2033

\* \*

4

\$7,600

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - M

Asset # : 457

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : B-3</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2033               | * *            | 1-2         | \$600          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 2 - Q  
**Address** : 75-10 21 AVENUE  
**Borough** : QUEENS  
**Program / Asset #** : BOE0670.000 / 313  
**Area Sq Ft** : 62,000  
**Date of Survey** : 19-Feb-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 971      **Lot** : 1      **BIN** : 4021375  
**Agency's Number** : Q002  
**Yr Built/Renovated** : 1936 / 2009  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$135,300             | \$40,300              |
| Interior Architecture | \$172,500             | \$259,800             |
| Electrical            |                       | \$1,540,000           |
| Mechanical            | \$59,000              | \$64,000              |
| <b>Total</b>          | <b>\$366,800</b>      | <b>\$1,904,000</b>    |
| Priority A            | \$135,300             | \$40,300              |
| Priority B            | \$141,100             | \$1,604,000           |
| Priority C            | \$90,400              | \$259,800             |
| <b>Total</b>          | <b>\$366,800</b>      | <b>\$1,904,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,100         |                 |                 | \$8,600         |
| Interior Architecture | \$65,000         | \$6,900         | \$3,900         | \$2,900         |
| Electrical            | \$14,800         | \$6,200         | \$40,200        | \$4,700         |
| Mechanical            | \$7,400          | \$8,400         | \$11,400        | \$10,300        |
| <b>Total</b>          | <b>\$133,300</b> | <b>\$21,500</b> | <b>\$55,500</b> | <b>\$26,600</b> |
| Priority A            | \$46,100         |                 |                 | \$8,600         |
| Priority B            | \$25,400         | \$14,600        | \$55,500        | \$15,100        |
| Priority C            | \$61,700         | \$6,900         |                 | \$2,900         |
| <b>Total</b>          | <b>\$133,300</b> | <b>\$21,500</b> | <b>\$55,500</b> | <b>\$26,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$135,300      | LIFE               | * *            | 5           | \$40,300       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%                   |            |                   |                |                    |                |             |                |               |
| Location : Foundation Wall At Basement                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 5%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Open Joints At Junction Of 1935/1948 Wings Facing Schoolyard |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Masonry: Limestone   | 5%         | Now               | \$14,900       | LIFE               | * *            | 5           | \$1,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%                  |            |                   |                |                    |                |             |                |               |
| Location : Horizontal Bands At Junction Of 1935/48 Wings                   |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2034               | * *            | 5           | \$5,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2037               | * *            | 5           | \$17,100       | A             |
| Glass Block  | 3%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$9,000        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| Caulking Deteriorated, Extent : Light, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Cornice   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$28,300       | 2029               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 5%                      |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor Hallway  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2038               | * *            | 10          | \$5,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$34,100       | C             |
| Ceramic Tile   | 4%         |                   |                | 2030               | * *            | 5           | \$3,100        | C             |
| Terrazzo   | 3%         | 0-2               | \$7,000        | LIFE               | * *            | 5           | \$1,800        | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Lobby And Vestibules  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2026               | * *            | 3           | \$11,700       | C             |
| Vinyl Tile   | 35%        |                   |                | 2021               | \$259,800      | 3           | \$10,200       | C             |
| Other Observation, Extent : Light, Area Affected : 100%                    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 8%         |                   |                | 2049               | * *            | 5           | \$11,700       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|   |     |     |          |      |    |   |         |   |
|---|-----|-----|----------|------|----|---|---------|---|
| Cast in Place Concrete  | 10% | Now | \$25,600 | LIFE | ** |   |         | C |
| <i>Water Penetration, Extent : Severe, Area Affected : 2%</i>   |     |     |          |      |    |   |         |   |
| <i>Location : Electrical Room</i>                               |     |     |          |      |    |   |         |   |
| Ceramic Tile  | 5%  |     |          | 2030 | ** | 5 | \$3,900 | C |
| Concrete Masonry Unit   | 15% | Now | \$8,900  | LIFE | ** | 5 | \$4,700 | C |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |   |         |   |
| <i>Location : Paint Room</i>                                    |     |     |          |      |    |   |         |   |
| Marble Panels   | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster   | 40% | Now | \$11,500 | LIFE | ** | 5 | \$9,400 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>  |     |     |          |      |    |   |         |   |
| <i>Location : Stair C Bulkhead</i>                              |     |     |          |      |    |   |         |   |
| SGFT/Glazed Masonry   | 25% | Now | \$90,400 | LIFE | ** |   |         | C |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>  |     |     |          |      |    |   |         |   |
| <i>Location : Corridors, Stairs</i>                             |     |     |          |      |    |   |         |   |

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered  | 35% | Now | \$3,300  | 2034 | ** | 5 | \$13,500 | B |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Third Floor Corridor</i>                           |     |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Third Floor Corridor</i>                           |     |     |          |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 10% |     |          | 2026 | ** | 5 | \$7,700  | B |
| Exposed Concrete   | 55% | Now | \$82,000 | LIFE | ** | 5 | \$6,600  | B |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>   |     |     |          |      |    |   |          |   |
| <i>Location : Basement: Paint Room, Electrical Room</i>          |     |     |          |      |    |   |          |   |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>     |     |     |          |      |    |   |          |   |
| <i>Location : Throughout Basement</i>                            |     |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Room 307, Paint Room</i>                           |     |     |          |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2021 | \$71,500 | 5 | \$200 | B |
| Fused Disc Sw | 20% |  |  | 2031 | **       | 5 |       | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2031 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

| Electrical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |  |                   |                |         |                    |             |                |               |  |
| Panelboards           |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw         | 5%   |                   |                | 2029    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw         | 5%   |                   |                | 2020    | \$5,100            | 5           | \$100          | B             |  |
| Molded Case Bkrs      | 15%  |                   |                | 2029    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs      | 75%  |                   |                | 2020    | \$76,200           | 5           | \$1,000        | B             |  |
| Wiring                |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 10%  | 2-4               | \$9,000        | 2046    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 60%  |                   |                | 2021    | \$53,700           | 1           |                | B             |  |
| Thermoplastic         | 30%  |                   |                | 2031    | * *                | 1           |                | B             |  |
| Motor Controllers     |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 30%  |                   |                | 2019    | \$6,400            | 5           | \$100          | B             |  |
| Locally Mounted       | 70%  |                   |                | 2026    | * *                | 5           | \$200          | B             |  |
| Ground                |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   | 0-2               | \$900          | LIFE    | * *                | 5           | \$800          | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Corroded  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |  |
| Lighting              |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |  |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 66%  |                   |                | 2021    | \$309,600          | 10          | \$31,500       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Classrooms And Offices                          |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Using T12 Lamps                              |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 30%  |                   |                | 2021    | \$140,700          | 10          | \$14,300       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement, Corridors                             |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Using T8 Lamps                               |                   |                |         |                    |             |                |               |  |
| HID                   | 2%   |                   |                | 2016    | \$4,300            | 10          |                | B             |  |
| Incandescent          | 2%   |                   |                | 2016    | \$9,400            | 2           |                | B             |  |
| Egress Lighting       |  |                   |                |         |                    |             |                |               |  |
| Emergency, Battery    | 50%  |                   |                | 2021    | \$10,800           | 10          | \$6,300        | B             |  |
| Exit, Service         | 50%  |                   |                | 2021    | \$4,300            | 1           |                | B             |  |
| Exterior Lighting     |  |                   |                |         |                    |             |                |               |  |
| HID                   | 100%   |                   |                | 2016    | \$21,200           | 10          | \$200          | B             |  |
| Alarm                 |  |                   |                |         |                    |             |                |               |  |
| Security System       |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                | 2021    | \$175,000          | 1           | \$19,000       | B             |  |
| Fire/Smoke Detection  |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                | 2021    | \$599,100          | 1-3         | \$31,300       | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 10%        |   |                | 2047               | * *            | 1           |                | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%     |                |                    |                |             |                |               |
|                                |            | Location : Rear Of Main Building                            |                |                    |                |             |                |               |
|                                |            | Explanation : For Modular Structures                        |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel    | 90%        |   |                | 2047               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Furnace                        | 10%        |   |                | 2029               | * *            | 1           | \$2,600        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 10%      |                |                    |                |             |                |               |
|                                |            | Location : Roof Mounted Units                               |                |                    |                |             |                |               |
|                                |            | Explanation : Modular Structures Addition                   |                |                    |                |             |                |               |
| Steam Boiler                   | 90%        |   |                | 2038               | * *            | 1           | \$46,400       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%     |                |                    |                |             |                |               |
|                                |            | Location : Basement Boiler Room                             |                |                    |                |             |                |               |
|                                |            | Explanation : 2 Units                                       |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%       |   |                | 2031               | * *            | 4           | \$3,900        | B             |
|                                |            | Recent Replace Evident, Extent : Light, Area Affected : 5%  |                |                    |                |             |                |               |
|                                |            | Location : Pneumatic Control Lines And Valves               |                |                    |                |             |                |               |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler                    | 20%        |   |                | 2021               | \$64,000       | 1           | \$6,400        | B             |
|                                |            | Recent Repair Evident, Extent : Light, Area Affected : 50%  |                |                    |                |             |                |               |
|                                |            | Location : Gym Blower                                       |                |                    |                |             |                |               |
| Convactor/Radiator             | 80%        |   |                | 2026               | * *            | 1           | \$13,500       | B             |
|                                |            | Recent Repair Evident, Extent : Light, Area Affected : 5%   |                |                    |                |             |                |               |
|                                |            | Location : Traps  |                |                    |                |             |                |               |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 100%       |   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%        |   |                | 2029               | * *            | 2           | \$300          | B             |
| Window/Wall Unit               | 20%        |   |                | 2019               | \$24,400       | 1           |                | B             |
| No Component                   | 70%        |   |                |                    |                |             |                | D             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2-5         | \$29,000       | B             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Interior                       | 90%        |   |                | 2016               | \$59,000       | 2           | \$1,400        | B             |
| Roof                           | 10%        |   |                | 2021               | \$4,700        | 2           | \$200          | B             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Brass/Copper                   | 5%         |   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 95%        |   |                | 2034               | * *            | 1           |                | B             |
|                                |            | Recent Replace Evident, Extent : Light, Area Affected : 10% |                |                    |                |             |                |               |
|                                |            | Location : Sprinkler Line In Basement                       |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 2 - Q

Asset # : 313

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2020               | \$13,800       | 2           | \$800          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Boiler Room                                  |                |                    |                |             |                |               |
|                       |            | Explanation : 250 Gallons                               |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2021               | \$18,400       | 4           | \$5,200        | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2041               | * *            | 1-2         | \$700          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 5%   |                |                    |                |             |                |               |
|                       |            | Location : Basement                                     |                |                    |                |             |                |               |
|                       |            | Explanation : Mechanical Room Only                      |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 3 - BK  
**Address** : 50 JEFFERSON AVE. BTWN: FRANKLIN AVE., BEDFORD AVE  
**Borough** : BROOKLYN **Agency's Number** : K003  
**Program / Asset #** : BOE0343.000 / 2521 **Yr Built/Renovated** : 1950 / 2005  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1998 **Lot** : 1 **BIN** : 3057406

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$102,400             | \$61,000              |
| Interior Architecture | \$559,400             | \$46,200              |
| Electrical            | \$104,700             | \$1,282,300           |
| Mechanical            | \$66,100              | \$1,107,000           |
| <b>Total</b>          | <b>\$832,600</b>      | <b>\$2,496,500</b>    |
| Priority A            | \$102,400             | \$61,000              |
| Priority B            | \$265,600             | \$2,389,400           |
| Priority C            | \$464,600             | \$46,200              |
| <b>Total</b>          | <b>\$832,600</b>      | <b>\$2,496,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,200         | \$20,500        |                 | \$5,600         |
| Interior Architecture | \$68,000         | \$3,800         |                 | \$35,400        |
| Electrical            | \$8,800          | \$2,300         | \$3,300         | \$8,700         |
| Mechanical            | \$76,400         | \$10,600        | \$16,300        | \$21,500        |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$37,200</b> | <b>\$19,600</b> | <b>\$71,200</b> |
| Priority A            | \$19,200         | \$20,500        |                 | \$5,600         |
| Priority B            | \$85,200         | \$12,900        | \$19,600        | \$59,100        |
| Priority C            | \$68,000         | \$3,800         |                 | \$6,500         |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$37,200</b> | <b>\$19,600</b> | <b>\$71,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - BK

## Asset # : 2521

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        | Now               | \$102,400      | LIFE    | **                 | 5           | \$61,000       | A             |  |
| Expansion Jnt Failure, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,400        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2044    | **                 | 5           | \$23,900       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$12,200       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 80%        | Now               | \$6,500        | 2027    | **                 |             |                | A             |  |
| Alligatoring, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 2%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 2%         | Now               | \$900          | 2037    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 3%         |                   |                | 2057    | **                 | 10          | \$5,600        | A             |  |
| Metal Panel  | 15%        |                   |                | 2035    | **                 | 10          | \$20,500       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 20%        | Now               | \$32,200       | LIFE    | **                 | 5           | \$46,200       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$14,000       | 2025    | **                 | 5           | \$1,600        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | Now               | \$3,200        | LIFE    | **                 | 5           | \$4,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 42%        | Now               | \$42,200       | 2017    | \$422,400          | 3           | \$16,600       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 29%        |                   |                | 2030    | **                 | 3           | \$11,500       | C             |  |
| Wood   | 1%         |                   |                | 2037    | **                 | 5           | \$2,000        | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - BK

## Asset # : 2521

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$9,400        | 2025               | **             | 5           | \$1,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Marble Panels   | 2%         | Now               | \$9,300        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$17,500       | C             |
| SGFT/Glazed Masonry   | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 15%        | Now               | \$94,800       | 2042               | **             | 5           | \$7,900        | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 55%        |                   |                | 2027               | **             | 5           | \$57,600       | B             |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$3,300        | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$6,600        | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 1200 Amps       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Conduit   | 80%        |                   |                | 2022               | \$95,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 5%         | 2-4               | \$6,800        | 2047               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 65%        |                   |                | 2021               | \$88,100       | 5           | \$1,200        | B             |
| Molded Case Bkrs  | 30%        |                   |                | 2038               | * *            | 5           | \$500          | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - BK

## Asset # : 2521

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2022               | \$629,300      | 10          | \$64,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2017               | \$6,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$14,600       | 10          | \$8,500        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$5,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$28,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$11,900       | 1           | \$1,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2022               | \$405,800      | 1-3         | \$21,200       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2032               | * *            | 5           | \$21,800       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 7,500 Gallon Tanks                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - BK

## Asset # : 2521

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |   |                   |                |         |                    |             |                |               |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Steam Boiler          | 100%  | Now               | \$19,600       | 2027    | * *                | 1           | \$62,900       | B             |  |
|                       | Damaged, Extent : Moderate, Area Affected : 30%                             |                   |                |         |                    |             |                |               |  |
|                       | Location : 14 Plugged Tubes On Boiler #3; Boiler Nearing Plugged Tube Limit |                   |                |         |                    |             |                |               |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 3 - Steam Boilers   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 100%  | Now               | \$11,200       | 2022    | \$561,300          | 4           | \$3,500        | B             |  |
|                       | Leak Evident, Extent : Light, Area Affected : 5%                            |                   |                |         |                    |             |                |               |  |
|                       | Location : First Floor Classroom Radiator Steam Leak                        |                   |                |         |                    |             |                |               |  |
| Terminal Devices      |   |                   |                |         |                    |             |                |               |  |
| Air Handler           | 50%   |                   |                | 2022    | \$216,700          | 1           | \$21,800       | B             |  |
| Convactor/Radiator    | 50%   |                   |                | 2027    | * *                | 1           | \$11,400       | B             |  |
| Air Conditioning      |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%  |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 40%   | Now               | \$19,800       | 2017    | \$66,100           | 1           |                | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 30%                      |                   |                |         |                    |             |                |               |  |
|                       | Location : Various Classrooms - Multiple Defects                            |                   |                |         |                    |             |                |               |  |
| No Component          | 60%   |                   |                |         |                    |             |                | D             |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$39,300       | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 100%  | Now               | \$17,800       | 2022    | \$88,900           | 2           | \$1,700        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%                   |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Exhaust Unit Out Of Service                                   |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%  |                   |                | 2020    | \$240,100          | 1           |                | B             |  |
| Water Heater          |   |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 100%  |                   |                | 2021    | \$18,700           | 2           | \$1,100        | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  | Now               | \$3,500        | LIFE    | * *                | 1           |                | B             |  |
|                       | Leak Evident, Extent : Light, Area Affected : 2%                            |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement Boiler Area   |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  | Now               | \$1,000        | 2022    | \$10,300           | 4           | \$1,300        | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 50%                      |                   |                |         |                    |             |                |               |  |
|                       | Location : Defective Pump Motor   |                   |                |         |                    |             |                |               |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 3 - BK

Asset # : 2521

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 3 - M  
**Address** : 490 HUDSON STREET BTWN: GROVE ST., CHRISTOPHER S  
**Borough** : MANHATTAN **Agency's Number** : M003  
**Program / Asset #** : BOE0003.000 / 458 **Yr Built/Renovated** : 1905 / 2011  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2010 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 585 **Lot** : 41 **BIN** : 1009872

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$564,700             |
| Interior Architecture | \$5,023,900           | \$137,000             |
| Electrical            | \$112,900             | \$987,400             |
| Mechanical            |                       | \$1,063,700           |
| <b>Total</b>          | <b>\$5,136,900</b>    | <b>\$2,752,800</b>    |
| Priority A            |                       | \$564,700             |
| Priority B            | \$1,885,500           | \$2,110,700           |
| Priority C            | \$3,251,300           | \$77,400              |
| <b>Total</b>          | <b>\$5,136,900</b>    | <b>\$2,752,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$28,900        |
| Interior Architecture |                 | \$4,800         | \$3,200         | \$19,900        |
| Electrical            | \$2,600         | \$2,600         | \$3,900         | \$13,100        |
| Mechanical            | \$45,400        | \$11,700        | \$21,200        | \$23,500        |
| <b>Total</b>          | <b>\$48,000</b> | <b>\$19,100</b> | <b>\$28,200</b> | <b>\$85,300</b> |
| Priority A            |                 |                 |                 | \$28,900        |
| Priority B            | \$48,000        | \$14,300        | \$25,000        | \$36,600        |
| Priority C            |                 | \$4,800         | \$3,200         | \$19,900        |
| <b>Total</b>          | <b>\$48,000</b> | <b>\$19,100</b> | <b>\$28,200</b> | <b>\$85,300</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - M

## Asset # : 458

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2057               | **             | 10          | \$18,500       | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$118,400      | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$17,800       | A             |
| Granite Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Other Observation, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Building Base                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Painted - Paint Peeling                        |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       |                   |                | 2038               | **             | 5           | \$446,300      | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Copper/Terne   | 5%         |                   |                | 2057               | **             | 5           | \$2,800        | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Upper Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 40%        |                   |                | 2042               | **             | 5           | \$17,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 57%        |                   |                | 2030               | **             | 10          | \$25,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2050               | **             | 10          | \$3,300        | A             |
| Panel/Paver: Cer/Brk   | 30%        |                   |                | 2042               | **             | 10          | \$17,700       | A             |
| Slate  | 10%        |                   |                | LIFE               | **             |             |                | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | **             | 5           | \$41,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,400        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Vinyl Tile   | 35%        | Now               | \$458,800      | 2032               | **             | 3           | \$16,700       | C             |
| Repairs in Progress, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : All   |            |                   |                |                    |                |             |                |               |
| Explanation : Abatement And Replacement In Progress          |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2027               | **             | 3           | \$14,300       | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$11,900       | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Wood   | 7%         |                   |                | 2057               | **             | 5           | \$16,700       | C             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - M

## Asset # : 458

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 15%   | Now               | \$378,300      | 2025               | * *            | 5           | \$11,900       | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Stairs   |                   |                |                    |                |             |                |               |
|                       | Loose Units, Extent : Severe, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                       | Location : Stairs   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Stairs   |                   |                |                    |                |             |                |               |
|                       | Explanation : Under Construction - Replacement In Progress    |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 10%   | Now               | \$58,200       | LIFE               | * *            |             |                | C             |
|                       | Spalling, Extent : Severe, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : South Wall In Basement                             |                   |                |                    |                |             |                |               |
| Plaster               | 75%   | Now               | \$2,356,100    | LIFE               | * *            | 5           | \$35,600       | C             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Rooms 210, 310, 311, 410, 411, 500, Corridors      |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : Abatement And Replacement In Progress           |                   |                |                    |                |             |                |               |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| Exposed Concrete      | 20%   |                   |                | LIFE               | * *            | 5           | \$4,000        | B             |
| Gypsum Board          | 5%  |                   |                | LIFE               | * *            | 5           | \$8,000        | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium   |                   |                |                    |                |             |                |               |
| Plaster               | 75%   | Now               | \$1,772,600    | LIFE               | * *            | 5           | \$59,600       | B             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Stairs 1 And 2                                     |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout School                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : Abatement And Replacement In Progress           |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - M

## Asset # : 458

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2022               | \$17,600       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2048               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1600 Amps Main Disconnect Switch        |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   |                   |                | 2022               | \$90,200       | 5           | \$300          | B             |
| Fused Disc Sw            | 30%   |                   |                | 2048               | * *            | 5           | \$100          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 80%   |                   |                | 2022               | \$124,200      | 1           |                | B             |
| Conduit                  | 20%   |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2021               | \$7,300        | 5           | \$100          | B             |
| Molded Case Bkrs         | 65%   |                   |                | 2021               | \$95,200       | 5           | \$1,400        | B             |
| Molded Case Bkrs         | 30%   |                   |                | 2044               | * *            | 5           | \$700          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 80%   |                   |                | 2022               | \$132,700      | 1           |                | B             |
| Thermoplastic            | 20%   |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 50%   |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Generic                  | 50%   |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 94%   |                   |                | 2027               | * *            | 10          | \$73,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 95% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent              | 3%  |                   |                | 2027               | * *            | 10          | \$2,300        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 3%  |                   |                |                    |                |             |                |               |
|                          | Location : Auditorium                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : T-5 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2022               | \$11,500       | 10          | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2027               | * *            | 10          | \$10,300       | B             |
| Exit, Service            | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2017               | \$37,300       | 10          | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

50%

Generic

50%

2022

\$527,500

1-3

\$25,500

D

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 10,000 Gallon Tank For #2 Fuel*

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$84,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Boilers*

Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$4,200

B

Terminal Devices

Air Handler

20%

Now

\$11,300

2022

\$113,000

1

\$9,500

B

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Basement Unit Coil*

Convector/Radiator

80%

2020

\$791,800

1

\$22,000

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

20%

2020

\$43,100

1

B

No Component

80%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$47,400

B

Exhaust Fans

Interior

100%

Now

\$23,200

2022

\$115,800

2

\$2,100

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Basement*

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 3 - M

Asset # : 458

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2020               | \$24,400       | 2           | \$1,300        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                       |            | Location : Basement                                      |                |                    |                |             |                |               |
|                       |            | Explanation : 1 - 225 Gallon Unit                        |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2017               | \$11,200       | 4           | \$1,300        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                       |            | Location : Basement                                      |                |                    |                |             |                |               |
|                       |            | Explanation : Duplex Unit                                |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
|                       |            | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 99%        |  |                |                    |                |             |                | D             |
| Generic               | 1%         |  |                | 2032               | * *            | 1-2         | \$200          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 3 - SI  
**Address** : 80 SOUTH GOFF AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R003  
**Program / Asset #** : BOE0900.000 / 1466 **Yr Built/Renovated** : 1959 / 2005  
**Area Sq Ft** : 69,808 **Project Type** : EDUCATION  
**Date of Survey** : 20-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6796 **Lot** : 44 **BIN** : 5083311

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$528,600             | \$284,200             |
| Interior Architecture | \$622,300             | \$292,900             |
| Electrical            | \$486,000             | \$287,600             |
| Mechanical            |                       | \$146,200             |
| <b>Total</b>          | <b>\$1,636,900</b>    | <b>\$1,010,900</b>    |
| Priority A            | \$528,600             | \$284,200             |
| Priority B            | \$486,000             | \$514,000             |
| Priority C            | \$622,300             | \$212,700             |
| <b>Total</b>          | <b>\$1,636,900</b>    | <b>\$1,010,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,000         |                 |                 | \$500           |
| Interior Architecture | \$19,500        | \$17,900        | \$2,200         | \$16,500        |
| Electrical            | \$200           | \$400           | \$600           |                 |
| Mechanical            | \$18,900        | \$26,200        | \$16,700        | \$17,000        |
| <b>Total</b>          | <b>\$44,600</b> | <b>\$44,400</b> | <b>\$19,400</b> | <b>\$34,100</b> |
| Priority A            | \$6,000         |                 |                 | \$500           |
| Priority B            | \$19,100        | \$40,300        | \$17,200        | \$25,900        |
| Priority C            | \$19,500        | \$4,100         | \$2,200         | \$7,700         |
| <b>Total</b>          | <b>\$44,600</b> | <b>\$44,400</b> | <b>\$19,400</b> | <b>\$34,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - SI

## Asset # : 1466

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        | Now               | \$72,400       | LIFE               | * *            | 5           | \$10,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Metal Panel   | 35%        | Now               | \$6,000        | 2030               | * *            | 5           | \$14,100       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 15%        |                   |                | 2042               | * *            | 5           | \$1,100        | A             |
| Steel   | 85%        | 2-4               | \$363,100      | 2045               | * *            | 5           | \$38,800       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | * *            | 5           | \$2,400        | A             |
| Metal Rail  | 85%        |                   |                | 2033               | * *            | 5-10        | \$245,400      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 80%        |                   |                | 2025               | * *            | 10          | \$93,100       | A             |
| Single Ply Membrane   | 20%        |                   |                | 2028               | * *            | 10          | \$23,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$19,500       | 2023               | \$97,700       | 5           | \$2,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        | Now               | \$33,600       | 2015               | \$336,400      | 3           | \$13,200       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        |                   |                | 2028               | * *            | 3           | \$6,600        | C             |
| Vinyl Tile  | 30%        | Now               | \$252,300      | 2030               | * *            | 3           | \$9,900        | C             |
| Adhesion Failure, Extent : Severe, Area Affected : 30%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2035               | * *            | 5           | \$8,300        | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |           |   |         |   |
|-----------------------|-----|--|--|------|-----------|---|---------|---|
| Ceramic Tile          | 5%  |  |  | 2023 | \$115,000 | 5 | \$3,900 | C |
| Ceramic Tile          | 5%  |  |  | 2033 | * *       | 5 | \$3,900 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | * *       | 5 | \$3,100 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | * *       |   |         | C |
| Plaster               | 30% |  |  | LIFE | * *       | 5 | \$7,000 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | * *       |   |         | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | * *       |   |         | C |

## Ceilings

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | * *      | 5 | \$27,600 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2037 | * *      | 5 | \$17,600 | B |
| Fiber Board          | 10% |  |  | 2020 | \$80,200 |   |          | B |
| Metal Panel          | 15% |  |  | LIFE | * *      | 5 | \$16,500 | B |
| Plaster              | 30% |  |  | LIFE | * *      | 5 | \$16,500 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 800 Amps Main Disconnect Switch</i>          |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 75% |  |  | 2036 | * *      | 5 | \$1,100 | B |
| Molded Case Bkrs | 15% |  |  | 2019 | \$15,200 | 5 | \$200   | B |

## Wiring

|  |     |     |          |      |     |   |  |   |
|--|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth  | 85% | 2-4 | \$76,100 | 2045 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 90%</i> |     |     |          |      |     |   |  |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |     |   |  |   |

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 15% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 90% |  |  | 2018 | \$19,100 | 5 | \$300 | B |
| Locally Mounted | 10% |  |  | 2033 | * *      | 5 |       | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 3 - SI

## Asset # : 1466

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2020               | \$106,300      | 10          | \$10,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 70%  |                   |                | 2015               | \$372,000      | 10          | \$37,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Incandescent          | 5%   |                   |                | 2025               | * *            | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |                   |                |                    |                |             |                |               |
| Energy Source                  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4                  | 100%       |                   |                | 2030               | * *            | 5           | \$18,300       | B             |
| Conversion Equipment           |            |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%       |                   |                | 2025               | * *            | 1           | \$58,500       | B             |
| Distribution                   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%       |                   |                | 2030               | * *            | 4           | \$4,400        | B             |
| Terminal Devices               |            |                   |                |                    |                |             |                |               |
| Air Handler                    | 30%        |                   |                | 2020               | \$108,700      | 1           | \$11,000       | B             |
| Convactor/Radiator             | 70%        |                   |                | 2025               | * *            | 1           | \$13,400       | B             |
| Air Conditioning               |            |                   |                |                    |                |             |                |               |
| Energy Source                  |            |                   |                |                    |                |             |                |               |
| Electricity                    | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment           |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 25%        |                   |                | 2025               | * *            | 2           | \$900          | B             |
| No Component                   | 75%        |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%       |                   |                | 2025               | * *            | 2           | \$41,100       | B             |
| Ventilation                    |            |                   |                |                    |                |             |                |               |
| Distribution                   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |                   |                | LIFE               | * *            | 2-5         | \$32,900       | B             |
| Exhaust Fans                   |            |                   |                |                    |                |             |                |               |
| Interior                       | 30%        |                   |                | 2020               | \$22,300       | 2           | \$500          | B             |
| Roof                           | 70%        |                   |                | 2020               | \$37,400       | 2           | \$1,300        | B             |
| Plumbing                       |            |                   |                |                    |                |             |                |               |
| H/C Water Piping               |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%       |                   |                | 2033               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 3 - SI

Asset # : 1466

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$15,600       | 2           | \$900          | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2040               | * *            | 4           | \$5,800        | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                    |            |                   |                |                    |                |             |                |               |
| Compressed Air                                       | 100%       | Now               | \$1,300        | 2030               | * *            | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2020               | \$6,500        | 1           | \$3,600        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 4 - M  
**Address** : 500 WEST 160 STREET  
**Borough** : MANHATTAN **Agency's Number** : M004  
**Program / Asset #** : BOE0961.000 / 4467 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3  
**Block** : 2118 **Lot** : 22 **BIN** : 1062792

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$367,100             | \$49,900              |
| Interior Architecture |                       | \$55,100              |
| Electrical            | \$50,400              |                       |
| Mechanical            | \$45,600              |                       |
| <b>Total</b>          | <b>\$463,100</b>      | <b>\$105,100</b>      |
| Priority A            | \$367,100             | \$49,900              |
| Priority B            | \$96,000              | \$55,100              |
| <b>Total</b>          | <b>\$463,100</b>      | <b>\$105,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,000         | \$11,500        |                 |                 |
| Interior Architecture |                 | \$34,100        | \$2,200         |                 |
| Electrical            | \$7,200         | \$8,500         | \$7,200         | \$14,500        |
| Mechanical            | \$23,400        | \$20,000        | \$14,600        | \$26,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$35,600</b> | <b>\$78,000</b> | <b>\$28,000</b> | <b>\$44,900</b> |
| Priority A            | \$1,000         | \$11,500        |                 |                 |
| Priority B            | \$34,600        | \$48,400        | \$25,800        | \$44,900        |
| Priority C            |                 | \$18,100        | \$2,200         |                 |
| <b>Total</b>          | <b>\$35,600</b> | <b>\$78,000</b> | <b>\$28,000</b> | <b>\$44,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - M

## Asset # : 4467

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$49,900       | A             |
| Stucco Cement  | 15%        |                   |                | 2035               | **             | 5           | \$22,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        | Now               | \$81,800       | 2038               | **             | 5           | \$8,500        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Library, Storage Room 221 And Other Areas           |            |                   |                |                    |                |             |                |               |
| Glass Block  | 2%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Metal Louvers  | 3%         |                   |                | 2031               | **             | 10          | \$3,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Metal Rail   | 15%        | Now               | \$1,000        | 2035               | **             | 5           | \$3,200        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Stucco Cement  | 12%        |                   |                | 2035               | **             | 5           | \$900          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 75%        | Now               | \$229,400      | 2027               | **             |             |                | A             |
| Broken Paver Blocks, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : At Bulkhead Doors                                   |            |                   |                |                    |                |             |                |               |
| Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Library, Rooms 400, 401a, 401b                      |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 25%        | Now               | \$55,900       | 2035               | **             |             |                | A             |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2021               | \$25,900       | 3           | \$6,600        | C             |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,400        | C             |
| Vinyl Tile   | 70%        |                   |                | 2027               | **             | 3           | \$23,000       | C             |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$16,400       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - M

## Asset # : 4467

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 50% |  |  | LIFE | ** | 5 | \$4,600 | C |
| Glass Block           | 2%  |  |  | LIFE | ** |   |         | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5 | \$1,400 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |         | C |
| SGFT/Glazed Masonry   | 28% |  |  | LIFE | ** |   |         | C |
| Wood                  | 5%  |  |  | LIFE | ** | 5 | \$4,600 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2035 | ** | 5 | \$22,100 | B |
| AcousTileConcealSpLn | 5%  |  |  | 2035 | ** | 5 | \$5,500  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2035 | ** | 5 | \$4,400  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2027 | ** |   |          | B |
| Gypsum Board         | 50% |  |  | LIFE | ** | 5 | \$55,100 | B |

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Rooms 400, 401a, 401b Auditorium

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 4000 Amps And 1200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2038 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2038 | ** | 5 | \$1,400 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$17,700 | B |
|-----------|------|--|--|------|----|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

| Electrical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |                    |                |                   |                    |         |                |             |                |               |
| Generators   |                    |                |                   |                    |         |                |             |                |               |
|  | Diesel             | 100%           |                   |                    | 2031    | * *            | 1           | \$22,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Penthouse                                       |                    |                |                   |                    |         |                |             |                |               |
| Explanation : One 251 Kw                                   |                    |                |                   |                    |         |                |             |                |               |
| Batteries  |                    |                |                   |                    |         |                |             |                |               |
|  | Nickel Cadmium     | 100%           |                   |                    | 2017    | \$600          | 5           | \$12,800       | B             |
| Fuel Storage   |                    |                |                   |                    |         |                |             |                |               |
|  | Day Tank           | 50%            |                   |                    | 2038    | * *            | 5           | \$5,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Penthouse Generator Room                        |                    |                |                   |                    |         |                |             |                |               |
| Explanation : One 40 Gals                                  |                    |                |                   |                    |         |                |             |                |               |
|  | Day Tank           | 50%            |                   |                    | 2038    | * *            | 5           | \$5,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : One 10,000 Gals                              |                    |                |                   |                    |         |                |             |                |               |
| Lighting   |                    |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 95%            |                   |                    | 2027    | * *            | 10          | \$49,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout The Building                         |                    |                |                   |                    |         |                |             |                |               |
| Explanation : T-8 Lamps                                    |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 1%             |                   |                    | 2027    | * *            | 10          | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Auditorium                                      |                    |                |                   |                    |         |                |             |                |               |
| Explanation : T-5 Lamps                                    |                    |                |                   |                    |         |                |             |                |               |
|  | HID                | 2%             |                   |                    | 2027    | * *            | 10          |                | B             |
|  | Incandescent       | 2%             |                   |                    | 2022    | \$10,300       | 2           |                | B             |
| Egress Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Emergency, Service | 50%            |                   |                    | 2027    | * *            | 1           |                | B             |
|  | Exit, Service      | 50%            |                   |                    | 2027    | * *            | 1           |                | B             |
| Exterior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | HID                | 100%           |                   |                    | 2022    | \$23,900       | 10          | \$200          | B             |
| Alarm  |                    |                |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection                                       |                    |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    | 2027    | * *            | 1-3         | \$35,400       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                               | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 10,000 Gallon Tank For #2 Fuel          |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$15,900       | 2035               | **             | 1           | \$51,100       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$45,600       | 2032               | **             | 4           | \$2,800        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 50%        |                   |                | 2027               | **             | 1           | \$17,700       | B             |
| Convactor/Radiator  | 50%        |                   |                | 2035               | **             | 1           | \$9,300        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                    | 100%       |                   |                | 2027               | **             | 2           | \$3,500        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Direct Expansion  | 100%       |                   |                | 2027               | **             | 1           |                | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 100%       |                   |                | 2027               | **             | 2           | \$39,900       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$31,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2027               | **             | 2           | \$1,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Booster Pump w/Tank, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Triplex Pumps In Basement                      |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 4 - M

Asset # : 4467

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Electric              | 5%  |                   |                | 2020               | \$500          | 4           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Electric Unit Used As Back Up           |                   |                |                    |                |             |                |               |
| Gas Fired             | 95%   |                   |                | 2020               | \$14,400       | 2           | \$800          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 200 Gallon Storage Tank                   |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2042               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  | Now               | \$200          | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Float Controls                               |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2027               | * *            | 1           | \$3,500        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B To 4                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2042               | * *            | 1-5         | \$28,900       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2042               | * *            | 1-2         | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 4 - SI  
**Address** : 200 NEDRA LANE  
**Borough** : STATEN ISLAND **Agency's Number** : R004  
**Program / Asset #** : BOE0901.000 / 1467 **Yr Built/Renovated** : 1984 / 2000  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6025 **Lot** : 30 **BIN** : 5079499

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$245,700             | \$120,900             |
| Interior Architecture | \$90,700              |                       |
| Electrical            |                       | \$1,120,300           |
| Mechanical            | \$276,400             | \$515,900             |
| <b>Total</b>          | <b>\$612,800</b>      | <b>\$1,757,200</b>    |
| Priority A            | \$245,700             | \$120,900             |
| Priority B            | \$367,100             | \$1,636,200           |
| <b>Total</b>          | <b>\$612,800</b>      | <b>\$1,757,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$8,700         | \$10,400        |
| Interior Architecture | \$70,500         | \$4,200         | \$4,400         | \$18,500        |
| Electrical            | \$2,700          | \$1,100         | \$4,000         | \$1,300         |
| Mechanical            | \$53,100         | \$23,400        | \$74,300        | \$31,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$130,200</b> | <b>\$32,600</b> | <b>\$95,300</b> | <b>\$65,200</b> |
| Priority A            |                  |                 | \$8,700         | \$10,400        |
| Priority B            | \$65,800         | \$28,400        | \$82,200        | \$36,300        |
| Priority C            | \$64,400         | \$4,200         | \$4,400         | \$18,500        |
| <b>Total</b>          | <b>\$130,200</b> | <b>\$32,600</b> | <b>\$95,300</b> | <b>\$65,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - SI

## Asset # : 1467

| Architecture |  | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--------------|--|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component  | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|              | Type   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior     |  |                |           |                |                    |                |             |                |          |
|              | Exterior Walls   |                |           |                |                    |                |             |                |          |
|              | Concrete Masonry Unit  | 55%            |           |                | LIFE               | **             | 5           | \$32,000       | A        |
|              | Metal Panel  | 5%             |           |                | 2041               | **             | 5-10        | \$32,000       | A        |
|              | Pre-Cast Concrete  | 40%            |           |                | LIFE               | **             | 5           | \$120,900      | A        |
|              | Windows  |                |           |                |                    |                |             |                |          |
|              | Aluminum   | 100%           |           |                | 2037               | **             | 5           | \$20,900       | A        |
|              | Parapets   |                |           |                |                    |                |             |                |          |
|              | Concrete Masonry Unit  | 10%            |           |                | LIFE               | **             | 5           | \$1,700        | A        |
|              | Pre-Cast Concrete  | 10%            |           |                | LIFE               | **             | 5           | \$9,600        | A        |
|              | No Component   | 80%            |           |                |                    |                |             |                | D        |
|              | Roof   |                |           |                |                    |                |             |                |          |
|              | IRMA/Protected Membrane                                      | 40%            | Now       | \$123,800      | 2026               | **             |             |                | A        |
|              | Insul Miss/Displaced, Extent : Light, Area Affected : 10%    |                |           |                |                    |                |             |                |          |
|              | Location : Throughout  |                |           |                |                    |                |             |                |          |
|              | Vegetation Growth, Extent : Light, Area Affected : 5%        |                |           |                |                    |                |             |                |          |
|              | Location : Throughout  |                |           |                |                    |                |             |                |          |
|              | Water Penetration, Extent : Light, Area Affected : 5%        |                |           |                |                    |                |             |                |          |
|              | Location : At Bulkhead                                       |                |           |                |                    |                |             |                |          |
|              | Metal Panel  | 60%            |           |                | 2034               | **             | 10          | \$121,900      | A        |
| Interior     |  |                |           |                |                    |                |             |                |          |
|              | Floors   |                |           |                |                    |                |             |                |          |
|              | Ceramic Tile   | 5%             |           |                | 2030               | **             | 5           | \$8,400        | C        |
|              | Sheet Vinyl/Rubber   | 1%             |           |                | 2026               | **             | 5           | \$2,500        | C        |
|              | Terrazzo   | 1%             |           |                | LIFE               | **             | 5           | \$1,300        | C        |
|              | Vinyl Tile   | 88%            |           |                | 2026               | **             | 3           | \$74,000       | C        |
|              | Wood   | 3%             | Now       | \$21,400       | 2036               | **             | 5           | \$4,700        | C        |
|              | Dry Rot/Decay, Extent : Moderate, Area Affected : 20%        |                |           |                |                    |                |             |                |          |
|              | Location : Gym   |                |           |                |                    |                |             |                |          |
|              | Wood   | 2%             |           |                | 2061               | **             | 5           | \$6,300        | C        |
|              | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |           |                |                    |                |             |                |          |
|              | Location : Throughout  |                |           |                |                    |                |             |                |          |
|              | Interior Walls   |                |           |                |                    |                |             |                |          |
|              | Cast in Place Concrete                                       | 5%             | Now       | \$9,700        | LIFE               | **             |             |                | C        |
|              | Water Penetration, Extent : Light, Area Affected : 10%       |                |           |                |                    |                |             |                |          |
|              | Location : Boiler Room, Basement                             |                |           |                |                    |                |             |                |          |
|              | Folding Partition  | 8%             |           |                | 2029               | **             | 5           | \$29,700       | C        |
|              | Metal Panel  | 22%            |           |                | LIFE               | **             |             |                | C        |
|              | Plaster  | 35%            |           |                | LIFE               | **             | 5           | \$15,600       | C        |
|              | SGFT/Glazed Masonry  | 30%            |           |                | LIFE               | **             |             |                | C        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - SI

## Asset # : 1467

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered

30% Now

\$6,100

2026

\* \*

5

\$25,200

B

*Broken/Missing Elements, Extent : Light, Area Affected : 2%**Location : Throughout*

Exposed Concrete

70% 4+

\$90,700

LIFE

\* \*

5

\$18,400

B

*Water Penetration, Extent : Light, Area Affected : 5%**Location : 2nd Floor, 3rd Floor - Typical Locations Include Rooms 304, 308, 313c And 313k*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Molded Case Bkrs

100%

2031

\* \*

5

\$2,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2031

\* \*

5

\$500

B

## Raceway

Conduit

100%

2031

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2029

\* \*

5

\$100

B

Molded Case Bkrs

95%

2029

\* \*

5

\$2,700

B

## Wiring

Thermoplastic

100%

2031

\* \*

1

B

## Motor Controllers

Locally Mounted

20%

2026

\* \*

5

\$100

B

Motor Control Center

80%

2026

\* \*

5

\$2,400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,600

B

## Lighting

## Interior Lighting

Fluorescent

90%

2021

\$911,300

10

\$92,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T12*

HID

3%

2021

\$14,100

10

\$100

B

Incandescent

7%

2021

\$70,900

2

\$200

B

## Egress Lighting

Emergency, Service

50%

2021

\$9,300

1

B

Exit, Service

50%

2021

\$9,300

1

B

## Exterior Lighting

HID

100%

2021

\$45,400

10

\$300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - SI

## Asset # : 1467

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

90%

2026

\* \*

1

\$4,100

D

Generic

10%

2026

\* \*

1

\$4,100

B

## Fire/Smoke Detection

No Component

90%

2026

\* \*

1-3

\$6,900

D

Generic

10%

2026

\* \*

1-3

\$6,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2031

\* \*

5

\$34,800

B

## Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$111,400

B

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$178,800

2031

\* \*

4

\$5,500

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout*

## Terminal Devices

Air Handler

20%

2021

\$138,100

1

\$13,900

B

Convactor/Radiator

70%

Now

\$42,300

2026

\* \*

1

\$22,900

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Fan Coil Unit/Heat

10%

2021

\$191,800

1

\$3,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

Reciprocating

20%

Now

\$8,700

2021

\$86,900

1

\$9,400

B

Compr/Chiller

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : A C Room**Explanation : The Unit Goes Down Often*

Window/Wall Unit

5%

2016

\$13,200

1

B

No Component

75%

D

## Distribution

Chilled Wtr Pipe/Pump

20%

Now

\$1,600

2041

\* \*

4

\$1,100

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Basement*

No Component

80%

D

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 4 - SI

Asset # : 1467

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                       | 10%        |                   |                | 2026               | **             | 1           | \$7,000        | B             |
| Fan Coil - Cool/Heat                                      | 10%        |                   |                | 2026               | **             | 1           | \$3,600        | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 20%        |                   |                | 2021               | \$12,800       | 2           | \$15,700       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$55,300       | LIFE               | **             | 2-5         | \$62,600       | B             |
| Other Observation, Extent : Severe, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Attic  |            |                   |                |                    |                |             |                |               |
| Explanation : No Fresh Air Return                         |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        | Now               | \$9,900        | 2021               | \$99,100       | 2           | \$1,900        | B             |
| Other Observation, Extent : Severe, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Explanation : No Return Duct                              |            |                   |                |                    |                |             |                |               |
| Roof  | 30%        |                   |                | 2021               | \$30,600       | 2           | \$1,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2031               | **             | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2041               | **             | 4           | \$11,100       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$13,900       | LIFE               | **             | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | **             | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : C, 1, 1r, 2, 3                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2041               | **             | 1-5         | \$58,800       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2031               | **             | 1-2         | \$3,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 5 - BK  
**Address** : 820 HANCOCK STREET @RALPH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K005  
**Program / Asset #** : BOE0344.000 / 332 **Yr Built/Renovated** : 1966 / 2011  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1490 **Lot** : 1 **BIN** : 3039906

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$508,200             | \$66,500              |
| Interior Architecture | \$758,900             |                       |
| Electrical            | \$179,100             | \$1,011,900           |
| Mechanical            | \$1,650,800           | \$818,600             |
| <b>Total</b>          | <b>\$3,097,000</b>    | <b>\$1,896,900</b>    |
| Priority A            | \$508,200             | \$66,500              |
| Priority B            | \$1,829,900           | \$1,830,500           |
| Priority C            | \$758,900             |                       |
| <b>Total</b>          | <b>\$3,097,000</b>    | <b>\$1,896,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,900         |                 |                 |                 |
| Interior Architecture | \$34,100         | \$2,800         |                 | \$13,700        |
| Electrical            | \$400            |                 | \$100           | \$21,500        |
| Mechanical            | \$83,200         | \$10,900        | \$16,800        | \$10,200        |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$13,700</b> | <b>\$16,900</b> | <b>\$45,400</b> |
| Priority A            | \$18,900         |                 |                 |                 |
| Priority B            | \$107,700        | \$10,900        | \$16,900        | \$31,700        |
| Priority C            | \$10,000         | \$2,800         |                 | \$13,700        |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$13,700</b> | <b>\$16,900</b> | <b>\$45,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - BK

## Asset # : 332

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$66,500       | A             |
| Metal Panel  | 3%         |                   |                | 2039               | **             | 5-10        | \$14,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$145,200      | 2035               | **             | 5           | \$7,500        | A             |
| Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Gymnasium Parapet                    |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Coping At Main Roof Parapet                         |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping At Main Roof Parapet                         |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Coping At Gymnasium And Auditorium Parapet          |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        |                   |                | 2029               | **             | 10          | \$15,000       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Gymnasium                            |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 10%        |                   |                | 2034               | **             | 10          | \$15,000       | A             |
| IRMA/Protected Membrane  | 65%        | 0-2               | \$363,000      | 2029               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room 425                              |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$12,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2028               | **             | 5           | \$5,700        | C             |
| Vinyl Tile   | 70%        |                   |                | 2014               | \$758,900      | 3           | \$39,800       | C             |
| Vinyl Tile   | 20%        |                   |                | 2024               | **             | 3           | \$8,500        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$6,000        | C             |
| Folding Partition  | 3%         |                   |                | 2027               | **             | 5           | \$7,500        | C             |
| Plaster  | 57%        |                   |                | LIFE               | **             | 5           | \$17,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - BK

## Asset # : 332

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTile,Adhered 25% 2024 \* \* 5 \$28,400 B

*Staining/Discoloring, Extent : Moderate, Area Affected : 15%*

*Location : Corridors*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Corridor Near Room 425*

AcousTileConcealSpLn 10% 2024 \* \* 5 \$14,200 B

AcousTileSusp.Lay-In 5% 2024 \* \* 5 \$5,700 B

Exposed Concrete 40% LIFE \* \* 5 \$7,100 B

Exposed Struc: Steel 5% LIFE \* \* B

Plaster 15% LIFE \* \* 5 \$10,700 B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2019 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1600a.*

## Switchgear / Switchboard

Fused Disc Sw 100% 2019 \$104,300 5 \$300 B

## Raceway

Conduit 95% 2019 \$113,000 1 B

Conduit 5% 2045 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2018 \$13,600 5 \$200 B

Molded Case Bkrs 5% 2041 \* \* 5 \$100 B

Molded Case Bkrs 85% 2018 \$115,200 5 \$1,700 B

## Wiring

Braided Cloth 95% 2-4 \$124,300 2044 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic 5% 2045 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2017 \$21,200 5 \$500 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Main Water Pipe.*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - BK

## Asset # : 332

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

90% 2019 \$616,700 10 \$62,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T 12 Lamps*

HID 2% 2019 \$6,300 10 B  
 Incandescent 8% 2014 \$54,800 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2019 \$15,800 10 \$9,200 B  
 Exit, Service 50% 2027 \* \* 1 B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 6 100% 2019 \$213,500 5 \$23,500 B

## Conversion Equipment

Steam Boiler 100% Now \$42,200 2017 \$421,900 1 \$67,800 B  
*Broken, Extent : Moderate, Area Affected : 10%*  
*Location : One Boiler Malfunctioning Because Of Burner Being Broken*

## Distribution

Steam Piping/Pump 100% Now \$60,500 2019 \$605,100 4 \$3,800 B  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : Vacuum Condensate Pump And Tank*

## Terminal Devices

Air Handler 10% Now \$4,700 2014 \$46,700 1 \$4,200 B  
*Not in Service, Extent : Severe, Area Affected : 10%*  
*Location : Fan Room*

Convactor/Radiator 90% 2017 \$736,700 1 \$22,100 B

## Air Conditioning

## Energy Source

Electricity 100% 2027 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 20% 2017 \$35,600 1 B  
 No Component 80% D

## Ventilation

## Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$42,400 B

## Exhaust Fans

Interior 30% Now \$5,700 2014 \$28,700 2 \$600 B  
*Damaged, Extent : Severe, Area Affected : 20%*  
*Location : Fan Room*

Roof 70% Now \$9,600 2014 \$48,200 2 \$1,300 B  
*Not in Service, Extent : Severe, Area Affected : 25%*  
*Location : Roof*

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## DEPARTMENT OF EDUCATION - 040

P. S. 5 - BK

Asset # : 332

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|            | Galv Iron/Steel    | 100%           |                   |                    | 2017    | \$258,900      | 1           |                | B             |
|            | Water Heater       |                |                   |                    |         |                |             |                |               |
|            | Gas Fired          | 100%           |                   |                    | 2014    | \$20,200       | 2           | \$1,100        | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Rigid Piping       | 100%           |                   |                    | 2019    | \$10,300       | 4           | \$2,000        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 5 - SI  
**Address** : KINGDOM AVE. & DEISIUS ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R005  
**Program / Asset #** : BOE0902.000 / 1468 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 34,500 **Project Type** : EDUCATION  
**Date of Survey** : 30-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6566 **Lot** : 1 **BIN** : 5082407

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$35,400        |                  |
| Interior Architecture |  |                 | \$103,300        |
| Electrical            |  |                 | \$116,700        |
| Mechanical            |  |                 | \$170,100        |
| <b>Total</b>          |  | <b>\$35,400</b> | <b>\$390,000</b> |
| Priority A            |  | \$35,400        |                  |
| Priority B            |  |                 | \$286,800        |
| Priority C            |  |                 | \$103,300        |
| <b>Total</b>          |  | <b>\$35,400</b> | <b>\$390,000</b> |

| EXPENSE               | FY 2014          | FY 2015        | FY 2016        | FY 2017        |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$84,600         | \$1,800        |                |                |
| Interior Architecture | \$139,200        |                | \$2,300        | \$1,400        |
| Electrical            | \$20,800         | \$600          | \$600          | \$1,100        |
| Mechanical            | \$10,300         | \$4,900        | \$5,100        | \$4,700        |
| <b>Total</b>          | <b>\$254,900</b> | <b>\$7,300</b> | <b>\$8,000</b> | <b>\$7,200</b> |
| Priority A            | \$84,600         | \$1,800        |                |                |
| Priority B            | \$65,800         | \$5,500        | \$5,700        | \$5,800        |
| Priority C            | \$104,500        |                | \$2,300        | \$1,400        |
| <b>Total</b>          | <b>\$254,900</b> | <b>\$7,300</b> | <b>\$8,000</b> | <b>\$7,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - SI

## Asset # : 1468

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE    | * *                | 5           | \$12,400       | A             |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | * *                | 5           | \$31,600       | A             |  |
| Masonry: Brick   | 20%        | Now               | \$35,400       | LIFE    | * *                | 5           | \$5,300        | A             |  |
| Other Observation, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Ground Water Penetration                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 15%        |                   |                | LIFE    | * *                | 5           | \$5,900        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2048    | * *                | 5           | \$9,800        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | * *                | 5-10        | \$30,500       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | * *                | 5-10        | \$6,800        | A             |  |
| Metal: Cage/Fence  | 10%        |                   |                | 2040    | * *                | 5-10        | \$4,300        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         | Now               | \$300          | 2051    | * *                |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 80%        | Now               | \$22,800       | 2028    | * *                |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Southeast Corner And Breezeway                    |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 10%        | Now               | \$4,400        | 2028    | * *                |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane  | 5%         |                   |                | 2031    | * *                | 10          | \$1,500        | A             |  |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | Now               | \$6,600        | LIFE               | * *            | 5           | \$4,700        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%   | Now               | \$5,800        | 2026               | * *            | 5           | \$400          | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Terrazzo               | 3%   | 0-2               | \$3,900        | LIFE               | * *            | 5           | \$1,000        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 30%  |                   |                | 2028               | * *            | 3           | \$4,900        | C             |
| Vinyl Tile             | 25%  | Now               | \$31,000       | 2018               | \$103,300      | 3           | \$4,100        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Wood                   | 35%  | 4+                | \$32,200       | 2051               | * *            | 5           | \$14,200       | C             |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2026               | * *            | 5           | \$1,300        | C             |
| Gypsum Board           | 15%  |                   |                | LIFE               | * *            | 5-10        | \$11,100       | C             |
| Masonry: Brick         | 15%  |                   |                | LIFE               | * *            | 10          | \$2,000        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            | 10          | \$300          | C             |
| Plaster                | 65%  |                   |                | LIFE               | * *            | 5-10        | \$24,100       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%  | 0-2               | \$3,300        | 2028               | * *            | 5           | \$2,700        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 15%  | 0-2               | \$2,200        | 2036               | * *            | 5           | \$3,200        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 15%  |                   |                | LIFE               | * *            | 5-10        | \$8,100        | B             |
| Plaster                | 60%  | Now               | \$22,200       | LIFE               | * *            | 5           | \$16,100       | B             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Room 311 And 318                              |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - SI

## Asset # : 1468

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$17,100       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$21,600       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$5,600        | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$19,200       | 5           | \$600          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$16,000       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2023               | \$6,900        | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2021               | \$2,100        | 5           | \$100          | B             |
| Locally Mounted  | 40%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2028               | * *            | 10          | \$26,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$6,000        | 10          | \$3,500        | B             |
| Exit, LED  | 10%        |                   |                | 2051               | * *            | 1           |                | B             |
| Exit, Service  | 40%        |                   |                | 2018               | \$1,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$11,800       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2018               | \$116,700      | 1-3         | \$6,300        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

| Mechanical           |                                | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|--------------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component                      | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                           | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                                |   |           |                    |      |                |       |                |          |
|                      | Energy Source                  |   |           |                    |      |                |       |                |          |
|                      | Interruptible Gas/Dual Fuel    | 100%  |           |                    | 2043 | * *            | 1     |                | B        |
|                      |                                | Other Observation, Extent : Light, Area Affected : 50%  |           |                    |      |                |       |                |          |
|                      |                                | Location : Throughout                                   |           |                    |      |                |       |                |          |
|                      |                                | Explanation : # 2 Fuel Oil                              |           |                    |      |                |       |                |          |
| Conversion Equipment |                                |   |           |                    |      |                |       |                |          |
|                      | Heat Pump                      | 25%   |           |                    | 2021 | \$25,300       | 2     | \$2,200        | B        |
|                      | Steam Boiler                   | 75%   |           |                    | 2036 | * *            | 1     | \$21,500       | B        |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                                | Location : Boiler Room                                  |           |                    |      |                |       |                |          |
|                      |                                | Explanation : 2 Boilers                                 |           |                    |      |                |       |                |          |
| Distribution         |                                |   |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump              | 75%   |           |                    | 2033 | * *            | 4     | \$1,100        | B        |
|                      | No Component                   | 25%   |           |                    |      |                |       |                | D        |
| Terminal Devices     |                                |   |           |                    |      |                |       |                |          |
|                      | Air Handler                    | 40%   |           |                    | 2023 | \$71,200       | 1     | \$7,200        | B        |
|                      | Convactor/Radiator             | 40%   |           |                    | 2028 | * *            | 1     | \$3,800        | B        |
|                      | Fan Coil Unit/Heat             | 20%   |           |                    | 2023 | \$98,900       | 1     | \$1,900        | B        |
| Air Conditioning     |                                |   |           |                    |      |                |       |                |          |
|                      | Energy Source                  |   |           |                    |      |                |       |                |          |
|                      | Electricity                    | 100%  |           |                    | 2039 | * *            | 1     |                | B        |
| Conversion Equipment |                                |   |           |                    |      |                |       |                |          |
|                      | Ext Pkg Unit - Heating/Cooling | 25%   |           |                    | 2028 | * *            | 2     | \$400          | B        |
|                      | Window/Wall Unit               | 15%   |           |                    | 2018 | \$10,200       | 1     |                | B        |
|                      | No Component                   | 60%   |           |                    |      |                |       |                | D        |
| Ventilation          |                                |   |           |                    |      |                |       |                |          |
|                      | Distribution                   |   |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers             | 40%   |           |                    | LIFE | * *            | 2-5   | \$10,200       | B        |
|                      | No Component                   | 60%   |           |                    |      |                |       |                | D        |
| Exhaust Fans         |                                |   |           |                    |      |                |       |                |          |
|                      | Interior                       | 80%   |           |                    | 2023 | \$29,200       | 2     | \$700          | B        |
|                      | Roof                           | 20%   |           |                    | 2023 | \$5,300        | 2     | \$200          | B        |
| Plumbing             |                                |   |           |                    |      |                |       |                |          |
|                      | H/C Water Piping               |   |           |                    |      |                |       |                |          |
|                      | Brass/Copper                   | 40%   |           |                    | 2033 | * *            | 1     |                | B        |
|                      | Galv Iron/Steel                | 60%   | 0-2       | \$3,000            | 2028 | * *            | 1     |                | B        |
|                      |                                | Corroded, Extent : Severe, Area Affected : 50%          |           |                    |      |                |       |                |          |
|                      |                                | Location : 1 Of 2 Water Main Is Corroded In Basement    |           |                    |      |                |       |                |          |
| Water Heater         |                                |   |           |                    |      |                |       |                |          |
|                      | Gas Fired                      | 100%  |           |                    | 2021 | \$7,700        | 2     | \$400          | B        |
| Sanitary Piping      |                                |   |           |                    |      |                |       |                |          |
|                      | Cast Iron                      | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
| Storm Drain Piping   |                                |   |           |                    |      |                |       |                |          |
|                      | Cast Iron                      | 100%  |           |                    | LIFE | * *            | 1     |                | B        |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 5 - SI

Asset # : 1468

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2043               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 6 - M  
**Address** : 45 EAST 81 STREET @MADISON AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M006  
**Program / Asset #** : BOE0004.000 / 459 **Yr Built/Renovated** : 1953 / 2008  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1493 **Lot** : 21 **BIN** : 1046668

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  |                  | \$95,200           |
| Interior Architecture |  |                  | \$727,900          |
| Electrical            |  | \$76,100         | \$651,300          |
| Mechanical            |  | \$78,200         | \$293,700          |
| <b>Total</b>          |  | <b>\$154,400</b> | <b>\$1,768,200</b> |
| Priority A            |  |                  | \$95,200           |
| Priority B            |  | \$154,400        | \$945,000          |
| Priority C            |  |                  | \$727,900          |
| <b>Total</b>          |  | <b>\$154,400</b> | <b>\$1,768,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$27,000        | \$11,500        |                 |
| Interior Architecture | \$39,200        | \$14,800        |                 | \$9,500         |
| Electrical            | \$4,700         | \$700           |                 |                 |
| Mechanical            | \$20,100        | \$2,400         | \$8,400         | \$2,400         |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$44,900</b> | <b>\$20,000</b> | <b>\$12,000</b> |
| Priority A            |                 | \$27,000        | \$11,500        |                 |
| Priority B            | \$24,800        | \$17,900        | \$8,500         | \$2,500         |
| Priority C            | \$39,200        |                 |                 | \$9,500         |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$44,900</b> | <b>\$20,000</b> | <b>\$12,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - M

## Asset # : 459

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$58,800       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Granite Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | **             | 5           | \$23,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 10%        |                   |                | LIFE               | **             | 5           | \$7,600        | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal: Cage/Fence   | 5%         |                   |                | 2033               | **             | 5-10        | \$3,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2048               | **             | 10          | \$6,700        | A             |
| IRMA/Protected Membrane                                     | 50%        |                   |                | 2025               | **             | 10          | \$27,000       | A             |
| Paver: Asphalt  | 45%        |                   |                | 2029               | **             | 10          | \$36,400       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE               | **             | 5           | \$10,400       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$4,800        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Vinyl Tile  | 80%        |                   |                | 2020               | \$727,900      | 3           | \$38,200       | C             |
| Wood  | 5%         | 4+                | \$5,100        | 2035               | **             | 5           | \$4,500        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Stage  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$17,300       | C             |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$22,200       | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Cafetriaa  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2025               | **             | 5           | \$29,600       | B             |
| Exposed Concrete  | 65%        |                   |                | LIFE               | **             | 5           | \$9,600        | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$5,900        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2050               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Disconnect Switch Rated @1600 Amps - Recent Installation |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2050               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2020               | \$81,000       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 50%        |                   |                | 2019               | \$50,800       | 5           | \$800          | B             |
| Molded Case Bkrs  | 40%        |                   |                | 2045               | * *            | 5           | \$700          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 85%        | 2-4               | \$76,100       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 15%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 70%        |                   |                | 2018               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted   | 20%        | 2-4               | \$4,200        | 2040               | * *            | 5           |                | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 10%        |                   |                | 2037               | * *            | 5           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Water Main   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                                       |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 82%  |                   |                | 2020               | \$471,600      | 10          | \$48,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2028               | * *            | 10          | \$5,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$5,300        | 10          |                | B             |
| Incandescent          | 6%   |                   |                | 2020               | \$34,500       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2020               | \$13,200       | 10          | \$7,700        | B             |
| Exit, Service         | 50%  |                   |                | 2020               | \$5,300        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Utility Steam  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Other Observation, Extent : Severe, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Steam From Con Edison                              |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam                                    | 100%       |                   |                | 2023               | \$45,100       | 5           | \$3,800        | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$4,700        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$78,400       | 1           | \$7,900        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2033               | * *            | 1           | \$16,500       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 60%        |                   |                | 2018               | \$89,700       | 1           |                | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       | Now               | \$12,600       | LIFE               | * *            | 2-5         | \$35,600       | B             |
| Leak Evident, Extent : Light, Area Affected : 2%                 |            |                   |                |                    |                |             |                |               |
| Location : Vibration Isolator Joints Open, Diaphragms Rotted Out |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2020               | \$80,400       | 2           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 6 - M

Asset # : 459

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 90%        | Now               | \$78,200       | 2033               | * *            | 1           |                | B             |
| Leak Evident, Extent : Severe, Area Affected : 40%                             |            |                   |                |                    |                |             |                |               |
| Location : Hot Water Lines Completely Rusted Through, Possible Galvanic Action |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$9,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 7 - M  
**Address** : 160 EAST 120 STREET @LEXINGTON AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M007  
**Program / Asset #** : BOE0005.000 / 460 **Yr Built/Renovated** : 1959 / 2000  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1768 **Lot** : 21 **BIN** : 1083501

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$413,400             | \$74,400              |
| Interior Architecture | \$35,800              | \$765,600             |
| Electrical            | \$630,000             | \$302,000             |
| Mechanical            | \$146,500             | \$210,800             |
| <b>Total</b>          | <b>\$1,225,700</b>    | <b>\$1,352,800</b>    |
| Priority A            | \$413,400             | \$74,400              |
| Priority B            | \$776,500             | \$561,700             |
| Priority C            | \$35,800              | \$716,700             |
| <b>Total</b>          | <b>\$1,225,700</b>    | <b>\$1,352,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$21,800        | \$5,700          | \$7,100         |                 |
| Interior Architecture | \$19,100        | \$20,100         |                 | \$9,400         |
| Electrical            | \$5,100         | \$60,200         | \$100           |                 |
| Mechanical            | \$42,100        | \$21,300         | \$16,200        | \$10,800        |
| <b>Total</b>          | <b>\$88,100</b> | <b>\$107,300</b> | <b>\$23,400</b> | <b>\$20,300</b> |
| Priority A            | \$21,800        | \$5,700          | \$7,100         |                 |
| Priority B            | \$47,200        | \$101,600        | \$16,300        | \$10,900        |
| Priority C            | \$19,100        |                  |                 | \$9,400         |
| <b>Total</b>          | <b>\$88,100</b> | <b>\$107,300</b> | <b>\$23,400</b> | <b>\$20,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - M

## Asset # : 460

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 30%   |                   |                | LIFE    | **                 | 5           | \$19,800       | A             |  |
| Metal/Glass Curt Wall  | 60%   | 4+                | \$362,400      | LIFE    | **                 | 5           | \$74,400       | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 40%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                     |                   |                |         |                    |             |                |               |  |
| Under Construction     | 10%   |                   |                |         |                    |             |                | D             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2036    | **                 | 5           | \$14,200       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence      | 95%   | 2-4               | \$21,800       | 2033    | **                 | 5           | \$23,900       | A             |  |
|                        | Corrosion/Rusting, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                     |                   |                |         |                    |             |                |               |  |
| Under Construction     | 5%  |                   |                |         |                    |             |                | D             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%   |                   |                | 2025    | **                 | 10          | \$51,000       | A             |  |
| Modified Bitumen       | 10%   |                   |                | 2025    | **                 | 10          | \$5,700        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   | Now               | \$16,400       | LIFE    | **                 | 5           | \$23,500       | C             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Boiler Pit And Electrical Room                 |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2029    | **                 | 5           | \$5,400        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$4,200        | C             |  |
| Vinyl Tile             | 70%   | Now               | \$35,800       | 2020    | \$716,700          | 3           | \$28,200       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium                                     |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%   |                   |                | 2048    | **                 | 5           | \$20,100       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE    | **                 | 5           | \$3,800        | C             |  |
| Masonry: Brick         | 5%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 65%   |                   |                | LIFE    | **                 | 5           | \$18,500       | C             |  |
| SGFT/Glazed Masonry    | 20%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 30%   |                   |                | 2025    | **                 | 5           | \$40,300       | B             |  |
| Exposed Concrete       | 60%   |                   |                | LIFE    | **                 | 5           | \$10,100       | B             |  |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE    | **                 |             |                | B             |  |
| Fiber Board            | 5%  |                   |                | 2020    | \$48,900           |             |                | B             |  |

| Electrical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2020               | \$31,300       | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2020               | \$73,000       | 5           | \$1,300        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$121,900      | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 75%        |                   |                | 2018               | \$15,900       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2040               | * *            | 5           |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2033               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2015               | \$453,000      | 10          | \$46,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2025               | * *            | 10          | \$13,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$15,000       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$32,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$6,000        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$6,000        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 7 - M

Asset # : 460

| Mechanical       |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6        | 100%   |           |                | 2030               | * *            | 5           | \$22,200       | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%   |           |                | 2025               | * *            | 1           | \$71,200       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement Boiler Room                            |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units                                      |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%   | Now       | \$28,600       | 2030               | * *            | 4           | \$3,500        | B        |
|                  |                      | Steam Traps Faulty, Extent : Moderate, Area Affected : 25% |           |                |                    |                |             |                |          |
|                  |                      | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                  | Terminal Devices     |  |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%  |           |                | 2020               | \$88,300       | 1           | \$8,900        | B        |
|                  | Convactor/Radiator   | 70%  |           |                | 2025               | * *            | 1           | \$16,300       | B        |
|                  | Fan Coil Unit/Heat   | 10%  |           |                | 2020               | \$122,600      | 1           | \$2,300        | B        |
| Air Conditioning |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%   |           |                | 2028               | * *            | 1           |                | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 60%  |           |                | 2015               | \$101,000      | 1           |                | B        |
|                  | No Component         | 40%  |           |                |                    |                |             |                | D        |
| Ventilation      |                      |  |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                | LIFE               | * *            | 2-5         | \$40,000       | B        |
|                  | Exhaust Fans         |  |           |                |                    |                |             |                |          |
|                  | Interior             | 30%  |           |                | 2020               | \$27,100       | 2           | \$700          | B        |
|                  | Roof                 | 70%  |           |                | 2015               | \$45,600       | 2           | \$1,600        | B        |
| Plumbing         |                      |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%   |           |                | 2025               | * *            | 1           |                | B        |
|                  | HW Heat Exchanger    |  |           |                |                    |                |             |                |          |
|                  | Low Temp             | 100%   |           |                | 2030               | * *            | 4           | \$10,700       | B        |
|                  | Sanitary Piping      |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%   |           |                | 2020               | \$10,300       | 4           | \$1,300        | B        |
|                  | Sewage Ejector(s)    |  |           |                |                    |                |             |                |          |
|                  | Electric             | 100%   |           |                | 2025               | * *            | 4           | \$1,300        | B        |
|                  | Fixtures             |  |           |                |                    |                |             |                |          |
|                  | Generic              | 100%   |           |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 8 - BK  
**Address** : 37 HICKS STREET BTWN: POPLAR ST., MIDDAGH ST.  
**Borough** : BROOKLYN **Agency's Number** : K008  
**Program / Asset #** : BOE0345.000 / 333 **Yr Built/Renovated** : 1907 / 2011  
**Area Sq Ft** : 66,628 **Project Type** : EDUCATION  
**Date of Survey** : 14-Feb-2011 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 211 **Lot** : 1 **BIN** : 3001540

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$59,900              | \$185,600             |
| Interior Architecture |                       | \$597,400             |
| Electrical            | \$778,500             | \$266,700             |
| Mechanical            |                       | \$138,200             |
| <b>Total</b>          | <b>\$838,400</b>      | <b>\$1,187,900</b>    |
| Priority A            | \$59,900              | \$185,600             |
| Priority B            | \$778,500             | \$455,900             |
| Priority C            |                       | \$546,400             |
| <b>Total</b>          | <b>\$838,400</b>      | <b>\$1,187,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,900        | \$8,300         |                 |                 |
| Interior Architecture | \$25,200        | \$3,100         | \$9,500         | \$20,700        |
| Electrical            | \$3,400         | \$1,800         | \$900           | \$60,600        |
| Mechanical            | \$9,200         | \$8,700         | \$12,100        | \$8,000         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$78,700</b> | <b>\$29,800</b> | <b>\$30,400</b> | <b>\$97,100</b> |
| Priority A            | \$32,900        | \$8,300         |                 |                 |
| Priority B            | \$20,500        | \$18,400        | \$20,900        | \$76,500        |
| Priority C            | \$25,200        | \$3,100         | \$9,500         | \$20,700        |
| <b>Total</b>          | <b>\$78,700</b> | <b>\$29,800</b> | <b>\$30,400</b> | <b>\$97,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BK

## Asset # : 333

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$28,400       | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$54,500       | A             |
| Other Observation, Extent : Moderate, Area Affected : 50%                            |            |                   |                |                    |                |             |                |               |
| Location : New Addition  |            |                   |                |                    |                |             |                |               |
| Explanation : Construction Of New Addition In Progress - Not Included In This Survey |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | Now               | \$13,200       | LIFE               | **             | 5           | \$3,600        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%                              |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%                               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        | Now               | \$19,700       | LIFE               | **             | 5           | \$5,500        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%                               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2035               | **             | 5           | \$9,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       | Now               | \$59,900       | 2038               | **             | 5           | \$88,300       | A             |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%                           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$7,400        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2030               | **             | 10          | \$39,100       | A             |
| Metal Panel  | 5%         |                   |                | 2035               | **             | 10          | \$3,800        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,100        | C             |
| Quarry Tile  | 5%         |                   |                | 2035               | **             | 5           | \$6,100        | C             |
| Vinyl Tile   | 50%        |                   |                | 2022               | \$420,300      | 3           | \$15,300       | C             |
| Vinyl Tile   | 15%        | Now               | \$25,200       | 2022               | \$126,100      | 3           | \$4,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2037               | **             | 5           | \$38,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,800        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$22,900       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Plaster  | 100%       |                   |                | LIFE               | **             | 5           | \$51,000       | B             |
| Repairs in Progress, Extent : Light, Area Affected : 66%                             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BK

## Asset # : 333

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$31,000       | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$96,600       | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 10%  |           |                | 2032               | * *            | 1           |                | B        |
|                 | Conduit                  | 90%  |           |                | 2022               | \$82,900       | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2030               | * *            | 5           | \$100          | B        |
|                 | Fused Knife Sw           | 2%   | 2-4       | \$2,200        | 2047               | * *            | 5           |                | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Boiler Room                                     |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 88%  |           |                | 2030               | * *            | 5           | \$1,300        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 90%  |           |                | 2022               | \$87,200       | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2032               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2020               | \$22,900       | 5           | \$400          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$800          | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 98%  |           |                | 2017               | \$520,700      | 10          | \$49,000       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | Incandescent             | 2%   |           |                | 2017               | \$10,600       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2017               | \$12,200       | 10          | \$6,600        | B        |
|                 | Exit, Service            | 50%  |           |                | 2017               | \$4,900        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2017               | \$24,600       | 10          | \$200          | B        |
| Alarm           |                          |  |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |  |           |                |                    |                |             |                |          |
|                 | No Component             | 70%  |           |                |                    |                |             |                | D        |
|                 | Generic                  | 30%  |           |                | 2017               | \$208,800      | 1-3         | \$10,400       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BK

## Asset # : 333

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%           |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2035               | * *            | 1           | \$54,100       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 - Natural Gas Steam Boilers</i>             |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2042               | * *            | 4           | \$4,000        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 10%            |                   |                | 2027               | * *            | 1           | \$3,400        | B             |
| Convactor/Radiator   | 70%            |                   |                | 2035               | * *            | 1           | \$12,400       | B             |
| Fan Coil Unit/Heat   | 20%            |                   |                | 2027               | * *            | 1           | \$3,500        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 100%           |                   |                | 2020               | \$138,200      | 1           |                | B             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$30,400       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Roof   | 100%           |                   |                | 2027               | * *            | 2           | \$1,700        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 20%            |                   |                | 2052               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 80%            |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2022               | \$15,600       | 2           | \$800          | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                | 2032               | * *            | 1           | \$3,400        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Sprinkler Room</i>                      |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Newly Installed</i>                           |                |                   |                |                    |                |             |                |               |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                |                   |                |                    |                |             |                |               |
| Elevators  |                |                   |                |                    |                |             |                |               |
| Under Construction   | 100%           |                   |                |                    |                |             |                | D             |
| Fire Suppression   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 8 - BK

Asset # : 333

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Under Construction    | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| Under Construction    | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Under Construction    | 100%       |                   |                |                    |                |             |                | D             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 8 - SI  
**Address** : 100 LINDENWOOD ROAD @ SCHOOL STREET  
**Borough** : STATEN ISLAND **Agency's Number** : R008  
**Program / Asset #** : BOE0904.000 / 2627 **Yr Built/Renovated** : 1918 / 2011  
**Area Sq Ft** : 60,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5221 **Lot** : 1 **BIN** : 5066295

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$130,800             | \$130,800             |
| Interior Architecture | \$402,500             | \$180,100             |
| Electrical            | \$67,200              | \$207,200             |
| Mechanical            |                       | \$223,900             |
| <b>Total</b>          | <b>\$600,500</b>      | <b>\$742,000</b>      |
| Priority A            | \$130,800             | \$130,800             |
| Priority B            | \$162,700             | \$431,200             |
| Priority C            | \$307,100             | \$180,100             |
| <b>Total</b>          | <b>\$600,500</b>      | <b>\$742,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$105,100        |                 | \$3,600         |                 |
| Interior Architecture | \$29,700         |                 | \$12,000        | \$5,200         |
| Electrical            | \$25,800         | \$1,300         | \$1,100         | \$1,000         |
| Mechanical            | \$23,700         | \$8,700         | \$11,800        | \$7,500         |
| <b>Total</b>          | <b>\$184,300</b> | <b>\$10,000</b> | <b>\$28,600</b> | <b>\$13,700</b> |
| Priority A            | \$105,100        |                 | \$3,600         |                 |
| Priority B            | \$54,200         | \$10,000        | \$16,800        | \$8,500         |
| Priority C            | \$24,900         |                 | \$8,300         | \$5,200         |
| <b>Total</b>          | <b>\$184,300</b> | <b>\$10,000</b> | <b>\$28,600</b> | <b>\$13,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - SI

## Asset # : 2627

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$125,300      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 45%  |                   |                | LIFE               | * *            | 5           | \$72,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | * *            | 5           | \$64,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$6,000        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2048               | * *            | 5           | \$23,900       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5-10        | \$29,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 45%  | Now               | \$30,900       | LIFE               | * *            | 5           | \$4,600        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | * *            | 5-10        | \$28,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5-10        | \$6,300        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | 0-2               | \$20,200       | 2028               | * *            |             |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2036               | * *            | 10          | \$3,600        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - SI

## Asset # : 2627

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |          |      |           |   |          |   |
|------------------------|-----|-----|----------|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |     |          | LIFE | **        | 5 | \$16,500 | C |
| Ceramic Tile           | 5%  |     |          | 2032 | **        | 5 | \$3,800  | C |
| Vinyl Tile             | 25% | Now | \$36,000 | 2018 | \$180,100 | 3 | \$7,100  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : 1917 Building

|            |     |     |          |      |    |   |          |   |
|------------|-----|-----|----------|------|----|---|----------|---|
| Vinyl Tile | 50% |     |          | 2028 | ** | 3 | \$14,200 | C |
| Vinyl Tile | 10% | Now | \$72,000 | 2033 | ** | 3 | \$2,800  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%

Location : Throughout

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2051 | ** | 5 | \$7,100 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|              |    |     |          |      |    |   |         |   |
|--------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile | 5% | 0-2 | \$13,900 | 2032 | ** | 5 | \$2,400 | C |
|--------------|----|-----|----------|------|----|---|---------|---|

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|                |     |     |           |      |    |    |          |   |
|----------------|-----|-----|-----------|------|----|----|----------|---|
| Masonry: Brick | 10% |     |           | LIFE | ** | 10 | \$2,800  | C |
| Plaster        | 65% | 0-2 | \$112,200 | LIFE | ** | 5  | \$18,300 | C |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|                     |     |     |          |      |    |  |  |   |
|---------------------|-----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 20% | Now | \$86,800 | LIFE | ** |  |  | C |
|---------------------|-----|-----|----------|------|----|--|--|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : At Stairs And Corridors,Throughout

## Ceilings

|                   |     |     |          |      |    |   |         |   |
|-------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTile,Adhered | 10% |     |          | 2036 | ** | 5 | \$7,600 | B |
| Exposed Concrete  | 40% | Now | \$58,300 | LIFE | ** | 5 | \$4,700 | B |

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

|             |     |  |  |      |    |      |          |   |
|-------------|-----|--|--|------|----|------|----------|---|
| Metal Panel | 5%  |  |  | LIFE | ** | 5    | \$9,400  | B |
| Plaster     | 45% |  |  | LIFE | ** | 5-10 | \$58,500 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |         |   |       |   |
|---------------|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$8,000 | 5 | \$100 | B |
|---------------|-----|--|--|------|---------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2053 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amps Main Disconnect Switch For Emergency - Recent Installation

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - SI

## Asset # : 2627

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 85%        |                   |                | 2023    | \$72,400           | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2033    | * *                | 1           |                | B             |  |
| Conduit  | 5%         |                   |                | 2053    | * *                | 1           |                | B             |  |
| Recent Installation, Extent : Light, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2022    | \$7,900            | 5           | \$100          | B             |  |
| Fused Toggle Switch  | 30%        | 2-4               | \$23,700       | 2048    | * *                | 5           | \$200          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Old Wings                                       |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 60%        |                   |                | 2039    | * *                | 5           | \$800          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 75%        | 2-4               | \$67,200       | 2048    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2043    | * *                | 1           |                | B             |  |
| Thermoplastic  | 5%         |                   |                | 2053    | * *                | 1           |                | B             |  |
| Recent Installation, Extent : Light, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2021    | \$12,700           | 5           | \$300          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,500        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 98%        |                   |                | 2033    | * *                | 10          | \$45,400       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps - Recent Installation              |            |                   |                |         |                    |             |                |               |  |
| HID  | 2%         |                   |                | 2018    | \$4,200            | 10          |                | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2023    | \$10,500           | 10          | \$6,100        | B             |  |
| Exit, LED  | 45%        |                   |                | 2063    | * *                | 1           |                | B             |  |
| Recent Installation, Extent : Light, Area Affected : 45%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Exit, Service  | 5%         |                   |                | 2023    | \$400              | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2023    | \$20,500           | 10          | \$200          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Fire/Smoke Detection                                       |            |                   |                |         |                    |             |                |               |  |
| No Component   | 65%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 35%        |                   |                | 2033    | * *                | 1-3         | \$10,600       | B             |  |
| Recent Installation, Extent : Light, Area Affected : 35%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 8 - SI

Asset # : 2627

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2043               | **             | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Fuel Oil #2                               |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | **             | 1           | \$50,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                 |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2043               | **             | 4           | \$3,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2023               | \$93,100       | 1           | \$9,400        | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2028               | **             | 1           | \$9,800        | B             |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2023               | \$86,200       | 1           | \$1,600        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%         |                   |                | 2018               | \$5,900        | 1           |                | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$44,600       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2023               | \$44,600       | 2           | \$1,100        | B             |
| Roof  | 30%        |                   |                | 2023               | \$13,700       | 2           | \$500          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Galv Iron/Steel   | 90%        |                   |                | 2028               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$13,400       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2043               | **             | 1-2         | \$400          | B             |

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**DEPARTMENT OF EDUCATION - 040**

**P. S. 8 - SI**

**Asset # : 2627**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 9 - BK  
**Address** : 80 UNDERHILL AVENUE @ ST. MARKS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K009  
**Program / Asset #** : BOE0346.000 / 1102 **Yr Built/Renovated** : 1957 / 1998  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1145 **Lot** : 26 **BIN** : 3028204

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$511,200             | \$193,600             |
| Interior Architecture | \$151,700             | \$36,200              |
| Electrical            | \$107,400             | \$344,300             |
| Mechanical            | \$579,200             | \$299,300             |
| <b>Total</b>          | <b>\$1,349,400</b>    | <b>\$873,400</b>      |
| Priority A            | \$511,200             | \$193,600             |
| Priority B            | \$801,900             | \$679,800             |
| Priority C            | \$36,300              |                       |
| <b>Total</b>          | <b>\$1,349,400</b>    | <b>\$873,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,900         |                 | \$12,600        |                 |
| Interior Architecture | \$127,300        |                 | \$32,300        | \$3,600         |
| Electrical            | \$3,500          | \$1,800         | \$2,600         | \$2,700         |
| Mechanical            | \$35,600         | \$19,600        | \$21,100        | \$14,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$189,300</b> | <b>\$25,300</b> | <b>\$72,600</b> | <b>\$24,300</b> |
| Priority A            | \$18,900         |                 | \$12,600        |                 |
| Priority B            | \$66,800         | \$25,300        | \$27,700        | \$20,700        |
| Priority C            | \$103,600        |                 | \$32,300        | \$3,600         |
| <b>Total</b>          | <b>\$189,300</b> | <b>\$25,300</b> | <b>\$72,600</b> | <b>\$24,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BK

## Asset # : 1102

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$212,200      | LIFE               | * *            | 5           | \$63,200       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Masonry: Limestone  | 7%         |                   |                | LIFE               | * *            | 5           | \$7,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$134,200      | 2039               | * *            | 5           | \$13,900       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Steel   | 5%         | Now               | \$85,700       | 2048               | * *            | 5           | \$9,200        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | Now               | \$79,100       | LIFE               | * *            | 5           | \$23,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Exterior Face                                      |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Corner At North Facade                             |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5-10        | \$15,200       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | * *            | 10          | \$130,500      | A             |
| Metal Panel   | 5%         |                   |                | 2036               | * *            | 10          | \$12,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$63,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | * *            | 5           | \$7,300        | C             |
| Terrazzo  | 5%         | Now               | \$21,800       | LIFE               | * *            | 5           | \$5,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2031               | * *            | 3           | \$13,700       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        |                   |                | 2028               | * *            | 3           | \$21,900       | C             |
| Wood  | 15%        |                   |                | 2051               | * *            | 5           | \$41,000       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BK

## Asset # : 1102

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5    | \$17,600 | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** | 10   | \$6,600  | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5-10 | \$24,900 | C |
| Plaster               | 45% |  |  | LIFE | ** | 5-10 | \$56,100 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$18,300 | C |

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2028 | ** | 5    | \$27,100 | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5-10 | \$90,500 | B |
| Metal Panel          | 20% |  |  | LIFE | ** | 5    | \$72,400 | B |
| Plaster              | 15% |  |  | LIFE | ** | 5-10 | \$37,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service Rated At 2000 Amps*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 50% |  |  | 2043 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 50% |  |  | 2023 | \$59,600 | 5 | \$1,300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2023 | \$100,600 | 1 |  | B |
| Conduit | 20% |  |  | 2033 | **        | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2039 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 20% |  |  | 2031 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 70% |  |  | 2022 | \$94,800 | 5 | \$1,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | **       | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$107,400 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2033 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2043 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$26,400 | 5 | \$500 | B |
| Locally Mounted | 20% |  |  | 2028 | **       | 5 | \$100 | B |

## Ground

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## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BK

## Asset # : 1102

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$2,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

100%

2033

\* \*

10

\$89,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Egress Lighting

## Exit, Service

50%

2033

\* \*

1

B

## Exit, Battery

50%

2033

\* \*

10

\$3,300

B

## Exterior Lighting

## HID

100%

2028

\* \*

10

\$300

B

## Alarm

## Security System

## No Component

80%

D

## Generic

20%

2028

\* \*

1

\$7,100

B

## Fire/Smoke Detection

## No Component

80%

D

## Generic

20%

2028

\* \*

1-3

\$11,700

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2033

\* \*

5

\$30,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One Tank Of 10,000 Gals*

## Conversion Equipment

## Steam Boiler

100%

0-2

\$540,500

2043

\* \*

1

\$86,900

B

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$38,800

2033

\* \*

4

\$4,800

B

*Leak Evident, Extent : Light, Area Affected : 10%**Location : Return Pump, Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BK

## Asset # : 1102

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |   |                   |                |                    |                |             |                |               |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Air Handler            | 20%   |                   |                | 2023               | \$119,700      | 1           | \$12,100       | B             |
| Convactor/Radiator     | 80%   |                   |                | 2028               | * *            | 1           | \$25,200       | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 10%   |                   |                | 2028               | * *            | 2           | \$600          | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Units - Supplying Auditorium            |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 40%   |                   |                | 2018               | \$91,300       | 1           |                | B             |
| No Component           | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$86,000       | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Roof                   | 100%  |                   |                | 2023               | \$88,300       | 2           | \$3,000        | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger      |   |                   |                |                    |                |             |                |               |
| Low Temp               | 100%  |                   |                | 2023               | \$34,500       | 4           | \$14,500       | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport     |   |                   |                |                    |                |             |                |               |
| Elevators              |   |                   |                |                    |                |             |                |               |
| Hydraulic              | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : B-2  |                   |                |                    |                |             |                |               |
|                        | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |
| Fire Suppression       |   |                   |                |                    |                |             |                |               |
| Sprinkler              |   |                   |                |                    |                |             |                |               |
| No Component           | 97%   |                   |                |                    |                |             |                | D             |
| Generic                | 3%  |                   |                | 2033               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 9 - M  
**Address** : 100 WEST 84 STREET  
**Borough** : MANHATTAN **Agency's Number** : M009  
**Program / Asset #** : BOE0006.000 / 461 **Yr Built/Renovated** : 1965 / 2000  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1214 **Lot** : 29 **BIN** : 1032119

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$181,600             | \$133,000             |
| Interior Architecture | \$710,200             | \$36,500              |
| Electrical            |                       | \$1,094,600           |
| Mechanical            | \$189,800             | \$145,300             |
| <b>Total</b>          | <b>\$1,081,700</b>    | <b>\$1,409,400</b>    |
| Priority A            | \$181,600             | \$133,000             |
| Priority B            | \$189,800             | \$1,239,800           |
| Priority C            | \$710,200             | \$36,500              |
| <b>Total</b>          | <b>\$1,081,700</b>    | <b>\$1,409,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$6,700         |
| Interior Architecture | \$39,900        | \$2,500         | \$26,700        | \$700           |
| Electrical            | \$200           | \$800           | \$400           | \$100           |
| Mechanical            | \$27,900        | \$10,800        | \$59,200        | \$10,800        |
| <b>Total</b>          | <b>\$68,100</b> | <b>\$14,000</b> | <b>\$86,300</b> | <b>\$18,300</b> |
| Priority A            |                 |                 |                 | \$6,700         |
| Priority B            | \$28,200        | \$11,600        | \$77,000        | \$10,900        |
| Priority C            | \$39,900        | \$2,500         | \$9,300         | \$700           |
| <b>Total</b>          | <b>\$68,100</b> | <b>\$14,000</b> | <b>\$86,300</b> | <b>\$18,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

| Architecture |                        | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------|------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component              | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|              | Type                   | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior     |                        |  |           |                |                    |                |             |                |          |
|              | Exterior Walls         |  |           |                |                    |                |             |                |          |
|              | Masonry: Brick         | 100%   |           |                | LIFE               | **             | 5           | \$61,500       | A        |
|              | Windows                |  |           |                |                    |                |             |                |          |
|              | Aluminum               | 97%  |           |                | 2037               | **             | 5           | \$13,400       | A        |
|              | Glass Block            | 3%   |           |                | LIFE               | **             | 5           | \$300          | A        |
|              | Parapets               |  |           |                |                    |                |             |                |          |
|              | Metal Rail             | 100%   |           |                | 2034               | **             | 5-10        | \$182,000      | A        |
|              | Roof                   |  |           |                |                    |                |             |                |          |
|              | Built-Up (BUR)         | 97%  |           |                | 2026               | **             | 10          | \$71,100       | A        |
|              | Copper/Terne           | 3%   |           |                | 2049               | **             | 10          | \$5,500        | A        |
| Interior     |                        |  |           |                |                    |                |             |                |          |
|              | Floors                 |  |           |                |                    |                |             |                |          |
|              | Cast in Place Concrete | 15%  | 0-2       | \$5,100        | LIFE               | **             | 5           | \$36,500       | C        |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |           |                |                    |                |             |                |          |
|              |                        | Location : Boiler Room                                     |           |                |                    |                |             |                |          |
|              |                        | Water Penetration, Extent : Light, Area Affected : 5%      |           |                |                    |                |             |                |          |
|              |                        | Location : Boiler Room                                     |           |                |                    |                |             |                |          |
|              | Ceramic Tile           | 5%   | Now       | \$6,200        | 2030               | **             | 5           | \$2,800        | C        |
|              |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |           |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                      |           |                |                    |                |             |                |          |
|              | Terrazzo               | 3%   |           |                | LIFE               | **             | 5           | \$2,600        | C        |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 2%     |           |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                      |           |                |                    |                |             |                |          |
|              | Traffic Topping        | 5%   |           |                | 2029               | **             | 5           | \$7,000        | C        |
|              | Vinyl Tile             | 67%  |           |                | 2016               | \$710,200      | 3           | \$27,900       | C        |
|              |                        | Other Observation, Extent : Light, Area Affected : 100%    |           |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                      |           |                |                    |                |             |                |          |
|              |                        | Explanation : 9x9 Tiles                                    |           |                |                    |                |             |                |          |
|              | Vinyl Tile             | 5%   |           |                | 2026               | **             | 3           | \$2,800        | C        |
|              | Interior Walls         |  |           |                |                    |                |             |                |          |
|              | Ceramic Tile           | 5%   |           |                | 2030               | **             | 5           | \$4,900        | C        |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |           |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                      |           |                |                    |                |             |                |          |
|              | Concrete Masonry Unit  | 10%  |           |                | LIFE               | **             | 5           | \$3,900        | C        |
|              | Glazed Ceramic Panel   | 5%   |           |                | LIFE               | **             |             |                | C        |
|              | Marble Panels          | 3%   |           |                | LIFE               | **             |             |                | C        |
|              | Plaster                | 50%  |           |                | LIFE               | **             | 5           | \$14,800       | C        |
|              | SGFT/Glazed Masonry    | 27%  | 0-2       | \$24,500       | LIFE               | **             |             |                | C        |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |           |                |                    |                |             |                |          |
|              |                        | Location : Throughout Hallways                             |           |                |                    |                |             |                |          |
| Ceilings     |                        |  |           |                |                    |                |             |                |          |
|              | AcousTileConcealSpLn   | 25%  |           |                | 2026               | **             | 5           | \$34,700       | B        |
|              | Exposed Concrete       | 60%  |           |                | LIFE               | **             | 5           | \$10,400       | B        |
|              | Fiber Board            | 5%   |           |                | 2026               | **             |             |                | B        |
|              | Metal Panel            | 5%   |           |                | LIFE               | **             | 5           | \$6,900        | B        |
|              | Plaster                | 5%   |           |                | LIFE               | **             | 5           | \$3,500        | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

| Electrical               |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                    |  |           |                    |      |                |       |                |          |
|                          | Service Equipment  |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2021 | \$28,700       | 5     | \$300          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                    | Explanation : One1600 Amps Main Disconnect Switch          |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 50%  |           |                    | 2021 | \$52,200       | 5     | \$200          | B        |
|                          | Fused Disc Sw      | 50%  |           |                    | 2041 | * *            | 5     | \$200          | B        |
| Raceway                  |                    |  |           |                    |      |                |       |                |          |
|                          | Conduit            | 90%  |           |                    | 2021 | \$107,100      | 1     |                | B        |
|                          | Conduit            | 10%  |           |                    | 2041 | * *            | 1     |                | B        |
| Panelboards              |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 10%  |           |                    | 2020 | \$13,600       | 5     | \$200          | B        |
|                          | Fused Disc Sw      | 5%   |           |                    | 2037 | * *            | 5     | \$100          | B        |
|                          | Molded Case Bkrs   | 75%  |           |                    | 2020 | \$101,600      | 5     | \$1,400        | B        |
|                          | Molded Case Bkrs   | 10%  |           |                    | 2037 | * *            | 5     | \$200          | B        |
| Wiring                   |                    |  |           |                    |      |                |       |                |          |
|                          | Thermoplastic      | 90%  |           |                    | 2021 | \$117,700      | 1     |                | B        |
|                          | Thermoplastic      | 10%  |           |                    | 2041 | * *            | 1     |                | B        |
| Motor Controllers        |                    |  |           |                    |      |                |       |                |          |
|                          | Locally Mounted    | 100%   |           |                    | 2019 | \$21,200       | 5     | \$500          | B        |
| Ground                   |                    |  |           |                    |      |                |       |                |          |
|                          | Grounding Devices  |  |           |                    |      |                |       |                |          |
|                          | Generic            | 100%   |           |                    | LIFE | * *            | 5     | \$1,100        | B        |
| Lighting                 |                    |  |           |                    |      |                |       |                |          |
|                          | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                          | Fluorescent        | 97%  |           |                    | 2021 | \$649,900      | 10    | \$66,100       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          |                    | Explanation : Using T-8 Lamps                              |           |                    |      |                |       |                |          |
|                          | HID                | 3%   |           |                    | 2026 | * *            | 10    | \$100          | B        |
| Egress Lighting          |                    |  |           |                    |      |                |       |                |          |
|                          | Emergency, Battery | 50%  |           |                    | 2021 | \$15,400       | 10    | \$9,000        | B        |
|                          | Exit, Service      | 50%  |           |                    | 2021 | \$6,200        | 1     |                | B        |
| Exterior Lighting        |                    |  |           |                    |      |                |       |                |          |
|                          | HID                | 100%   |           |                    | 2021 | \$30,000       | 10    | \$200          | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         |            | 100%              |                | 2031               | * *            | 5           | \$23,000       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - M

## Asset # : 461

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2026               | * *            | 1           | \$73,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units - #1 Is Currently Under Repair       |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$59,200       | 2031               | * *            | 4           | \$3,700        | B             |
| Corroded, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Pipes, Basement                                 |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Severe, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Thermostats. Throughout                         |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Vacuum Pump Vibration                        |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2021               | \$91,400       | 1           | \$9,200        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2026               | * *            | 1           | \$19,200       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 75%        |                   |                | 2016               | \$130,700      | 1           |                | B             |
| No Component   | 25%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2021               | \$18,700       | 2           | \$500          | B             |
| Roof   | 80%        | Now               | \$5,400        | 2021               | \$53,900       | 2           | \$1,500        | B             |
| Noisy/Vibrating, Extent : Severe, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Roof Fan Bearings. Roof                         |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$19,700       | 2           | \$1,100        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       | 0-2               | \$1,300        | 2031               | * *            | 4           | \$7,400        | B             |
| Corroded, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 9 - M

Asset # : 461

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$10,300       | 2031               | * *            | 4           | \$1,300        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$4,600        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 9 - Q (W REED SCHOOL)  
**Address** : 58-74 57 STREET  
**Borough** : QUEENS **Agency's Number** : Q009  
**Program / Asset #** : BOE0673.000 / 315 **Yr Built/Renovated** : 1907 / 2001  
**Area Sq Ft** : 45,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2631 **Lot** : 106 **BIN** : 4059130

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$89,500              | \$187,600             |
| Interior Architecture | \$162,100             | \$270,100             |
| Electrical            | \$72,800              | \$419,100             |
| Mechanical            |                       | \$163,300             |
| <b>Total</b>          | <b>\$324,400</b>      | <b>\$1,040,100</b>    |
| Priority A            | \$89,500              | \$187,600             |
| Priority B            | \$72,800              | \$582,400             |
| Priority C            | \$162,100             | \$270,100             |
| <b>Total</b>          | <b>\$324,400</b>      | <b>\$1,040,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,700         | \$28,100        |                 |                 |
| Interior Architecture | \$59,700        |                 | \$700           | \$5,700         |
| Electrical            | \$16,100        | \$2,900         | \$100           |                 |
| Mechanical            | \$5,300         | \$5,000         | \$9,200         | \$5,700         |
| <b>Total</b>          | <b>\$88,800</b> | <b>\$35,900</b> | <b>\$10,000</b> | <b>\$11,300</b> |
| Priority A            | \$7,700         | \$28,100        |                 |                 |
| Priority B            | \$55,500        | \$7,900         | \$9,300         | \$5,700         |
| Priority C            | \$25,500        |                 | \$700           | \$5,700         |
| <b>Total</b>          | <b>\$88,800</b> | <b>\$35,900</b> | <b>\$10,000</b> | <b>\$11,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 10%        |                   |                | LIFE               | **             | 5           | \$47,000       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$51,100       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       |                   |                | 2036               | **             | 5           | \$179,000      | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Brick   | 15%        | Now               | \$7,700        | LIFE               | **             | 5           | \$1,200        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Stucco Over Brick                            |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Metal Rail   | 25%        |                   |                | 2033               | **             | 5-10        | \$34,900       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2025               | **             | 10          | \$28,100       | A             |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$3,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Asphalt Poured   | 5%         | Now               | \$18,800       | 2040               | **             | 5           | \$700          | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$2,800        | C             |
| Vinyl Tile   | 10%        |                   |                | 2025               | **             | 3           | \$2,100        | C             |
| Vinyl Tile   | 30%        | 0-2               | \$162,100      | 2030               | **             | 3           | \$6,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 50%        |                   |                | 2020               | \$270,100      | 3           | \$14,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$3,500        | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$16,900       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - Q (W REED SCHOOL)

## Asset # : 315

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered

10% Now

\$34,200 2040

\* \*

5

\$2,800

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Cafeteria**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Cafeteria**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Cafeteria*

Plaster

90%

LIFE

\* \*

5

\$31,900

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2020

\$8,000

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 600 Amperes*

Fused Disc Sw

50%

2040

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 400 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

50%

2040

\* \*

5

\$100

B

Fused Knife Sw

50%

2-4

\$37,300 2050

\* \*

5

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Raceway

Conduit

80%

2020

\$38,200

1

B

Conduit

20%

2040

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2036

\* \*

5

\$100

B

Fused Knife Sw

20%

2-4

\$15,800 2045

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

50%

2019

\$39,500

5

\$500

B

Molded Case Bkrs

20%

2036

\* \*

5

\$200

B

## Wiring

Braided Cloth

75%

2-4

\$35,600 2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

25%

2040

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2033

\* \*

5

\$200

B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - Q (W REED SCHOOL)

## Asset # : 315

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Ground

Grounding Devices

Not Accessible

100%

D

## Lighting

Interior Lighting

Fluorescent

100%

2020

\$341,400

10

\$34,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery

30%

2025

\* \*

10

\$2,700

B

Exit, Service

70%

2025

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2040

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2033

\* \*

1

\$37,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2040

\* \*

4

\$1,900

B

Terminal Devices

Convactor/Radiator

90%

2025

\* \*

1

\$11,000

B

Fan Coil Unit/Heat

10%

2020

\$64,700

1

\$1,200

B

## Air Conditioning

Energy Source

Electricity

100%

2036

\* \*

1

B

Conversion Equipment

Window/Wall Unit

60%

2018

\$53,300

1

B

No Component

40%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$21,100

B

Exhaust Fans

Interior

95%

2020

\$45,400

2

\$1,100

B

Roof

5%

2025

\* \*

2

\$100

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2033

\* \*

1

B

Water Heater

Gas Fired

100%

2018

\$10,100

2

\$600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - Q (W REED SCHOOL)

Asset # : 315

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 10 - BK  
**Address** : 511 7TH AVE. @17TH STREET  
**Borough** : BROOKLYN **Agency's Number** : K010  
**Program / Asset #** : BOE0347.000 / 2522 **Yr Built/Renovated** : 1930 / 2008  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 869 **Lot** : 1 **BIN** : 3016509

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$115,100             | \$114,800             |
| Interior Architecture | \$192,200             | \$320,100             |
| Electrical            | \$71,700              | \$942,700             |
| Mechanical            |                       | \$494,500             |
| <b>Total</b>          | <b>\$378,900</b>      | <b>\$1,872,100</b>    |
| Priority A            | \$115,100             | \$114,800             |
| Priority B            | \$150,500             | \$1,482,200           |
| Priority C            | \$113,400             | \$275,100             |
| <b>Total</b>          | <b>\$378,900</b>      | <b>\$1,872,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,700         |                 |                 |                 |
| Interior Architecture | \$103,500        |                 | \$6,700         | \$2,400         |
| Electrical            | \$33,500         | \$1,500         | \$2,000         | \$1,900         |
| Mechanical            | \$49,900         | \$9,300         | \$14,400        | \$9,300         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$225,600</b> | <b>\$14,700</b> | <b>\$27,000</b> | <b>\$17,500</b> |
| Priority A            | \$34,700         |                 |                 |                 |
| Priority B            | \$97,900         | \$14,700        | \$20,400        | \$15,100        |
| Priority C            | \$93,000         |                 | \$6,700         | \$2,400         |
| <b>Total</b>          | <b>\$225,600</b> | <b>\$14,700</b> | <b>\$27,000</b> | <b>\$17,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 10 - BK

## Asset # : 2522

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |         |                    |             |                |               |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE    | **                 | 5           | \$105,800      | A             |
| Masonry: Brick         | 15%   |                   |                | LIFE    | **                 | 5           | \$19,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$5,000        | A             |
| Windows                |   |                   |                |         |                    |             |                |               |
| Aluminum               | 100%  |                   |                | 2039    | **                 | 5           | \$23,400       | A             |
| Parapets               |   |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | **                 | 5-10        | \$28,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 40%  |                   |                |         |                    |             |                |               |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5-10        | \$61,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%  |                   |                |         |                    |             |                |               |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |
| Roof                   |   |                   |                |         |                    |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2028    | **                 | 10          | \$52,000       | A             |
| Copper/Terne           | 5%  |                   |                | 2051    | **                 | 10          | \$6,800        | A             |
| Interior               |   |                   |                |         |                    |             |                |               |
| Floors                 |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete | 10%   | Now               | \$7,400        | LIFE    | **                 | 5           | \$21,200       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%   |                   |                |         |                    |             |                |               |
|                        | Location : Near Fan Room In Basement                        |                   |                |         |                    |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$32,100       | 2026    | **                 | 5           | \$2,400        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%    |                   |                |         |                    |             |                |               |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |
| Quarry Tile            | 5%  |                   |                | 2036    | **                 | 5           | \$7,300        | C             |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$7,600        | C             |
| Vinyl Tile             | 20%   | Now               | \$55,300       | 2018    | \$184,400          | 3           | \$7,300        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%    |                   |                |         |                    |             |                |               |
|                        | Location : Throughout 9x9 Tiles                             |                   |                |         |                    |             |                |               |
| Vinyl Tile             | 5%  |                   |                | 2031    | **                 | 3           | \$1,800        | C             |
| Wood                   | 50%   |                   |                | 2038    | **                 | 5           | \$90,700       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 10 - BK

## Asset # : 2522

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |    |          |   |
|------------------------|----|-----|----------|------|----|----|----------|---|
| Cast in Place Concrete | 5% |     |          | LIFE | ** | 10 | \$12,200 | C |
| Ceramic Tile           | 5% |     |          | 2026 | ** | 5  | \$4,900  | C |
| Glass: Single Pane     | 5% | Now | \$11,900 | LIFE | ** | 5  | \$3,700  | C |

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Throughout*

|                |     |     |          |      |    |    |         |   |
|----------------|-----|-----|----------|------|----|----|---------|---|
| Masonry: Brick | 15% |     |          | LIFE | ** | 10 | \$4,400 | C |
| Marble Panels  | 5%  | Now | \$21,300 | LIFE | ** |    |         | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 65% | Now | \$58,100 | LIFE | ** | 5 | \$19,000 | C |
|---------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

## Ceilings

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered | 15% |  |  | 2028 | ** | 5    | \$14,400 | B |
| Exposed Concrete  | 10% |  |  | LIFE | ** | 5-10 | \$12,000 | B |
| Plaster           | 55% |  |  | LIFE | ** | 5-10 | \$90,800 | B |
| Plaster           | 20% |  |  | LIFE | ** | 5-10 | \$33,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 30% | 2-4 | \$30,500 | 2048 | ** | 5 | \$200 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 50% |  |  | 2031 | ** | 5 | \$800 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2039 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 10 - BK

## Asset # : 2522

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Locally Mounted  | 50%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Motor Control Center                                       | 20%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2023               | \$407,900      | 10          | \$41,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2028               | * *            | 10          | \$11,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 10%        |                   |                | 2018               | \$58,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2031               | * *            | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2028               | * *            | 1           | \$2,400        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2018               | \$260,400      | 1-3         | \$14,000       | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 6000 Gals                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 10 - BK

## Asset # : 2522

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2036               | * *            | 1           | \$64,100       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$10,300       | 2043               | * *            | 4           | \$3,200        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Condensate Pump, Basement                   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 25%   |                   |                | 2023               | \$99,300       | 1           | \$10,000       | B             |
| Convactor/Radiator    | 50%   |                   |                | 2028               | * *            | 1           | \$10,500       | B             |
| Fan Coil Unit/Heat    | 25%   |                   |                | 2018               | \$275,900      | 1           | \$5,200        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 25%   |                   |                | 2018               | \$37,900       | 1           |                | B             |
| No Component          | 75%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$57,100       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2018               | \$81,500       | 2           | \$2,000        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 20%   |                   |                | 2049               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%   | Now               | \$3,500        | 2028               | * *            | 1           |                | B             |
|                       | Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                       | Location : Circulation Pump Broken                            |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$17,200       | 2           | \$1,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit With Capacity Of 115 Gals              |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$5,100        | LIFE               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Backed Up When It Rains                         |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  | Now               | \$500          | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 10 - BK

Asset # : 2522

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 25%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                     |                   |                |                    |                |             |                |               |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                |                    |                |             |                |               |
|                       | <i>Location : 1-4</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 1 Unit</i>                                      |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - BK  
**Address** : 419 WAVERLY AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0348.000 / 1103  
**Area Sq Ft** : 83,000  
**Date of Survey** : 10-Dec-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1962      **Lot** : 10      **BIN** : 3332865  
**Agency's Number** : K011  
**Yr Built/Renovated** : 1958 /  
**Project Type** : EDUCATION  
**Landmark Status** : HISTORICAL LANDMARK DISTRICT

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$151,700             | \$166,300             |
| Interior Architecture | \$510,000             | \$51,000              |
| Electrical            | \$782,400             | \$366,600             |
| Mechanical            | \$453,300             | \$730,200             |
| <b>Total</b>          | <b>\$1,897,400</b>    | <b>\$1,314,000</b>    |
| Priority A            | \$151,700             | \$166,300             |
| Priority B            | \$1,235,800           | \$1,147,700           |
| Priority C            | \$510,000             |                       |
| <b>Total</b>          | <b>\$1,897,400</b>    | <b>\$1,314,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$29,900         |                 |                  |                 |
| Interior Architecture | \$33,700         |                 | \$16,200         | \$9,800         |
| Electrical            | \$4,800          | \$700           | \$87,900         | \$200           |
| Mechanical            | \$34,500         | \$10,000        | \$25,900         | \$14,800        |
| <b>Total</b>          | <b>\$102,900</b> | <b>\$10,700</b> | <b>\$130,000</b> | <b>\$24,800</b> |
| Priority A            | \$29,900         |                 |                  |                 |
| Priority B            | \$43,200         | \$10,700        | \$130,000        | \$15,100        |
| Priority C            | \$29,800         |                 |                  | \$9,800         |
| <b>Total</b>          | <b>\$102,900</b> | <b>\$10,700</b> | <b>\$130,000</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BK

## Asset # : 1103

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 98%  | Now               | \$50,800       | LIFE               | * *            | 5           | \$69,900       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Granite Panels          | 2%   |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  | Now               | \$62,300       | 2037               | * *            | 5           | \$12,000       | A             |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block             | 5%   | Now               | \$4,000        | LIFE               | * *            | 5           | \$800          | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 100%   | Now               | \$38,600       | LIFE               | * *            | 5           | \$10,700       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : North Facade  |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : North Facade  |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Moderate, Area Affected : 15%               |                   |                |                    |                |             |                |               |
|                         | Location : North Facade  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 2%   | Now               | \$700          | 2036               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 13%  |                   |                | 2021               | \$96,400       | 10          | \$7,700        | A             |
| IRMA/Protected Membrane | 85%  | Now               | \$25,200       | 2026               | * *            |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | * *            | 5           | \$22,800       | C             |
| Ceramic Tile            | 3%   | Now               | \$74,900       | 2036               | * *            | 5           | \$1,600        | C             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo                | 2%   |                   |                | LIFE               | * *            | 5           | \$1,600        | C             |
| Vinyl Tile              | 35%  | Now               | \$37,600       | 2016               | \$376,000      | 3           | \$13,700       | C             |
|                         | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                         | Location : 9x 9 Throughout                                     |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 40%  | Now               | \$21,500       | 2026               | * *            | 3           | \$15,600       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                    | 10%  |                   |                | 2049               | * *            | 5           | \$19,500       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BK

## Asset # : 1103

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

2% Now \$20,100 2024 \* \* 5 \$1,100 C  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*  
*Location : Room G16 & Throughout*

## Concrete Masonry Unit

10% LIFE \* \* 5 \$4,200 C

## Glazed Ceramic Panel

3% LIFE \* \* C

## Plaster

60% LIFE \* \* 5 \$18,900 C

## SGFT/Glazed Masonry

25% LIFE \* \* C

## Ceilings

## AcousTileConcealSpLn

25% 2026 \* \* 5 \$32,400 B

## Exposed Concrete

55% LIFE \* \* 5 \$8,900 B

## Exposed Struc: Steel

5% LIFE \* \* B

## Fiber Board

5% 2021 \$51,000 \* \* B

## Plaster

10% Now \$3,800 LIFE \* \* 5 \$6,500 B  
*Water Penetration, Extent : Light, Area Affected : 5%*  
*Location : Exit A*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2021 \$31,000 5 \$300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2021 \$112,800 5 \$1,800 B

## Raceway

## Conduit

90% 2021 \$115,700 1 B

## Conduit

10% 2041 \* \* 1 B

## Panelboards

## Fused Disc Sw

5% 2037 \* \* 5 \$100 B

## Molded Case Bkrs

75% 2020 \$109,900 5 \$1,400 B

## Molded Case Bkrs

20% 2037 \* \* 5 \$400 B

## Wiring

## Braided Cloth

70% 2-4 \$99,000 2046 \* \* 1 B  
*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Thermoplastic

10% 2041 \* \* 1 B

## Thermoplastic

20% 2021 \$28,300 1 B

## Motor Controllers

## Locally Mounted

80% 2019 \$18,300 5 \$400 B

## Locally Mounted

20% 2-4 \$4,600 2041 \* \* 5 B  
*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 92% |  |  | 2016 | \$624,600 | 10 | \$58,800 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

|     |    |  |  |      |         |    |       |   |
|-----|----|--|--|------|---------|----|-------|---|
| HID | 3% |  |  | 2016 | \$9,400 | 10 | \$100 | B |
|-----|----|--|--|------|---------|----|-------|---|

|              |    |  |  |      |          |   |       |   |
|--------------|----|--|--|------|----------|---|-------|---|
| Incandescent | 5% |  |  | 2016 | \$33,900 | 2 | \$100 | B |
|--------------|----|--|--|------|----------|---|-------|---|

## Egress Lighting

|                    |     |  |  |      |         |   |  |   |
|--------------------|-----|--|--|------|---------|---|--|---|
| Emergency, Service | 50% |  |  | 2016 | \$6,200 | 1 |  | B |
|--------------------|-----|--|--|------|---------|---|--|---|

|               |     |  |  |      |         |   |  |   |
|---------------|-----|--|--|------|---------|---|--|---|
| Exit, Service | 50% |  |  | 2016 | \$6,200 | 1 |  | B |
|---------------|-----|--|--|------|---------|---|--|---|

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2016 | \$30,600 | 10 | \$200 | B |
|-----|------|--|--|------|----------|----|-------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |     |   |          |   |
|---------------|------|--|--|------|-----|---|----------|---|
| Fuel Oil No 2 | 100% |  |  | 2031 | * * | 5 | \$21,600 | B |
|---------------|------|--|--|------|-----|---|----------|---|

## Conversion Equipment

|              |      |     |           |      |     |   |          |   |
|--------------|------|-----|-----------|------|-----|---|----------|---|
| Steam Boiler | 100% | 0-2 | \$418,000 | 2041 | * * | 1 | \$62,200 | B |
|--------------|------|-----|-----------|------|-----|---|----------|---|

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%**Location : Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Very Old Units With New Burners*

## Distribution

|                   |      |     |          |      |           |   |         |   |
|-------------------|------|-----|----------|------|-----------|---|---------|---|
| Steam Piping/Pump | 100% | Now | \$30,000 | 2021 | \$599,600 | 4 | \$3,400 | B |
|-------------------|------|-----|----------|------|-----------|---|---------|---|

*Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout*

## Terminal Devices

|             |     |  |  |      |          |   |         |   |
|-------------|-----|--|--|------|----------|---|---------|---|
| Air Handler | 20% |  |  | 2021 | \$92,600 | 1 | \$8,600 | B |
|-------------|-----|--|--|------|----------|---|---------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 80% |  |  | 2026 | * * | 1 | \$18,000 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2029 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 20% |  |  | 2016 | \$35,300 | 1 |  | B |
|------------------|-----|--|--|------|----------|---|--|---|

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 80% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$38,800 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 11 - BK

Asset # : 1103

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |  |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans       |  |                   |                    |         |                |             |                |               |
|                    | Interior           | 40%  | Now               | \$1,900            | 2021    | \$38,000       | 2           | \$700          | B             |
|                    |                    | Noisy/Vibrating, Extent : Severe, Area Affected : 50%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : 2 Exhaust Fan Motors, Fan Room  |                   |                    |         |                |             |                |               |
|                    | Roof               | 60%  |                   |                    | 2029    | **             | 2           | \$1,300        | B             |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |  |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel    | 100%   |                   |                    | 2026    | **             | 1           |                | B             |
|                    | Water Heater       |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%   |                   |                    | 2021    | \$20,000       | 2           | \$1,000        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement Gas Meter Room   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Con Ed Shut Off Gas Supply To The New Unit Due To Under Size Of Main Gas Supply Pipe |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger  |  |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%   |                   |                    | 2021    | \$26,600       | 4           | \$6,900        | B             |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2021    | \$11,200       | 4           | \$1,300        | B             |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%   |                   |                    | 2021    | \$11,200       | 4           | \$1,300        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 10%  |                   |                    | LIFE    | **             |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 10%   |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-1   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Freight Unit   |                   |                    |         |                |             |                |               |
|                    | No Component       | 90%  |                   |                    |         |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - M  
**Address** : 320 WEST 21 STREET @8TH - 9TH AVES.  
**Borough** : MANHATTAN **Agency's Number** : M011  
**Program / Asset #** : BOE0008.000 / 436 **Yr Built/Renovated** : 1925 / 2004  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2008 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 744 **Lot** : 24 **BIN** : 1013260

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$204,200             | \$552,000             |
| Interior Architecture | \$88,200              | \$691,000             |
| Electrical            | \$199,900             | \$287,000             |
| Mechanical            | \$212,700             | \$161,100             |
| <b>Total</b>          | <b>\$705,000</b>      | <b>\$1,691,100</b>    |
| Priority A            | \$204,200             | \$552,000             |
| Priority B            | \$457,500             | \$516,100             |
| Priority C            | \$43,300              | \$622,900             |
| <b>Total</b>          | <b>\$705,000</b>      | <b>\$1,691,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$7,400         | \$19,100        |                 |
| Interior Architecture | \$44,200         | \$11,300        | \$3,000         | \$7,600         |
| Electrical            | \$34,800         | \$9,900         | \$300           |                 |
| Mechanical            | \$80,100         | \$31,800        | \$19,000        | \$12,100        |
| <b>Total</b>          | <b>\$159,100</b> | <b>\$60,500</b> | <b>\$41,400</b> | <b>\$19,600</b> |
| Priority A            |                  | \$7,400         | \$19,100        |                 |
| Priority B            | \$114,900        | \$41,700        | \$19,300        | \$12,100        |
| Priority C            | \$44,200         | \$11,300        | \$3,000         | \$7,600         |
| <b>Total</b>          | <b>\$159,100</b> | <b>\$60,500</b> | <b>\$41,400</b> | <b>\$19,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - M

## Asset # : 436

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$58,600       | A             |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$142,600      | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 90%        |                   |                | 2036    | **                 | 5           | \$38,200       | A             |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Steel  | 5%         | Now               | \$134,000      | 2045    | **                 | 5           | \$13,300       | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,300        | A             |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Masonry: Brick   | 55%        |                   |                | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Metal: Cage/Fence  | 15%        |                   |                | 2025    | **                 | 5-10        | \$12,800       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Paver: Asphalt   | 25%        |                   |                | 2029    | **                 | 10          | \$15,800       | A             |  |
| Paver: Asphalt   | 75%        | Now               | \$70,200       | 2023    | \$350,800          |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor Near Rooms 501, 511, 514                   |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Poured   | 5%         | 0-2               | \$43,300       | 2040    | **                 | 5           | \$1,500        | C             |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Moderate, Area Affected : 25%              |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$13,200       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$6,000        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,700        | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2025    | **                 | 3           | \$9,100        | C             |  |
| Vinyl Tile   | 50%        |                   |                | 2020    | \$622,900          | 3           | \$30,200       | C             |  |
| Wood   | 10%        |                   |                | 2035    | **                 | 5           | \$22,700       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - M

## Asset # : 436

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |         |   |
|----------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile   | 5%  |     |          | 2029 | ** | 5 | \$7,500 | C |
| Masonry: Brick | 5%  |     |          | LIFE | ** |   |         | C |
| Marble Panels  | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster        | 20% | Now | \$29,900 | LIFE | ** | 5 | \$9,000 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Gymnasium

Water Penetration, Extent : Light, Area Affected : 10%

Location : Corridor Near Rooms 501, 511, 514, Auditorium

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 50% |  |  | LIFE | ** | 5 | \$22,600 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 10% |     |          | LIFE | ** | 5 | \$1,900  | B |
| Plaster          | 20% | Now | \$44,900 | LIFE | ** | 5 | \$15,100 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Corridor Near Rooms 501, 511, 514, Auditorium, Gymnasium

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Auditorium, Corridor Near Rooms 501, 511, 514

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5 | \$52,900 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated @ 1600 Amps

## Switchgear / Switchboard

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 35% |     |          | 2046 | **       | 5 | \$100 | B |
| Fused Disc Sw  | 35% |     |          | 2020 | \$39,500 | 5 | \$100 | B |
| Fused Knife Sw | 30% | 2-4 | \$33,800 | 2050 | **       | 5 | \$100 | B |

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$115,700 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2036 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 5%  |  |  | 2036 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2019 | \$131,800 | 5 | \$1,900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - M

## Asset # : 436

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$127,300      | 2045               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$18,300       | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2033               | **             | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | **             | 10          | \$72,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | **             | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2025               | **             | 10          | \$9,800        | B             |
| Exit, Service  | 50%        |                   |                | 2025               | **             | 1           |                | B             |

| Mechanical       |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                    |         |                |             |                |               |
|                  | Energy Source  |                |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 2  | 100%           |                   |                    | 2040    | **             | 5           | \$25,000       | B             |
|                  | Conversion Equipment   |                |                   |                    |         |                |             |                |               |
|                  | Steam Boiler   | 100%           |                   |                    | 2037    | **             | 1           | \$80,100       | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement Boiler Room  |                |                   |                    |         |                |             |                |               |
|                  | Explanation : 3 Units  |                |                   |                    |         |                |             |                |               |
| Distribution     |  |                |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump  | 100%           | Now               | \$34,800           | 2030    | **             | 4           | \$4,000        | B             |
|                  | Leak Evident, Extent : Moderate, Area Affected : 5%  |                |                   |                    |         |                |             |                |               |
|                  | Location : Steam Valve In Front Of Boiler #2; Behind Ele. Panel And Condensate Return Line In Basement |                |                   |                    |         |                |             |                |               |
|                  | Steam Traps Faulty, Extent : Moderate, Area Affected : 50%   |                |                   |                    |         |                |             |                |               |
|                  | Location : Throughout  |                |                   |                    |         |                |             |                |               |
| Terminal Devices |  |                |                   |                    |         |                |             |                |               |
|                  | Air Handler  | 30%            |                   |                    | 2020    | \$161,100      | 1           | \$15,000       | B             |
|                  | Convactor/Radiator   | 70%            |                   |                    | 2025    | **             | 1           | \$18,300       | B             |

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - M

## Asset # : 436

| Mechanical            | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 80%  |                   |                | 2015               | \$163,800      | 1           |                | B             |
| No Component          | 20%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$45,100       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 90%  | Now               | \$29,700       | 2025               | * *            | 2           | \$1,800        | B             |
|                       | <i>Not in Service, Extent : Severe, Area Affected : 60%</i>          |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>   |                   |                |                    |                |             |                |               |
| Roof                  | 10%  |                   |                | 2015               | \$7,900        | 2           | \$300          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2025               | * *            | 1           |                | B             |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>      |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement Laundry Room</i>                              |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Hot Water Mixing Valve Malfunctioning</i>           |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$23,200       | 2           | \$1,200        | B             |
|                       | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>     |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>   |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2030               | * *            | 4           | \$12,000       | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 20%</i>        |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>   |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : For Swimming Pool</i>                               |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Pool Filter/Treatment |  |                   |                |                    |                |             |                |               |
| Sand                  | 100%   | Now               | \$48,900       | 2025               | * *            | 4           |                | B             |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>     |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement Pool Equipment Room</i>                       |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : #3 Backwashing Inoperable, #2 Backwashing Leaks</i> |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2020               | \$11,200       | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - Q  
**Address** : 54-25 SKILLMAN AVENUE BTWN: 55 ST., ROOSEVELT AVE.  
**Borough** : QUEENS **Agency's Number** : Q011  
**Program / Asset #** : BOE0675.000 / 317 **Yr Built/Renovated** : 1952 / 2011  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1239 **Lot** : 1 **BIN** : 4028447

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$241,500             | \$50,800              |
| Interior Architecture | \$657,600             | \$167,600             |
| Electrical            | \$194,700             | \$724,900             |
| Mechanical            | \$94,900              | \$48,200              |
| <b>Total</b>          | <b>\$1,188,700</b>    | <b>\$991,500</b>      |
| Priority A            | \$241,500             | \$50,800              |
| Priority B            | \$360,600             | \$773,100             |
| Priority C            | \$586,700             | \$167,600             |
| <b>Total</b>          | <b>\$1,188,700</b>    | <b>\$991,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$23,900        |                 | \$2,200         | \$17,300        |
| Electrical            | \$6,400         | \$1,500         | \$1,900         | \$20,000        |
| Mechanical            | \$10,900        | \$8,900         | \$21,800        | \$18,000        |
| <b>Total</b>          | <b>\$41,300</b> | <b>\$10,300</b> | <b>\$25,900</b> | <b>\$55,300</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$17,300        | \$10,300        | \$23,700        | \$43,500        |
| Priority C            | \$23,900        |                 | \$2,200         | \$11,800        |
| <b>Total</b>          | <b>\$41,300</b> | <b>\$10,300</b> | <b>\$25,900</b> | <b>\$55,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - Q

## Asset # : 317

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%   |                   |                | LIFE               | * *            | 5           | \$50,800       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  | Now               | \$191,700      | 2038               | * *            | 5           | \$10,000       | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Hardware Missing, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%   |                   |                | LIFE               | * *            | 5           | \$10,700       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 80%   |                   |                | 2027               | * *            | 10          | \$49,700       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%  |                   |                | 2050               | * *            | 10          | \$7,800        | A             |
| Under Construction    | 15%   |                   |                |                    |                |             |                | D             |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Terrazzo              | 5%  |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Vinyl Tile            | 20%   |                   |                | 2022               | \$167,600      | 3           | \$6,600        | C             |
| Vinyl Tile            | 70%   |                   |                | 2017               | \$586,700      | 3           | \$30,800       | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                  | 5%  |                   |                | 2037               | * *            | 5           | \$8,200        | C             |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 5%  |                   |                | LIFE               | * *            | 5           | \$1,800        | C             |
| Glazed Ceramic Panel  | 5%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster               | 10%   | Now               | \$16,200       | LIFE               | * *            | 5           | \$2,700        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads 4 And 5                                  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads 4 And 5                                  |                   |                |                    |                |             |                |               |
| Plaster               | 55%   |                   |                | LIFE               | * *            | 5           | \$14,600       | C             |
| SGFT/Glazed Masonry   | 25%   |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - Q

## Asset # : 317

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |          | 2027 | ** | 5 | \$10,900 | B |
| Exposed Concrete     | 65% |     |          | LIFE | ** | 5 | \$8,900  | B |
| Metal Panel          | 5%  | Now | \$71,000 | LIFE | ** | 5 | \$5,500  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Gymnasium*

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Staining/Discoloring, Extent : Moderate, Area Affected : 35%*

*Location : Gymnasium*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 20% |  |  | LIFE | ** | 5 | \$10,900 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Bolted Pressure Contact Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 85% |  |  | 2022 | \$72,400 | 1 |  | B |
| Conduit | 15% |  |  | 2048 | **       | 1 |  | B |

## Panelboards

|                |    |     |         |      |    |   |       |   |
|----------------|----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw  | 5% |     |         | 2038 | ** | 5 | \$100 | B |
| Fused Knife Sw | 3% | 2-4 | \$3,000 | 2047 | ** | 5 |       | B |

*Obsolete Equipment, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Obsolete Equipment*

|                     |    |     |         |      |    |   |  |   |
|---------------------|----|-----|---------|------|----|---|--|---|
| Fused Toggle Switch | 2% | 2-4 | \$2,000 | 2047 | ** | 5 |  | B |
|---------------------|----|-----|---------|------|----|---|--|---|

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 5%  |  |  | 2044 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 85% |  |  | 2021 | \$86,400 | 5 | \$1,300 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$76,100 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2048 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 11 - Q

Asset # : 317

| Electrical      |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                      |  |           |                    |      |                |       |                |          |
|                 | Motor Controllers    |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted      | 95%  |           |                    | 2020 | \$20,100       | 5     | \$400          | B        |
|                 | Locally Mounted      | 5%   |           |                    | 2039 | * *            | 5     |                | B        |
| Ground          |                      |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices    |  |           |                    |      |                |       |                |          |
|                 | Generic              | 100%   |           |                    | LIFE | * *            | 5     | \$800          | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Crawlspace                                      |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Connected To Metal Water Pipe                |           |                    |      |                |       |                |          |
| Lighting        |                      |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 97%  |           |                    | 2022 | \$513,800      | 10    | \$52,300       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                 | HID                  | 1%   |           |                    | 2017 | \$2,500        | 10    |                | B        |
|                 | Incandescent         | 2%   |           |                    | 2017 | \$10,600       | 2     |                | B        |
|                 | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery   | 40%  |           |                    | 2027 | * *            | 10    | \$5,700        | B        |
|                 | Exit, Service        | 60%  |           |                    | 2027 | * *            | 1     |                | B        |
|                 | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                 | HID                  | 30%  |           |                    | 2030 | * *            | 10    | \$100          | B        |
|                 | No Component         | 70%  |           |                    |      |                |       |                | D        |
| Alarm           |                      |  |           |                    |      |                |       |                |          |
|                 | Security System      |  |           |                    |      |                |       |                |          |
|                 | No Component         | 40%  |           |                    |      |                |       |                | D        |
|                 | Generic              | 60%  |           |                    | 2017 | \$118,600      | 1     | \$12,900       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Hallways  |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Intrusion Alarm Only                         |           |                    |      |                |       |                |          |
|                 | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                 | Under Construction   | 100%   |           |                    |      |                |       |                | D        |

| Mechanical |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |                      |   |           |                    |      |                |       |                |          |
|            | Energy Source        |   |           |                    |      |                |       |                |          |
|            | Fuel Oil No 4        | 100%  |           |                    | 2032 | * *            | 5     | \$18,200       | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Under Ground Vault                           |           |                    |      |                |       |                |          |
|            |                      | Explanation : 2 - 10,000 Gallon Tanks                   |           |                    |      |                |       |                |          |
|            |                      |   |           |                    |      |                |       |                |          |
|            | Conversion Equipment |   |           |                    |      |                |       |                |          |
|            | Steam Boiler         | 100%  |           |                    | 2035 | * *            | 1     | \$58,300       | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|            |                      | Explanation : 2 - Steam Boilers                         |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - Q

## Asset # : 317

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2032               | **             | 4           | \$2,900        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2027               | **             | 1           | \$7,300        | B             |
| Convactor/Radiator    | 75%   | Now               | \$94,900       | 2035               | **             | 1           | \$12,800       | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                       | Location : Defective Room Thermostats And Control Valves      |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 5%  |                   |                | 2027               | **             | 1           | \$1,000        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 35%   |                   |                | 2020               | \$48,200       | 1           |                | B             |
| No Component          | 65%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | **             | 2-5         | \$32,800       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 90%   |                   |                | 2027               | **             | 2           | \$1,600        | B             |
| Roof                  | 10%   |                   |                | 2022               | \$5,300        | 2           | \$200          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 10%   |                   |                | 2042               | **             | 1           |                | B             |
| Galv Iron/Steel       | 90%   |                   |                | 2027               | **             | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  | Now               | \$1,600        | 2020               | \$15,600       | 2           | \$700          | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                       | Location : Defective Aquastat                                 |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  | Now               | \$2,100        | 2032               | **             | 4           | \$5,800        | B             |
|                       | Insul. Deteriorating, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : No Insulation On Tank                              |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Submersible           | 100%  |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2027               | **             | 1           | \$3,600        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2042               | **             | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - Q MINISCHOOL  
**Address** : 54-25 SKILLMAN AVENUE BTWN: 55 ST., ROOSEVELT AVE.  
**Borough** : QUEENS **Agency's Number** : Q810  
**Program / Asset #** : BOE0675.010 / 2593 **Yr Built/Renovated** : 1990 / 2011  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1239 **Lot** : 1 **BIN** : 4028447

| CAPITAL      |  | FY 2014 - 2017 | FY 2018 - 2023  |
|--------------|--|----------------|-----------------|
| Electrical   |  |                | \$78,700        |
| <b>Total</b> |  |                | <b>\$78,700</b> |
| Priority B   |  |                | \$78,700        |
| <b>Total</b> |  |                | <b>\$78,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016        | FY 2017        |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$38,900        |                 |                |                |
| Interior Architecture |                 | \$6,100         | \$600          |                |
| Electrical            | \$100           | \$200           | \$100          | \$300          |
| Mechanical            | \$1,300         | \$2,600         | \$1,900        | \$2,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$12,800</b> | <b>\$6,600</b> | <b>\$6,800</b> |
| Priority A            | \$38,900        |                 |                |                |
| Priority B            | \$5,400         | \$11,000        | \$6,000        | \$6,800        |
| Priority C            |                 | \$1,900         | \$600          |                |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$12,800</b> | <b>\$6,600</b> | <b>\$6,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - Q MINISCHOOL

Asset # : 2593

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$17,100

A

## Windows

Aluminum

100%

2038

\* \*

5

\$2,600

A

## Roof

Metal Panel

90%

Now

\$34,300

2035

\* \*

A

*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Skylight, Metal/Glass

10%

Now

\$4,600

2042

\* \*

A

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%**Location : Over Classrooms**Water Penetration, Extent : Light, Area Affected : 10%**Location : Over Classrooms*

## Interior

## Floors

Ceramic Tile

5%

2031

\* \*

5

\$600

C

Quarry Tile

5%

2035

\* \*

5

\$900

C

Vinyl Tile

90%

2027

\* \*

3

\$4,200

C

## Interior Walls

Ceramic Tile

5%

2031

\* \*

5

\$600

C

Concrete Masonry Unit

50%

LIFE

\* \*

5

\$2,200

C

Gypsum Board

45%

LIFE

\* \*

5

\$3,000

C

## Ceilings

AcousTileSusp.Lay-In

70%

2035

\* \*

5

\$8,400

B

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Various Classrooms*

Gypsum Board

30%

LIFE

\* \*

5

\$4,500

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : 2- Main Services Rated @ 400 Amperes Each*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2032

\* \*

5

\$200

B

## Raceway

Conduit

100%

2032

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2030

\* \*

5

\$200

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040****P. S. 11 - Q MINISCHOOL****Asset # : 2593**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts****Wiring**

Thermoplastic

100%

2032

\* \*

1

B

**Motor Controllers**

Locally Mounted

100%

2027

\* \*

5

\$100

B

**Lighting****Interior Lighting**

Fluorescent

100%

2022

\$78,700

10

\$7,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps***Egress Lighting**

Emergency, Battery

50%

2022

\$1,700

10

\$1,000

B

Exit, Service

50%

2022

\$700

1

B

**Exterior Lighting**

HID

100%

2022

\$100

10

B

**Alarm****Security System**

No Component

60%

D

Generic

40%

2022

\$11,300

1

\$1,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only***Fire/Smoke Detection**

Under Construction

100%

D

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating****Energy Source**

Electricity

5%

2042

\* \*

1

B

Natural Gas

95%

2042

\* \*

1

B

**Conversion Equipment**

Furnace

90%

2027

\* \*

1

\$3,700

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : 2nd Floor Mechanical Room**Explanation : 2 - Gas Fired Furnaces*

Radiant Heater

10%

2027

\* \*

2

\$400

B

**Air Conditioning****Energy Source**

Electricity

100%

2038

\* \*

1

B

**Conversion Equipment**

Reciprocating

100%

2027

\* \*

1

\$3,900

B

Compr/Chiller

**Terminal Devices**

Air Handler/Cool/Ht

100%

2027

\* \*

1

\$5,200

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - Q MINISCHOOL

Asset # : 2593

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2027               | * *            | 2           | \$5,800        | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,600        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$2,200        | 2           | \$100          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1-2                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - SI  
**Address** : 50 JEFFERSON STREET @CROMWELL AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R011  
**Program / Asset #** : BOE0905.000 / 1441 **Yr Built/Renovated** : 1921 / 2000  
**Area Sq Ft** : 39,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 3303 **Lot** : 18 **BIN** : 5048647

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$65,700              | \$39,100              |
| Interior Architecture | \$59,400              | \$180,200             |
| Electrical            |                       | \$388,800             |
| Mechanical            | \$37,200              | \$56,000              |
| <b>Total</b>          | <b>\$162,400</b>      | <b>\$664,100</b>      |
| Priority A            | \$65,700              | \$39,100              |
| Priority B            | \$37,200              | \$444,800             |
| Priority C            | \$59,400              | \$180,200             |
| <b>Total</b>          | <b>\$162,400</b>      | <b>\$664,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$53,600         |                 | \$7,800         |                |
| Interior Architecture | \$105,300        | \$27,900        |                 | \$1,200        |
| Electrical            | \$39,200         | \$29,800        |                 |                |
| Mechanical            | \$35,000         | \$15,300        | \$7,800         | \$4,700        |
| <b>Total</b>          | <b>\$233,200</b> | <b>\$73,000</b> | <b>\$15,600</b> | <b>\$5,900</b> |
| Priority A            | \$53,600         |                 | \$7,800         |                |
| Priority B            | \$74,200         | \$45,100        | \$7,800         | \$4,700        |
| Priority C            | \$105,300        | \$27,900        |                 | \$1,200        |
| <b>Total</b>          | <b>\$233,200</b> | <b>\$73,000</b> | <b>\$15,600</b> | <b>\$5,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - SI

## Asset # : 1441

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 10%        |                   |                | 2040    | **                 | 10          | \$12,200       | A             |  |
| Masonry: Brick   | 75%        | Now               | \$65,700       | LIFE    | **                 | 5           | \$39,100       | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 25%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Building Corners At South Elevation, Between 2nd And 3rd Floors |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 10%        | Now               | \$14,100       | LIFE    | **                 | 5           | \$3,900        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         | Now               | \$6,500        | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2036    | **                 | 5           | \$15,500       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$6,000        | LIFE    | **                 | 5           | \$5,200        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        | Now               | \$20,100       | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 10%                           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       | Now               | \$6,900        | 2025    | **                 |             |                | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Light, Area Affected : 10%                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$10,900       | 2029    | **                 | 5           | \$1,200        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         | Now               | \$14,800       | LIFE    | **                 | 5           | \$1,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs Steps  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | Now               | \$7,400        | LIFE    | **                 | 5           | \$1,900        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%                 |            |                   |                |         |                    |             |                |               |  |
| Location : At Lobby  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        | Now               | \$28,100       | 2025    | **                 | 3           | \$3,700        | C             |  |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%                   |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium, Cafeteria And 2nd Floor Corridors                   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%                 |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor Corridor And Cafeteria                              |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 5%         |                   |                | 2015    | \$23,400           | 3           | \$900          | C             |  |
| Wood   | 60%        |                   |                | 2035    | **                 | 5           | \$55,300       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - SI

## Asset # : 1441

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        | Now               | \$36,000       | 2023               | \$180,200      | 5           | \$3,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         | 4+                | \$13,400       | LIFE               | **             |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Plaster   | 55%        | Now               | \$30,900       | LIFE               | **             | 5           | \$10,100       | C             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout 2nd Floor Corridors                   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Plaster   | 100%       |                   |                | LIFE               | **             | 5           | \$30,700       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1000 Amps                                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$5,600        | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2036               | * *            | 5           |                | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$45,200       | 5           | \$700          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2036               | * *            | 5           |                | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$31,200       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts             |  |                   |                |                    |                |             |                |               |
| Motor Controllers           |  |                   |                |                    |                |             |                |               |
| Locally Mounted             | 30%  | 2-4               | \$3,800        | 2040               | * *            | 5           |                | B             |
|                             | Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Locally Mounted             | 30%  | Now               | \$3,800        | 2040               | * *            | 5           |                | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                             | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Locally Mounted             | 40%  |                   |                | 2018               | \$5,100        | 5           | \$100          | B             |
| Ground                      |  |                   |                |                    |                |             |                |               |
| Grounding Devices           |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | LIFE               | * *            | 5           | \$500          | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 85%  |                   |                | 2020               | \$251,500      | 10          | \$25,600       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Lamps T12                                    |                   |                |                    |                |             |                |               |
| HID                         | 5%   |                   |                | 2020               | \$6,900        | 10          | \$100          | B             |
| Incandescent                | 10%  |                   |                | 2015               | \$29,600       | 2           | \$100          | B             |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Service          | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service               | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2033               | * *            | 1           | \$32,500       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$13,100       | 2040               | * *            | 4           | \$1,600        | B             |
|                             | Leak Evident, Extent : Severe, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                             | Location : Return Steam Traps, Thermostats, Throughout     |                   |                |                    |                |             |                |               |
|                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 11 - SI

Asset # : 1441

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 15%        | 0-2               | \$9,100        | 2020               | \$30,300       | 1           | \$2,700        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%                                 |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Blower Coil, Basement  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 15%                               |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : The Unit Hasn't Been Used Since Radiators Were Installed In Auditorium |            |                   |                |                    |                |             |                |               |
| Convector/Radiator   | 75%        |                   |                | 2025               | * *            | 1           | \$8,000        | B             |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2020               | \$56,000       | 1           | \$1,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2015               | \$7,700        | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$18,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2015               | \$37,200       | 2           | \$900          | B             |
| Roof   | 10%        |                   |                | 2015               | \$3,000        | 2           | \$100          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$8,700        | 2020               | \$8,700        | 2           | \$400          | B             |
| Leak Evident, Extent : Moderate, Area Affected : 100%                                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 12 - Q  
**Address** : 42-00 72 STREET @WOODSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : Q012  
**Program / Asset #** : BOE0676.000 / 318 **Yr Built/Renovated** : 1929 / 2011  
**Area Sq Ft** : 96,671 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1349 **Lot** : 28 **BIN** : 4031853

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$328,800             | \$230,900             |
| Interior Architecture | \$55,400              | \$405,100             |
| Electrical            | \$120,200             | \$311,500             |
| Mechanical            |                       | \$1,250,400           |
| <b>Total</b>          | <b>\$504,400</b>      | <b>\$2,197,900</b>    |
| Priority A            | \$328,800             | \$230,900             |
| Priority B            | \$175,600             | \$1,561,900           |
| Priority C            |                       | \$405,100             |
| <b>Total</b>          | <b>\$504,400</b>      | <b>\$2,197,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$80,200         | \$4,100         |                 |                 |
| Interior Architecture | \$112,100        | \$15,100        | \$33,000        | \$7,100         |
| Electrical            | \$30,800         | \$7,700         | \$9,800         | \$8,000         |
| Mechanical            | \$90,800         | \$12,600        | \$20,400        | \$12,600        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$321,800</b> | <b>\$47,400</b> | <b>\$71,200</b> | <b>\$35,700</b> |
| Priority A            | \$80,200         | \$4,100         |                 |                 |
| Priority B            | \$136,800        | \$43,300        | \$56,300        | \$28,600        |
| Priority C            | \$104,900        |                 | \$14,900        | \$7,100         |
| <b>Total</b>          | <b>\$321,800</b> | <b>\$47,400</b> | <b>\$71,200</b> | <b>\$35,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - Q

## Asset # : 318

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        | Now               | \$111,700      | LIFE               | **             | 5           | \$33,200       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Foundation In Oil Tank Room                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$22,200       | A             |
| Masonry: Brick   | 30%        | Now               | \$148,900      | LIFE               | **             | 5           | \$22,200       | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : West Facade                                       |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : West Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$14,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 15%        |                   |                | 2048               | **             | 5           | \$4,100        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1984 Wing   |            |                   |                |                    |                |             |                |               |
| Aluminum   | 55%        |                   |                | 2039               | **             | 5           | \$15,100       | A             |
| Aluminum   | 30%        |                   |                | 2045               | **             | 5           | \$8,200        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | **             | 5           | \$48,300       | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5-10        | \$48,000       | A             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5-10        | \$16,000       | A             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5-10        | \$16,000       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$9,500        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 3%         |                   |                | 2038               | **             | 10          | \$6,400        | A             |
| IRMA/Protected Membrane                                      | 52%        |                   |                | 2033               | **             | 10          | \$44,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 15%        |                   |                | 2018               | \$119,800      | 10          | \$12,900       | A             |
| IRMA/Protected Membrane                                      | 25%        |                   |                | 2028               | **             | 10          | \$21,500       | A             |
| Metal Panel  | 5%         |                   |                | 2040               | **             | 10          | \$7,900        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - Q

## Asset # : 318

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2022               | \$35,900       | 3           | \$9,100        | C             |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$26,600       | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$3,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile   | 35%        |                   |                | 2018               | \$405,100      | 3           | \$21,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2028               | **             | 3           | \$11,400       | C             |
| Vinyl Tile   | 25%        |                   |                | 2031               | **             | 3           | \$11,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 7%         |                   |                | 2036               | **             | 5           | \$8,600        | C             |
| Concrete Masonry Unit                                      | 5%         |                   |                | LIFE               | **             | 5           | \$4,900        | C             |
| Gypsum Board   | 23%        |                   |                | LIFE               | **             | 5-10        | \$47,800       | C             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 10          | \$1,500        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Foundation In Oil Tank Room                     |            |                   |                |                    |                |             |                |               |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5-10        | \$36,400       | C             |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5-10        | \$15,600       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             | 10          | \$6,100        | C             |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$19,600       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2036               | **             | 5           | \$6,000        | B             |
| AcousTileConcealSpLn                                       | 20%        |                   |                | 2036               | **             | 5           | \$30,200       | B             |
| AcousTileSusp.Lay-In                                       | 5%         |                   |                | 2028               | **             | 5           | \$6,000        | B             |
| AcousTileSusp.Lay-In                                       | 25%        |                   |                | 2040               | **             | 5           | \$30,200       | B             |
| Exposed Struc: Steel                                       | 3%         |                   |                | LIFE               | **             | 10          | \$7,200        | B             |
| Plaster  | 42%        |                   |                | LIFE               | **             | 5-10        | \$87,100       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Old Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Main Disconnect Switches Rated @ 600 Amperes Each |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : New Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - Q

## Asset # : 318

| Electrical   |                   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|-------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component         | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type              | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts  |                   |                |           |                |                    |                |             |                |          |
| Switchgear / Switchboard                                   |                   |                |           |                |                    |                |             |                |          |
|  | Fused Disc Sw     | 30%            |           |                | 2043               | * *            | 5           | \$100          | B        |
|  | Fused Disc Sw     | 30%            |           |                | 2023               | \$31,300       | 5           | \$100          | B        |
|  | Fused Knife Sw    | 40%            | 2-4       | \$41,700       | 2053               | * *            | 5           | \$100          | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |           |                |                    |                |             |                |          |
| Location : Old Electrical Room                             |                   |                |           |                |                    |                |             |                |          |
| Raceway  |                   |                |           |                |                    |                |             |                |          |
|  | Conduit           | 70%            |           |                | 2023               | \$83,300       | 1           |                | B        |
|  | Conduit           | 30%            |           |                | 2043               | * *            | 1           |                | B        |
| Panelboards  |                   |                |           |                |                    |                |             |                |          |
|  | Fused Disc Sw     | 8%             |           |                | 2039               | * *            | 5           | \$100          | B        |
|  | Fused Knife Sw    | 2%             | 2-4       | \$2,700        | 2048               | * *            | 5           |                | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |           |                |                    |                |             |                |          |
| Location : Basement  |                   |                |           |                |                    |                |             |                |          |
|  | Molded Case Bkrs  | 30%            |           |                | 2022               | \$40,600       | 5           | \$600          | B        |
|  | Molded Case Bkrs  | 30%            |           |                | 2031               | * *            | 5           | \$600          | B        |
|  | Molded Case Bkrs  | 30%            |           |                | 2039               | * *            | 5           | \$600          | B        |
| Wiring   |                   |                |           |                |                    |                |             |                |          |
|  | Braided Cloth     | 60%            | 2-4       | \$78,500       | 2048               | * *            | 1           |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |           |                |                    |                |             |                |          |
| Location : Throughout The Building                         |                   |                |           |                |                    |                |             |                |          |
|  | Thermoplastic     | 40%            |           |                | 2043               | * *            | 1           |                | B        |
| Motor Controllers  |                   |                |           |                |                    |                |             |                |          |
|  | Locally Mounted   | 50%            | 2-4       | \$10,600       | 2043               | * *            | 5           | \$100          | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |           |                |                    |                |             |                |          |
| Location : Basement  |                   |                |           |                |                    |                |             |                |          |
|  | Locally Mounted   | 40%            |           |                | 2021               | \$8,500        | 5           | \$200          | B        |
|  | Locally Mounted   | 10%            |           |                | 2036               | * *            | 5           | \$100          | B        |
| Ground   |                   |                |           |                |                    |                |             |                |          |
|  | Grounding Devices |                |           |                |                    |                |             |                |          |
|  | Not Accessible    | 50%            |           |                |                    |                |             |                | D        |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                |           |                |                    |                |             |                |          |
| Location :   |                   |                |           |                |                    |                |             |                |          |
| Explanation : Covered With Insulation                      |                   |                |           |                |                    |                |             |                |          |
|  | Generic           | 50%            |           |                | LIFE               | * *            | 5           | \$1,200        | B        |
| Stand-by Power   |                   |                |           |                |                    |                |             |                |          |
|  | Transfer Switches |                |           |                |                    |                |             |                |          |
|  | Automatic         | 100%           |           |                | 2036               | * *            | 1           | \$24,400       | B        |
| Generators   |                   |                |           |                |                    |                |             |                |          |
|  | Diesel            | 100%           |           |                | 2032               | * *            | 1           | \$30,600       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |           |                |                    |                |             |                |          |
| Location : Outside The Building                            |                   |                |           |                |                    |                |             |                |          |
| Explanation : Olympian Genset; No Ratings Available        |                   |                |           |                |                    |                |             |                |          |
| Batteries  |                   |                |           |                |                    |                |             |                |          |
|  | Nickel Cadmium    | 100%           |           |                | 2018               | \$600          | 5           | \$17,600       | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Fuel Storage

## Main Tank

100%

2051

\* \*

5

\$2,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside The Building**Explanation : 275 Gallons Capacity*

## Lighting

## Interior Lighting

## Fluorescent

100%

2028

\* \*

10

\$74,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

## Emergency, Battery

25%

2023

\$8,400

10

\$4,900

B

## Exit, Service

75%

2023

\$10,100

1

B

## Exterior Lighting

## HID

100%

2023

\$33,000

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$81,900

1

\$8,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensor*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2028

\* \*

1-3

\$14,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Smoke Detectors, Strobe Lights And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

70%

2023

\$159,500

5

\$17,600

B

## Natural Gas

30%

2043

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - Q

## Asset # : 318

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 30%   |                   |                | 2028               | * *            | 1           | \$12,100       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Package Units                          |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 70%   | Now               | \$31,500       | 2021               | \$315,300      | 1           | \$50,700       | B             |
|                                | Not in Service, Extent : Severe, Area Affected : 35%            |                   |                |                    |                |             |                |               |
|                                | Location : #1 Boiler Is Leaking. Both Units Are Down Frequently |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                                 |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Old Units - 4 Cast Iron Sectional               |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 70%   | Now               | \$9,000        | 2023               | \$452,200      | 4           | \$2,800        | B             |
|                                | Leak Evident, Extent : Severe, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                                | Location : Vacuum Pump, Basement                                |                   |                |                    |                |             |                |               |
| No Component                   | 30%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 20%   |                   |                | 2018               | \$99,800       | 1           | \$10,100       | B             |
| Convactor/Radiator             | 35%   | Now               | \$15,300       | 2028               | * *            | 1           | \$8,300        | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                                | Location : Various Locations                                    |                   |                |                    |                |             |                |               |
| Unit Heater-Stm/HW             | 15%   | Now               | \$1,800        | 2018               | \$89,600       | 4           | \$1,100        | B             |
|                                | Not in Service, Extent : Severe, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                                | Location : Various Locations                                    |                   |                |                    |                |             |                |               |
| No Component                   | 30%   |                   |                |                    |                |             |                | D             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%   |                   |                | 2028               | * *            | 2           | \$1,500        | B             |
|                                | R-134a Refrigerant, Extent : Light, Area Affected : 30%         |                   |                |                    |                |             |                |               |
|                                | Location : 4 Package Units, New Wing Roof                       |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%  |                   |                | 2021               | \$9,500        | 1           |                | B             |
| No Component                   | 65%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$71,600       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 50%   |                   |                | 2018               | \$51,100       | 2           | \$1,300        | B             |
| Roof                           | 50%   |                   |                | 2028               | * *            | 2           | \$1,300        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 70%   |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 30%   |                   |                | 2021               | \$82,900       | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 12 - Q

Asset # : 318

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2023               | \$21,500       | 2           | \$1,200        | B             |
|                       |            | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                       |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2028               | * *            | 1           | \$5,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                    |                |             |                |               |
|                       |            | <i>Location : 1, 2, 3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                     |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2043               | * *            | 1-5         | \$41,000       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 65%        |  |                |                    |                |             |                | D             |
| Generic               | 35%        |  |                | 2043               | * *            | 1-2         | \$8,000        | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| No Component          | 65%        |  |                |                    |                |             |                | D             |
| Generic               | 35%        |  |                | 2032               | * *            | 1           | \$5,300        | B             |

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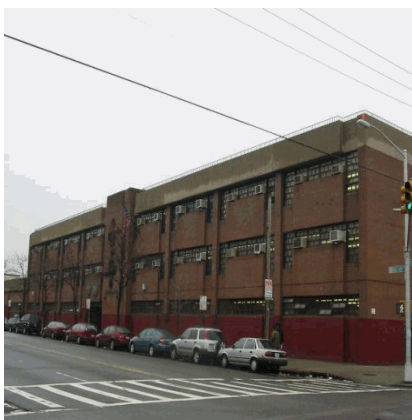
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 13 - BK  
**Address** : 557 PENNSYLVANIA AVENUE @RIVERDALE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K013  
**Program / Asset #** : BOE0349.000 / 334 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3823 **Lot** : 1 **BIN** : 3085070

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$85,600              | \$36,900              |
| Interior Architecture | \$212,900             | \$585,400             |
| Electrical            |                       | \$378,800             |
| Mechanical            | \$72,600              | \$133,900             |
| <b>Total</b>          | <b>\$371,100</b>      | <b>\$1,135,100</b>    |
| Priority A            | \$85,600              | \$36,900              |
| Priority B            | \$109,900             | \$512,700             |
| Priority C            | \$175,600             | \$585,400             |
| <b>Total</b>          | <b>\$371,100</b>      | <b>\$1,135,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,300         |                 | \$3,400         |                 |
| Interior Architecture | \$127,600        |                 |                 | \$7,700         |
| Electrical            | \$7,200          | \$700           | \$1,000         | \$1,500         |
| Mechanical            | \$29,400         | \$10,700        | \$16,600        | \$7,800         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$214,400</b> | <b>\$15,400</b> | <b>\$25,000</b> | <b>\$20,900</b> |
| Priority A            | \$46,300         |                 | \$3,400         |                 |
| Priority B            | \$85,500         | \$15,400        | \$21,600        | \$13,300        |
| Priority C            | \$82,600         |                 |                 | \$7,700         |
| <b>Total</b>          | <b>\$214,400</b> | <b>\$15,400</b> | <b>\$25,000</b> | <b>\$20,900</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - BK

## Asset # : 334

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$68,000       | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 15%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 10%   |                   |                | LIFE    | * *                | 5           | \$24,500       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2048    | * *                | 5           | \$8,500        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 5%  |                   |                | 2036    | * *                | 5-10        | \$5,600        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 95%   |                   |                | LIFE    | * *                | 5           | \$73,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  | Now               | \$48,700       | 2028    | * *                |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | * *                | 5           | \$14,900       | C             |  |
| Ceramic Tile           | 3%  | Now               | \$22,700       | 2032    | * *                | 5           | \$1,000        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 2%  |                   |                | LIFE    | * *                | 5           | \$2,100        | C             |  |
| Vinyl Tile             | 90%   | Now               | \$175,600      | 2023    | \$585,400          | 3           | \$23,000       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deflection Evident, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - BK

## Asset # : 334

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$21,300       | 2032               | **             | 5           | \$900          | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Plaster   | 62%        | Now               | \$13,700       | LIFE               | **             | 5           | \$11,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        | 4+                | \$13,900       | LIFE               | **             |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%     |            |                   |                |                    |                |             |                |               |
| Location : At Water Fountains On 3rd Floor Corridor             |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        | Now               | \$26,300       | 2028               | **             | 5           | \$10,700       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 50%        |                   |                | LIFE               | **             | 5-10        | \$42,600       | B             |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5-10        | \$29,300       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$8,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2049               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch For Emergency |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2022               | \$7,900        | 5           | \$100          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2022               | \$55,300       | 5           | \$800          | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic   | 20%        |                   |                | 2043               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - BK

## Asset # : 334

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$12,700       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2031               | * *            | 10          | \$36,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$5,700        | 10          |                | B             |
| Incandescent   | 10%        |                   |                | 2018               | \$41,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$9,500        | 10          | \$5,500        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$3,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$18,400       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$156,500      | 1-3         | \$8,400        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       | Now               | \$2,600        | 2033               | * *            | 5           | \$7,100        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Oil Levelometer Control, Boiler Room         |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2028               | * *            | 1           | \$45,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$72,600       | 2049               | * *            | 4           | \$2,300        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Condensate Return Line                       |            |                   |                |                    |                |             |                |               |
| Not in Service, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Steam Traps, Basement           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - BK

## Asset # : 334

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  | Now               | \$2,800        | 2023               | \$56,100       | 1           | \$5,100        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                             | Location : Control System                              |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 70%  |                   |                | 2028               | * *            | 1           | \$10,300       | B             |
| Fan Coil Unit/Heat          | 10%  |                   |                | 2023               | \$77,900       | 1           | \$1,500        | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 10%  |                   |                | 2023               | \$17,600       | 1           | \$2,100        | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                             | Location : Chillers                                    |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 5%   |                   |                | 2023               | \$12,000       | 2           | \$100          | B             |
| No Component                | 85%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 10%  |                   |                | 2033               | * *            | 4           | \$200          | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 10%  |                   |                | 2023               | \$6,200        | 1           | \$2,800        | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 10%  |                   |                | 2023               | \$4,700        | 2           | \$3,200        | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$40,300       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 20%  |                   |                | 2028               | * *            | 2           | \$300          | B             |
| Roof                        | 80%  |                   |                | 2023               | \$33,100       | 2           | \$1,100        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2023               | \$16,100       | 4           | \$6,800        | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   | Now               | \$2,300        | LIFE               | * *            | 1           |                | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                             | Location : Kitchen Slop Sink                           |                   |                |                    |                |             |                |               |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Submersible                 | 100%   |                   |                | 2016               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |  |                   |                |                    |                |             |                |               |
| Electric                    | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 13 - BK

Asset # : 334

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement : 3rd Floor</i>                         |                |                    |                |             |                |               |
|                       |            | <i>Explanation : One Passenger Unit And One Handicap Unit</i>  |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2033               | * *            | 1-2         | \$600          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 13 - Q  
**Address** : 55-01 94 STREET  
**Borough** : QUEENS **Agency's Number** : Q013  
**Program / Asset #** : BOE0677.000 / 319 **Yr Built/Renovated** : 1931 / 2010  
**Area Sq Ft** : 179,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 1901 **Lot** : 40 **BIN** : 4437297

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$355,000             | \$717,400             |
| Interior Architecture | \$197,800             | \$757,200             |
| Electrical            | \$94,100              | \$739,400             |
| Mechanical            | \$37,200              | \$833,000             |
| <b>Total</b>          | <b>\$684,100</b>      | <b>\$3,047,100</b>    |
| Priority A            | \$355,000             | \$717,400             |
| Priority B            | \$204,600             | \$1,726,000           |
| Priority C            | \$124,500             | \$603,700             |
| <b>Total</b>          | <b>\$684,100</b>      | <b>\$3,047,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,100         |                 |                 |                 |
| Interior Architecture | \$122,400        | \$13,200        | \$2,800         | \$7,000         |
| Electrical            | \$33,000         | \$16,000        | \$15,500        | \$14,500        |
| Mechanical            | \$43,800         | \$22,600        | \$33,800        | \$24,100        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$239,100</b> | <b>\$59,700</b> | <b>\$60,100</b> | <b>\$53,500</b> |
| Priority A            | \$32,100         |                 |                 |                 |
| Priority B            | \$121,000        | \$46,500        | \$57,200        | \$46,500        |
| Priority C            | \$86,100         | \$13,200        | \$2,800         | \$7,000         |
| <b>Total</b>          | <b>\$239,100</b> | <b>\$59,700</b> | <b>\$60,100</b> | <b>\$53,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - Q

## Asset # : 319

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 30%  |                   |                | LIFE               | **             | 5           | \$82,000       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : 1931 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 35%  |                   |                | LIFE               | **             | 5           | \$95,700       | A             |
|                        | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : New Addition                                    |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 2%   |                   |                | LIFE               | **             | 5           | \$4,100        | A             |
| Masonry: Limestone     | 3%   |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Metal Panel            | 5%   |                   |                | 2043               | **             | 5-10        | \$47,000       | A             |
| Pre-Cast Concrete      | 25%  |                   |                | LIFE               | **             | 5           | \$222,200      | A             |
|                        | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : New Addition                                    |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 40%  |                   |                | 2039               | **             | 5           | \$20,400       | A             |
| Aluminum               | 57%  |                   |                | 2048               | **             | 5           | \$29,000       | A             |
| Glass Block            | 3%   |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 35%  |                   |                | LIFE               | **             | 5-10        | \$69,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : 1931 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 30%  |                   |                | LIFE               | **             | 5-10        | \$59,200       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5-10        | \$17,600       | A             |
| Metal Rail             | 5%   |                   |                | 2043               | **             | 5-10        | \$26,100       | A             |
| Pre-Cast Concrete      | 25%  |                   |                | LIFE               | **             | 5           | \$90,800       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 37%  |                   |                | 2023               | \$317,900      | 10          | \$58,800       | A             |
| Built-Up (BUR)         | 60%  |                   |                | 2033               | **             | 10          | \$95,400       | A             |
| Copper/Terne           | 3%   |                   |                | 2051               | **             | 10          | \$11,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$49,200       | C             |
| Ceramic Tile           | 3%   |                   |                | 2038               | **             | 5           | \$6,700        | C             |
| Quarry Tile            | 5%   |                   |                | 2043               | **             | 5           | \$16,900       | C             |
| Vinyl Tile             | 25%  |                   |                | 2023               | \$535,800      | 3           | \$28,100       | C             |
| Vinyl Tile             | 10%  |                   |                | 2028               | **             | 3           | \$8,400        | C             |
| Vinyl Tile             | 47%  |                   |                | 2033               | **             | 3           | \$39,600       | C             |
| Wood                   | 5%   |                   |                | 2038               | **             | 5           | \$21,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2038               | **             | 5           | \$6,800        | C             |
| Concrete Masonry Unit  | 7%   |                   |                | LIFE               | **             | 5           | \$12,700       | C             |
| Gypsum Board           | 50%  |                   |                | LIFE               | **             | 5-10        | \$192,400      | C             |
| Plaster                | 25%  |                   |                | LIFE               | **             | 5-10        | \$48,100       | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             | 10          | \$17,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2028 | ** | 5    | \$27,900  | B |
| AcousTileSusp.Lay-In | 50% |  |  | 2043 | ** | 5    | \$111,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10   | \$22,300  | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5    | \$27,900  | B |
| Plaster              | 30% |  |  | LIFE | ** | 5-10 | \$115,200 | B |

| Electrical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2023 | \$29,800 | 5 | \$100 | B |
| Fused Disc Sw | 80% |  |  | 2049 | **       | 5 | \$500 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 40% |  |  | 2023 | \$79,500 | 1 |  | B |
| Conduit | 60% |  |  | 2049 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2045 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 20% |  |  | 2031 | **       | 5 | \$800   | B |
| Molded Case Bkrs | 10% |  |  | 2022 | \$19,200 | 5 | \$400   | B |
| Molded Case Bkrs | 60% |  |  | 2045 | **       | 5 | \$2,300 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$40,400 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 80% |  |  | 2049 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 20% |  |  | 2028 | ** | 5 | \$200 | B |
| Locally Mounted | 80% |  |  | 2040 | ** | 5 | \$800 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |         |   |
|---------|------|-----|-------|------|----|---|---------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$2,200 | B |
|---------|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2040 | ** | 1 | \$45,200 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2036 | ** | 1 | \$56,700 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 350kw*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

| Electrical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |                    |                |                   |                    |         |                |             |                |               |
| Batteries  |                    |                |                   |                    |         |                |             |                |               |
|  | Lead/Acid          | 100%           |                   |                    | 2018    | \$600          | 5           | \$5,400        | B             |
| Fuel Storage   |                    |                |                   |                    |         |                |             |                |               |
|  | Main Tank          | 100%           |                   |                    | 2058    | * *            | 5           | \$4,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |                    |                |                   |                    |         |                |             |                |               |
| Location : Generator Room  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : 275 Gallons  |                    |                |                   |                    |         |                |             |                |               |
| Lighting   |                    |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 39%            |                   |                    | 2018    | \$528,200      | 10          | \$53,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |                    |                |                   |                    |         |                |             |                |               |
| Location : Old Wing  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Using T-12 Lamps   |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 60%            |                   |                    | 2031    | * *            | 10          | \$82,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |                    |                |                   |                    |         |                |             |                |               |
| Location : New Wing  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Using T-8 Lamps  |                    |                |                   |                    |         |                |             |                |               |
|  | Incandescent       | 1%             |                   |                    | 2018    | \$13,500       | 2           |                | B             |
| Egress Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Emergency, Battery | 40%            |                   |                    | 2018    | \$24,900       | 10          | \$14,500       | B             |
|  | Exit, Service      | 60%            |                   |                    | 2031    | * *            | 1           |                | B             |
| Exterior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | HID                | 100%           |                   |                    | 2031    | * *            | 10          | \$500          | B             |
| Lightning Protection   |                    |                |                   |                    |         |                |             |                |               |
| Arresters/Cabling  |                    |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    | 2058    | * *            | 5           | \$1,700        | B             |
| Alarm  |                    |                |                   |                    |         |                |             |                |               |
| Security System  |                    |                |                   |                    |         |                |             |                |               |
|  | No Component       | 70%            |                   |                    |         |                |             |                | D             |
|  | Generic            | 30%            |                   |                    | 2031    | * *            | 1           | \$16,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |                    |                |                   |                    |         |                |             |                |               |
| Location : Outside And Hallways  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : CCTV Surveillance System   |                    |                |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection   |                    |                |                   |                    |         |                |             |                |               |
|  | No Component       | 70%            |                   |                    |         |                |             |                | D             |
|  | Generic            | 30%            |                   |                    | 2031    | * *            | 1-3         | \$27,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |                    |                |                   |                    |         |                |             |                |               |
| Location : Hallways  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Smoke Detectors, Strobe Lights, Alarm Bells And Manual Pull Stations |                    |                |                   |                    |         |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Natural Gas                    | 60%  |                   |                | 2049               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel    | 40%  |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 60%  |                   |                | 2031               | * *            | 1           | \$44,700       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Package Units                 |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 40%  |                   |                | 2036               | * *            | 1           | \$59,600       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                        |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 40%  |                   |                | 2033               | * *            | 4           | \$3,000        | B             |
| No Component                   | 60%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 10%  |                   |                | 2018               | \$92,400       | 1           | \$9,300        | B             |
| Convactor/Radiator             | 30%  |                   |                | 2021               | \$485,400      | 1           | \$14,600       | B             |
| No Component                   | 60%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 60%  |                   |                | 2031               | * *            | 2           | \$5,600        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Package Units, 4 Ext. Units   |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%   |                   |                | 2018               | \$17,600       | 1           |                | B             |
| No Component                   | 35%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 40%  |                   |                | LIFE               | * *            | 2-5         | \$53,100       | B             |
| Ductwork/Diffusers             | 60%  |                   |                | LIFE               | * *            | 2-5         | \$79,600       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 40%  | Now               | \$1,500        | 2018               | \$75,800       | 2           | \$1,500        | B             |
|                                | Not in Service, Extent : Severe, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                                | Location : Auditorium Return Fan, Basement             |                   |                |                    |                |             |                |               |
| Roof                           | 60%  |                   |                | 2031               | * *            | 2           | \$2,800        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 80%  |                   |                | 2049               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 20%  |                   |                | 2021               | \$102,300      | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2021               | \$39,900       | 2           | \$2,300        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 13 - Q

Asset # : 319

| Mechanical         |                    | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|--------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component          | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type               | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing           |                    |   |           |                    |      |                |       |                |          |
|                    | Sanitary Piping    |   |           |                    |      |                |       |                |          |
|                    | Cast Iron          | 40%   |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Cast Iron          | 60%   |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping |   |           |                    |      |                |       |                |          |
|                    | Cast Iron          | 40%   |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Cast Iron          | 60%   |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)       |   |           |                    |      |                |       |                |          |
|                    | Rigid Piping       | 100%  |           |                    | 2028 | * *            | 4     | \$1,300        | B        |
|                    | Sewage Ejector(s)  |   |           |                    |      |                |       |                |          |
|                    | Electric           | 100%  |           |                    | 2028 | * *            | 4     | \$1,300        | B        |
|                    | Backflow Preventer |   |           |                    |      |                |       |                |          |
|                    | Generic            | 100%  |           |                    | 2031 | * *            | 1     | \$9,300        | B        |
|                    | Fixtures           |   |           |                    |      |                |       |                |          |
|                    | Generic            | 100%  |           |                    |      |                |       |                | B        |
| Vertical Transport |                    |   |           |                    |      |                |       |                |          |
|                    | Elevators          |   |           |                    |      |                |       |                |          |
|                    | Hydraulic          | 100%  |           |                    | LIFE | * *            |       |                | C        |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                    |                    | Location : B-3  |           |                    |      |                |       |                |          |
|                    |                    | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Fire Suppression   |                    |   |           |                    |      |                |       |                |          |
|                    | Standpipe          |   |           |                    |      |                |       |                |          |
|                    | No Component       | 40%   |           |                    |      |                |       |                | D        |
|                    | Generic            | 60%   |           |                    | 2049 | * *            | 1-5   | \$45,500       | B        |
|                    | Sprinkler          |   |           |                    |      |                |       |                |          |
|                    | No Component       | 40%   |           |                    |      |                |       |                | D        |
|                    | Generic            | 60%   |           |                    | 2049 | * *            | 1-2   | \$25,300       | B        |
|                    | Fire Pump          |   |           |                    |      |                |       |                |          |
|                    | No Component       | 40%   |           |                    |      |                |       |                | D        |
|                    | Generic            | 60%   |           |                    | 2036 | * *            | 1     | \$16,900       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 13 - SI  
**Address** : 191 VERMONT AVENUE @HYLAN BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : R013  
**Program / Asset #** : BOE0906.000 / 2756 **Yr Built/Renovated** : 1981 / 2005  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2852 **Lot** : 1 **BIN** : 5042776

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$375,200             |
| Electrical            | \$45,900              | \$146,500             |
| Mechanical            |                       | \$562,800             |
| <b>Total</b>          | <b>\$45,900</b>       | <b>\$1,084,500</b>    |
| Priority A            |                       | \$375,200             |
| Priority B            | \$45,900              | \$709,300             |
| <b>Total</b>          | <b>\$45,900</b>       | <b>\$1,084,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$9,500         | \$6,600         |                 |
| Interior Architecture | \$1,100         |                 | \$8,300         | \$5,700         |
| Electrical            | \$500           | \$400           | \$100           |                 |
| Mechanical            | \$15,300        | \$11,600        | \$20,700        | \$11,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$20,900</b> | <b>\$25,400</b> | <b>\$39,600</b> | <b>\$21,300</b> |
| Priority A            |                 | \$9,500         | \$6,600         |                 |
| Priority B            | \$19,700        | \$15,900        | \$24,700        | \$21,300        |
| Priority C            | \$1,100         |                 | \$8,300         |                 |
| <b>Total</b>          | <b>\$20,900</b> | <b>\$25,400</b> | <b>\$39,600</b> | <b>\$21,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - SI

## Asset # : 2756

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$50,700       | A             |
| Masonry: Brick   | 23%        |                   |                | LIFE               | **             | 5           | \$16,700       | A             |
| Metal Panel  | 7%         |                   |                | 2040               | **             | 5-10        | \$34,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$13,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 73%        |                   |                | LIFE               | **             | 5           | \$7,600        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Metal Rail   | 2%         |                   |                | 2033               | **             | 5-10        | \$3,800        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        |                   |                | 2020               | \$259,700      | 10          | \$48,000       | A             |
| Built-Up (BUR)   | 20%        |                   |                | 2028               | **             | 10          | \$12,800       | A             |
| Metal Panel  | 5%         |                   |                | 2033               | **             | 10          | \$5,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | C             |
| Ceramic Tile   | 3%         |                   |                | 2029               | **             | 5           | \$2,300        | C             |
| Vinyl Tile   | 72%        |                   |                | 2025               | **             | 3           | \$20,700       | C             |
| Vinyl Tile   | 15%        |                   |                | 2028               | **             | 3           | \$4,300        | C             |
| Wood   | 5%         |                   |                | 2048               | **             | 5           | \$7,200        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 45%        |                   |                | LIFE               | **             | 5           | \$13,000       | C             |
| Concrete Masonry Unit                                      | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        |                   |                | 2033               | **             | 5           | \$11,500       | B             |
| AcousTileSusp.Lay-In                                       | 55%        |                   |                | 2033               | **             | 5           | \$42,100       | B             |
| AcousTileSusp.Lay-In                                       | 15%        |                   |                | 2037               | **             | 5           | \$11,500       | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$1,800        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - SI

## Asset # : 2756

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2020               | \$14,400       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Protector Rated @ 1600 Amperes. |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2040               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Rated @ 800 Amperes.            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 90%  |                   |                | 2020               | \$80,500       | 5           | \$200          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2040               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2030               | * *            | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs         | 15%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 65%  |                   |                | 2019               | \$66,100       | 5           | \$1,000        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 85%  |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic            | 15%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2025               | * *            | 5           | \$200          | B             |
| Locally Mounted          | 30%  |                   |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Locally Mounted          | 20%  |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected To Metal Water Pipe.               |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%  |                   |                | 2025               | * *            | 10          | \$45,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2020               | \$4,300        | 10          |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 13 - SI

## Asset # : 2756

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2033               | * *            | 1           | \$50,700       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2040               | * *            | 4           | \$2,500        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2020               | \$62,800       | 1           | \$6,300        | B             |
| Convactor/Radiator          | 80%   |                   |                | 2025               | * *            | 1           | \$13,200       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling      | 20%   |                   |                | 2021               | \$150,100      | 2           | \$600          | B             |
| Reciprocating               | 40%   |                   |                | 2020               | \$79,100       | 1           | \$9,500        | B             |
| Compr/Chiller               |   |                   |                |                    |                |             |                |               |
| No Component                | 40%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 40%   |                   |                | 2030               | * *            | 4           | \$1,500        | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  |                   |                | 2020               | \$148,500      | 1           | \$31,700       | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 40%   |                   |                | 2020               | \$83,500       | 2           | \$14,200       | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$28,500       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 60%   |                   |                | 2020               | \$38,700       | 2           | \$900          | B             |
| Roof                        | 40%   |                   |                | 2020               | \$18,500       | 2           | \$600          | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2018               | \$13,600       | 2           | \$800          | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 13 - SI

Asset # : 2756

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$3,200        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 14 - Q  
**Address** : 107-01 OTIS AVENUE  
**Borough** : QUEENS **Agency's Number** : Q014  
**Program / Asset #** : BOE0678.000 / 321 **Yr Built/Renovated** : 1915 / 1995  
**Area Sq Ft** : 129,862 **Project Type** : EDUCATION  
**Date of Survey** : 15-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,ph  
**Block** : 1954 **Lot** : 37 **BIN** : 4437311

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$203,000             | \$287,500             |
| Interior Architecture | \$563,200             | \$394,600             |
| Electrical            | \$118,900             | \$916,000             |
| Mechanical            | \$42,300              | \$157,000             |
| <b>Total</b>          | <b>\$927,300</b>      | <b>\$1,755,100</b>    |
| Priority A            | \$203,000             | \$287,500             |
| Priority B            | \$161,200             | \$1,122,700           |
| Priority C            | \$563,200             | \$345,000             |
| <b>Total</b>          | <b>\$927,300</b>      | <b>\$1,755,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$4,700          |                 | \$23,000         | \$5,000         |
| Interior Architecture | \$39,500         | \$8,000         | \$16,000         | \$5,000         |
| Electrical            | \$25,400         | \$10,300        | \$9,900          | \$10,200        |
| Mechanical            | \$39,200         | \$22,600        | \$58,600         | \$25,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$112,700</b> | <b>\$44,800</b> | <b>\$111,500</b> | <b>\$49,300</b> |
| Priority A            | \$4,700          |                 | \$23,000         | \$5,000         |
| Priority B            | \$94,300         | \$36,900        | \$72,500         | \$39,300        |
| Priority C            | \$13,700         | \$8,000         | \$16,000         | \$5,000         |
| <b>Total</b>          | <b>\$112,700</b> | <b>\$44,800</b> | <b>\$111,500</b> | <b>\$49,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

| Architecture   |                         | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|-------------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component               | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type                    | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior   |                         |                |           |                |                    |                |             |                |          |
| Exterior Walls   |                         |                |           |                |                    |                |             |                |          |
|  | Cast Stone/Terra Cotta  | 5%             |           |                | LIFE               | **             | 5           | \$47,700       | A        |
|  | Masonry: Brick          | 45%            |           |                | LIFE               | **             | 5           | \$55,000       | A        |
|  | Masonry: Brick          | 25%            |           |                | LIFE               | **             | 5           | \$30,500       | A        |
|  | Masonry: Limestone      | 10%            |           |                | LIFE               | **             | 5           | \$9,200        | A        |
|  | Metal Panel             | 10%            |           |                | 2041               | **             | 5-10        | \$84,000       | A        |
|  | Pre-Cast Concrete       | 5%             |           |                | LIFE               | **             | 5           | \$19,900       | A        |
| Windows  |                         |                |           |                |                    |                |             |                |          |
|  | Aluminum                | 35%            |           |                | 2037               | **             | 5           | \$10,000       | A        |
|  | Wood                    | 65%            |           |                | 2037               | **             | 5           | \$186,200      | A        |
| Parapets   |                         |                |           |                |                    |                |             |                |          |
|  | Cast Stone/Terra Cotta  | 3%             |           |                | LIFE               | **             | 5           | \$800          | A        |
|  | Concrete Masonry Unit   | 5%             |           |                | LIFE               | **             | 5           | \$200          | A        |
|  | Masonry: Brick          | 50%            |           |                | LIFE               | **             | 5           | \$1,700        | A        |
|  | Masonry: Brick          | 25%            |           |                | LIFE               | **             | 5           | \$800          | A        |
|  | Metal Panel             | 2%             |           |                | 2041               | **             | 5           | \$300          | A        |
|  | Metal Rail              | 13%            |           |                | 2034               | **             | 5-10        | \$7,800        | A        |
|  | Pre-Cast Concrete       | 2%             |           |                | LIFE               | **             | 5           | \$400          | A        |
| Roof   |                         |                |           |                |                    |                |             |                |          |
|  | Built-Up (BUR)          | 62%            |           |                | 2026               | **             | 10          | \$53,600       | A        |
|  | Copper/Terne            | 3%             |           |                | 2049               | **             | 10          | \$6,500        | A        |
|  | IRMA/Protected Membrane | 35%            | Now       | \$56,300       | 2026               | **             |             |                | A        |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                         |                |           |                |                    |                |             |                |          |
| Location : Over Room 421                                       |                         |                |           |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                         |                |           |                |                    |                |             |                |          |
| Location : Room 421  |                         |                |           |                |                    |                |             |                |          |
| Interior   |                         |                |           |                |                    |                |             |                |          |
| Floors   |                         |                |           |                |                    |                |             |                |          |
|  | Cast in Place Concrete  | 10%            |           |                | LIFE               | **             | 5           | \$34,800       | C        |
|  | Ceramic Tile            | 5%             |           |                | 2030               | **             | 5           | \$8,000        | C        |
|  | Mosaic Tile             | 2%             |           |                | 2026               | **             | 5           | \$8,000        | C        |
|  | Terrazzo                | 5%             |           |                | LIFE               | **             | 5           | \$6,200        | C        |
|  | Traffic Topping         | 5%             | Now       | \$214,500      | 2031               | **             | 5           | \$5,000        | C        |
| Split/Cracked, Extent : Moderate, Area Affected : 25%          |                         |                |           |                |                    |                |             |                |          |
| Location : Stair Landings Of 1915 Wing                         |                         |                |           |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%           |                         |                |           |                |                    |                |             |                |          |
| Location : Stair Landings Of 1915 Wing                         |                         |                |           |                |                    |                |             |                |          |
|  | Vinyl Tile              | 25%            |           |                | 2026               | **             | 3           | \$19,900       | C        |
|  | Vinyl Tile              | 20%            |           |                | 2021               | \$303,100      | 3           | \$11,900       | C        |
|  | Vinyl Tile              | 23%            |           |                | 2016               | \$348,600      | 3           | \$13,700       | C        |
| Other Observation, Extent : Moderate, Area Affected : 100%     |                         |                |           |                |                    |                |             |                |          |
| Location : Corridors Of 1915 Wing                              |                         |                |           |                |                    |                |             |                |          |
| Explanation : 9x9 Tiles  |                         |                |           |                |                    |                |             |                |          |
|  | Wood                    | 5%             |           |                | 2036               | **             | 5           | \$14,900       | C        |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2024 | ** | 5 | \$17,400 | C |
| Concrete Masonry Unit | 30% |  |  | LIFE | ** | 5 | \$41,800 | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5 | \$20,900 | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 30% |  |  | LIFE | ** | 5 | \$31,400 | C |
| SGFT/Glazed Masonry   | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2034 | ** | 5 | \$19,900 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2034 | ** | 5 | \$31,800 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 421 And Various Others In New Wing*

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,500  | B |
| Gypsum Board     | 10% |  |  | LIFE | ** | 5 | \$19,900 | B |
| Plaster          | 50% |  |  | LIFE | ** | 5 | \$49,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 60% |  |  | 2041 | **       | 1 |  | B |
| Conduit | 40% |  |  | 2021 | \$57,500 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2037 | **       | 5 | \$1,700 | B |
| Molded Case Bkrs | 40% |  |  | 2020 | \$67,700 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 40% | 2-4 | \$61,400 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 60% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | ** | 5 | \$700 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,600 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | * *            | 1           | \$32,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | * *            | 1           | \$41,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 350 Kw Diesel Genset                         |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2014               | \$600          | 5           | \$23,700       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2049               | * *            | 5           | \$3,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 59%        |                   |                | 2026               | * *            | 10          | \$57,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 40%        |                   |                | 2021               | \$383,200      | 10          | \$39,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2026               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2021               | \$17,600       | 10          | \$10,300       | B             |
| Exit, Service  | 60%        |                   |                | 2021               | \$10,600       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$44,300       | 10          | \$300          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2024               | * *            | 5           | \$3,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Explanation : Copper                                       |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2021               | \$73,300       | 1           | \$8,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional         |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2021               | \$251,000      | 1-3         | \$13,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional              |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%           |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                       |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2034               | * *            | 1           | \$105,400      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                   |                |                    |                |             |                |               |
| Explanation : 3 Boilers In Use                             |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           | Now               | \$42,300       | 2041               | * *            | 4           | \$5,200        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |                |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Tank And Pump                 |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 10%            |                   |                | 2026               | * *            | 1           | \$6,600        | B             |
| Convactor/Radiator   | 70%            |                   |                | 2026               | * *            | 1           | \$24,100       | B             |
| Fan Coil Unit/Heat   | 20%            |                   |                | 2026               | * *            | 1           | \$6,900        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |                |                   |                |                    |                |             |                |               |
| Reciprocating  | 20%            |                   |                | 2026               | * *            | 1           | \$9,900        | B             |
| Compr/Chiller  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%            |                   |                | 2019               | \$49,800       | 1           |                | B             |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                      | 20%            |                   |                | 2041               | * *            | 4           | \$1,100        | B             |
| No Component   | 80%            |                   |                |                    |                |             |                | D             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat                                       | 100%           |                   |                | 2026               | * *            | 1           | \$34,400       | B             |
| Heat Rejection   |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%           |                   |                | 2026               | * *            | 2           | \$74,000       | B             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$59,300       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 80%            |                   |                | 2021               | \$107,200      | 2           | \$2,600        | B             |
| Roof   | 20%            |                   |                | 2026               | * *            | 2           | \$700          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2034               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2019               | \$28,200       | 2           | \$1,600        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |                |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Gallon H W Heaters                   |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 14 - Q

Asset # : 321

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2029               | * *            | 1           | \$6,600        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : C - 4   |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit                                     |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Standpipe             |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2041               | * *            | 1-5         | \$55,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Dry System                                   |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2041               | * *            | 1-2         | \$3,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Storage Closets                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : For Storage Spaces Only                      |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 14 - SI  
**Address** : 100 TOMPKINS AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R014  
**Program / Asset #** : BOE0907.000 / 1442 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 112,215 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 545 **Lot** : 110 **BIN** : 5014176

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$101,000             | \$40,700              |
| Interior Architecture | \$1,280,600           |                       |
| Electrical            | \$76,700              | \$613,400             |
| Mechanical            |                       | \$142,100             |
| <b>Total</b>          | <b>\$1,458,300</b>    | <b>\$796,200</b>      |
| Priority A            | \$101,000             | \$40,700              |
| Priority B            | \$76,700              | \$755,500             |
| Priority C            | \$1,280,600           |                       |
| <b>Total</b>          | <b>\$1,458,300</b>    | <b>\$796,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,100         | \$13,900        |                 | \$1,400         |
| Interior Architecture | \$70,200         | \$2,600         |                 | \$21,500        |
| Electrical            | \$8,400          | \$10,700        | \$7,900         | \$19,000        |
| Mechanical            | \$27,100         | \$14,000        | \$24,500        | \$14,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$134,700</b> | <b>\$45,100</b> | <b>\$36,400</b> | <b>\$59,800</b> |
| Priority A            | \$25,100         | \$13,900        |                 | \$1,400         |
| Priority B            | \$69,000         | \$28,600        | \$36,400        | \$47,200        |
| Priority C            | \$40,700         | \$2,600         |                 | \$11,200        |
| <b>Total</b>          | <b>\$134,700</b> | <b>\$45,100</b> | <b>\$36,400</b> | <b>\$59,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - SI

## Asset # : 1442

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |         |                    |             |                |               |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |
| Concrete Masonry Unit | 5%  |                   |                | LIFE    | * *                | 5           | \$1,400        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Brick        | 90%   |                   |                | LIFE    | * *                | 5           | \$40,700       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                       | Location : Repointing Throughout                                |                   |                |         |                    |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$1,700        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                       | Location : Repointing Throughout                                |                   |                |         |                    |             |                |               |
| Windows               |   |                   |                |         |                    |             |                |               |
| Aluminum              | 90%   |                   |                | 2038    | * *                | 5           | \$21,300       | A             |
| Glass Block           | 2%  |                   |                | LIFE    | * *                | 5           | \$300          | A             |
| Steel                 | 3%  |                   |                | 2030    | * *                | 5           | \$8,900        | A             |
| Wood                  | 5%  | Now               | \$11,100       | 2030    | * *                | 5           | \$5,900        | A             |
|                       | Dry Rot/Decay, Extent : Severe, Area Affected : 40%             |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Parapets              |   |                   |                |         |                    |             |                |               |
| Concrete Masonry Unit | 5%  |                   |                | LIFE    | * *                | 5           | \$700          | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Copper/Terne          | 5%  |                   |                | 2072    | * *                | 5           | \$2,900        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Brick        | 85%   |                   |                | LIFE    | * *                | 5           | \$10,000       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$700          | A             |
| Roof                  |   |                   |                |         |                    |             |                |               |
| Built-Up (BUR)        | 90%   | Now               | \$101,000      | 2027    | * *                |             |                | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Metal Panel           | 5%  |                   |                | 2035    | * *                | 10          | \$9,500        | A             |
| Modified Bitumen      | 4%  |                   |                | 2032    | * *                | 10          | \$4,200        | A             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Skylight, Metal/Glass | 1%  | Now               | \$14,000       | 2032    | * *                |             |                | A             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - SI

## Asset # : 1442

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$15,200       | 2025               | **             | 5           | \$3,400        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$5,400        | C             |
| Vinyl Tile   | 15%        |                   |                | 2027               | **             | 3           | \$7,700        | C             |
| Recent Installation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 65%        | Now               | \$170,300      | 2017               | \$851,300      | 3           | \$33,500       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        | Now               | \$14,600       | 2050               | **             | 5           | \$12,900       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$10,900       | 2025               | **             | 5           | \$3,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        | Now               | \$46,600       | LIFE               | **             | 5           | \$9,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$7,400        | C             |
| Recent Installation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 47%        | Now               | \$212,400      | LIFE               | **             | 5           | \$34,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Light, Area Affected : 10%                            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2027               | **             | 5           | \$13,700       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2042               | **             | 5           | \$6,900        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$12,900       | B             |
| Plaster  | 25%        | Now               | \$29,500       | LIFE               | **             | 5           | \$21,500       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Stair #1 At Second Floor; Corridor At Exit 5/6 And Throughout |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - SI

## Asset # : 1442

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2048    | * *                | 5           | \$400          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 1600 Amps And 1200 Amps Main Disconnect Switch |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2048    | * *                | 5           | \$400          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 80%        |                   |                | 2048    | * *                | 1           |                | B             |  |
| Conduit  | 20%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2030    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs   | 35%        |                   |                | 2044    | * *                | 5           | \$900          | B             |  |
| Molded Case Bkrs   | 60%        |                   |                | 2030    | * *                | 5           | \$1,500        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 50%        | 2-4               | \$76,700       | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2048    | * *                | 1           |                | B             |  |
| Thermoplastic  | 30%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 90%        |                   |                | 2020    | \$29,700           | 5           | \$600          | B             |  |
| Locally Mounted  | 10%        |                   |                | 2027    | * *                | 5           | \$100          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,400        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 30%        |                   |                | 2030    | * *                | 10          | \$25,300       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                               |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-8 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 60%        |                   |                | 2022    | \$496,700          | 10          | \$50,500       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 60%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| HID  | 2%         |                   |                | 2022    | \$7,700            | 10          | \$100          | B             |  |
| Incandescent   | 8%         |                   |                | 2022    | \$66,200           | 2           | \$200          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2027    | * *                | 10          | \$11,100       | B             |  |
| Exit, Service  | 50%        |                   |                | 2027    | * *                | 1           |                | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Security System  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 20%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 80%        |                   |                | 2027    | * *                | 1           | \$27,500       | B             |  |
| Fire/Smoke Detection   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2027    | * *                | 1-3         | \$56,700       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel  | 100%       |                   |                | 2052               | **             | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 5,000 Gallon Tank                                |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2039               | **             | 1           | \$91,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Steam Boilers                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2032               | **             | 4           | \$4,500        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2027               | **             | 1           | \$22,700       | B             |
| Convactor/Radiator   | 60%        |                   |                | 2027               | **             | 1           | \$17,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2047               | **             | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                                     | 30%        |                   |                | 2032               | **             | 2           | \$1,700        | B             |
| Window/Wall Unit   | 30%        |                   |                | 2021               | \$64,600       | 1           |                | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | **             | 2-5         | \$51,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 67%        |                   |                | 2022               | \$77,500       | 2           | \$1,900        | B             |
| Roof   | 33%        |                   |                | 2032               | **             | 2           | \$900          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$24,400       | 2           | \$1,400        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$11,400       | LIFE               | **             | 1           |                | B             |
| Cracked, Extent : Light, Area Affected : 5%                        |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor Girls Toilet Room; 2nd Floor Boys Toilet Room |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2030               | **             | 4           | \$2,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 14 - SI

Asset # : 1442

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 67%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : 1st And 3rd Floor Toilet Rooms</i>               |                   |                |                    |                |             |                |               |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : All Floors</i>                                   |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 1 Unit</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2032               | * *            | 1-2         | \$7,700        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 15 - BK  
**Address** : 71 SULLIVAN STREET BTWN: RICHARDS ST., VAN BRUNT ST  
**Borough** : BROOKLYN **Agency's Number** : K015  
**Program / Asset #** : BOE0351.000 / 361 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 566 **Lot** : 1 **BIN** : 3008585

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$344,700             | \$1,289,800           |
| Interior Architecture | \$905,000             | \$46,000              |
| Electrical            | \$71,700              | \$859,700             |
| Mechanical            |                       | \$250,900             |
| <b>Total</b>          | <b>\$1,321,300</b>    | <b>\$2,446,300</b>    |
| Priority A            | \$344,700             | \$1,289,800           |
| Priority B            | \$71,700              | \$1,156,500           |
| Priority C            | \$905,000             |                       |
| <b>Total</b>          | <b>\$1,321,300</b>    | <b>\$2,446,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,700        | \$5,700         |                 |                 |
| Interior Architecture | \$9,900         | \$9,600         | \$1,500         | \$11,900        |
| Electrical            | \$1,100         | \$1,700         | \$1,800         | \$68,200        |
| Mechanical            | \$9,800         | \$9,300         | \$27,000        | \$19,800        |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$26,300</b> | <b>\$30,300</b> | <b>\$99,800</b> |
| Priority A            | \$14,700        | \$5,700         |                 |                 |
| Priority B            | \$10,900        | \$11,100        | \$28,800        | \$90,500        |
| Priority C            | \$9,900         | \$9,600         | \$1,500         | \$9,400         |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$26,300</b> | <b>\$30,300</b> | <b>\$99,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - BK

## Asset # : 361

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   | Now               | \$14,700       | LIFE    | * *                | 5           | \$22,800       | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : At Interface With Brick                              |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : North Facade, South Facade                           |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%  |                   |                | LIFE    | * *                | 5           | \$10,700       | A             |  |
| Masonry: Brick         | 75%   |                   |                | LIFE    | * *                | 5           | \$34,100       | A             |  |
| Stucco Cement          | 10%   |                   |                | 2035    | * *                | 5           | \$11,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Steel                  | 100%  | Now               | \$195,900      | 2021    | \$652,900          | 5           | \$69,800       | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 35%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 100%  | Now               | \$52,700       | 2027    | * *                | 5           | \$86,700       | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Around Pitch Pockets                                 |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  | Now               | \$96,100       | 2022    | \$480,500          |             |                | A             |  |
|                        | Alligatoring, Extent : Moderate, Area Affected : 20%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   | Now               | \$3,100        | LIFE    | * *                | 5           | \$22,100       | C             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | * *                | 5           | \$3,000        | C             |  |
| Terrazzo               | 2%  |                   |                | LIFE    | * *                | 5           | \$1,600        | C             |  |
| Vinyl Tile             | 74%   | Now               | \$142,600      | 2017    | \$713,100          | 3           | \$28,100       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 1%  |                   |                | 2027    | * *                | 3           | \$400          | C             |  |
| Wood                   | 10%   |                   |                | 2050    | * *                | 5           | \$19,000       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - BK

## Asset # : 361

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |         |      |     |   |         |   |
|-----------------------|-----|-----|---------|------|-----|---|---------|---|
| Concrete Masonry Unit | 10% | Now | \$6,800 | LIFE | * * | 5 | \$3,600 | C |
|-----------------------|-----|-----|---------|------|-----|---|---------|---|

*Vertical Cracks, Extent : Moderate, Area Affected : 2%*

*Location : Water Meter Room*

|                   |    |  |  |      |     |   |          |   |
|-------------------|----|--|--|------|-----|---|----------|---|
| Folding Partition | 5% |  |  | 2038 | * * | 5 | \$11,200 | C |
|-------------------|----|--|--|------|-----|---|----------|---|

|         |     |     |          |      |     |   |          |   |
|---------|-----|-----|----------|------|-----|---|----------|---|
| Plaster | 60% | Now | \$49,200 | LIFE | * * | 5 | \$16,100 | C |
|---------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

|                     |     |  |  |      |     |  |  |   |
|---------------------|-----|--|--|------|-----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * |  |  | C |
|---------------------|-----|--|--|------|-----|--|--|---|

## Ceilings

|                   |    |  |  |      |     |   |         |   |
|-------------------|----|--|--|------|-----|---|---------|---|
| AcousTile,Adhered | 5% |  |  | 2027 | * * | 5 | \$5,100 | B |
|-------------------|----|--|--|------|-----|---|---------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete | 45% |  |  | LIFE | * * | 5 | \$7,100 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

|                      |    |  |  |      |     |  |  |   |
|----------------------|----|--|--|------|-----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | * * |  |  | B |
|----------------------|----|--|--|------|-----|--|--|---|

|             |    |  |  |      |          |  |  |   |
|-------------|----|--|--|------|----------|--|--|---|
| Fiber Board | 5% |  |  | 2022 | \$46,000 |  |  | B |
|-------------|----|--|--|------|----------|--|--|---|

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 40% |  |  | LIFE | * * | 5 | \$25,300 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch And One 400 Amps For Emergency Service*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2042 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2021 | \$10,200 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |    |  |  |      |     |   |       |   |
|---------------|----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2038 | * * | 5 | \$100 | B |
|---------------|----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2021 | \$76,200 | 5 | \$1,300 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |         |   |  |   |
|---------------|-----|--|--|------|---------|---|--|---|
| Thermoplastic | 10% |  |  | 2022 | \$9,000 | 1 |  | B |
|---------------|-----|--|--|------|---------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - BK

## Asset # : 361

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

## Lighting

## Interior Lighting

Fluorescent

92%

2022

\$560,300

10

\$57,000

B

*Other Observation, Extent : Moderate, Area Affected : 90%**Location : Throughout**Explanation : T-12 Lamps*

HID

3%

2017

\$8,500

10

\$100

B

*Not in Service, Extent : Light, Area Affected : 100%**Location : Gym*

Incandescent

5%

2017

\$30,500

2

\$100

B

*Damaged Fixtures, Extent : Moderate, Area Affected : 90%**Location : Basement*

## Egress Lighting

Emergency, Battery

50%

2017

\$14,000

10

\$8,200

B

Exit, Service

50%

2017

\$5,600

1

B

## Exterior Lighting

HID

100%

2022

\$27,300

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2030

\* \*

1-3

\$12,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2032

\* \*

5

\$20,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 5000 Gallon Tanks*

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$67,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (2) #6 Oil Burning Steam Boilers*

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$3,300

B

## Terminal Devices

Air Handler

20%

2022

\$83,100

1

\$8,400

B

Convactor/Radiator

80%

2027

\* \*

1

\$17,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - BK

## Asset # : 361

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 75%        |                   |                | 2020               | \$118,800      | 1           |                | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$17,000       | 2           | \$400          | B             |
| Roof  | 80%        |                   |                | 2022               | \$49,000       | 2           | \$1,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$900          | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 15 - M  
**Address** : 333 EAST 4 STREET @AVENUES C-D  
**Borough** : MANHATTAN **Agency's Number** : M015  
**Program / Asset #** : BOE0010.000 / 438 **Yr Built/Renovated** : 1904 / 2004  
**Area Sq Ft** : 60,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 374 **Lot** : 20 **BIN** : 1004415

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$134,000             | \$116,400             |
| Interior Architecture |                       | \$518,000             |
| Electrical            | \$80,600              | \$699,300             |
| Mechanical            | \$71,000              | \$234,100             |
| <b>Total</b>          | <b>\$285,600</b>      | <b>\$1,567,800</b>    |
| Priority A            | \$134,000             | \$116,400             |
| Priority B            | \$151,600             | \$968,800             |
| Priority C            |                       | \$482,600             |
| <b>Total</b>          | <b>\$285,600</b>      | <b>\$1,567,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$4,600         | \$12,900        |                 |
| Interior Architecture | \$10,600        |                 | \$1,900         | \$6,300         |
| Electrical            | \$9,400         | \$31,900        |                 |                 |
| Mechanical            | \$39,100        | \$14,800        | \$12,500        | \$6,900         |
| <b>Total</b>          | <b>\$59,000</b> | <b>\$51,300</b> | <b>\$27,200</b> | <b>\$13,300</b> |
| Priority A            |                 | \$4,600         | \$12,900        |                 |
| Priority B            | \$48,500        | \$46,700        | \$12,500        | \$7,000         |
| Priority C            | \$10,600        |                 | \$1,900         | \$6,300         |
| <b>Total</b>          | <b>\$59,000</b> | <b>\$51,300</b> | <b>\$27,200</b> | <b>\$13,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - M

## Asset # : 438

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$36,600       | A             |
| Masonry: Brick         | 85%   | Now               | \$134,000      | LIFE               | **             | 5           | \$79,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                        | Location : Recently Repointed Throughout                        |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 97%   |                   |                | 2036               | **             | 5           | \$25,700       | A             |
| Metal Louvers          | 3%  |                   |                | 2029               | **             | 10          | \$5,000        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Metal: Cage/Fence      | 5%  |                   |                | 2033               | **             | 5-10        | \$2,700        | A             |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Stucco Cement          | 10%   |                   |                | 2033               | **             | 5           | \$1,800        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 5%  |                   |                | 2025               | **             | 10          | \$1,300        | A             |
| Built-Up (BUR)         | 85%   |                   |                | 2028               | **             | 10          | \$22,300       | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2055               | **             | 10          | \$3,300        | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Paver: Asphalt         | 5%  |                   |                | 2029               | **             | 10          | \$2,000        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2029               | **             | 5           | \$3,800        | C             |
| Terrazzo               | 3%  |                   |                | LIFE               | **             | 5           | \$1,800        | C             |
| Vinyl Tile             | 67%   |                   |                | 2020               | \$482,600      | 3           | \$25,300       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Size Tiles                                  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%   |                   |                | 2025               | **             | 3           | \$5,700        | C             |
| Wood                   | 5%  |                   |                | 2048               | **             | 5           | \$7,100        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2029               | **             | 5           | \$4,700        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Glass: Single Pane     | 3%  |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Plaster                | 57%   |                   |                | LIFE               | **             | 5           | \$16,100       | C             |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 15%   |                   |                | LIFE               | **             | 5           | \$1,800        | B             |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE               | **             |             |                | B             |
| Metal Panel            | 5%  |                   |                | LIFE               | **             | 5           | \$4,700        | B             |
| Plaster                | 75%   |                   |                | LIFE               | **             | 5           | \$35,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 15 - M

## Asset # : 438

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$31,800       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$1,300        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2020               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2019               | \$7,900        | 5           | \$100          | B             |
| Fused Toggle Switch   | 10%        | 0-2               | \$7,900        | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2019               | \$63,200       | 5           | \$1,000        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 0-2               | \$80,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2020               | \$9,000        | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$12,700       | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 92%        |                   |                | 2020               | \$418,800      | 10          | \$42,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2020               | \$6,300        | 10          |                | B             |
| Incandescent  | 5%         |                   |                | 2015               | \$22,800       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2015               | \$4,200        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2015               | \$4,200        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2030               | * *            | 5           | \$15,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 15 - M

Asset # : 438

| Mechanical       |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |  |           |                |                    |                |             |                |          |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%   |           |                | 2025               | * *            | 1           | \$50,100       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%                    |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement Boiler Room  |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units  |           |                |                    |                |             |                |          |
| Distribution     |                      |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%   | Now       | \$20,100       | 2030               | * *            | 4           | \$2,500        | B        |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 5%                        |           |                |                    |                |             |                |          |
|                  |                      | Location : Steam Leaks At Basement Back Area Hallway And Vacuum Pump       |           |                |                    |                |             |                |          |
|                  |                      | Malfunctioning, Extent : Moderate, Area Affected : 5%                      |           |                |                    |                |             |                |          |
|                  |                      | Location : Traps And Thermostats   |           |                |                    |                |             |                |          |
| Terminal Devices |                      |  |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%  | Now       | \$1,200        | 2020               | \$62,100       | 1           | \$5,600        | B        |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 10%                       |           |                |                    |                |             |                |          |
|                  |                      | Location : Ahu Heating Coil In 2 Floor Fan Room                            |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator   | 80%  |           |                | 2025               | * *            | 1           | \$13,100       | B        |
| Air Conditioning |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%   |           |                | 2028               | * *            | 1           |                | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 60%  |           |                | 2015               | \$71,000       | 1           |                | B        |
|                  | No Component         | 40%  |           |                |                    |                |             |                | D        |
| Ventilation      |                      |  |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                | LIFE               | * *            | 2-5         | \$28,200       | B        |
|                  | Exhaust Fans         |  |           |                |                    |                |             |                |          |
|                  | Interior             | 50%  |           |                | 2020               | \$31,800       | 2           | \$800          | B        |
|                  | Roof                 | 50%  |           |                | 2020               | \$22,900       | 2           | \$800          | B        |
| Plumbing         |                      |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%   | Now       | \$8,600        | 2018               | \$172,000      | 1           |                | B        |
|                  |                      | Other Observation, Extent : Severe, Area Affected : 5%                     |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement Water Booster Pump Room And Boiler Room Stairwell Area |           |                |                    |                |             |                |          |
|                  |                      | Explanation : Corroded And Water Leaking                                   |           |                |                    |                |             |                |          |
|                  | HW Heat Exchanger    |  |           |                |                    |                |             |                |          |
|                  | Low Temp             | 100%   |           |                | 2030               | * *            | 4           | \$7,500        | B        |
|                  | Sanitary Piping      |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%   |           |                | 2028               | * *            | 4           | \$1,300        | B        |
|                  | Sewage Ejector(s)    |  |           |                |                    |                |             |                |          |
|                  | Electric             | 100%   |           |                | 2020               | \$10,300       | 4           | \$1,300        | B        |
|                  | Fixtures             |  |           |                |                    |                |             |                |          |
|                  | Generic              | 100%   |           |                |                    |                |             |                | B        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 15 - Q  
**Address** : 121-15 LUCAS STREET  
**Borough** : QUEENS **Agency's Number** : Q015  
**Program / Asset #** : BOE0679.000 / 322 **Yr Built/Renovated** : 1939 / 2010  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12672 **Lot** : 1 **BIN** : 4273142

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$35,700              |
| Interior Architecture |                       | \$197,500             |
| Electrical            | \$44,800              | \$885,800             |
| Mechanical            |                       | \$56,800              |
| <b>Total</b>          | <b>\$44,800</b>       | <b>\$1,175,800</b>    |
| Priority A            |                       | \$35,700              |
| Priority B            | \$44,800              | \$942,500             |
| Priority C            |                       | \$197,500             |
| <b>Total</b>          | <b>\$44,800</b>       | <b>\$1,175,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,800         |                 | \$14,700        | \$7,000         |
| Interior Architecture | \$15,700         | \$4,300         |                 | \$3,900         |
| Electrical            | \$7,400          | \$8,500         | \$28,700        | \$9,800         |
| Mechanical            | \$64,800         | \$12,800        | \$29,000        | \$15,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$130,700</b> | <b>\$29,500</b> | <b>\$76,300</b> | <b>\$39,700</b> |
| Priority A            | \$38,800         |                 | \$14,700        | \$7,000         |
| Priority B            | \$78,300         | \$25,200        | \$61,700        | \$28,800        |
| Priority C            | \$13,600         | \$4,300         |                 | \$3,900         |
| <b>Total</b>          | <b>\$130,700</b> | <b>\$29,500</b> | <b>\$76,300</b> | <b>\$39,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$27,300       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$6,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2037               | **             | 5           | \$14,100       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Louvers  | 5%         |                   |                | 2030               | **             | 10          | \$4,900        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Masonry: Brick   | 62%        |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 65%        | Now               | \$34,300       | 2026               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 30%        |                   |                | 2026               | **             | 10          | \$14,700       | A             |
| Metal Panel  | 5%         |                   |                | 2034               | **             | 10          | \$4,500        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$7,600        | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$3,500        | C             |
| Vinyl Tile   | 45%        |                   |                | 2026               | **             | 3           | \$15,500       | C             |
| Vinyl Tile   | 30%        |                   |                | 2021               | \$197,500      | 3           | \$7,800        | C             |
| Wood   | 15%        |                   |                | 2049               | **             | 5           | \$19,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 65%        |                   |                | LIFE               | **             | 5           | \$13,600       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%         |                   |                | 2034               | **             | 5           | \$4,300        | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Exposed Struc: Steel   | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$8,600        | B             |
| Plaster  | 65%        |                   |                | LIFE               | **             | 5           | \$27,900       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Service Switches Rated @ 800 Amperes Each  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2021               | \$17,900       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 60%        |                   |                | 2021               | \$51,100       | 1           |                | B             |
| Conduit  | 40%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$4,000        | 5           | \$100          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2037               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 45%        |                   |                | 2020               | \$35,600       | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$44,800       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Old Wing  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2026               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 20%        |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | * *            | 1           | \$13,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | * *            | 1           | \$17,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Nameplate Rating 80 Kw                       |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$10,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2037               | * *            | 5           | \$4,300        | B             |
| Underground Storage  | 50%        |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2021               | \$249,700      | 10          | \$25,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 36%  |                   |                | 2026               | * *            | 10          | \$15,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2026               | * *            | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2021               | \$8,300        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : On Generator Circuit                         |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2026               | * *            | 10          | \$100          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1           | \$16,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System Is Functional         |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2021               | \$531,500      | 1-3         | \$27,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Fire Alarm System Is Functional              |                   |                |                    |                |             |                |               |

| Mechanical           |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |  |                |                   |                    |         |                |             |                |               |
|                      | Energy Source  |                |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel                                | 100%           |                   |                    | 2041    | * *            | 1           |                | B             |
| Conversion Equipment |  |                |                   |                    |         |                |             |                |               |
|                      | Steam Boiler   | 100%           | Now               | \$12,800           | 2034    | * *            | 1           | \$41,200       | B             |
|                      | Leak Evident, Extent : Moderate, Area Affected : 10%       |                |                   |                    |         |                |             |                |               |
|                      | Location : Boiler Room                                     |                |                   |                    |         |                |             |                |               |
|                      | Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                      | Location : Boiler Room                                     |                |                   |                    |         |                |             |                |               |
|                      | Explanation : 2 Units                                      |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$7,400   | 2041               | * *            | 4           | \$2,300        | B             |
|                       |                |                   | <i>Leak Evident, Extent : Light, Area Affected : 5%</i>         |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                   |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            |                   |   | 2021               | \$56,800       | 1           | \$5,700        | B             |
| Convactor/Radiator    | 80%            | Now               | \$19,900  | 2026               | * *            | 1           | \$10,800       | B             |
|                       |                |                   | <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>       |                    |                |             |                |               |
|                       |                |                   | <i>Location : Traps, Throughout</i>                             |                    |                |             |                |               |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Reciprocating         | 40%            |                   |   | 2026               | * *            | 1           | \$8,600        | B             |
| Compr/Chiller         |                |                   |   |                    |                |             |                |               |
| No Component          | 60%            |                   |   |                    |                |             |                | D             |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump | 100%           | Now               | \$5,100   | 2041               | * *            | 4           | \$2,300        | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |                    |                |             |                |               |
|                       |                |                   | <i>Location : 3rd Floor</i>                                     |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |                   |   | 2026               | * *            | 1           | \$28,600       | B             |
| Heat Rejection        |                |                   |   |                    |                |             |                |               |
| Remote Air Cond       | 100%           |                   |   | 2026               | * *            | 2           | \$32,200       | B             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$25,700       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 80%            |                   |   | 2026               | * *            | 2           | \$1,100        | B             |
| Roof                  | 20%            |                   |   | 2026               | * *            | 2           | \$300          | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |   | 2026               | * *            | 1           |                | B             |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2019               | \$12,300       | 2           | \$700          | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2041               | * *            | 4           | \$4,600        | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Submersible           | 100%           |                   |   | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
|                       |                |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 15 - Q

Asset # : 322

| Mechanical                                   |               | Current Repair  |                | Future Replacement |                | Maintenance    |                |                  |
|--|---------------|---|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                  | % of<br>Total | Fail Date<br>(Years)  | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Vertical Transport<br>Elevators<br>Hydraulic | 100%          |   |                | LIFE               | * *            |                |                | C                |
|  |               | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                    |                |                |                |                  |
|  |               | <i>Location : B, 1, 2, 3 In New Addition</i>                      |                |                    |                |                |                |                  |
|  |               | <i>Explanation : One Unit</i>                                     |                |                    |                |                |                |                  |
| Fire Suppression<br>Standpipe<br>Generic     | 100%          |   |                | 2031               | * *            | 1-5            | \$23,300       | B                |
| Sprinkler<br>Generic                         | 100%          |   |                | 2041               | * *            | 1-2            | \$13,000       | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 16 - BK  
**Address** : 157 WILSON STREET @BEDFORD AVE.  
**Borough** : BROOKLYN **Agency's Number** : K016  
**Program / Asset #** : BOE0352.000 / 2685 **Yr Built/Renovated** : 1918 / 2008  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 2177 **Lot** : 1 **BIN** : 3059906

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$53,100         | \$513,400          |
| Interior Architecture |  | \$414,100        | \$648,700          |
| Electrical            |  | \$107,400        | \$1,030,400        |
| <b>Total</b>          |  | <b>\$574,600</b> | <b>\$2,192,600</b> |
| Priority A            |  | \$53,100         | \$513,400          |
| Priority B            |  | \$107,400        | \$1,082,100        |
| Priority C            |  | \$414,100        | \$597,100          |
| <b>Total</b>          |  | <b>\$574,600</b> | <b>\$2,192,600</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$22,300        |                 |
| Interior Architecture | \$23,300        |                 | \$4,000         | \$8,000         |
| Electrical            | \$700           |                 | \$400           | \$600           |
| Mechanical            | \$11,900        | \$22,200        | \$21,300        | \$12,200        |
| <b>Total</b>          | <b>\$35,900</b> | <b>\$22,200</b> | <b>\$47,900</b> | <b>\$20,800</b> |
| Priority A            |                 |                 | \$22,300        |                 |
| Priority B            | \$28,000        | \$22,200        | \$21,700        | \$12,800        |
| Priority C            | \$8,000         |                 | \$4,000         | \$8,000         |
| <b>Total</b>          | <b>\$35,900</b> | <b>\$22,200</b> | <b>\$47,900</b> | <b>\$20,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |  |                |                   |                |                    |                |             |                |               |
| Exterior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta                                       | 5%             |                   |                | LIFE               | **             | 5           | \$61,700       | A             |
|                | Masonry: Brick   | 30%            |                   |                | LIFE               | **             | 5           | \$47,400       | A             |
|                | Masonry: Brick   | 50%            |                   |                | LIFE               | **             | 5           | \$79,000       | A             |
|                | Masonry: Brick   | 10%            | Now               | \$53,100       | LIFE               | **             | 5           | \$15,800       | A             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |                |                   |                |                    |                |             |                |               |
|                | Location : Bulkheads   |                |                   |                |                    |                |             |                |               |
|                | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                |                   |                |                    |                |             |                |               |
|                | Location : 1918 Bulkhead                                     |                |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone   | 5%             |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Windows        |  |                |                   |                |                    |                |             |                |               |
|                | Aluminum   | 100%           |                   |                | 2036               | **             | 5           | \$44,600       | A             |
| Parapets       |  |                |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta                                       | 5%             |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
|                | Masonry: Brick   | 30%            |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Gymnasium Wing                                    |                |                   |                |                    |                |             |                |               |
|                | Masonry: Brick   | 65%            |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Roof           |  |                |                   |                |                    |                |             |                |               |
|                | Copper/Terne   | 5%             |                   |                | 2048               | **             | 10          | \$5,500        | A             |
|                | IRMA/Protected Membrane                                      | 65%            |                   |                | 2020               | \$267,600      | 10          | \$28,700       | A             |
|                | IRMA/Protected Membrane                                      | 30%            |                   |                | 2030               | **             | 10          | \$13,300       | A             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Gymnasium   |                |                   |                |                    |                |             |                |               |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 5%             |                   |                | LIFE               | **             | 5           | \$13,900       | C             |
|                | Ceramic Tile   | 5%             |                   |                | 2029               | **             | 5           | \$6,400        | C             |
|                | Terrazzo   | 5%             |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
|                | Traffic Topping  | 5%             | Now               | \$171,600      | 2030               | **             | 5           | \$4,000        | C             |
|                | Split/Cracked, Extent : Moderate, Area Affected : 25%        |                |                   |                |                    |                |             |                |               |
|                | Location : Stairs  |                |                   |                |                    |                |             |                |               |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                |                   |                |                    |                |             |                |               |
|                | Location : Stairs  |                |                   |                |                    |                |             |                |               |
|                | Vinyl Tile   | 30%            |                   |                | 2020               | \$363,800      | 3           | \$19,100       | C             |
|                | Vinyl Tile   | 25%            |                   |                | 2025               | **             | 3           | \$11,900       | C             |
|                | Vinyl Tile   | 20%            | 0-2               | \$242,500      | 2030               | **             | 3           | \$9,500        | C             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : 1918 Wing Corridors                               |                |                   |                |                    |                |             |                |               |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                |                   |                |                    |                |             |                |               |
|                | Location : 1918 Wing Corridors                               |                |                   |                |                    |                |             |                |               |
|                | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
|                | Location : 1918 Wing   |                |                   |                |                    |                |             |                |               |
|                | Explanation : 9x9 Units                                      |                |                   |                |                    |                |             |                |               |
|                | Wood   | 5%             |                   |                | 2048               | **             | 5           | \$11,900       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - BK

## Asset # : 2685

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |           |   |          |   |
|-----------------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2023 | \$233,300 | 5 | \$7,900  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | **        | 5 | \$3,200  | C |
| Masonry: Brick        | 10% |  |  | LIFE | **        |   |          | C |
| Plaster               | 55% |  |  | LIFE | **        | 5 | \$26,100 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | **        |   |          | C |

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered  | 10% | Now | \$15,300 | 2025 | ** | 5 | \$6,400  | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |          |      |    |   |          |   |
| Exposed Concrete   | 25% |     |          | LIFE | ** | 5 | \$5,000  | B |
| Plaster  | 65% |     |          | LIFE | ** | 5 | \$51,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2046 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Protectors Rated @ 1200 And 800 Amperes.</i> |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2020 | \$114,900 | 1 |  | B |
| Conduit | 20% |  |  | 2046 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 25% |  |  | 2042 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 10% |  |  | 2042 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 65% |  |  | 2019 | \$88,100 | 5 | \$1,400 | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$107,400 | 2045 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |           |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2046 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2037 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,200 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - BK

## Asset # : 2685

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

98%  
2020 \$751,000 10 \$76,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamp*

HID

2%  
2020 \$7,100 10 \$100 B

Egress Lighting

Emergency, Service

40%  
2020 \$5,600 1 B

Exit, Service

60%  
2020 \$8,500 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%  
2040 \* \* 1 B

Conversion Equipment

Steam Boiler

100%  
2037 \* \* 1 \$84,300 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%  
2040 \* \* 4 \$4,200 B

Terminal Devices

Air Handler

20%  
2025 \* \* 1 \$10,500 B

Convactor/Radiator

80%  
2033 \* \* 1 \$22,000 B

## Air Conditioning

Energy Source

Electricity

100%  
2036 \* \* 1 B

Conversion Equipment

Window/Wall Unit

5%  
2015 \$10,000 1 B

No Component

95%  
D

## Ventilation

Distribution

Ductwork/Diffusers

100%  
LIFE \* \* 2-5 \$47,400 B

Exhaust Fans

Interior

60%  
2025 \* \* 2 \$1,600 B

Roof

40%  
2025 \* \* 2 \$1,100 B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%  
2033 \* \* 1 B

Water Heater

Gas Fired

100%  
2018 \$22,600 2 \$1,300 B

Sanitary Piping

Cast Iron

100%  
LIFE \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 16 - BK

Asset # : 2685

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 16 - SI  
**Address** : 80 MONROE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R016  
**Program / Asset #** : BOE0908.000 / 1443 **Yr Built/Renovated** : 1966 / 2006  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 18 **Lot** : 15 **BIN** : 5000291

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$742,000          | \$175,300        |
| Interior Architecture |  | \$1,499,600        |                  |
| Electrical            |  | \$764,100          | \$282,500        |
| Mechanical            |  |                    | \$182,500        |
| <b>Total</b>          |  | <b>\$3,005,700</b> | <b>\$640,300</b> |
| Priority A            |  | \$742,000          | \$175,300        |
| Priority B            |  | \$826,800          | \$465,000        |
| Priority C            |  | \$1,436,800        |                  |
| <b>Total</b>          |  | <b>\$3,005,700</b> | <b>\$640,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$7,700         |
| Interior Architecture | \$61,200         |                 |                 | \$13,100        |
| Electrical            | \$21,900         | \$33,400        | \$100           |                 |
| Mechanical            | \$39,100         | \$41,600        | \$17,900        | \$11,400        |
| <b>Total</b>          | <b>\$122,100</b> | <b>\$75,000</b> | <b>\$18,000</b> | <b>\$32,200</b> |
| Priority A            |                  |                 |                 | \$7,700         |
| Priority B            | \$92,500         | \$75,000        | \$18,000        | \$11,400        |
| Priority C            | \$29,600         |                 |                 | \$13,100        |
| <b>Total</b>          | <b>\$122,100</b> | <b>\$75,000</b> | <b>\$18,000</b> | <b>\$32,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        |                   |                | LIFE    | **                 | 5           | \$53,600       | A             |  |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$60,800       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2042    | **                 | 5           | \$15,400       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 70%        |                   |                | LIFE    | **                 | 5           | \$60,900       | A             |  |
| Metal Rail  | 30%        |                   |                | 2033    | **                 | 5-10        | \$45,700       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane   | 100%       | Now               | \$171,200      | 2015    | \$570,800          |             |                | A             |  |
| Water Penetration, Extent : Severe, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$12,900       | 2029    | **                 | 5           | \$2,900        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Vinyl Tile  | 15%        | Now               | \$16,600       | 2025    | **                 | 3           | \$6,500        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium And 3rd Floor Corridor                     |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 75%        | Now               | \$249,400      | 2015    | \$831,200          | 3           | \$32,700       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles                                       |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$16,800       | LIFE    | **                 |             |                | C             |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Sump Pump Room                              |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,100        | C             |  |
| Plaster   | 60%        | Now               | \$339,700      | LIFE    | **                 | 5           | \$18,500       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - SI

## Asset # : 1443

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 15% Now \$31,500 2025 \* \* 5 \$8,700 B

*Broken/Missing Elements, Extent : Light, Area Affected : 40%*

*Location : Throughout*

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%*

*Location : Throughout*

Exposed Concrete 70% Now \$62,700 LIFE \* \* 5 \$12,700 B

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Basement Sump Pump Room*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 5%*

*Location : Basement Sump Pump Room*

Metal Panel 5% LIFE \* \* 5 \$7,300 B

Plaster 10% LIFE \* \* 5 \$7,300 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2020 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 And 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 70% 2020 \$73,000 5 \$200 B

Fused Disc Sw 30% 2040 \* \* 5 \$100 B

## Raceway

Conduit 85% 2020 \$101,100 1 B

Conduit 15% 2040 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2019 \$13,600 5 \$200 B

Molded Case Bkrs 10% 2036 \* \* 5 \$200 B

Molded Case Bkrs 80% 2019 \$108,400 5 \$1,600 B

## Wiring

Braided Cloth 75% 0-2 \$98,100 2045 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 15% 2020 \$19,600 1 B

Thermoplastic 10% 2040 \* \* 1 B

## Motor Controllers

Locally Mounted 60% 2018 \$12,700 5 \$300 B

Locally Mounted 40% 2033 \* \* 5 \$200 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,100 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - SI

## Asset # : 1443

| Electrical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting         |                      |  |           |                    |      |                |       |                |          |
|                  | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                  | Fluorescent          | 50%  |           |                    | 2015 | \$350,200      | 10    | \$35,600       | B        |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                  |                      | Explanation : T12 Lamps                                    |           |                    |      |                |       |                |          |
|                  | Fluorescent          | 40%  | 2-4       | \$280,200          | 2030 | * *            |       |                | B        |
|                  |                      | Obsolete Fixtures, Extent : Moderate, Area Affected : 40%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                  |                      | Explanation : T12 Lamps                                    |           |                    |      |                |       |                |          |
|                  | HID                  | 5%   |           |                    | 2015 | \$16,200       | 10    | \$100          | B        |
|                  | Incandescent         | 5%   | 2-4       | \$21,000           | 2025 | * *            | 2     | \$100          | B        |
|                  |                      | Obsolete Fixtures, Extent : Moderate, Area Affected : 5%   |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement And Stairway                           |           |                    |      |                |       |                |          |
| Egress Lighting  |                      |  |           |                    |      |                |       |                |          |
|                  | Emergency, Service   | 40%  |           |                    | 2015 | \$5,200        | 1     |                | B        |
|                  | Emergency, Battery   | 10%  |           |                    | 2015 | \$3,200        | 10    | \$1,900        | B        |
|                  | Exit, Service        | 50%  |           |                    | 2015 | \$6,400        | 1     |                | B        |
|                  |                      |  |           |                    |      |                |       |                |          |
| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 2        | 100%   |           |                    | 2030 | * *            | 5     | \$24,100       | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%   | Now       | \$21,600           | 2037 | * *            | 1     | \$69,300       | B        |
|                  |                      | Corroded, Extent : Severe, Area Affected : 25%             |           |                    |      |                |       |                |          |
|                  |                      | Location : Leaks, Boiler Room                              |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%   |           |                    | 2030 | * *            | 4     | \$5,800        | B        |
|                  | Terminal Devices     |  |           |                    |      |                |       |                |          |
|                  | Air Handler          | 30%  |           |                    | 2020 | \$143,300      | 1     | \$14,400       | B        |
|                  | Convactor/Radiator   | 70%  |           |                    | 2025 | * *            | 1     | \$17,600       | B        |
| Air Conditioning |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%   |           |                    | 2028 | * *            | 1     |                | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 10%  |           |                    | 2015 | \$18,200       | 1     |                | B        |
|                  | No Component         | 90%  |           |                    |      |                |       |                | D        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | * *            | 2-5   | \$43,300       | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 16 - SI

Asset # : 1443

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2020               | \$39,200       | 2           | \$1,000        | B             |
| Roof   | 60%        |                   |                | 2028               | * *            | 2           | \$1,400        | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Roof</i>   |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location :</i>  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$11,600       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2020               | \$8,600        | 1           | \$4,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 17 - BK  
**Address** : 208 NORTH 5 STREET @ROEBLING ST.  
**Borough** : BROOKLYN **Agency's Number** : K017  
**Program / Asset #** : BOE0353.000 / 362 **Yr Built/Renovated** : 1921 / 2011  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2345 **Lot** : 1 **BIN** : 3062337

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$406,500             | \$209,700             |
| Interior Architecture | \$242,600             | \$423,000             |
| Electrical            | \$216,800             | \$540,400             |
| Mechanical            |                       | \$1,253,300           |
| <b>Total</b>          | <b>\$865,800</b>      | <b>\$2,426,400</b>    |
| Priority A            | \$406,500             | \$209,700             |
| Priority B            | \$302,700             | \$1,842,800           |
| Priority C            | \$156,700             | \$374,000             |
| <b>Total</b>          | <b>\$865,800</b>      | <b>\$2,426,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,900         |                 | \$3,600         |                 |
| Interior Architecture | \$72,500         |                 | \$5,600         | \$12,600        |
| Electrical            | \$9,900          | \$1,700         | \$1,700         | \$2,500         |
| Mechanical            | \$103,400        | \$13,800        | \$16,600        | \$10,100        |
| <b>Total</b>          | <b>\$208,700</b> | <b>\$15,600</b> | <b>\$27,400</b> | <b>\$25,200</b> |
| Priority A            | \$22,900         |                 | \$3,600         |                 |
| Priority B            | \$133,100        | \$15,600        | \$18,300        | \$12,600        |
| Priority C            | \$52,700         |                 | \$5,600         | \$12,600        |
| <b>Total</b>          | <b>\$208,700</b> | <b>\$15,600</b> | <b>\$27,400</b> | <b>\$25,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 17 - BK

## Asset # : 362

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$108,700      | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$236,600      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$10,400       | A             |
| Metal Panel   | 5%         |                   |                | 2033               | **             | 5-10        | \$47,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        |                   |                | 2039               | **             | 5           | \$35,400       | A             |
| Metal Clad  | 10%        | Now               | \$233,800      | 2048               | **             | 5           | \$12,300       | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | **             | 10          | \$37,000       | A             |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$3,600        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2022               | \$33,100       | 3           | \$8,400        | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$24,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,600        | C             |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$5,600        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | C             |
| Vinyl Tile  | 10%        | Now               | \$106,800      | 2033               | **             | 3           | \$4,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        |                   |                | 2018               | \$374,000      | 3           | \$19,600       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 30%        |                   |                | 2038               | **             | 5           | \$63,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 17 - BK

## Asset # : 362

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |      |          |   |
|----------------|-----|-----|----------|------|----|------|----------|---|
| Ceramic Tile   | 5%  |     |          | 2032 | ** | 5    | \$7,000  | C |
| Gypsum Board   | 5%  |     |          | LIFE | ** | 5-10 | \$11,900 | C |
| Masonry: Brick | 10% |     |          | LIFE | ** | 10   | \$4,200  | C |
| Metal Panel    | 5%  |     |          | LIFE | ** | 10   | \$3,100  | C |
| Plaster        | 65% |     |          | LIFE | ** | 5-10 | \$77,100 | C |
| Plaster        | 5%  | Now | \$12,800 | LIFE | ** | 5    | \$2,100  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Various Classrooms On Fifth Floor

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Room 501, 507

|                     |    |  |  |      |    |    |         |   |
|---------------------|----|--|--|------|----|----|---------|---|
| SGFT/Glazed Masonry | 5% |  |  | LIFE | ** | 10 | \$3,500 | C |
|---------------------|----|--|--|------|----|----|---------|---|

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2028 | ** | 5    | \$14,000  | B |
| Embossed Metal       | 15% |  |  | LIFE | ** | 5    | \$15,100  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$19,300  | B |
| Plaster              | 70% |  |  | LIFE | ** | 5-10 | \$134,900 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |   |       |   |
|---------------|-----|--|--|------|--|---|-------|---|
| Fused Disc Sw | 35% |  |  | 2023 |  | 5 | \$100 | B |
|---------------|-----|--|--|------|--|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 35% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch For Sw Building

|               |     |  |  |      |  |   |       |   |
|---------------|-----|--|--|------|--|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2023 |  | 5 | \$100 | B |
|---------------|-----|--|--|------|--|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amps Main Disconnect Switch For Emergency

## Switchgear / Switchboard

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 5%  |     |          | 2043 | ** | 5 |       | B |
| Fused Knife Sw | 95% | 2-4 | \$99,100 | 2053 | ** | 5 | \$200 | B |

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2023 |    | 1 |  | B |
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 17 - BK

## Asset # : 362

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 5%         |                   |                | 2039    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw   | 10%        |                   |                | 2022    | \$13,600           | 5           | \$200          | B             |  |
| Fused Knife Sw  | 5%         | 2-4               | \$6,800        | 2048    | * *                | 5           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs  | 30%        |                   |                | 2045    | * *                | 5           | \$600          | B             |  |
| Molded Case Bkrs  | 50%        |                   |                | 2022    | \$67,700           | 5           | \$1,000        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 90%        | 2-4               | \$117,700      | 2048    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                          |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 10%        |                   |                | 2043    | * *                | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 90%        |                   |                | 2021    | \$19,100           | 5           | \$400          | B             |  |
| Locally Mounted   | 10%        |                   |                | 2036    | * *                | 5           | \$100          | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,100        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                      |            |                   |                |         |                    |             |                |               |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 94%        |                   |                | 2028    | * *                | 10          | \$64,600       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| HID   | 3%         |                   |                | 2028    | * *                | 10          | \$100          | B             |  |
| Incandescent  | 3%         |                   |                | 2023    | \$20,300           | 2           | \$100          | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery  | 50%        |                   |                | 2023    | \$15,500           | 10          | \$9,000        | B             |  |
| Exit, Service   | 50%        |                   |                | 2023    | \$6,200            | 1           |                | B             |  |
| Exterior Lighting   |            |                   |                |         |                    |             |                |               |  |
| HID   | 100%       |                   |                | 2018    | \$30,400           | 10          | \$200          | B             |  |
| Alarm   |            |                   |                |         |                    |             |                |               |  |
| Fire/Smoke Detection  |            |                   |                |         |                    |             |                |               |  |
| No Component  | 65%        |                   |                |         |                    |             |                | D             |  |
| Generic   | 35%        |                   |                | 2018    | \$301,000          | 1-3         | \$16,200       | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 17 - BK

## Asset # : 362

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel   | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | * *            | 1           | \$74,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                         |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$11,900       | 2033               | * *            | 4           | \$3,700        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%                                |            |                   |                |                    |                |             |                |               |
| Location : Traps And Vacuum Condensate Pumps                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        | Now               | \$2,300        | 2018               | \$46,100       | 1           | \$4,200        | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%                              |            |                   |                |                    |                |             |                |               |
| Location : Coil Of Auditorium Ahu, Basement                                     |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 90%        |                   |                | 2021               | \$726,100      | 1           | \$21,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 75%        |                   |                | 2018               | \$131,700      | 1           |                | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$66,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$18,900       | 2018               | \$94,400       | 2           | \$1,800        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 30%                        |            |                   |                |                    |                |             |                |               |
| Location : Penthouse  |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2023               | \$255,100      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       | Now               | \$19,900       | 2023               | \$19,900       | 2           | \$900          | B             |
| Broken, Extent : Severe, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2023               | \$26,500       | 4           | \$11,100       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$11,900       | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 15%                         |            |                   |                |                    |                |             |                |               |
| Location : Street Sewer Backup Causes Water Flooding 3 Feet High In Boiler Room |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 17 - BK

Asset # : 362

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 50%        | Now  | \$1,000        | 2028               | * *            | 4           | \$700          | B             |
|                       |            | <i>Noisy/Vibrating, Extent : Severe, Area Affected : 50%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                   |                |                    |                |             |                |               |
| Submersible           | 50%        |  |                | 2014               | \$3,100        | 4           | \$1,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 98%        |  |                |                    |                |             |                | D             |
| Generic               | 2%         |  |                | 2023               | \$19,900       | 1-2         | \$400          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 17 - Q  
**Address** : 28-37 29 STREET  
**Borough** : QUEENS **Agency's Number** : Q017  
**Program / Asset #** : BOE0680.000 / 323 **Yr Built/Renovated** : 1967 / 2007  
**Area Sq Ft** : 99,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 594 **Lot** : 1 **BIN** : 4007663

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$65,400              |
| Interior Architecture | \$821,300             |                       |
| Electrical            | \$193,100             | \$1,070,200           |
| Mechanical            |                       | \$78,400              |
| <b>Total</b>          | <b>\$1,014,400</b>    | <b>\$1,214,100</b>    |
| Priority A            |                       | \$65,400              |
| Priority B            | \$193,100             | \$1,148,600           |
| Priority C            | \$821,300             |                       |
| <b>Total</b>          | <b>\$1,014,400</b>    | <b>\$1,214,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$7,200         |                 |
| Interior Architecture | \$3,900         | \$3,100         | \$28,100        | \$10,800        |
| Electrical            | \$4,500         | \$1,000         | \$400           | \$100           |
| Mechanical            | \$26,200        | \$17,700        | \$31,400        | \$12,200        |
| <b>Total</b>          | <b>\$34,700</b> | <b>\$21,800</b> | <b>\$67,200</b> | <b>\$23,100</b> |
| Priority A            |                 |                 | \$7,200         |                 |
| Priority B            | \$30,700        | \$18,700        | \$50,600        | \$12,300        |
| Priority C            | \$3,900         | \$3,100         | \$9,400         | \$10,800        |
| <b>Total</b>          | <b>\$34,700</b> | <b>\$21,800</b> | <b>\$67,200</b> | <b>\$23,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 17 - Q

Asset # : 323

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | * *            | 5           | \$19,200       | A             |
| Ceramic Tile   | 5%         |                   |                | 2041               | * *            | 10          | \$3,600        | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$65,400       | A             |
| Metal Panel  | 5%         |                   |                | 2041               | * *            | 5-10        | \$26,500       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$16,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : No Access Due To Snow                        |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : No Access Due To Snow                        |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | * *            | 5           | \$27,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | * *            | 5           | \$6,300        | C             |
| Vinyl Tile   | 25%        |                   |                | 2026               | * *            | 3           | \$15,600       | C             |
| Vinyl Tile   | 60%        |                   |                | 2016               | \$715,500      | 3           | \$28,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                     |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Concrete Masonry Unit                                      | 10%        | Now               | \$41,900       | LIFE               | * *            | 5           | \$4,400        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads, Cafeteria                            |            |                   |                |                    |                |             |                |               |
| Folding Partition  | 5%         |                   |                | 2037               | * *            | 5           | \$13,800       | C             |
| Plaster  | 55%        |                   |                | LIFE               | * *            | 5           | \$18,300       | C             |
| SGFT/Glazed Masonry  | 25%        | 2-4               | \$63,800       | LIFE               | * *            |             |                | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Stress Cracks Visible                        |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 30%        |                   |                | 2026               | * *            | 5           | \$37,500       | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | * *            | 5           | \$9,800        | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board  | 5%         |                   |                | 2026               | * *            |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$7,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 17 - Q

Asset # : 323

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1600 Amperes         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                       |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2021               | \$93,900       | 5           | \$300          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2041               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2020               | \$121,900      | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                             |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2019               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2041               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$678,300      | 10          | \$69,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                             |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                       |            |                   |                |                    |                |             |                |               |
| Incandescent   | 10%        |                   |                | 2016               | \$75,400       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2021               | \$13,900       | 10          | \$8,100        | B             |
| Exit, Service  | 60%        |                   |                | 2021               | \$8,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$33,800       | 10          | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Exterior Lights Are Controlled By A Timer Switch |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 17 - Q

Asset # : 323

| Mechanical       |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                | 2031               | * *            | 5           | \$25,900       | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%  |           |                | 2026               | * *            | 1           | \$82,900       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                      | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units                                   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                | 2031               | * *            | 4           | \$6,200        | B        |
|                  | Terminal Devices     |   |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%   |           |                | 2026               | * *            | 1           | \$10,400       | B        |
|                  | Convactor/Radiator   | 80%   |           |                | 2034               | * *            | 1           | \$21,700       | B        |
| Air Conditioning |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%  |           |                | 2037               | * *            | 1           |                | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 40%   |           |                | 2019               | \$78,400       | 1           |                | B        |
|                  | No Component         | 60%   |           |                |                    |                |             |                | D        |
| Ventilation      |                      |   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                | LIFE               | * *            | 2-5         | \$46,600       | B        |
|                  | Exhaust Fans         |   |           |                |                    |                |             |                |          |
|                  | Interior             | 20%   |           |                | 2026               | * *            | 2           | \$500          | B        |
|                  | Roof                 | 80%   |           |                | 2026               | * *            | 2           | \$2,100        | B        |
| Plumbing         |                      |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%  | 2-4       | \$14,200       | 2026               | * *            | 1           |                | B        |
|                  |                      | Corroded, Extent : Severe, Area Affected : 5%           |           |                |                    |                |             |                |          |
|                  |                      | Location : Main Shut Off Valves                         |           |                |                    |                |             |                |          |
|                  | HW Heat Exchanger    |   |           |                |                    |                |             |                |          |
|                  | Low Temp             | 100%  |           |                | 2031               | * *            | 4           | \$12,400       | B        |
|                  | Sanitary Piping      |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |   |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%  |           |                | 2021               | \$10,300       | 4           | \$1,300        | B        |
|                  | Fixtures             |   |           |                |                    |                |             |                |          |
|                  | Generic              | 100%  |           |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 18 - BK  
**Address** : 101 MAUJER STREET @ LEONARD ST.  
**Borough** : BROOKLYN **Agency's Number** : K018  
**Program / Asset #** : BOE0354.000 / 363 **Yr Built/Renovated** : 1916 / 1995  
**Area Sq Ft** : 29,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 2787 **Lot** : 1 **BIN** : 3069559

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$60,500        | \$40,800         |
| Interior Architecture |  |                 | \$429,900        |
| Electrical            |  |                 | \$352,900        |
| Mechanical            |  |                 | \$142,600        |
| <b>Total</b>          |  | <b>\$60,500</b> | <b>\$966,100</b> |
| Priority A            |  | \$60,500        | \$40,800         |
| Priority B            |  |                 | \$495,400        |
| Priority C            |  |                 | \$429,900        |
| <b>Total</b>          |  | <b>\$60,500</b> | <b>\$966,100</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$23,100        |                |                | \$3,500         |
| Interior Architecture | \$27,600        |                | \$3,900        | \$4,600         |
| Electrical            | \$31,300        |                | \$100          | \$3,000         |
| Mechanical            | \$4,000         | \$4,600        | \$5,900        | \$22,500        |
| <b>Total</b>          | <b>\$86,100</b> | <b>\$4,700</b> | <b>\$9,900</b> | <b>\$33,600</b> |
| Priority A            | \$23,100        |                |                | \$3,500         |
| Priority B            | \$35,400        | \$4,700        | \$6,000        | \$30,000        |
| Priority C            | \$27,600        |                | \$3,900        |                 |
| <b>Total</b>          | <b>\$86,100</b> | <b>\$4,700</b> | <b>\$9,900</b> | <b>\$33,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BK

## Asset # : 363

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%  |                   |                | LIFE               | * *            | 5           | \$10,600       | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$40,800       | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Metal Panel            | 2%  |                   |                | 2039               | * *            | 5-10        | \$6,200        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 98%   | Now               | \$60,500       | 2035               | * *            | 5           | \$6,300        | A             |
|                        | Air Infiltration, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Crrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 2%  | Now               | \$8,000        | 2044               | * *            | 5           | \$1,300        | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Metal Rail             | 15%   |                   |                | 2032               | * *            | 5-10        | \$9,000        | A             |
| Pre-Cast Concrete      | 5%  | 0-2               | \$700          | LIFE               | * *            | 5           | \$1,000        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2024               | * *            | 10          | \$12,700       | A             |
|                        | Patching Evident, Extent : Moderate, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                        | Location : Roof Over Fifth Floor                                |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 5%  | 0-2               | \$12,100       | 2039               | * *            | 5           | \$500          | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Ridging, Extent : Moderate, Area Affected : 25%                 |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%  |                   |                | LIFE               | * *            | 5           | \$5,600        | C             |
| Ceramic Tile           | 3%  |                   |                | 2028               | * *            | 5           | \$1,100        | C             |
| Vinyl Tile             | 85%   |                   |                | 2019               | \$295,900      | 3           | \$11,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BK

## Asset # : 363

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

|     |     |          |      |           |   |         |   |
|-----|-----|----------|------|-----------|---|---------|---|
| 10% | Now | \$13,400 | 2022 | \$134,000 | 5 | \$2,300 | C |
|-----|-----|----------|------|-----------|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Stairs**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Stairs*

## Glass: Single Pane

|    |  |  |      |    |   |         |   |
|----|--|--|------|----|---|---------|---|
| 5% |  |  | LIFE | ** | 5 | \$1,700 | C |
|----|--|--|------|----|---|---------|---|

## Masonry: Brick

|    |  |  |      |    |  |  |   |
|----|--|--|------|----|--|--|---|
| 5% |  |  | LIFE | ** |  |  | C |
|----|--|--|------|----|--|--|---|

## Plaster

|    |     |         |      |    |   |       |   |
|----|-----|---------|------|----|---|-------|---|
| 5% | 0-2 | \$2,100 | LIFE | ** | 5 | \$700 | C |
|----|-----|---------|------|----|---|-------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Bulkheads**Loose/Delam Surface, Extent : Light, Area Affected : 20%**Location : Bulkheads*

## Plaster

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 75% |  |  | LIFE | ** | 5 | \$10,200 | C |
|-----|--|--|------|----|---|----------|---|

## Ceilings

## AcousTileConcealSpLn

|     |  |  |      |    |   |         |   |
|-----|--|--|------|----|---|---------|---|
| 20% |  |  | 2032 | ** | 5 | \$9,100 | B |
|-----|--|--|------|----|---|---------|---|

## Embossed Metal

|     |  |  |      |    |   |         |   |
|-----|--|--|------|----|---|---------|---|
| 15% |  |  | LIFE | ** | 5 | \$2,500 | B |
|-----|--|--|------|----|---|---------|---|

## Plaster

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 65% |  |  | LIFE | ** | 5 | \$14,800 | B |
|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|      |  |  |      |         |   |       |   |
|------|--|--|------|---------|---|-------|---|
| 100% |  |  | 2019 | \$3,000 | 5 | \$100 | B |
|------|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 800a.*

## Switchgear / Switchboard

## Fused Disc Sw

|      |  |  |      |          |   |       |   |
|------|--|--|------|----------|---|-------|---|
| 100% |  |  | 2019 | \$59,600 | 5 | \$100 | B |
|------|--|--|------|----------|---|-------|---|

## Raceway

## Conduit

|     |  |  |      |          |   |  |   |
|-----|--|--|------|----------|---|--|---|
| 90% |  |  | 2019 | \$32,500 | 1 |  | B |
|-----|--|--|------|----------|---|--|---|

## Conduit

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2039 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |         |   |       |   |
|-----|--|--|------|---------|---|-------|---|
| 10% |  |  | 2018 | \$5,600 | 5 | \$100 | B |
|-----|--|--|------|---------|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |          |   |       |   |
|-----|--|--|------|----------|---|-------|---|
| 80% |  |  | 2018 | \$45,200 | 5 | \$500 | B |
|-----|--|--|------|----------|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 10% |  |  | 2035 | ** | 5 | \$100 | B |
|-----|--|--|------|----|---|-------|---|

## Wiring

## Braided Cloth

|     |     |          |      |    |   |  |   |
|-----|-----|----------|------|----|---|--|---|
| 90% | 2-4 | \$31,200 | 2044 | ** | 1 |  | B |
|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Thermoplastic

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2039 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Motor Controllers

## Locally Mounted

|      |  |  |      |    |   |       |   |
|------|--|--|------|----|---|-------|---|
| 100% |  |  | 2036 | ** | 5 | \$200 | B |
|------|--|--|------|----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BK

## Asset # : 363

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

98%

2019

\$215,600

10

\$21,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T12 Lamps*

## HID

2%

2027

\* \*

10

B

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$2,900

B

## Exit, Service

50%

2027

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2039

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2032

\* \*

1

\$24,200

B

## Distribution

## Steam Piping/Pump

100%

2029

\* \*

4

\$1,200

B

## Terminal Devices

## Air Handler

95%

2019

\$142,600

1

\$14,400

B

## Fan Coil Unit/Heat

5%

2019

\$20,800

1

\$400

B

## Air Conditioning

## Energy Source

## Electricity

100%

2035

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

20%

2017

\$11,400

1

B

## No Component

80%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$13,600

B

## Exhaust Fans

## Interior

50%

2024

\* \*

2

\$400

B

## Roof

50%

2024

\* \*

2

\$400

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 18 - BK

Asset # : 363

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |   |                | 2032               | * *            | 1           |                | B             |
|                       |            | <i>Recent Replace Evident, Extent : Moderate, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Main Valve And Meter</i>                                |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2017               | \$6,500        | 2           | \$400          | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2019               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 18 - Q  
**Address** : 86-35 235 COURT BTWN: HILLSIDE AVE., 87 AVE.  
**Borough** : QUEENS **Agency's Number** : Q018  
**Program / Asset #** : BOE0681.000 / 665 **Yr Built/Renovated** : 1955 / 2006  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7955 **Lot** : 2 **BIN** : 4166561

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$282,600             |
| Electrical            | \$71,700              | \$969,800             |
| Mechanical            |                       | \$495,000             |
| <b>Total</b>          | <b>\$71,700</b>       | <b>\$1,747,400</b>    |
| Priority A            |                       | \$282,600             |
| Priority B            | \$71,700              | \$1,464,800           |
| <b>Total</b>          | <b>\$71,700</b>       | <b>\$1,747,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$14,900        |                 |                 | \$69,100         |
| Interior Architecture |                 | \$8,900         |                 | \$14,000         |
| Electrical            | \$36,600        | \$2,500         | \$3,200         | \$38,900         |
| Mechanical            | \$29,800        | \$6,600         | \$10,800        | \$47,700         |
| <b>Total</b>          | <b>\$81,300</b> | <b>\$17,900</b> | <b>\$14,000</b> | <b>\$169,700</b> |
| Priority A            | \$14,900        |                 |                 | \$69,100         |
| Priority B            | \$66,500        | \$9,100         | \$14,000        | \$97,300         |
| Priority C            |                 | \$8,900         |                 | \$3,400          |
| <b>Total</b>          | <b>\$81,300</b> | <b>\$17,900</b> | <b>\$14,000</b> | <b>\$169,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  |                   |                | LIFE               | * *            | 5           | \$32,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 5%   |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 90%  |                   |                | 2044               | * *            | 5           | \$13,000       | A             |
| Glass Block             | 10%  | Now               | \$8,400        | LIFE               | * *            | 5           | \$900          | A             |
|                         | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%  |                   |                | LIFE               | * *            | 5           | \$9,200        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Metal Rail              | 20%  |                   |                | 2027               | * *            | 5-10        | \$44,300       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%  |                   |                | 2027               | * *            | 10          | \$33,700       | A             |
| Copper/Terne            | 5%   |                   |                | 2037               | * *            | 10          | \$8,400        | A             |
| IRMA/Protected Membrane | 45%  |                   |                | 2022               | \$282,600      | 10          | \$30,400       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2025               | * *            | 5           | \$2,100        | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | * *            | 5           | \$2,800        | C             |
| Vinyl Tile              | 87%  |                   |                | 2027               | * *            | 3           | \$23,400       | C             |
| Wood                    | 5%   |                   |                | 2037               | * *            | 5           | \$6,700        | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Concrete Masonry Unit   | 40%  |                   |                | LIFE               | * *            | 5           | \$11,500       | C             |
| Glazed Ceramic Panel    | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                 | 20%  |                   |                | LIFE               | * *            | 5           | \$4,300        | C             |
| SGFT/Glazed Masonry     | 30%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings                |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 25%  |                   |                | 2027               | * *            | 5           | \$17,800       | B             |
| AcousTileSusp.Lay-In    | 5%   |                   |                | 2027               | * *            | 5           | \$3,600        | B             |
| Exposed Concrete        | 50%  |                   |                | LIFE               | * *            | 5           | \$5,600        | B             |
| Exposed Struc: Steel    | 5%   |                   |                | LIFE               | * *            |             |                | B             |
| Plaster                 | 15%  |                   |                | LIFE               | * *            | 5           | \$6,700        | B             |
| Electrical              |  |                   |                |                    |                |             |                |               |
|                         |  |                   |                |                    |                |             |                |               |
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts         |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Bolted Pressure Contact Main Service Switch Rated @ 1200 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 40%        | 2-4               | \$31,600       | 2047               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2021               | \$31,600       | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$10,200       | 5           | \$300          | B             |
| Locally Mounted  | 20%        | 2-4               | \$2,500        | 2042               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2022               | \$388,200      | 10          | \$39,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2030               | * *            | 10          | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$4,000        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2017               | \$12,900       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$9,900        | 10          | \$5,800        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$4,000        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2017

\$19,500

10

\$100

B

## Alarm

Security System

No Component

70%

D

Generic

30%

2022

\$48,300

1

\$5,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection

No Component

30%

D

Generic

70%

2022

\$385,500

1-3

\$20,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Bells, Manual Pull Station, Horns And Strobe Lights*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 6

100%

2022

\$134,400

5

\$14,800

B

Conversion Equipment

Steam Boiler

100%

2020

\$265,600

1

\$47,400

B

*Repairs In Progress, Extent : Light, Area Affected : 10%**Location : #2 Burner Being Repaired**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$19,000

2032

\* \*

4

\$2,400

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Basement Level*

Terminal Devices

Air Handler

20%

2022

\$58,800

1

\$5,900

B

Convactor/Radiator

80%

2027

\* \*

1

\$12,400

B

## Air Conditioning

Energy Source

Electricity

100%

2030

\* \*

1

B

Conversion Equipment

Window/Wall Unit

30%

2017

\$33,600

1

B

No Component

70%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$26,700

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 18 - Q

Asset # : 665

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 60%            |                   |                    | 2022    | \$36,200       | 2           | \$900          | B             |
|                  | Roof  | 40%            |                   |                    | 2022    | \$17,400       | 2           | \$600          | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper  | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2022    | \$12,700       | 2           | \$700          | B             |
|                  | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : 1 New Unit Is Being Installed, Boiler Room     |                |                   |                    |         |                |             |                |               |
|                  | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2022    | \$16,900       | 4           | \$7,100        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                  | Electric  | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 3%             |                   |                    | 2032    | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 18 - SI  
**Address** : 221 BROADWAY  
**Borough** : STATEN ISLAND **Agency's Number** : R018  
**Program / Asset #** : BOE0909.000 / 1444 **Yr Built/Renovated** : 1964 / 2009  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 176 **Lot** : 10 **BIN** : 5004877

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$70,700              | \$226,800             |
| Interior Architecture | \$209,600             | \$624,000             |
| Electrical            | \$65,400              | \$1,243,500           |
| Mechanical            | \$407,800             | \$166,200             |
| <b>Total</b>          | <b>\$753,500</b>      | <b>\$2,260,500</b>    |
| Priority A            | \$70,700              | \$226,800             |
| Priority B            | \$473,200             | \$1,509,700           |
| Priority C            | \$209,600             | \$524,000             |
| <b>Total</b>          | <b>\$753,500</b>      | <b>\$2,260,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$15,900         |                 |
| Interior Architecture | \$10,300        | \$9,600         | \$17,200         | \$2,700         |
| Electrical            | \$2,600         | \$2,300         | \$52,000         | \$1,600         |
| Mechanical            | \$8,100         | \$16,300        | \$61,900         | \$11,500        |
| <b>Total</b>          | <b>\$21,000</b> | <b>\$28,200</b> | <b>\$146,900</b> | <b>\$15,900</b> |
| Priority A            |                 |                 | \$15,900         |                 |
| Priority B            | \$10,600        | \$18,600        | \$131,000        | \$13,100        |
| Priority C            | \$10,300        | \$9,600         |                  | \$2,700         |
| <b>Total</b>          | <b>\$21,000</b> | <b>\$28,200</b> | <b>\$146,900</b> | <b>\$15,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - SI

## Asset # : 1444

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                    |                | LIFE               | **             | 5           | \$15,200       | A             |
| Glazed Ceramic Panel  | 10%        |                    |                | LIFE               | **             | 5           | \$28,500       | A             |
| Masonry: Brick  | 80%        |                    |                | LIFE               | **             | 5           | \$48,700       | A             |
| Masonry: Granite  | 5%         |                    |                | LIFE               | **             | 5           | \$2,300        | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 100%       |                    |                | 2046               | **             | 5           | \$13,700       | A             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Metal Rail  | 100%       |                    |                | 2041               | **             | 5-10        | \$179,900      | A             |
| Recent Installation, Extent : Moderate, Area Affected : 100%    |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Roof  |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                    |                | 2031               | **             | 10          | \$68,900       | A             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                    |                | 2036               | **             | 10          | \$9,100        | A             |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                    |                | LIFE               | **             | 5           | \$24,100       | C             |
| Ceramic Tile  | 5%         |                    |                | 2030               | **             | 5           | \$5,500        | C             |
| Terrazzo  | 5%         |                    |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile  | 50%        |                    |                | 2021               | \$524,000      | 3           | \$20,600       | C             |
| Vinyl Tile  | 20%        | 4+                 | \$209,600      | 2031               | **             | 3           | \$8,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                    |                |                    |                |             |                |               |
| Location : Corridors  |            |                    |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                    |                |                    |                |             |                |               |
| Location : Corridors  |            |                    |                |                    |                |             |                |               |
| Wood  | 10%        |                    |                | 2049               | **             | 5           | \$20,600       | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                    |                | LIFE               | **             | 5           | \$3,900        | C             |
| Plaster   | 63%        |                    |                | LIFE               | **             | 5           | \$18,400       | C             |
| SGFT/Glazed Masonry   | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Wood  | 2%         |                    |                | LIFE               | **             | 5           | \$7,800        | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                    |                | 2026               | **             | 5           | \$34,300       | B             |
| Exposed Concrete  | 55%        |                    |                | LIFE               | **             | 5           | \$9,400        | B             |
| Fiber Board   | 10%        |                    |                | 2021               | \$100,000      |             |                | B             |
| Plaster   | 10%        |                    |                | LIFE               | **             | 5           | \$6,900        | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - SI

## Asset # : 1444

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps, One 600 Amps, One 400 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2021               | \$93,900       | 5           | \$300          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2047               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2020               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2043               | * *            | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$65,400       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2047               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2019               | \$4,200        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Water Main  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2021               | \$622,600      | 10          | \$63,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2021               | \$9,200        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2016               | \$19,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$15,200       | 10          | \$8,900        | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$6,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$29,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2021               | \$336,300      | 1-3         | \$17,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 18 - SI

Asset # : 1444

| Mechanical             |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |            |   |                |                    |                |             |                |               |
| Energy Source          |            |   |                |                    |                |             |                |               |
| Fuel Oil No 4          | 100%       |   |                | 2031               | **             | 5           | \$22,800       | B             |
| Conversion Equipment   |            |   |                |                    |                |             |                |               |
| Steam Boiler           | 100%       | Now   | \$407,800      | 2041               | **             | 1           | \$65,600       | B             |
|                        |            | Unit Inoperable, Extent : Severe, Area Affected : 100%  |                |                    |                |             |                |               |
|                        |            | Location : Basement                                     |                |                    |                |             |                |               |
|                        |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                        |            | Location : Basement                                     |                |                    |                |             |                |               |
|                        |            | Explanation : 2 Units - Scheduled To Be Replaced Soon   |                |                    |                |             |                |               |
| Distribution           |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%       |   |                | 2031               | **             | 4           | \$5,400        | B             |
| Terminal Devices       |            |   |                |                    |                |             |                |               |
| Air Handler            | 25%        |   |                | 2021               | \$112,900      | 1           | \$11,400       | B             |
| Convactor/Radiator     | 75%        |   |                | 2026               | **             | 1           | \$17,800       | B             |
| Air Conditioning       |            |   |                |                    |                |             |                |               |
| Energy Source          |            |   |                |                    |                |             |                |               |
| Electricity            | 100%       |   |                | 2029               | **             | 1           |                | B             |
| Conversion Equipment   |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 15%        |   |                | 2029               | **             | 2           | \$700          | B             |
| Window/Wall Unit       | 20%        |   |                | 2016               | \$34,400       | 1           |                | B             |
| No Component           | 65%        |   |                |                    |                |             |                | D             |
| Ventilation            |            |   |                |                    |                |             |                |               |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |   |                | LIFE               | **             | 2-5         | \$41,000       | B             |
| Exhaust Fans           |            |   |                |                    |                |             |                |               |
| Interior               | 20%        |   |                | 2026               | **             | 2           | \$500          | B             |
| Roof                   | 80%        |   |                | 2021               | \$53,300       | 2           | \$1,800        | B             |
| Plumbing               |            |   |                |                    |                |             |                |               |
| H/C Water Piping       |            |   |                |                    |                |             |                |               |
| Brass/Copper           | 100%       | 0-2   | \$5,000        | 2031               | **             | 1           |                | B             |
|                        |            | Corroded, Extent : Severe, Area Affected : 50%          |                |                    |                |             |                |               |
|                        |            | Location : Water Main, Basement                         |                |                    |                |             |                |               |
| HW Heat Exchanger      |            |   |                |                    |                |             |                |               |
| Low Temp               | 100%       |   |                | 2031               | **             | 4           | \$10,900       | B             |
| Sanitary Piping        |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping     |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)           |            |   |                |                    |                |             |                |               |
| Rigid Piping           | 100%       |   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures               |            |   |                |                    |                |             |                |               |
| Generic                | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression       |            |   |                |                    |                |             |                |               |
| Sprinkler              |            |   |                |                    |                |             |                |               |
| No Component           | 95%        |   |                |                    |                |             |                | D             |
| Generic                | 5%         |   |                | 2031               | **             | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - BK  
**Address** : 325 SOUTH 3RD STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0355.000 / 337  
**Area Sq Ft** : 79,000  
**Date of Survey** : 16-Nov-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2423      **Lot** : 1      **BIN** : 3063188  
**Agency's Number** : K019  
**Yr Built/Renovated** : 1911 / 2000  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$182,200             |
| Interior Architecture |                       | \$618,800             |
| Electrical            | \$92,700              | \$832,800             |
| Mechanical            | \$212,200             | \$720,800             |
| <b>Total</b>          | <b>\$304,900</b>      | <b>\$2,354,600</b>    |
| Priority A            |                       | \$182,200             |
| Priority B            | \$304,900             | \$1,603,400           |
| Priority C            |                       | \$569,000             |
| <b>Total</b>          | <b>\$304,900</b>      | <b>\$2,354,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,900         |                 | \$4,600         | \$17,500        |
| Interior Architecture | \$7,800         | \$10,000        | \$7,500         | \$3,100         |
| Electrical            | \$1,100         | \$700           | \$11,400        |                 |
| Mechanical            | \$30,900        | \$9,400         | \$68,600        | \$9,400         |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$20,000</b> | <b>\$92,100</b> | <b>\$30,000</b> |
| Priority A            | \$1,900         |                 | \$4,600         | \$17,500        |
| Priority B            | \$32,000        | \$10,100        | \$87,400        | \$9,400         |
| Priority C            | \$7,800         | \$10,000        |                 | \$3,100         |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$20,000</b> | <b>\$92,100</b> | <b>\$30,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BK

## Asset # : 337

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 8%         |                   |                | LIFE               | **             | 5           | \$77,200       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$105,000      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Metal Panel  | 2%         |                   |                | 2041               | **             | 5-10        | \$17,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2043               | **             | 5           | \$31,400       | A             |
| Wood   | 10%        |                   |                | 2037               | **             | 5           | \$34,900       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 97%        |                   |                | 2029               | **             | 10          | \$33,600       | A             |
| Metal Panel  | 3%         |                   |                | 2034               | **             | 10          | \$1,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$10,900       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$5,000        | C             |
| Vinyl Tile   | 60%        |                   |                | 2021               | \$569,000      | 3           | \$22,400       | C             |
| Vinyl Tile   | 25%        |                   |                | 2026               | **             | 3           | \$12,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2049               | **             | 5           | \$9,300        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$29,700       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        |                   |                | 2026               | **             | 5           | \$14,900       | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$49,800       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1-electrical Service, Rated @ 800a           |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BK

## Asset # : 337

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2047               | * *            | 5           |                | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2021               | \$80,500       | 5           | \$1,500        | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2020               | \$81,300       | 5           | \$1,400        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 2-4               | \$44,800       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
| Thermoplastic            | 50%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%  |                   |                | 2021               | \$539,500      | 10          | \$54,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 8%   |                   |                | 2016               | \$48,000       | 10          | \$4,900        | B             |
| HID                      | 2%   |                   |                | 2016               | \$5,600        | 10          |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2021               | \$13,800       | 10          | \$8,000        | B             |
| Exit, Service            | 50%  |                   |                | 2021               | \$5,500        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 100%       |                   |                | 2021               | \$186,700      | 5           | \$20,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BK

## Asset # : 337

| Mechanical       |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler         | 100%  | 0-2               | \$36,900       | 2019               | \$369,100      | 1           | \$59,300       | B             |
|                  |                      | Corroded, Extent : Severe, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                  |                      | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%  | 0-2               | \$26,500       | 2031               | * *            | 4           | \$3,300        | B             |
|                  |                      | Corroded, Extent : Severe, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                  |                      | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%   |                   |                | 2016               | \$81,800       | 1           | \$8,200        | B             |
|                  | Convactor/Radiator   | 80%   |                   |                | 2026               | * *            | 1           | \$17,200       | B             |
| Air Conditioning |                      |   |                   |                |                    |                |             |                |               |
|                  | Energy Source        |   |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%  |                   |                | 2020               | \$128,800      | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 60%   |                   |                | 2016               | \$93,500       | 1           |                | B             |
|                  | No Component         | 40%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$37,100       | B             |
|                  | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                  | Interior             | 40%   |                   |                | 2016               | \$33,500       | 2           | \$800          | B             |
|                  | Roof                 | 60%   |                   |                | 2021               | \$36,200       | 2           | \$1,200        | B             |
| Plumbing         |                      |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%  |                   |                | 2026               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |   |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%  | Now               | \$1,200        | 2021               | \$23,500       | 4           | \$6,600        | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                  |                      | Location : Coil Connection, Boiler Room                 |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%  | Now               | \$500          | 2016               | \$10,300       | 4           | \$1,300        | B             |
|                  |                      | Unit Inoperable, Extent : Light, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                  |                      | Location : One Unit Clogged                             |                   |                |                    |                |             |                |               |
|                  | Fixtures             |   |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - M  
**Address** : 185 1ST AVENUE BTWN: EAST 11 ST., EAST 12 ST.  
**Borough** : MANHATTAN **Agency's Number** : M019  
**Program / Asset #** : BOE0012.000 / 2607 **Yr Built/Renovated** : 1956 / 2006  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 453 **Lot** : 34 **BIN** : 1006478

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$107,500             |
| Interior Architecture | \$874,200             |                       |
| Electrical            | \$303,200             | \$949,900             |
| Mechanical            |                       | \$2,201,300           |
| <b>Total</b>          | <b>\$1,177,400</b>    | <b>\$3,258,700</b>    |
| Priority A            |                       | \$107,500             |
| Priority B            | \$544,600             | \$3,151,200           |
| Priority C            | \$632,800             |                       |
| <b>Total</b>          | <b>\$1,177,400</b>    | <b>\$3,258,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,800         | \$5,600         |                 | \$5,700         |
| Interior Architecture | \$8,300         | \$3,500         |                 | \$13,500        |
| Electrical            | \$13,800        | \$700           | \$1,200         | \$50,500        |
| Mechanical            | \$27,700        | \$32,800        | \$56,300        | \$24,700        |
| <b>Total</b>          | <b>\$59,600</b> | <b>\$42,700</b> | <b>\$57,500</b> | <b>\$94,300</b> |
| Priority A            | \$9,800         | \$5,600         |                 | \$5,700         |
| Priority B            | \$41,500        | \$33,600        | \$57,500        | \$75,200        |
| Priority C            | \$8,300         | \$3,500         |                 | \$13,500        |
| <b>Total</b>          | <b>\$59,600</b> | <b>\$42,700</b> | <b>\$57,500</b> | <b>\$94,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - M

## Asset # : 2607

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 2%         |                   |                | LIFE               | **             | 5           | \$4,100        | A             |
| Copper/Terne   | 2%         |                   |                | 2057               | **             | 10          | \$1,900        | A             |
| Masonry: Brick   | 88%        |                   |                | LIFE               | **             | 5           | \$36,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Granite Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2044               | **             | 5           | \$19,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | **             | 5-10        | \$9,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2030               | **             | 10          | \$71,300       | A             |
| Ponding, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : At Corners  |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2037               | **             | 10          | \$3,800        | A             |
| Copper/Terne   | 3%         |                   |                | 2050               | **             | 10          | \$5,600        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$12,100       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile   | 25%        |                   |                | 2030               | **             | 3           | \$10,400       | C             |
| Vinyl Tile   | 60%        |                   |                | 2017               | \$632,800      | 3           | \$33,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$10,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 40%        |                   |                | LIFE               | **             | 5           | \$27,000       | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$10,100       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 19 - M

Asset # : 2607

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        | Now               | \$65,300       | 2042               | * *            | 5           | \$5,400        | B             |
| Adhesion Failure, Extent : Severe, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 30%              |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 50%        |                   |                | LIFE               | * *            | 5           | \$8,500        | B             |
| Metal Panel  | 25%        | Now               | \$176,000      | LIFE               | * *            | 5           | \$33,800       | B             |
| Bent/Warped Elements, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Vandalism, Extent : Moderate, Area Affected : 25%                |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Plaster  | 15%        |                   |                | LIFE               | * *            | 5           | \$10,200       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2052               | * *            | 5           | \$300          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2000 Amps                                     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$104,300      | 2052               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - M

## Asset # : 2607

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$13,600       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2021               | \$108,400      | 5           | \$1,500        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2022               | \$666,600      | 10          | \$67,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2027               | * *            | 10          | \$8,900        | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$28,700       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2017               | \$11,900       | 1           | \$1,300        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        | 2-4               | \$81,200       | 2032               | * *            | 1-3         | \$3,900        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life / Very Old System            |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - M

## Asset # : 2607

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2032               | * *            | 5           | \$22,900       | B             |
| Buried Tank(s), Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| No. 4 Fuel Oil, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : 1-10,000 Gallon Tank                            |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2020               | \$410,400      | 1           | \$73,300       | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2032               | * *            | 4           | \$3,700        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2022               | \$181,800      | 1           | \$18,300       | B             |
| Convactor/Radiator   | 60%        |                   |                | 2027               | * *            | 1           | \$14,400       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                     | 100%       |                   |                | 2022               | \$389,200      | 2           | \$4,600        | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2           | \$96,200       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling   | 100%       |                   |                | 2022               | \$649,200      | 1           | \$23,900       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Remote Air Cond  | 100%       |                   |                | 2022               | \$503,600      | 2           | \$51,500       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2022               | \$67,000       | 2           | \$2,300        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$19,600       | 2           | \$1,100        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$2,400        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof Drain                                      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 19 - M

Asset # : 2607

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 99%        |                   |                |                    |                |             |                | D             |
| Generic               | 1%         |                   |                | 2042               | * *            | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - Q  
**Address** : 99 ST & ROOSEVELT AVENUE  
**Borough** : QUEENS **Agency's Number** : Q019  
**Program / Asset #** : BOE0682.000 / 1218 **Yr Built/Renovated** : 1924 / 2000  
**Area Sq Ft** : 99,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 1607 **Lot** : 1 **BIN** : 4437176

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,000              | \$147,100             |
| Interior Architecture | \$1,090,500           | \$66,200              |
| Electrical            | \$670,900             | \$481,000             |
| Mechanical            | \$102,500             | \$389,500             |
| <b>Total</b>          | <b>\$1,915,800</b>    | <b>\$1,083,900</b>    |
| Priority A            | \$52,000              | \$147,100             |
| Priority B            | \$809,400             | \$936,800             |
| Priority C            | \$1,054,400           |                       |
| <b>Total</b>          | <b>\$1,915,800</b>    | <b>\$1,083,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$12,400        |                 | \$43,800         | \$21,900        |
| Interior Architecture | \$26,000        | \$2,300         | \$6,900          | \$12,200        |
| Electrical            | \$1,100         | \$1,000         | \$91,400         |                 |
| Mechanical            | \$46,300        | \$12,200        | \$47,200         | \$12,200        |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$15,500</b> | <b>\$189,300</b> | <b>\$46,200</b> |
| Priority A            | \$12,400        |                 | \$43,800         | \$21,900        |
| Priority B            | \$47,500        | \$13,200        | \$138,600        | \$12,200        |
| Priority C            | \$26,000        | \$2,300         | \$6,900          | \$12,200        |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$15,500</b> | <b>\$189,300</b> | <b>\$46,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 10%  | Now               | \$52,000       | LIFE               | * *            | 5           | \$15,500       | A             |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Severe, Area Affected : 10%               |                   |                |                    |                |             |                |               |
|                         | Location : North And West Facades,                           |                   |                |                    |                |             |                |               |
|                         | Vertical Cracks, Extent : Severe, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Fire Escape                                       |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                         | Location : Chimney, Northwest Corner                         |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%  |                   |                | LIFE               | * *            | 5           | \$131,600      | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$5,800        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2037               | * *            | 5           | \$43,700       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   | Now               | \$12,400       | LIFE               | * *            | 5           | \$4,400        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Coping  |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Coping  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 30%  |                   |                | LIFE               | * *            | 5           | \$3,400        | A             |
| Masonry: Brick          | 58%  |                   |                | LIFE               | * *            | 5           | \$6,600        | A             |
| Metal Panel             | 2%   |                   |                | 2041               | * *            | 5           | \$900          | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | * *            | 5           | \$3,600        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 75%  |                   |                | 2026               | * *            | 10          | \$32,500       | A             |
| Copper/Terne            | 2%   |                   |                | 2036               | * *            | 10          | \$2,200        | A             |
| IRMA/Protected Membrane | 20%  |                   |                | 2026               | * *            | 10          | \$8,700        | A             |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium  |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 3%   |                   |                | 2031               | * *            | 10          | \$4,300        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2024    | **                 | 5           | \$3,700        | C             |
| Cork Tile  | 2%         |                   |                | 2041    | **                 | 5           | \$2,200        | C             |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,900        | C             |
| Traffic Topping  | 7%         | 4+                | \$235,500      | 2031    | **                 | 5           | \$5,500        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |
| Wrinkling, Extent : Severe, Area Affected : 60%            |            |                   |                |         |                    |             |                |               |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2026    | **                 | 3           | \$15,600       | C             |
| Vinyl Tile   | 53%        | Now               | \$189,000      | 2016    | \$629,900          | 3           | \$24,800       | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |
| Location : Throughout, Classroom(s)                        |            |                   |                |         |                    |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 60%  |            |                   |                |         |                    |             |                |               |
| Location : Classroom(s), Corridor(s)                       |            |                   |                |         |                    |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |         |                    |             |                |               |
| Wood   | 5%         |                   |                | 2036    | **                 | 5           | \$11,700       | C             |
| Interior Walls   |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete                                     | 10%        | Now               | \$20,200       | LIFE    | **                 |             |                | C             |
| Vertical Cracks, Extent : Moderate, Area Affected : 2%     |            |                   |                |         |                    |             |                |               |
| Location : Blower Room                                     |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 8%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout Basement                             |            |                   |                |         |                    |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030    | **                 | 5           | \$4,700        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE    | **                 |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 |             |                | C             |
| Plaster  | 52%        |                   |                | LIFE    | **                 | 5           | \$24,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 |             |                | C             |
| Ceilings   |            |                   |                |         |                    |             |                |               |
| Exposed Concrete   | 15%        | Now               | \$36,100       | LIFE    | **                 | 5           | \$2,900        | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |
| Location : Basement  |            |                   |                |         |                    |             |                |               |
| Exposed Reinforcement, Extent : Severe, Area Affected : 3% |            |                   |                |         |                    |             |                |               |
| Location : Basement,Boiler Room                            |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |
| Location : Basement  |            |                   |                |         |                    |             |                |               |
| Plaster  | 85%        |                   |                | LIFE    | **                 | 5           | \$66,200       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps, And One 600 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2021               | \$73,000       | 5           | \$300          | B             |
| Fused Disc Sw  | 30%        |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2021               | \$83,300       | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2020               | \$121,900      | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2026               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2019               | \$10,600       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Water Main  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2016               | \$525,800      | 10          | \$53,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 27%        |                   |                | 2021               | \$202,800      | 10          | \$20,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps  |            |                   |                |                    |                |             |                |               |
| Incandescent   | 3%         |                   |                | 2016               | \$22,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$17,300       | 10          | \$10,100       | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$6,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$33,800       | 10          | \$300          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 19 - Q

Asset # : 1218

| Mechanical       |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Natural Gas          | 100%   |           |                | 2041               | * *            | 1           |                | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%   |           |                | 2038               | * *            | 1           | \$82,600       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement                                      |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units                                    |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%   | Now       | \$33,200       | 2031               | * *            | 4           | \$4,100        | B        |
|                  |                      | Steam Traps Faulty, Extent : Severe, Area Affected : 25% |           |                |                    |                |             |                |          |
|                  |                      | Location : Throughout                                    |           |                |                    |                |             |                |          |
|                  | Terminal Devices     |  |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%  | Now       | \$2,000        | 2016               | \$102,500      | 1           | \$9,300        | B        |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 5%      |           |                |                    |                |             |                |          |
|                  |                      | Location : Steam Leaks From Heating Coil Of Ahu          |           |                |                    |                |             |                |          |
|                  | Convector/Radiator   | 60%  |           |                | 2026               | * *            | 1           | \$16,200       | B        |
|                  | Fan Coil Unit/Heat   | 20%  |           |                | 2021               | \$284,500      | 1           | \$5,400        | B        |
| Air Conditioning |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%   |           |                | 2037               | * *            | 1           |                | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 15%  |           |                | 2016               | \$29,300       | 1           |                | B        |
|                  | No Component         | 85%  |           |                |                    |                |             |                | D        |
| Ventilation      |                      |  |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                | LIFE               | * *            | 2-5         | \$46,500       | B        |
|                  | Exhaust Fans         |  |           |                |                    |                |             |                |          |
|                  | Interior             | 100%   |           |                | 2021               | \$105,000      | 2           | \$2,600        | B        |
| Plumbing         |                      |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%   |           |                | 2026               | * *            | 1           |                | B        |
|                  | Water Heater         |  |           |                |                    |                |             |                |          |
|                  | Gas Fired            | 100%   |           |                | 2019               | \$22,100       | 2           | \$1,200        | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                  |                      | Location : Boiler Room                                   |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 400 Gallons                                |           |                |                    |                |             |                |          |
|                  | Sanitary Piping      |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%   |           |                | 2026               | * *            | 4           | \$2,000        | B        |
|                  | Fixtures             |  |           |                |                    |                |             |                |          |
|                  | Generic              | 100%   |           |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - Q MINISCHOOL  
**Address** : 99 ST & ROOSEVELT AVENUE  
**Borough** : QUEENS **Agency's Number** : Q819  
**Program / Asset #** : BOE0682.010 / 1193 **Yr Built/Renovated** : 1987 / 2008  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1607 **Lot** : 1 **BIN** : 4437176

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$121,100             |
| Electrical            |  | \$94,400              | \$49,500              |
| Mechanical            |  |                       | \$150,500             |
| <b>Total</b>          |  | <b>\$94,400</b>       | <b>\$321,100</b>      |
| Priority B            |  | \$94,400              | \$200,000             |
| Priority C            |  |                       | \$121,100             |
| <b>Total</b>          |  | <b>\$94,400</b>       | <b>\$321,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$8,500         |                |                 | \$1,200        |
| Interior Architecture | \$11,300        | \$2,300        |                 |                |
| Electrical            |                 | \$100          | \$13,500        |                |
| Mechanical            | \$500           | \$900          | \$2,100         | \$900          |
| <b>Total</b>          | <b>\$20,400</b> | <b>\$3,400</b> | <b>\$15,600</b> | <b>\$2,100</b> |
| Priority A            | \$8,500         |                |                 | \$1,200        |
| Priority B            | \$10,700        | \$1,100        | \$15,600        | \$900          |
| Priority C            | \$1,100         | \$2,300        |                 |                |
| <b>Total</b>          | <b>\$20,400</b> | <b>\$3,400</b> | <b>\$15,600</b> | <b>\$2,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 19 - Q MINISCHOOL**  
**Asset # : 1193**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       | Now               | \$6,100        | 2031               | * *            | 5           | \$28,900       | A             |
| Deformed/Dented, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Southeast Corner                                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s)                                      |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | * *            | 5           | \$2,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Metal, Corrugated  | 100%       | Now               | \$2,400        | 2034               | * *            | 1           |                | A             |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : West Facade                                       |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | * *            | 5           | \$700          | C             |
| Quarry Tile  | 10%        |                   |                | 2034               | * *            | 5           | \$2,200        | C             |
| Vinyl Tile   | 85%        |                   |                | 2021               | \$121,100      | 3           | \$4,800        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | * *            | 5           | \$700          | C             |
| Gypsum Board   | 95%        |                   |                | LIFE               | * *            | 5           | \$7,500        | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 95%        |                   |                | 2034               | * *            | 5           | \$13,700       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 1%  |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)                                       |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%         | Now               | \$3,300        | LIFE               | * *            |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical And Mechanical Room                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$49,500       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2021               | \$1,100        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2020               | \$11,900       | 5           | \$200          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2021               | \$800          | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - Q MINISCHOOL

Asset # : 1193

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$4,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2016               | \$94,400       | 10          | \$9,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$2,100        | 10          | \$1,200        | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$800          | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$200          | 10          |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 35%        |                   |                | 2041               | * *            | 1           |                | B             |
| Natural Gas  | 65%        |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Furnace  | 65%        |                   |                | 2021               | \$9,000        | 1           | \$3,200        | B             |
| Other Observation, Extent : Light, Area Affected : 65% |            |                   |                |                    |                |             |                |               |
| Location : Equipment Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                  |            |                   |                |                    |                |             |                |               |
| Heat Pump  | 35%        |                   |                | 2019               | \$55,200       | 2           | \$1,100        | B             |
| Other Observation, Extent : Light, Area Affected : 35% |            |                   |                |                    |                |             |                |               |
| Location : Side Of The Building                        |            |                   |                |                    |                |             |                |               |
| Explanation : 10 Units                                 |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,600        | B             |
| Terminal Devices                                       |            |                   |                |                    |                |             |                |               |
| Induction Unit   | 35%        |                   |                | 2024               | * *            | 1           | \$1,100        | B             |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Air Conditioning                                       |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Heat Pump  | 35%        |                   |                | 2019               | \$5,500        | 2           | \$200          | B             |
| Int Pkg Unit - Cooling                                 | 65%        |                   |                | 2019               | \$95,300       | 2           | \$400          | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - Q MINISCHOOL

Asset # : 1193

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                    |                |                   |                    |         |                |             |                |               |
| Terminal Devices |                    |                |                   |                    |         |                |             |                |               |
|                  | Induction Unit     | 35%            |                   |                    | 2021    | \$22,200       | 1           | \$1,100        | B             |
|                  | No Component       | 65%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
| Distribution     |                    |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$5,600        | B             |
| Exhaust Fans     |                    |                |                   |                    |         |                |             |                |               |
|                  | Interior           | 95%            |                   |                    | 2021    | \$12,000       | 2           | \$300          | B             |
|                  | Roof               | 5%             |                   |                    | 2021    | \$500          | 2           |                | B             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
| H/C Water Piping |                    |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel    | 100%           |                   |                    | 2026    | * *            | 1           |                | B             |
| Water Heater     |                    |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2020    | \$1,800        | 4           | \$100          | B             |
| Sanitary Piping  |                    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Fixtures         |                    |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - SI  
**Address** : 780 POST AVENUE @ GREENLEAF AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R019  
**Program / Asset #** : BOE0910.000 / 1445 **Yr Built/Renovated** : 1930 / 1999  
**Area Sq Ft** : 75,366 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 227 **Lot** : 24 **BIN** : 5006175

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$1,013,400        | \$368,300          |
| Interior Architecture |  | \$55,500           | \$578,200          |
| Electrical            |  | \$62,700           | \$430,300          |
| Mechanical            |  |                    | \$1,102,700        |
| <b>Total</b>          |  | <b>\$1,131,600</b> | <b>\$2,479,600</b> |
| Priority A            |  | \$1,013,400        | \$368,300          |
| Priority B            |  | \$118,200          | \$1,533,100        |
| Priority C            |  |                    | \$578,200          |
| <b>Total</b>          |  | <b>\$1,131,600</b> | <b>\$2,479,600</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,100         |                 |                 |                 |
| Interior Architecture | \$94,200         |                 | \$15,300        | \$11,200        |
| Electrical            | \$12,500         | \$1,000         | \$1,400         | \$1,900         |
| Mechanical            | \$34,800         | \$9,300         | \$13,900        | \$10,100        |
| <b>Total</b>          | <b>\$183,500</b> | <b>\$10,300</b> | <b>\$30,500</b> | <b>\$23,200</b> |
| Priority A            | \$42,100         |                 |                 |                 |
| Priority B            | \$69,500         | \$10,300        | \$26,200        | \$12,000        |
| Priority C            | \$72,000         |                 | \$4,300         | \$11,200        |
| <b>Total</b>          | <b>\$183,500</b> | <b>\$10,300</b> | <b>\$30,500</b> | <b>\$23,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - SI

## Asset # : 1445

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$618,800      | LIFE               | * *            | 5           | \$368,300      | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         | Now               | \$121,700      | LIFE               | * *            | 5           | \$14,500       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        | Now               | \$212,900      | 2039               | * *            | 5           | \$7,400        | A             |
| Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$24,300       | 2048               | * *            | 5           | \$3,900        | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$3,000        | LIFE               | * *            | 5           | \$2,600        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$59,900       | LIFE               | * *            | 5           | \$3,000        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$14,800       | 2031               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        | Now               | \$17,600       | LIFE               | * *            | 5           | \$50,500       | C             |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | * *            | 5           | \$4,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$7,200        | C             |
| Vinyl Tile   | 55%        |                   |                | 2023               | \$483,800      | 3           | \$25,400       | C             |
| Vinyl Tile   | 5%         |                   |                | 2018               | \$44,000       | 3           | \$2,300        | C             |
| Wood   | 5%         |                   |                | 2051               | * *            | 5           | \$8,700        | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - SI

## Asset # : 1445

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |         |      |    |   |         |   |
|-----------------------|-----|-----|---------|------|----|---|---------|---|
| Ceramic Tile          | 5%  |     |         | 2032 | ** | 5 | \$3,900 | C |
| Concrete Masonry Unit | 10% |     |         | LIFE | ** | 5 | \$6,300 | C |
| Marble Panels         | 5%  | Now | \$6,800 | LIFE | ** |   |         | C |

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Plaster             | 65% |  |  | LIFE | ** | 5-10 | \$43,300 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10   | \$5,900  | C |

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered    | 5%  |  |  | 2036 | ** | 5    | \$4,600  | B |
| AcousTileConcealSpLn | 15% |  |  | 2036 | ** | 5    | \$17,300 | B |
| Embossed Metal       | 5%  |  |  | LIFE | ** | 5    | \$4,200  | B |
| Exposed Concrete     | 20% |  |  | LIFE | ** | 5-10 | \$23,100 | B |
| Plaster              | 55% |  |  | LIFE | ** | 5-10 | \$87,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **       | 1 |  | B |

## Panelboards

|                |     |     |         |      |          |   |       |   |
|----------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw  | 15% |     |         | 2022 | \$15,200 | 5 | \$200 | B |
| Fused Knife Sw | 5%  | 2-4 | \$5,100 | 2048 | **       | 5 |       | B |

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

|                     |    |     |         |      |    |   |  |   |
|---------------------|----|-----|---------|------|----|---|--|---|
| Fused Toggle Switch | 5% | 2-4 | \$5,100 | 2048 | ** | 5 |  | B |
|---------------------|----|-----|---------|------|----|---|--|---|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Basement

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 45% |  |  | 2022 | \$45,700 | 5 | \$700 | B |
| Molded Case Bkrs | 30% |  |  | 2031 | **       | 5 | \$500 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | **       | 1 |  | B |
| Thermoplastic | 20% |  |  | 2023 | \$17,900 | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 40%        |                   |                | 2021               | \$8,500        | 5           | \$200          | B             |
| Motor Control Center                                       | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 60%        |                   |                | 2028               | * *            | 10          | \$33,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 34%        |                   |                | 2031               | * *            | 10          | \$19,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$16,700       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2023               | \$5,100        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$5,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$25,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$218,500      | 1-3         | \$11,800       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 1 7500 Gallon Tank                        |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 2%  | 0-2               | \$300          | 2036               | * *            | 1           | \$1,100        | B             |
|                       | Damaged, Extent : Moderate, Area Affected : 50%                         |                   |                |                    |                |             |                |               |
|                       | Location : Basement, 8 Plugged Tubes On Boiler #1                       |                   |                |                    |                |             |                |               |
| Steam Boiler          | 98%   |                   |                | 2036               | * *            | 1           | \$59,900       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                 |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Dual Fuel Steam Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2033               | * *            | 4           | \$3,000        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2023               | \$75,800       | 1           | \$7,600        | B             |
| Convactor/Radiator    | 60%   |                   |                | 2021               | \$398,500      | 1           | \$12,000       | B             |
| Fan Coil Unit/Heat    | 20%   |                   |                | 2023               | \$210,600      | 1           | \$4,000        | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 50%                  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Classrooms  |                   |                |                    |                |             |                |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 90%   |                   |                | 2022               | \$130,100      | 1           |                | B             |
| No Component          | 10%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$54,500       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  | Now               | \$1,600        | 2023               | \$77,700       | 2           | \$1,500        | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 20%                 |                   |                |                    |                |             |                |               |
|                       | Location : Basement Fan Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Flexible Connections At Auditorium Exhaust Fan Are Broken |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  | 0-2               | \$4,200        | 2021               | \$210,000      | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%               |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Defective Isolation Valves                                |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$16,400       | 2           | \$900          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 19 - SI

Asset # : 1445

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 20 - BK  
**Address** : 225 ADELPHI STREET BTWN: DEKALB AVE., WILLOUGHBY AV  
**Borough** : BROOKLYN **Agency's Number** : K020  
**Program / Asset #** : BOE0356.000 / 2519 **Yr Built/Renovated** : 1951 / 2009  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Sep-2010 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2091 **Lot** : 3 **BIN** : 3058531

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$168,600          | \$63,200           |
| Interior Architecture |  | \$993,000          |                    |
| Electrical            |  | \$457,600          | \$1,341,000        |
| Mechanical            |  | \$305,400          | \$926,100          |
| <b>Total</b>          |  | <b>\$1,924,600</b> | <b>\$2,330,300</b> |
| Priority A            |  | \$168,600          | \$63,200           |
| Priority B            |  | \$885,600          | \$2,267,100        |
| Priority C            |  | \$870,300          |                    |
| <b>Total</b>          |  | <b>\$1,924,600</b> | <b>\$2,330,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,000         |                 |                 | \$6,600         |
| Interior Architecture | \$9,700          | \$2,200         | \$1,700         | \$23,700        |
| Electrical            | \$53,800         | \$3,800         | \$4,700         | \$23,100        |
| Mechanical            | \$21,900         | \$11,300        | \$22,400        | \$45,400        |
| <b>Total</b>          | <b>\$102,300</b> | <b>\$17,300</b> | <b>\$28,800</b> | <b>\$98,800</b> |
| Priority A            | \$17,000         |                 |                 | \$6,600         |
| Priority B            | \$75,700         | \$15,200        | \$27,100        | \$77,200        |
| Priority C            | \$9,700          | \$2,200         | \$1,700         | \$15,100        |
| <b>Total</b>          | <b>\$102,300</b> | <b>\$17,300</b> | <b>\$28,800</b> | <b>\$98,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 20 - BK

## Asset # : 2519

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$63,200       | A             |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Metal Panel            | 5%  |                   |                | 2042    | **                 | 5-10        | \$24,200       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 93%   |                   |                | 2044    | **                 | 5           | \$24,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Fiberglass Panel       | 2%  |                   |                | 2038    | **                 | 5           | \$2,000        | A             |  |
| Glass Block            | 5%  |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   | Now               | \$91,000       | LIFE    | **                 | 5           | \$12,600       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%<br>Location : East Facade |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  | Now               | \$4,800        | LIFE    | **                 | 5           | \$900          | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%<br>Location : Coping<br>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%<br>Location : Coping       |                   |                |         |                    |             |                |               |  |
| Metal Security Bars    | 10%   |                   |                | 2037    | **                 |             |                | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2027    | **                 | 10          | \$77,600       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 3%  |                   |                | 2050    | **                 | 10          | \$6,100        | A             |  |
| Sloped Glazing         | 2%  |                   |                | LIFE    | **                 | 5           | \$21,800       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | **                 | 5           | \$12,600       | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | **                 | 5           | \$3,500        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Vinyl Tile             | 67%   |                   |                | 2017    | \$797,800          | 3           | \$38,700       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 15%   |                   |                | 2030    | **                 | 3           | \$6,500        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : First Floor Corridor   |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%  |                   |                | 2037    | **                 | 5           | \$10,800       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |     |          | LIFE | ** | 5 | \$4,700  | C |
| Plaster               | 65% |     |          | LIFE | ** | 5 | \$22,700 | C |
| SGFT/Glazed Masonry   | 25% | Now | \$72,500 | LIFE | ** |   |          | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 10%**Location : Gymnasium**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Gymnasium*

## Ceilings

|                   |     |     |          |      |    |   |         |   |
|-------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$74,800 | 2042 | ** | 5 | \$5,700 | B |
|-------------------|-----|-----|----------|------|----|---|---------|---|

*Adhesion Failure, Extent : Moderate, Area Affected : 35%**Location : Gymnasium, Room 108**Staining/Discoloring, Extent : Moderate, Area Affected : 35%**Location : Gymnasium, Room 108**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Gymnasium*

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2027 | ** | 5 | \$17,200 | B |
|-------------------|-----|--|--|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Cafeteria*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 45% |  |  | LIFE | ** | 5 | \$8,100 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 10% | Now | \$47,800 | LIFE | ** | 5 | \$1,800 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%**Location : Exit C / B**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Exit C / B, Fan Room, Room 309*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 20% |  |  | LIFE | ** | 5 | \$14,400 | B |
|---------|-----|--|--|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Third Floor Restroom*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |    |   |       |   |
|---------------|------|-----|----------|------|----|---|-------|---|
| Fused Disc Sw | 100% | 2-4 | \$31,000 | 2052 | ** | 5 | \$200 | B |
|---------------|------|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Electrical Services Rated @ 600 Amperes Each -  
On Extended Life*

## Switchgear / Switchboard

|                |      |     |           |      |    |   |       |   |
|----------------|------|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$112,800 | 2052 | ** | 5 | \$200 | B |
|----------------|------|-----|-----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |      |  |  |      |  |   |  |   |
|---------|------|--|--|------|--|---|--|---|
| Conduit | 100% |  |  | 2022 |  | 1 |  | B |
|---------|------|--|--|------|--|---|--|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 10%        | 2-4               | \$14,600       | 2047               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$117,200      | 5           | \$1,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$120,200      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$18,300       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,600        | 2042               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%  |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe Point Of Contact Not Visible; Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$737,500      | 10          | \$69,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2017               | \$3,500        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2017               | \$7,500        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$17,300       | 10          | \$9,300        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$6,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 25%        |                   |                | 2017               | \$8,500        | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : Back Portion Of The Building Only  |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2017               | \$224,600      | 1           | \$22,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only. Tied -in To Central Monitoring Station                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2022

\$288,300

1-3

\$13,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Hallways**Explanation : Main Control Panel Located In The Basement And Manual Pull Station And**Alarm Bells Are In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2022

\$234,500

5

\$23,900

B

## Conversion Equipment

Steam Boiler

100%

Now

\$46,300

2020

\$463,400

1

\$68,900

B

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Bottom Of #1 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$132,900

2032

\* \*

4

\$3,800

B

*Corroded, Extent : Light, Area Affected : 5%**Location : Boiler Room**Malfunctioning, Extent : Severe, Area Affected : 80%**Location : Thermostats, Throughout**Steam Traps Faulty, Extent : Severe, Area Affected : 70%**Location : Throughout*

## Terminal Devices

Air Handler

25%

Now

\$12,800

2022

\$128,300

1

\$10,800

B

*Leak Evident, Extent : Severe, Area Affected : 25%**Location : Coils, Throughout*

Convactor/Radiator

75%

Now

\$67,400

2027

\* \*

1

\$16,900

B

*Leak Evident, Extent : Severe, Area Affected : 40%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2017

\$58,700

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$43,100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - BK

Asset # : 2519

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 95%        |                   |                | 2022               | \$100,000      | 2           | \$2,300        | B             |
| Roof   | 5%         |                   |                | 2027               | **             | 2           | \$100          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       | Now               | \$5,700        | 2032               | **             | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Cross Bay, Basement                       |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$1,100        | 2017               | \$22,200       | 2           | \$900          | B             |
| Not in Service, Extent : Severe, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Hot Water Heater For Classroom, 3rd Floor |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | **             | 4           | \$7,700        | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$11,200       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                     |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2032               | **             | 1-2         | \$8,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 20 - M  
**Address** : 166 ESSEX STREET  
**Borough** : MANHATTAN **Agency's Number** : M020  
**Program / Asset #** : BOE0013.000 / 2690 **Yr Built/Renovated** : 1962 / 2007  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 355 **Lot** : 1 **BIN** : 1004325

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$72,800         | \$63,100         |
| Interior Architecture |  | \$554,100        |                  |
| Electrical            |  | \$64,100         | \$319,800        |
| Mechanical            |  | \$145,700        | \$56,400         |
| <b>Total</b>          |  | <b>\$836,800</b> | <b>\$439,200</b> |
| Priority A            |  | \$72,800         | \$63,100         |
| Priority B            |  | \$209,800        | \$376,100        |
| Priority C            |  | \$554,100        |                  |
| <b>Total</b>          |  | <b>\$836,800</b> | <b>\$439,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,300        |                 |                 | \$7,200         |
| Interior Architecture | \$13,800        | \$5,500         | \$25,400        | \$2,900         |
| Electrical            | \$27,300        | \$900           | \$21,400        | \$100           |
| Mechanical            | \$11,000        | \$13,000        | \$17,000        | \$11,700        |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$19,300</b> | <b>\$63,800</b> | <b>\$22,000</b> |
| Priority A            | \$17,300        |                 |                 | \$7,200         |
| Priority B            | \$38,300        | \$13,900        | \$56,500        | \$11,800        |
| Priority C            | \$13,800        | \$5,500         | \$7,300         | \$2,900         |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$19,300</b> | <b>\$63,800</b> | <b>\$22,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 20 - M

## Asset # : 2690

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 98%   |                   |                | LIFE               | **             | 5           | \$63,100       | A             |
| Granite Panels          | 2%  |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2037               | **             | 5           | \$14,500       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 85%   |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Metal Rail              | 15%   |                   |                | 2034               | **             | 5-10        | \$28,500       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  |                   |                | 2049               | **             | 10          | \$9,600        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                       |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 15%   |                   |                | 2026               | **             | 10          | \$11,500       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                       |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 80%   |                   |                | 2026               | **             | 10          | \$61,300       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                       |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$25,400       | C             |
| Ceramic Tile            | 5%  |                   |                | 2030               | **             | 5           | \$5,800        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Vinyl Tile              | 50%   |                   |                | 2016               | \$554,100      | 3           | \$21,800       | C             |
|                         | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 20%   |                   |                | 2026               | **             | 3           | \$11,600       | C             |
| Wood                    | 10%   |                   |                | 2049               | **             | 5           | \$21,800       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2030               | **             | 5           | \$5,100        | C             |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Glazed Ceramic Panel    | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick          | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels           | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 45%   |                   |                | LIFE               | **             | 5           | \$13,900       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn    | 25%   |                   |                | 2026               | **             | 5           | \$36,300       | B             |
| Exposed Concrete        | 65%   |                   |                | LIFE               | **             | 5           | \$11,800       | B             |
| Plaster                 | 10%   |                   |                | LIFE               | **             | 5           | \$7,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1600 Amps                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$26,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Thermoplastic  | 60%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : At Water Main                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Corrosion                                    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2026               | * *            | 10          | \$64,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8                                     |            |                   |                |                    |                |             |                |               |
| HID  | 7%         |                   |                | 2029               | * *            | 10          | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Exterior  |            |                   |                |                    |                |             |                |               |
| Explanation : Type Metal Halide                            |            |                   |                |                    |                |             |                |               |
| Incandescent   | 3%         |                   |                | 2016               | \$21,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - M

Asset # : 2690

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                                    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating  |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel                                 | 100%           |                      |                | 2041               | * *            | 1              |                | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Steam Boiler   | 100%           |                      |                | 2038               | * *            | 1              | \$77,000       | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement Boiler Room</i>                         |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 2 Units</i>                                   |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump  | 100%           |                      |                | 2031               | * *            | 4              | \$5,800        | B                |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler  | 20%            |                      |                | 2026               | * *            | 1              | \$9,600        | B                |
| Convactor/Radiator   | 80%            |                      |                | 2034               | * *            | 1              | \$20,100       | B                |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Energy Source  |                |                      |                |                    |                |                |                |                  |
| Electricity  | 100%           |                      |                | 2037               | * *            | 1              |                | B                |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit   | 80%            |                      |                | 2016               | \$145,700      | 1              |                | B                |
| No Component   | 20%            |                      |                |                    |                |                |                | D                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$43,300       | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 20%            |                      |                | 2026               | * *            | 2              | \$500          | B                |
| Roof   | 80%            |                      |                | 2021               | \$56,400       | 2              | \$1,900        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel  | 100%           |                      |                | 2026               | * *            | 1              |                | B                |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Gas Fired  | 100%           |                      |                | 2020               | \$20,600       | 2              | \$1,200        | B                |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           |                      |                | 2029               | * *            | 4              | \$1,300        | B                |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 20 - Q  
**Address** : 142-30 BARCLAY AVENUE  
**Borough** : QUEENS **Agency's Number** : Q020  
**Program / Asset #** : BOE0683.000 / 1194 **Yr Built/Renovated** : 1949 / 1996  
**Area Sq Ft** : 130,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5047 **Lot** : 1 **BIN** : 4114657

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,400              | \$391,500             |
| Interior Architecture | \$560,300             | \$117,100             |
| Electrical            | \$126,700             | \$610,300             |
| Mechanical            | \$138,000             | \$563,500             |
| <b>Total</b>          | <b>\$887,500</b>      | <b>\$1,682,400</b>    |
| Priority A            | \$62,400              | \$391,500             |
| Priority B            | \$264,800             | \$1,219,500           |
| Priority C            | \$560,300             | \$71,400              |
| <b>Total</b>          | <b>\$887,500</b>      | <b>\$1,682,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$65,600         |                 | \$27,500        | \$17,600        |
| Interior Architecture | \$42,700         | \$2,400         |                 | \$13,300        |
| Electrical            | \$43,000         | \$7,800         | \$28,300        | \$13,200        |
| Mechanical            | \$22,400         | \$27,800        | \$30,800        | \$30,200        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$181,600</b> | <b>\$46,000</b> | <b>\$94,400</b> | <b>\$82,100</b> |
| Priority A            | \$65,600         |                 | \$27,500        | \$17,600        |
| Priority B            | \$93,600         | \$43,500        | \$67,000        | \$51,300        |
| Priority C            | \$22,500         | \$2,400         |                 | \$13,300        |
| <b>Total</b>          | <b>\$181,600</b> | <b>\$46,000</b> | <b>\$94,400</b> | <b>\$82,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 20 - Q

## Asset # : 1194

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%  |                   |                | LIFE               | **             | 5           | \$79,400       | A             |
| Masonry: Granite        | 3%   |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Metal Panel             | 7%   |                   |                | 2041               | **             | 5-10        | \$47,800       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  |                   |                | 2037               | **             | 5           | \$35,100       | A             |
| Metal Louvers           | 5%   |                   |                | 2030               | **             | 10          | \$11,600       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%  |                   |                | LIFE               | **             | 5           | \$16,800       | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Metal Rail              | 10%  |                   |                | 2034               | **             | 5-10        | \$37,900       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$6,600        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%  | Now               | \$62,400       | 2021               | \$312,000      |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium, Stairs B / E                               |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2036               | **             | 10          | \$14,400       | A             |
| IRMA/Protected Membrane | 25%  | Now               | \$26,900       | 2026               | **             |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Stair C Over New Wing                                 |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Stair C Over New Wing                                 |                   |                |                    |                |             |                |               |
| Metal Panel             | 20%  | Now               | \$15,700       | 2034               | **             |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                         | Location : Over Atrium   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Over Atrium   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%  |                   |                | LIFE               | **             | 5           | \$71,400       | C             |
| Ceramic Tile            | 3%   |                   |                | 2030               | **             | 5           | \$4,900        | C             |
| Terrazzo                | 2%   |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Vinyl Tile              | 30%  | Now               | \$93,400       | 2016               | \$466,900      | 3           | \$18,400       | C             |
|                         | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                         | Location : 9x9 Tiles Throughout                                  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 35%  |                   |                | 2026               | **             | 3           | \$28,600       | C             |
| Wood                    | 10%  |                   |                | 2049               | **             | 5           | \$30,600       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 25%  |                   |                | LIFE               | **             | 5           | \$16,400       | C             |
| Marble Panels           | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 55%  |                   |                | LIFE               | **             | 5           | \$27,100       | C             |
| SGFT/Glazed Masonry     | 15%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 20 - Q

## Asset # : 1194

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2034 | ** | 5 | \$16,200 | B |
| AcousTileSusp.Lay-In | 15% |  |  | 2034 | ** | 5 | \$24,300 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$2,500  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Atrium*

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5 | \$20,300 | B |
| Plaster      | 45% |  |  | LIFE | ** | 5 | \$45,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service, Rated @ 4000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2021 | \$71,800 | 1 |  | B |
| Conduit | 50% |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 10% | 2-4 | \$16,900 | 2046 | ** | 5 | \$100 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|                     |     |     |          |      |    |   |       |   |
|---------------------|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch | 10% | 2-4 | \$16,900 | 2046 | ** | 5 | \$100 | B |
|---------------------|-----|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : On Extended Life*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2037 | ** | 5 | \$1,400 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2020 | \$50,800 | 5 | \$800 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$76,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 80% |  |  | 2034 | ** | 5 | \$600 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 20% |  |  | 2019 | \$6,600 | 5 | \$100 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Insulation                       |                   |                |                    |                |             |                |               |
| Stand-by Power        |   |                   |                |                    |                |             |                |               |
| Transfer Switches     |   |                   |                |                    |                |             |                |               |
| Automatic             | 100%  |                   |                | 2034               | * *            | 1           | \$32,800       | B             |
| Generators            |   |                   |                |                    |                |             |                |               |
| Diesel                | 100%  |                   |                | 2030               | * *            | 1           | \$41,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 375 Kva                                       |                   |                |                    |                |             |                |               |
| Batteries             |   |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%  |                   |                | 2016               | \$600          | 5           | \$23,700       | B             |
| Fuel Storage          |   |                   |                |                    |                |             |                |               |
| Day Tank              | 50%   |                   |                | 2037               | * *            | 5           | \$10,100       | B             |
| Main Tank             | 50%   |                   |                | 2049               | * *            | 5           | \$1,600        | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 45%   |                   |                | 2021               | \$442,700      | 10          | \$45,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 50%   |                   |                | 2026               | * *            | 10          | \$50,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : New Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2021               | \$13,700       | 10          | \$100          | B             |
| Incandescent          | 2%  |                   |                | 2021               | \$19,700       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 30%   |                   |                | 2026               | * *            | 10          | \$7,900        | B             |
| Exit, Service         | 50%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service         | 20%   |                   |                | 2029               | * *            | 1           |                | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                     |                   |                |                    |                |             |                |               |
| Lightning Protection  |   |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2049               | * *            | 5           | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
|                       | Explanation : Copper  |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2026               | * *            | 1           | \$108,200      | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$86,900       | 2031               | * *            | 4           | \$5,400        | B             |
| Leak Evident, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Pumps                       |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 65% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 50%        |                   |                | 2021               | \$335,400      | 1           | \$33,800       | B             |
| Convactor/Radiator                                       | 50%        |                   |                | 2026               | * *            | 1           | \$17,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                              | 40%        |                   |                | 2026               | * *            | 1           | \$20,300       | B             |
| Ext Pkg Unit - Cooling                                   | 25%        |                   |                | 2021               | \$143,600      | 2           | \$1,700        | B             |
| Window/Wall Unit   | 20%        |                   |                | 2016               | \$51,200       | 1           |                | B             |
| No Component   | 15%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 40%        |                   |                | 2041               | * *            | 4           | \$2,200        | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 40%        |                   |                | 2026               | * *            | 1           | \$27,000       | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 40%        |                   |                | 2021               | \$84,500       | 2           | \$30,400       | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$60,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2026               | * *            | 2           | \$3,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$29,000       | 2           | \$1,600        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 20 - Q

Asset # : 1194

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$6,700        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : (1) I-3 (1) B-3                              |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 20 - SI  
**Address** : 161 PARK AVENUE @NEW STREET  
**Borough** : STATEN ISLAND **Agency's Number** : R020  
**Program / Asset #** : BOE0911.000 / 1446 **Yr Built/Renovated** : 1898 / 2011  
**Area Sq Ft** : 29,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1020 **Lot** : 1 **BIN** : 5106979

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$48,100              |                       |
| Electrical            |  |                       | \$181,000             |
| Mechanical            |  | \$121,900             | \$37,500              |
| <b>Total</b>          |  | <b>\$170,000</b>      | <b>\$218,500</b>      |
| Priority A            |  | \$48,100              |                       |
| Priority B            |  | \$121,900             | \$218,500             |
| <b>Total</b>          |  | <b>\$170,000</b>      | <b>\$218,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$29,700         |                | \$700           |                |
| Interior Architecture | \$57,600         |                | \$6,400         | \$1,800        |
| Electrical            | \$900            | \$500          | \$1,000         | \$600          |
| Mechanical            | \$26,000         | \$2,900        | \$4,900         | \$2,900        |
| <b>Total</b>          | <b>\$114,200</b> | <b>\$3,400</b> | <b>\$12,900</b> | <b>\$5,300</b> |
| Priority A            | \$29,700         |                | \$700           |                |
| Priority B            | \$60,100         | \$3,400        | \$5,900         | \$3,500        |
| Priority C            | \$24,400         |                | \$6,400         | \$1,800        |
| <b>Total</b>          | <b>\$114,200</b> | <b>\$3,400</b> | <b>\$12,900</b> | <b>\$5,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%             | Now               | \$18,000       | LIFE               | * *            | 5           | \$15,100       | A             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%            |                   |                | LIFE               | * *            | 5           | \$7,800        | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%             |                   |                | LIFE               | * *            | 5           | \$2,900        | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%             |                   |                | LIFE               | * *            | 5           | \$12,600       | A             |
| Under Construction  | 5%             |                   |                |                    |                |             |                | D             |
| Under Construction  | 70%            |                   |                |                    |                |             |                | D             |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |               |
| Aluminum  | 100%           |                   |                | 2048               | * *            | 5           | \$11,500       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |               |
| Metal Panel   | 7%             |                   |                | 2043               | * *            | 5           | \$1,300        | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 3%             |                   |                | 2036               | * *            | 5-10        | \$1,200        | A             |
| Under Construction  | 90%            |                   |                |                    |                |             |                | D             |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%             |                   |                | 2051               | * *            | 10          | \$2,400        | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Single Ply Membrane   | 10%            |                   |                | 2028               | * *            | 10          | \$1,900        | A             |
| Spray-on Foam   | 85%            | Now               | \$48,100       | 2033               | * *            | 5           | \$10,800       | A             |
| <i>Blisters, Extent : Moderate, Area Affected : 40%</i>             |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 66%</i>       |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Work In Progress</i>                               |                |                   |                |                    |                |             |                |               |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 20 - SI

## Asset # : 1446

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        |                   |                | 2032               | **             | 5           | \$3,700        | C             |
| Vinyl Tile   | 25%        |                   |                | 2028               | **             | 3           | \$3,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Third Floor                                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%        |            |                   |                |                    |                |             |                |               |
| Location : Third Floor                                     |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 50%        |                   |                | 2028               | **             | 3           | \$6,800        | C             |
| Vinyl Tile   | 15%        |                   |                | 2028               | **             | 3           | \$2,100        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors                                       |            |                   |                |                    |                |             |                |               |
| Explanation : This Is Actually Rubber Flooring             |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$2,300        | C             |
| Ceramic Tile   | 5%         |                   |                | 2036               | **             | 5           | \$2,300        | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$7,700        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Plaster  | 75%        |                   |                | LIFE               | **             | 5-10        | \$29,000       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2028               | **             | 5           | \$3,700        | B             |
| AcousTileSusp.Lay-In                                       | 10%        | 0-2               | \$1,200        | 2036               | **             | 5           | \$1,800        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5-10        | \$50,200       | B             |
| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2033               | **             | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2033               | **             | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | **             | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2023               |                | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2033               | **             | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2022               | \$11,300       | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2023               | \$24,300       | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 50%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 64%        |                   |                | 2023               | \$140,800      | 10          | \$14,300       | B             |
| Fluorescent  | 30%        |                   |                | 2028               | * *            | 10          | \$6,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$3,100        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$6,600        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$2,900        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$9,900        | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2028               | * *            | 1-3         | \$5,900        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2033               | * *            | 5           | \$7,600        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 7000 Gal Tank                         |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 90%  | 0-2               | \$121,900      | 2043               | * *            | 1           | \$19,600       | B             |
|                                | Insul. Deteriorating, Extent : Severe, Area Affected : 80%     |                   |                |                    |                |             |                |               |
|                                | Location : Boilers   |                   |                |                    |                |             |                |               |
|                                | On Extended Life, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                                | Location : Boilers   |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                                | Location : Basement  |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Units  |                   |                |                    |                |             |                |               |
| No Component                   | 10%  |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%          |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Furnaces - Covered Under A C Units             |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 80%  | Now               | \$14,000       | 2033               | * *            | 4           | \$1,000        | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                                | Location : Vacuum Condensate Pump                              |                   |                |                    |                |             |                |               |
|                                | Steam Traps Faulty, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                                | Location : Throughout  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                | Location : Vacuum Condensate Pump                              |                   |                |                    |                |             |                |               |
|                                | Explanation : Noisy, Vibrating                                 |                   |                |                    |                |             |                |               |
| No Component                   | 20%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 70%  |                   |                | 2028               | * *            | 1           | \$5,500        | B             |
| Fan Coil Unit/Heat             | 10%  | Now               | \$800          | 2018               | \$37,500       | 1           | \$700          | B             |
|                                | Broken, Extent : Severe, Area Affected : 50%                   |                   |                |                    |                |             |                |               |
|                                | Location : Throughout  |                   |                |                    |                |             |                |               |
| No Component                   | 20%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%  | Now               | \$400          | 2023               | \$18,400       | 2           | \$100          | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                                | Location : Roof Top Units                                      |                   |                |                    |                |             |                |               |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 Roof Top Units, Each With Built In Gas Furnace |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 60%  |                   |                | 2018               | \$34,300       | 1           |                | B             |
| No Component                   | 30%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$21,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 20 - SI

Asset # : 1446

| Mechanical       |   | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|---|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component   | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type  | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Ventilation      |   |                |           |                    |      |                |       |                |          |
|                  | Exhaust Fans  |                |           |                    |      |                |       |                |          |
|                  | Interior  | 50%            |           |                    | 2023 | \$15,400       | 2     | \$400          | B        |
|                  | Roof  | 50%            | Now       | \$1,100            | 2023 | \$11,100       | 2     | \$300          | B        |
|                  | Broken, Extent : Moderate, Area Affected : 60%          |                |           |                    |      |                |       |                |          |
|                  | Location : Exhaust Fans Roof                            |                |           |                    |      |                |       |                |          |
| Plumbing         |   |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping  |                |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel   | 100%           |           |                    | 2028 | * *            | 1     |                | B        |
|                  | Water Heater  |                |           |                    |      |                |       |                |          |
|                  | Gas Fired   | 100%           | Now       | \$600              | 2018 | \$6,500        | 2     | \$300          | B        |
|                  | Broken, Extent : Moderate, Area Affected : 15%          |                |           |                    |      |                |       |                |          |
|                  | Location : Burner, Hot Water Heater                     |                |           |                    |      |                |       |                |          |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                  | Location : Basement                                     |                |           |                    |      |                |       |                |          |
|                  | Explanation : One Unit Of 125 Gals                      |                |           |                    |      |                |       |                |          |
|                  | Sanitary Piping   |                |           |                    |      |                |       |                |          |
|                  | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping                                      |                |           |                    |      |                |       |                |          |
|                  | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)  |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping  | 100%           |           |                    | 2018 | \$10,300       | 4     | \$2,000        | B        |
|                  | Fixtures  |                |           |                    |      |                |       |                |          |
|                  | Generic   | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |   |                |           |                    |      |                |       |                |          |
|                  | Sprinkler   |                |           |                    |      |                |       |                |          |
|                  | No Component  | 98%            |           |                    |      |                |       |                | D        |
|                  | Generic   | 2%             |           |                    | 2033 | * *            | 1-2   | \$100          | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 21 - BK  
**Address** : 180 CHAUNCEY STREET @ PATCHEN AVE.  
**Borough** : BROOKLYN **Agency's Number** : K021  
**Program / Asset #** : BOE0357.000 / 338 **Yr Built/Renovated** : 1956 / 2008  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1692 **Lot** : 17 **BIN** : 3047914

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$328,400             | \$62,600              |
| Interior Architecture | \$399,100             | \$871,600             |
| Electrical            | \$136,200             | \$1,183,600           |
| Mechanical            | \$60,800              | \$2,445,900           |
| <b>Total</b>          | <b>\$924,500</b>      | <b>\$4,563,700</b>    |
| Priority A            | \$328,400             | \$62,600              |
| Priority B            | \$253,900             | \$3,629,500           |
| Priority C            | \$342,200             | \$871,600             |
| <b>Total</b>          | <b>\$924,500</b>      | <b>\$4,563,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,300         |                 |                 |                 |
| Interior Architecture | \$85,100         |                 | \$5,400         | \$11,400        |
| Electrical            | \$25,700         | \$1,300         | \$1,600         | \$2,500         |
| Mechanical            | \$56,400         | \$15,400        | \$16,800        | \$11,000        |
| <b>Total</b>          | <b>\$192,600</b> | <b>\$16,700</b> | <b>\$23,700</b> | <b>\$25,000</b> |
| Priority A            | \$25,300         |                 |                 |                 |
| Priority B            | \$95,000         | \$16,700        | \$18,300        | \$13,500        |
| Priority C            | \$72,300         |                 | \$5,400         | \$11,400        |
| <b>Total</b>          | <b>\$192,600</b> | <b>\$16,700</b> | <b>\$23,700</b> | <b>\$25,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BK

## Asset # : 338

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Glass Block            | 5%   | Now               | \$39,300       | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Front Of Building                                 |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%   | Now               | \$12,400       | LIFE               | * *            | 5           | \$16,300       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Front Of Building                                 |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$105,100      | LIFE               | * *            | 5           | \$62,600       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | * *            | 5           | \$25,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$52,200       | LIFE               | * *            | 5           | \$11,400       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 15%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$88,200       | LIFE               | * *            | 5           | \$13,200       | A             |
|                        | Diagonal Cracks, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | Now               | \$43,700       | 2028               | * *            |             |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BK

## Asset # : 338

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$25,000       | C             |
| Sheet Vinyl/Rubber   | 5%         |                   |                | 2028               | **             | 5           | \$8,600        | C             |
| Terrazzo   | 5%         | Now               | \$17,100       | LIFE               | **             | 5           | \$4,500        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Lobby</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2023               | \$163,400      | 3           | \$8,600        | C             |
| Vinyl Tile   | 65%        | Now               | \$212,500      | 2023               | \$708,200      | 3           | \$27,900       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout 9x9 Tiles</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9 X 9 Tiles</i>                                       |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2051               | **             | 5           | \$10,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$18,800       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        | Now               | \$21,800       | LIFE               | **             | 5           | \$4,600        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        | Now               | \$63,400       | LIFE               | **             | 5           | \$20,700       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        | Now               | \$66,400       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 30%        | Now               | \$10,300       | 2028               | **             | 5           | \$17,000       | B             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Embossed Metal   | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | B             |
| Exposed Concrete   | 65%        | 4+                | \$56,900       | LIFE               | **             | 5           | \$11,500       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BK

## Asset # : 338

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   |                   |                | 2023               | \$20,100       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Three 800 Amps Main Disconnect Switch             |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%   |                   |                | 2049               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch For Emergency |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 25%   |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 75%   |                   |                | 2023               | \$78,200       | 5           | \$1,500        | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 85%   |                   |                | 2023               | \$101,100      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit                  | 5%  |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Fused Knife Sw           | 5%  | 2-4               | \$6,800        | 2048               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 5%  | 2-4               | \$6,800        | 2048               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 80%   |                   |                | 2022               | \$108,400      | 5           | \$1,600        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 65%   | 0-2               | \$85,000       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2023               | \$26,200       | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 5%  |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2021               | \$21,200       | 5           | \$500          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Water Main   |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

| Electrical           |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting             |                      |  |           |                    |      |                |       |                |          |
|                      | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                      | Fluorescent          | 73%  |           |                    | 2018 | \$502,700      | 10    | \$51,100       | B        |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                      | Fluorescent          | 10%  |           |                    | 2028 | * *            | 10    | \$7,000        | B        |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                      | Location : Hallways  |           |                    |      |                |       |                |          |
|                      |                      | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                      | HID                  | 2%   |           |                    | 2018 | \$6,400        | 10    | \$100          | B        |
|                      | Incandescent         | 15%  |           |                    | 2018 | \$103,300      | 2     | \$300          | B        |
| Egress Lighting      |                      |  |           |                    |      |                |       |                |          |
|                      | Emergency, Battery   | 50%  |           |                    | 2018 | \$15,800       | 10    | \$9,200        | B        |
|                      | Exit, Service        | 50%  |           |                    | 2018 | \$6,300        | 1     |                | B        |
| Exterior Lighting    |                      |  |           |                    |      |                |       |                |          |
|                      | HID                  | 100%   |           |                    | 2018 | \$31,100       | 10    | \$200          | B        |
| Alarm                |                      |  |           |                    |      |                |       |                |          |
|                      | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                      | No Component         | 70%  |           |                    |      |                |       |                | D        |
|                      | Generic              | 30%  |           |                    | 2018 | \$263,800      | 1-3   | \$14,200       | B        |
|                      |                      |  |           |                    |      |                |       |                |          |
| Mechanical           |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
| System               | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                      |  |           |                    |      |                |       |                |          |
|                      | Energy Source        |  |           |                    |      |                |       |                |          |
|                      | Fuel Oil No 4        | 100%   |           |                    | 2023 | \$214,500      | 5     | \$23,700       | B        |
| Conversion Equipment |                      |  |           |                    |      |                |       |                |          |
|                      | Steam Boiler         | 100%   |           |                    | 2021 | \$424,000      | 1     | \$75,700       | B        |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                      |                      | Location : Basement Boiler Room                            |           |                    |      |                |       |                |          |
|                      |                      | Explanation : 2 Units                                      |           |                    |      |                |       |                |          |
| Distribution         |                      |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump    | 100%   | Now       | \$60,800           | 2023 | \$608,100      | 4     | \$3,800        | B        |
|                      |                      | Leak Evident, Extent : Severe, Area Affected : 20%         |           |                    |      |                |       |                |          |
|                      |                      | Location : Vacuum Pump, Boiler Room                        |           |                    |      |                |       |                |          |
|                      |                      | Steam Traps Faulty, Extent : Severe, Area Affected : 35%   |           |                    |      |                |       |                |          |
|                      |                      | Location : Various Areas                                   |           |                    |      |                |       |                |          |
| Terminal Devices     |                      |  |           |                    |      |                |       |                |          |
|                      | Air Handler          | 20%  |           |                    | 2023 | \$93,900       | 1     | \$9,500        | B        |
|                      | Convactor/Radiator   | 70%  |           |                    | 2021 | \$575,800      | 1     | \$17,300       | B        |
|                      | Fan Coil Unit/Heat   | 10%  |           |                    | 2023 | \$130,400      | 1     | \$2,500        | B        |
| Air Conditioning     |                      |  |           |                    |      |                |       |                |          |
|                      | Energy Source        |  |           |                    |      |                |       |                |          |
|                      | Electricity          | 100%   |           |                    | 2031 | * *            | 1     |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 21 - BK

Asset # : 338

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 70%        |                   |                | 2018               | \$125,300      | 1           |                | B             |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$67,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2023               | \$77,000       | 2           | \$1,900        | B             |
| Roof   | 20%        |                   |                | 2018               | \$13,900       | 2           | \$500          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 40%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 60%        |                   |                | 2021               | \$156,100      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | 0-2               | \$20,300       | 2023               | \$20,300       | 2           | \$900          | B             |
| Corroded, Extent : Severe, Area Affected : 20%<br>Location : Old Unit In Boiler Room |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2023               | \$27,000       | 4           | \$11,400       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 96%        |                   |                |                    |                |             |                | D             |
| Generic  | 4%         |                   |                | 2023               | \$40,700       | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 21 - Q  
**Address** : 147-36 26 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q021  
**Program / Asset #** : BOE0684.000 / 1195 **Yr Built/Renovated** : 1964 / 2006  
**Area Sq Ft** : 104,300 **Project Type** : EDUCATION  
**Date of Survey** : 05-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4803 **Lot** : 1 **BIN** : 4108665

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$372,500             | \$637,700             |
| Interior Architecture | \$816,700             |                       |
| Electrical            | \$107,400             | \$768,000             |
| Mechanical            | \$41,300              |                       |
| <b>Total</b>          | <b>\$1,337,800</b>    | <b>\$1,405,700</b>    |
| Priority A            | \$372,500             | \$637,700             |
| Priority B            | \$148,700             | \$768,000             |
| Priority C            | \$816,700             |                       |
| <b>Total</b>          | <b>\$1,337,800</b>    | <b>\$1,405,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$5,300         | \$13,000         | \$1,200         | \$6,800         |
| Interior Architecture | \$4,500         | \$31,300         | \$2,500         |                 |
| Electrical            | \$4,100         | \$25,600         | \$300           |                 |
| Mechanical            | \$12,400        | \$29,000         | \$25,700        | \$16,000        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$30,100</b> | <b>\$102,800</b> | <b>\$33,700</b> | <b>\$26,700</b> |
| Priority A            | \$5,300         | \$13,000         | \$1,200         | \$6,800         |
| Priority B            | \$20,400        | \$79,100         | \$30,000        | \$19,900        |
| Priority C            | \$4,500         | \$10,700         | \$2,500         |                 |
| <b>Total</b>          | <b>\$30,100</b> | <b>\$102,800</b> | <b>\$33,700</b> | <b>\$26,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE    | **                 | 5           | \$6,800        | A             |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 | 5           | \$10,900       | A             |  |
| Masonry: Brick   | 83%        | Now               | \$203,500      | LIFE    | **                 | 5           | \$60,500       | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15%      |            |                   |                |         |                    |             |                |               |  |
| Location : Southwest Corner                                  |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : North Facade                                      |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 15%        |                   |                | 2036    | **                 | 5           | \$2,500        | A             |  |
| Aluminum   | 83%        |                   |                | 2042    | **                 | 5           | \$13,600       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : 1964 Wing   |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 2%         |                   |                | LIFE    | **                 | 5           | \$200          | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Masonry: Brick   | 70%        | Now               | \$55,800       | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Southwest Corner                                  |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Northeast Corner                                  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 2%         | Now               | \$2,900        | LIFE    | **                 | 5           | \$300          | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Coping At Lower Wing                              |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 8%         |                   |                | 2033    | **                 | 5-10        | \$17,300       | A             |  |
| Pre-Cast Concrete  | 5%         | Now               | \$2,400        | LIFE    | **                 | 5           | \$3,800        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Coping  |            |                   |                |         |                    |             |                |               |  |
| Open Joints, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Coping  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 15%        |                   |                | 2028    | **                 | 10          | \$13,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Over Main Entrance                                |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 70%        | Now               | \$113,200      | 2020    | \$566,200          |             |                | A             |  |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Main Wing   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs, Auditorium And Gymnasium                  |            |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane  | 15%        |                   |                | 2025    | **                 | 10          | \$13,000       | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$28,800 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | **        | 5 | \$6,600  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$5,100  | C |
| Vinyl Tile             | 15% |  |  | 2028 | **        | 3 | \$7,400  | C |
| Vinyl Tile             | 65% |  |  | 2015 | \$816,700 | 3 | \$32,100 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2029 | ** | 5 | \$2,300  | C |
| Concrete Masonry Unit | 8%  |  |  | LIFE | ** | 5 | \$3,700  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5 | \$7,000  | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$17,500 | C |
| SGFT/Glazed Masonry   | 5%  |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | ** | 5 | \$41,200 | B |
| AcousTileSusp.Lay-In | 15% |  |  | 2033 | ** | 5 | \$19,800 | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5 | \$10,300 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Room 311, Stairs*

|             |    |  |  |      |    |   |         |   |
|-------------|----|--|--|------|----|---|---------|---|
| Metal Panel | 5% |  |  | LIFE | ** | 5 | \$8,200 | B |
| Plaster     | 5% |  |  | LIFE | ** | 5 | \$4,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1 Electrical Service, Main Service Protector Rated @ 3000a.*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2040 | ** | 5 | \$2,300 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 30% |  |  | 2040 | **        | 1 |  | B |
| Conduit | 70% |  |  | 2020 | \$100,600 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$13,600 | 5 | \$200   | B |
| Molded Case Bkrs | 30% |  |  | 2036 | **       | 5 | \$700   | B |
| Molded Case Bkrs | 60% |  |  | 2019 | \$81,300 | 5 | \$1,400 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$107,400      | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 80%  |                   |                | 2018               | \$26,400       | 5           | \$500          | B             |
| Locally Mounted       | 10%  |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 10%  | 2-4               | \$3,300        | 2040               | * *            | 5           |                | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Mechanical Room                                 |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 30%  |                   |                | 2025               | * *            | 10          | \$24,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent           | 67%  |                   |                | 2020               | \$532,000      | 10          | \$54,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$7,400        | 10          | \$100          | B             |
| Incandescent          | 1%   |                   |                | 2020               | \$7,900        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 30%  |                   |                | 2020               | \$4,400        | 1           |                | B             |
| Exit, Service         | 70%  |                   |                | 2020               | \$10,200       | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$27,300       |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$87,300       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | * *            | 4           | \$4,400        |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 21 - Q

Asset # : 1195

| Mechanical  |                                | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|---|--------------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System  | Component                      | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|   | Type                           | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating   |                                |                |           |                    |      |                |       |                |          |
|   | Terminal Devices               |                |           |                    |      |                |       |                |          |
|   | Air Handler                    | 20%            |           |                    | 2025 | **             | 1     | \$10,900       | B        |
|   | Convactor/Radiator             | 60%            |           |                    | 2033 | **             | 1     | \$17,100       | B        |
|   | Fan Coil Unit/Heat             | 20%            |           |                    | 2025 | **             | 1     | \$5,700        | B        |
| Air Conditioning  |                                |                |           |                    |      |                |       |                |          |
|   | Energy Source                  |                |           |                    |      |                |       |                |          |
|   | Electricity                    | 100%           |           |                    | 2036 | **             | 1     |                | B        |
|   | Conversion Equipment           |                |           |                    |      |                |       |                |          |
|   | Ext Pkg Unit - Heating/Cooling | 20%            |           |                    | 2025 | **             | 2     | \$1,100        | B        |
|   | Window/Wall Unit               | 20%            |           |                    | 2015 | \$41,300       | 1     |                | B        |
|   | No Component                   | 60%            |           |                    |      |                |       |                | D        |
|   | Heat Rejection                 |                |           |                    |      |                |       |                |          |
|   | Air Condenser Unit             | 20%            |           |                    | 2025 | **             | 2     | \$12,300       | B        |
|   | No Component                   | 80%            |           |                    |      |                |       |                | D        |
| Ventilation   |                                |                |           |                    |      |                |       |                |          |
|   | Distribution                   |                |           |                    |      |                |       |                |          |
|   | Ductwork/Diffusers             | 100%           |           |                    | LIFE | **             | 2-5   | \$49,100       | B        |
|   | Exhaust Fans                   |                |           |                    |      |                |       |                |          |
|   | Interior                       | 80%            |           |                    | 2025 | **             | 2     | \$2,200        | B        |
|   | Roof                           | 20%            |           |                    | 2025 | **             | 2     | \$500          | B        |
| Plumbing  |                                |                |           |                    |      |                |       |                |          |
|   | H/C Water Piping               |                |           |                    |      |                |       |                |          |
|   | Galv Iron/Steel                | 100%           |           |                    | 2033 | **             | 1     |                | B        |
|   | Water Heater                   |                |           |                    |      |                |       |                |          |
|   | Gas Fired                      | 100%           |           |                    | 2018 | \$23,400       | 2     | \$1,300        | B        |
|   | HW Heat Exchanger              |                |           |                    |      |                |       |                |          |
|   | Low Temp                       | 100%           |           |                    | 2040 | **             | 4     | \$8,700        | B        |
|   | Sanitary Piping                |                |           |                    |      |                |       |                |          |
|   | Cast Iron                      | 100%           |           |                    | LIFE | **             | 1     |                | B        |
|   | Storm Drain Piping             |                |           |                    |      |                |       |                |          |
|   | Cast Iron                      | 100%           |           |                    | LIFE | **             | 1     |                | B        |
|   | Sump Pump(s)                   |                |           |                    |      |                |       |                |          |
|   | Rigid Piping                   | 100%           |           |                    | 2025 | **             | 4     | \$1,300        | B        |
|   | Fixtures                       |                |           |                    |      |                |       |                |          |
|   | Generic                        | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport                                      |                                |                |           |                    |      |                |       |                |          |
|   | Elevators                      |                |           |                    |      |                |       |                |          |
|   | Hydraulic                      | 100%           |           |                    | LIFE | **             |       |                | C        |
| Other Observation, Extent : Light, Area Affected : 100% |                                |                |           |                    |      |                |       |                |          |
| Location : B-3  |                                |                |           |                    |      |                |       |                |          |
| Explanation : 1 Unit                                    |                                |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 21 - SI  
**Address** : 168 HOOKER PLACE NEAR TRANTOR PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : R021  
**Program / Asset #** : BOE0912.000 / 1447 **Yr Built/Renovated** : 1906 / 2011  
**Area Sq Ft** : 34,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1135 **Lot** : 1 **BIN** : 5026335

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$10,600              |
| Interior Architecture | \$55,200              |                       |
| Electrical            |                       | \$252,300             |
| Mechanical            |                       | \$79,900              |
| <b>Total</b>          | <b>\$55,200</b>       | <b>\$342,800</b>      |
| Priority A            |                       | \$10,600              |
| Priority B            | \$55,200              | \$332,200             |
| <b>Total</b>          | <b>\$55,200</b>       | <b>\$342,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$111,500        | \$4,500         | \$21,300        |                |
| Interior Architecture | \$46,400         | \$3,200         | \$6,400         | \$1,100        |
| Electrical            | \$41,900         | \$600           | \$900           | \$600          |
| Mechanical            | \$5,400          | \$5,300         | \$3,700         | \$3,400        |
| <b>Total</b>          | <b>\$205,400</b> | <b>\$13,600</b> | <b>\$32,400</b> | <b>\$5,100</b> |
| Priority A            | \$111,500        | \$4,500         | \$21,300        |                |
| Priority B            | \$47,400         | \$5,900         | \$10,000        | \$4,000        |
| Priority C            | \$46,400         | \$3,200         | \$1,100         | \$1,100        |
| <b>Total</b>          | <b>\$205,400</b> | <b>\$13,600</b> | <b>\$32,400</b> | <b>\$5,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - SI

## Asset # : 1447

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$29,500       | A             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$15,100       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$52,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 25%        |                   |                | 2039               | **             | 5           | \$3,000        | A             |
| Aluminum   | 75%        |                   |                | 2045               | **             | 5           | \$9,000        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Main Building                                     |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5-10        | \$11,000       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5-10        | \$37,300       | A             |
| Metal Rail   | 25%        |                   |                | 2036               | **             | 5-10        | \$35,100       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 60%        | Now               | \$12,900       | 2028               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 25%        | 0-2               | \$5,300        | 2028               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 10%        | 0-2               | \$2,100        | 2023               | \$10,600       |             |                | A             |
| Other Observation, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : At Center Of Roof                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Worn And Eroded                                |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         |                   |                | 2043               | **             | 10          | \$5,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$18,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$2,100        | C             |
| Vinyl Tile   | 20%        |                   |                | 2028               | **             | 3           | \$3,200        | C             |
| Vinyl Tile   | 60%        |                   |                | 2033               | **             | 3           | \$9,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$4,000        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | **             | 5           | \$10,700       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$1,600        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$800          | C             |
| Plaster  | 60%        | Now               | \$29,300       | LIFE               | **             | 5           | \$9,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 25% |     |          | 2036 | * * | 5 | \$10,700 | B |
| Plaster              | 75% | Now | \$55,200 | LIFE | * * | 5 | \$20,100 | B |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$100 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |     |   |       |   |
|------------------|------|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2043 | * * | 5 | \$700 | B |
|------------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 30% |  |  | 2043 | * *      | 1 |  | B |
| Conduit | 70% |  |  | 2023 | \$25,300 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |       |   |
|------------------|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw    | 5%  |  |  | 2039 | * *     | 5 |       | B |
| Fused Disc Sw    | 5%  |  |  | 2022 | \$2,800 | 5 |       | B |
| Molded Case Bkrs | 90% |  |  | 2039 | * *     | 5 | \$700 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$17,300 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | * *      | 1 |  | B |
| Thermoplastic | 30% |  |  | 2023 | \$10,400 | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |         |   |       |   |
|----------------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted      | 40% |  |  | 2028 | * *     | 5 | \$100 | B |
| Locally Mounted      | 50% |  |  | 2021 | \$6,400 | 5 | \$100 | B |
| Motor Control Center | 10% |  |  | 2036 | * *     | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

88%

2018

\$227,000

10

\$23,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

6%

2028

\* \*

10

\$1,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : T-8 Lamps*

## HID

3%

2018

\$3,600

10

B

## Incandescent

3%

2018

\$7,700

2

B

## Egress Lighting

## Emergency, Service

30%

2023

\$1,400

1

B

## Exit, Service

70%

2023

\$3,300

1

B

## Exterior Lighting

## HID

100%

2018

\$11,600

10

\$100

B

## Alarm

## Fire/Smoke Detection

## No Component

60%

D

## Generic

40%

2028

\* \*

1-3

\$6,900

B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank - 1700 Gallons*

## Conversion Equipment

## Steam Boiler

80%

2036

\* \*

1

\$22,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## No Component

20%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof, A C Units**Explanation : 10 Furnaces - Covered Under A C Units*

## Distribution

## Steam Piping/Pump

80%

2043

\* \*

4

\$1,700

B

## No Component

20%

D

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## DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

| Mechanical                     |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |  |                |                    |                |             |                |               |
| Terminal Devices               |            |  |                |                    |                |             |                |               |
| Air Handler                    | 20%        |  |                | 2028               | * *            | 1           | \$3,500        | B             |
| Convactor/Radiator             | 60%        |  |                | 2028               | * *            | 1           | \$5,600        | B             |
| No Component                   | 20%        |  |                |                    |                |             |                | D             |
| Air Conditioning               |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Electricity                    | 100%       |  |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 20%        |  |                | 2023               | \$43,000       | 2           | \$400          | B             |
|                                |            | R-22 Refrigerant, Extent : Light, Area Affected : 100%           |                |                    |                |             |                |               |
|                                |            | Location : Roof A C Units  |                |                    |                |             |                |               |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%          |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
|                                |            | Explanation : 10 Roof Top Units, Each With Built In Gas Furnaces |                |                    |                |             |                |               |
| Window/Wall Unit               | 55%        |  |                | 2021               | \$36,900       | 1           |                | B             |
| No Component                   | 25%        |  |                |                    |                |             |                | D             |
| Ventilation                    |            |  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 20%        |  |                | LIFE               | * *            | 2-5         | \$5,100        | B             |
| No Component                   | 80%        |  |                |                    |                |             |                | D             |
| Exhaust Fans                   |            |  |                |                    |                |             |                |               |
| Interior                       | 20%        | Now  | \$400          | 2023               | \$7,200        | 2           | \$100          | B             |
|                                |            | Broken, Extent : Moderate, Area Affected : 5%                    |                |                    |                |             |                |               |
|                                |            | Location : Girls And Boys Bathrooms                              |                |                    |                |             |                |               |
| Roof                           | 20%        |  |                | 2028               | * *            | 2           | \$200          | B             |
| No Component                   | 60%        |  |                |                    |                |             |                | D             |
| Plumbing                       |            |  |                |                    |                |             |                |               |
| H/C Water Piping               |            |  |                |                    |                |             |                |               |
| Brass/Copper                   | 25%        |  |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 75%        |  |                | 2028               | * *            | 1           |                | B             |
| Water Heater                   |            |  |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |  |                | 2021               | \$7,600        | 2           | \$400          | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%          |                |                    |                |             |                |               |
|                                |            | Location : Basement  |                |                    |                |             |                |               |
|                                |            | Explanation : One Unit   |                |                    |                |             |                |               |
| Sanitary Piping                |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |  |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |  |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)              |            |  |                |                    |                |             |                |               |
| Electric                       | 100%       |  |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures                       |            |  |                |                    |                |             |                |               |
| Generic                        | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression               |            |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 21 - SI

Asset # : 1447

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2033               | * *            | 1-2         | \$200          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 22 - Q  
**Address** : 153-33 SANFORD AVENUE  
**Borough** : QUEENS **Agency's Number** : Q022  
**Program / Asset #** : BOE0685.000 / 1196 **Yr Built/Renovated** : 1966 / 2009  
**Area Sq Ft** : 64,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5328 **Lot** : 1 **BIN** : 4438184

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$129,000             |
| Interior Architecture | \$696,600             |                       |
| Electrical            | \$124,100             | \$739,900             |
| Mechanical            | \$43,000              | \$366,500             |
| <b>Total</b>          | <b>\$863,700</b>      | <b>\$1,235,400</b>    |
| Priority A            |                       | \$129,000             |
| Priority B            | \$167,100             | \$1,106,400           |
| Priority C            | \$696,600             |                       |
| <b>Total</b>          | <b>\$863,700</b>      | <b>\$1,235,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,500        |                 |                 | \$5,000         |
| Interior Architecture | \$15,600        | \$3,100         | \$8,600         | \$8,900         |
| Electrical            | \$1,000         | \$700           | \$8,800         |                 |
| Mechanical            | \$18,100        | \$10,100        | \$33,000        | \$7,400         |
| <b>Total</b>          | <b>\$51,200</b> | <b>\$13,900</b> | <b>\$50,400</b> | <b>\$21,400</b> |
| Priority A            | \$16,500        |                 |                 | \$5,000         |
| Priority B            | \$34,700        | \$10,800        | \$41,800        | \$7,500         |
| Priority C            |                 | \$3,100         | \$8,600         | \$8,900         |
| <b>Total</b>          | <b>\$51,200</b> | <b>\$13,900</b> | <b>\$50,400</b> | <b>\$21,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 22 - Q

## Asset # : 1196

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 35%        |                   |                | LIFE               | **             | 5           | \$78,300       | A             |
| Masonry: Brick  | 55%        | Now               | \$16,500       | LIFE               | **             | 5           | \$24,600       | A             |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Exit                                     |            |                   |                |                    |                |             |                |               |
| Granite Panels  | 10%        |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$10,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 45%        |                   |                | LIFE               | **             | 5           | \$34,000       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 45%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2031               | **             | 10          | \$50,700       | A             |
| Copper/Terne  | 5%         |                   |                | 2061               | **             | 10          | \$6,700        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$17,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$4,000        | C             |
| Vinyl Tile  | 85%        |                   |                | 2016               | \$655,300      | 3           | \$25,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$2,100        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Folding Partition   | 10%        |                   |                | 2037               | **             | 5           | \$17,900       | C             |
| Glazed Ceramic Panel  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$10,700       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$41,300       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Near Exit 1, Throughout                              |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        | Now               | \$15,600       | 2034               | **             | 5           | \$12,600       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 50%        |                   |                | LIFE               | **             | 5           | \$6,300        | B             |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$12,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2031               | * *            | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One Electrical Service, Rated @ 1200 Amps    |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$89,400       | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 95%  |           |                | 2021               | \$81,000       | 1           |                | B        |
|                 | Conduit                  | 5%   |           |                | 2041               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2020               | \$10,200       | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 85%  |           |                | 2020               | \$86,400       | 5           | \$1,200        | B        |
|                 | Molded Case Bkrs         | 5%   |           |                | 2037               | * *            | 5           | \$100          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 95%  | 2-4       | \$85,100       | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 5%   |           |                | 2041               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 50%  |           |                | 2019               | \$10,600       | 5           | \$200          | B        |
|                 | Locally Mounted          | 50%  |           |                | 2026               | * *            | 5           | \$200          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   | 0-2       | \$900          | LIFE               | * *            | 5           | \$800          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement, Water Main                            |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Corroded                                     |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 90%  |           |                | 2021               | \$438,500      | 10          | \$44,600       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2016               | \$4,500        | 10          |                | B        |
|                 | Incandescent             | 8%   |           |                | 2016               | \$39,000       | 2           | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 30%  |           |                | 2026               | * *            | 10          | \$3,900        | B        |
|                 | Exit, Service            | 70%  |           |                | 2026               | * *            | 1           |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2031               | * *            | 5           | \$16,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 22 - Q

Asset # : 1196

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Steam Boiler         | 100%   |                   |                | 2019               | \$300,000      | 1           | \$53,600       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution     |                      |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$43,000       | 2031               | * *            | 4           | \$2,700        | B             |
|                  |                      | Leak Evident, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                  |                      | Location : Vacuum Pump, Boiler Room                      |                   |                |                    |                |             |                |               |
|                  |                      | Steam Traps Faulty, Extent : Severe, Area Affected : 65% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Terminal Devices |                      |  |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%  |                   |                | 2021               | \$66,500       | 1           | \$6,700        | B             |
|                  | Convactor/Radiator   | 80%  |                   |                | 2026               | * *            | 1           | \$14,000       | B             |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 10%  |                   |                | 2016               | \$12,700       | 1           |                | B             |
|                  | No Component         | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$30,100       | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 15%  |                   |                | 2026               | * *            | 2           | \$300          | B             |
|                  | Roof                 | 85%  |                   |                | 2026               | * *            | 2           | \$1,400        | B             |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   |                   |                | 2034               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |  |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                | 2031               | * *            | 4           | \$8,000        | B             |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%   | Now               | \$10,300       | 2031               | * *            | 4           | \$1,300        | B             |
|                  |                      | Noisy/Vibrating, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Fixtures         |                      |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 22 - SI  
**Address** : 1860 FOREST AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R022  
**Program / Asset #** : BOE0913.000 / 2526 **Yr Built/Renovated** : 1914 / 2010  
**Area Sq Ft** : 99,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1706 **Lot** : 1 **BIN** : 5107239

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$61,600              | \$201,300             |
| Interior Architecture | \$591,100             | \$320,200             |
| Electrical            | \$75,700              | \$271,800             |
| Mechanical            |                       | \$283,900             |
| <b>Total</b>          | <b>\$728,400</b>      | <b>\$1,077,100</b>    |
| Priority A            | \$61,600              | \$201,300             |
| Priority B            | \$75,700              | \$555,600             |
| Priority C            | \$591,100             | \$320,200             |
| <b>Total</b>          | <b>\$728,400</b>      | <b>\$1,077,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$18,100        | \$29,800        |
| Interior Architecture | \$15,600        | \$12,600        |                 | \$10,100        |
| Electrical            | \$6,000         | \$7,500         | \$6,600         | \$6,600         |
| Mechanical            | \$48,600        | \$17,700        | \$31,600        | \$17,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$74,100</b> | <b>\$41,800</b> | <b>\$60,200</b> | <b>\$68,200</b> |
| Priority A            |                 |                 | \$18,100        | \$29,800        |
| Priority B            | \$74,100        | \$29,200        | \$42,200        | \$34,500        |
| Priority C            |                 | \$12,600        |                 | \$3,900         |
| <b>Total</b>          | <b>\$74,100</b> | <b>\$41,800</b> | <b>\$60,200</b> | <b>\$68,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

| Architecture   |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                        |  |                   |                |                    |                |             |                |               |
| Exterior Walls |                        |  |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta | 2%   |                   |                | LIFE               | * *            | 5           | \$17,200       | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$104,300      | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone     | 3%   |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
| Windows        |                        |  |                   |                |                    |                |             |                |               |
|                | Aluminum               | 100%   |                   |                | 2047               | * *            | 5           | \$35,000       | A             |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2007                                       |                   |                |                    |                |             |                |               |
| Parapets       |                        |  |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$19,300       | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone     | 10%  |                   |                | LIFE               | * *            | 5           | \$2,900        | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
|                | Metal Cornice          | 5%   |                   |                | 2057               | * *            | 10          | \$3,700        | A             |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 2010                                       |                   |                |                    |                |             |                |               |
| Roof           |                        |  |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)         | 71%  |                   |                | 2027               | * *            | 10          | \$61,600       | A             |
|                | Copper/Terne           | 4%   |                   |                | 2037               | * *            | 10          | \$8,700        | A             |
|                | Roll Roofing           | 25%  |                   |                | 2021               | \$97,000       | 5           | \$36,100       | A             |
| Interior       |                        |  |                   |                |                    |                |             |                |               |
| Floors         |                        |  |                   |                |                    |                |             |                |               |
|                | Asphalt Poured         | 2%   |                   |                | 2035               | * *            | 5           | \$1,200        | C             |
|                | Ceramic Tile           | 3%   |                   |                | 2025               | * *            | 5           | \$3,700        | C             |
|                | Vinyl Tile             | 65%  |                   |                | 2027               | * *            | 3           | \$30,400       | C             |
|                | Vinyl Tile             | 25%  | Now               | \$89,100       | 2017               | \$297,100      | 3           | \$11,700       | C             |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 9 X 9 Tiles                                |                   |                |                    |                |             |                |               |
|                | Wood                   | 5%   | Now               | \$39,700       | 2025               | * *            | 5           | \$5,800        | C             |
|                |                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Interior Walls

|                       |     |     |           |      |           |   |          |   |
|-----------------------|-----|-----|-----------|------|-----------|---|----------|---|
| Ceramic Tile          | 7%  |     |           | 2018 | \$320,200 | 5 | \$10,900 | C |
| Concrete Masonry Unit | 5%  |     |           | LIFE | **        | 5 | \$3,100  | C |
| Gypsum Board          | 5%  |     |           | LIFE | **        | 5 | \$4,700  | C |
| Plaster               | 58% | 0-2 | \$165,200 | LIFE | **        | 5 | \$27,000 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2027 | ** | 5 | \$12,500 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2039 | ** | 5 | \$31,200 | B |
| Exposed Concrete     | 25% |  |  | LIFE | ** | 5 | \$4,900  | B |
| Plaster              | 40% |  |  | LIFE | ** | 5 | \$31,200 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2500 Amp And 1600 Amp*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2022 | \$31,300 | 5 | \$100 | B |
| Fused Disc Sw | 70% |  |  | 2042 | **       | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2022 | \$59,500 | 1 |  | B |
| Conduit | 50% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2021 | \$67,700 | 5 | \$1,100 | B |
| Molded Case Bkrs | 50% |  |  | 2038 | **       | 5 | \$1,100 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 50% |  |  | 2042 | **       | 1 |  | B |
| Thermoplastic | 50% |  |  | 2022 | \$65,400 | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,200 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2039 | ** | 1 | \$25,000 | B |
|-----------|------|--|--|------|----|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

| Electrical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |            |  |                |                    |                |             |                |               |
| Generators            |            |  |                |                    |                |             |                |               |
| Diesel                | 100%       |  |                | 2035               | * *            | 1           | \$31,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Roof Of New Addition                            |                |                    |                |             |                |               |
|                       |            | Explanation : Outdoor Unit, No Rating Available            |                |                    |                |             |                |               |
| Batteries             |            |  |                |                    |                |             |                |               |
| Not Accessible        | 100%       |  |                |                    |                |             |                | D             |
| Fuel Storage          |            |  |                |                    |                |             |                |               |
| Main Tank             | 100%       |  |                | 2050               | * *            | 5           | \$2,500        | B             |
| Lighting              |            |  |                |                    |                |             |                |               |
| Interior Lighting     |            |  |                |                    |                |             |                |               |
| Fluorescent           | 99%        |  |                | 2027               | * *            | 10          | \$75,700       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : 75% T-12, 25% T-8                            |                |                    |                |             |                |               |
| HID                   | 1%         |  |                | 2022               | \$3,500        | 10          |                | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Gymnasium                                       |                |                    |                |             |                |               |
|                       |            | Explanation : Mercury                                      |                |                    |                |             |                |               |
| Egress Lighting       |            |  |                |                    |                |             |                |               |
| Emergency, Service    | 50%        |  |                | 2027               | * *            | 1           |                | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                       |            | Explanation : On Generator Ckt                             |                |                    |                |             |                |               |
| Exit, Service         | 50%        |  |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |            |  |                |                    |                |             |                |               |
| HID                   | 100%       |  |                | 2027               | * *            | 10          | \$300          | B             |
| Alarm                 |            |  |                |                    |                |             |                |               |
| Security System       |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2027               | * *            | 1           | \$1,500        | B             |
| Fire/Smoke Detection  |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2022               | \$47,800       | 1-3         | \$2,500        | B             |

| Mechanical                  |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |   |                |                    |                |             |                |               |
| Energy Source               |            |   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |   |                | 2042               | * *            | 1           |                | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Basement Vault                               |                |                    |                |             |                |               |
|                             |            | Explanation : Existing 5000 Gal , Oil #2                |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%  |                   |                | 2027               | * *            | 1           | \$82,600       | B             |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                   |                |                    |                |             |                |               |
|                                | <i>Location : Basement</i>  |                   |                |                    |                |             |                |               |
|                                | <i>Explanation : 2 Steam Boilers</i>  |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%  | Now               | \$33,200       | 2042               | * *            | 4           | \$4,100        | B             |
|                                | <i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>                     |                   |                |                    |                |             |                |               |
|                                | <i>Location : Steam Traps Through Out Building, Condensate Pump Overheating</i> |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 40%   |                   |                | 2027               | * *            | 1           | \$20,600       | B             |
| Convactor/Radiator             | 60%   |                   |                | 2027               | * *            | 1           | \$16,200       | B             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 15%   |                   |                | 2023               | \$283,900      | 2           | \$800          | B             |
| No Component                   | 85%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 25%   |                   |                | 2030               | * *            | 1           | \$12,900       | B             |
| No Component                   | 75%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 25%   |                   |                | 2027               | * *            | 2           | \$14,500       | B             |
| No Component                   | 75%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$46,500       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 80%   |                   |                | 2027               | * *            | 2           | \$2,100        | B             |
| Roof                           | 20%   |                   |                | 2027               | * *            | 2           | \$500          | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2020               | \$22,100       | 2           | \$1,200        | B             |
| HW Heat Exchanger              |   |                   |                |                    |                |             |                |               |
| Low Temp                       | 100%  |                   |                | 2032               | * *            | 4           | \$8,300        | B             |
|                                | <i>Not in Service, Extent : Light, Area Affected : 100%</i>                     |                   |                |                    |                |             |                |               |
|                                | <i>Location : Basement</i>  |                   |                |                    |                |             |                |               |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 22 - SI

Asset # : 2526

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Submersible           | 100%       | Now  | \$600          | 2016               | \$6,200        | 4           | \$1,300        | B             |
|                       |            | <i>Broken, Extent : Moderate, Area Affected : 25%</i>          |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2030               | * *            | 1           | \$5,100        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 75%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                   |                |                    |                |             |                |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 50%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : From 1st To 2nd Floor</i>                        |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Elevator</i>                                |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 75%        |  |                |                    |                |             |                | D             |
| Generic               | 25%        |  |                | 2032               | * *            | 1-2         | \$5,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 23 - BK  
**Address** : 545 WILLOUGHBY AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K023  
**Program / Asset #** : BOE0358.000 / 339 **Yr Built/Renovated** : 1966 / 2000  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1759 **Lot** : 13 **BIN** : 3048818

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$189,900             |
| Interior Architecture | \$1,160,200           | \$50,300              |
| Electrical            | \$907,500             | \$352,000             |
| Mechanical            | \$567,900             | \$847,400             |
| <b>Total</b>          | <b>\$2,635,700</b>    | <b>\$1,439,600</b>    |
| Priority A            |                       | \$189,900             |
| Priority B            | \$1,475,400           | \$1,249,700           |
| Priority C            | \$1,160,200           |                       |
| <b>Total</b>          | <b>\$2,635,700</b>    | <b>\$1,439,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  | \$7,700         |
| Interior Architecture |                 | \$1,900         | \$34,000         | \$3,100         |
| Electrical            | \$300           | \$1,100         | \$78,600         |                 |
| Mechanical            | \$14,600        | \$12,200        | \$18,100         | \$17,700        |
| <b>Total</b>          | <b>\$14,900</b> | <b>\$15,200</b> | <b>\$130,700</b> | <b>\$28,500</b> |
| Priority A            |                 |                 |                  | \$7,700         |
| Priority B            | \$14,900        | \$13,300        | \$115,300        | \$17,700        |
| Priority C            |                 | \$1,900         | \$15,400         | \$3,100         |
| <b>Total</b>          | <b>\$14,900</b> | <b>\$15,200</b> | <b>\$130,700</b> | <b>\$28,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 23 - BK

## Asset # : 339

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 15% |  |  | LIFE | ** | 5 | \$51,400 | A |
| Glazed Ceramic Panel   | 2%  |  |  | LIFE | ** | 5 | \$6,400  | A |
| Masonry: Brick         | 83% |  |  | LIFE | ** | 5 | \$56,900 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$15,400 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                |      |  |  |      |    |   |          |   |
|----------------|------|--|--|------|----|---|----------|---|
| Masonry: Brick | 100% |  |  | LIFE | ** | 5 | \$11,200 | A |
|----------------|------|--|--|------|----|---|----------|---|

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2029 | ** | 10 | \$81,700 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|              |     |     |           |      |    |   |         |   |
|--------------|-----|-----|-----------|------|----|---|---------|---|
| Ceramic Tile | 3%  |     |           | 2030 | ** | 5 | \$3,700 | C |
| Terrazzo     | 2%  |     |           | LIFE | ** | 5 | \$1,900 | C |
| Vinyl Tile   | 20% | Now | \$236,100 | 2031 | ** | 3 | \$9,300 | C |

*Broken/Missing Elements, Extent : Severe, Area Affected : 70%*

*Location : 9 X 9 Tiles In Gymnasium*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 75% |  |  | 2016 | \$885,400 | 3 | \$34,800 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9 X 9 Tiles*

## Interior Walls

|              |    |     |          |      |    |   |         |   |
|--------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile | 3% | Now | \$38,700 | 2030 | ** | 5 | \$1,600 | C |
|--------------|----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 40%*

*Location : Throughout*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Operable Wall       | 2%  |  |  | 2041 | ** | 5 | \$7,700  | C |
| Plaster             | 65% |  |  | LIFE | ** | 5 | \$21,400 | C |
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 30% |  |  | 2026 | ** | 5 | \$37,100 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 65% |  |  | LIFE | ** | 5 | \$50,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$104,300 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$118,900 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

## P. S. 23 - BK

## Asset # : 339

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs      | 95%  |                   |                | 2020               | \$128,700      | 5           | \$2,000        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 90%  |                   |                | 2019               | \$19,100       | 5           | \$500          | B             |
| Locally Mounted       | 10%  |                   |                | 2026               | * *            | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 87%  |                   |                | 2016               | \$649,100      | 10          | \$66,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2016               | \$10,400       | 10          | \$100          | B             |
| Incandescent          | 10%  |                   |                | 2016               | \$74,600       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2016               | \$17,200       | 10          | \$10,000       | B             |
| Exit, Service         | 50%  |                   |                | 2016               | \$6,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$33,500       | 10          | \$300          | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       | Now               | \$69,700       | 2031               | * *            | 5           | \$12,800       | B             |
| Leak Evident, Extent : Severe, Area Affected : 30%         |            |                   |                |                    |                |             |                |               |
| Location : Oil Pump, Basement                              |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | 0-2               | \$459,400      | 2041               | * *            | 1           | \$73,800       | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2021               | \$658,900      | 4           | \$4,100        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BK

Asset # : 339

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                |                    |                |             |                |               |
|                  | Terminal Devices   |                |                   |                |                    |                |             |                |               |
|                  | Air Handler  | 20%            |                   |                | 2021               | \$101,800      | 1           | \$10,300       | B             |
|                  | Convactor/Radiator                                       | 80%            |                   |                | 2026               | * *            | 1           | \$21,400       | B             |
| Air Conditioning |  |                |                   |                |                    |                |             |                |               |
|                  | Energy Source  |                |                   |                |                    |                |             |                |               |
|                  | Electricity  | 100%           |                   |                | 2037               | * *            | 1           |                | B             |
|                  | Conversion Equipment                                     |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit   | 20%            |                   |                | 2016               | \$38,800       | 1           |                | B             |
|                  | No Component   | 80%            |                   |                |                    |                |             |                | D             |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers                                       | 100%           |                   |                | LIFE               | * *            | 2-5         | \$46,200       | B             |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Interior   | 40%            |                   |                | 2021               | \$41,700       | 2           | \$1,000        | B             |
|                  | Roof   | 60%            | Now               | \$4,500        | 2021               | \$45,000       | 2           | \$1,200        | B             |
|                  | Not in Service, Extent : Severe, Area Affected : 20%     |                |                   |                |                    |                |             |                |               |
|                  | Location : Gym   |                |                   |                |                    |                |             |                |               |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper   | 100%           |                   |                | 2031               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                  | Low Temp   | 100%           |                   |                | 2041               | * *            | 4           | \$8,200        | B             |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Submersible  | 100%           |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
|                  | Compressed Air   | 100%           |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures         |  |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Throughout                                    |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 23 - BX  
**Address** : 2151 WASHINGTON AVE. BTWN: E.181 ST. - E.182 ST  
**Borough** : BRONX **Agency's Number** : X023  
**Program / Asset #** : BOE0983.000 / 4148 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 89,931 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p,4  
**Block** : 3037 **Lot** : 79 **BIN** : 2090472

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,700              | \$134,900             |
| Interior Architecture | \$327,000             | \$107,300             |
| Electrical            | \$64,100              |                       |
| Mechanical            |                       | \$570,100             |
| <b>Total</b>          | <b>\$429,800</b>      | <b>\$812,400</b>      |
| Priority A            | \$38,700              | \$134,900             |
| Priority B            | \$64,100              | \$618,300             |
| Priority C            | \$327,000             | \$59,100              |
| <b>Total</b>          | <b>\$429,800</b>      | <b>\$812,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$36,900         | \$13,600        |                 | \$2,200         |
| Interior Architecture | \$47,700         | \$33,000        | \$2,800         | \$12,400        |
| Electrical            | \$5,500          | \$6,900         | \$5,500         | \$14,600        |
| Mechanical            | \$29,100         | \$36,800        | \$27,900        | \$25,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$123,200</b> | <b>\$94,300</b> | <b>\$40,000</b> | <b>\$58,600</b> |
| Priority A            | \$36,900         | \$13,600        |                 | \$2,200         |
| Priority B            | \$62,900         | \$80,600        | \$37,300        | \$44,100        |
| Priority C            | \$23,400         |                 | \$2,800         | \$12,400        |
| <b>Total</b>          | <b>\$123,200</b> | <b>\$94,300</b> | <b>\$40,000</b> | <b>\$58,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$74,400       | A             |  |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE    | **                 | 5           | \$60,500       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 5%         | Now               | \$14,300       | 2030    | **                 | 5           | \$700          | A             |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1% |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 90%        |                   |                | 2038    | **                 | 5           | \$26,700       | A             |  |
| Metal Louvers   | 5%         |                   |                | 2031    | **                 | 10          | \$9,300        | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 25%        | Now               | \$1,900        | LIFE    | **                 | 5           | \$3,500        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 60%        | 0-2               | \$10,000       | LIFE    | **                 | 5           | \$7,500        | A             |  |
| Caulking Deteriorated, Extent : Light, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 2%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         | Now               | \$10,800       | 2042    | **                 | 5           | \$1,200        | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Door At Mechanical Enclosure                       |            |                   |                |         |                    |             |                |               |  |
| Deformed/Dented, Extent : Severe, Area Affected : 25%         |            |                   |                |         |                    |             |                |               |  |
| Location : Door At Mechanical Enclosure                       |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 10%        |                   |                | 2035    | **                 | 5-10        | \$22,500       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                       | 95%        | Now               | \$38,700       | 2027    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Hatches over Stairways                             |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen  | 5%         |                   |                | 2027    | **                 | 10          | \$2,200        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | **                 | 5           | \$5,500        | C             |  |
| Vinyl Tile  | 90%        | Now               | \$47,200       | 2027    | **                 | 3           | \$37,200       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         | Now               | \$23,400       | 2050    | **                 | 5           | \$5,200        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |           |      |     |   |          |   |
|--|-----|-----|-----------|------|-----|---|----------|---|
| Concrete Masonry Unit                                      | 70% | Now | \$279,800 | LIFE | * * | 5 | \$59,100 | C |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i> |     |     |           |      |     |   |          |   |
| <i>Location : Roof Stair</i>                               |     |     |           |      |     |   |          |   |

|                     |     |  |  |      |     |   |         |   |
|---------------------|-----|--|--|------|-----|---|---------|---|
| Gypsum Board        | 5%  |  |  | LIFE | * * | 5 | \$6,300 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * |   |         | C |

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 60% |     |          | 2035 | * * | 5 | \$66,100 | B |
| Exposed Struc: Steel | 5%  |     |          | LIFE | * * |   |          | B |
| Gypsum Board         | 35% | 0-2 | \$24,400 | LIFE | * * | 5 | \$48,200 | B |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2042 | * * | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Service Size 4000 Amps</i>                       |      |  |  |      |     |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2042 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 25% |  |  | 2038 | * * | 5 | \$400   | B |
| Molded Case Bkrs | 75% |  |  | 2038 | * * | 5 | \$1,500 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | * * | 5 | \$500 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|   |      |  |  |      |     |   |         |   |
|---|------|--|--|------|-----|---|---------|---|
| Generic   | 100% |  |  | LIFE | * * | 5 | \$1,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |         |   |
| <i>Location : Basement</i>  |      |  |  |      |     |   |         |   |
| <i>Explanation : Connected With Main Water Pipe</i>               |      |  |  |      |     |   |         |   |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2035 | * * | 1 | \$22,700 | B |
|-----------|------|--|--|------|-----|---|----------|---|

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

| Electrical           |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Stand-by Power       |                    |  |           |                    |      |                |       |                |          |
|                      | Generators         |  |           |                    |      |                |       |                |          |
|                      | Diesel             | 100%   |           |                    | 2031 | * *            | 1     | \$28,500       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Penthouse                                       |           |                    |      |                |       |                |          |
|                      |                    | Explanation : 350 Kva, Caterpillar Genset                  |           |                    |      |                |       |                |          |
| Batteries            |                    |  |           |                    |      |                |       |                |          |
|                      | Nickel Cadmium     | 100%   |           |                    | 2017 | \$600          | 5     | \$16,400       | B        |
| Fuel Storage         |                    |  |           |                    |      |                |       |                |          |
|                      | Main Tank          | 100%   |           |                    | 2050 | * *            | 5     | \$2,200        | B        |
| Lighting             |                    |  |           |                    |      |                |       |                |          |
|                      | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 95%  |           |                    | 2027 | * *            | 10    | \$64,100       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                      | Incandescent       | 5%   |           |                    | 2022 | \$33,200       | 2     | \$100          | B        |
| Egress Lighting      |                    |  |           |                    |      |                |       |                |          |
|                      | Emergency, Service | 50%  |           |                    | 2022 | \$6,100        | 1     |                | B        |
|                      | Exit, Service      | 50%  |           |                    | 2022 | \$6,100        | 1     |                | B        |
| Exterior Lighting    |                    |  |           |                    |      |                |       |                |          |
|                      | HID                | 100%   |           |                    | 2022 | \$30,700       | 10    | \$200          | B        |
| Alarm                |                    |  |           |                    |      |                |       |                |          |
|                      | Security System    |  |           |                    |      |                |       |                |          |
|                      | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                      | Generic            | 5%   |           |                    | 2027 | * *            | 1     | \$1,400        | B        |
| Fire/Smoke Detection |                    |  |           |                    |      |                |       |                |          |
|                      | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                      | Generic            | 5%   |           |                    | 2027 | * *            | 1-3   | \$2,300        | B        |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : Oil # 2, Two Tanks About 5000 Gal Each    |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2027               | * *            | 1           | \$73,000       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 40%            |                   |                | 2038               | * *            | 4           | \$2,200        | B             |
| Steam Piping/Pump  | 60%            | Now               | \$7,000        | 2032               | * *            | 4           | \$2,200        | B             |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 50%            |                   |                | 2027               | * *            | 1           | \$11,900       | B             |
| Fan Coil Unit/Heat   | 10%            |                   |                | 2022               | \$125,600      | 1           | \$2,400        | B             |
| No Component   | 40%            |                   |                |                    |                |             |                | D             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling   | 100%           |                   |                | 2027               | * *            | 2           | \$4,500        | B             |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>          |                |                   |                |                    |                |             |                |               |
| <i>Location : Roof</i>   |                |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |               |
| <i>Location : Roof</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Package Chiller Units</i>                           |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 100%           |                   |                | 2042               | * *            | 4           | \$5,500        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 100%           |                   |                | 2022               | \$356,400      | 1           | \$45,600       | B             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$41,000       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 95%            |                   |                | 2022               | \$88,100       | 2           | \$2,200        | B             |
| Roof   | 5%             |                   |                | 2022               | \$3,300        | 2           | \$100          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 75%            |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 25%            |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2015               | \$19,500       | 2           | \$1,100        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Tank Of 225 Gal</i>                                 |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2042               | * *            | 4           | \$10,900       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Used To Generate Heating Hot Water From The Steam</i> |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 23 - BX

Asset # : 4148

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement : 4th Floor                         |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | * *            | 1-5         | \$37,200       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2042               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 23 - SI  
**Address** : 30 NATICK STREET @ MAPLEWOOD AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R023  
**Program / Asset #** : BOE0914.000 / 1448 **Yr Built/Renovated** : 1964 / 2012  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4373 **Lot** : 1 **BIN** : 5059927

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$45,200         | \$100,200          |
| Interior Architecture |  | \$315,000        | \$675,800          |
| Electrical            |  |                  | \$935,400          |
| Mechanical            |  |                  | \$91,500           |
| <b>Total</b>          |  | <b>\$360,200</b> | <b>\$1,802,900</b> |
| Priority A            |  | \$45,200         | \$100,200          |
| Priority B            |  | \$43,000         | \$1,026,900        |
| Priority C            |  | \$272,000        | \$675,800          |
| <b>Total</b>          |  | <b>\$360,200</b> | <b>\$1,802,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,800          | \$5,200         | \$32,400        |                 |
| Interior Architecture | \$68,100         |                 |                 | \$8,900         |
| Electrical            | \$29,200         | \$1,000         | \$1,000         | \$1,800         |
| Mechanical            | \$26,300         | \$7,000         | \$9,000         | \$9,000         |
| <b>Total</b>          | <b>\$128,500</b> | <b>\$13,100</b> | <b>\$42,500</b> | <b>\$19,700</b> |
| Priority A            | \$4,800          | \$5,200         | \$32,400        |                 |
| Priority B            | \$73,800         | \$8,000         | \$10,100        | \$10,900        |
| Priority C            | \$49,900         |                 |                 | \$8,900         |
| <b>Total</b>          | <b>\$128,500</b> | <b>\$13,100</b> | <b>\$42,500</b> | <b>\$19,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 23 - SI

## Asset # : 1448

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 98%   |                   |                | LIFE               | **             | 5           | \$90,500       | A             |
| Granite Panels         | 2%  |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2045               | **             | 5           | \$10,400       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5-10        | \$4,600        | A             |
| Metal: Cage/Fence      | 95%   |                   |                | 2036               | **             | 5-10        | \$55,600       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2028               | **             | 10          | \$55,000       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Slate                  | 5%  | 0-2               | \$8,600        | LIFE               | **             | 5           | \$4,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  | 0-2               | \$2,500        | LIFE               | **             | 5           | \$3,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%  |                   |                | 2023               | \$39,800       | 3           | \$2,100        | C             |
| Vinyl Tile             | 80%   | Now               | \$190,800      | 2018               | \$636,000      | 3           | \$25,000       | C             |
|                        | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9 X 9 Tiles  |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2038               | **             | 5           | \$7,800        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 10          | \$18,400       | C             |
| Concrete Masonry Unit  | 5%  | 0-2               | \$2,800        | LIFE               | **             | 5           | \$1,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 60%   | 0-2               | \$81,200       | LIFE               | **             | 5           | \$13,300       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout<br>Water Penetration, Extent : Light, Area Affected : 10%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   | 0-2               | \$17,000       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%   |                   |                | 2028               | **             | 5           | \$20,800       | B             |
| Exposed Concrete       | 20%   |                   |                | LIFE               | **             | 5-10        | \$20,800       | B             |
| Plaster                | 60%   | 0-2               | \$43,000       | LIFE               | **             | 5           | \$31,300       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout<br>Water Penetration, Extent : Light, Area Affected : 10%<br>Location : Throughout |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 23 - SI

## Asset # : 1448

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   |                   |                | 2023               | \$20,100       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps & One 800 Amps Main Disconnect Switch |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%   |                   |                | 2049               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch                 |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 95%   |                   |                | 2023               | \$81,000       | 1           |                | B             |
| Conduit                  | 5%  |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs         | 80%   |                   |                | 2022               | \$81,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Locally Mounted          | 50%   |                   |                | 2021               | \$10,600       | 5           | \$200          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 53%   |                   |                | 2018               | \$266,300      | 10          | \$27,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%   |                   |                | 2023               | \$150,700      | 10          | \$15,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                      | 2%  |                   |                | 2023               | \$4,700        | 10          |                | B             |
| Incandescent             | 15%   |                   |                | 2018               | \$75,400       | 2           | \$200          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2023               | \$11,600       | 10          | \$6,700        | B             |
| Exit, Service            | 50%   |                   |                | 2023               | \$4,600        | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2023               | \$22,500       | 10          | \$200          | B             |
| Alarm                    |   |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection     |   |                   |                |                    |                |             |                |               |
| No Component             | 70%   |                   |                |                    |                |             |                | D             |
| Generic                  | 30%   |                   |                | 2018               | \$191,300      | 1-3         | \$10,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Natural Gas   | 100%       |                   |                | 2053    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Under Construction  | 100%       |                   |                |         |                    |             |                | D             |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       |                   |                | 2033    | **                 | 4           | \$2,800        | B             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, New Boiler Steam Header, Condensate Header, Vacuum Pumping System, Steam Traps |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 40%        |                   |                | 2028    | **                 | 1           | \$13,800       | B             |  |
| Convactor/Radiator  | 60%        |                   |                | 2028    | **                 | 1           | \$10,800       | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2039    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Reciprocating   | 30%        |                   |                | 2031    | **                 | 1           | \$7,800        | B             |  |
| Compr/Chiller   |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 70%        |                   |                | 2018    | \$91,500           | 1           |                | B             |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| No Component  | 70%        |                   |                |         |                    |             |                | D             |  |
| No Component  | 30%        |                   |                |         |                    |             |                | D             |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht   | 30%        |                   |                | 2031    | **                 | 1           | \$10,400       | B             |  |
| No Component  | 70%        |                   |                |         |                    |             |                | D             |  |
| Heat Rejection  |            |                   |                |         |                    |             |                |               |  |
| Remote Air Cond   | 30%        |                   |                | 2031    | **                 | 2           | \$11,700       | B             |  |
| No Component  | 70%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | **                 | 2-5         | \$49,200       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 40%        |                   |                | 2028    | **                 | 2           | \$700          | B             |  |
| Roof  | 60%        | Now               | \$3,000        | 2023    | \$30,300           | 2           | \$800          | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2028    | **                 | 1           |                | B             |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       |                   |                | 2023    | \$14,800           | 2           | \$800          | B             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 23 - SI

Asset # : 1448

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2033               | * *            | 4           | \$1,300        | B             |
|                       |            | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|                       |            | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>    |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Generic               | 10%        |   |                | 2033               | * *            | 1-2         | \$1,600        | B             |
|                       |            | <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 24 - BK  
**Address** : 427 38 STREET  
**Borough** : BROOKLYN **Agency's Number** : K024  
**Program / Asset #** : BOE0968.000 / 4480 **Yr Built/Renovated** : 1997 / 2002  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,ph  
**Block** : 701 **Lot** : 1 **BIN** : 3346119

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$239,000             | \$52,900              |
| Electrical            |                       | \$68,400              |
| <b>Total</b>          | <b>\$239,000</b>      | <b>\$121,300</b>      |
| Priority A            | \$239,000             | \$52,900              |
| Priority B            |                       | \$68,400              |
| <b>Total</b>          | <b>\$239,000</b>      | <b>\$121,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  |                 |                 |
| Interior Architecture |                 | \$62,200         | \$2,200         |                 |
| Electrical            | \$11,600        | \$13,800         | \$11,600        | \$21,100        |
| Mechanical            | \$24,900        | \$33,100         | \$33,900        | \$41,600        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$117,000</b> | <b>\$55,600</b> | <b>\$70,600</b> |
| Priority A            |                 |                  |                 |                 |
| Priority B            | \$44,300        | \$98,900         | \$53,400        | \$70,600        |
| Priority C            |                 | \$18,100         | \$2,200         |                 |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$117,000</b> | <b>\$55,600</b> | <b>\$70,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 24 - BK

## Asset # : 4480

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

90%

LIFE

\* \*

5

\$52,900

A

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Room 420*

Pre-Cast Concrete

10%

LIFE

\* \*

5

\$19,100

A

## Windows

Aluminum

100%

Now

\$86,100

2038

\* \*

5

\$8,900

A

*Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

## Parapets

Masonry: Brick

85%

LIFE

\* \*

5

\$2,500

A

Metal Panel

5%

2048

\* \*

5

\$600

A

Pre-Cast Concrete

10%

LIFE

\* \*

5

\$1,900

A

## Roof

IRMA/Protected  
Membrane

100%

Now

\$152,900

2027

\* \*

A

*Recent Repair Evident, Extent : Light, Area Affected : 20%*  
*Location : Over Fourth Floor*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Over Room 420 And 401*

## Interior

## Floors

Ceramic Tile

5%

2031

\* \*

5

\$4,400

C

Vinyl Tile

85%

2027

\* \*

3

\$27,900

C

Wood

10%

2050

\* \*

5

\$16,400

C

## Interior Walls

Cast in Place Concrete

10%

LIFE

\* \*

C

Ceramic Tile

5%

2035

\* \*

5

\$1,100

C

Concrete Masonry Unit

40%

LIFE

\* \*

5

\$3,700

C

Gypsum Board

10%

LIFE

\* \*

5

\$1,400

C

SGFT/Glazed Masonry

35%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

20%

2035

\* \*

5

\$22,100

B

AcousTileSusp.Lay-In

75%

2035

\* \*

5

\$66,200

B

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Rooms 401 And 420*

Exposed Struc: Steel

5%

LIFE

\* \*

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 4000 Amperes   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2038               | * *            | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$23,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$29,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Generator Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Rated @ 276 Kw   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$17,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$7,100        | B             |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2030               | * *            | 10          | \$68,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$6,300        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$6,300        | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2030

\* \*

10

\$200

B

## Alarm

Security System

No Component

30%

D

Generic

70%

2027

\* \*

1

\$19,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic

100%

2027

\* \*

1-3

\$47,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bells And Manual Pull Stations*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 10,000 Gallon Tank For #2 Fuel*

Conversion Equipment

Heat Exchanger

25%

2031

\* \*

1

\$9,400

B

Steam Boiler

75%

2035

\* \*

1

\$56,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

Distribution

Hot Wtr Piping/Pump

50%

2038

\* \*

4

\$2,800

B

Steam Piping/Pump

50%

2042

\* \*

4

\$2,800

B

Terminal Devices

Air Handler

50%

2027

\* \*

1

\$23,600

B

Convactor/Radiator

50%

2035

\* \*

1

\$12,300

B

## Air Conditioning

Energy Source

Electricity

100%

2044

\* \*

1

B

Conversion Equipment

Reciprocating

100%

2027

\* \*

1

\$35,300

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Chillers*

Distribution

Chilled Wtr Pipe/Pump

100%

2042

\* \*

4

\$5,600

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 24 - BK

Asset # : 4480

| Mechanical         |                     | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                     |  |                   |                    |         |                |             |                |               |
|                    | Terminal Devices    |  |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht | 100%   |                   |                    | 2027    | * *            | 1           | \$47,100       | B             |
|                    | Heat Rejection      |  |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit  | 100%   |                   |                    | 2027    | * *            | 2           | \$53,000       | B             |
| Ventilation        |                     |  |                   |                    |         |                |             |                |               |
|                    | Distribution        |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers  | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$42,400       | B             |
|                    | Exhaust Fans        |  |                   |                    |         |                |             |                |               |
|                    | Roof                | 100%   |                   |                    | 2027    | * *            | 2           | \$2,400        | B             |
| Plumbing           |                     |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping    |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper        | 100%   |                   |                    | 2042    | * *            | 1           |                | B             |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |               |
|                    |                     | Location : Basement  |                   |                    |         |                |             |                |               |
|                    |                     | Explanation : Triplex Booster Pumps                                |                   |                    |         |                |             |                |               |
|                    | Water Heater        |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired           | 100%   |                   |                    | 2020    | \$20,200       | 2           | \$1,100        | B             |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |               |
|                    |                     | Location : Basement  |                   |                    |         |                |             |                |               |
|                    |                     | Explanation : Instantaneous Type With 2 - 275 Gallon Storage Tanks |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping     |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron           | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron           | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)        |  |                   |                    |         |                |             |                |               |
|                    | Submersible         | 100%   |                   |                    | 2016    | \$6,200        | 4           | \$1,300        | B             |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |               |
|                    |                     | Location : Basement  |                   |                    |         |                |             |                |               |
|                    |                     | Explanation : Duplex Pumps   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer  |  |                   |                    |         |                |             |                |               |
|                    | Generic             | 100%   |                   |                    | 2027    | * *            | 1           | \$4,700        | B             |
|                    | Fixtures            |  |                   |                    |         |                |             |                |               |
|                    | Generic             | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                     |  |                   |                    |         |                |             |                |               |
|                    | Elevators           |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic           | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |               |
|                    |                     | Location : C To 4  |                   |                    |         |                |             |                |               |
|                    |                     | Explanation : 2 Units  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                     |  |                   |                    |         |                |             |                |               |
|                    | Standpipe           |  |                   |                    |         |                |             |                |               |
|                    | Generic             | 100%   |                   |                    | 2042    | * *            | 1-5         | \$38,400       | B             |
|                    | Sprinkler           |  |                   |                    |         |                |             |                |               |
|                    | No Component        | 80%  |                   |                    |         |                |             |                | D             |
|                    | Generic             | 20%  |                   |                    | 2042    | * *            | 1-2         | \$4,300        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 24 - Q  
**Address** : 141-11 HOLLY AVENUE  
**Borough** : QUEENS **Agency's Number** : Q024  
**Program / Asset #** : BOE0687.000 / 1197 **Yr Built/Renovated** : 1932 / 2001  
**Area Sq Ft** : 65,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5201 **Lot** : 21 **BIN** : 4117403

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$54,800              | \$39,700              |
| Interior Architecture |  | \$252,900             |                       |
| Electrical            |  | \$116,300             | \$649,400             |
| Mechanical            |  | \$55,000              | \$67,100              |
| <b>Total</b>          |  | <b>\$479,100</b>      | <b>\$756,200</b>      |
| Priority A            |  | \$54,800              | \$39,700              |
| Priority B            |  | \$171,400             | \$716,500             |
| Priority C            |  | \$252,900             |                       |
| <b>Total</b>          |  | <b>\$479,100</b>      | <b>\$756,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$13,800        | \$2,000         |                 | \$7,700         |
| Electrical            | \$60,300        | \$400           | \$4,600         | \$100           |
| Mechanical            | \$7,800         | \$9,100         | \$37,600        | \$8,400         |
| <b>Total</b>          | <b>\$81,800</b> | <b>\$11,500</b> | <b>\$42,200</b> | <b>\$16,100</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$72,100        | \$9,500         | \$42,200        | \$8,500         |
| Priority C            | \$9,700         | \$2,000         |                 | \$7,700         |
| <b>Total</b>          | <b>\$81,800</b> | <b>\$11,500</b> | <b>\$42,200</b> | <b>\$16,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$39,700       | A             |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$1,900        | A             |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | * *            | 5           | \$5,600        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2043               | * *            | 5           | \$18,500       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$10,000       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2026               | * *            | 10          | \$54,800       | A             |
| Copper/Terne           | 5%   |                   |                | 2049               | * *            | 10          | \$7,200        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$8,900        | C             |
| Ceramic Tile           | 5%   |                   |                | 2030               | * *            | 5           | \$4,100        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$3,200        | C             |
| Vinyl Tile             | 25%  | Now               | \$19,500       | 2016               | \$194,600      | 3           | \$7,700        | C             |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : 9x9 Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%  | Now               | \$38,900       | 2026               | * *            | 3           | \$15,300       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : 9 X 9 Throughout                                      |                   |                |                    |                |             |                |               |
| Wood                   | 10%  |                   |                | 2049               | * *            | 5           | \$15,300       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2024               | * *            | 5           | \$4,100        | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | * *            | 5           | \$3,300        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 60%  |                   |                | LIFE               | * *            | 5           | \$14,800       | C             |
| SGFT/Glazed Masonry    | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%  |                   |                | 2034               | * *            | 5           | \$8,100        | B             |
| Exposed Concrete       | 50%  |                   |                | LIFE               | * *            | 5           | \$6,300        | B             |
| Plaster                | 40%  |                   |                | LIFE               | * *            | 5           | \$20,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$28,700       | 2051               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 40%        |                   |                | 2041               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 60%        | 2-4               | \$53,600       | 2051               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Switchgear Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2021               | \$68,200       | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 30%        | 2-4               | \$30,500       | 2046               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Area                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 60%        |                   |                | 2020               | \$61,000       | 5           | \$800          | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$62,700       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2034               | * *            | 5           | \$200          | B             |
| Locally Mounted   | 50%        |                   |                | 2019               | \$10,600       | 5           | \$200          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement, Water Main                             |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

96%  
 2021 \$472,200 10 \$48,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2016 \$4,600 10 B  
 Incandescent 2% 2021 \$9,800 2 B

Egress Lighting

Emergency, Battery 40% 2021 \$9,000 10 \$5,300 B  
 Exit, Service 60% 2021 \$5,400 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
 Interruptible Gas/Dual Fuel 100% 2041 \* \* 1 B

Conversion Equipment  
Steam Boiler

100% 2034 \* \* 1 \$54,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% 2031 \* \* 4 \$4,000 B

Terminal Devices

Air Handler 20% 2021 \$67,100 1 \$6,800 B  
 Convactor/Radiator 80% 2026 \* \* 1 \$14,100 B

## Air Conditioning

Energy Source  
 Electricity 100% 2037 \* \* 1 B

Conversion Equipment

Window/Wall Unit 20% 2016 \$25,600 1 B  
 No Component 80% D

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$30,400 B

Exhaust Fans

Interior 80% 2016 \$55,000 2 \$1,300 B  
 Roof 20% 2021 \$9,900 2 \$300 B

## Plumbing

H/C Water Piping

Galv Iron/Steel 100% 2026 \* \* 1 B

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## DEPARTMENT OF EDUCATION - 040

P. S. 24 - Q

Asset # : 1197

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2019               | \$14,500       | 2           | \$800          | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Boiler Room</i>                                  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 400 Gallons</i>                               |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2029               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 25 - BK  
**Address** : 787 LAFAYETTE AVENUE @MARCUS GARVEY BLVD.  
**Borough** : BROOKLYN **Agency's Number** : K025  
**Program / Asset #** : BOE0359.000 / 340 **Yr Built/Renovated** : 1942 / 2009  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1787 **Lot** : 14 **BIN** : 3049858

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$70,600           | \$74,000         |
| Interior Architecture |  | \$652,600          | \$42,000         |
| Electrical            |  | \$860,100          | \$375,200        |
| Mechanical            |  |                    | \$213,200        |
| <b>Total</b>          |  | <b>\$1,583,400</b> | <b>\$704,500</b> |
| Priority A            |  | \$70,600           | \$74,000         |
| Priority B            |  | \$860,100          | \$588,400        |
| Priority C            |  | \$652,600          | \$42,000         |
| <b>Total</b>          |  | <b>\$1,583,400</b> | <b>\$704,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,900         |                 | \$14,500        |                 |
| Interior Architecture | \$68,300         |                 | \$800           | \$8,000         |
| Electrical            |                  | \$32,400        | \$400           |                 |
| Mechanical            | \$48,600         | \$11,800        | \$21,300        | \$11,800        |
| <b>Total</b>          | <b>\$135,900</b> | <b>\$44,200</b> | <b>\$37,000</b> | <b>\$19,800</b> |
| Priority A            | \$18,900         |                 | \$14,500        |                 |
| Priority B            | \$48,600         | \$44,200        | \$21,700        | \$11,800        |
| Priority C            | \$68,300         |                 | \$800           | \$8,000         |
| <b>Total</b>          | <b>\$135,900</b> | <b>\$44,200</b> | <b>\$37,000</b> | <b>\$19,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BK

## Asset # : 340

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 95%  |                   |                | LIFE    | * *                | 5           | \$74,000       | A             |  |
| Masonry: Limestone      | 5%   |                   |                | LIFE    | * *                | 5           | \$2,900        | A             |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   |                   |                | 2036    | * *                | 5           | \$29,000       | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 60%  |                   |                | LIFE    | * *                | 5           | \$9,900        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 5%   |                   |                | LIFE    | * *                | 5           | \$1,000        | A             |  |
| No Component            | 35%  |                   |                |         |                    |             |                | D             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 78%  |                   |                | 2025    | * *                | 10          | \$70,600       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roll Roofing            | 2%   |                   |                | 2019    | \$8,100            | 5           | \$3,000        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Slate                   | 20%  | 2-4               | \$17,400       | LIFE    | * *                |             |                | A             |  |
|                         | Loose/Delam Surface, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%   |                   |                | LIFE    | * *                | 5           | \$14,000       | C             |  |
| Terrazzo                | 5%   | Now               | \$9,600        | LIFE    | * *                | 5           | \$5,000        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Lobby   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 50%  | Now               | \$30,500       | 2015    | \$610,600          | 3           | \$24,000       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : Throughout<br>Worn/Eroded, Extent : Moderate, Area Affected : 50%<br>Location : Throughout<br>Other Observation, Extent : Light, Area Affected : 95%<br>Location : Throughout<br>Explanation : 9 X 9 Tiles |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 5%   |                   |                | 2025    | * *                | 3           | \$2,400        | C             |  |
| Wood                    | 35%  |                   |                | 2035    | * *                | 5           | \$84,100       | C             |  |
| Interior Walls          |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%   |                   |                | LIFE    | * *                | 5           | \$2,600        | C             |  |
| Marble Panels           | 5%   | Now               | \$28,200       | LIFE    | * *                |             |                | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Lobby   |                   |                |         |                    |             |                |               |  |
| Plaster                 | 60%  |                   |                | LIFE    | * *                | 5           | \$23,200       | C             |  |
| SGFT/Glazed Masonry     | 30%  |                   |                | LIFE    | * *                |             |                | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BK

## Asset # : 340

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

Exposed Concrete

75%

LIFE

\* \*

5

\$14,900

B

Plaster

25%

LIFE

\* \*

5

\$19,900

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

10%

2020

\$11,900

5

B

Fused Knife Sw

90%

2-4

\$107,300

2050

\* \*

5

\$200

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 90%**Location : Electrical Room*

## Raceway

Conduit

100%

2020

\$143,700

1

B

## Panelboards

Fused Knife Sw

30%

2-4

\$40,600

2045

\* \*

5

\$300

B

*Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

30%

2-4

\$40,600

2045

\* \*

5

\$300

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 80%**Location : Basement*

Molded Case Bkrs

40%

2036

\* \*

5

\$900

B

## Wiring

Braided Cloth

80%

2-4

\$122,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 90%**Location : Throughout*

Thermoplastic

20%

2030

\* \*

1

B

## Motor Controllers

Locally Mounted

50%

2018

\$16,500

5

\$300

B

Locally Mounted

50%

2033

\* \*

5

\$300

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,200

B

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BK

## Asset # : 340

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 30%  |                   |                | 2020               | \$231,500      | 10          | \$23,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2015               | \$463,100      | 10          | \$47,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Amps                               |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2015               | \$17,900       | 10          | \$100          | B             |
| Incandescent          | 5%   |                   |                | 2015               | \$38,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2015               | \$7,100        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2015               | \$7,100        | 1           |                | B             |

| Mechanical                                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source                                  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                    | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                           |            |                   |                |                    |                |             |                |               |
| Steam Boiler                                   | 100%       |                   |                | 2033               | * *            | 1           | \$84,900       | B             |
| Distribution                                   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                              | 100%       |                   |                | 2040               | * *            | 4           | \$4,200        | B             |
| Terminal Devices                               |            |                   |                |                    |                |             |                |               |
| Air Handler                                    | 20%        |                   |                | 2020               | \$105,300      | 1           | \$10,600       | B             |
| Convactor/Radiator                             | 80%        |                   |                | 2025               | * *            | 1           | \$22,200       | B             |
| Air Conditioning                               |            |                   |                |                    |                |             |                |               |
| Energy Source                                  |            |                   |                |                    |                |             |                |               |
| Electricity                                    | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                           |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                               | 10%        |                   |                | 2018               | \$20,100       | 1           |                | B             |
| No Component                                   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation                                    |            |                   |                |                    |                |             |                |               |
| Distribution                                   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                             | 100%       |                   |                | LIFE               | * *            | 2-5         | \$47,700       | B             |
| Exhaust Fans                                   |            |                   |                |                    |                |             |                |               |
| Interior                                       | 100%       |                   |                | 2020               | \$107,900      | 2           | \$2,600        | B             |
| Plumbing                                       |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                               |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                | 100%       | Now               | \$29,200       | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Basement                            |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 25 - BK

Asset # : 340

| Mechanical |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing   |                    |                |           |                    |      |                |       |                |          |
|            | Water Heater       |                |           |                    |      |                |       |                |          |
|            | Gas Fired          | 100%           |           |                    | 2018 | \$22,700       | 2     | \$1,300        | B        |
|            | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|            | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|            | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|            | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|            | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|            | Submersible        | 100%           |           |                    | 2014 | \$6,200        | 4     | \$2,000        | B        |
|            | Fixtures           |                |           |                    |      |                |       |                |          |
|            | Generic            | 100%           |           |                    |      |                |       |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 25 - SI OLD P.S. 4 - SI  
**Address** : 4210 ARTHUR KILL ROAD BTWN: CLAY PIT RD. - STORER AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R025  
**Program / Asset #** : BOE0916.000 / 4428 **Yr Built/Renovated** : 1896 / 2011  
**Area Sq Ft** : 18,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Jun-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7315 **Lot** : 7 **BIN** : 5086781

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023 |
|-----------------------|--|------------------|----------------|
| Exterior Architecture |  | \$36,300         |                |
| Interior Architecture |  | \$234,500        |                |
| Electrical            |  | \$110,700        |                |
| <b>Total</b>          |  | <b>\$381,500</b> |                |
| Priority A            |  | \$36,300         |                |
| Priority B            |  | \$110,700        |                |
| Priority C            |  | \$234,500        |                |
| <b>Total</b>          |  | <b>\$381,500</b> |                |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$5,500         |                |                | \$3,200         |
| Interior Architecture | \$59,900        |                | \$600          | \$4,700         |
| Electrical            | \$200           | \$400          | \$300          | \$32,200        |
| Mechanical            | \$2,000         | \$3,300        | \$2,400        | \$2,000         |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$3,700</b> | <b>\$3,300</b> | <b>\$42,100</b> |
| Priority A            | \$5,500         |                |                | \$3,200         |
| Priority B            | \$39,700        | \$3,700        | \$2,700        | \$35,300        |
| Priority C            | \$22,400        |                | \$600          | \$3,600         |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$3,700</b> | <b>\$3,300</b> | <b>\$42,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%           | Now               | \$36,300       | LIFE               | * *            | 5           | \$20,000       | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Foundation</i>  |                |                   |                |                    |                |             |                |               |
| Windows   |                |                   |                |                    |                |             |                |               |
| Aluminum  | 100%           |                   |                | 2047               | * *            | 5           | \$6,400        | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Parapets  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%            |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%             |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Roof  |                |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 40%            |                   |                | 2031               | * *            | 10          | \$1,100        | A             |
| Built-Up (BUR)  | 60%            | Now               | \$5,500        | 2027               | * *            |             |                | A             |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Over Second Floor</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Stair At Second Floor</i>                             |                |                   |                |                    |                |             |                |               |
| Interior  |                |                   |                |                    |                |             |                |               |
| Floors  |                |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%             |                   |                | 2031               | * *            | 5           | \$1,100        | C             |
| Vinyl Tile  | 10%            | Now               | \$2,300        | 2027               | * *            | 3           | \$800          | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 80%            | Now               | \$18,700       | 2017               | \$186,900      | 3           | \$6,800        | C             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout 9x9 Tiles</i>                              |                |                   |                |                    |                |             |                |               |
| Wood  | 5%             |                   |                | 2062               | * *            | 5           | \$2,100        | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Interior Walls  |                |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%             |                   |                | LIFE               | * *            | 5           | \$600          | C             |
| Masonry: Brick  | 5%             |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 85%            | Now               | \$47,600       | LIFE               | * *            | 5           | \$7,200        | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Main Office, Rooms 101, 201 And 202</i>               |                |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 5%             | 4+                | \$1,400        | LIFE               | * *            |             |                | C             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Toilets, 1st Floor</i>                                |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered

10%

2027

\* \*

5

\$2,300

B

Embossed Metal

15%

Now

\$5,800

LIFE

\* \*

5

\$1,500

B

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

75%

Now

\$31,600

LIFE

\* \*

5

\$10,600

B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

## Raceway

Conduit

50%

2022

\$8,200

1

B

Conduit

50%

2042

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2021

\$2,400

5

B

Fused Disc Sw

5%

2038

\* \*

5

B

Molded Case Bkrs

75%

2038

\* \*

5

\$300

B

Molded Case Bkrs

10%

2021

\$2,400

5

B

## Wiring

Thermoplastic

70%

2042

\* \*

1

B

Thermoplastic

30%

2022

\$4,200

1

B

## Motor Controllers

Locally Mounted

80%

2035

\* \*

5

\$100

B

Locally Mounted

20%

2020

\$2,800

5

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$200

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

75%

2017

\$110,700

10

\$10,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

10%

2027

\* \*

10

\$1,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## HID

5%

2017

\$3,400

10

B

## Incandescent

10%

2017

\$14,800

2

B

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$1,800

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## Not Accessible

100%

D

## Alarm

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2030

\* \*

1-3

\$2,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 2500 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$15,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$700

B

## Terminal Devices

## Convactor/Radiator

80%

2027

\* \*

1

\$3,900

B

## Fan Coil Unit/Heat

20%

2027

\* \*

1

\$1,000

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 25 - SI OLD P.S. 4 - SI

Asset # : 4428

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2020               | \$30,700       | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$4,300        | 2           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 125 Gals                                  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

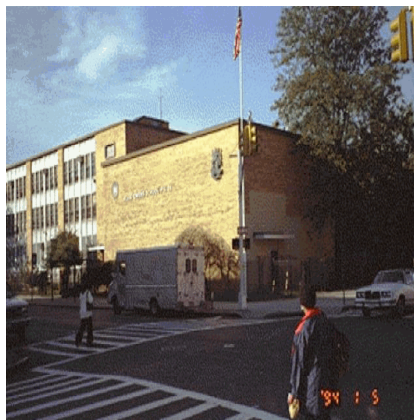
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 26 - BK  
**Address** : 1014 LAFAYETTE AVENUE @MALCOLM X BLVD.  
**Borough** : BROOKLYN **Agency's Number** : K026  
**Program / Asset #** : BOE0360.000 / 341 **Yr Built/Renovated** : 1956 / 2007  
**Area Sq Ft** : 124,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1616 **Lot** : 1 **BIN** : 3043822

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$87,100              | \$994,200             |
| Interior Architecture | \$906,700             | \$70,400              |
| Electrical            | \$1,165,500           | \$250,400             |
| Mechanical            | \$653,200             | \$956,600             |
| <b>Total</b>          | <b>\$2,812,500</b>    | <b>\$2,271,600</b>    |
| Priority A            | \$87,100              | \$994,200             |
| Priority B            | \$1,818,800           | \$1,277,400           |
| Priority C            | \$906,700             |                       |
| <b>Total</b>          | <b>\$2,812,500</b>    | <b>\$2,271,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$51,900         |                 |                 |
| Interior Architecture | \$61,500         |                  | \$3,900         | \$9,700         |
| Electrical            | \$27,200         | \$39,500         |                 |                 |
| Mechanical            | \$16,100         | \$55,500         | \$24,900        | \$14,900        |
| <b>Total</b>          | <b>\$104,700</b> | <b>\$146,800</b> | <b>\$28,800</b> | <b>\$24,700</b> |
| Priority A            |                  | \$51,900         |                 |                 |
| Priority B            | \$94,200         | \$94,900         | \$24,900        | \$15,000        |
| Priority C            | \$10,500         |                  | \$3,900         | \$9,700         |
| <b>Total</b>          | <b>\$104,700</b> | <b>\$146,800</b> | <b>\$28,800</b> | <b>\$24,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BK

## Asset # : 341

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |  |                |                   |                |                    |                |             |                |               |
| Exterior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Glazed Ceramic Panel   | 5%             |                   |                | LIFE               | **             | 5           | \$22,200       | A             |
|                | Masonry: Brick   | 80%            |                   |                | LIFE               | **             | 5           | \$75,800       | A             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 40%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Metal Panel  | 10%            |                   |                | 2040               | **             | 5-10        | \$65,100       | A             |
|                | Panel/Paver: Limestone                                       | 5%             |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Windows        |  |                |                   |                |                    |                |             |                |               |
|                | Aluminum   | 100%           |                   |                | 2045               | **             | 5           | \$35,300       | A             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Parapets       |  |                |                   |                |                    |                |             |                |               |
|                | Masonry: Brick   | 60%            |                   |                | LIFE               | **             | 5           | \$12,000       | A             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 40%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Metal: Cage/Fence  | 15%            |                   |                | 2033               | **             | 5-10        | \$23,200       | A             |
|                | Pre-Cast Concrete  | 25%            |                   |                | LIFE               | **             | 5           | \$31,500       | A             |
| Roof           |  |                |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)   | 15%            |                   |                | 2025               | **             | 10          | \$16,500       | A             |
|                | IRMA/Protected Membrane                                      | 85%            | Now               | \$87,100       | 2020               | \$871,000      |             |                | A             |
|                | Insul Miss/Displaced, Extent : Moderate, Area Affected : 10% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Moderate, Area Affected : 20%    |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 10%            |                   |                | LIFE               | **             | 5           | \$34,100       | C             |
|                | Ceramic Tile   | 5%             |                   |                | 2029               | **             | 5           | \$7,800        | C             |
|                | Terrazzo   | 5%             |                   |                | LIFE               | **             | 5           | \$6,100        | C             |
|                | Vinyl Tile   | 50%            | Now               | \$74,200       | 2015               | \$742,300      | 3           | \$29,200       | C             |
|                | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Other Observation, Extent : Light, Area Affected : 80%       |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Explanation : 9 X 9 Tiles                                    |                |                   |                |                    |                |             |                |               |
|                | Vinyl Tile   | 20%            |                   |                | 2025               | **             | 3           | \$11,700       | C             |
|                | Wood   | 10%            | Now               | \$6,600        | 2035               | **             | 5           | \$14,600       | C             |
|                | Deteriorated Finish, Extent : Moderate, Area Affected : 40%  |                |                   |                |                    |                |             |                |               |
|                | Location : Stage   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BK

## Asset # : 341

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 35%   | Now               | \$41,600       | LIFE               | * *            | 5           | \$22,000       | C             |
|                       | Diagonal Cracks, Extent : Moderate, Area Affected : 2%<br>Location : 1st Floor, Gymnasium       |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%  | Now               | \$48,600       | LIFE               | * *            |             |                | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%<br>Location : Throughout             |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster               | 30%   |                   |                | LIFE               | * *            | 5           | \$14,100       | C             |
| SGFT/Glazed Masonry   | 25%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%   | Now               | \$29,800       | 2025               | * *            | 5           | \$24,200       | B             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10%<br>Location : Hallways, Throughout |                   |                |                    |                |             |                |               |
| Exposed Concrete      | 65%   |                   |                | LIFE               | * *            | 5           | \$15,700       | B             |
| Exposed Struc: Steel  | 5%  |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board           | 5%  | Now               | \$21,100       | 2020               | \$70,400       |             |                | B             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 25%<br>Location : Gymnasium         |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2020               | \$9,800        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect                 |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 25%        |                   |                | 2020               | \$29,800       | 5           | \$100          | B             |
| Fused Knife Sw   | 75%        | 2-4               | \$89,400       | 2050               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$114,900      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2030               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BK

## Asset # : 341

| Electrical   |                    | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|--------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component          | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type               | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts  |                    |                |           |                |                    |                |             |                |          |
| Panelboards  |                    |                |           |                |                    |                |             |                |          |
|  | Fused Knife Sw     | 10%            | 2-4       | \$16,900       | 2045               | * *            | 5           | \$100          | B        |
| Obsolete Equipment, Extent : Moderate, Area Affected : 25% |                    |                |           |                |                    |                |             |                |          |
| Location : Basement  |                    |                |           |                |                    |                |             |                |          |
|  | Molded Case Bkrs   | 10%            |           |                | 2028               | * *            | 5           | \$300          | B        |
|  | Molded Case Bkrs   | 80%            |           |                | 2019               | \$135,500      | 5           | \$2,200        | B        |
| Wiring   |                    |                |           |                |                    |                |             |                |          |
|  | Braided Cloth      | 80%            | 2-4       | \$122,700      | 2045               | * *            | 1           |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 25%    |                    |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                    |                |           |                |                    |                |             |                |          |
|  | Thermoplastic      | 20%            |           |                | 2030               | * *            | 1           |                | B        |
| Motor Controllers  |                    |                |           |                |                    |                |             |                |          |
|  | Locally Mounted    | 75%            |           |                | 2018               | \$24,700       | 5           | \$500          | B        |
|  | Locally Mounted    | 25%            | 2-4       | \$8,200        | 2040               | * *            | 5           | \$100          | B        |
| Obsolete Equipment, Extent : Moderate, Area Affected : 25% |                    |                |           |                |                    |                |             |                |          |
| Location : Mech Room                                       |                    |                |           |                |                    |                |             |                |          |
| Ground   |                    |                |           |                |                    |                |             |                |          |
| Grounding Devices  |                    |                |           |                |                    |                |             |                |          |
|  | Generic            | 100%           | 2-4       | \$900          | LIFE               | * *            | 5           | \$1,500        | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                |                    |                |             |                |          |
| Location : Water Main                                      |                    |                |           |                |                    |                |             |                |          |
| Explanation : Corroded                                     |                    |                |           |                |                    |                |             |                |          |
| Lighting   |                    |                |           |                |                    |                |             |                |          |
| Interior Lighting  |                    |                |           |                |                    |                |             |                |          |
|  | Fluorescent        | 20%            | 0-2       | \$187,700      | 2030               | * *            |             |                | B        |
| On Extended Life, Extent : Moderate, Area Affected : 20%   |                    |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                    |                |           |                |                    |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                    |                |           |                |                    |                |             |                |          |
| Explanation : Using T12 Lamps                              |                    |                |           |                |                    |                |             |                |          |
|  | Fluorescent        | 65%            |           |                | 2015               | \$609,900      | 10          | \$62,000       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                    |                |           |                |                    |                |             |                |          |
| Explanation : Using T12 Lamps                              |                    |                |           |                |                    |                |             |                |          |
|  | HID                | 5%             |           |                | 2015               | \$21,700       | 10          | \$200          | B        |
|  | Incandescent       | 10%            |           |                | 2015               | \$93,800       | 2           | \$200          | B        |
| Egress Lighting  |                    |                |           |                |                    |                |             |                |          |
|  | Emergency, Service | 50%            |           |                | 2015               | \$8,600        | 1           |                | B        |
|  | Exit, Service      | 50%            |           |                | 2015               | \$8,600        | 1           |                | B        |

| Mechanical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |            |                   |                |         |                    |             |                |               |  |
| Energy Source         |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4         | 100%       |                   |                | 2040    | * *                | 5           | \$32,200       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BK

## Asset # : 341

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 0-2               | \$577,700      | 2040               | * *            | 1           | \$92,900       | B             |
| On Extended Life, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2020               | \$828,600      | 4           | \$5,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$128,000      | 1           | \$12,900       | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2025               | * *            | 1           | \$27,000       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2015               | \$24,400       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$58,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2025               | * *            | 2           | \$600          | B             |
| Roof  | 80%        |                   |                | 2015               | \$75,500       | 2           | \$2,600        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$15,500       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 26 - Q  
**Address** : 195-02 69 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q026  
**Program / Asset #** : BOE0689.000 / 2260 **Yr Built/Renovated** : 1949 / 2001  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7117 **Lot** : 421 **BIN** : 4153296

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$782,100             | \$302,400             |
| Interior Architecture | \$844,300             | \$60,400              |
| Electrical            | \$195,900             | \$902,600             |
| Mechanical            |                       | \$201,900             |
| <b>Total</b>          | <b>\$1,822,300</b>    | <b>\$1,467,300</b>    |
| Priority A            | \$782,100             | \$302,400             |
| Priority B            | \$195,900             | \$1,164,900           |
| Priority C            | \$844,300             |                       |
| <b>Total</b>          | <b>\$1,822,300</b>    | <b>\$1,467,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$3,600         | \$1,700         |                 |                 |
| Interior Architecture | \$3,300         | \$21,500        |                 |                 |
| Electrical            | \$29,600        | \$13,100        |                 |                 |
| Mechanical            | \$15,800        | \$29,900        | \$16,700        | \$10,200        |
| <b>Total</b>          | <b>\$52,300</b> | <b>\$66,100</b> | <b>\$16,800</b> | <b>\$10,200</b> |
| Priority A            | \$3,600         | \$1,700         |                 |                 |
| Priority B            | \$45,400        | \$48,300        | \$16,800        | \$10,200        |
| Priority C            | \$3,300         | \$16,100        |                 |                 |
| <b>Total</b>          | <b>\$52,300</b> | <b>\$66,100</b> | <b>\$16,800</b> | <b>\$10,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

| Architecture           |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |            |   |                |                    |                |             |                |               |
| Exterior Walls         |            |   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%        |   |                | LIFE               | **             | 5           | \$62,400       | A             |
| Masonry: Limestone     | 5%         |   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Windows                |            |   |                |                    |                |             |                |               |
| Glass Block            | 5%         | Now   | \$3,600        | LIFE               | **             | 5           | \$800          | A             |
|                        |            | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% |                |                    |                |             |                |               |
|                        |            | Location : Stairs   |                |                    |                |             |                |               |
|                        |            | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |                |                    |                |             |                |               |
|                        |            | Location : Stairs   |                |                    |                |             |                |               |
| Wood                   | 95%        | 2-4   | \$728,600      | 2045               | **             | 5           | \$116,200      | A             |
|                        |            | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                |                    |                |             |                |               |
|                        |            | Location : Throughout   |                |                    |                |             |                |               |
|                        |            | Paint Peeling, Extent : Moderate, Area Affected : 100%        |                |                    |                |             |                |               |
|                        |            | Location : Throughout   |                |                    |                |             |                |               |
| Parapets               |            |   |                |                    |                |             |                |               |
| Copper/Terne           | 5%         |   |                | 2055               | **             | 5           | \$3,400        | A             |
| Masonry: Brick         | 90%        |   |                | LIFE               | **             | 5           | \$12,500       | A             |
| Masonry: Limestone     | 5%         |   |                | LIFE               | **             | 5           | \$900          | A             |
| Roof                   |            |   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 30%        |   |                | 2020               | \$123,800      | 10          | \$22,900       | A             |
| Built-Up (BUR)         | 70%        |   |                | 2025               | **             | 10          | \$53,400       | A             |
| Interior               |            |   |                |                    |                |             |                |               |
| Floors                 |            |   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%         |   |                | LIFE               | **             | 5           | \$11,800       | C             |
| Ceramic Tile           | 3%         |   |                | 2029               | **             | 5           | \$3,200        | C             |
| Terrazzo               | 5%         |   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Vinyl Tile             | 82%        |   |                | 2015               | \$844,300      | 3           | \$33,200       | C             |
|                        |            | Other Observation, Extent : Moderate, Area Affected : 100%    |                |                    |                |             |                |               |
|                        |            | Location : Throughout   |                |                    |                |             |                |               |
|                        |            | Explanation : 9x9 Units                                       |                |                    |                |             |                |               |
| Wood                   | 5%         |   |                | 2035               | **             | 5           | \$10,100       | C             |
| Interior Walls         |            |   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%         |   |                | 2029               | **             | 5           | \$3,300        | C             |
| Concrete Masonry Unit  | 5%         |   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Marble Panels          | 2%         |   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%        |   |                | LIFE               | **             | 5           | \$19,600       | C             |
| SGFT/Glazed Masonry    | 30%        |   |                | LIFE               | **             |             |                | C             |
| Ceilings               |            |   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 10%        |   |                | 2025               | **             | 5           | \$10,700       | B             |
| Plaster                | 90%        |   |                | LIFE               | **             | 5           | \$60,400       | B             |
| Electrical             |            |   |                |                    |                |             |                |               |
|                        |            |   |                |                    |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 0-2               | \$28,700       | 2050               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment; No Ratings Available.     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$104,300      | 2050               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 98%        |                   |                | 2020               | \$116,600      | 1           |                | B             |
| Conduit   | 2%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 2%         |                   |                | 2036               | * *            | 5           |                | B             |
| Molded Case Bkrs  | 98%        |                   |                | 2019               | \$132,800      | 5           | \$1,800        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$91,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 28%        |                   |                | 2020               | \$36,600       | 1           |                | B             |
| Thermoplastic   | 2%         |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$21,200       | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 86%        |                   |                | 2020               | \$559,600      | 10          | \$56,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2028               | * *            | 10          | \$6,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Incandescent  | 2%         |                   |                | 2015               | \$13,000       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 30%        |                   |                | 2020               | \$9,000        | 10          | \$5,200        | B             |
| Exit, Service   | 70%        |                   |                | 2020               | \$8,400        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 26 - Q

Asset # : 2260

| Mechanical                  | Current Repair |  |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|--|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |  |                |                    |                |                |                |                  |
| Energy Source               |                |  |                |                    |                |                |                |                  |
| Fuel Oil No 4               | 100%           |  |                | 2030               | * *            | 5              | \$22,400       | B                |
| Conversion Equipment        |                |  |                |                    |                |                |                |                  |
| Steam Boiler                | 100%           |  |                | 2025               | * *            | 1              | \$71,600       | B                |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |                |                |                  |
|                             |                | <i>Location : Boiler Room</i>                                  |                |                    |                |                |                |                  |
|                             |                | <i>Explanation : 3 Units</i>                                   |                |                    |                |                |                |                  |
| Distribution                |                |  |                |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           |  |                | 2030               | * *            | 4              | \$5,300        | B                |
| Terminal Devices            |                |  |                |                    |                |                |                |                  |
| Air Handler                 | 25%            |  |                | 2020               | \$110,900      | 1              | \$11,200       | B                |
| Convactor/Radiator          | 75%            |  |                | 2025               | * *            | 1              | \$17,500       | B                |
| Air Conditioning            |                |  |                |                    |                |                |                |                  |
| Energy Source               |                |  |                |                    |                |                |                |                  |
| Electricity                 | 100%           |  |                | 2036               | * *            | 1              |                | B                |
| Conversion Equipment        |                |  |                |                    |                |                |                |                  |
| Window/Wall Unit            | 5%             |  |                | 2015               | \$8,500        | 1              |                | B                |
| No Component                | 95%            |  |                |                    |                |                |                | D                |
| Ventilation                 |                |  |                |                    |                |                |                |                  |
| Distribution                |                |  |                |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |  |                | LIFE               | * *            | 2-5            | \$40,300       | B                |
| Exhaust Fans                |                |  |                |                    |                |                |                |                  |
| Interior                    | 100%           |  |                | 2020               | \$91,000       | 2              | \$2,200        | B                |
| Plumbing                    |                |  |                |                    |                |                |                |                  |
| H/C Water Piping            |                |  |                |                    |                |                |                |                  |
| Brass/Copper                | 5%             |  |                | 2046               | * *            | 1              |                | B                |
| Galv Iron/Steel             | 95%            |  |                | 2025               | * *            | 1              |                | B                |
| Water Heater                |                |  |                |                    |                |                |                |                  |
| Gas Fired                   | 100%           |  |                | 2019               | \$19,200       | 2              | \$1,100        | B                |
| HW Heat Exchanger           |                |  |                |                    |                |                |                |                  |
| Low Temp                    | 100%           |  |                | 2030               | * *            | 4              | \$10,700       | B                |
|                             |                | <i>Not in Service, Extent : Light, Area Affected : 100%</i>    |                |                    |                |                |                |                  |
|                             |                | <i>Location : Basement</i>                                     |                |                    |                |                |                |                  |
| Sanitary Piping             |                |  |                |                    |                |                |                |                  |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |  |                |                    |                |                |                |                  |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                |                |  |                |                    |                |                |                |                  |
| Rigid Piping                | 100%           |  |                | 2020               | \$10,300       | 4              | \$1,300        | B                |
| Fixtures                    |                |  |                |                    |                |                |                |                  |
| Generic                     | 100%           |  |                |                    |                |                |                | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 26 - SI  
**Address** : 4108 VICTORY BLVD. @ WILD AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R026  
**Program / Asset #** : BOE0917.000 / 1450 **Yr Built/Renovated** : 1886 / 2011  
**Area Sq Ft** : 28,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2634 **Lot** : 1 **BIN** : 5107386

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$258,000             |
| Interior Architecture | \$109,200             | \$218,500             |
| Electrical            |                       | \$96,000              |
| Mechanical            |                       | \$273,300             |
| <b>Total</b>          | <b>\$109,200</b>      | <b>\$845,800</b>      |
| Priority A            |                       | \$258,000             |
| Priority B            |                       | \$369,300             |
| Priority C            | \$109,200             | \$218,500             |
| <b>Total</b>          | <b>\$109,200</b>      | <b>\$845,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$76,400         |                |                |                |
| Interior Architecture | \$117,300        | \$200          |                | \$2,900        |
| Electrical            | \$14,700         | \$600          | \$500          | \$700          |
| Mechanical            | \$32,600         | \$3,600        | \$4,000        | \$3,100        |
| <b>Total</b>          | <b>\$241,100</b> | <b>\$4,400</b> | <b>\$4,500</b> | <b>\$6,600</b> |
| Priority A            | \$76,400         |                |                |                |
| Priority B            | \$79,500         | \$4,200        | \$4,500        | \$3,800        |
| Priority C            | \$85,200         | \$200          |                | \$2,900        |
| <b>Total</b>          | <b>\$241,100</b> | <b>\$4,400</b> | <b>\$4,500</b> | <b>\$6,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - SI

## Asset # : 1450

| Architecture   |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                        |   |                   |                |                    |                |             |                |               |
| Exterior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 10%   |                   |                | LIFE               | * *            | 5           | \$6,200        | A             |
|                |                        | Recent Construction, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                |                        | Location : New Connection Between The Two Buildings             |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 80%   |                   |                | LIFE               | * *            | 5           | \$49,700       | A             |
|                | Metal/Glass Curt Wall  | 5%  |                   |                | LIFE               | * *            | 5           | \$5,800        | A             |
|                |                        | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Between The Two Buildings                            |                   |                |                    |                |             |                |               |
|                | Metal Panel            | 5%  |                   |                | 2053               | * *            | 5-10        | \$10,700       | A             |
|                |                        | Recent Construction, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Between The Two Buildings                            |                   |                |                    |                |             |                |               |
| Windows        |                        |   |                   |                |                    |                |             |                |               |
|                | Aluminum               | 95%   |                   |                | 2048               | * *            | 5           | \$9,400        | A             |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Metal Louvers          | 5%  |                   |                | 2038               | * *            | 10          | \$3,100        | A             |
|                |                        | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets       |                        |   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5-10        | \$39,400       | A             |
|                | Masonry: Limestone     | 10%   |                   |                | LIFE               | * *            | 5-10        | \$7,800        | A             |
| Roof           |                        |   |                   |                |                    |                |             |                |               |
|                | Asphalt Shingle        | 25%   | 0-2               | \$4,900        | 2026               | * *            |             |                | A             |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)         | 70%   |                   |                | 2023               | \$92,800       | 10          | \$17,200       | A             |
|                | Skylight, Metal/Glass  | 5%  |                   |                | 2023               | \$165,200      | 10          | \$4,100        | A             |
| Interior       |                        |   |                   |                |                    |                |             |                |               |
| Floors         |                        |   |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete | 25%   |                   |                | LIFE               | * *            | 5           | \$38,600       | C             |
|                | Ceramic Tile           | 5%  | Now               | \$23,400       | 2036               | * *            | 5           | \$900          | C             |
|                |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                |                        | Location : Bathrooms, Throughout                                |                   |                |                    |                |             |                |               |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Bathrooms, Throughout                                |                   |                |                    |                |             |                |               |
|                |                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                |                        | Location : Bathrooms  |                   |                |                    |                |             |                |               |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Bathroom   |                   |                |                    |                |             |                |               |
|                | Vinyl Tile             | 5%  |                   |                | 2033               | * *            | 3           | \$700          | C             |
|                |                        | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Vinyl Tile             | 65%   | Now               | \$109,200      | 2023               | \$218,500      | 3           | \$8,600        | C             |
|                |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  | Now               | \$19,400       | 2026               | **             | 5           | \$1,100        | C             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Bathrooms, Throughout                                |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Bathrooms, Throughout                                |                   |                |                    |                |             |                |               |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Bathroom   |                   |                |                    |                |             |                |               |
| Gypsum Board          | 5%  |                   |                | LIFE               | **             | 5-10        | \$3,700        | C             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 10%   |                   |                | LIFE               | **             | 10          | \$1,300        | C             |
| Plaster               | 80%   |                   |                | LIFE               | **             | 5-10        | \$29,900       | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| Embossed Metal        | 30%   |                   |                | LIFE               | **             | 5           | \$9,500        | B             |
| Gypsum Board          | 1%  |                   |                | LIFE               | **             | 5-10        | \$1,200        | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster               | 69%   |                   |                | LIFE               | **             | 5-10        | \$41,800       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$1,500        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room - Cafeteria C                   |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2023               | \$53,600       | 5           | \$100          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2053               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Conduit  | 85%        |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2053               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$5,600        | 5           | \$100          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2022               | \$42,300       | 5           | \$500          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2048               | * *            | 5           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 40%        | 2-4               | \$13,900       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 35%        |                   |                | 2023               | \$12,100       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2053               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2021               | \$7,600        | 5           | \$100          | B             |
| Locally Mounted  | 30%        |                   |                | 2036               | * *            | 5           |                | B             |
| Locally Mounted  | 10%        |                   |                | 2043               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2028               | * *            | 10          | \$19,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2033               | * *            | 10          | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2033               | * *            | 10          | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 45%        |                   |                | 2023               | \$4,400        | 10          | \$2,600        | B             |
| Emergency, Battery   | 5%         |                   |                | 2033               | * *            | 10          | \$300          | B             |
| Exit, Service  | 45%        |                   |                | 2023               | \$1,800        | 1           |                | B             |
| Exit, Service  | 5%         |                   |                | 2033               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 90%        |                   |                | 2023               | \$8,600        | 10          | \$100          | B             |
| HID  | 10%        |                   |                | 2033               | * *            | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2033               | * *            | 1-3         | \$5,000        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

| Mechanical                     |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--------------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |         |                    |             |                |               |
| Energy Source                  |  |                   |                |         |                    |             |                |               |
| Interruptible Gas/Dual Fuel    | 100%   |                   |                | 2043    | * *                | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                |                   |                |         |                    |             |                |               |
|                                | Location : Basement Vault  |                   |                |         |                    |             |                |               |
|                                | Explanation : (1) 3,000 Gallon Tank                                    |                   |                |         |                    |             |                |               |
| Conversion Equipment           |  |                   |                |         |                    |             |                |               |
| Furnace                        | 10%  |                   |                | 2028    | * *                | 1           | \$1,200        | B             |
| Steam Boiler                   | 90%  |                   |                | 2040    | * *                | 1           | \$21,000       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 2%                  |                   |                |         |                    |             |                |               |
|                                | Location : Basement  |                   |                |         |                    |             |                |               |
|                                | Explanation : 2 Dual Fuel Steam Boilers                                |                   |                |         |                    |             |                |               |
| Distribution                   |  |                   |                |         |                    |             |                |               |
| Steam Piping/Pump              | 90%  |                   |                | 2023    | \$168,900          | 4           | \$1,600        | B             |
| Steam Piping/Pump              | 10%  | Now               | \$18,800       | 2053    | * *                | 4           | \$100          | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%                |                   |                |         |                    |             |                |               |
|                                | Location : Basement, Defective Condensate Return Vacuum Pumping System |                   |                |         |                    |             |                |               |
| Terminal Devices               |  |                   |                |         |                    |             |                |               |
| Convactor/Radiator             | 90%  |                   |                | 2028    | * *                | 1           | \$6,900        | B             |
| Fan Coil Unit/Heat             | 10%  |                   |                | 2023    | \$40,200           | 1           | \$800          | B             |
| Air Conditioning               |  |                   |                |         |                    |             |                |               |
| Energy Source                  |  |                   |                |         |                    |             |                |               |
| Electricity                    | 100%   |                   |                | 2031    | * *                | 1           |                | B             |
| Conversion Equipment           |  |                   |                |         |                    |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%  |                   |                | 2028    | * *                | 2           | \$100          | B             |
| Window/Wall Unit               | 15%  | 0-2               | \$8,300        | 2023    | \$8,300            | 1           |                | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 50%                 |                   |                |         |                    |             |                |               |
|                                | Location : Throughout Class Rooms, Multiple Mechanical Defects         |                   |                |         |                    |             |                |               |
| Window/Wall Unit               | 15%  |                   |                | 2018    | \$8,300            | 1           |                | B             |
| No Component                   | 60%  |                   |                |         |                    |             |                | D             |
| Ventilation                    |  |                   |                |         |                    |             |                |               |
| Distribution                   |  |                   |                |         |                    |             |                |               |
| Ductwork/Diffusers             | 10%  |                   |                | LIFE    | * *                | 2-5         | \$2,100        | B             |
| No Component                   | 90%  |                   |                |         |                    |             |                | D             |
| Exhaust Fans                   |  |                   |                |         |                    |             |                |               |
| Roof                           | 10%  | Now               | \$1,100        | 2028    | * *                | 2           | \$100          | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 50%                 |                   |                |         |                    |             |                |               |
|                                | Location : Roof, Multiple Mechanical Defects                           |                   |                |         |                    |             |                |               |
| No Component                   | 90%  |                   |                |         |                    |             |                | D             |
| Plumbing                       |  |                   |                |         |                    |             |                |               |
| H/C Water Piping               |  |                   |                |         |                    |             |                |               |
| Brass/Copper                   | 20%  |                   |                | 2043    | * *                | 1           |                | B             |
| Galv Iron/Steel                | 80%  |                   |                | 2021    | \$64,200           | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 26 - SI

Asset # : 1450

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 90%        |                   |                | 2022               | \$5,600        | 2           | \$300          | B             |
| Gas Fired  | 10%        | Now               | \$600          | 2023               | \$600          | 2           |                | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement, 2/2 Defective Circulating Pumps</i>  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2043               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 27 - BK  
**Address** : NELSON & HICKS STREETS  
**Borough** : BROOKLYN **Agency's Number** : K027  
**Program / Asset #** : BOE0361.000 / 342 **Yr Built/Renovated** : 1890 / 2007  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 525 **Lot** : 1 **BIN** : 3008342

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|------------------|--------------------|
| Exterior Architecture | \$563,800        | \$163,900          |
| Interior Architecture | \$273,200        | \$617,800          |
| Electrical            |                  | \$1,100,000        |
| Mechanical            |                  | \$293,200          |
| <b>Total</b>          | <b>\$836,900</b> | <b>\$2,174,800</b> |
| Priority A            | \$563,800        | \$163,900          |
| Priority B            | \$59,700         | \$1,436,600        |
| Priority C            | \$213,400        | \$574,300          |
| <b>Total</b>          | <b>\$836,900</b> | <b>\$2,174,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$68,600         |                 |                 |                 |
| Interior Architecture | \$163,100        |                 | \$4,600         | \$7,500         |
| Electrical            | \$5,600          | \$2,500         | \$1,900         | \$2,100         |
| Mechanical            | \$49,100         | \$10,900        | \$19,600        | \$12,800        |
| <b>Total</b>          | <b>\$286,300</b> | <b>\$13,400</b> | <b>\$26,100</b> | <b>\$22,400</b> |
| Priority A            | \$68,600         |                 |                 |                 |
| Priority B            | \$86,400         | \$13,400        | \$21,400        | \$14,900        |
| Priority C            | \$131,400        |                 | \$4,600         | \$7,500         |
| <b>Total</b>          | <b>\$286,300</b> | <b>\$13,400</b> | <b>\$26,100</b> | <b>\$22,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 27 - BK

## Asset # : 342

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  | Now               | \$392,500      | LIFE               | **             | 5           | \$116,800      | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite      | 3%   | Now               | \$24,900       | LIFE               | **             | 5           | \$2,800        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 2%   | Now               | \$15,400       | LIFE               | **             | 5           | \$1,800        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                       | Location : Horizontal Bands                                  |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Horizontal Bands                                  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 95%  | Now               | \$83,700       | 2039               | **             | 5           | \$17,400       | A             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Aluminum              | 5%   |                   |                | 2048               | **             | 5           | \$1,800        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | **             | 5-10        | \$102,600      | A             |
| Pre-Cast Concrete     | 5%   |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 78%  |                   |                | 2031               | **             | 10          | \$47,100       | A             |
| Skylight, Metal/Glass | 2%   |                   |                | 2033               | **             | 10          | \$4,000        | A             |
| Slate                 | 20%  | Now               | \$23,300       | LIFE               | **             |             |                | A             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 27 - BK

## Asset # : 342

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Carpet                 | 3%  |                   |                | 2025    | * *                | 3           | \$5,200        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 10%   | Now               | \$12,800       | 2032    | * *                | 5           | \$5,800        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 52%   | Now               | \$57,400       | 2018    | \$574,300          | 3           | \$22,600       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                                 |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2031    | * *                | 3           | \$8,700        | C             |  |
| Wood                   | 15%   | Now               | \$18,400       | 2038    | * *                | 5           | \$16,300       | C             |  |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  | Now               | \$23,500       | LIFE    | * *                |             |                | C             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Boiler Room  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$10,600       | 2026    | * *                | 5           | \$3,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Glass: Single Pane     | 3%  | Now               | \$31,700       | LIFE    | * *                | 5           | \$3,200        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 7%  | Now               | \$34,300       | LIFE    | * *                |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Plaster                | 55%   | Now               | \$72,800       | LIFE    | * *                | 5           | \$23,800       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%   | Now               | \$83,200       | LIFE    | * *                |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 27 - BK

## Asset # : 342

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTile,Adhered 10% Now \$3,500 2028 \* \* 5 \$5,800 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

AcousTileSusp.Lay-In 5% 2028 \* \* 5 \$5,800 B

Embossed Metal 10% Now \$9,200 LIFE \* \* 5 \$5,200 B

*Deformed/Dented, Extent : Light, Area Affected : 10%  
Location : Throughout*

Exposed Concrete 15% LIFE \* \* 5-10 \$21,700 B

Plaster 60% Now \$59,700 LIFE \* \* 5 \$43,500 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Throughout*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2049 \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw 100% 2049 \* \* 5 \$300 B

## Raceway

Conduit 80% 2023 \$95,200 1 B

Conduit 20% 2053 \* \* 1 B

*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Various Areas*

## Panelboards

Fused Disc Sw 10% 2022 \$13,600 5 \$200 B

Molded Case Bkrs 90% 2045 \* \* 5 \$1,800 B

## Wiring

Thermoplastic 100% 2049 \* \* 1 B

## Motor Controllers

Locally Mounted 85% 2021 \$18,000 5 \$400 B

Locally Mounted 10% 2-4 \$2,100 2043 \* \* 5 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : On Extended Life*

Locally Mounted 5% 2036 \* \* 5 B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 27 - BK

## Asset # : 342

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$2,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

95%

2023

\$663,100

10

\$67,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Incandescent

5%

2018

\$34,900

2

\$100

B

## Egress Lighting

## Exit, Service

50%

2031

\* \*

1

B

## Exit, Battery

50%

2031

\* \*

10

\$2,600

B

## Exterior Lighting

## HID

100%

2023

\$31,400

10

\$200

B

## Alarm

## Security System

## No Component

80%

D

## Generic

20%

2023

\$51,900

1

\$5,600

B

## Fire/Smoke Detection

## No Component

75%

D

## Generic

25%

2018

\$222,200

1-3

\$12,000

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2049

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 10,000 Gals*

## Conversion Equipment

## Steam Boiler

100%

2040

\* \*

1

\$76,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2049

\* \*

4

\$3,800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        |                   |                | 2023               | \$142,800      | 1           | \$14,400       | B             |
| Convactor/Radiator   | 50%        |                   |                | 2028               | * *            | 1           | \$12,500       | B             |
| Fan Coil Unit/Heat   | 20%        | Now               | \$5,300        | 2028               | * *            | 1           | \$4,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 2%                        |            |                   |                |                    |                |             |                |               |
| Location : Throughout Units  |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 10%        |                   |                | 2039               | * *            | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling   | 5%         |                   |                | 2028               | * *            | 2           | \$200          | B             |
| Window/Wall Unit   | 10%        |                   |                | 2021               | \$18,200       | 1           |                | B             |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 5%         |                   |                | LIFE               | * *            | 2           | \$6,300        | B             |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$68,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$4,900        | 2023               | \$97,600       | 2           | \$1,900        | B             |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 5%                     |            |                   |                |                    |                |             |                |               |
| Location : Fan Room  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 20%        |                   |                | 2021               | \$52,700       | 1           |                | B             |
| Antiquated, Extent : Light, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Basement Crawl Space  |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$2,100        | 2018               | \$20,500       | 2           | \$900          | B             |
| Broken, Extent : Severe, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%                    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : System Running On Temp. Electric Heater                      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : High Water Table Causing Water Infiltration Through Basement |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 27 - BK

Asset # : 342

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2033               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 28 - M  
**Address** : 475 WEST 155 STREET @AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : M028  
**Program / Asset #** : BOE0016.000 / 442 **Yr Built/Renovated** : 1960 / 2000  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2107 **Lot** : 26 **BIN** : 1076739

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$522,600             |
| Interior Architecture | \$749,500             | \$58,600              |
| Electrical            | \$776,200             | \$338,200             |
| Mechanical            |                       | \$168,400             |
| <b>Total</b>          | <b>\$1,525,700</b>    | <b>\$1,087,900</b>    |
| Priority A            |                       | \$522,600             |
| Priority B            | \$776,200             | \$565,200             |
| Priority C            | \$749,500             |                       |
| <b>Total</b>          | <b>\$1,525,700</b>    | <b>\$1,087,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$21,900         | \$8,000         |                 |
| Interior Architecture | \$3,200         | \$20,100         |                 | \$11,300        |
| Electrical            | \$7,500         | \$42,100         | \$100           |                 |
| Mechanical            | \$75,900        | \$25,200         | \$19,000        | \$11,800        |
| <b>Total</b>          | <b>\$86,600</b> | <b>\$109,300</b> | <b>\$27,200</b> | <b>\$23,100</b> |
| Priority A            |                 | \$21,900         | \$8,000         |                 |
| Priority B            | \$83,400        | \$87,400         | \$19,200        | \$11,900        |
| Priority C            | \$3,200         |                  |                 | \$11,300        |
| <b>Total</b>          | <b>\$86,600</b> | <b>\$109,300</b> | <b>\$27,200</b> | <b>\$23,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - M

## Asset # : 442

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |         |                    |             |                |               |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 65%   |                   |                | LIFE    | **                 | 5           | \$46,400       | A             |
| Metal/Glass Curt Wall   | 20%   |                   |                | LIFE    | **                 | 5           | \$26,800       | A             |
| Granite Panels          | 5%  |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |
| Marble Panels           | 10%   |                   |                | LIFE    | **                 | 5           | \$5,400        | A             |
| Windows                 |   |                   |                |         |                    |             |                |               |
| Aluminum                | 100%  |                   |                | 2036    | **                 | 5           | \$16,000       | A             |
| Parapets                |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 40%   |                   |                | LIFE    | **                 | 5           | \$4,700        | A             |
| Metal/Glass Curt Wall   | 50%   |                   |                | 2040    | **                 | 5           | \$22,600       | A             |
| Marble Panels           | 10%   |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |
| Roof                    |   |                   |                |         |                    |             |                |               |
| Built-Up (BUR)          | 45%   |                   |                | 2028    | **                 | 10          | \$38,200       | A             |
| Copper/Terne            | 5%  |                   |                | 2055    | **                 | 10          | \$10,600       | A             |
| IRMA/Protected Membrane | 50%   |                   |                | 2020    | \$395,500          | 10          | \$42,500       | A             |
| Interior                |   |                   |                |         |                    |             |                |               |
| Floors                  |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE    | **                 | 5           | \$28,200       | C             |
| Ceramic Tile            | 5%  |                   |                | 2029    | **                 | 5           | \$6,400        | C             |
| Terrazzo                | 5%  |                   |                | LIFE    | **                 | 5           | \$5,000        | C             |
| Vinyl Tile              | 50%   | Now               | \$61,400       | 2015    | \$614,400          | 3           | \$24,200       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
|                         | Loose/Delam Surface, Extent : Moderate, Area Affected : 15%     |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
|                         | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
|                         | Explanation : 9 X 9 Tiles                                       |                   |                |         |                    |             |                |               |
| Vinyl Tile              | 20%   | Now               | \$73,700       | 2025    | **                 | 3           | \$9,700        | C             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Wood                    | 10%   |                   |                | 2048    | **                 | 5           | \$24,200       | C             |
| Interior Walls          |   |                   |                |         |                    |             |                |               |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE    | **                 | 5           | \$4,600        | C             |
| Masonry: Brick          | 10%   |                   |                | LIFE    | **                 |             |                | C             |
| Plaster                 | 55%   |                   |                | LIFE    | **                 | 5           | \$18,800       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE    | **                 |             |                | C             |
| Ceilings                |   |                   |                |         |                    |             |                |               |
| AcousTileConcealSpLn    | 25%   |                   |                | 2025    | **                 | 5           | \$40,300       | B             |
| Exposed Concrete        | 50%   |                   |                | LIFE    | **                 | 5           | \$10,100       | B             |
| Exposed Struc: Steel    | 10%   |                   |                | LIFE    | **                 |             |                | B             |
| Fiber Board             | 5%  |                   |                | 2020    | \$58,600           |             |                | B             |
| Plaster                 | 10%   |                   |                | LIFE    | **                 | 5           | \$8,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - M

## Asset # : 442

| Electrical   |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System   | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|  | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts  |                    |                |           |                    |      |                |       |                |          |
| Service Equipment  |                    |                |           |                    |      |                |       |                |          |
|  | Fused Disc Sw      | 100%           |           |                    | 2020 | \$32,600       | 5     | \$400          | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Electrical Room                                 |                    |                |           |                    |      |                |       |                |          |
| Explanation : Two 1200 Amps Main Disconnect Switch         |                    |                |           |                    |      |                |       |                |          |
| Switchgear / Switchboard                                   |                    |                |           |                    |      |                |       |                |          |
|  | Fused Disc Sw      | 10%            |           |                    | 2040 | * *            | 5     |                | B        |
|  | Molded Case Bkrs   | 90%            |           |                    | 2020 | \$107,300      | 5     | \$2,000        | B        |
| Raceway  |                    |                |           |                    |      |                |       |                |          |
|  | Conduit            | 90%            |           |                    | 2020 | \$129,300      | 1     |                | B        |
|  | Conduit            | 10%            |           |                    | 2040 | * *            | 1     |                | B        |
| Panelboards  |                    |                |           |                    |      |                |       |                |          |
|  | Fused Disc Sw      | 5%             |           |                    | 2019 | \$6,800        | 5     | \$100          | B        |
|  | Molded Case Bkrs   | 75%            |           |                    | 2019 | \$101,600      | 5     | \$1,700        | B        |
|  | Molded Case Bkrs   | 10%            |           |                    | 2036 | * *            | 5     | \$200          | B        |
|  | Molded Case Bkrs   | 10%            |           |                    | 2028 | * *            | 5     | \$200          | B        |
| Wiring   |                    |                |           |                    |      |                |       |                |          |
|  | Braided Cloth      | 80%            | 2-4       | \$122,700          | 2045 | * *            | 1     |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 90%    |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
|  | Thermoplastic      | 10%            |           |                    | 2040 | * *            | 1     |                | B        |
|  | Thermoplastic      | 10%            |           |                    | 2030 | * *            | 1     |                | B        |
| Motor Controllers  |                    |                |           |                    |      |                |       |                |          |
|  | Locally Mounted    | 80%            |           |                    | 2018 | \$26,400       | 5     | \$500          | B        |
|  | Locally Mounted    | 20%            | 2-4       | \$6,600            | 2040 | * *            | 5     | \$100          | B        |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 90%  |                    |                |           |                    |      |                |       |                |          |
| Location : Mech Room                                       |                    |                |           |                    |      |                |       |                |          |
| Ground   |                    |                |           |                    |      |                |       |                |          |
| Grounding Devices  |                    |                |           |                    |      |                |       |                |          |
|  | Generic            | 100%           |           |                    | LIFE | * *            | 5     | \$1,200        | B        |
| Lighting   |                    |                |           |                    |      |                |       |                |          |
|  | Interior Lighting  |                |           |                    |      |                |       |                |          |
|  | Fluorescent        | 20%            |           |                    | 2025 | * *            | 10    | \$15,800       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
| Explanation : T12 Lamps                                    |                    |                |           |                    |      |                |       |                |          |
|  | Fluorescent        | 70%            |           |                    | 2015 | \$543,600      | 10    | \$55,300       | B        |
| Other Observation, Extent : Moderate, Area Affected : 80%  |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
| Explanation : T12 Lamps                                    |                    |                |           |                    |      |                |       |                |          |
|  | HID                | 5%             |           |                    | 2015 | \$18,000       | 10    | \$100          | B        |
|  | Incandescent       | 5%             |           |                    | 2015 | \$38,800       | 2     | \$100          | B        |
| Egress Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | Emergency, Service | 30%            |           |                    | 2015 | \$4,300        | 1     |                | B        |
|  | Emergency, Battery | 20%            |           |                    | 2015 | \$7,100        | 10    | \$4,200        | B        |
|  | Exit, Service      | 50%            |           |                    | 2015 | \$7,100        | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 28 - M

Asset # : 442

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 6   | 100%       |                   |                | 2040    | * *                | 5           | \$26,700       | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       | Now               | \$23,900       | 2025    | * *                | 1           | \$76,900       | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                  |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump                                       | 100%       | Now               | \$34,300       | 2030    | * *                | 4           | \$4,300        | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Piping, Vacuum Pump, Boiler Room             |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 20%        |                   |                | 2020    | \$105,900          | 1           | \$10,700       | B             |  |
| Convactor/Radiator                                      | 80%        |                   |                | 2025    | * *                | 1           | \$22,300       | B             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE    | * *                | 2-5         | \$48,000       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 20%        |                   |                | 2020    | \$21,700           | 2           | \$500          | B             |  |
| Roof  | 80%        | Now               | \$3,100        | 2020    | \$62,500           | 2           | \$1,700        | B             |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2033    | * *                | 1           |                | B             |  |
| HW Heat Exchanger                                       |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2030    | * *                | 4           | \$12,800       | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping                                      |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Submersible   | 100%       |                   |                | 2014    | \$6,200            | 4           | \$2,000        | B             |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 28 - Q  
**Address** : 109-10 47TH AVENUE  
**Borough** : QUEENS **Agency's Number** : Q028  
**Program / Asset #** : BOE1025.000 / 13467 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 51,715 **Project Type** : EDUCATION  
**Date of Survey** : 22-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,PH  
**Block** : 2003 **Lot** : 23 **BIN** : 4529578

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Electrical     |                       | \$38,800              |
| <b>Total</b>   |                       | <b>\$38,800</b>       |
| Priority B     |                       | \$38,800              |
| <b>Total</b>   |                       | <b>\$38,800</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,800        | \$3,000         |                 |                 |
| Interior Architecture |                 | \$32,400        |                 |                 |
| Electrical            | \$7,600         | \$7,700         | \$6,900         | \$12,900        |
| Mechanical            | \$17,800        | \$22,100        | \$19,200        | \$25,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$63,100</b> | <b>\$73,000</b> | <b>\$34,000</b> | <b>\$46,300</b> |
| Priority A            | \$29,800        | \$3,000         |                 |                 |
| Priority B            | \$33,300        | \$61,400        | \$34,000        | \$46,300        |
| Priority C            |                 | \$8,600         |                 |                 |
| <b>Total</b>          | <b>\$63,100</b> | <b>\$73,000</b> | <b>\$34,000</b> | <b>\$46,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - Q

## Asset # : 13467

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 93% |  |  | LIFE | ** | 5 | \$32,400 | A |
| Pre-Cast Concrete | 2%  |  |  | LIFE | ** | 5 | \$2,300  | A |
| Window Wall       | 5%  |  |  | 2048 | ** | 5 | \$6,500  | A |

## Windows

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Aluminum      | 95% |  |  | 2044 | ** | 5  | \$9,100 | A |
| Metal Louvers | 5%  |  |  | 2035 | ** | 10 | \$3,000 | A |

## Parapets

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick    | 90% |  |  | LIFE | ** | 5 | \$5,300 | A |
| Metal Panel       | 2%  |  |  | 2048 | ** | 5 | \$500   | A |
| Pre-Cast Concrete | 8%  |  |  | LIFE | ** | 5 | \$3,000 | A |

## Roof

|                |     |     |          |      |    |  |  |   |
|----------------|-----|-----|----------|------|----|--|--|---|
| Built-Up (BUR) | 95% | Now | \$25,300 | 2027 | ** |  |  | A |
|----------------|-----|-----|----------|------|----|--|--|---|

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%*

*Location : Over Second Floor*

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : Room 220*

|                   |    |  |  |      |    |   |  |   |
|-------------------|----|--|--|------|----|---|--|---|
| Skylight, Plastic | 5% |  |  | 2035 | ** | 1 |  | A |
|-------------------|----|--|--|------|----|---|--|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$13,900 | C |
| Ceramic Tile           | 5%  |  |  | 2035 | ** | 5 | \$3,200  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$2,500  | C |
| Vinyl Tile             | 80% |  |  | 2027 | ** | 3 | \$19,000 | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 3%  |  |  | 2035 | ** | 5 | \$1,400 | C |
| Concrete Masonry Unit | 40% |  |  | LIFE | ** | 5 | \$7,400 | C |
| Glass Block           | 2%  |  |  | LIFE | ** |   |         | C |
| Gypsum Board          | 30% |  |  | LIFE | ** | 5 | \$8,300 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 75% |  |  | 2035 | ** | 5 | \$47,500 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : Room 220*

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 20% |  |  | LIFE | ** | 5 | \$15,800 | B |
|--------------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Bolted Pressure Contact Disconnect Switch Rated @ 3000 Amperes*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | **             | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2048               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2044               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2044               | **             | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2048               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2039               | **             | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible; Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2039               | **             | 1           | \$13,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2035               | **             | 1           | \$16,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Diesel Generator Rated At 230 Kw   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$9,400        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2057               | **             | 5           | \$1,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2030               | **             | 10          | \$34,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | **             | 10          | \$3,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Upper Loors   |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl Lamps  |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2030               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | **             | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

## Generic

100%

2030

\* \*

1

\$15,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System; Motion Sensors*

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$26,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Alarm Bells, Manual Pull Station, Strobe Lights*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2048

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$42,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2042

\* \*

4

\$3,100

B

## Terminal Devices

## Air Handler

80%

2027

\* \*

1

\$21,000

B

## Convactor/Radiator

20%

2035

\* \*

1

\$2,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Centrifugal, Elec Chiller

80%

2031

\* \*

1

\$36,700

B

## No Component

20%

D

## Distribution

## Chilled Wtr Pipe/Pump

80%

2042

\* \*

4

\$2,500

B

## No Component

20%

D

## Terminal Devices

## Air Handler/Cool/Ht

80%

2027

\* \*

1

\$21,000

B

## No Component

20%

D

## Heat Rejection

## Air Condenser Unit

80%

2027

\* \*

2

\$23,600

B

## No Component

20%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$23,600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 28 - Q

Asset # : 13467

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 70%   |                   |                | 2027               | * *            | 2           | \$900          | B             |
| Roof                  | 30%   |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2020               | \$11,200       | 2           | \$600          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$2,600        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-2  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2042               | * *            | 1-5         | \$21,400       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2042               | * *            | 1-2         | \$11,900       | B             |
| Fire Pump             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2031               | * *            | 1           | \$7,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 29 - BK  
**Address** : 425 HENRY STREET @BALTIC STREET  
**Borough** : BROOKLYN **Agency's Number** : K029  
**Program / Asset #** : BOE0363.000 / 343 **Yr Built/Renovated** : 1921 / 2005  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Feb-2012 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 311 **Lot** : 1 **BIN** : 3255627

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$249,700             | \$151,300             |
| Interior Architecture | \$1,125,000           | \$245,400             |
| Electrical            | \$183,800             | \$635,300             |
| Mechanical            |                       | \$291,900             |
| <b>Total</b>          | <b>\$1,558,500</b>    | <b>\$1,324,000</b>    |
| Priority A            | \$249,700             | \$151,300             |
| Priority B            | \$247,700             | \$970,200             |
| Priority C            | \$1,061,100           | \$202,500             |
| <b>Total</b>          | <b>\$1,558,500</b>    | <b>\$1,324,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$99,000         | \$16,400        |                 |                 |
| Interior Architecture | \$89,400         |                 |                 | \$12,300        |
| Electrical            | \$28,800         | \$1,100         | \$1,300         | \$2,100         |
| Mechanical            | \$30,400         | \$9,700         | \$14,800        | \$11,300        |
| <b>Total</b>          | <b>\$247,600</b> | <b>\$27,100</b> | <b>\$16,100</b> | <b>\$25,700</b> |
| Priority A            | \$99,000         | \$16,400        |                 |                 |
| Priority B            | \$85,500         | \$10,700        | \$16,100        | \$13,400        |
| Priority C            | \$63,200         |                 |                 | \$12,300        |
| <b>Total</b>          | <b>\$247,600</b> | <b>\$27,100</b> | <b>\$16,100</b> | <b>\$25,700</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BK

## Asset # : 343

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | 0-2               | \$61,400       | LIFE               | * *            | 5           | \$47,600       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | 0-2               | \$188,300      | LIFE               | * *            | 5           | \$103,700      | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$9,100        | A             |
| Stucco Cement  | 5%         | 0-2               | \$20,800       | 2036               | * *            | 5           | \$7,600        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2045               | * *            | 5           | \$32,700       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | * *            | 5-10        | \$12,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        | 0-2               | \$14,500       | LIFE               | * *            | 5           | \$4,000        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2043               | * *            | 5           | \$1,700        | A             |
| Stucco Cement  | 45%        | Now               | \$28,100       | 2036               | * *            | 5           | \$5,200        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        | Now               | \$18,000       | 2028               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | * *            | 10          | \$2,800        | A             |
| Metal Panel  | 5%         |                   |                | 2040               | * *            | 10          | \$3,100        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BK

## Asset # : 343

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | * *                | 5           | \$21,500       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | * *                | 5           | \$4,900        | C             |  |
| Quarry Tile  | 5%         | Now               | \$8,500        | 2036    | * *                | 5           | \$3,700        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | Now               | \$15,900       | LIFE    | * *                | 5           | \$3,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        |                   |                | 2023    | \$202,500          | 3           | \$9,800        | C             |  |
| Vinyl Tile   | 60%        | 2-4               | \$607,400      | 2033    | * *                | 3           | \$22,100       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$19,500       | 2032    | * *                | 5           | \$3,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        | 0-2               | \$89,800       | LIFE    | * *                |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 75%        | 0-2               | \$363,900      | LIFE    | * *                | 5           | \$27,500       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Light, Area Affected : 10%                  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE    | * *                | 10          | \$6,100        | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 25%        | Now               | \$16,000       | 2028    | * *                | 5           | \$12,300       | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 5%         | Now               | \$10,200       | LIFE    | * *                | 5           | \$800          | B             |  |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 70%        | Now               | \$63,900       | LIFE    | * *                | 5           | \$43,000       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout , Auditorium. 2nd, 5th Floors            |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BK

## Asset # : 343

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2023               | \$15,500       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1000 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2023               | \$15,500       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch           |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 0-2               | \$96,600       | 2053               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2023               | \$82,900       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2022               | \$11,000       | 5           | \$100          | B             |
| Molded Case Bkrs         | 20%   |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs         | 70%   |                   |                | 2022               | \$76,900       | 5           | \$1,200        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 0-2               | \$87,200       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 30%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Locally Mounted          | 70%   |                   |                | 2021               | \$16,000       | 5           | \$300          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 65%   |                   |                | 2028               | * *            | 10          | \$39,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%   |                   |                | 2018               | \$191,900      | 10          | \$18,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2018               | \$8,900        | 10          | \$100          | B             |
| Incandescent             | 2%  |                   |                | 2018               | \$12,800       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BK

## Asset # : 343

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2018 | \$14,700 | 10 | \$7,900 | B |
| Exit, Service      | 50%  |  |  | 2018 | \$5,900  | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2018 | \$28,800 | 10 | \$200   | B |

## Alarm

|                      |     |  |  |      |           |     |          |   |
|----------------------|-----|--|--|------|-----------|-----|----------|---|
| Fire/Smoke Detection |     |  |  |      |           |     |          |   |
| No Component         | 70% |  |  |      |           |     |          | D |
| Generic              | 30% |  |  | 2018 | \$244,400 | 1-3 | \$12,200 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                             |      |  |  |      |    |   |  |   |
|-----------------------------|------|--|--|------|----|---|--|---|
| Energy Source               |      |  |  |      |    |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2043 | ** | 1 |  | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Vault*

*Explanation : (1) 8,000 Gallon Oil Tank*

|  |      |  |  |      |    |   |          |   |
|--|------|--|--|------|----|---|----------|---|
| Conversion Equipment   |      |  |  |      |    |   |          |   |
| Steam Boiler   | 100% |  |  | 2036 | ** | 1 | \$65,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |    |   |          |   |
| <i>Explanation : 2 Dual Fuel Steam Boilers</i>                 |      |  |  |      |    |   |          |   |

|                    |      |  |  |      |          |   |          |   |
|--------------------|------|--|--|------|----------|---|----------|---|
| Distribution       |      |  |  |      |          |   |          |   |
| Steam Piping/Pump  | 100% |  |  | 2033 | **       | 4 | \$3,200  | B |
| Terminal Devices   |      |  |  |      |          |   |          |   |
| Air Handler        | 20%  |  |  | 2023 | \$87,300 | 1 | \$8,100  | B |
| Convactor/Radiator | 80%  |  |  | 2028 | **       | 1 | \$17,000 | B |

## Air Conditioning

|                      |      |  |  |      |           |   |  |   |
|----------------------|------|--|--|------|-----------|---|--|---|
| Energy Source        |      |  |  |      |           |   |  |   |
| Electricity          | 100% |  |  | 2039 | **        | 1 |  | B |
| Conversion Equipment |      |  |  |      |           |   |  |   |
| Window/Wall Unit     | 80%  |  |  | 2021 | \$133,100 | 1 |  | B |
| No Component         | 20%  |  |  |      |           |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$58,000 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 80%  |  |  | 2023 | \$71,600 | 2   | \$1,600  | B |
| Roof               | 20%  |  |  | 2023 | \$12,900 | 2   | \$400    | B |

## Plumbing

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| H/C Water Piping |      |  |  |      |          |   |         |   |
| Galv Iron/Steel  | 100% |  |  | 2028 | **       | 1 |         | B |
| Water Heater     |      |  |  |      |          |   |         |   |
| Gas Fired        | 100% |  |  | 2021 | \$18,800 | 2 | \$1,000 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - BK

Asset # : 343

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 2%             |                   |                    | 2033    | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 29 - Q  
**Address** : 125-10 23 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q029  
**Program / Asset #** : BOE0690.000 / 2261 **Yr Built/Renovated** : 1928 / 2002  
**Area Sq Ft** : 53,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 4229 **Lot** : 14 **BIN** : 4099925

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$277,300             | \$84,300              |
| Interior Architecture | \$190,400             |                       |
| Electrical            | \$94,100              | \$180,100             |
| Mechanical            |                       | \$53,300              |
| <b>Total</b>          | <b>\$561,800</b>      | <b>\$317,600</b>      |
| Priority A            | \$277,300             | \$84,300              |
| Priority B            | \$94,100              | \$233,300             |
| Priority C            | \$190,400             |                       |
| <b>Total</b>          | <b>\$561,800</b>      | <b>\$317,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,500        |                 | \$38,600        |                 |
| Interior Architecture | \$16,400        | \$2,000         | \$21,400        | \$6,700         |
| Electrical            | \$1,800         | \$1,100         | \$9,500         | \$900           |
| Mechanical            | \$6,000         | \$7,600         | \$25,100        | \$8,000         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$57,700</b> | <b>\$14,600</b> | <b>\$98,600</b> | <b>\$19,500</b> |
| Priority A            | \$29,500        |                 | \$38,600        |                 |
| Priority B            | \$25,700        | \$12,600        | \$41,900        | \$12,800        |
| Priority C            | \$2,500         | \$2,000         | \$18,100        | \$6,700         |
| <b>Total</b>          | <b>\$57,700</b> | <b>\$14,600</b> | <b>\$98,600</b> | <b>\$19,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$17,800       | A             |
| Masonry: Brick  | 25%            |                   |                | LIFE               | **             | 5           | \$11,400       | A             |
| Masonry: Brick  | 63%            |                   |                | LIFE               | **             | 5           | \$28,700       | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 2%             |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Masonry: Marble   | 2%             |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Pre-Cast Concrete   | 3%             |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Windows   |                |                   |                |                    |                |             |                |               |
| Aluminum  | 25%            | Now               | \$19,400       | 2037               | **             | 5           | \$2,000        | A             |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : 1988 Addition</i>                                       |                |                   |                |                    |                |             |                |               |
| Glass Block   | 5%             |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Wood  | 15%            |                   |                | 2043               | **             | 5           | \$24,100       | A             |
| Wood  | 55%            | Now               | \$277,300      | 2046               | **             | 5           | \$44,200       | A             |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : 1928 Wing</i>   |                |                   |                |                    |                |             |                |               |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : 1928 Wing</i>   |                |                   |                |                    |                |             |                |               |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |               |
| <i>Location : 1928 Wing</i>   |                |                   |                |                    |                |             |                |               |
| Parapets  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 30%            |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Masonry: Brick  | 62%            |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%             |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Pre-Cast Concrete   | 3%             |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Roof  |                |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 90%            |                   |                | 2026               | **             | 10          | \$33,900       | A             |
| Built-Up (BUR)  | 5%             | Now               | \$10,200       | 2031               | **             |             |                | A             |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Over Exit 5 At First Floor</i>                          |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Over Exit 5 At First Floor</i>                          |                |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%             |                   |                | 2036               | **             | 10          | \$4,700        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$14,600       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,000        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Vinyl Tile   | 30%        |                   |                | 2026               | **             | 3           | \$10,000       | C             |
| Vinyl Tile   | 30%        |                   |                | 2016               | \$190,400      | 3           | \$7,500        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Various Clssrooms                               |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2036               | **             | 5           | \$31,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,000        | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Folding Partition  | 5%         |                   |                | 2037               | **             | 5           | \$8,400        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                       | 20%        |                   |                | 2034               | **             | 5           | \$16,500       | B             |
| AcousTileSusp.Lay-In                                       | 10%        |                   |                | 2026               | **             | 5           | \$6,600        | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$1,600        | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$20,700       | B             |
| Plaster  | 5%         | Now               | \$5,700        | LIFE               | **             | 5           | \$2,100        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Exit 5 On First Floor                           |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Exit 5 On First Floor                           |            |                   |                |                    |                |             |                |               |

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2021    | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes     |                |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2021    | \$89,400       | 5           | \$200          | B             |
| Raceway  |                |                |                   |                    |         |                |             |                |               |
| Conduit  |                | 60%            |                   |                    | 2021    | \$51,100       | 1           |                | B             |
| Conduit  |                | 30%            |                   |                    | 2031    | * *            | 1           |                | B             |
| Conduit  |                | 10%            |                   |                    | 2041    | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2029               | **             | 5           | \$100          | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs      | 50%  |                   |                | 2020               | \$39,500       | 5           | \$600          | B             |
| Molded Case Bkrs      | 30%  |                   |                | 2029               | **             | 5           | \$300          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 60%  | 2-4               | \$53,700       | 2046               | **             | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2031               | **             | 1           |                | B             |
| Thermoplastic         | 10%  |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 30%  |                   |                | 2034               | **             | 5           | \$100          | B             |
| Locally Mounted       | 65%  |                   |                | 2019               | \$8,300        | 5           | \$200          | B             |
| Locally Mounted       | 5%   | Now               | \$600          | 2041               | **             | 5           |                | B             |
|                       | Not Functioning, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%      |                   |                |                    |                |             |                |               |
|                       | Location :   |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Insulation                      |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 99%  |                   |                | 2026               | **             | 10          | \$40,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2016               | \$1,900        | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2026               | **             | 10          | \$4,300        | B             |
| Exit, Service         | 30%  |                   |                | 2026               | **             | 1           |                | B             |
| Exit, Service         | 30%  |                   |                | 2016               | \$2,200        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2026               | **             | 10          | \$100          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Generic               | 50%  |                   |                | 2026               | **             | 1           | \$8,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only                         |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Under Construction    | 100%   |                   |                |                    |                |             |                | D             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2041               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | **             | 1           | \$44,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | **             | 4           | \$3,300        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2026               | **             | 1           | \$5,500        | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2026               | **             | 1           | \$10,100       | B             |
| Unit Heater-Stm/HW                                      | 10%        |                   |                | 2021               | \$32,800       | 4           | \$400          | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 15%        |                   |                | 2016               | \$15,600       | 1           |                | B             |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$24,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2021               | \$53,300       | 2           | \$1,300        | B             |
| Roof  | 5%         |                   |                | 2021               | \$2,000        | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2031               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$11,800       | 2           | \$700          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 29 - Q

Asset # : 2261

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2031               | * *            | 1-2         | \$600          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 29 - SI  
**Address** : 1581 VICTORY BLVD  
**Borough** : STATEN ISLAND **Agency's Number** : R029  
**Program / Asset #** : BOE0919.000 / 1452 **Yr Built/Renovated** : 1922 / 1993  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 331 **Lot** : 1 **BIN** : 5009028

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$524,800             | \$107,600             |
| Interior Architecture | \$791,900             |                       |
| Electrical            | \$53,700              | \$729,500             |
| Mechanical            | \$127,200             | \$162,000             |
| <b>Total</b>          | <b>\$1,497,500</b>    | <b>\$999,100</b>      |
| Priority A            | \$524,800             | \$107,600             |
| Priority B            | \$224,500             | \$891,500             |
| Priority C            | \$748,200             |                       |
| <b>Total</b>          | <b>\$1,497,500</b>    | <b>\$999,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,300        | \$2,100         |                 |                 |
| Interior Architecture |                 |                 | \$1,200         | \$21,300        |
| Electrical            | \$17,000        | \$700           | \$900           | \$9,400         |
| Mechanical            | \$49,300        | \$7,500         | \$12,900        | \$29,400        |
| <b>Total</b>          | <b>\$82,600</b> | <b>\$10,200</b> | <b>\$14,900</b> | <b>\$60,100</b> |
| Priority A            | \$16,300        | \$2,100         |                 |                 |
| Priority B            | \$66,300        | \$8,200         | \$13,800        | \$44,700        |
| Priority C            |                 |                 | \$1,200         | \$15,400        |
| <b>Total</b>          | <b>\$82,600</b> | <b>\$10,200</b> | <b>\$14,900</b> | <b>\$60,100</b> |



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - SI

## Asset # : 1452

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 4%  | Now               | \$123,400      | LIFE               | * *            | 5           | \$25,900       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Main Floor Level Throughout                        |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$125,300      | LIFE               | * *            | 5           | \$74,600       | A             |
|                         | Efflorescence, Extent : Light, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                         | Location : Courtyard Side, 1949 Wing                          |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                       |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 4%  |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
| Stucco Cement           | 2%  |                   |                | 2035               | * *            | 5           | \$4,100        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$118,800      | 2044               | * *            | 5           | \$12,300       | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 7%  | Now               | \$16,300       | LIFE               | * *            | 5           | \$5,800        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 88%   | Now               | \$62,500       | LIFE               | * *            | 5           | \$9,400        | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%   |                   |                | 2030               | * *            | 10          | \$20,400       | A             |
| Built-Up (BUR)          | 15%   |                   |                | 2022               | \$33,000       | 10          | \$6,100        | A             |
| IRMA/Protected Membrane | 25%   | Now               | \$94,800       | 2032               | * *            |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                         | Location : 1922 Wing  |                   |                |                    |                |             |                |               |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                         | Location : 1922 Wing  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : Rooms 208 And 308                                  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2039               | * *            | 10          | \$3,700        | A             |
| Skylight, Metal/Glass   | 5%  |                   |                | 2048               | * *            | 10          | \$6,800        | A             |

## Interior

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## DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |          |      |           |   |          |   |
|------------------------|-----|-----|----------|------|-----------|---|----------|---|
| Cast in Place Concrete | 2%  |     |          | LIFE | **        | 5 | \$3,400  | C |
| Ceramic Tile           | 3%  |     |          | 2031 | **        | 5 | \$2,300  | C |
| Terrazzo               | 2%  |     |          | LIFE | **        | 5 | \$1,200  | C |
| Vinyl Tile             | 83% | Now | \$61,800 | 2017 | \$617,800 | 3 | \$24,300 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%**Location : 3rd Floor Corridors And Classrooms**Worn/Eroded, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 15%**Location : 3rd Floor Corridors And Classrooms**Explanation : Uneven, Ridged Surfaces*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 10% |  |  | 2037 | ** | 5 | \$14,600 | C |
|------|-----|--|--|------|----|---|----------|---|

*Recent Repair Evident, Extent : Light, Area Affected : 50%**Location : 2nd Floor Classrooms Throughout*

## Interior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Masonry: Brick | 5%  |     |          | LIFE | ** |   |          | C |
| Marble Panels  | 3%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 77% | Now | \$68,700 | LIFE | ** | 5 | \$22,500 | C |

*Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Stair(s) 1949 Wing Rooms 208 And 308*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 15% |     |          | 2027 | ** | 5 | \$11,700 | B |
| Exposed Concrete  | 20% |     |          | LIFE | ** | 5 | \$2,400  | B |
| Plaster           | 65% | Now | \$43,600 | LIFE | ** | 5 | \$31,700 | B |

*Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Special Education, Room 304 And Exit #11**Paint Peeling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Special Education And Room 304*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room Basement**Explanation : 2 Electrical Services At 800 Amps Each*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2022               | \$68,200       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$10,200       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$71,100       | 5           | \$900          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$53,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Thermoplastic   | 30%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 5%         |                   |                | 2027               | * *            | 5           |                | B             |
| Locally Mounted   | 65%        |                   |                | 2020               | \$13,800       | 5           | \$200          | B             |
| Locally Mounted   | 30%        | 2-4               | \$6,400        | 2042               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 83%        |                   |                | 2022               | \$390,500      | 10          | \$39,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2030               | * *            | 10          |                | B             |
| Incandescent  | 15%        |                   |                | 2022               | \$70,600       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 40%        |                   |                | 2022               | \$3,500        | 1           |                | B             |
| Emergency, Service  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service   | 40%        |                   |                | 2022               | \$3,500        | 1           |                | B             |
| Exit, Service   | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2022               | \$21,200       | 10          | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

D

Generic

5%

2017

\$8,800

1

\$1,000

B

## Fire/Smoke Detection

No Component

90%

D

Generic

10%

2030

\* \*

1-3

\$3,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$16,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 7500 Gallon Tanks*

## Conversion Equipment

Steam Boiler

2%

Now

\$1,200

2027

\* \*

1

\$900

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Boiler Room*

Steam Boiler

2%

Now

\$5,800

2042

\* \*

1

\$900

B

*Corroded, Extent : Light, Area Affected : 100%**Location : Boiler Room, Defective Boiler Blow-down Drain Line*

Steam Boiler

94%

2027

\* \*

1

\$48,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - #4 Oil Burning Steam Boilers*

Steam Boiler

2%

Now

\$5,800

2042

\* \*

1

\$900

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Unreliable Boiler Burner Operation*

## Distribution

Steam Piping/Pump

2%

Now

\$8,300

2052

\* \*

4

\$100

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Boiler Room And Other Locations In The Basement, 3 Of 3 Sets Of Vacuum Pumping Systems And Feed Water Pump*

Steam Piping/Pump

6%

Now

\$24,900

2052

\* \*

4

\$200

B

*Malfunctioning, Extent : Severe, Area Affected : 60%**Location : Throughout, Defective Steam Traps And Room Thermostats.*

Steam Piping/Pump

2%

0-2

\$8,300

2052

\* \*

4

\$100

B

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Header Valves Not Holding*

Steam Piping/Pump

90%

2032

\* \*

4

\$2,300

B

## Terminal Devices

Air Handler

30%

2022

\$96,200

1

\$9,700

B

Convactor/Radiator

70%

2027

\* \*

1

\$11,800

B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - SI

Asset # : 1452

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2038    | **             | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 70%  | Now               | \$4,300            | 2017    | \$85,600       | 1           |                | B             |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 5%   |                   |                    |         |                |             |                |               |
|                  |                      | Location : Multiple Mechanical Defects   |                   |                    |         |                |             |                |               |
|                  | No Component         | 30%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | **             | 2-5         | \$29,100       | B             |
|                  | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                  | Interior             | 100%   | Now               | \$13,200           | 2022    | \$65,800       | 2           | \$1,300        | B             |
|                  |                      | Broken, Extent : Severe, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Fan Room, Defective Lunch Room, Auditorium & House Exhaust Fan Motors, Deteriorated Flex Connection, Defective Drive System Gym Exhaust Fan |                   |                    |         |                |             |                |               |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   | 0-2               | \$3,600            | 2027    | **             | 1           |                | B             |
|                  |                      | Antiquated, Extent : Moderate, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement, Water Main Valve Not Holding  |                   |                    |         |                |             |                |               |
|                  | Water Heater         |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                    | 2017    | \$13,800       | 2           | \$800          | B             |
|                  | HW Heat Exchanger    |  |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%   | Now               | \$3,700            | 2032    | **             | 4           | \$5,200        | B             |
|                  |                      | Leak Evident, Extent : Severe, Area Affected : 20%   |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   | Now               | \$4,200            | LIFE    | **             | 1           |                | B             |
|                  |                      | Blockage /Clogged, Extent : Light, Area Affected : 5%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Lunch Room Area   |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  |                      | Malfunctioning, Extent : Moderate, Area Affected : 66%   |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement 2 Of 3 Defective Sump Pumps  |                   |                    |         |                |             |                |               |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout  |                   |                    |         |                |             |                |               |
| Fire Suppression |                      |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                  | No Component         | 98%  |                   |                    |         |                |             |                | D             |
|                  | Generic              | 2%   |                   |                    | 2032    | **             | 1-2         | \$300          | B             |
|                  |                      | No Backflow Preventer, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement  |                   |                    |         |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 30 - M  
**Address** : 144-176 EAST 128 STREET BTWN: LEXINGTON AVE - THIRD AVE  
**Borough** : MANHATTAN **Agency's Number** : M030  
**Program / Asset #** : BOE0017.000 / 2708 **Yr Built/Renovated** : 1968 / 2009  
**Area Sq Ft** : 136,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1776 **Lot** : 20 **BIN** : 1054502

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$295,400             | \$347,200             |
| Interior Architecture | \$157,700             | \$1,556,400           |
| Electrical            | \$198,300             | \$1,139,200           |
| Mechanical            | \$28,500              | \$1,400,000           |
| <b>Total</b>          | <b>\$679,800</b>      | <b>\$4,442,800</b>    |
| Priority A            | \$295,400             | \$347,200             |
| Priority B            | \$330,100             | \$2,539,200           |
| Priority C            | \$54,400              | \$1,556,400           |
| <b>Total</b>          | <b>\$679,800</b>      | <b>\$4,442,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,700         | \$4,400         |                 |                 |
| Interior Architecture | \$66,500         |                 |                 | \$24,200        |
| Electrical            | \$5,400          | \$3,300         | \$4,800         | \$4,400         |
| Mechanical            | \$56,400         | \$17,600        | \$25,900        | \$21,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$158,000</b> | <b>\$29,300</b> | <b>\$34,700</b> | <b>\$54,500</b> |
| Priority A            | \$25,700         | \$4,400         |                 |                 |
| Priority B            | \$77,300         | \$24,900        | \$34,700        | \$30,300        |
| Priority C            | \$54,900         |                 |                 | \$24,200        |
| <b>Total</b>          | <b>\$158,000</b> | <b>\$29,300</b> | <b>\$34,700</b> | <b>\$54,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - M

## Asset # : 2708

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | * *                | 5           | \$105,700      | A             |  |
| Pre-Cast Concrete  | 50%        | Now               | \$94,900       | LIFE    | * *                | 5           | \$171,800      | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : South Facade, North Facade                            |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2048    | * *                | 5           | \$22,800       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | * *                | 5-10        | \$35,400       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | * *                | 5-10        | \$72,400       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 5%         |                   |                | 2040    | * *                | 5-10        | \$11,300       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 50%        | Now               | \$49,000       | 2028    | * *                |             |                | A             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 3rd Floor                                  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 25%        | Now               | \$36,800       | 2023    | \$122,500          |             |                | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2nd Floor                                  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 25%        |                   |                | 2028    | * *                | 10          | \$22,700       | A             |  |
| Other Observation, Extent : Light, Area Affected : 100%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 4th Floor  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 4%         |                   |                | 2038    | * *                | 5           | \$6,900        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 1%         | Now               | \$5,100        | LIFE    | * *                | 5           | \$1,300        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 30%        |                   |                | 2023    | \$491,500          | 3           | \$25,800       | C             |  |
| Vinyl Tile   | 65%        | Now               | \$21,300       | 2018    | \$1,064,900        | 3           | \$41,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - M

## Asset # : 2708

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile          | 5%  |  |  | 2032 | ** | 5    | \$7,600  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5    | \$6,100  | C |
| Plaster               | 65% |  |  | LIFE | ** | 5-10 | \$84,000 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$19,000 | C |

## Ceilings

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| AcousTile,Adhered | 30% |  |  | 2028 | ** | 5    | \$51,500  | B |
| Embossed Metal    | 15% |  |  | LIFE | ** | 5    | \$23,200  | B |
| Exposed Concrete  | 55% |  |  | LIFE | ** | 5-10 | \$118,100 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service Rated At 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2023 | \$119,200 | 1 |  | B |
| Conduit | 20% |  |  | 2033 | **        | 1 |  | B |
| Conduit | 10% |  |  | 2049 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2045 | **        | 5 | \$300   | B |
| Molded Case Bkrs | 85% |  |  | 2022 | \$144,000 | 5 | \$2,500 | B |
| Molded Case Bkrs | 5%  |  |  | 2045 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$125,600 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2033 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2049 | ** | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 40% |  |  | 2036 | ** | 5 | \$300   | B |
| Motor Control Center | 60% |  |  | 2036 | ** | 5 | \$1,800 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,300 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

69%

2018

\$714,400

10

\$72,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

29%

2031

\* \*

10

\$30,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floor**Explanation : T-8 Lamps*

## HID

1%

2018

\$4,800

10

B

## Incandescent

1%

2018

\$10,400

2

B

## Egress Lighting

## Exit, Service

50%

2028

\* \*

1

B

## Exit, Battery

50%

2028

\* \*

10

\$3,900

B

## Exterior Lighting

## HID

100%

2018

\$46,400

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$115,200

1

\$12,500

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2031

\* \*

1-3

\$20,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2043

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 10,000 Gals Each*

## Conversion Equipment

## Steam Boiler

100%

2036

\* \*

1

\$113,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$18,300

2023

\$914,400

4

\$5,700

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 25%  | Now               | \$3,500        | 2023               | \$176,500      | 1           | \$16,000       | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room                                      |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 75%  |                   |                | 2028               | **             | 1           | \$27,900       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2039               | **             | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 80%  |                   |                | 2018               | \$215,400      | 1           |                | B             |
| No Component          | 20%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | **             | 2-5         | \$101,400      | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 10%  |                   |                | 2023               | \$14,500       | 2           | \$400          | B             |
| Roof                  | 90%  | Now               | \$1,900        | 2023               | \$93,700       | 2           | \$2,600        | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2028               | **             | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2022               | \$30,500       | 2           | \$1,700        | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2033               | **             | 4           | \$11,400       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$9,100        | LIFE               | **             | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2031               | **             | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | **             |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement : 1st Floor                          |                   |                |                    |                |             |                |               |
|                       | Explanation : One Freight Unit                           |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 30 - M

Asset # : 2708

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 5%             |                   |                    | 2033    | * *            | 1-2         | \$1,600        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 30 - Q  
**Address** : 126-10 BEDELL STREET @BAISLEY BLVD.  
**Borough** : QUEENS **Agency's Number** : Q030  
**Program / Asset #** : BOE0691.000 / 2262 **Yr Built/Renovated** : 1964 / 2002  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12495 **Lot** : 65 **BIN** : 4270045

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$282,900        | \$121,100          |
| Interior Architecture |  | \$56,600         | \$639,800          |
| Electrical            |  | \$91,600         | \$444,700          |
| Mechanical            |  |                  | \$576,600          |
| <b>Total</b>          |  | <b>\$431,100</b> | <b>\$1,782,200</b> |
| Priority A            |  | \$282,900        | \$121,100          |
| Priority B            |  | \$148,200        | \$1,068,400        |
| Priority C            |  |                  | \$592,700          |
| <b>Total</b>          |  | <b>\$431,100</b> | <b>\$1,782,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$41,700         |                 |                 |                 |
| Interior Architecture | \$102,200        |                 | \$11,000        | \$10,400        |
| Electrical            | \$3,200          | \$2,300         | \$3,000         | \$3,000         |
| Mechanical            | \$63,100         | \$10,100        | \$15,600        | \$13,500        |
| <b>Total</b>          | <b>\$210,200</b> | <b>\$12,300</b> | <b>\$29,600</b> | <b>\$26,900</b> |
| Priority A            | \$41,700         |                 |                 |                 |
| Priority B            | \$88,000         | \$12,300        | \$18,600        | \$16,600        |
| Priority C            | \$80,600         |                 | \$11,000        | \$10,400        |
| <b>Total</b>          | <b>\$210,200</b> | <b>\$12,300</b> | <b>\$29,600</b> | <b>\$26,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - Q

## Asset # : 2262

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 98%        | Now               | \$188,900      | LIFE               | **             | 5           | \$56,200       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Foundation   |            |                   |                |                    |                |             |                |               |
| Window Wall   | 2%         |                   |                | 2043               | **             | 5           | \$4,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2039               | **             | 5           | \$12,200       | A             |
| Steel   | 5%         | Now               | \$37,600       | 2048               | **             | 5           | \$4,000        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        | Now               | \$56,400       | LIFE               | **             | 5           | \$4,200        | A             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Severe, Area Affected : 15%                |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Stucco On Brick                                 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5-10        | \$32,100       | A             |
| Metal Panel   | 5%         | Now               | \$8,200        | 2043               | **             | 5           | \$900          | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | **             | 10          | \$64,900       | A             |
| Copper/Terne  | 5%         |                   |                | 2038               | **             | 10          | \$8,500        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$45,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,200        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,100        | C             |
| Vinyl Tile  | 10%        |                   |                | 2023               | \$98,800       | 3           | \$5,200        | C             |
| Vinyl Tile  | 10%        |                   |                | 2028               | **             | 3           | \$3,900        | C             |
| Vinyl Tile  | 50%        |                   |                | 2018               | \$493,900      | 3           | \$25,900       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2051               | **             | 5           | \$19,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$1,400        | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$42,900       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$11,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |          |      |          |   |
|----------------------|-----|--|--|------|----------|------|----------|---|
| AcousTile,Adhered    | 15% |  |  | 2028 | **       | 5    | \$15,500 | B |
| AcousTileConcealSpLn | 15% |  |  | 2028 | **       | 5    | \$19,400 | B |
| Exposed Concrete     | 50% |  |  | LIFE | **       | 5-10 | \$64,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       | 10   | \$10,400 | B |
| Fiber Board          | 5%  |  |  | 2023 | \$47,100 |      |          | B |
| Plaster              | 10% |  |  | LIFE | **       | 5-10 | \$17,800 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>     |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2022 | \$20,300  | 5 | \$200   | B |
| Fused Disc Sw    | 5%  |  |  | 2031 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 5%  |  |  | 2031 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 75% |  |  | 2022 | \$101,600 | 5 | \$1,300 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$91,600 | 2048 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2021 | \$10,600 | 5 | \$200 | B |
| Locally Mounted | 50% |  |  | 2028 | **       | 5 | \$200 | B |

## Ground

## Grounding Devices

|   |      |     |       |      |    |   |         |   |
|---|------|-----|-------|------|----|---|---------|---|
| Generic   | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$1,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |       |      |    |   |         |   |
| <i>Location : Water Meter Room</i>                                |      |     |       |      |    |   |         |   |
| <i>Explanation : Corroded</i>                                     |      |     |       |      |    |   |         |   |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

Fluorescent

98%

2031

\* \*

10

\$62,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2%

2023

\$5,800

10

B

## Egress Lighting

Emergency, Battery

50%

2023

\$14,400

10

\$8,400

B

Exit, Service

50%

2023

\$5,700

1

B

## Exterior Lighting

HID

100%

2023

\$28,000

10

\$200

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$69,400

1

\$7,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2028

\* \*

1-3

\$16,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$21,500

B

## Conversion Equipment

Steam Boiler

100%

2021

\$384,400

1

\$68,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$27,600

2033

\* \*

4

\$3,400

B

*Leak Evident, Extent : Light, Area Affected : 2%**Location : Vacuum Condensate Pumps**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Various*

## Terminal Devices

Air Handler

20%

2023

\$85,100

1

\$8,600

B

Convactor/Radiator

80%

2028

\* \*

1

\$17,900

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 30 - Q

Asset # : 2262

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Electricity   | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit  | 35%            |                   |                    | 2018    | \$56,800       | 1           |                | B             |
|                  | No Component  | 65%            |                   |                    |         |                |             |                | D             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$61,100       | B             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 20%            |                   |                    | 2023    | \$17,500       | 2           | \$400          | B             |
|                  | Roof  | 80%            |                   |                    | 2023    | \$50,200       | 2           | \$1,700        | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper  | 70%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel   | 30%            |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger                                       |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2033    | * *            | 4           | \$6,900        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           | Now               | \$3,400            | LIFE    | * *            | 1           |                | B             |
|                  | Blockage /Clogged, Extent : Severe, Area Affected : 15% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                     |                |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 5%             |                   |                    | 2033    | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 30 - SI  
**Address** : FISKE & LEONARD AVENUES  
**Borough** : STATEN ISLAND **Agency's Number** : R030  
**Program / Asset #** : BOE0920.000 / 1453 **Yr Built/Renovated** : 1904 / 2001  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 423 **Lot** : 9 **BIN** : 5113069

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$356,900          | \$146,200          |
| Interior Architecture |  | \$584,600          | \$335,400          |
| Electrical            |  | \$104,100          | \$877,100          |
| Mechanical            |  |                    | \$824,500          |
| <b>Total</b>          |  | <b>\$1,045,600</b> | <b>\$2,183,100</b> |
| Priority A            |  | \$356,900          | \$146,200          |
| Priority B            |  | \$234,000          | \$1,748,800        |
| Priority C            |  | \$454,700          | \$288,100          |
| <b>Total</b>          |  | <b>\$1,045,600</b> | <b>\$2,183,100</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$84,300         |                 |                 |                 |
| Interior Architecture | \$88,500         |                 |                 | \$6,300         |
| Electrical            | \$10,900         | \$1,100         | \$1,400         | \$2,200         |
| Mechanical            | \$20,600         | \$10,400        | \$12,300        | \$11,400        |
| <b>Total</b>          | <b>\$204,300</b> | <b>\$11,500</b> | <b>\$13,700</b> | <b>\$19,900</b> |
| Priority A            | \$84,300         |                 |                 |                 |
| Priority B            | \$59,000         | \$11,500        | \$13,700        | \$13,600        |
| Priority C            | \$60,900         |                 |                 | \$6,300         |
| <b>Total</b>          | <b>\$204,300</b> | <b>\$11,500</b> | <b>\$13,700</b> | <b>\$19,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - SI

## Asset # : 1453

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$7,600        | LIFE               | * *            | 5           | \$29,500       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | * *            | 5           | \$92,000       | A             |
| Masonry: Brick   | 30%        | Now               | \$118,800      | LIFE               | * *            | 5           | \$35,300       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 55%        |                   |                | LIFE               | * *            | 5           | \$129,600      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$8,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$32,700       | 2039               | * *            | 5           | \$17,000       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$9,800        | LIFE               | * *            | 5           | \$8,500        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$66,000       | LIFE               | * *            | 5           | \$9,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        | Now               | \$61,400       | 2028               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 5%         | Now               | \$1,500        | 2028               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         | Now               | \$28,300       | 2043               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - SI

## Asset # : 1453

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now               | \$15,400       | LIFE               | **             | 5           | \$22,000       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2038               | **             | 5           | \$3,000        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         | Now               | \$4,500        | 2026               | **             | 5           | \$1,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | Now               | \$3,000        | LIFE               | **             | 5           | \$3,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$192,100      | 2033               | **             | 3           | \$7,600        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        | Now               | \$14,400       | 2023               | \$288,100      | 3           | \$11,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 12x12 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 30%        | 4+                | \$64,100       | 2038               | **             | 5           | \$28,300       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5-10        | \$10,700       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$3,800        | C             |
| Marble Panels  | 5%         | Now               | \$27,400       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 80%        | Now               | \$184,100      | LIFE               | **             | 5           | \$30,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Basement And Stairs 3, 4, 5, 6 Thru To Bulkhead, Throughout |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Basement And Stairs 3, 4, 5, 6 Thru To Bulkhead,Throughout  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 25%        |                   |                | LIFE               | **             | 5-10        | \$31,500       | B             |
| Plaster  | 75%        | Now               | \$129,900      | LIFE               | **             | 5           | \$47,200       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - SI

## Asset # : 1453

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%  |                   |                | 2023               | \$20,100       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 800 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%  |                   |                | 2023               | \$8,600        | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 90%  |                   |                | 2023               | \$80,500       | 5           | \$300          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2043               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$10,200       | 5           | \$200          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2022               | \$81,300       | 5           | \$1,400        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$62,700       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2023               | \$17,900       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 60%  |                   |                | 2021               | \$12,700       | 5           | \$300          | B             |
| Locally Mounted          | 30%  |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Motor Control Center     | 10%  |                   |                | 2021               | \$17,500       | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 67%  |                   |                | 2018               | \$406,700      | 10          | \$41,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%  |                   |                | 2028               | * *            | 10          | \$18,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2018               | \$14,000       | 10          | \$8,100        | B             |
| Exit, LED                | 5%   |                   |                | 2051               | * *            | 1           |                | B             |
| Exit, Service            | 45%  |                   |                | 2018               | \$5,000        | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2018

\$27,300

10

\$200

B

## Alarm

Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$231,900

1-3

\$12,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 6,000 Gal. Tank*

Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$66,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,300

B

Terminal Devices

Air Handler

25%

2018

\$103,500

1

\$10,400

B

Convactor/Radiator

75%

2021

\$543,900

1

\$16,300

B

## Air Conditioning

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Window/Wall Unit

80%

2018

\$126,300

1

B

No Component

20%

D

## Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

\* \*

2-5

\$29,700

B

No Component

50%

D

Exhaust Fans

Interior

60%

2023

\$50,900

2

\$1,200

B

Roof

10%

2018

\$6,100

2

\$200

B

No Component

30%

D

## Plumbing

H/C Water Piping

Brass/Copper

20%

2033

\* \*

1

B

Galv Iron/Steel

80%

2028

\* \*

1

B

Water Heater

Gas Fired

100%

2018

\$17,900

2

\$1,000

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 30 - SI

Asset # : 1453

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2033    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 31 - BK (OL126)  
**Address** : 75 MESEROLE AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K031  
**Program / Asset #** : BOE0364.000 / 344 **Yr Built/Renovated** : 1900 / 2001  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,4  
**Block** : 2595 **Lot** : 1 **BIN** : 3065299

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,166,600           | \$335,600             |
| Interior Architecture | \$225,500             | \$322,000             |
| Electrical            |                       | \$682,100             |
| Mechanical            | \$147,100             |                       |
| <b>Total</b>          | <b>\$1,539,200</b>    | <b>\$1,339,700</b>    |
| Priority A            | \$1,166,600           | \$335,600             |
| Priority B            | \$147,100             | \$749,000             |
| Priority C            | \$225,500             | \$255,100             |
| <b>Total</b>          | <b>\$1,539,200</b>    | <b>\$1,339,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,400        |                 | \$11,700        |                 |
| Interior Architecture | \$29,100        | \$5,000         | \$2,000         | \$4,000         |
| Electrical            | \$1,800         |                 | \$9,200         |                 |
| Mechanical            | \$10,300        | \$9,400         | \$10,100        | \$10,100        |
| <b>Total</b>          | <b>\$57,600</b> | <b>\$14,400</b> | <b>\$33,000</b> | <b>\$14,100</b> |
| Priority A            | \$16,400        |                 | \$11,700        |                 |
| Priority B            | \$12,100        | \$9,400         | \$19,200        | \$10,100        |
| Priority C            | \$29,100        | \$5,000         | \$2,000         | \$4,000         |
| <b>Total</b>          | <b>\$57,600</b> | <b>\$14,400</b> | <b>\$33,000</b> | <b>\$14,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 31 - BK (OL126)

## Asset # : 344

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$48,900       | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$106,400      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Metal Panel   | 5%         |                   |                | 2031               | **             | 5-10        | \$43,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$1,130,900    | 2046               | **             | 5           | \$180,300      | A             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$8,800        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 80%        |                   |                | 2026               | **             | 10          | \$35,700       | A             |
| Metal Panel   | 20%        |                   |                | 2034               | **             | 10          | \$16,400       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$3,200        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile  | 5%         |                   |                | 2026               | **             | 3           | \$2,700        | C             |
| Vinyl Tile  | 15%        |                   |                | 2016               | \$153,100      | 3           | \$6,000        | C             |
| Vinyl Tile  | 25%        |                   |                | 2021               | \$255,100      | 3           | \$10,000       | C             |
| Vinyl Tile  | 25%        |                   |                | 2026               | **             | 3           | \$13,400       | C             |
| Wood  | 25%        |                   |                | 2024               | **             | 5           | \$50,200       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Gypsum Board  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Masonry: Brick  | 8%         | Now               | \$72,400       | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Chimney Stack                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Chimney Stack                                      |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$32,000       | C             |
| Wood  | 2%         |                   |                | LIFE               | **             | 5           | \$10,700       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Plaster   | 100%       |                   |                | LIFE               | **             | 5           | \$66,900       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 31 - BK (OL126)

## Asset # : 344

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service, Rated @ 1200a         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2029               | * *            | 5           | \$1,800        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2026               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main / Locker Room                        |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2021               | \$619,100      | 10          | \$63,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               | \$6,000        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2021               | \$12,900       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$8,600        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | * *            | 1           | \$70,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 31 - BK (OL126)

## Asset # : 344

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$57,000       | 2031               | * *            | 4           | \$3,500        | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Condensate Return Lines</i>                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 90%        |                   |                | 2026               | * *            | 1           | \$20,800       | B             |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2026               | * *            | 1           | \$2,300        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2019               | \$33,500       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$90,200       | 2031               | * *            | 2           | \$1,800        | B             |
| <i>Not in Service, Extent : Moderate, Area Affected : 0%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                   |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$19,000       | 2           | \$1,100        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 31 - Q  
**Address** : 211-45 46 ROAD  
**Borough** : QUEENS **Agency's Number** : Q031  
**Program / Asset #** : BOE0692.000 / 2651 **Yr Built/Renovated** : 1940 / 2008  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,etc  
**Block** : 7316 **Lot** : 18 **BIN** : 4156949

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$82,700              | \$131,600             |
| Interior Architecture | \$54,500              | \$273,000             |
| Electrical            |                       | \$886,600             |
| Mechanical            |                       | \$594,600             |
| <b>Total</b>          | <b>\$137,200</b>      | <b>\$1,885,800</b>    |
| Priority A            | \$82,700              | \$131,600             |
| Priority B            | \$54,500              | \$1,481,200           |
| Priority C            |                       | \$273,000             |
| <b>Total</b>          | <b>\$137,200</b>      | <b>\$1,885,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$83,700         |                |                 |                 |
| Interior Architecture | \$81,400         |                | \$2,200         | \$5,400         |
| Electrical            | \$34,700         | \$1,300        | \$1,300         | \$1,700         |
| Mechanical            | \$22,500         | \$8,300        | \$11,300        | \$9,400         |
| <b>Total</b>          | <b>\$222,200</b> | <b>\$9,600</b> | <b>\$14,800</b> | <b>\$16,500</b> |
| Priority A            | \$83,700         |                |                 |                 |
| Priority B            | \$68,800         | \$9,600        | \$12,600        | \$11,100        |
| Priority C            | \$69,700         |                | \$2,200         | \$5,400         |
| <b>Total</b>          | <b>\$222,200</b> | <b>\$9,600</b> | <b>\$14,800</b> | <b>\$16,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$88,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Metal Panel   | 5%         |                   |                | 2033               | **             | 5-10        | \$16,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2039               | **             | 5           | \$16,400       | A             |
| Wood  | 5%         | Now               | \$27,100       | 2048               | **             | 5           | \$4,300        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5-10        | \$45,300       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5-10        | \$9,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 40%        |                   |                | 2018               | \$87,600       | 10          | \$16,200       | A             |
| Built-Up (BUR)  | 5%         |                   |                | 2031               | **             | 10          | \$2,000        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Over Room105                                       |            |                   |                |                    |                |             |                |               |
| Slate   | 55%        |                   |                | LIFE               | **             | 10          | \$22,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$47,000       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$3,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Vinyl Tile  | 25%        |                   |                | 2028               | **             | 3           | \$6,700        | C             |
| Vinyl Tile  | 40%        |                   |                | 2018               | \$273,000      | 3           | \$14,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2038               | **             | 5           | \$13,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$12,300       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 10          | \$2,200        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$1,400        | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5-10        | \$27,600       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$9,000        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2028 | ** | 5    | \$7,100  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2028 | ** | 5    | \$3,600  | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5-10 | \$13,300 | B |
| Plaster              | 70% |  |  | LIFE | ** | 5-10 | \$85,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$16,000 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>     |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |         |   |
|------------------|-----|--|--|------|---------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$7,900 | 5 | \$100   | B |
| Molded Case Bkrs | 85% |  |  | 2039 | **      | 5 | \$1,100 | B |
| Molded Case Bkrs | 5%  |  |  | 2022 | \$4,000 | 5 | \$100   | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 25% | 2-4 | \$22,400 | 2048 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Upper Floors</i>                                  |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 75% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |     |          |      |         |   |       |   |
|-----------------|-----|-----|----------|------|---------|---|-------|---|
| Locally Mounted | 5%  |     |          | 2028 | **      | 5 |       | B |
| Locally Mounted | 15% |     |          | 2021 | \$1,900 | 5 |       | B |
| Locally Mounted | 80% | 2-4 | \$10,200 | 2043 | **      | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

## Interior Lighting

|   |     |  |  |      |           |    |          |   |
|---|-----|--|--|------|-----------|----|----------|---|
| Fluorescent   | 97% |  |  | 2023 | \$418,400 | 10 | \$42,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |    |          |   |
| <i>Location : Throughout The Building</i>                         |     |  |  |      |           |    |          |   |
| <i>Explanation : T-12 Lamps</i>                                   |     |  |  |      |           |    |          |   |

|              |    |  |  |      |          |   |  |   |
|--------------|----|--|--|------|----------|---|--|---|
| Incandescent | 3% |  |  | 2023 | \$12,900 | 2 |  | B |
|--------------|----|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 40%  |  |  | 2031 | **       | 10 | \$4,600 | B |
| Exit, Service      | 60%  |  |  | 2031 | **       | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| Incandescent       | 100% |  |  | 2018 | \$42,000 | 2  | \$100   | B |

## Alarm

|   |     |  |  |      |           |     |         |   |
|---|-----|--|--|------|-----------|-----|---------|---|
| Security System   |     |  |  |      |           |     |         |   |
| No Component  | 70% |  |  |      |           |     |         | D |
| Generic   | 30% |  |  | 2018 | \$48,300  | 1   | \$5,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |     |         |   |
| <i>Location : Hallways</i>  |     |  |  |      |           |     |         |   |
| <i>Explanation : Intrusion Alarm Only, Motion Sensors</i>         |     |  |  |      |           |     |         |   |
| Fire/Smoke Detection  |     |  |  |      |           |     |         |   |
| No Component  | 70% |  |  |      |           |     |         | D |
| Generic   | 30% |  |  | 2018 | \$165,200 | 1-3 | \$8,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |     |         |   |
| <i>Location : Hallways</i>  |     |  |  |      |           |     |         |   |
| <i>Explanation : Alarm Bells And Manual Pull Stations</i>         |     |  |  |      |           |     |         |   |

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|  |      |  |  |      |           |   |          |   |
|--|------|--|--|------|-----------|---|----------|---|
| Energy Source  |      |  |  |      |           |   |          |   |
| Fuel Oil No 4  | 100% |  |  | 2033 | **        | 5 | \$14,800 | B |
| Conversion Equipment   |      |  |  |      |           |   |          |   |
| Steam Boiler   | 100% |  |  | 2028 | **        | 1 | \$47,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |           |   |          |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |           |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |           |   |          |   |
| Distribution   |      |  |  |      |           |   |          |   |
| Steam Piping/Pump  | 100% |  |  | 2023 | \$380,900 | 4 | \$3,500  | B |
| Terminal Devices   |      |  |  |      |           |   |          |   |
| Air Handler  | 30%  |  |  | 2023 | \$88,200  | 1 | \$8,900  | B |
| Convactor/Radiator   | 70%  |  |  | 2028 | **        | 1 | \$10,800 | B |

## Air Conditioning

|                        |      |  |  |      |         |   |       |   |
|------------------------|------|--|--|------|---------|---|-------|---|
| Energy Source          |      |  |  |      |         |   |       |   |
| Electricity            | 100% |  |  | 2031 | **      | 1 |       | B |
| Conversion Equipment   |      |  |  |      |         |   |       |   |
| Ext Pkg Unit - Cooling | 2%   |  |  | 2023 | \$5,000 | 2 | \$100 | B |
| Window/Wall Unit       | 5%   |  |  | 2018 | \$5,600 | 1 |       | B |
| No Component           | 93%  |  |  |      |         |   |       | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$42,200 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 100% |  |  | 2023 | \$60,300 | 2   | \$1,500  | B |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - Q

Asset # : 2651

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 60%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 40%        |                   |                | 2021               | \$65,200       | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$12,700       | 2           | \$700          | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2033               | * *            | 4           | \$4,700        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 97%        |                   |                |                    |                |             |                | D             |
| Generic               | 3%         |                   |                | 2023               | \$19,100       | 1-2         | \$400          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 31 - SI  
**Address** : 55 LAYTON AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R031  
**Program / Asset #** : BOE0921.000 / 1426 **Yr Built/Renovated** : 1965 / 2004  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 49 **Lot** : 182 **BIN** : 5001150

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$715,200             |
| Interior Architecture | \$714,200             | \$233,500             |
| Electrical            | \$667,300             | \$304,900             |
| Mechanical            | \$36,100              | \$482,200             |
| <b>Total</b>          | <b>\$1,417,600</b>    | <b>\$1,735,800</b>    |
| Priority A            |                       | \$715,200             |
| Priority B            | \$703,400             | \$787,100             |
| Priority C            | \$714,200             | \$233,500             |
| <b>Total</b>          | <b>\$1,417,600</b>    | <b>\$1,735,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,500        |                 | \$6,000         |                 |
| Interior Architecture | \$1,200         | \$43,100        |                 | \$1,200         |
| Electrical            | \$800           | \$300           |                 |                 |
| Mechanical            | \$13,400        | \$45,200        | \$14,600        | \$8,900         |
| <b>Total</b>          | <b>\$41,900</b> | <b>\$88,700</b> | <b>\$20,700</b> | <b>\$10,200</b> |
| Priority A            | \$26,500        |                 | \$6,000         |                 |
| Priority B            | \$14,200        | \$74,700        | \$14,600        | \$9,000         |
| Priority C            | \$1,200         | \$13,900        |                 | \$1,200         |
| <b>Total</b>          | <b>\$41,900</b> | <b>\$88,700</b> | <b>\$20,700</b> | <b>\$10,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 31 - SI

## Asset # : 1426

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$53,900

A

## Windows

Aluminum

100%

2036

\* \*

5

\$12,100

A

*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 2%**Location : Throughout*

## Parapets

Masonry: Brick

90%

0-2

\$26,500

LIFE

\* \*

5

\$7,900

A

*Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%**Location : Throughout*

Masonry: Limestone

10%

LIFE

\* \*

5

\$1,100

A

## Roof

IRMA/Protected Membrane

100%

2020

\$597,200

10

\$64,200

A

*Gravel/Stone Ballast, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Interior

## Floors

Ceramic Tile

3%

2023

\$64,700

5

\$2,900

C

Terrazzo

5%

LIFE

\* \*

5

\$3,800

C

Vinyl Tile

10%

2020

\$92,800

3

\$4,900

C

Vinyl Tile

77%

2015

\$714,200

3

\$28,100

C

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout**Explanation : 9 X 9 Size Tiles*

Wood

5%

2035

\* \*

5

\$9,100

C

## Interior Walls

Ceramic Tile

3%

2023

\$76,100

5

\$2,600

C

Plaster

62%

LIFE

\* \*

5

\$16,000

C

SGFT/Glazed Masonry

35%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

60%

2025

\* \*

5

\$58,300

B

Plaster

40%

LIFE

\* \*

5

\$24,300

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$89,400

5

\$300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2019               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2019               | \$86,400       | 5           | \$1,400        | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$62,700       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%  |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic         | 10%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 70%  |                   |                | 2018               | \$14,800       | 5           | \$300          | B             |
| Motor Control Center  | 30%  |                   |                | 2018               | \$52,500       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 80%  |                   |                | 2015               | \$469,000      | 10          | \$47,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using-12 Lamps                               |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2020               | \$13,600       | 10          | \$100          | B             |
| Incandescent          | 15%  |                   |                | 2015               | \$87,900       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2020               | \$5,400        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2020               | \$5,400        | 1           |                | B             |

| Mechanical |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating    |                      |   |           |                |                    |                |             |                |          |
|            | Energy Source        |   |           |                |                    |                |             |                |          |
|            | Fuel Oil No 6        | 100%  |           |                | 2030               | * *            | 5           | \$20,100       | B        |
|            | Conversion Equipment |   |           |                |                    |                |             |                |          |
|            | Steam Boiler         | 100%  | Now       | \$36,100       | 2018               | \$361,000      | 1           | \$58,000       | B        |
|            |                      | Corroded, Extent : Severe, Area Affected : 20%          |           |                |                    |                |             |                |          |
|            |                      | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|            |                      | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|            |                      | Explanation : 2 Units                                   |           |                |                    |                |             |                |          |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 31 - SI

Asset # : 1426

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$10,400       | 2030               | * *            | 4           | \$3,200        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Vacuum Pump, Boiler Room</i>                  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$80,000       | 1           | \$8,100        | B             |
| Convactor/Radiator  | 80%        |                   |                | 2025               | * *            | 1           | \$16,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2015               | \$15,200       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$36,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2020               | \$24,600       | 2           | \$600          | B             |
| Roof  | 70%        |                   |                | 2020               | \$41,300       | 2           | \$1,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$17,300       | 2           | \$1,000        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2015               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 32 - BK  
**Address** : 317 HOYT STREET @UNION ST.  
**Borough** : BROOKLYN **Agency's Number** : K032  
**Program / Asset #** : BOE0365.000 / 345 **Yr Built/Renovated** : 1951 / 2011  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Apr-2012 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 437 **Lot** : 1 **BIN** : 3007326

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$159,300             | \$695,500             |
| Interior Architecture | \$315,800             | \$745,500             |
| Electrical            | \$94,700              | \$826,100             |
| Mechanical            |                       | \$299,600             |
| <b>Total</b>          | <b>\$569,800</b>      | <b>\$2,566,600</b>    |
| Priority A            | \$159,300             | \$695,500             |
| Priority B            | \$197,700             | \$1,125,700           |
| Priority C            | \$212,900             | \$745,500             |
| <b>Total</b>          | <b>\$569,800</b>      | <b>\$2,566,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$61,600         |                 |                 |                 |
| Interior Architecture | \$96,000         |                 | \$2,300         | \$9,000         |
| Electrical            | \$21,700         | \$1,200         | \$1,200         | \$2,100         |
| Mechanical            | \$75,300         | \$9,300         | \$20,000        | \$12,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$258,500</b> | <b>\$14,400</b> | <b>\$27,400</b> | <b>\$27,400</b> |
| Priority A            | \$61,600         |                 |                 |                 |
| Priority B            | \$145,200        | \$14,400        | \$25,100        | \$18,400        |
| Priority C            | \$51,700         |                 | \$2,300         | \$9,000         |
| <b>Total</b>          | <b>\$258,500</b> | <b>\$14,400</b> | <b>\$27,400</b> | <b>\$27,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BK

## Asset # : 345

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE    | **                 | 5           | \$25,800       | A             |  |
| Masonry: Brick  | 95%        | Now               | \$94,900       | LIFE    | **                 | 5           | \$52,200       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2039    | **                 | 5           | \$20,500       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | **                 | 5-10        | \$75,500       | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5-10        | \$7,100        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                     | 100%       | Now               | \$32,200       | 2023    | \$643,200          |             |                | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Recent Repair Evident, Extent : Light, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 5%         | Now               | \$14,900       | LIFE    | **                 | 5           | \$9,900        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 60%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$10,800       | 2026    | **                 | 5           | \$2,300        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet Rooms                                     |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         | Now               | \$7,300        | LIFE    | **                 | 5           | \$3,500        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%      |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 80%        |                   |                | 2018    | \$745,500          | 3           | \$36,200       | C             |  |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Size Tiles                              |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2038    | **                 | 5           | \$8,500        | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 5%         | Now               | \$6,400        | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                             |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2026    | **                 | 5           | \$4,600        | C             |  |
| Concrete Masonry Unit                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$3,600        | C             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 10          | \$1,400        | C             |  |
| Plaster   | 55%        | Now               | \$99,300       | LIFE    | **                 | 5           | \$15,000       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 25%        | Now               | \$113,500      | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Hallways   |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BK

## Asset # : 345

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

20% Now

\$23,400

2028

\* \*

5

\$9,000

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Exposed Concrete

55% Now

\$103,000

LIFE

\* \*

5

\$7,700

B

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

Plaster

25% Now

\$20,900

LIFE

\* \*

5

\$14,000

B

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

35%

2053

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps Main Disconnect Switch*

Fused Disc Sw

35%

2053

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Amps Main Disconnect Switch For Emergency*

Fused Disc Sw

30%

2053

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : One 200 Amps Main Disconnect Switch From Solar Panel System*

## Switchgear / Switchboard

Fused Disc Sw

100%

2053

\* \*

5

\$300

B

## Raceway

Conduit

80%

2023

\$73,700

1

B

Conduit

20%

2053

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2022

\$11,000

5

\$100

B

Fused Knife Sw

5%

2-4

\$5,500

2048

\* \*

5

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

Molded Case Bkrs

65%

2022

\$71,400

5

\$1,000

B

Molded Case Bkrs

20%

2048

\* \*

5

\$300

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

| Electrical           |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts      |                    |  |           |                    |      |                |       |                |          |
| Wiring               |                    |  |           |                    |      |                |       |                |          |
|                      | Braided Cloth      | 60%  | 0-2       | \$58,100           | 2048 | * *            | 1     |                | B        |
|                      |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      | Thermoplastic      | 30%  |           |                    | 2023 | \$29,100       | 1     |                | B        |
|                      | Thermoplastic      | 10%  |           |                    | 2053 | * *            | 1     |                | B        |
| Motor Controllers    |                    |  |           |                    |      |                |       |                |          |
|                      | Locally Mounted    | 10%  |           |                    | 2040 | * *            | 5     |                | B        |
|                      | Locally Mounted    | 30%  |           |                    | 2021 | \$6,900        | 5     | \$100          | B        |
|                      | Locally Mounted    | 60%  | 2-4       | \$13,800           | 2043 | * *            | 5     | \$100          | B        |
|                      |                    | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Fan & Boiler Room                               |           |                    |      |                |       |                |          |
| Ground               |                    |  |           |                    |      |                |       |                |          |
| Grounding Devices    |                    |  |           |                    |      |                |       |                |          |
|                      | Generic            | 100%   |           |                    | LIFE | * *            | 5     | \$1,700        | B        |
| Lighting             |                    |  |           |                    |      |                |       |                |          |
| Interior Lighting    |                    |  |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 66%  |           |                    | 2018 | \$388,700      | 10    | \$36,600       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 30%  |           |                    | 2028 | * *            | 10    | \$16,600       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : Using T-8 Lamps                              |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 2%   |           |                    | 2033 | * *            | 10    | \$1,100        | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                    | Location : Auditorium                                      |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-5 Lamps                                    |           |                    |      |                |       |                |          |
|                      | HID                | 2%   |           |                    | 2023 | \$5,500        | 10    |                | B        |
| Egress Lighting      |                    |  |           |                    |      |                |       |                |          |
|                      | Emergency, Battery | 50%  |           |                    | 2023 | \$13,500       | 10    | \$7,300        | B        |
|                      | Exit, Service      | 50%  |           |                    | 2023 | \$5,400        | 1     |                | B        |
| Exterior Lighting    |                    |  |           |                    |      |                |       |                |          |
|                      | HID                | 100%   |           |                    | 2023 | \$26,600       | 10    | \$200          | B        |
| Alarm                |                    |  |           |                    |      |                |       |                |          |
| Fire/Smoke Detection |                    |  |           |                    |      |                |       |                |          |
|                      | No Component       | 65%  |           |                    |      |                |       |                | D        |
|                      | Generic            | 35%  |           |                    | 2023 | \$263,200      | 1-3   | \$13,100       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

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## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BK

## Asset # : 345

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2033    | * *                | 5           | \$18,700       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : (2) 10,000 Gallon Tanks                          |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2028    | * *                | 1           | \$59,900       | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : (3) #4 Oil Burning Steam Boilers                 |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$26,000       | 2033    | * *                | 4           | \$3,000        | B             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room, Condensate Pumps Have Been Refurbished |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 18%        |                   |                | 2023    | \$72,300           | 1           | \$6,700        | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, First And Second Floors                   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 2%         | 0-2               | \$8,000        | 2033    | * *                | 1           | \$700          | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 70%         |            |                   |                |         |                    |             |                |               |  |
| Location : Defective F & T Steam Traps On Blowers              |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator   | 80%        |                   |                | 2028    | * *                | 1           | \$15,700       | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2039    | * *                | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Electrical Main Recently Upgraded                |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 100%       |                   |                | 2018    | \$153,100          | 1           |                | B             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       | Now               | \$32,100       | LIFE    | * *                | 2-5         | \$33,700       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 90%        |                   |                | 2023    | \$74,100           | 2           | \$1,700        | B             |  |
| Roof   | 10%        |                   |                | 2023    | \$5,900            | 2           | \$200          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       |                   |                | 2028    | * *                | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2021    | \$17,300           | 2           | \$900          | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Installed 5 Years Ago                            |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 32 - BK

Asset # : 345

| Mechanical                   |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                     |            |   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp   | 100%       |   |                | 2033               | * *            | 4           | \$6,000        | B             |
|                              |            | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>      |                |                    |                |             |                |               |
|                              |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron    | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Submersible     | 100%       |   |                | 2016               | \$6,700        | 4           | \$2,000        | B             |
|                              |            | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>      |                |                    |                |             |                |               |
|                              |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
| Fixtures Generic             | 100%       |   |                |                    |                |             |                | B             |
|                              |            | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>     |                |                    |                |             |                |               |
|                              |            | <i>Location : Throughout</i>  |                |                    |                |             |                |               |
| Vertical Transport Elevators |            |   |                |                    |                |             |                |               |
| Geared Traction              | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                              |            | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>       |                |                    |                |             |                |               |
|                              |            | <i>Location : Freight Elevator Goes From Basement To Street Level</i> |                |                    |                |             |                |               |
|                              |            | <i>Explanation : Unit Is Inoperable</i>                               |                |                    |                |             |                |               |
| Fire Suppression Sprinkler   |            |   |                |                    |                |             |                |               |
| No Component                 | 80%        |   |                |                    |                |             |                | D             |
| Generic                      | 20%        |   |                | 2033               | * *            | 1-2         | \$3,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 32 - Q  
**Address** : 171-11 35 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q032  
**Program / Asset #** : BOE0693.000 / 2804 **Yr Built/Renovated** : 1925 / 2009  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5256 **Lot** : 1 **BIN** : 4118954

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$184,600        | \$404,400          |
| Interior Architecture |  | \$58,700         | \$426,200          |
| Electrical            |  | \$71,700         | \$894,600          |
| Mechanical            |  |                  | \$353,200          |
| <b>Total</b>          |  | <b>\$314,900</b> | <b>\$2,078,400</b> |
| Priority A            |  | \$184,600        | \$404,400          |
| Priority B            |  | \$130,400        | \$1,247,800        |
| Priority C            |  |                  | \$426,200          |
| <b>Total</b>          |  | <b>\$314,900</b> | <b>\$2,078,400</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$24,500         |                 |                 |                 |
| Interior Architecture | \$106,600        |                 | \$3,400         | \$10,600        |
| Electrical            | \$12,100         | \$2,700         | \$3,400         | \$3,400         |
| Mechanical            | \$52,100         | \$8,600         | \$12,900        | \$11,600        |
| <b>Total</b>          | <b>\$195,300</b> | <b>\$11,400</b> | <b>\$19,600</b> | <b>\$25,600</b> |
| Priority A            | \$24,500         |                 |                 |                 |
| Priority B            | \$92,000         | \$11,400        | \$16,200        | \$15,000        |
| Priority C            | \$78,900         |                 | \$3,400         | \$10,600        |
| <b>Total</b>          | <b>\$195,300</b> | <b>\$11,400</b> | <b>\$19,600</b> | <b>\$25,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$74,100       | A             |
| Masonry: Brick         | 83%  |                   |                | LIFE               | **             | 5           | \$157,500      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads At 1925 Wing                            |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Masonry: Marble        | 2%   |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | **             | 5           | \$28,200       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | **             | 5-10        | \$33,300       | A             |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5-10        | \$41,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : 1925 Wing   |                   |                |                    |                |             |                |               |
| Metal Security Bars    | 3%   |                   |                | 2038               | **             |             |                | A             |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2023               | \$239,500      | 10          | \$44,300       | A             |
| Copper/Terne           | 5%   |                   |                | 2038               | **             | 10          | \$5,800        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$39,100       | C             |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$4,500        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| Vinyl Tile             | 30%  |                   |                | 2018               | \$255,700      | 3           | \$13,400       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  |                   |                | 2023               | \$170,500      | 3           | \$8,900        | C             |
| Vinyl Tile             | 30%  |                   |                | 2028               | **             | 3           | \$10,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$5,600        | C             |
| Concrete Masonry Unit  | 25%  |                   |                | LIFE               | **             | 5           | \$22,300       | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$3,300        | C             |
| Plaster                | 45%  |                   |                | LIFE               | **             | 5-10        | \$42,600       | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             | 10          | \$8,400        | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%  |                   |                | 2028               | **             | 5           | \$22,400       | B             |
| Exposed Concrete       | 10%  |                   |                | LIFE               | **             | 5-10        | \$11,200       | B             |
| Exposed Struc: Steel   | 10%  |                   |                | LIFE               | **             | 10          | \$17,900       | B             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5-10        | \$92,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available                         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$81,000       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2022               | \$30,500       | 5           | \$400          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2022               | \$66,100       | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 0-2               | \$71,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2023               | \$13,400       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2021               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted  | 40%        | 2-4               | \$8,500        | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2040               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 3%         |                   |                | 2028               | * *            | 10          | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2023               | \$506,400      | 10          | \$51,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2023               | \$5,000        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$5,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$7,200        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2031

\* \*

10

\$200

B

## Alarm

Security System

No Component

50%

D

Generic

50%

2023

\$100,200

1

\$10,900

B

Fire/Smoke Detection

No Component

50%

D

Generic

50%

2031

\* \*

1-3

\$17,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2033

\* \*

5

\$18,500

B

Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$59,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$23,800

2033

\* \*

4

\$3,000

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Returns And Vacuum Pump**Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout*

Terminal Devices

Air Handler

20%

2023

\$73,500

1

\$7,400

B

Convector/Radiator

60%

2028

\* \*

1

\$11,600

B

Fan Coil Unit/Heat

20%

2018

\$204,000

1

\$3,900

B

## Air Conditioning

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Window/Wall Unit

25%

2018

\$35,000

1

B

No Component

75%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$52,800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 32 - Q

Asset # : 2804

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 40%            |                   |                    | 2023    | \$30,100       | 2           | \$700          | B             |
|                  | Roof  | 10%            |                   |                    | 2023    | \$5,400        | 2           | \$200          | B             |
|                  | No Component  | 50%            |                   |                    |         |                |             |                | D             |
|                  | Other Observation, Extent : Light, Area Affected : 0%   |                |                   |                    |         |                |             |                |               |
|                  | Location : Roof   |                |                   |                    |         |                |             |                |               |
|                  | Explanation : Most Of The Roof Exhaust Fans Are Removed |                |                   |                    |         |                |             |                |               |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper  | 80%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel   | 20%            |                   |                    | 2021    | \$40,700       | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2021    | \$15,900       | 2           | \$900          | B             |
|                  | HW Heat Exchanger                                       |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2033    | * *            | 4           | \$5,900        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2018    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 3%             |                   |                    | 2023    | \$23,900       | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 32 - SI  
**Address** : 32 ELVERTON AVENUE @BARLOW AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R032  
**Program / Asset #** : BOE0922.000 / 1427 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5444 **Lot** : 12 **BIN** : 5070651

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$291,400        | \$98,400           |
| Interior Architecture |  | \$166,600        | \$919,800          |
| Electrical            |  | \$162,500        | \$304,500          |
| Mechanical            |  |                  | \$159,700          |
| <b>Total</b>          |  | <b>\$620,500</b> | <b>\$1,482,400</b> |
| Priority A            |  | \$291,400        | \$98,400           |
| Priority B            |  | \$207,000        | \$464,200          |
| Priority C            |  | \$122,100        | \$919,800          |
| <b>Total</b>          |  | <b>\$620,500</b> | <b>\$1,482,400</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$38,600        | \$20,100         |                 |                 |
| Interior Architecture | \$27,200        | \$13,100         |                 | \$12,100        |
| Electrical            | \$14,500        | \$37,800         | \$200           |                 |
| Mechanical            | \$16,100        | \$55,700         | \$16,200        | \$9,800         |
| <b>Total</b>          | <b>\$96,500</b> | <b>\$126,800</b> | <b>\$16,300</b> | <b>\$21,900</b> |
| Priority A            | \$38,600        | \$20,100         |                 |                 |
| Priority B            | \$30,600        | \$106,700        | \$16,300        | \$9,900         |
| Priority C            | \$27,200        |                  |                 | \$12,100        |
| <b>Total</b>          | <b>\$96,500</b> | <b>\$126,800</b> | <b>\$16,300</b> | <b>\$21,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - SI

## Asset # : 1427

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | * *                | 5           | \$14,500       | A             |  |
| Masonry: Brick  | 85%        | Now               | \$165,800      | LIFE    | * *                | 5           | \$49,300       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Corners Along The North Side Of Bldg.              |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Light, Area Affected : 15%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 10%        | Now               | \$20,800       | LIFE    | * *                | 5           | \$18,900       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 15%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Lintels                                |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$125,600      | 2036    | * *                | 5           | \$6,500        | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout, Lintels                                |            |                   |                |         |                    |             |                |               |  |
| Weather Strip Missing, Extent : Moderate, Area Affected : 35% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 50%        |                   |                | LIFE    | * *                | 5           | \$49,000       | A             |  |
| Copper/Terne  | 50%        |                   |                | 2040    | * *                | 5           | \$23,000       | A             |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 35%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        | Now               | \$17,800       | 2025    | * *                |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2035    | * *                | 10          | \$8,600        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         | Now               | \$7,000        | 2029    | * *                | 5           | \$1,600        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Vinyl Tile  | 92%        |                   |                | 2020    | \$919,800          | 3           | \$48,300       | C             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles                                     |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - SI

## Asset # : 1427

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | 0-2               | \$8,200        | 2029               | * *            | 5           | \$1,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Toilets  |            |                   |                |                    |                |             |                |               |
| Fiberglass Panel  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Folding Partition   | 12%        | Now               | \$57,900       | 2028               | * *            | 5           | \$13,900       | C             |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        |                   |                | LIFE               | * *            | 5           | \$13,900       | C             |
| SGFT/Glazed Masonry   | 30%        | Now               | \$64,200       | LIFE               | * *            |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2025               | * *            | 5           | \$26,200       | B             |
| Exposed Concrete  | 55%        | 4+                | \$44,500       | LIFE               | * *            | 5           | \$9,000        | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 20%        |                   |                | LIFE               | * *            | 5           | \$26,200       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1200 Amps                                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$118,900      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$27,100       | 5           | \$300          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2019               | \$81,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2020               | \$26,200       | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - SI

## Asset # : 1427

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 65%  | 2-4               | \$13,800       | 2040               | * *            | 5           | \$100          | B             |
|                       | Aged Component, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Mech Room                                       |                   |                |                    |                |             |                |               |
| Locally Mounted       | 35%  |                   |                | 2018               | \$7,400        | 5           | \$200          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2025               | * *            | 10          | \$57,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T12                                     |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Incandescent          | 5%   |                   |                | 2015               | \$31,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2020               | \$5,800        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2015               | \$5,800        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$21,700       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$69,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$5,200        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$1,700        | 2020               | \$86,200       | 1           | \$7,800        | B             |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : 1 Unit In 3rd Floor Fan Room                 |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 80%        |                   |                | 2025               | * *            | 1           | \$18,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 32 - SI

Asset # : 1427

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2015               | \$16,400       | 1           |                | B             |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 40%        |                   |                | 2020               | \$35,300       | 2           | \$900          | B             |
| Roof                  | 60%        |                   |                | 2020               | \$38,100       | 2           | \$1,300        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$18,600       | 2           | \$1,100        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$10,400       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 33 - M  
**Address** : 281 9TH AVENUE @W. 26 STREET  
**Borough** : MANHATTAN **Agency's Number** : M033  
**Program / Asset #** : BOE0018.000 / 1688 **Yr Built/Renovated** : 1951 / 2008  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 724 **Lot** : 23 **BIN** : 1012829

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$529,700             | \$165,300             |
| Interior Architecture | \$517,000             | \$943,000             |
| Electrical            | \$117,700             | \$455,000             |
| Mechanical            | \$127,400             | \$294,400             |
| <b>Total</b>          | <b>\$1,291,800</b>    | <b>\$1,857,700</b>    |
| Priority A            | \$529,700             | \$165,300             |
| Priority B            | \$762,100             | \$749,400             |
| Priority C            |                       | \$943,000             |
| <b>Total</b>          | <b>\$1,291,800</b>    | <b>\$1,857,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,800        |                 |                 |                 |
| Interior Architecture | \$25,800        |                 |                 | \$12,400        |
| Electrical            | \$500           | \$800           | \$100           |                 |
| Mechanical            | \$29,800        | \$9,900         | \$16,500        | \$9,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$77,900</b> | <b>\$14,700</b> | <b>\$20,500</b> | <b>\$26,200</b> |
| Priority A            | \$17,800        |                 |                 |                 |
| Priority B            | \$34,200        | \$14,700        | \$20,500        | \$13,900        |
| Priority C            | \$25,800        |                 |                 | \$12,400        |
| <b>Total</b>          | <b>\$77,900</b> | <b>\$14,700</b> | <b>\$20,500</b> | <b>\$26,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - M

## Asset # : 1688

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$23,700       | A             |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$96,000       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Walls Below Grade In Cafeteria                        |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        | Now               | \$529,700      | 2036               | **             | 5           | \$13,700       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Glass Block  | 10%        | Now               | \$17,800       | LIFE               | **             | 5           | \$1,900        | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       |                   |                | LIFE               | **             | 5           | \$14,000       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 100%       |                   |                | 2028               | **             | 10          | \$69,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$14,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$6,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Vinyl Tile   | 75%        |                   |                | 2020               | \$943,000      | 3           | \$49,500       | C             |
| Wood   | 10%        |                   |                | 2048               | **             | 5           | \$24,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$4,400        | C             |
| Plaster  | 5%         | Now               | \$10,200       | LIFE               | **             | 5           | \$1,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Roof Stairs   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Room 342 And Cafeteria In Basement                    |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - M

## Asset # : 1688

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |    |          |      |     |   |         |   |
|----------------------|-----|----|----------|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 10% | 4+ | \$88,100 | 2040 | * * | 5 | \$6,600 | B |
|----------------------|-----|----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, Gymnasium, First Floor Corridor*

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | * * | 5 | \$12,400 | B |
|------------------|-----|--|--|------|-----|---|----------|---|

|             |     |    |           |      |     |   |          |   |
|-------------|-----|----|-----------|------|-----|---|----------|---|
| Metal Panel | 20% | 4+ | \$428,900 | LIFE | * * | 5 | \$33,000 | B |
|-------------|-----|----|-----------|------|-----|---|----------|---|

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%**Location : Corridors**Vandalism, Extent : Moderate, Area Affected : 20%**Location : Corridors*

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Plaster | 10% |  |  | LIFE | * * | 5 | \$8,200 | B |
|---------|-----|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2050 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated @ 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2050 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2050 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

## Panelboards

|               |    |  |  |      |     |   |       |   |
|---------------|----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2045 | * * | 5 | \$100 | B |
|---------------|----|--|--|------|-----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement Area*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 55% |  |  | 2019 | \$74,500 | 5 | \$1,000 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2036 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2045 | * * | 5 | \$500 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - M

## Asset # : 1688

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2040               | * *            | 5           | \$500          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 60%        |                   |                | 2030               | * *            | 10          | \$37,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 35%        |                   |                | 2020               | \$214,300      | 10          | \$21,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways And Other Areas                        |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$5,700        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2020               | \$18,400       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2020               | \$11,300       | 10          | \$6,600        | B             |
| Exit, Service  | 60%        |                   |                | 2020               | \$6,800        | 1           |                | B             |

| Mechanical |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                             |   |                   |                    |         |                |             |                |               |
|            | Energy Source               |   |                   |                    |         |                |             |                |               |
|            | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2050    | * *            | 1           |                | B             |
|            |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|            |                             | Location : Basement Boiler Room                         |                   |                    |         |                |             |                |               |
|            |                             | Explanation : Installation Is In Progress               |                   |                    |         |                |             |                |               |
|            |                             |   |                   |                    |         |                |             |                |               |
|            | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|            | Steam Boiler                | 100%  |                   |                    | 2040    | * *            | 1           | \$67,300       | B             |
|            |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|            |                             | Location : Basement Boiler Room                         |                   |                    |         |                |             |                |               |
|            |                             | Explanation : 2 New Units - Replacement In Progress     |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - M

## Asset # : 1688

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$10,800  | 2030               | * *            | 4           | \$3,400        | B             |
|                       |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>        |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement Room B-32</i>                              |                    |                |             |                |               |
|                       |            |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>                                     |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 50%        |                   |   | 2020               | \$208,800      | 1           | \$21,000       | B             |
| Convactor/Radiator    | 50%        |                   |   | 2025               | * *            | 1           | \$11,000       | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 80%        |                   |   | 2015               | \$127,400      | 1           |                | B             |
| No Component          | 20%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$37,900       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 100%       |                   |   | 2020               | \$85,600       | 2           | \$2,100        | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |   | 2033               | * *            | 1           |                | B             |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2018               | \$18,000       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$8,400   | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>          |                    |                |             |                |               |
|                       |            |                   | <i>Location : Inside Room B-30, Basement</i>                      |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
| Vertical Transport    |            |                   |   |                    |                |             |                |               |
| Elevators             |            |                   |   |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |   | LIFE               | * *            |             |                | C             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |            |                   | <i>Location : B-3</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 1 Unit</i>                                       |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 33 - Q  
**Address** : 91-37 222 STREET  
**Borough** : QUEENS **Agency's Number** : Q033  
**Program / Asset #** : BOE0694.000 / 2263 **Yr Built/Renovated** : 1925 / 1999  
**Area Sq Ft** : 114,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 10756 **Lot** : 1 **BIN** : 4230589

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$835,500             | \$212,200             |
| Interior Architecture | \$459,200             | \$592,300             |
| Electrical            | \$107,400             | \$1,309,800           |
| Mechanical            |                       | \$1,050,800           |
| <b>Total</b>          | <b>\$1,402,100</b>    | <b>\$3,165,200</b>    |
| Priority A            | \$835,500             | \$212,200             |
| Priority B            | \$512,500             | \$2,405,500           |
| Priority C            | \$54,100              | \$547,400             |
| <b>Total</b>          | <b>\$1,402,100</b>    | <b>\$3,165,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$71,800         |                 | \$30,000        |                 |
| Interior Architecture | \$130,100        |                 | \$25,100        | \$15,200        |
| Electrical            | \$4,900          | \$2,600         | \$2,900         | \$4,000         |
| Mechanical            | \$62,100         | \$13,900        | \$21,400        | \$13,900        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$273,800</b> | <b>\$21,500</b> | <b>\$84,400</b> | <b>\$38,000</b> |
| Priority A            | \$71,800         |                 | \$30,000        |                 |
| Priority B            | \$95,500         | \$21,500        | \$50,800        | \$22,800        |
| Priority C            | \$106,500        |                 | \$3,600         | \$15,200        |
| <b>Total</b>          | <b>\$273,800</b> | <b>\$21,500</b> | <b>\$84,400</b> | <b>\$38,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | **             | 5           | \$139,300      | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$89,100       | A             |
| Masonry: Brick  | 55%        | Now               | \$658,900      | LIFE               | **             | 5           | \$98,000       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Foundation                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Masonry: Marble   | 2%         |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Metal Panel   | 2%         |                   |                | 2043               | **             | 5-10        | \$24,500       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$34,800       | A             |
| Stucco Cement   | 5%         |                   |                | 2036               | **             | 5           | \$22,300       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$50,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 22%        |                   |                | LIFE               | **             | 5-10        | \$19,600       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5-10        | \$53,500       | A             |
| Metal Rail  | 10%        |                   |                | 2036               | **             | 5-10        | \$23,600       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 65%        |                   |                | 2028               | **             | 10          | \$32,400       | A             |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$4,600        | A             |
| Single Ply Membrane   | 30%        | Now               | \$16,000       | 2028               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : New Wing   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : A304, A306, A307, Stairs                         |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$62,800       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                      |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$7,200        | C             |
| Vinyl Tile  | 20%        |                   |                | 2023               | \$273,700      | 3           | \$14,400       | C             |
| Vinyl Tile  | 20%        |                   |                | 2028               | **             | 3           | \$10,800       | C             |
| Vinyl Tile  | 20%        |                   |                | 2018               | \$273,700      | 3           | \$14,400       | C             |
| Wood  | 25%        |                   |                | 2038               | **             | 5           | \$67,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE               | **             | 10          | \$22,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                      |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$8,900        | C             |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$14,300       | C             |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5-10        | \$45,600       | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$83,600       | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             | 10          | \$8,900        | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - Q

## Asset # : 2263

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileSusp.Lay-In 30% 2036 \* \* 5 \$43,100 B

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Rooms A304, A306, A307, Cafeteria*

Exposed Concrete 10% LIFE \* \* 5-10 \$17,900 B

Exposed Concrete 5% LIFE \* \* 5-10 \$9,000 B

Exposed Struc: Steel 5% Now \$326,600 LIFE \* \* B

*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%*

*Location : Steel Members Below Steps In Boiler Room*

Plaster 50% LIFE \* \* 5-10 \$123,400 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2043 \* \* 5 \$400 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

Fused Disc Sw 70% 2023 \$83,400 5 \$300 B

Fused Disc Sw 30% 2043 \* \* 5 \$100 B

## Raceway

Conduit 70% 2023 \$100,600 1 B

Conduit 30% 2043 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2039 \* \* 5 \$100 B

Molded Case Bkrs 30% 2039 \* \* 5 \$700 B

Molded Case Bkrs 65% 2022 \$88,100 5 \$1,600 B

## Wiring

Braided Cloth 70% 2-4 \$107,400 2048 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic 30% 2043 \* \* 1 B

## Motor Controllers

Locally Mounted 70% 2021 \$23,100 5 \$400 B

Locally Mounted 20% 2028 \* \* 5 \$100 B

Locally Mounted 10% 2036 \* \* 5 \$100 B

## Ground

## Grounding Devices

Generic 50% LIFE \* \* 5 \$1,400 B

Generic 50% LIFE \* \* 5 \$1,400 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

60%

2023

\$519,000

10

\$52,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Sections**Explanation : T-12 Lamps*

## Fluorescent

38%

2028

\* \*

10

\$33,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Sections**Explanation : T-8 Lamps*

## Incandescent

2%

2023

\$17,300

2

B

## Egress Lighting

## Emergency, Battery

50%

2028

\* \*

10

\$11,600

B

## Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2023

\$38,900

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$96,500

1

\$10,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2023

\$330,500

1-3

\$17,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Boiler Room**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 2

75%

2043

\* \*

5

\$22,300

B

*Other Observation, Extent : Light, Area Affected : 75%**Location : Boiler Room**Explanation : The Gas Line Has Never Been Connected*

## Natural Gas

25%

2043

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 25%  |                   |                | 2028               | * *            | 1           | \$11,900       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                 |                   |                |                    |                |             |                |               |
|                                | Explanation : 11 Rtu Package Units                       |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 75%  |                   |                | 2036               | * *            | 1           | \$71,300       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 75%   |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 75%  | Now               | \$11,500       | 2033               | * *            | 4           | \$3,600        | B             |
|                                | Leak Evident, Extent : Severe, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                                | Location : Vacuum Pump, Boiler Room                      |                   |                |                    |                |             |                |               |
|                                | Steam Traps Faulty, Extent : Severe, Area Affected : 35% |                   |                |                    |                |             |                |               |
|                                | Location : Various Locations                             |                   |                |                    |                |             |                |               |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 15%  |                   |                | 2018               | \$88,500       | 1           | \$8,900        | B             |
| Convactor/Radiator             | 40%  |                   |                | 2021               | \$413,300      | 1           | \$12,400       | B             |
| Fan Coil Unit/Heat             | 20%  |                   |                | 2018               | \$327,600      | 1           | \$6,200        | B             |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 25%  |                   |                | 2028               | * *            | 2           | \$1,500        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                 |                   |                |                    |                |             |                |               |
|                                | Explanation : 11 Units                                   |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%   |                   |                | 2018               | \$11,200       | 1           |                | B             |
| No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$84,700       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 75%  |                   |                | 2023               | \$90,700       | 2           | \$2,200        | B             |
| Roof                           | 25%  |                   |                | 2023               | \$21,700       | 2           | \$700          | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 60%  |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 40%  | 0-2               | \$6,500        | 2021               | \$130,700      | 1           |                | B             |
|                                | Corroded, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                                | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2021               | \$25,500       | 2           | \$1,400        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 33 - Q

Asset # : 2263

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$5,900        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C-3  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2043               | * *            | 1-5         | \$12,100       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2043               | * *            | 1-2         | \$6,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 34 - BK  
**Address** : 131 NORMAN AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0367.000 / 346  
**Area Sq Ft** : 32,000  
**Date of Survey** : 08-Oct-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2622      **Lot** : 28      **BIN** : 3065733  
**Agency's Number** : K034  
**Yr Built/Renovated** : 1867 / 2000  
**Project Type** : EDUCATION  
**Landmark Status** : EXTERIOR LANDMARK

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$104,200             |
| Electrical            |  |                       | \$375,900             |
| Mechanical            |  | \$36,800              | \$646,700             |
| <b>Total</b>          |  | <b>\$36,800</b>       | <b>\$1,126,800</b>    |
| Priority B            |  | \$36,800              | \$1,022,600           |
| Priority C            |  |                       | \$104,200             |
| <b>Total</b>          |  | <b>\$36,800</b>       | <b>\$1,126,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$52,700         |                |                 |                |
| Interior Architecture | \$24,600         | \$1,300        |                 | \$3,000        |
| Electrical            | \$8,600          | \$300          | \$5,400         |                |
| Mechanical            | \$14,300         | \$3,600        | \$7,900         | \$3,600        |
| <b>Total</b>          | <b>\$100,200</b> | <b>\$5,200</b> | <b>\$13,300</b> | <b>\$6,700</b> |
| Priority A            | \$52,700         |                |                 |                |
| Priority B            | \$22,900         | \$3,900        | \$13,300        | \$3,700        |
| Priority C            | \$24,600         | \$1,300        |                 | \$3,000        |
| <b>Total</b>          | <b>\$100,200</b> | <b>\$5,200</b> | <b>\$13,300</b> | <b>\$6,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - BK

## Asset # : 346

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$17,300       | A             |
| Masonry: Brownstone   | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$23,300       | 2037               | **             | 5           | \$2,200        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Cornice   | 80%        |                   |                | 2049               | **             | 10          | \$12,600       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 65%        | Now               | \$10,000       | 2030               | **             |             |                | A             |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : At Yard Exits                                      |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 35%        | Now               | \$19,500       | 2026               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Flat Section Over Rooms 211 And 212                |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 211 And 212                             |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$2,000        | C             |
| Vinyl Tile  | 25%        |                   |                | 2021               | \$104,200      | 3           | \$3,800        | C             |
| Vinyl Tile  | 60%        |                   |                | 2026               | **             | 3           | \$12,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$1,800        | C             |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Masonry: Brick  | 15%        | Now               | \$19,700       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Embossed Metal  | 85%        |                   |                | LIFE               | **             | 5           | \$15,500       | B             |
| Corrosion/Rusting, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Rooms 211 And 212                                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Rooms 211 And 212                                  |            |                   |                |                    |                |             |                |               |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$3,800        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - BK

## Asset # : 346

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$5,600        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 600 Amperes.   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$64,400       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 40%        |                   |                | 2031               | * *            | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2021               | \$19,500       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2020               | \$54,900       | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$7,500        | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2019               | \$11,000       | 5           | \$100          | B             |
| Locally Mounted  | 20%        |                   |                | 2034               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$1,000        | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Paint                           |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$237,000      | 10          | \$22,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 8%         |                   |                | 2026               | * *            | 10          | \$2,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor, Kitchen                              |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2021               | \$1,200        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2021               | \$2,600        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$3,300        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - BK

## Asset # : 346

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2031    | * *                | 5           | \$8,400        | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2026    | * *                | 1           | \$26,800       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : 1 Unit                                       |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$4,700        | 2021    | \$232,600          | 4           | \$1,300        | B             |  |
| Leak Evident, Extent : Light, Area Affected : 20%          |            |                   |                |         |                    |             |                |               |  |
| Location : Traps Leaking                                   |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator   | 100%       |                   |                | 2019    | \$314,600          | 1           | \$8,800        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2029    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 40%        |                   |                | 2019    | \$27,400           | 1           |                | B             |  |
| No Component   | 60%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 100%       | Now               | \$36,800       | 2031    | * *                | 2           | \$700          | B             |  |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       | Now               | \$5,000        | 2019    | \$99,500           | 1           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Incoming Main                                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Lead Water Main                              |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2019    | \$7,800            | 2           | \$400          | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       | Now               | \$1,100        | 2021    | \$11,200           | 4           | \$1,300        | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 34 - M  
**Address** : 730 EAST 12 STREET BTWN: SZOLD PL., AVE. D  
**Borough** : MANHATTAN **Agency's Number** : M034  
**Program / Asset #** : BOE0019.000 / 2633 **Yr Built/Renovated** : 1955 / 2009  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 381 **Lot** : 38 **BIN** : 1004564

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$104,000             | \$39,900              |
| Interior Architecture | \$48,100              |                       |
| Electrical            | \$120,100             | \$512,300             |
| Mechanical            | \$55,300              | \$118,200             |
| <b>Total</b>          | <b>\$327,500</b>      | <b>\$670,400</b>      |
| Priority A            | \$104,000             | \$39,900              |
| Priority B            | \$175,400             | \$630,500             |
| Priority C            | \$48,100              |                       |
| <b>Total</b>          | <b>\$327,500</b>      | <b>\$670,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,700         | \$8,500         |                 | \$36,600        |
| Interior Architecture | \$35,200         | \$6,500         | \$1,700         | \$6,500         |
| Electrical            | \$33,600         | \$400           | \$400           | \$21,000        |
| Mechanical            | \$25,200         | \$6,700         | \$12,500        | \$16,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$26,000</b> | <b>\$18,600</b> | <b>\$84,000</b> |
| Priority A            | \$38,700         | \$8,500         |                 | \$36,600        |
| Priority B            | \$70,600         | \$11,000        | \$16,900        | \$40,900        |
| Priority C            | \$27,300         | \$6,500         | \$1,700         | \$6,500         |
| <b>Total</b>          | <b>\$136,600</b> | <b>\$26,000</b> | <b>\$18,600</b> | <b>\$84,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - M

## Asset # : 2633

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  | Now               | \$67,100       | LIFE               | **             | 5           | \$39,900       | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite        | 5%   |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 98%  | Now               | \$36,900       | 2038               | **             | 5           | \$7,700        | A             |
|                         | Hardware Missing, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%   | Now               | \$10,300       | 2037               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%  |                   |                | LIFE               | **             | 5           | \$6,900        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%  |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 10%  |                   |                | 2035               | **             | 5-10        | \$6,900        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 25%  |                   |                | 2027               | **             | 10          | \$12,200       | A             |
| Copper/Terne            | 20%  |                   |                | 2057               | **             | 10          | \$24,400       | A             |
| IRMA/Protected Membrane | 50%  | Now               | \$28,400       | 2027               | **             |             |                | A             |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Lower Roof  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2035               | **             | 10          | \$4,500        | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | Now               | \$10,500       | LIFE               | **             | 5           | \$15,100       | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Basement  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%   |                   |                | 2031               | **             | 5           | \$3,500        | C             |
| Vinyl Tile              | 75%  |                   |                | 2032               | **             | 3           | \$25,900       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                    | 10%  |                   |                | 2050               | **             | 5           | \$13,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - M

## Asset # : 2633

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|              |    |     |          |      |     |   |         |   |
|--------------|----|-----|----------|------|-----|---|---------|---|
| Ceramic Tile | 5% | Now | \$10,200 | 2031 | * * | 5 | \$1,700 | C |
|--------------|----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
Location : Throughout*

|                       |     |     |          |      |     |   |          |   |
|-----------------------|-----|-----|----------|------|-----|---|----------|---|
| Concrete Masonry Unit | 10% |     |          | LIFE | * * | 5 | \$2,800  | C |
| Plaster               | 55% |     |          | LIFE | * * | 5 | \$11,500 | C |
| SGFT/Glazed Masonry   | 30% | Now | \$48,100 | LIFE | * * |   |          | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## Ceilings

|                      |     |     |         |      |     |   |          |   |
|----------------------|-----|-----|---------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 30% | Now | \$7,900 | 2027 | * * | 5 | \$12,900 | B |
|----------------------|-----|-----|---------|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%  
Location : Corridor Near Room 303*

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete | 60% |  |  | LIFE | * * | 5 | \$6,400 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

*Water Penetration, Extent : Light, Area Affected : 2%  
Location : Room 320*

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Plaster | 10% |  |  | LIFE | * * | 5 | \$4,300 | B |
|---------|-----|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |     |   |       |   |
|---------------|------|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw | 100% | Now | \$16,000 | 2052 | * * | 5 | \$100 | B |
|---------------|------|-----|----------|------|-----|---|-------|---|

*On Extended Life, Extent : Severe, Area Affected : 100%  
Location : Electrical Room*

## Switchgear / Switchboard

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2048 | * * | 5 | \$1,200 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2048 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|                |     |     |         |      |     |   |       |   |
|----------------|-----|-----|---------|------|-----|---|-------|---|
| Fused Knife Sw | 10% | 0-2 | \$7,900 | 2047 | * * | 5 | \$100 | B |
|----------------|-----|-----|---------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%  
Location : Basement*

|                     |     |     |          |      |     |   |       |   |
|---------------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Toggle Switch | 50% | 2-4 | \$39,500 | 2047 | * * | 5 | \$300 | B |
|---------------------|-----|-----|----------|------|-----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%  
Location : Throughout*

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2021 | \$23,700 | 5 | \$400 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2044 | * * | 5 | \$100 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$80,600 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2048 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - M

## Asset # : 2633

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts      |                    |  |                   |                    |         |                |             |                |               |
|                      | Motor Controllers  |  |                   |                    |         |                |             |                |               |
|                      | Locally Mounted    | 100%   |                   |                    | 2020    | \$12,700       | 5           | \$300          | B             |
| Ground               |                    |  |                   |                    |         |                |             |                |               |
|                      | Grounding Devices  |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | LIFE    | * *            | 5           | \$700          | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Water Main                                      |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Main Water Pipe                              |                   |                    |         |                |             |                |               |
| Lighting             |                    |  |                   |                    |         |                |             |                |               |
|                      | Interior Lighting  |  |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 95%  |                   |                    | 2022    | \$395,400      | 10          | \$40,200       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout The Building                         |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
|                      | Incandescent       | 5%   |                   |                    | 2017    | \$20,800       | 2           | \$100          | B             |
| Egress Lighting      |                    |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                    | 2030    | * *            | 10          | \$5,600        | B             |
|                      | Exit, Service      | 50%  |                   |                    | 2030    | * *            | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | HID                | 50%  |                   |                    | 2022    | \$9,400        | 10          | \$100          | B             |
|                      | HID                | 50%  | 0-2               | \$9,400            | 2032    | * *            |             |                | B             |
|                      |                    | Not in Service, Extent : Severe, Area Affected : 50%       |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
| Alarm                |                    |  |                   |                    |         |                |             |                |               |
|                      | Security System    |  |                   |                    |         |                |             |                |               |
|                      | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                      | Generic            | 5%   |                   |                    | 2022    | \$7,800        | 1           | \$800          | B             |
| Fire/Smoke Detection |                    |  |                   |                    |         |                |             |                |               |
|                      | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                      | Generic            | 5%   |                   |                    | 2022    | \$26,600       | 1-3         | \$1,400        | B             |

| Mechanical   |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                      |                |                   |                    |         |                |             |                |               |
|  | Energy Source        |                |                   |                    |         |                |             |                |               |
|  | Fuel Oil No 4        | 100%           |                   |                    | 2042    | * *            | 5           | \$14,300       | B             |
|  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|  | Steam Boiler         | 100%           | 0-2               | \$12,800           | 2027    | * *            | 1           | \$41,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 5%   |                      |                |                   |                    |         |                |             |                |               |
| Location : Boiler Room   |                      |                |                   |                    |         |                |             |                |               |
| Explanation : 5 Plugged Tubes On Boiler #2, 1 Plugged Tube On Boiler #1, Defective Fire Doors On Boiler #1 |                      |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - M

## Asset # : 2633

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$7,400   | 2032               | * *            | 4           | \$2,300        | B             |
|                       |            |                   | <i>Damaged, Extent : Moderate, Area Affected : 100%</i>             |                    |                |             |                |               |
|                       |            |                   | <i>Location : Defective Level Control Switch On Condensate Tank</i> |                    |                |             |                |               |
|                       |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>         |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>                                       |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 20%        |                   |   | 2022               | \$56,800       | 1           | \$5,700        | B             |
| Convactor/Radiator    | 80%        |                   |   | 2027               | * *            | 1           | \$12,000       | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 30%        |                   |   | 2020               | \$32,500       | 1           |                | B             |
| No Component          | 70%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$25,700       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 95%        |                   |   | 2017               | \$55,300       | 2           | \$1,400        | B             |
| Roof                  | 5%         |                   |   | 2017               | \$2,100        | 2           | \$100          | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |   | 2027               | * *            | 1           |                | B             |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2020               | \$12,300       | 2           | \$700          | B             |
| HW Heat Exchanger     |            |                   |   |                    |                |             |                |               |
| Low Temp              | 100%       |                   |   | 2032               | * *            | 4           | \$4,600        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$2,300   | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Cracked, Extent : Moderate, Area Affected : 5%</i>               |                    |                |             |                |               |
|                       |            |                   | <i>Location : Cracked Drain Pipe In Mens Basement Locker Room</i>   |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| No Component          | 90%        |                   |   |                    |                |             |                | D             |
| Generic               | 10%        |                   |   | 2022               | \$61,500       | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 34 - Q  
**Address** : 104-12 SPRINGFIELD BLVD  
**Borough** : QUEENS **Agency's Number** : Q034  
**Program / Asset #** : BOE0695.000 / 2264 **Yr Built/Renovated** : 1898 / 1999  
**Area Sq Ft** : 47,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 11151 **Lot** : 81 **BIN** : 4240503

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$156,700             |
| Interior Architecture | \$147,700             | \$497,200             |
| Electrical            |                       | \$549,100             |
| Mechanical            |                       | \$233,600             |
| <b>Total</b>          | <b>\$147,700</b>      | <b>\$1,436,600</b>    |
| Priority A            |                       | \$156,700             |
| Priority B            | \$43,200              | \$782,600             |
| Priority C            | \$104,500             | \$497,200             |
| <b>Total</b>          | <b>\$147,700</b>      | <b>\$1,436,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,900        | \$5,200         |                 |                 |
| Interior Architecture | \$11,600        |                 | \$2,000         | \$5,700         |
| Electrical            | \$400           | \$15,900        | \$100           |                 |
| Mechanical            | \$44,200        | \$10,300        | \$9,800         | \$5,700         |
| <b>Total</b>          | <b>\$79,100</b> | <b>\$31,400</b> | <b>\$11,900</b> | <b>\$11,400</b> |
| Priority A            | \$22,900        | \$5,200         |                 |                 |
| Priority B            | \$44,600        | \$26,200        | \$9,900         | \$5,700         |
| Priority C            | \$11,600        |                 | \$2,000         | \$5,700         |
| <b>Total</b>          | <b>\$79,100</b> | <b>\$31,400</b> | <b>\$11,900</b> | <b>\$11,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$40,700 | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5 | \$41,700 | A |
| Masonry: Fieldstone    | 7%  |  |  | LIFE | ** | 5 | \$2,700  | A |
| Masonry: Limestone     | 3%  |  |  | LIFE | ** | 5 | \$1,200  | A |

## Windows

|          |      |     |          |      |    |   |         |   |
|----------|------|-----|----------|------|----|---|---------|---|
| Aluminum | 100% | Now | \$16,000 | 2042 | ** | 5 | \$8,300 | A |
|----------|------|-----|----------|------|----|---|---------|---|

*Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 45% |  |  | LIFE | ** | 5 | \$37,500 | A |
| Copper/Terne           | 20% |  |  | 2040 | ** | 5 | \$10,400 | A |
| Masonry: Brick         | 20% |  |  | LIFE | ** | 5 | \$2,200  | A |
| No Component           | 15% |  |  |      |    |   |          | D |

## Roof

|                 |     |  |  |      |          |    |          |   |
|-----------------|-----|--|--|------|----------|----|----------|---|
| Asphalt Shingle | 30% |  |  | 2029 | **       | 10 | \$2,100  | A |
| Roll Roofing    | 20% |  |  | 2019 | \$36,800 | 5  | \$13,700 | A |
| Slate           | 50% |  |  | LIFE | **       |    |          | A |

## Interior

## Floors

|                |     |     |         |      |    |   |         |   |
|----------------|-----|-----|---------|------|----|---|---------|---|
| Asphalt Poured | 15% | Now | \$5,900 | 2025 | ** | 5 | \$2,200 | C |
|----------------|-----|-----|---------|------|----|---|---------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 60%**Location : At Stair Cases*

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2016 | \$39,300  | 5 | \$1,800  | C |
| Vinyl Tile   | 77% |  |  | 2020 | \$434,500 | 3 | \$22,800 | C |
| Wood         | 5%  |  |  | 2023 | \$62,800  | 5 | \$5,600  | C |

## Interior Walls

|                     |     |  |  |      |          |   |          |   |
|---------------------|-----|--|--|------|----------|---|----------|---|
| Ceramic Tile        | 3%  |  |  | 2016 | \$65,100 | 5 | \$2,200  | C |
| Plaster             | 82% |  |  | LIFE | **       | 5 | \$18,100 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | **       |   |          | C |

## Ceilings

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Embossed Metal   | 10% |     |          | LIFE | ** | 5 | \$2,700  | B |
| Exposed Concrete | 5%  |     |          | LIFE | ** | 5 | \$500    | B |
| Plaster          | 85% | Now | \$43,200 | LIFE | ** | 5 | \$31,400 | B |

*Spalling, Extent : Moderate, Area Affected : 30%**Location : Auditorium, Room 212*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sub Basement**Explanation : Main Disconnect Switch Rated At 1200 Amps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$74,500       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$38,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$63,200       | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2020               | \$37,900       | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Metal Water Pipe                             |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2020               | \$335,200      | 10          | \$34,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2015               | \$5,000        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$10,700       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2020               | \$8,200        | 10          | \$4,800        | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$3,300        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$39,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 34 - Q

Asset # : 2264

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           | 0-2               | \$31,500       | 2030               | * *            | 4           | \$2,000        | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>        |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Shop Area</i>                       |                |                   |                |                    |                |             |                |               |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            | Now               | \$2,400        | 2020               | \$48,600       | 1           | \$4,400        | B             |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria Ahu Heating Coil, Sub Basement</i>        |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 60%            |                   |                | 2025               | * *            | 1           | \$7,700        | B             |
| Fan Coil Unit/Heat  | 20%            |                   |                | 2020               | \$135,100      | 1           | \$2,600        | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%             |                   |                | 2015               | \$4,600        | 1           |                | B             |
| No Component  | 95%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$22,100       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 100%           | Now               | \$5,000        | 2020               | \$49,900       | 2           | \$1,000        | B             |
| <i>Noisy/Vibrating, Extent : Severe, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |               |
| <i>Location : Fan Room In Attic</i>                               |                |                   |                |                    |                |             |                |               |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%            |                   |                | 2040               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%            |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2018               | \$10,500       | 2           | \$600          | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2028               | * *            | 1           | \$2,400        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 34 - Q MINISCHOOL  
**Address** : 104-12 SPRINGFIELD BLVD  
**Borough** : QUEENS **Agency's Number** : Q834  
**Program / Asset #** : BOE0695.010 / 2265 **Yr Built/Renovated** : 1971 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 11151 **Lot** : 81 **BIN** : 4240503

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$51,400              | \$70,500              |
| Interior Architecture |                       | \$124,100             |
| Electrical            |                       | \$84,000              |
| Mechanical            |                       | \$134,400             |
| <b>Total</b>          | <b>\$51,400</b>       | <b>\$413,000</b>      |
| Priority A            | \$51,400              | \$70,500              |
| Priority B            |                       | \$218,400             |
| Priority C            |                       | \$124,100             |
| <b>Total</b>          | <b>\$51,400</b>       | <b>\$413,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                | \$26,500        |                |                |
| Interior Architecture | \$1,600        | \$6,600         |                | \$1,600        |
| Electrical            |                |                 |                |                |
| Mechanical            | \$2,900        | \$2,900         | \$1,300        | \$500          |
| <b>Total</b>          | <b>\$4,500</b> | <b>\$36,000</b> | <b>\$1,300</b> | <b>\$2,100</b> |
| Priority A            |                | \$26,500        |                |                |
| Priority B            | \$2,900        | \$9,600         | \$1,300        | \$500          |
| Priority C            | \$1,600        |                 |                | \$1,600        |
| <b>Total</b>          | <b>\$4,500</b> | <b>\$36,000</b> | <b>\$1,300</b> | <b>\$2,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - Q MINISCHOOL

Asset # : 2265

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|                |      |  |  |      |     |      |          |   |
|----------------|------|--|--|------|-----|------|----------|---|
| Exterior Walls |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2030 | * * | 5-10 | \$97,000 | A |
| Windows        |      |  |  |      |     |      |          |   |
| Aluminum       | 100% |  |  | 2028 | * * | 5    | \$2,200  | A |
| Roof           |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2025 | * * | 10   | \$51,400 | A |

## Interior

|   |      |  |  |      |           |   |          |   |
|---|------|--|--|------|-----------|---|----------|---|
| Floors  |      |  |  |      |           |   |          |   |
| Ceramic Tile  | 5%   |  |  | 2023 | \$15,200  | 5 | \$700    | C |
| Vinyl Tile  | 95%  |  |  | 2020 | \$124,100 | 3 | \$6,500  | C |
| Interior Walls                                      |      |  |  |      |           |   |          |   |
| Concrete Masonry Unit                               | 30%  |  |  | LIFE | * *       | 5 | \$1,500  | C |
| Metal Panel   | 70%  |  |  | LIFE | * *       |   |          | C |
| Ceilings  |      |  |  |      |           |   |          |   |
| AcousTileSusp.Lay-In                                | 100% |  |  | 2025 | * *       | 5 | \$13,300 | B |
| Worn/Eroded, Extent : Moderate, Area Affected : 20% |      |  |  |      |           |   |          |   |
| Location : Throughout                               |      |  |  |      |           |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|  |      |  |  |      |     |   |       |   |
|--|------|--|--|------|-----|---|-------|---|
| Service Equipment  |      |  |  |      |     |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2030 | * * | 5 |       | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |     |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |     |   |       |   |
| Explanation : Service Provided From Main Building          |      |  |  |      |     |   |       |   |
| Raceway  |      |  |  |      |     |   |       |   |
| Conduit  | 100% |  |  | 2030 | * * | 1 |       | B |
| Panelboards  |      |  |  |      |     |   |       |   |
| Molded Case Bkrs   | 100% |  |  | 2028 | * * | 5 | \$200 | B |
| Wiring   |      |  |  |      |     |   |       |   |
| Thermoplastic  | 100% |  |  | 2030 | * * | 1 |       | B |

## Lighting

|  |     |  |  |      |          |    |         |   |
|--|-----|--|--|------|----------|----|---------|---|
| Interior Lighting  |     |  |  |      |          |    |         |   |
| Fluorescent  | 97% |  |  | 2020 | \$84,000 | 10 | \$8,100 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |     |  |  |      |          |    |         |   |
| Location : Throughout                                      |     |  |  |      |          |    |         |   |
| Explanation : T12 Lamps                                    |     |  |  |      |          |    |         |   |
| HID  | 3%  |  |  | 2020 |          | 10 |         | B |
| Egress Lighting  |     |  |  |      |          |    |         |   |
| Emergency, Battery   | 25% |  |  | 2020 | \$900    | 10 | \$600   | B |
| Exit, Service  | 75% |  |  | 2020 | \$1,100  | 1  |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 34 - Q MINISCHOOL

Asset # : 2265

| Mechanical       |                        | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component              | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                   | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                        |   |           |                    |      |                |       |                |          |
|                  | Energy Source          |   |           |                    |      |                |       |                |          |
|                  | Natural Gas            | 100%  |           |                    | 2040 | * *            | 1     |                | B        |
|                  | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                  | Furnace                | 100%  |           |                    | 2020 | \$12,800       | 1     | \$4,500        | B        |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                        | Location : 1st Floor Equipment Room                     |           |                    |      |                |       |                |          |
|                  |                        | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Air Conditioning |                        |   |           |                    |      |                |       |                |          |
|                  | Energy Source          |   |           |                    |      |                |       |                |          |
|                  | Electricity            | 100%  |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                  | Int Pkg Unit - Cooling | 100%  |           |                    | 2018 | \$134,400      | 2     | \$600          | B        |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                        | Location : 1st Floor Equipment Room                     |           |                    |      |                |       |                |          |
|                  |                        | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Ventilation      |                        |   |           |                    |      |                |       |                |          |
|                  | Distribution           |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers     | 100%  |           |                    | LIFE | * *            | 2-5   | \$5,100        | B        |
|                  | Exhaust Fans           |   |           |                    |      |                |       |                |          |
|                  | Interior               | 90%   |           |                    | 2020 | \$10,400       | 2     | \$300          | B        |
|                  | Roof                   | 10%   |           |                    | 2015 | \$800          | 2     |                | B        |
| Plumbing         |                        |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping       |   |           |                    |      |                |       |                |          |
|                  | Brass/Copper           | 100%  |           |                    | 2030 | * *            | 1     |                | B        |
|                  | Water Heater           |   |           |                    |      |                |       |                |          |
|                  | Electric               | 100%  |           |                    | 2015 | \$1,600        | 4     | \$100          | B        |
|                  | Sanitary Piping        |   |           |                    |      |                |       |                |          |
|                  | Cast Iron              | 100%  | Now       | \$2,300            | LIFE | * *            | 1     |                | B        |
|                  |                        | Blockage /Clogged, Extent : Severe, Area Affected : 20% |           |                    |      |                |       |                |          |
|                  |                        | Location : Boys Bathroom                                |           |                    |      |                |       |                |          |
|                  | Fixtures               |   |           |                    |      |                |       |                |          |
|                  | Generic                | 100%  |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 35 - BX  
**Address** : 261 EAST 163 STREET @GRANT AVE.  
**Borough** : BRONX **Agency's Number** : X035  
**Program / Asset #** : BOE0181.000 / 511 **Yr Built/Renovated** : 1903 / 1952  
**Area Sq Ft** : 45,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2446 **Lot** : 43 **BIN** : 2101573

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$108,800             |
| Interior Architecture | \$43,800              | \$154,100             |
| Electrical            | \$134,500             | \$352,600             |
| Mechanical            | \$53,300              | \$64,700              |
| <b>Total</b>          | <b>\$231,600</b>      | <b>\$680,100</b>      |
| Priority A            |                       | \$108,800             |
| Priority B            | \$231,600             | \$417,300             |
| Priority C            |                       | \$154,100             |
| <b>Total</b>          | <b>\$231,600</b>      | <b>\$680,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|------------------|-----------------|----------------|
| Exterior Architecture | \$12,800        | \$25,500         | \$9,500         |                |
| Interior Architecture | \$700           | \$3,900          | \$5,700         | \$700          |
| Electrical            | \$8,000         | \$35,700         |                 |                |
| Mechanical            | \$5,400         | \$49,300         | \$8,400         | \$5,000        |
| <b>Total</b>          | <b>\$26,800</b> | <b>\$114,400</b> | <b>\$23,600</b> | <b>\$5,700</b> |
| Priority A            | \$12,800        | \$25,500         | \$9,500         |                |
| Priority B            | \$13,300        | \$87,800         | \$8,400         | \$5,000        |
| Priority C            | \$700           | \$1,100          | \$5,700         | \$700          |
| <b>Total</b>          | <b>\$26,800</b> | <b>\$114,400</b> | <b>\$23,600</b> | <b>\$5,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 10%        |                   |                | LIFE               | **             | 5           | \$51,800       | A             |
| Copper/Terne   | 2%         |                   |                | 2055               | **             | 10          | \$3,100        | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Masonry: Brick   | 81%        |                   |                | LIFE               | **             | 5           | \$53,700       | A             |
| Masonry: Sandstone   | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$19,100       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 10%        | Now               | \$12,800       | 2030               | **             |             |                | A             |
| Drains Clogged, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Canopy Roofs Over Exits                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Over Exits                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Canopy Roofs Over Exits                         |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 87%        |                   |                | 2025               | **             | 10          | \$20,600       | A             |
| Copper/Terne   | 3%         |                   |                | 2035               | **             | 10          | \$1,800        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$37,700       | 5           | \$1,700        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Vinyl Tile   | 10%        |                   |                | 2020               | \$54,000       | 3           | \$2,800        | C             |
| Vinyl Tile   | 80%        |                   |                | 2025               | **             | 3           | \$17,000       | C             |
| Wood   | 2%         |                   |                | 2035               | **             | 5           | \$2,100        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$62,400       | 5           | \$2,100        | C             |
| Masonry: Brick   | 12%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$16,900       | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2025               | **             | 5           | \$5,700        | B             |
| Plaster  | 90%        | Now               | \$43,800       | LIFE               | **             | 5           | \$31,900       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout,3rd Floor,4th Floor,Classroom(s)     |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout,3rd Floor,4th Floor,Classroom(s)     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Stair B   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 1200a          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 50%        | 2-4               | \$37,300       | 2050               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2020               | \$45,300       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$7,900        | 2045               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 75%        | 2-4               | \$59,300       | 2045               | * *            | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 5%         |                   |                | 2036               | * *            | 5           |                | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2019               | \$7,900        | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$37,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 15%        |                   |                | 2020               | \$7,100        | 1           |                | B             |
| Thermoplastic   | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                       |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2020               | \$307,300      | 10          | \$31,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2015               | \$1,600        | 10          |                | B             |
| Incandescent  | 9%         |                   |                | 2015               | \$30,700       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 35%        |                   |                | 2025               | * *            | 10          | \$3,200        | B             |
| Exit, Service   | 65%        |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - BX

Asset # : 511

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Heat Exchanger              | 20%   |                   |                | 2023               | \$1,800        | 1           | \$3,800        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : Two Units                                 |                   |                |                    |                |             |                |               |
| Steam Boiler                | 80%   |                   |                | 2025               | * *            | 1           | \$30,000       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : Two Boilers                               |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 20%   |                   |                | 2028               | * *            | 4           | \$400          | B             |
| Steam Piping/Pump           | 80%   |                   |                | 2030               | * *            | 4           | \$2,200        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 90%   |                   |                | 2025               | * *            | 1           | \$11,000       | B             |
| Fan Coil Unit/Heat          | 10%   |                   |                | 2020               | \$64,700       | 1           | \$1,200        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 60%   |                   |                | 2015               | \$53,300       | 1           |                | B             |
| No Component                | 40%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$21,100       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Roof                        | 100%  |                   |                | 2015               | \$34,300       | 2           | \$1,200        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2015               | \$10,100       | 2           | \$600          | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures                    |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 35 - M P35M/ MANHATTAN H.S.  
**Address** : 317 WEST 52 STREET  
**Borough** : MANHATTAN **Agency's Number** : M035  
**Program / Asset #** : BOE0035.000 / 1698 **Yr Built/Renovated** : 1969 / 2010  
**Area Sq Ft** : 56,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1043 **Lot** : 22 **BIN** : 1025241

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$132,300             | \$49,500              |
| Interior Architecture |                       | \$371,000             |
| Electrical            | \$112,400             | \$245,800             |
| Mechanical            |                       | \$145,400             |
| <b>Total</b>          | <b>\$244,700</b>      | <b>\$811,700</b>      |
| Priority A            | \$132,300             | \$49,500              |
| Priority B            | \$112,400             | \$391,100             |
| Priority C            |                       | \$371,000             |
| <b>Total</b>          | <b>\$244,700</b>      | <b>\$811,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$28,000        |                 | \$29,200        |                |
| Interior Architecture | \$18,300        | \$6,400         | \$5,500         | \$900          |
| Electrical            | \$200           | \$600           | \$31,700        |                |
| Mechanical            | \$40,500        | \$5,700         | \$17,300        | \$2,200        |
| <b>Total</b>          | <b>\$87,000</b> | <b>\$12,800</b> | <b>\$83,600</b> | <b>\$3,100</b> |
| Priority A            | \$28,000        |                 | \$29,200        |                |
| Priority B            | \$53,000        | \$6,300         | \$48,900        | \$2,200        |
| Priority C            | \$6,000         | \$6,400         | \$5,500         | \$900          |
| <b>Total</b>          | <b>\$87,000</b> | <b>\$12,800</b> | <b>\$83,600</b> | <b>\$3,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 35 - M P35M/ MANHATTAN H.S.**  
**Asset # : 1698**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5           | \$21,800       | A             |
| Metal Coiling Doors    | 10%  |                   |                | 2026               | **             | 5           | \$13,600       | A             |
| Granite Panels         | 5%   |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Pre-Cast Concrete      | 35%  |                   |                | LIFE               | **             | 5           | \$49,500       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  | Now               | \$85,800       | 2029               | **             | 5           | \$4,500        | A             |
|                        | Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block            | 5%   |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%  | Now               | \$4,000        | LIFE               | **             | 5           | \$13,200       | A             |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Coping  |                   |                |                    |                |             |                |               |
|                        | Vegetation Growth, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%  | Now               | \$20,500       | LIFE               | **             | 5           | \$3,100        | A             |
|                        | Vertical Cracks, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Corners   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 60%  |                   |                | 2026               | **             | 10          | \$22,400       | A             |
|                        | Vegetation Growth, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2034               | **             | 10          | \$3,400        | A             |
| Single Ply Membrane    | 35%  | Now               | \$46,400       | 2031               | **             |             |                | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 15%               |                   |                |                    |                |             |                |               |
|                        | Location : Lower Roof / Playground                             |                   |                |                    |                |             |                |               |
|                        | Seams Open/Split, Extent : Severe, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                        | Location : Lower Roof / Playground                             |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  |                   |                | LIFE               | **             | 5           | \$31,000       | C             |
| Ceramic Tile           | 5%   |                   |                | 2024               | **             | 5           | \$3,500        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium Vestibule                                |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%  |                   |                | 2021               | \$371,000      | 3           | \$14,600       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Various   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tile   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  |                   |                | 2026               | **             | 3           | \$3,500        | C             |
| Wood                   | 5%   |                   |                | 2049               | **             | 5           | \$6,600        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 35 - M P35M/ MANHATTAN H.S.**  
**Asset # : 1698**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$3,100  | C |
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5 | \$3,800  | C |
| Operable Wall         | 5%  |  |  | 2031 | ** | 5 | \$11,000 | C |
| Plaster               | 30% |  |  | LIFE | ** | 5 | \$5,600  | C |
| SGFT/Glazed Masonry   | 45% |  |  | LIFE | ** |   |          | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 2%*

*Location : Outside Auditorium*

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 35% |  |  | 2034 | ** | 5 | \$24,800 | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5 | \$1,700  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$4,400  | B |
| Plaster              | 40% |  |  | LIFE | ** | 5 | \$17,700 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2020 | \$7,900  | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2020 | \$71,100 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2021 | \$17,900 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$12,700 | 5 | \$300 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$700 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 35 - M P35M/ MANHATTAN H.S.**  
**Asset # : 1698**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

Interior Lighting  
Fluorescent

94%  
2026 \* \* 10 \$40,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T8 Lamps*

HID 5% 2026 \* \* 10 \$100 B  
 Incandescent 1% 2016 \$4,300 2 B

**Egress Lighting**

Emergency, Service 50% 2016 \$3,900 1 B  
 Exit, Service 50% 2016 \$3,900 1 B

**Exterior Lighting**

HID 100% 2016 \$19,100 10 \$100 B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source  
Utility Steam

100%  
2041 \* \* 1 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : From Con Edison*

**Conversion Equipment**

Pres. Reducing Valve/LP Steam 100% Now \$1,700 2024 \* \* 5 \$1,400 B  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Basement*

**Distribution**

Steam Piping/Pump 100% 2031 \* \* 4 \$3,500 B

**Terminal Devices**

Air Handler 50% 2021 \$145,400 1 \$14,600 B  
 Convactor/Radiator 50% Now \$25,500 2026 \* \* 1 \$6,900 B  
*Leak Evident, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

**Air Conditioning**

Energy Source  
Electricity

100% 2037 \* \* 1 B

**Conversion Equipment**

Window/Wall Unit 10% 2016 \$11,100 1 B  
 No Component 90% D

**Ventilation****Distribution**

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$26,400 B

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 35 - M P35M/ MANHATTAN H.S.**  
**Asset # : 1698**

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 40%   | Now               | \$2,400        | 2021    | \$23,800           | 2           | \$500          | B             |  |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                   |                   |                |         |                    |             |                |               |  |
| Roof                  | 60%   | Now               | \$2,600        | 2021    | \$25,700           | 2           | \$700          | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Kitchen Exhaust                              |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 100%  |                   |                | 2031    | * *                | 1           |                | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2031    | * *                | 4           | \$7,000        | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Submersible           | 100%  |                   |                | 2014    | \$6,200            | 4           | \$2,000        | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 35 - Q  
**Address** : 191-02 90 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q035  
**Program / Asset #** : BOE0696.000 / 2266 **Yr Built/Renovated** : 1931 / 1998  
**Area Sq Ft** : 53,032 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 10447 **Lot** : 7 **BIN** : 4222137

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$148,400             | \$193,200             |
| Interior Architecture |                       | \$385,300             |
| Electrical            | \$394,200             | \$249,500             |
| Mechanical            |                       | \$270,800             |
| <b>Total</b>          | <b>\$542,600</b>      | <b>\$1,098,800</b>    |
| Priority A            | \$148,400             | \$193,200             |
| Priority B            | \$394,200             | \$520,300             |
| Priority C            |                       | \$385,300             |
| <b>Total</b>          | <b>\$542,600</b>      | <b>\$1,098,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,200         | \$3,500         | \$1,700         |                 |
| Interior Architecture | \$3,500         | \$21,900        | \$1,300         | \$3,500         |
| Electrical            | \$400           | \$300           | \$100           |                 |
| Mechanical            | \$6,000         | \$11,000        | \$10,600        | \$6,400         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$16,100</b> | <b>\$40,700</b> | <b>\$17,600</b> | <b>\$13,900</b> |
| Priority A            | \$2,200         | \$3,500         | \$1,700         |                 |
| Priority B            | \$10,400        | \$15,300        | \$14,700        | \$10,400        |
| Priority C            | \$3,500         | \$21,900        | \$1,300         | \$3,500         |
| <b>Total</b>          | <b>\$16,100</b> | <b>\$40,700</b> | <b>\$17,600</b> | <b>\$13,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 | 5           | \$11,700       | A             |  |
| Masonry: Brick  | 78%        | Now               | \$102,400      | LIFE    | **                 | 5           | \$60,900       | A             |  |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 60% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE    | **                 | 5           | \$5,100        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 15%        |                   |                | 2036    | **                 | 5           | \$3,400        | A             |  |
| Aluminum  | 85%        | 4+                | \$46,000       | 2036    | **                 | 5           | \$9,600        | A             |  |
| Water Penetration, Extent : Light, Area Affected : 40%        |            |                   |                |         |                    |             |                |               |  |
| Location : Window Surrounds At East Facade                    |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$5,800        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 5           | \$700          | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         | 0-2               | \$2,200        | LIFE    | **                 | 5           | \$500          | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : Cornice  |            |                   |                |         |                    |             |                |               |  |
| Metal Rail  | 5%         |                   |                | 2033    | **                 | 5-10        | \$6,600        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 80%        |                   |                | 2020    | \$120,500          | 10          | \$22,300       | A             |  |
| Patching Evident, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : 1931 Wing  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2035    | **                 | 10          | \$3,500        | A             |  |
| Modified Bitumen  | 15%        |                   |                | 2020    | \$30,200           | 10          | \$4,200        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$7,300        | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2023    | \$44,400           | 5           | \$2,000        | C             |  |
| Vinyl Tile  | 42%        |                   |                | 2020    | \$267,400          | 3           | \$14,000       | C             |  |
| Vinyl Tile  | 15%        |                   |                | 2025    | **                 | 3           | \$3,800        | C             |  |
| Wood  | 35%        |                   |                | 2035    | **                 | 5           | \$43,800       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2023    | \$73,500           | 5           | \$2,500        | C             |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,700        | C             |  |
| Gypsum Board  | 10%        |                   |                | LIFE    | **                 | 5           | \$5,000        | C             |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 67%        |                   |                | LIFE    | **                 | 5           | \$16,700       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 15% |  |  | 2033 | * * | 5 | \$10,000 | B |
| Exposed Concrete     | 15% |  |  | LIFE | * * | 5 | \$1,600  | B |
| Plaster              | 70% |  |  | LIFE | * * | 5 | \$29,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated @1600 Amps*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 75% |  |  | 2020 | \$67,100 | 5 | \$100 | B |
| Molded Case Bkrs | 25% |  |  | 2040 | * *      | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 75% |  |  | 2020 | \$63,900 | 1 |  | B |
| Conduit | 25% |  |  | 2040 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$7,900  | 5 | \$100 | B |
| Molded Case Bkrs | 65% |  |  | 2019 | \$51,400 | 5 | \$800 | B |
| Molded Case Bkrs | 25% |  |  | 2036 | * *      | 5 | \$300 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 75% |  |  | 2020 | \$67,200 | 1 |  | B |
| Thermoplastic | 25% |  |  | 2040 | * *      | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 50% |  |  | 2018 | \$6,400 | 5 | \$100 | B |
| Locally Mounted | 50% |  |  | 2033 | * *     | 5 | \$100 | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2025               | * *            | 10          | \$4,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent           | 88%  |                   |                | 2015               | \$354,100      | 10          | \$36,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$3,700        | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2020               | \$3,700        | 1           |                | B             |
| Exit, Battery         | 50%  |                   |                | 2020               | \$18,500       | 10          | \$1,500        | B             |

| Mechanical           |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                                |  |                   |                    |         |                |             |                |               |
|                      | Energy Source                  |  |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel    | 100%   |                   |                    | 2040    | * *            | 1           |                | B             |
| Conversion Equipment |                                |  |                   |                    |         |                |             |                |               |
|                      | Furnace                        | 30%  |                   |                    | 2025    | * *            | 1           | \$6,600        | B             |
|                      |                                | Other Observation, Extent : Light, Area Affected : 30% |                   |                    |         |                |             |                |               |
|                      |                                | Location : Roof Of Smaller Addition                    |                   |                    |         |                |             |                |               |
|                      |                                | Explanation : 5 Units Roof Mounted                     |                   |                    |         |                |             |                |               |
|                      | Steam Boiler                   | 70%  |                   |                    | 2033    | * *            | 1           | \$31,000       | B             |
|                      |                                | Other Observation, Extent : Light, Area Affected : 70% |                   |                    |         |                |             |                |               |
|                      |                                | Location : Basement Boiler Room                        |                   |                    |         |                |             |                |               |
|                      |                                | Explanation : 2 Units                                  |                   |                    |         |                |             |                |               |
| Distribution         |                                |  |                   |                    |         |                |             |                |               |
|                      | Steam Piping/Pump              | 100%   |                   |                    | 2040    | * *            | 4           | \$2,200        | B             |
| Terminal Devices     |                                |  |                   |                    |         |                |             |                |               |
|                      | Air Handler                    | 10%  |                   |                    | 2020    | \$27,400       | 1           | \$2,800        | B             |
|                      | Convactor/Radiator             | 60%  |                   |                    | 2025    | * *            | 1           | \$8,700        | B             |
|                      | Fan Coil Unit/Heat             | 30%  |                   |                    | 2020    | \$228,600      | 1           | \$4,300        | B             |
| Air Conditioning     |                                |  |                   |                    |         |                |             |                |               |
|                      | Energy Source                  |  |                   |                    |         |                |             |                |               |
|                      | Electricity                    | 100%   |                   |                    | 2036    | * *            | 1           |                | B             |
| Conversion Equipment |                                |  |                   |                    |         |                |             |                |               |
|                      | Ext Pkg Unit - Heating/Cooling | 30%  |                   |                    | 2025    | * *            | 2           | \$800          | B             |
|                      | Window/Wall Unit               | 5%   |                   |                    | 2015    | \$5,200        | 1           |                | B             |
|                      | No Component                   | 65%  |                   |                    |         |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - Q

Asset # : 2266

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$24,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 75%        |                   |                | 2020               | \$42,200       | 2           | \$1,000        | B             |
| Roof  | 25%        |                   |                | 2020               | \$10,100       | 2           | \$300          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$11,800       | 2           | \$700          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$2,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1, 2, 3                               |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 35 - SI  
**Address** : 60 FOOTE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R035  
**Program / Asset #** : BOE0924.000 / 2527 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 26,200 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 610 **Lot** : 127 **BIN** : 5015603

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Electrical     | \$59,600              | \$121,700             |
| <b>Total</b>   | <b>\$59,600</b>       | <b>\$121,700</b>      |
| Priority B     | \$59,600              | \$121,700             |
| <b>Total</b>   | <b>\$59,600</b>       | <b>\$121,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture |                  |                |                | \$5,500         |
| Interior Architecture | \$2,700          |                | \$500          | \$7,400         |
| Electrical            | \$68,200         | \$300          | \$200          | \$20,100        |
| Mechanical            | \$33,500         | \$3,800        | \$5,500        | \$6,500         |
| <b>Total</b>          | <b>\$104,400</b> | <b>\$4,100</b> | <b>\$6,200</b> | <b>\$39,400</b> |
| Priority A            |                  |                |                | \$5,500         |
| Priority B            | \$101,700        | \$4,100        | \$5,700        | \$30,700        |
| Priority C            | \$2,700          |                | \$500          | \$3,300         |
| <b>Total</b>          | <b>\$104,400</b> | <b>\$4,100</b> | <b>\$6,200</b> | <b>\$39,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

| Architecture   |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior       |  |                |           |                    |      |                |       |                |          |
| Exterior Walls |  |                |           |                    |      |                |       |                |          |
|                | Masonry: Brick   | 96%            |           |                    | LIFE | **             | 5     | \$15,200       | A        |
|                | Masonry: Granite   | 1%             |           |                    | LIFE | **             | 5     | \$100          | A        |
|                | Metal/Glass Curt Wall  | 1%             |           |                    | LIFE | **             | 5     | \$300          | A        |
|                | Metal Panel  | 2%             |           |                    | 2032 | **             | 5-10  | \$2,200        | A        |
| Windows        |  |                |           |                    |      |                |       |                |          |
|                | Aluminum   | 100%           |           |                    | 2047 | **             | 5     | \$6,600        | A        |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                | Location : Throughout  |                |           |                    |      |                |       |                |          |
| Parapets       |  |                |           |                    |      |                |       |                |          |
|                | Masonry: Brick   | 90%            |           |                    | LIFE | **             | 5     | \$5,100        | A        |
|                | Masonry: Limestone   | 10%            |           |                    | LIFE | **             | 5     | \$700          | A        |
| Roof           |  |                |           |                    |      |                |       |                |          |
|                | Built-Up (BUR)   | 97%            |           |                    | 2030 | **             | 10    | \$30,100       | A        |
|                | Copper/Terne   | 2%             |           |                    | 2057 | **             | 10    | \$1,600        | A        |
|                | Sloped Glazing   | 1%             |           |                    | LIFE | **             | 5     | \$4,100        | A        |
|                | Other Observation, Extent : Moderate, Area Affected : 100%   |                |           |                    |      |                |       |                |          |
|                | Location : Clove Road Side Of Building                       |                |           |                    |      |                |       |                |          |
|                | Explanation : Roof Of Adjoining Greenhouse                   |                |           |                    |      |                |       |                |          |
| Interior       |  |                |           |                    |      |                |       |                |          |
| Floors         |  |                |           |                    |      |                |       |                |          |
|                | Cast in Place Concrete                                       | 30%            |           |                    | LIFE | **             | 5     | \$21,600       | C        |
|                | Ceramic Tile   | 3%             |           |                    | 2031 | **             | 5     | \$1,000        | C        |
|                | Vinyl Tile   | 65%            |           |                    | 2032 | **             | 3     | \$10,700       | C        |
|                | Recent Installation, Extent : Light, Area Affected : 100%    |                |           |                    |      |                |       |                |          |
|                | Location : Throughout  |                |           |                    |      |                |       |                |          |
|                | Wood   | 2%             |           |                    | 2062 | **             | 5     | \$1,200        | C        |
|                | Recent Installation, Extent : Light, Area Affected : 100%    |                |           |                    |      |                |       |                |          |
|                | Location : Throughout  |                |           |                    |      |                |       |                |          |
| Interior Walls |  |                |           |                    |      |                |       |                |          |
|                | Concrete Masonry Unit  | 10%            |           |                    | LIFE | **             | 5     | \$1,300        | C        |
|                | Plaster  | 60%            |           |                    | LIFE | **             | 5     | \$6,000        | C        |
|                | SGFT/Glazed Masonry  | 30%            |           |                    | LIFE | **             |       |                | C        |
| Ceilings       |  |                |           |                    |      |                |       |                |          |
|                | AcousTile,Adhered  | 25%            |           |                    | 2027 | **             | 5     | \$8,200        | B        |
|                | Exposed Concrete   | 70%            |           |                    | LIFE | **             | 5     | \$3,600        | B        |
|                | Plaster  | 5%             |           |                    | LIFE | **             | 5     | \$1,000        | B        |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$3,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps                                  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$59,600       | 2052               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$32,500       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 25%        | 2-4               | \$14,100       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 50%        | 2-4               | \$28,200       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 25%        |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$24,300       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 85%        |                   |                | 2020               | \$10,800       | 5           | \$100          | B             |
| Locally Mounted   | 5%         |                   |                | 2035               | * *            | 5           |                | B             |
| Locally Mounted   | 10%        | 2-4               | \$1,300        | 2042               | * *            | 5           |                | B             |
| On Extended Life, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                      |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                    |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

45%

2022

\$89,200

10

\$9,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

45%

2030

\* \*

10

\$9,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Incandescent

10%

2017

\$19,800

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2022

\$1,800

1

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2022

\$8,900

10

\$100

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2030

\* \*

1

\$800

B

## Fire/Smoke Detection

## No Component

90%

D

## Generic

10%

2030

\* \*

1-3

\$1,300

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2032

\* \*

5

\$6,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried**Explanation : 10,000 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

0-2

\$6,100

2035

\* \*

1

\$19,600

B

*Damaged, Extent : Light, Area Affected : 20%**Location : Basement, Damaged Boiler Insulation, 2 Of 2 Boilers Need To Be Retubed**Leak Evident, Extent : Light, Area Affected : 25%**Location : Boiler Room, 1 Of 4 Header Valves Not Holding**Malfunctioning, Extent : Light, Area Affected : 100%**Location : Boiler Room, 2 Of 2 Boiler Burners Require Constant Maintenance, 1 Of 2**Defective Pressuretrol**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - #4 Oil Burner Steam Boilers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 35 - SI

## Asset # : 2527

| Mechanical             |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |            |                   |  |                    |                |             |                |               |
| Distribution           |            |                   |  |                    |                |             |                |               |
| Steam Piping/Pump      | 10%        | Now               | \$17,500   | 2052               | * *            | 4           | \$100          | B             |
|                        |            |                   | <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>   |                    |                |             |                |               |
|                        |            |                   | <i>Location : Throughout, Defective Climate Control System</i> |                    |                |             |                |               |
| Steam Piping/Pump      | 90%        |                   |  | 2032               | * *            | 4           | \$1,000        | B             |
| Terminal Devices       |            |                   |  |                    |                |             |                |               |
| Convactor/Radiator     | 80%        |                   |  | 2035               | * *            | 1           | \$5,700        | B             |
| Fan Coil Unit/Heat     | 20%        |                   |  | 2027               | * *            | 1           | \$1,400        | B             |
| Air Conditioning       |            |                   |  |                    |                |             |                |               |
| Energy Source          |            |                   |  |                    |                |             |                |               |
| Electricity            | 100%       |                   |  | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |  |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 1%         |                   |  | 2030               | * *            | 2           |                | B             |
|                        |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                        |            |                   | <i>Location : Serves Main Distribution Frame</i>               |                    |                |             |                |               |
|                        |            |                   | <i>Explanation : Split Unit</i>                                |                    |                |             |                |               |
| Window/Wall Unit       | 2%         | Now               | \$1,000  | 2022               | \$1,000        | 1           |                | B             |
|                        |            |                   | <i>Malfunctioning, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |               |
|                        |            |                   | <i>Location : Multiple Mechanical Defects</i>                  |                    |                |             |                |               |
| Window/Wall Unit       | 18%        |                   |  | 2020               | \$9,300        | 1           |                | B             |
| No Component           | 79%        |                   |  |                    |                |             |                | D             |
| Heat Rejection         |            |                   |  |                    |                |             |                |               |
| Remote Air Cond        | 5%         |                   |  | 2030               | * *            | 2           | \$800          | B             |
| No Component           | 95%        |                   |  |                    |                |             |                | D             |
| Ventilation            |            |                   |  |                    |                |             |                |               |
| Distribution           |            |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |                   |  | LIFE               | * *            | 2-5         | \$12,300       | B             |
| Exhaust Fans           |            |                   |  |                    |                |             |                |               |
| Roof                   | 100%       |                   |  | 2027               | * *            | 2           | \$700          | B             |
| Plumbing               |            |                   |  |                    |                |             |                |               |
| H/C Water Piping       |            |                   |  |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |                   |  | 2027               | * *            | 1           |                | B             |
|                        |            |                   | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i> |                    |                |             |                |               |
|                        |            |                   | <i>Location : Water Hammering - Basement</i>                   |                    |                |             |                |               |
| Water Heater           |            |                   |  |                    |                |             |                |               |
| Gas Fired              | 100%       |                   |  | 2020               | \$5,800        | 2           | \$300          | B             |
| HW Heat Exchanger      |            |                   |  |                    |                |             |                |               |
| Low Temp               | 100%       | Now               | \$7,800  | 2052               | * *            | 4           | \$2,200        | B             |
|                        |            |                   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>   |                    |                |             |                |               |
|                        |            |                   | <i>Location : Boiler Room</i>                                  |                    |                |             |                |               |
| Sanitary Piping        |            |                   |  |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |                   |  |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |            |                   |  |                    |                |             |                |               |
| Rigid Piping           | 100%       |                   |  | 2027               | * *            | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 35 - SI

Asset # : 2527

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Generic               | 20%        |                   |                | 2032               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - M  
**Address** : 123 MORNINGSIDE DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M036  
**Program / Asset #** : BOE0020.000 / 1661 **Yr Built/Renovated** : 1967 / 2009  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1850 **Lot** : 2 **BIN** : 1055890

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,800             | \$121,100             |
| Interior Architecture |                       | \$752,600             |
| Electrical            | \$646,400             | \$242,300             |
| Mechanical            | \$43,500              | \$497,500             |
| <b>Total</b>          | <b>\$815,700</b>      | <b>\$1,613,600</b>    |
| Priority A            | \$125,800             | \$121,100             |
| Priority B            | \$689,900             | \$739,800             |
| Priority C            |                       | \$752,600             |
| <b>Total</b>          | <b>\$815,700</b>      | <b>\$1,613,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$36,500        |                 |                 | \$5,600         |
| Interior Architecture | \$1,300         | \$12,400        | \$28,000        |                 |
| Electrical            | \$5,400         | \$600           | \$32,600        |                 |
| Mechanical            | \$2,200         | \$2,100         | \$20,900        | \$2,800         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$49,400</b> | <b>\$19,100</b> | <b>\$85,500</b> | <b>\$12,300</b> |
| Priority A            | \$36,500        |                 |                 | \$5,600         |
| Priority B            | \$11,500        | \$6,700         | \$85,500        | \$6,700         |
| Priority C            | \$1,300         | \$12,400        |                 |                 |
| <b>Total</b>          | <b>\$49,400</b> | <b>\$19,100</b> | <b>\$85,500</b> | <b>\$12,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - M

## Asset # : 1661

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|   |     |     |          |      |    |   |          |   |
|---|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete  | 10% | Now | \$32,100 | LIFE | ** | 5 | \$24,800 | A |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Concrete Piers Throughout</i>                         |     |     |          |      |    |   |          |   |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>       |     |     |          |      |    |   |          |   |
| <i>Location : Concrete Piers Throughout</i>                         |     |     |          |      |    |   |          |   |
| Masonry: Brick  | 85% |     |          | LIFE | ** | 5 | \$42,200 | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |     |     |          |      |    |   |          |   |
| <i>Location : Basement - Unit 1</i>                                 |     |     |          |      |    |   |          |   |
| Masonry: Fieldstone   | 5%  |     |          | LIFE | ** | 5 | \$1,900  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$11,200 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|   |     |     |          |      |    |      |          |   |
|---|-----|-----|----------|------|----|------|----------|---|
| Cast in Place Concrete  | 94% | Now | \$47,900 | LIFE | ** | 5    | \$78,900 | A |
| <i>Expansion Jnt Failure, Extent : Light, Area Affected : 5%</i>    |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |      |          |   |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |      |          |   |
| <i>Location : Corners</i>   |     |     |          |      |    |      |          |   |
| Metal Rail  | 5%  |     |          | 2034 | ** | 5-10 | \$7,300  | A |
| Slate   | 1%  |     |          | LIFE | ** | 5    | \$100    | A |

## Roof

|  |     |     |          |      |    |    |          |   |
|--|-----|-----|----------|------|----|----|----------|---|
| Built-Up (BUR)   | 70% |     |          | 2026 | ** | 10 | \$41,400 | A |
| Paver: Asphalt   | 30% | Now | \$36,500 | 2030 | ** |    |          | A |
| <i>Broken Paver Blocks, Extent : Moderate, Area Affected : 15%</i> |     |     |          |      |    |    |          |   |
| <i>Location : Over Basement</i>                                    |     |     |          |      |    |    |          |   |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$9,800  | C |
| Ceramic Tile           | 3%  |  |  | 2030 | **        | 5 | \$2,700  | C |
| Quarry Tile            | 2%  |  |  | 2034 | **        | 5 | \$2,700  | C |
| Terrazzo               | 2%  |  |  | LIFE | **        | 5 | \$1,400  | C |
| Vinyl Tile             | 88% |  |  | 2021 | \$752,600 | 3 | \$29,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2030 | ** | 5 | \$2,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,600  | C |
| Plaster               | 52% |  |  | LIFE | ** | 5 | \$12,400 | C |
| SGFT/Glazed Masonry   | 40% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 50% |  |  | 2026 | ** | 5 | \$56,000 | B |
| Exposed Concrete     | 45% |  |  | LIFE | ** | 5 | \$6,300  | B |
| Plaster              | 5%  |  |  | LIFE | ** | 5 | \$2,800  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - M

## Asset # : 1661

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : Electrical Service No Ratings Available       |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2021               | \$89,400       | 5           | \$300          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2020               | \$10,200       | 5           | \$100          | B             |
| Fused Knife Sw           | 5%  | 2-4               | \$5,100        | 2046               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 10%   |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 75%   |                   |                | 2020               | \$76,200       | 5           | \$1,200        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%   |                   |                | 2016               | \$513,500      | 10          | \$52,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 2%  |                   |                | 2016               | \$5,000        | 10          |                | B             |
| Incandescent             | 3%  |                   |                | 2016               | \$16,200       | 2           |                | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 25%   |                   |                | 2016               | \$2,500        | 1           |                | B             |
| Emergency, Battery       | 25%   |                   |                | 2026               | * *            | 10          | \$3,600        | B             |
| Exit, Service            | 50%   |                   |                | 2016               | \$5,000        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - M

## Asset # : 1661

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
|                        | Other Observation, Extent : Light, Area Affected : 0%         |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Explanation : The Boiler Room Is Undergoing Construction Work |                   |                |                    |                |             |                |               |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
|                        | Other Observation, Extent : Light, Area Affected : 0%         |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                        | Explanation : Installation of 2 New Units Is In Progress      |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 60%   |                   |                | 2026               | * *            | 1           | \$11,600       | B             |
| Fan Coil Unit/Heat     | 40%   |                   |                | 2021               | \$409,500      | 1           | \$7,800        | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 10%   |                   |                | 2019               | \$88,000       | 2           | \$400          | B             |
|                        | Other Observation, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : 3rd Floor  |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Units In Lunch Room                           |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 10%   |                   |                | 2016               | \$14,100       | 1           |                | B             |
| No Component           | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$33,400       | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 20%   |                   |                | 2021               | \$15,100       | 2           | \$400          | B             |
| Roof                   | 80%   |                   |                | 2016               | \$43,500       | 2           | \$1,500        | B             |
|                        | Other Observation, Extent : Light, Area Affected : 80%        |                   |                |                    |                |             |                |               |
|                        | Location : Roof   |                   |                |                    |                |             |                |               |
|                        | Explanation : Replacement Is Scheduled                        |                   |                |                    |                |             |                |               |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
|                        | Other Observation, Extent : Light, Area Affected : 0%         |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                        | Explanation : Installation Is In Progress                     |                   |                |                    |                |             |                |               |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - M

Asset # : 1661

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - Q  
**Address** : 187-01 FOCH BLVD  
**Borough** : QUEENS **Agency's Number** : Q036  
**Program / Asset #** : BOE0697.000 / 2267 **Yr Built/Renovated** : 1924 / 2005  
**Area Sq Ft** : 35,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 12439 **Lot** : 32 **BIN** : 4268900

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$43,500              |
| Interior Architecture | \$120,900             |                       |
| Electrical            | \$247,000             | \$133,400             |
| Mechanical            |                       | \$37,100              |
| <b>Total</b>          | <b>\$367,900</b>      | <b>\$214,000</b>      |
| Priority A            |                       | \$43,500              |
| Priority B            | \$247,000             | \$170,500             |
| Priority C            | \$120,900             |                       |
| <b>Total</b>          | <b>\$367,900</b>      | <b>\$214,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|------------------|-----------------|
| Exterior Architecture |                 |                | \$22,500         | \$18,700        |
| Interior Architecture | \$15,100        |                | \$2,300          | \$5,100         |
| Electrical            | \$100           | \$400          | \$56,600         |                 |
| Mechanical            | \$4,000         | \$5,100        | \$28,700         | \$4,300         |
| <b>Total</b>          | <b>\$19,200</b> | <b>\$5,400</b> | <b>\$110,200</b> | <b>\$28,100</b> |
| Priority A            |                 |                | \$22,500         | \$18,700        |
| Priority B            | \$4,100         | \$5,400        | \$86,000         | \$4,300         |
| Priority C            | \$15,100        |                | \$1,700          | \$5,100         |
| <b>Total</b>          | <b>\$19,200</b> | <b>\$5,400</b> | <b>\$110,200</b> | <b>\$28,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

| Architecture   |                       | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                       |   |                   |                |                    |                |             |                |               |
| Exterior Walls | Masonry: Brick        | 93%   |                   |                | LIFE               | **             | 5           | \$43,500       | A             |
|                |                       | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Masonry: Granite      | 2%  |                   |                | LIFE               | **             | 5           | \$700          | A             |
|                |                       | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Metal Panel           | 5%  |                   |                | 2047               | **             | 5-10        | \$16,100       | A             |
| Windows        |                       |   |                   |                |                    |                |             |                |               |
|                | Aluminum              | 100%  |                   |                | 2037               | **             | 5           | \$13,900       | A             |
| Parapets       |                       |   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick        | 100%  |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
|                |                       | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof           |                       |   |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)        | 98%   |                   |                | 2026               | **             | 10          | \$22,500       | A             |
|                | Skylight, Metal/Glass | 2%  |                   |                | 2041               | **             | 10          | \$1,500        | A             |
| Interior       |                       |   |                   |                |                    |                |             |                |               |
| Floors         |                       |   |                   |                |                    |                |             |                |               |
|                | Mosaic Tile           | 3%  |                   |                | 2026               | **             | 5           | \$3,300        | C             |
|                | Terrazzo              | 5%  |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
|                |                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : 2nd Floor  |                   |                |                    |                |             |                |               |
|                | Vinyl Tile            | 80%   |                   |                | 2026               | **             | 3           | \$17,600       | C             |
|                | Vinyl Tile            | 12%   | Now               | \$5,000        | 2016               | \$50,400       | 3           | \$2,000        | C             |
|                |                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Loose Units, Extent : Moderate, Area Affected : 25%<br>Location : Room 203 |                   |                |                    |                |             |                |               |
| Interior Walls |                       |   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile          | 3%  |                   |                | 2024               | **             | 5           | \$1,600        | C             |
|                | Masonry: Brick        | 25%   |                   |                | LIFE               | **             |             |                | C             |
|                | Marble Panels         | 2%  | Now               | \$4,800        | LIFE               | **             |             |                | C             |
|                |                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%<br>Location : Main Stair  |                   |                |                    |                |             |                |               |
|                | Plaster               | 70%   | Now               | \$70,500       | LIFE               | **             | 5           | \$11,500       | C             |
|                |                       | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceilings       |                       |   |                   |                |                    |                |             |                |               |
|                | AcousTile,Adhered     | 3%  |                   |                | 2026               | **             | 5           | \$1,300        | B             |
|                | Exposed Concrete      | 27%   |                   |                | LIFE               | **             | 5           | \$1,900        | B             |
|                | Plaster               | 70%   |                   |                | LIFE               | **             | 5           | \$19,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$59,600       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2021               | \$34,300       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2020               | \$16,900       | 5           | \$200          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2020               | \$36,700       | 5           | \$500          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2020               | \$2,800        | 5           |                | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2021               | \$33,000       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$12,700       | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2016               | \$247,000      | 10          | \$25,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$2,500        | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$13,300       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$3,600        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$12,000       | 10          | \$100          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2031               | * *            | 5           | \$9,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - Q

Asset # : 2267

| Mechanical       |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%  |                   |                    | 2026    | * *            | 1           | \$29,200       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Two Units                                 |                   |                    |         |                |             |                |               |
|                  | Distribution         |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%  |                   |                    | 2031    | * *            | 4           | \$2,200        | B             |
|                  | Terminal Devices     |   |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 10%   |                   |                    | 2021    | \$18,100       | 1           | \$1,800        | B             |
|                  | Convactor/Radiator   | 90%   |                   |                    | 2026    | * *            | 1           | \$8,600        | B             |
| Air Conditioning |                      |   |                   |                    |         |                |             |                |               |
|                  | Energy Source        |   |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%  |                   |                    | 2029    | * *            | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%   |                   |                    | 2016    | \$6,900        | 1           |                | B             |
|                  | No Component         | 90%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |   |                   |                    |         |                |             |                |               |
|                  | Distribution         |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$16,400       | B             |
|                  | Exhaust Fans         |   |                   |                    |         |                |             |                |               |
|                  | Interior             | 100%  |                   |                    | 2021    | \$37,100       | 2           | \$900          | B             |
| Plumbing         |                      |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%  |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | Water Heater         |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%  |                   |                    | 2019    | \$7,800        | 2           | \$400          | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : One 500 Gallon Tank                       |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping      |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%  |                   |                    | 2016    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures             |   |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |   |                   |                    |         |                |             |                |               |
|                  | No Component         | 90%   |                   |                    |         |                |             |                | D             |
|                  | Generic              | 10%   |                   |                    | 2041    | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - Q MINISCHOOL  
**Address** : 187-01 FOCH BLVD  
**Borough** : QUEENS **Agency's Number** : Q836  
**Program / Asset #** : BOE0697.010 / 2268 **Yr Built/Renovated** : 1972 / 2001  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 12439 **Lot** : 32 **BIN** : 4268900

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$37,400              |                       |
| Electrical            |                       | \$63,000              |
| Mechanical            |                       | \$211,400             |
| <b>Total</b>          | <b>\$37,400</b>       | <b>\$274,400</b>      |
| Priority A            | \$37,400              |                       |
| Priority B            |                       | \$274,400             |
| <b>Total</b>          | <b>\$37,400</b>       | <b>\$274,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$8,900         |                |                |                |
| Interior Architecture | \$5,000         |                |                | \$1,200        |
| Electrical            | \$100           |                | \$800          |                |
| Mechanical            | \$200           | \$300          | \$1,900        | \$300          |
| <b>Total</b>          | <b>\$14,200</b> | <b>\$300</b>   | <b>\$2,700</b> | <b>\$1,500</b> |
| Priority A            | \$8,900         |                |                |                |
| Priority B            | \$3,500         | \$300          | \$2,700        | \$300          |
| Priority C            | \$1,800         |                |                | \$1,200        |
| <b>Total</b>          | <b>\$14,200</b> | <b>\$300</b>   | <b>\$2,700</b> | <b>\$1,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - Q MINISCHOOL

Asset # : 2268

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$8,100 2031 \* \* 5 \$19,200 A  
*Deformed/Dented, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2029 \* \* 5 \$1,600 A

## Roof

## Metal Panel

100% 2026 \* \* 10 \$37,400 A

## Interior

## Floors

## Mosaic Tile

5% 2034 \* \* 5 \$1,200 C

## Vinyl Tile

95% 2026 \* \* 3 \$4,700 C

## Interior Walls

## Concrete Masonry Unit

50% LIFE \* \* 5 \$1,800 C

## Metal Panel

50% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$3,200 2026 \* \* 5 \$4,800 B  
*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*  
*Location : Corridor*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2031 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 800 Amps Main Disconnect Switch*

## Raceway

## Conduit

100% 2031 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2029 \* \* 5 \$200 B

## Wiring

## Thermoplastic

100% 2031 \* \* 1 B

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$100 B

## Lighting

## Interior Lighting

## Fluorescent

100% 2021 \$63,000 10 \$6,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-12 Lamps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - Q MINISCHOOL

Asset # : 2268

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |       |    |       |   |
|--------------------|------|--|--|------|-------|----|-------|---|
| Egress Lighting    |      |  |  |      |       |    |       |   |
| Emergency, Battery | 50%  |  |  | 2026 | **    | 10 | \$800 | B |
| Exit, Service      | 50%  |  |  | 2026 | **    | 1  |       | B |
| Exterior Lighting  |      |  |  |      |       |    |       |   |
| HID                | 100% |  |  | 2021 | \$100 | 10 |       | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|                    |      |  |  |      |           |   |         |   |
|--------------------|------|--|--|------|-----------|---|---------|---|
| Energy Source      |      |  |  |      |           |   |         |   |
| Electricity        | 100% |  |  | 2031 | **        | 1 |         | B |
| Terminal Devices   |      |  |  |      |           |   |         |   |
| Fan Coil Unit/Heat | 100% |  |  | 2021 | \$113,700 | 1 | \$2,200 | B |

## Air Conditioning

|                        |      |  |  |      |          |   |       |   |
|------------------------|------|--|--|------|----------|---|-------|---|
| Energy Source          |      |  |  |      |          |   |       |   |
| Electricity            | 100% |  |  | 2029 | **       | 1 |       | B |
| Conversion Equipment   |      |  |  |      |          |   |       |   |
| Int Pkg Unit - Cooling | 100% |  |  | 2019 | \$97,800 | 2 | \$400 | B |

## Ventilation

|                    |      |  |  |      |         |     |         |   |
|--------------------|------|--|--|------|---------|-----|---------|---|
| Distribution       |      |  |  |      |         |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **      | 2-5 | \$3,700 | B |
| Exhaust Fans       |      |  |  |      |         |     |         |   |
| Interior           | 100% |  |  | 2021 | \$8,400 | 2   | \$200   | B |

## Plumbing

|                  |      |  |  |      |         |   |  |   |
|------------------|------|--|--|------|---------|---|--|---|
| H/C Water Piping |      |  |  |      |         |   |  |   |
| Galv Iron/Steel  | 100% |  |  | 2026 | **      | 1 |  | B |
| Water Heater     |      |  |  |      |         |   |  |   |
| Electric         | 100% |  |  | 2016 | \$1,200 | 4 |  | B |
| Sanitary Piping  |      |  |  |      |         |   |  |   |
| Cast Iron        | 100% |  |  | LIFE | **      | 1 |  | B |
| Fixtures         |      |  |  |      |         |   |  |   |
| Generic          | 100% |  |  |      |         |   |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - SI  
**Address** : 255 IONIA AVENUE @JEFFERSON BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : R036  
**Program / Asset #** : BOE0925.000 / 1430 **Yr Built/Renovated** : 1974 /  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6262 **Lot** : 12 **BIN** : 5107742

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,508,600           | \$104,600             |
| Interior Architecture | \$172,600             | \$1,021,600           |
| Electrical            |                       | \$1,089,000           |
| Mechanical            | \$143,200             | \$832,900             |
| <b>Total</b>          | <b>\$1,824,400</b>    | <b>\$3,048,100</b>    |
| Priority A            | \$1,508,600           | \$104,600             |
| Priority B            | \$143,200             | \$1,921,900           |
| Priority C            | \$172,600             | \$1,021,600           |
| <b>Total</b>          | <b>\$1,824,400</b>    | <b>\$3,048,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$14,300        |                 |                 |
| Interior Architecture | \$70,200         | \$2,600         |                 | \$11,400        |
| Electrical            | \$900            | \$32,100        |                 |                 |
| Mechanical            | \$29,100         | \$35,800        | \$23,400        | \$25,600        |
| <b>Total</b>          | <b>\$100,200</b> | <b>\$84,800</b> | <b>\$23,400</b> | <b>\$37,000</b> |
| Priority A            |                  | \$14,300        |                 |                 |
| Priority B            | \$61,600         | \$70,500        | \$23,400        | \$25,600        |
| Priority C            | \$38,600         |                 |                 | \$11,400        |
| <b>Total</b>          | <b>\$100,200</b> | <b>\$84,800</b> | <b>\$23,400</b> | <b>\$37,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$44,900       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 0-2               | \$558,100      | 2045               | **             | 5           | \$5,800        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 25%        |                   |                | 2025               | **             | 5-10        | \$24,500       | A             |
| Pre-Cast Concrete   | 75%        |                   |                | LIFE               | **             | 5           | \$59,800       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 100%       |                   |                | 2015               | \$858,300      | 10          | \$92,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$69,700       | 5           | \$3,100        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Vinyl Tile  | 87%        | Now               | \$87,000       | 2020               | \$869,800      | 3           | \$34,200       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         | Now               | \$22,200       | 2035               | **             | 5           | \$4,900        | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasiiium  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$16,400       | 2023               | \$82,000       | 5           | \$1,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 42%        |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| SGFT/Glazed Masonry   | 40%        | Now               | \$85,600       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

50% Now

\$31,600

2033

\* \*

5

\$26,200

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%**Location : Throughout*

AcousTileSusp.Lay-In

5%

2025

\* \*

5

\$5,200

B

Exposed Struc: Steel

5%

LIFE

\* \*

B

Plaster

40%

LIFE

\* \*

5

\$26,200

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated At 800 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$104,300

5

\$300

B

## Raceway

Conduit

100%

2020

\$118,900

1

B

## Panelboards

Fused Disc Sw

20%

2019

\$27,100

5

\$300

B

Molded Case Bkrs

80%

2019

\$108,400

5

\$1,400

B

## Wiring

Thermoplastic

100%

2020

\$130,800

1

B

## Motor Controllers

Locally Mounted

100%

2025

\* \*

5

\$500

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

Fluorescent

90%

2020

\$568,700

10

\$57,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

HID

5%

2020

\$14,600

10

\$100

B

Incandescent

5%

2015

\$31,600

2

\$100

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |         |   |  |   |
|--------------------|-----|--|--|------|---------|---|--|---|
| Egress Lighting    |     |  |  |      |         |   |  |   |
| Emergency, Service | 50% |  |  | 2020 | \$5,800 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2020 | \$5,800 | 1 |  | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|               |      |  |  |      |     |   |          |   |
|---------------|------|--|--|------|-----|---|----------|---|
| Energy Source |      |  |  |      |     |   |          |   |
| Fuel Oil No 6 | 100% |  |  | 2030 | * * | 5 | \$21,700 | B |

|   |      |  |  |      |     |   |          |   |
|---|------|--|--|------|-----|---|----------|---|
| Conversion Equipment  |      |  |  |      |     |   |          |   |
| Steam Boiler  | 100% |  |  | 2025 | * * | 1 | \$69,500 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |      |  |  |      |     |   |          |   |
| <i>Location : Basement Boiler Room</i>  |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units. No Need To Replace The Boilers, Recommend Replacing The Burners And Changing Type Of Fuel</i> |      |  |  |      |     |   |          |   |

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Distribution      |      |  |  |      |     |   |         |   |
| Steam Piping/Pump | 100% |  |  | 2040 | * * | 4 | \$3,500 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 30% |  |  | 2020 | \$129,300 | 1 | \$13,000 | B |
| Convector/Radiator | 40% |  |  | 2025 | * *       | 1 | \$9,100  | B |
| Fan Coil Unit/Heat | 30% |  |  | 2020 | \$359,000 | 1 | \$6,800  | B |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2036 | * * | 1 |  | B |

|                      |     |  |  |      |          |   |         |   |
|----------------------|-----|--|--|------|----------|---|---------|---|
| Conversion Equipment |     |  |  |      |          |   |         |   |
| Reciprocating        | 30% |  |  | 2020 | \$81,400 | 1 | \$9,800 | B |
| Compr/Chiller        |     |  |  |      |          |   |         |   |
| No Component         | 70% |  |  |      |          |   |         | D |

|                       |      |  |  |      |     |   |         |   |
|-----------------------|------|--|--|------|-----|---|---------|---|
| Distribution          |      |  |  |      |     |   |         |   |
| Chilled Wtr Pipe/Pump | 100% |  |  | 2030 | * * | 4 | \$5,200 | B |

|                     |      |  |  |      |           |   |          |   |
|---------------------|------|--|--|------|-----------|---|----------|---|
| Terminal Devices    |      |  |  |      |           |   |          |   |
| Air Handler/Cool/Ht | 100% |  |  | 2020 | \$189,700 | 1 | \$43,400 | B |

|                 |      |  |  |      |           |   |          |   |
|-----------------|------|--|--|------|-----------|---|----------|---|
| Heat Rejection  |      |  |  |      |           |   |          |   |
| Remote Air Cond | 100% |  |  | 2015 | \$143,200 | 2 | \$48,800 | B |

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$39,100 | B |

|              |     |     |         |      |          |   |         |   |
|--------------|-----|-----|---------|------|----------|---|---------|---|
| Exhaust Fans |     |     |         |      |          |   |         |   |
| Interior     | 40% |     |         | 2020 | \$35,300 | 2 | \$900   | B |
| Roof         | 60% | Now | \$3,800 | 2020 | \$38,100 | 2 | \$1,000 | B |

*Not in Service, Extent : Moderate, Area Affected : 10%*  
*Location : Roof*

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 36 - SI

Asset # : 1430

| Mechanical                       |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |            |  |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       | Now  | \$4,800        | 2030               | * *            | 1           |                | B             |
|                                  |            | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i> |                |                    |                |             |                |               |
|                                  |            | <i>Location : Throughout</i>                               |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp    | 100%       |  |                | 2030               | * *            | 4           | \$10,400       | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping     | 100%       |  |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)<br>Electric    | 100%       |  |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures<br>Generic              | 100%       |  |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - SI ANNEX  
**Address** : 200 JEFFERSON BLVD. @IONIA AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R844  
**Program / Asset #** : BOE0925.010 / 1431 **Yr Built/Renovated** : 1932 / 2000  
**Area Sq Ft** : 22,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6262 **Lot** : 12 **BIN** : 5107743

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$154,000        | \$40,600         |
| Interior Architecture |  | \$255,900        |                  |
| Electrical            |  |                  | \$135,200        |
| <b>Total</b>          |  | <b>\$409,800</b> | <b>\$175,800</b> |
| Priority A            |  | \$154,000        | \$40,600         |
| Priority B            |  |                  | \$135,200        |
| Priority C            |  | \$255,900        |                  |
| <b>Total</b>          |  | <b>\$409,800</b> | <b>\$175,800</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 | \$16,500        | \$5,500         |                |
| Interior Architecture | \$23,400        | \$4,500         |                 | \$2,800        |
| Electrical            | \$200           | \$24,600        |                 |                |
| Mechanical            | \$3,300         | \$4,600         | \$5,100         | \$2,500        |
| <b>Total</b>          | <b>\$26,900</b> | <b>\$50,300</b> | <b>\$10,600</b> | <b>\$5,300</b> |
| Priority A            |                 | \$16,500        | \$5,500         |                |
| Priority B            | \$3,500         | \$33,800        | \$5,100         | \$2,500        |
| Priority C            | \$23,400        |                 |                 | \$2,800        |
| <b>Total</b>          | <b>\$26,900</b> | <b>\$50,300</b> | <b>\$10,600</b> | <b>\$5,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - SI ANNEX

Asset # : 1431

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 85% |  |  | LIFE | ** | 5 | \$40,600 | A |
| Masonry: Granite   | 2%  |  |  | LIFE | ** | 5 | \$700    | A |
| Masonry: Limestone | 13% |  |  | LIFE | ** | 5 | \$4,700  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$11,100 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$5,100 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$300   | A |

## Roof

|                         |      |  |  |      |           |    |          |   |
|-------------------------|------|--|--|------|-----------|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2015 | \$154,000 | 10 | \$16,500 | A |
|-------------------------|------|--|--|------|-----------|----|----------|---|

## Interior

## Floors

|              |    |     |         |      |          |   |       |   |
|--------------|----|-----|---------|------|----------|---|-------|---|
| Ceramic Tile | 3% | Now | \$2,400 | 2023 | \$24,000 | 5 | \$500 | C |
|--------------|----|-----|---------|------|----------|---|-------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Bathrooms*

|               |    |     |          |      |    |   |         |   |
|---------------|----|-----|----------|------|----|---|---------|---|
| Marble Panels | 5% | Now | \$10,800 | LIFE | ** | 5 | \$1,400 | C |
|---------------|----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
Location : Throughout Stairs Steps*

|          |    |     |         |      |    |   |         |   |
|----------|----|-----|---------|------|----|---|---------|---|
| Terrazzo | 5% | Now | \$2,700 | LIFE | ** | 5 | \$1,400 | C |
|----------|----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
Location : Throughout*

|            |     |     |          |      |           |   |         |   |
|------------|-----|-----|----------|------|-----------|---|---------|---|
| Vinyl Tile | 62% | Now | \$42,600 | 2015 | \$213,200 | 3 | \$8,400 | C |
|------------|-----|-----|----------|------|-----------|---|---------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%  
Location : Throughout*

*Other Observation, Extent : Severe, Area Affected : 100%  
Location : Throughout*

*Explanation : 9 X 9 Tiles*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 25% |  |  | 2048 | ** | 5 | \$16,900 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|              |    |  |  |      |          |   |         |   |
|--------------|----|--|--|------|----------|---|---------|---|
| Ceramic Tile | 3% |  |  | 2023 | \$30,100 | 5 | \$1,000 | C |
|--------------|----|--|--|------|----------|---|---------|---|

|               |    |     |         |      |    |  |  |   |
|---------------|----|-----|---------|------|----|--|--|---|
| Marble Panels | 5% | Now | \$7,400 | LIFE | ** |  |  | C |
|---------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Plaster | 60% |  |  | LIFE | ** | 5 | \$6,100 | C |
|---------|-----|--|--|------|----|---|---------|---|

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 32% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| AcousTile,Adhered | 25% |  |  | 2025 | ** | 5 | \$9,000 | B |
|-------------------|-----|--|--|------|----|---|---------|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5 | \$16,900 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - SI ANNEX

Asset # : 1431

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%  |                   |                | 2020               | \$2,400        | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Rated At 1200 Amps              |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2046               | * *            | 5           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Rated At 1200 Amps              |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2020               | \$36,100       | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2019               | \$11,300       | 5           | \$100          | B             |
| Molded Case Bkrs         | 70%  |                   |                | 2019               | \$39,500       | 5           | \$300          | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2028               | * *            | 5           |                | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2020               | \$34,700       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%  |                   |                | 2025               | * *            | 10          | \$14,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2020               | \$3,800        | 10          |                | B             |
| Incandescent             | 5%   |                   |                | 2015               | \$8,100        | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2020               | \$1,500        | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2015               | \$1,500        | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - SI ANNEX

Asset # : 1431

| Mechanical       |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler         | 100%  |                   |                | 2033               | * *            | 1           | \$17,900       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement Boiler Room                           |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : 2 Units                                     |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%  |                   |                | 2040               | * *            | 4           | \$900          | B             |
|                  | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%   |                   |                | 2020               | \$22,100       | 1           | \$2,200        | B             |
|                  | Convactor/Radiator   | 80%   |                   |                | 2025               | * *            | 1           | \$4,700        | B             |
| Air Conditioning |                      |   |                   |                |                    |                |             |                |               |
|                  | Energy Source        |   |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 5%  |                   |                | 2015               | \$2,100        | 1           |                | B             |
|                  | No Component         | 95%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$10,000       | B             |
|                  | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                  | Interior             | 100%  |                   |                | 2020               | \$22,700       | 2           | \$600          | B             |
| Plumbing         |                      |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                  | Brass/Copper         | 40%   |                   |                | 2040               | * *            | 1           |                | B             |
|                  | Galv Iron/Steel      | 60%   | 0-2               | \$700          | 2025               | * *            | 1           |                | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                  |                      | Location : Water Main                                     |                   |                |                    |                |             |                |               |
|                  | Water Heater         |   |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%  |                   |                | 2019               | \$4,800        | 2           | \$300          | B             |
|                  | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|                  |                      | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                  | Fixtures             |   |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 37 - Q  
**Address** : 179-37 137 AVENUE BTWN: BENNETT ST., BELKNAP ST.  
**Borough** : QUEENS **Agency's Number** : Q037  
**Program / Asset #** : BOE0698.000 / 2269 **Yr Built/Renovated** : 1928 / 2005  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12993 **Lot** : 118 **BIN** : 4279864

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$152,200             | \$147,600             |
| Interior Architecture | \$101,000             | \$364,400             |
| Electrical            | \$1,052,500           | \$365,800             |
| Mechanical            | \$383,400             | \$582,300             |
| <b>Total</b>          | <b>\$1,689,100</b>    | <b>\$1,460,200</b>    |
| Priority A            | \$152,200             | \$147,600             |
| Priority B            | \$1,435,900           | \$948,100             |
| Priority C            | \$101,000             | \$364,400             |
| <b>Total</b>          | <b>\$1,689,100</b>    | <b>\$1,460,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$15,500        |                 |                 | \$9,800          |
| Interior Architecture |                 | \$32,000        | \$6,900         |                  |
| Electrical            | \$8,400         | \$1,700         | \$2,000         | \$68,800         |
| Mechanical            | \$14,700        | \$11,900        | \$19,000        | \$86,500         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$49,500</b> | <b>\$31,900</b> | <b>\$169,000</b> |
| Priority A            | \$15,500        |                 |                 | \$9,800          |
| Priority B            | \$27,100        | \$39,500        | \$25,000        | \$159,300        |
| Priority C            |                 | \$10,000        | \$6,900         |                  |
| <b>Total</b>          | <b>\$42,600</b> | <b>\$49,500</b> | <b>\$31,900</b> | <b>\$169,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$26,300       | A             |  |
| Masonry: Brick  | 65%        |                   |                | LIFE    | **                 | 5           | \$43,700       | A             |  |
| Masonry: Brick  | 25%        | Now               | \$112,900      | LIFE    | **                 | 5           | \$16,800       | A             |  |
| Water Penetration, Extent : Severe, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Foundation Of 1974 Wing                            |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         | Now               | \$2,700        | 2032    | **                 | 5           | \$6,300        | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        |                   |                | 2038    | **                 | 5           | \$23,800       | A             |  |
| Wood  | 5%         | Now               | \$39,200       | 2047    | **                 | 5           | \$6,300        | A             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 72%        |                   |                | LIFE    | **                 | 5           | \$10,200       | A             |  |
| Masonry: Brick  | 23%        |                   |                | LIFE    | **                 | 5           | \$3,300        | A             |  |
| Masonry: Limestone  | 3%         |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
| Pre-Cast Concrete   | 2%         | Now               | \$2,300        | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Open Joints, Extent : Moderate, Area Affected : 50%           |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 65%        |                   |                | 2030    | **                 | 10          | \$50,800       | A             |  |
| Built-Up (BUR)  | 25%        | Now               | \$10,600       | 2027    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Nurses Office                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Nurses Office                                      |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2057    | **                 | 10          | \$9,800        | A             |  |
| IRMA/Protected Membrane                                       | 5%         |                   |                | 2022    | \$36,400           | 10          | \$3,900        | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        | Now               | \$101,000      | LIFE               | **             | 5           | \$48,400       | C             |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Of 1974 Wing</i>                        |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basemnet Of 1974 Wing</i>                        |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Ground Water</i>                              |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$5,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile   | 30%        |                   |                | 2022               | \$316,100      | 3           | \$12,400       | C             |
| Vinyl Tile   | 35%        |                   |                | 2027               | **             | 3           | \$14,500       | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$10,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$13,400       | C             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 40%        |                   |                | 2035               | **             | 5           | \$43,900       | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,700        | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$34,300       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 1600 Amps Main Disconnect Switch</i>         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2032               | **             | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 5%         | 2-4               | \$6,800        | 2047               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 85%        |                   |                | 2021               | \$115,200      | 5           | \$1,600        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$78,500       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Old Wing   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2022               | \$39,200       | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 10%        |                   |                | 2027               | * *            | 5           |                | B             |
| Locally Mounted   | 70%        |                   |                | 2020               | \$14,800       | 5           | \$300          | B             |
| Motor Control Center  | 20%        |                   |                | 2020               | \$35,000       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2017               | \$652,600      | 10          | \$66,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2017               | \$6,200        | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2017               | \$15,300       | 10          | \$8,900        | B             |
| Exit, Service   | 50%        |                   |                | 2017               | \$6,100        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$30,000       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2017               | \$255,100      | 1-3         | \$13,700       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2032               | * *            | 5           | \$22,900       |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

| Mechanical                  | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2027               | * *            | 1           | \$73,200       | B             |
|                             | <i>Repairs In Progress, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                             | <i>Location : Boiler Room</i>                                    |                   |                |                    |                |             |                |               |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                |                    |                |             |                |               |
|                             | <i>Location : Basement Boiler Room</i>                           |                   |                |                    |                |             |                |               |
|                             | <i>Explanation : 2 Units</i>                                     |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2032               | * *            | 4           | \$3,600        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 15%  |                   |                | 2017               | \$68,100       | 1           | \$6,900        | B             |
| Convactor/Radiator          | 60%  |                   |                | 2020               | \$477,300      | 1           | \$14,300       | B             |
| Fan Coil Unit/Heat          | 25%  |                   |                | 2017               | \$315,300      | 1           | \$6,000        | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 10%  | Now               | \$1,400        | 2017               | \$28,600       | 1           | \$3,100        | B             |
|                             | <i>Not in Service, Extent : Severe, Area Affected : 10%</i>      |                   |                |                    |                |             |                |               |
|                             | <i>Location : New Wing Penthouse</i>                             |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2017               | \$17,300       | 1           |                | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 10%  |                   |                | 2022               | \$8,200        | 4           | \$500          | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 10%  |                   |                | 2017               | \$7,200        | 1           | \$4,600        | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 10%  |                   |                | 2017               | \$10,100       | 2           | \$5,100        | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$41,200       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 60%  | Now               | \$1,100        | 2022               | \$55,900       | 2           | \$1,100        | B             |
|                             | <i>Not in Service, Extent : Severe, Area Affected : 10%</i>      |                   |                |                    |                |             |                |               |
|                             | <i>Location : Penthouse</i>                                      |                   |                |                    |                |             |                |               |
| Roof                        | 40%  |                   |                | 2022               | \$26,800       | 2           | \$900          | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   | Now               | \$500          | 2022               | \$26,100       | 4           | \$7,300        | B             |
|                             | <i>Broken, Extent : Severe, Area Affected : 30%</i>              |                   |                |                    |                |             |                |               |
|                             | <i>Location : Motor Of Return Pump, Basement</i>                 |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 37 - Q

Asset # : 2269

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C, G, 1, 2                                   |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2022    | \$49,200       | 1-2         | \$1,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 37 - SI ANNEX MINISCHOOL  
**Address** : 110 SHAFTER AVENUE @KATAN AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R843  
**Program / Asset #** : BOE0922.010 / 1428 **Yr Built/Renovated** : 1973 / 2001  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4630 **Lot** : 13 **BIN** : 5062576

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$84,900              | \$99,700              |
| Electrical            |                       | \$116,800             |
| Mechanical            |                       | \$37,600              |
| <b>Total</b>          | <b>\$84,900</b>       | <b>\$254,100</b>      |
| Priority A            | \$84,900              | \$99,700              |
| Priority B            |                       | \$154,400             |
| <b>Total</b>          | <b>\$84,900</b>       | <b>\$254,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 | \$21,600        |                |                |
| Interior Architecture | \$11,200        |                 | \$1,400        |                |
| Electrical            | \$100           | \$100           |                |                |
| Mechanical            | \$2,400         | \$200           | \$2,200        | \$200          |
| <b>Total</b>          | <b>\$13,800</b> | <b>\$22,000</b> | <b>\$3,600</b> | <b>\$200</b>   |
| Priority A            |                 | \$21,600        |                |                |
| Priority B            | \$9,800         | \$300           | \$2,200        | \$200          |
| Priority C            | \$4,000         |                 | \$1,400        |                |
| <b>Total</b>          | <b>\$13,800</b> | <b>\$22,000</b> | <b>\$3,600</b> | <b>\$200</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 37 - SI ANNEX MINISCHOOL**  
**Asset # : 1428**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

Exterior Walls  
Metal Panel

100% 2030 \* \* 5-10 \$79,300 A  
*Painted Surfaces, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$84,900 2045 \* \* 5 \$900 A  
*Air Infiltration, Extent : Severe, Area Affected : 30%*  
*Location : Throughout*  
*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*  
*Location : Throughout*  
*Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2033 \* \* 10 \$42,000 A

## Interior

## Floors

## Ceramic Tile

3% Now \$2,200 2023 \$7,400 5 \$200 C  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

## Vinyl Tile

97% 2025 \* \* 3 \$4,100 C

## Interior Walls

## Ceramic Tile

3% Now \$1,700 2023 \$8,700 5 \$100 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

## Concrete Masonry Unit

50% LIFE \* \* 5 \$2,000 C

## Metal Panel

47% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$7,200 2033 \* \* 5 \$5,400 B  
*Broken/Missing Elements, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2020 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 600 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2020 \$49,500 5 B

## Raceway

## Conduit

100% 2020 \$1,100 1 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 37 - SI ANNEX MINISCHOOL**  
**Asset # : 1428**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 100%              |                          |                       | 2019                      | \$16,900              | 5                  | \$200                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2020                      | \$800                 | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2018                      | \$4,500               | 5                  | \$100                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Mech Room & Water Main                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Connected With Main Water Pipe               |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 95%               |                          |                       | 2020                      | \$67,300              | 10                 | \$6,500               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Lamp T12                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 5%                |                          |                       | 2015                      | \$100                 | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2020                      | \$600                 | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2020                      | \$600                 | 1                  |                       | B                    |

| <b>Mechanical</b>              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                    | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment           |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater                 | 100%              |                          |                       | 2020                      | \$37,600              | 2                  | \$3,500               | B                    |
| Distribution                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers             | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$4,200               | B                    |
| Terminal Devices               |                   |                          |                       |                           |                       |                    |                       |                      |
| Induction Unit                 | 100%              |                          |                       | 2023                      | \$32,600              | 1                  | \$2,400               | B                    |
| Air Conditioning               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                    | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment           |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Heating/Cooling | 100%              |                          |                       | 2018                      | \$4,600               | 2                  | \$500                 | B                    |
| Ventilation                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers             | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$4,200               | B                    |
| Exhaust Fans                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                       | 100%              |                          |                       | 2020                      | \$9,400               | 2                  | \$200                 | B                    |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 37 - SI ANNEX MINISCHOOL**  
**Asset # : 1428**

| Mechanical |                  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                  |                |                   |                    |         |                |             |                |               |
|            | H/C Water Piping |                |                   |                    |         |                |             |                |               |
|            | Galv Iron/Steel  | 100%           |                   |                    | 2025    | * *            | 1           |                | B             |
|            | Water Heater     |                |                   |                    |         |                |             |                |               |
|            | Electric         | 100%           |                   |                    | 2014    | \$1,300        | 4           | \$100          | B             |
|            | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|            | Cast Iron        | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Fixtures         |                |                   |                    |         |                |             |                |               |
|            | Generic          | 100%           |                   |                    |         |                |             |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 38 - BK  
**Address** : 450 PACIFIC STREET @NEVINS ST.  
**Borough** : BROOKLYN **Agency's Number** : K038  
**Program / Asset #** : BOE0369.000 / 1424 **Yr Built/Renovated** : 1965 / 2000  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 191 **Lot** : 1 **BIN** : 3001183

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$629,500             | \$112,500             |
| Interior Architecture | \$890,800             |                       |
| Electrical            | \$827,500             | \$292,700             |
| Mechanical            |                       | \$68,900              |
| <b>Total</b>          | <b>\$2,347,900</b>    | <b>\$474,000</b>      |
| Priority A            | \$629,500             | \$112,500             |
| Priority B            | \$827,500             | \$361,500             |
| Priority C            | \$890,800             |                       |
| <b>Total</b>          | <b>\$2,347,900</b>    | <b>\$474,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$11,000         |                 |                 |
| Interior Architecture | \$2,700         | \$37,800         |                 |                 |
| Electrical            | \$7,500         | \$13,600         | \$100           |                 |
| Mechanical            | \$25,200        | \$41,500         | \$20,300        | \$10,600        |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$103,900</b> | <b>\$20,400</b> | <b>\$10,600</b> |
| Priority A            |                 | \$11,000         |                 |                 |
| Priority B            | \$32,700        | \$76,100         | \$20,400        | \$10,600        |
| Priority C            | \$2,700         | \$16,800         |                 |                 |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$103,900</b> | <b>\$20,400</b> | <b>\$10,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - BK

## Asset # : 1424

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$30,400       | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$45,600       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile   | 15%        |                   |                | 2040               | **             | 10          | \$28,500       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        | Now               | \$592,300      | 2045               | **             | 5           | \$6,100        | A             |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 10%        |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 65%        |                   |                | LIFE               | **             | 5           | \$66,800       | A             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Metal Panel   | 10%        |                   |                | 2040               | **             | 5           | \$3,900        | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$37,200       | 2025               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Over Room 342                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Room 342                                      |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2035               | **             | 10          | \$9,100        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$12,000       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$5,500        | C             |
| Vinyl Tile  | 85%        |                   |                | 2015               | \$890,800      | 3           | \$35,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2035               | **             | 5           | \$10,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$19,000       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - BK

## Asset # : 1424

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | * * | 5 | \$34,300 | B |
| AcousTileSusp.Lay-In | 7%  |  |  | 2025 | * * | 5 | \$7,700  | B |
| Exposed Concrete     | 55% |  |  | LIFE | * * | 5 | \$9,400  | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Room 342*

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Struc: Steel | 3%  |  |  | LIFE | * * |   |         | B |
| Plaster              | 10% |  |  | LIFE | * * | 5 | \$6,900 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 2500 A.*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | * *       | 1 |  | B |

## Panelboards

|                     |     |     |         |      |          |   |       |   |
|---------------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw       | 25% |     |         | 2019 | \$33,900 | 5 | \$400 | B |
| Fused Toggle Switch | 5%  | 2-4 | \$6,800 | 2045 | * *      | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2019 | \$81,300 | 5 | \$1,100 | B |
| Molded Case Bkrs | 10% |  |  | 2036 | * *      | 5 | \$200   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 20% |  |  | 2033 | * *      | 5 | \$100 | B |
| Locally Mounted | 80% |  |  | 2018 | \$17,000 | 5 | \$400 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,100 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

90%  
2015 \$596,100 10 \$60,600 B  
Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building  
Explanation : T-12 Lamps

HID 2% 2015 \$6,100 10 B  
Incandescent 8% 2015 \$53,000 2 \$100 B

Egress Lighting

Emergency, Battery 40% 2025 \* \* 10 \$7,100 B  
Exit, Service 60% 2025 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil

100%  
2040 \* \* 5 \$22,800 B  
No. 2 Fuel Oil, Extent : Light, Area Affected : 100%  
Location : In Vault

Conversion Equipment

Steam Boiler 100% Now \$20,400 2033 \* \* 1 \$65,600 B  
Broken, Extent : Moderate, Area Affected : 50%  
Location : One Boiler Down Because Of Burner Problem  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Boiler Room  
Explanation : 2 Units

Distribution

Steam Piping/Pump 100% 2030 \* \* 4 \$5,400 B

Terminal Devices

Air Handler 20% 2025 \* \* 1 \$9,100 B  
Convactor/Radiator 75% 2033 \* \* 1 \$17,800 B  
Fan Coil Unit/Heat 5% 2025 \* \* 1 \$1,200 B

## Air Conditioning

Energy Source  
Electricity

100% 2036 \* \* 1 B

Conversion Equipment

Window/Wall Unit 40% 2018 \$68,900 1 B  
No Component 60% D

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$41,000 B

Exhaust Fans

Interior 60% 2025 \* \* 2 \$1,400 B  
Roof 40% 2020 \$26,600 2 \$900 B

## Plumbing

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## DEPARTMENT OF EDUCATION - 040

P. S. 38 - BK

Asset # : 1424

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$19,500       | 2           | \$1,100        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2040               | * *            | 4           | \$7,300        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 38 - M  
**Address** : 232 EAST 103 STREET @SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : M121  
**Program / Asset #** : BOE0070.000 / 1696 **Yr Built/Renovated** : 1907 / 2001  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1652 **Lot** : 16 **BIN** : 1052384

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$324,000             |
| Interior Architecture | \$72,700              | \$36,300              |
| Electrical            | \$461,900             | \$130,800             |
| Mechanical            |                       | \$118,700             |
| <b>Total</b>          | <b>\$534,600</b>      | <b>\$609,800</b>      |
| Priority A            |                       | \$324,000             |
| Priority B            | \$534,600             | \$285,800             |
| <b>Total</b>          | <b>\$534,600</b>      | <b>\$609,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$33,800        |                 | \$15,700        |                |
| Interior Architecture | \$13,000        | \$16,800        | \$8,900         |                |
| Electrical            | \$500           | \$23,300        | \$200           |                |
| Mechanical            | \$10,100        | \$36,400        | \$13,900        | \$9,100        |
| <b>Total</b>          | <b>\$57,500</b> | <b>\$76,500</b> | <b>\$38,700</b> | <b>\$9,100</b> |
| Priority A            | \$33,800        |                 | \$15,700        |                |
| Priority B            | \$21,400        | \$68,100        | \$14,100        | \$9,100        |
| Priority C            | \$2,200         | \$8,400         | \$8,900         |                |
| <b>Total</b>          | <b>\$57,500</b> | <b>\$76,500</b> | <b>\$38,700</b> | <b>\$9,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

| Architecture   |   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component   | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type  | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior       |   |                |           |                |                    |                |             |                |          |
| Exterior Walls |   |                |           |                |                    |                |             |                |          |
|                | Cast Stone/Terra Cotta                                      | 10%            |           |                | LIFE               | **             | 5           | \$86,700       | A        |
|                | Masonry: Brick  | 80%            |           |                | LIFE               | **             | 5           | \$88,800       | A        |
|                | Masonry: Brick  | 5%             |           |                | LIFE               | **             | 5           | \$5,600        | A        |
|                | Masonry: Limestone  | 3%             |           |                | LIFE               | **             | 5           | \$2,500        | A        |
|                | Stucco Cement   | 2%             | Now       | \$14,000       | 2025               | **             | 5           | \$2,800        | A        |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |                |           |                |                    |                |             |                |          |
|                | Location : East Facade                                      |                |           |                |                    |                |             |                |          |
| Windows        |   |                |           |                |                    |                |             |                |          |
|                | Aluminum  | 100%           |           |                | 2036               | **             | 5           | \$31,400       | A        |
| Parapets       |   |                |           |                |                    |                |             |                |          |
|                | Masonry: Brick  | 100%           |           |                | LIFE               | **             | 5           | \$8,100        | A        |
| Roof           |   |                |           |                |                    |                |             |                |          |
|                | Built-Up (BUR)  | 45%            | Now       | \$7,600        | 2020               | \$75,600       |             |                | A        |
|                | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |                |           |                |                    |                |             |                |          |
|                | Location : Cafeteria, Gymnasium, Custodian Office           |                |           |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 5%    |                |           |                |                    |                |             |                |          |
|                | Location : Cafeteria, Gymnasium, Custodian Office           |                |           |                |                    |                |             |                |          |
|                | Built-Up (BUR)  | 40%            |           |                | 2020               | \$67,200       | 10          | \$12,400       | A        |
|                | Panel/Paver: Cer/Brk  | 15%            | Now       | \$12,300       | 2030               | **             |             |                | A        |
|                | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |                |           |                |                    |                |             |                |          |
|                | Location : Auditorium                                       |                |           |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 5%    |                |           |                |                    |                |             |                |          |
|                | Location : Auditorium                                       |                |           |                |                    |                |             |                |          |
| Interior       |   |                |           |                |                    |                |             |                |          |
| Floors         |   |                |           |                |                    |                |             |                |          |
|                | Ceramic Tile  | 5%             |           |                | 2029               | **             | 5           | \$4,500        | C        |
|                | Terrazzo  | 5%             |           |                | LIFE               | **             | 5           | \$3,500        | C        |
|                | Vinyl Tile  | 80%            |           |                | 2025               | **             | 3           | \$26,800       | C        |
|                | Wood  | 10%            |           |                | 2035               | **             | 5           | \$16,800       | C        |
| Interior Walls |   |                |           |                |                    |                |             |                |          |
|                | Concrete Masonry Unit                                       | 5%             |           |                | LIFE               | **             | 5           | \$2,200        | C        |
|                | Glazed Ceramic Panel  | 5%             |           |                | LIFE               | **             |             |                | C        |
|                | Marble Panels   | 3%             |           |                | LIFE               | **             |             |                | C        |
|                | Plaster   | 20%            |           |                | LIFE               | **             | 5           | \$6,700        | C        |
|                | Plaster   | 60%            |           |                | LIFE               | **             | 5           | \$20,000       | C        |
|                | SGFT/Glazed Masonry   | 7%             |           |                | LIFE               | **             |             |                | C        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |         |   |
|-------------------|-----|-----|----------|------|-----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$10,800 | 2025 | * * | 5 | \$4,500 | B |
|-------------------|-----|-----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Auditorium And Throughout*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2025 | * * | 5 | \$16,800 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|             |    |  |  |      |     |   |         |   |
|-------------|----|--|--|------|-----|---|---------|---|
| Metal Panel | 5% |  |  | LIFE | * * | 5 | \$5,600 | B |
|-------------|----|--|--|------|-----|---|---------|---|

|             |    |    |          |      |     |   |         |   |
|-------------|----|----|----------|------|-----|---|---------|---|
| Metal Panel | 5% | 4+ | \$72,700 | LIFE | * * | 5 | \$5,600 | B |
|-------------|----|----|----------|------|-----|---|---------|---|

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%**Location : Gymnasium**Deformed/Dented, Extent : Moderate, Area Affected : 30%**Location : Gymnasium*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 65% |  |  | LIFE | * * | 5 | \$36,300 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% |  |  | 2020 | \$59,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 30% |  |  | 2040 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2019 | \$71,100 | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2036 | * * | 5 | \$500 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$53,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 40% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2033 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$900 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - M

## Asset # : 1696

| Electrical      |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting        |                    |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                 | Fluorescent        | 30%  |           |                    | 2025 | * *            | 10    | \$16,400       | B        |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                    | Explanation : Using T8 Lamps                               |           |                    |      |                |       |                |          |
|                 | Fluorescent        | 66%  |           |                    | 2015 | \$355,600      | 10    | \$36,200       | B        |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                    | Explanation : Using T12 Lamps                              |           |                    |      |                |       |                |          |
|                 | HID                | 2%   |           |                    | 2015 | \$5,000        | 10    |                | B        |
|                 | Incandescent       | 2%   |           |                    | 2015 | \$10,800       | 2     |                | B        |
| Egress Lighting |                    |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery | 50%  |           |                    | 2025 | * *            | 10    | \$7,200        | B        |
|                 | Exit, Service      | 50%  |           |                    | 2025 | * *            | 1     |                | B        |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2037               | * *            | 1           | \$59,300       | B             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |                   |                | 2030               | * *            | 4           | \$4,400        | B             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%        |                   |                | 2020               | \$73,500       | 1           | \$7,400        | B             |
| Convactor/Radiator          | 80%        |                   |                | 2025               | * *            | 1           | \$15,500       | B             |
| Air Conditioning            |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Electricity                 | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 20%        |                   |                | 2015               | \$28,000       | 1           |                | B             |
| No Component                | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation                 |            |                   |                |                    |                |             |                |               |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,300       | B             |
| Exhaust Fans                |            |                   |                |                    |                |             |                |               |
| Interior                    | 60%        |                   |                | 2020               | \$45,200       | 2           | \$1,100        | B             |
| Roof                        | 40%        |                   |                | 2020               | \$21,700       | 2           | \$700          | B             |
| Plumbing                    |            |                   |                |                    |                |             |                |               |
| H/C Water Piping            |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater                |            |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |                | 2019               | \$15,900       | 2           | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - M

Asset # : 1696

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 38 - Q  
**Address** : 135-21 241 STREET  
**Borough** : QUEENS **Agency's Number** : Q038  
**Program / Asset #** : BOE0699.000 / 2270 **Yr Built/Renovated** : 1926 / 2006  
**Area Sq Ft** : 30,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ATC  
**Block** : 13222 **Lot** : 1 **BIN** : 4284236

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$179,600             | \$143,700             |
| Electrical            |                       | \$723,900             |
| Mechanical            |                       | \$132,400             |
| <b>Total</b>          | <b>\$179,600</b>      | <b>\$1,000,000</b>    |
| Priority B            |                       | \$856,300             |
| Priority C            | \$179,600             | \$143,700             |
| <b>Total</b>          | <b>\$179,600</b>      | <b>\$1,000,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$5,000         |                 | \$18,700        |                |
| Interior Architecture | \$900           | \$2,800         | \$7,700         | \$500          |
| Electrical            | \$24,100        | \$3,000         | \$2,500         | \$2,300        |
| Mechanical            | \$3,600         | \$10,800        | \$5,500         | \$5,200        |
| <b>Total</b>          | <b>\$33,700</b> | <b>\$16,600</b> | <b>\$34,500</b> | <b>\$7,900</b> |
| Priority A            | \$5,000         |                 | \$18,700        |                |
| Priority B            | \$27,700        | \$13,700        | \$13,900        | \$7,400        |
| Priority C            | \$900           | \$2,800         | \$1,900         | \$500          |
| <b>Total</b>          | <b>\$33,700</b> | <b>\$16,600</b> | <b>\$34,500</b> | <b>\$7,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Masonry: Brick         | 88%   |                   |                | LIFE               | **             | 5           | \$16,000       | A             |
| Masonry: Limestone     | 2%  |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Masonry: Marble        | 5%  |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2043               | **             | 5           | \$7,600        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             | 5           | \$600          | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Canopies   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Exit 5   |                   |                |                    |                |             |                |               |
| Metal Cornice          | 90%   |                   |                | 2036               | **             | 10          | \$18,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 85%   |                   |                | 2034               | **             | 10          | \$5,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 10%   |                   |                | 2021               | \$19,200       | 10          | \$3,600        | A             |
| Copper/Terne           | 5%  |                   |                | 2049               | **             | 10          | \$4,400        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Ceramic Tile           | 5%  |                   |                | 2024               | **             | 5           | \$1,900        | C             |
| Vinyl Tile             | 40%   |                   |                | 2021               | \$143,700      | 3           | \$5,700        | C             |
| Vinyl Tile             | 40%   |                   |                | 2016               | \$143,700      | 3           | \$5,700        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%   | Now               | \$35,900       | 2031               | **             | 3           | \$1,400        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$1,900        | C             |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | **             | 5           | \$800          | C             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 75%   |                   |                | LIFE               | **             | 5           | \$8,500        | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%   |                   |                | 2026               | **             | 5           | \$11,700       | B             |
| Exposed Concrete       | 20%   |                   |                | LIFE               | **             | 5           | \$1,200        | B             |
| Plaster                | 55%   |                   |                | LIFE               | **             | 5           | \$12,900       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$3,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 400 Amperes.     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$59,600       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2021               | \$28,900       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2020               | \$33,900       | 5           | \$400          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$20,800       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 40%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2026               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Heavy Corrosion                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2021               | \$227,000      | 10          | \$23,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2029               | * *            | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2021               | \$84,700       | 1           | \$9,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional         |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

Fire/Smoke Detection  
Generic

100% 2021 \$289,900 1-3 \$15,200 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Fire Alarm System Is Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Natural Gas 95% 2047 \* \* 1 B

Interruptible Gas/Dual Fuel 5% 2041 \* \* 1 B

Conversion Equipment

Steam Boiler 100% 2034 \* \* 1 \$25,000 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% 2041 \* \* 4 \$1,200 B

Terminal Devices

Air Handler 30% 2021 \$46,400 1 \$4,700 B

Convactor/Radiator 50% 2026 \* \* 1 \$4,100 B

Fan Coil Unit/Heat 20% 2021 \$86,000 1 \$1,600 B

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$14,000 B

Exhaust Fans

Interior 100% 2021 \$31,700 2 \$800 B

## Plumbing

H/C Water Piping

Galv Iron/Steel 100% 2026 \* \* 1 B

Water Heater

Gas Fired 100% 2019 \$6,700 2 \$400 B

Sanitary Piping

Cast Iron 100% LIFE \* \* 1 B

Storm Drain Piping

Cast Iron 100% LIFE \* \* 1 B

Sump Pump(s)

Submersible 100% 2015 \$6,200 4 \$2,000 B

Sewage Ejector(s)

Compressed Air 100% 2041 \* \* 4 \$1,300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 38 - Q

Asset # : 2270

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                     |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2041               | * *            | 1-2         | \$700          | B             |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Storage Areas</i>                                  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Limited Area Served</i>                         |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 38 - SI  
**Address** : 421 LINCOLN AVENUE BTWN: W.160 ST. - W.162 ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R838  
**Program / Asset #** : BOE0926.000 / 4429 **Yr Built/Renovated** : 1955 / 2007  
**Area Sq Ft** : 17,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3732 **Lot** : 6 **BIN** : 5054213

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$91,900              |                       |
| Electrical            |                       | \$179,100             |
| Mechanical            |                       | \$79,700              |
| <b>Total</b>          | <b>\$91,900</b>       | <b>\$258,800</b>      |
| Priority A            | \$91,900              |                       |
| Priority B            |                       | \$258,800             |
| <b>Total</b>          | <b>\$91,900</b>       | <b>\$258,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$2,000         | \$20,800        |                | \$900           |
| Interior Architecture | \$45,600        | \$2,600         | \$500          | \$3,800         |
| Electrical            | \$100           | \$100           | \$200          | \$6,000         |
| Mechanical            | \$10,100        | \$1,900         | \$3,100        | \$14,200        |
| <b>Total</b>          | <b>\$57,700</b> | <b>\$25,300</b> | <b>\$3,900</b> | <b>\$24,800</b> |
| Priority A            | \$2,000         | \$20,800        |                | \$900           |
| Priority B            | \$16,600        | \$2,000         | \$3,300        | \$23,900        |
| Priority C            | \$39,100        | \$2,600         | \$500          |                 |
| <b>Total</b>          | <b>\$57,700</b> | <b>\$25,300</b> | <b>\$3,900</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

| Architecture          |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |  |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel  | 10%  |                   |                | LIFE    | * *                | 5           | \$2,500        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 60%  |                   |                | LIFE    | * *                | 5           | \$3,100        | A             |  |
| Stucco Cement         | 30%  |                   |                | 2039    | * *                | 5           | \$3,900        | A             |  |
|                       | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows               |  |                   |                |         |                    |             |                |               |  |
| Aluminum              | 100%   |                   |                | 2047    | * *                | 5           | \$1,800        | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                  |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 60%  | Now               | \$91,900       | 2032    | * *                |             |                | A             |  |
|                       | Patching Evident, Extent : Light, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                       | Water Penetration, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel           | 40%  |                   |                | 2035    | * *                | 10          | \$20,800       | A             |  |
| Interior              |  |                   |                |         |                    |             |                |               |  |
| Floors                |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%   |                   |                | 2031    | * *                | 5           | \$1,100        | C             |  |
| Vinyl Tile            | 95%  |                   |                | 2027    | * *                | 3           | \$7,700        | C             |  |
| Interior Walls        |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit | 60%  | Now               | \$21,600       | LIFE    | * *                | 5           | \$4,600        | C             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 40%  | Now               | \$17,500       | LIFE    | * *                |             |                | C             |  |
|                       | Diagonal Cracks, Extent : Light, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                       | Location : Corridors Throughout                              |                   |                |         |                    |             |                |               |  |
| Ceilings              |  |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered     | 35%  |                   |                | 2042    | * *                | 5           | \$7,500        | B             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Exposed Concrete      | 30%  |                   |                | LIFE    | * *                | 5           | \$1,000        | B             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Plaster               | 35%  | Now               | \$6,500        | LIFE    | * *                | 5           | \$4,700        | B             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size - 4 Switches Of 400 Amps Each   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$49,700       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$15,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$15,800       | 5           | \$300          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2022               | \$9,000        | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2022               | \$129,400      | 10          | \$13,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$5,800        | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$2,400        | 1           | \$300          | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$8,200        | 1-3         | \$400          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2032               | **             | 5           | \$4,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Under Ground   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 5,000 Gallon Tank                               |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$4,000        | 2020               | \$79,700       | 1           | \$12,800       | B             |
| Damaged, Extent : Moderate, Area Affected : 20%                   |            |                   |                |                    |                |             |                |               |
| Location : Deteriorated Refractory                                |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 60%            |            |                   |                |                    |                |             |                |               |
| Location : Old Wing Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Steam Boiler                                    |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$2,300        | 2032               | **             | 4           | \$700          | B             |
| Leak Evident, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : 1 Of 2 Vacuum Pumps Leaking                            |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 100%       |                   |                | 2027               | **             | 1           | \$4,700        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | **             | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        | Now               | \$2,000        | 2017               | \$10,100       | 1           |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : 9 Of 30 Units; Miscellaneous Defects With Window Units |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$8,000        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       | Now               | \$1,300        | 2022               | \$13,000       | 2           | \$400          | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$3,800        | 2           | \$200          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Blockage /Clogged, Extent : Light, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Clogged Roof Drain Near Classroom #7                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 38 - SI

Asset # : 4429

| Mechanical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Plumbing

Fixtures

Generic

100%

B

*Obsolete Fixtures, Extent : Severe, Area Affected : 100%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 38 - SI MINISCHOOL  
**Address** : 421 LINCOLN AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R838  
**Program / Asset #** : BOE0926.010 / 1432 **Yr Built/Renovated** : 1970 / 2001  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3732 **Lot** : 6 **BIN** : 5054213

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$113,200             | \$76,900              |
| Interior Architecture |  | \$185,200             |                       |
| Mechanical            |  |                       | \$182,000             |
| <b>Total</b>          |  | <b>\$298,400</b>      | <b>\$258,900</b>      |
| Priority A            |  | \$113,200             | \$76,900              |
| Priority B            |  |                       | \$182,000             |
| Priority C            |  | \$185,200             |                       |
| <b>Total</b>          |  | <b>\$298,400</b>      | <b>\$258,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$12,000        |                |                | \$28,900        |
| Interior Architecture | \$47,300        |                |                | \$1,900         |
| Electrical            |                 | \$100          | \$200          | \$9,400         |
| Mechanical            | \$5,100         | \$900          | \$1,000        | \$900           |
| <b>Total</b>          | <b>\$64,400</b> | <b>\$1,000</b> | <b>\$1,200</b> | <b>\$41,100</b> |
| Priority A            | \$12,000        |                |                | \$28,900        |
| Priority B            | \$14,800        | \$1,000        | \$1,200        | \$10,300        |
| Priority C            | \$37,600        |                |                | \$1,900         |
| <b>Total</b>          | <b>\$64,400</b> | <b>\$1,000</b> | <b>\$1,200</b> | <b>\$41,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - SI MINISCHOOL

Asset # : 1432

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100%

2042

\* \*

5-10

\$105,800

A

## Windows

## Aluminum

100%

0-2

\$113,200

2047

\* \*

5

\$1,200

A

*Air Infiltration, Extent : Light, Area Affected : 100%**Location : Throughout**Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 35%**Location : Classrooms**Thermally Inefficient, Extent : Light, Area Affected : 100%**Location : Throughout*

## Roof

## Metal, Corrugated

100%

Now

\$12,000

2035

\* \*

1

A

*Drains Inad/Misposn, Extent : Light, Area Affected : 100%**Location : All Drains**Gut/DS Non Func/Miss, Extent : Light, Area Affected : 50%**Location : Throughout*

## Interior

## Floors

## Vinyl Tile

100%

Now

\$42,700

2017

\$142,500

3

\$5,600

C

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : Throughout 9x9 Tiles*

## Interior Walls

## Concrete Masonry Unit

50%

Now

\$12,500

LIFE

\* \*

5

\$2,600

C

*Diagonal Cracks, Extent : Light, Area Affected : 2%**Location : Corridors*

## Metal Panel

50%

Now

\$25,100

LIFE

\* \*

C

*Corrosion/Rusting, Extent : Moderate, Area Affected : 30%**Location : Throughout*

## Ceilings

## AcousTileSusp.Lay-In

100%

Now

\$9,700

2027

\* \*

5

\$7,200

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2032

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mech Room**Explanation : Service Size 400 Amps*

## Raceway

## Conduit

100%

2022

\$1,100

1

B

## Panelboards

## Molded Case Bkrs

100%

2021

\$16,900

5

\$300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - SI MINISCHOOL

Asset # : 1432

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%  |                   |                | 2020               | \$4,500        | 5           | \$100          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Water Main   |                   |                |                    |                |             |                |               |
|                       | Explanation : Main Water Pipe                                   |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%  |                   |                | 2027               | * *            | 10          | \$9,200        | B             |
|                       | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service         | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2017               | \$200          | 10          |                | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2022               | \$1,700        | 1           | \$200          | B             |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2022               | \$5,800        | 1-3         | \$300          | B             |

| Mechanical       |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |  |                |           |                    |      |                |       |                |          |
|                  | Energy Source  |                |           |                    |      |                |       |                |          |
|                  | Natural Gas  | 100%           |           |                    | 2042 | * *            | 1     |                | B        |
|                  | Conversion Equipment                                       |                |           |                    |      |                |       |                |          |
|                  | Radiant Heater   | 100%           |           |                    | 2027 | * *            | 2     | \$4,600        | B        |
|                  | Other Observation, Extent : Moderate, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                  | Location : Throughout                                      |                |           |                    |      |                |       |                |          |
|                  | Explanation : 2 Units                                      |                |           |                    |      |                |       |                |          |
| Air Conditioning |  |                |           |                    |      |                |       |                |          |
|                  | Energy Source  |                |           |                    |      |                |       |                |          |
|                  | Electricity  | 100%           |           |                    | 2038 | * *            | 1     |                | B        |
|                  | Conversion Equipment                                       |                |           |                    |      |                |       |                |          |
|                  | Int Pkg Unit - Cooling                                     | 100%           |           |                    | 2020 | \$146,600      | 2     | \$600          | B        |
|                  | Terminal Devices   |                |           |                    |      |                |       |                |          |
|                  | Direct Expansion   | 100%           |           |                    | 2022 | \$35,300       | 1     |                | B        |

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 38 - SI MINISCHOOL

Asset # : 1432

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       | Now               | \$4,900        | LIFE               | * *            | 2-5         | \$5,600        | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                         |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor Mechanical Room ( Deteriorated Fresh Air Intake Dampers)</i> |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2022               | \$9,100        | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2020               | \$1,800        | 4           | \$100          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>                        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 39 - BK  
**Address** : 417 6TH AVENUE @8TH STREET  
**Borough** : BROOKLYN **Agency's Number** : K039  
**Program / Asset #** : BOE0370.000 / 2755 **Yr Built/Renovated** : 1877 / 2011  
**Area Sq Ft** : 26,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2011 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1000 **Lot** : 1 **BIN** : 3021932

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$410,700             |                       |
| Mechanical            |                       | \$41,600              |
| <b>Total</b>          | <b>\$410,700</b>      | <b>\$41,600</b>       |
| Priority B            | \$267,100             | \$41,600              |
| Priority C            | \$143,500             |                       |
| <b>Total</b>          | <b>\$410,700</b>      | <b>\$41,600</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$33,900         |                |                |                |
| Interior Architecture | \$51,700         | \$2,300        |                | \$400          |
| Electrical            | \$700            |                | \$100          |                |
| Mechanical            | \$33,000         | \$3,600        | \$3,200        | \$2,900        |
| <b>Total</b>          | <b>\$119,200</b> | <b>\$5,800</b> | <b>\$3,300</b> | <b>\$3,300</b> |
| Priority A            | \$33,900         |                |                |                |
| Priority B            | \$36,700         | \$3,600        | \$3,300        | \$2,900        |
| Priority C            | \$48,600         | \$2,300        |                | \$400          |
| <b>Total</b>          | <b>\$119,200</b> | <b>\$5,800</b> | <b>\$3,300</b> | <b>\$3,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | * *            | 5           | \$62,500       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brownstone   | 10%  |                   |                | LIFE               | * *            | 5           | \$5,200        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   |                   |                | 2048               | * *            | 5           | \$10,300       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Metal Cornice         | 100%   |                   |                | 2038               | * *            | 10          | \$14,400       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle       | 100%   |                   |                | 2032               | * *            | 10          | \$2,800        | A             |
|                       | Other Observation, Extent : Light, Area Affected : 66%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Work In Progress                               |                   |                |                    |                |             |                |               |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 10%  | Now               | \$3,400        | 2028               | * *            | 3           | \$1,200        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 55%  |                   |                | 2033               | * *            | 3           | \$6,800        | C             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                  | 35%  | Now               | \$78,800       | 2038               | * *            | 5           | \$10,700       | C             |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                       | Location : 3rd Floor   |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                       | Location : 3rd Floor   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040****P. S. 39 - BK****Asset # : 2755**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 3%                | Now                      | \$3,900               | 2026                      | * *                   | 5                  | \$600                 | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 10%               | Now                      | \$29,900              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 80%               | Now                      | \$64,700              | LIFE                      | * *                   | 5                  | \$9,800               | C                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Staircase E, F &amp; Throughout</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood   | 7%                |                          |                       | LIFE                      | * *                   | 5                  | \$22,800              | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Embossed Metal   | 95%               | Now                      | \$267,100             | LIFE                      | * *                   | 5                  | \$14,000              | B                    |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 5%                | Now                      | \$3,000               | LIFE                      | * *                   | 5                  | \$1,000               | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 800 Amps Main Disconnect Switch</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$100                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2039                      | * *                   | 5                  | \$600                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2036                      | * *                   | 5                  | \$100                 | B                    |

**Ground**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 39 - BK

## Asset # : 2755

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Lighting

## Interior Lighting

## Fluorescent

90%

2028

\* \*

10

\$18,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

## Incandescent

10%

2023

\$21,300

2

\$100

B

## Egress Lighting

## Exit, Service

50%

2028

\* \*

1

B

## Exit, Battery

50%

2028

\* \*

10

\$700

B

## Exterior Lighting

## HID

100%

2018

\$9,600

10

\$100

B

## Alarm

## Security System

## Under Construction

100%

D

## Fire/Smoke Detection

## Under Construction

100%

D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

## Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 1500 Gals Each*

## Conversion Equipment

## Steam Boiler

100%

2040

\* \*

1

\$21,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$9,400

2033

\* \*

4

\$1,100

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

## Convactor/Radiator

100%

Now

\$12,700

2028

\* \*

1

\$6,400

B

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Throughout*

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## DEPARTMENT OF EDUCATION - 040

P. S. 39 - BK

Asset # : 2755

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Electricity   | 100%           |                   |                    | 2039    | * *            | 1           |                | B             |
|                  | Conversion Equipment                                      |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit  | 75%            |                   |                    | 2018    | \$41,600       | 1           |                | B             |
|                  | No Component  | 25%            |                   |                    |         |                |             |                | D             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers  | 10%            |                   |                    | LIFE    | * *            | 2-5         | \$1,900        | B             |
|                  | No Component  | 90%            |                   |                    |         |                |             |                | D             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 90%            |                   |                    | 2018    | \$26,800       | 2           | \$600          | B             |
|                  | Wall Unit   | 10%            |                   |                    | 2023    | \$4,100        | 2           | \$100          | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper  | 25%            |                   |                    | 2049    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel   | 75%            |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2018    | \$6,300        | 2           | \$300          | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                       |                |                   |                    |         |                |             |                |               |
|                  | Explanation : One Unit Of 115 Gals                        |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           | Now               | \$5,900            | LIFE    | * *            | 1           |                | B             |
|                  | Leak Evident, Extent : Moderate, Area Affected : 20%      |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                       |                |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           | Now               | \$1,900            | LIFE    | * *            | 1           |                | B             |
|                  | Other Observation, Extent : Moderate, Area Affected : 20% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                       |                |                   |                    |         |                |             |                |               |
|                  | Explanation : Backed Up When It Rains                     |                |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2023    | \$11,200       | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 2%             |                   |                    | 2043    | * *            | 1-2         | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 39 - SI  
**Address** : SAND LANE & MACFARLAND AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R039  
**Program / Asset #** : BOE0927.000 / 1433 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 43,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3097 **Lot** : 14 **BIN** : 5045488

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$52,900              |
| Interior Architecture | \$153,200             | \$369,700             |
| Electrical            |                       | \$118,000             |
| Mechanical            | \$63,600              | \$365,600             |
| <b>Total</b>          | <b>\$216,900</b>      | <b>\$906,300</b>      |
| Priority A            |                       | \$52,900              |
| Priority B            | \$105,500             | \$483,700             |
| Priority C            | \$111,300             | \$369,700             |
| <b>Total</b>          | <b>\$216,900</b>      | <b>\$906,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 |                 |                | \$8,600         |
| Interior Architecture | \$37,000        | \$17,800        |                | \$4,100         |
| Electrical            | \$31,300        | \$31,600        | \$100          |                 |
| Mechanical            | \$9,300         | \$5,800         | \$9,600        | \$5,800         |
| <b>Total</b>          | <b>\$77,500</b> | <b>\$55,200</b> | <b>\$9,700</b> | <b>\$18,500</b> |
| Priority A            |                 |                 |                | \$8,600         |
| Priority B            | \$40,500        | \$37,500        | \$9,700        | \$5,800         |
| Priority C            | \$37,000        | \$17,800        |                | \$4,100         |
| <b>Total</b>          | <b>\$77,500</b> | <b>\$55,200</b> | <b>\$9,700</b> | <b>\$18,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$22,400 | A |
| Masonry: Brick         | 92% |  |  | LIFE | ** | 5 | \$52,900 | A |
| Masonry: Granite       | 3%  |  |  | LIFE | ** | 5 | \$1,300  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$17,100 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                |      |  |  |      |    |   |         |   |
|----------------|------|--|--|------|----|---|---------|---|
| Masonry: Brick | 100% |  |  | LIFE | ** | 5 | \$7,400 | A |
|----------------|------|--|--|------|----|---|---------|---|

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2028 | ** | 10 | \$28,200 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|              |    |     |         |      |          |   |         |   |
|--------------|----|-----|---------|------|----------|---|---------|---|
| Ceramic Tile | 5% | Now | \$6,000 | 2023 | \$60,000 | 5 | \$1,400 | C |
|--------------|----|-----|---------|------|----------|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Toilet(s)**Loose Units, Extent : Moderate, Area Affected : 10%**Location : Toilet(s)*

|            |     |    |          |      |           |   |          |   |
|------------|-----|----|----------|------|-----------|---|----------|---|
| Vinyl Tile | 60% | 4+ | \$31,000 | 2020 | \$309,700 | 3 | \$12,200 | C |
|------------|-----|----|----------|------|-----------|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Poor Subfloor Evident, Extent : Moderate, Area Affected : 10%**Location : Tiles laid over Uneven Asphaltic Base*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 35% |  |  | 2035 | ** | 5 | \$35,500 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                |     |  |  |      |    |  |  |   |
|----------------|-----|--|--|------|----|--|--|---|
| Masonry: Brick | 10% |  |  | LIFE | ** |  |  | C |
|----------------|-----|--|--|------|----|--|--|---|

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 90% | Now | \$111,300 | LIFE | ** | 5 | \$18,200 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Loose/Delam Surface, Extent : Moderate, Area Affected : 30%**Location : Throughout**Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Patching Evident, Extent : Light, Area Affected : 15%**Location : Throughout*

## Ceilings

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$800 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|         |     |    |          |      |    |   |          |   |
|---------|-----|----|----------|------|----|---|----------|---|
| Plaster | 90% | 4+ | \$41,900 | LIFE | ** | 5 | \$30,500 | B |
|---------|-----|----|----------|------|----|---|----------|---|

*Loose/Delam Surface, Extent : Moderate, Area Affected : 15%**Location : Throughout**Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Patching Evident, Extent : Moderate, Area Affected : 15%**Location : Throughout*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2040               | * *            | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Service @ 2500 Amps                          |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2046               | * *            | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2020               | \$43,000       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2046               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 5%   |           |                | 2036               | * *            | 5           |                | B        |
|                 | Molded Case Bkrs         | 95%  |           |                | 2019               | \$75,100       | 5           | \$900          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 65%  | 2-4       | \$30,800       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 25%  |           |                | 2030               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2046               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2033               | * *            | 5           | \$200          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected With Main Water Pipe               |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 95%  |           |                | 2025               | * *            | 10          | \$31,500       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Lamps T8                                     |           |                |                    |                |             |                |          |
|                 | HID                      | 5%   |           |                | 2020               | \$7,600        | 10          | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%  |           |                | 2020               | \$3,000        | 1           |                | B        |
|                 | Exit, Service            | 50%  |           |                | 2020               | \$3,000        | 1           |                | B        |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2046               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 39 - SI

Asset # : 1433

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2037               | **             | 1           | \$35,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | **             | 4           | \$1,800        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 60%        | Now               | \$4,700        | 2025               | **             | 1           | \$6,300        | B             |
| Other Observation, Extent : Severe, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : New Wing                                     |            |                   |                |                    |                |             |                |               |
| Explanation : B M S System Hasn't Worked Since 2001     |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat                                      | 40%        |                   |                | 2020               | \$247,100      | 1           | \$4,700        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 15%        |                   |                | 2021               | \$79,700       | 2           | \$300          | B             |
| Window/Wall Unit  | 75%        |                   |                | 2015               | \$63,600       | 1           |                | B             |
| No Component  | 10%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 15%        |                   |                | 2025               | **             | 2           | \$3,800        | B             |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$20,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 85%        |                   |                | 2020               | \$38,800       | 2           | \$1,000        | B             |
| Roof  | 15%        |                   |                | 2025               | **             | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2046               | **             | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2033               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$9,600        | 2           | \$500          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | **             | 1           | \$2,200        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 40 - BK  
**Address** : 265 RALPH AVENUE BTWN: MARION ST. - SUMPTER ST.  
**Borough** : BROOKLYN **Agency's Number** : K040  
**Program / Asset #** : BOE0371.000 / 1425 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1518 **Lot** : 1 **BIN** : 3041214

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$130,000             | \$149,200             |
| Interior Architecture | \$140,900             | \$777,800             |
| Electrical            | \$150,300             | \$849,300             |
| Mechanical            | \$47,300              | \$346,700             |
| <b>Total</b>          | <b>\$468,500</b>      | <b>\$2,123,000</b>    |
| Priority A            | \$130,000             | \$149,200             |
| Priority B            | \$276,400             | \$1,243,900           |
| Priority C            | \$62,200              | \$730,000             |
| <b>Total</b>          | <b>\$468,500</b>      | <b>\$2,123,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,700         |                 | \$7,700         |                 |
| Interior Architecture | \$96,600         |                 | \$4,300         | \$11,500        |
| Electrical            | \$4,000          | \$2,300         | \$2,600         | \$3,800         |
| Mechanical            | \$70,600         | \$14,900        | \$20,400        | \$16,300        |
| <b>Total</b>          | <b>\$184,900</b> | <b>\$17,200</b> | <b>\$35,000</b> | <b>\$31,600</b> |
| Priority A            | \$13,700         |                 | \$7,700         |                 |
| Priority B            | \$112,700        | \$17,200        | \$23,000        | \$20,100        |
| Priority C            | \$58,400         |                 | \$4,300         | \$11,500        |
| <b>Total</b>          | <b>\$184,900</b> | <b>\$17,200</b> | <b>\$35,000</b> | <b>\$31,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - BK

## Asset # : 1425

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 98%  |                   |                | LIFE    | * *                | 5           | \$138,500      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Granite       | 2%   |                   |                | LIFE    | * *                | 5           | \$2,100        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2048    | * *                | 5           | \$15,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5-10        | \$71,200       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%  |                   |                | LIFE    | * *                | 5-10        | \$14,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2033    | * *                | 10          | \$79,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2036    | * *                | 10          | \$7,700        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$27,900       | C             |  |
| Ceramic Tile           | 3%   |                   |                | 2032    | * *                | 5           | \$3,800        | C             |  |
| Terrazzo               | 5%   | 0-2               | \$9,600        | LIFE    | * *                | 5           | \$5,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Steps,Throughout                                  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 60%  | 0-2               | \$14,600       | 2023    | \$730,000          | 3           | \$28,700       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : 9x9 Tiles Throughout                              |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 27%  |                   |                | 2028    | * *                | 3           | \$12,900       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE    | * *                | 5           | \$9,000        | C             |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | * *                | 10          | \$1,700        | C             |  |
| Plaster                | 60%  | 0-2               | \$62,200       | LIFE    | * *                | 5           | \$20,300       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | * *                | 10          | \$14,100       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - BK

## Asset # : 1425

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |         |      |     |   |         |   |
|-------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTile,Adhered | 10% | 0-2 | \$3,800 | 2028 | * * | 5 | \$6,400 | B |
|-------------------|-----|-----|---------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 20% | Now | \$78,700 | 2036 | * * | 5 | \$15,900 | B |
|----------------------|-----|-----|----------|------|-----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*  
*Location : Corridors*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*  
*Location : Cafeteria, Kitchen*

|                |    |  |  |      |     |   |         |   |
|----------------|----|--|--|------|-----|---|---------|---|
| Embossed Metal | 5% |  |  | LIFE | * * | 5 | \$5,700 | B |
|----------------|----|--|--|------|-----|---|---------|---|

|                      |    |  |  |      |     |    |         |   |
|----------------------|----|--|--|------|-----|----|---------|---|
| Exposed Struc: Steel | 2% |  |  | LIFE | * * | 10 | \$5,100 | B |
|----------------------|----|--|--|------|-----|----|---------|---|

|             |    |  |  |      |          |  |  |   |
|-------------|----|--|--|------|----------|--|--|---|
| Fiber Board | 3% |  |  | 2023 | \$34,800 |  |  | B |
|-------------|----|--|--|------|----------|--|--|---|

|         |     |     |          |      |     |   |          |   |
|---------|-----|-----|----------|------|-----|---|----------|---|
| Plaster | 60% | 2-4 | \$26,300 | LIFE | * * | 5 | \$47,800 | B |
|---------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*  
*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 1- Electrical Service Rated @ 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 98% |  |  | 2023 | \$140,800 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |    |  |  |      |     |   |  |   |
|---------|----|--|--|------|-----|---|--|---|
| Conduit | 2% |  |  | 2049 | * * | 1 |  | B |
|---------|----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 28% |  |  | 2022 | \$37,900 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2022 | \$94,800 | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |    |  |  |      |     |   |  |   |
|------------------|----|--|--|------|-----|---|--|---|
| Molded Case Bkrs | 2% |  |  | 2045 | * * | 5 |  | B |
|------------------|----|--|--|------|-----|---|--|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 98% | 2-4 | \$150,300 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Thermoplastic | 2% |  |  | 2049 | * * | 1 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$26,400 | 5 | \$400 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 20% |  |  | 2036 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - BK

## Asset # : 1425

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$2,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

100%

2031

\* \*

10

\$78,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

## Emergency, Battery

50%

2023

\$17,700

10

\$10,300

B

## Exit, Service

50%

2023

\$7,100

1

B

## Exterior Lighting

## HID

100%

2023

\$34,500

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$85,500

1

\$9,300

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2018

\$292,800

1-3

\$15,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

2%

Now

\$4,800

2053

\* \*

5

\$300

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Boiler Room, Defective Steam To Oil Heat Exchanger, 2 Of 2 Defective Petrometers*

## Fuel Oil No 6

98%

2033

\* \*

5

\$25,900

B

## Conversion Equipment

## Steam Boiler

10%

0-2

\$47,300

2043

\* \*

1

\$7,600

B

*Damaged, Extent : Moderate, Area Affected : 50%**Location : Boiler Room, Deteriorating Refractory In 1 Of 2 Boiler Fire Box**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Boiler Room, Defective Boiler Burner Blower*

## Steam Boiler

90%

2028

\* \*

1

\$76,100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - BK

## Asset # : 1425

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 1%  | 0-2               | \$6,800        | 2053               | * *            | 4           |                | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 100%                 |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room, Defective Condensate Pumps                    |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 99%   |                   |                | 2033               | * *            | 4           | \$4,200        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2023               | \$104,900      | 1           | \$10,600       | B             |
| Convactor/Radiator    | 2%  | Now               | \$18,400       | 2043               | * *            | 1           | \$500          | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Classroom, Defective Temperature Control System |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 78%   |                   |                | 2028               | * *            | 1           | \$21,500       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 90%   |                   |                | 2018               | \$180,000      | 1           |                | B             |
| No Component          | 10%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$75,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 20%   |                   |                | 2023               | \$21,500       | 2           | \$500          | B             |
| Roof                  | 80%   |                   |                | 2023               | \$61,900       | 2           | \$2,100        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$22,600       | 2           | \$1,300        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2028               | * *            | 1           | \$500          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Boiler Only   |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 40 - BK

Asset # : 1425

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2033               | * *            | 1-2         | \$2,400        | B             |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Fire Pump  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$16,000       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Fire Pump Serves Existing Sprinkler System</i>    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 40 - M  
**Address** : 319 EAST 19 STREET  
**Borough** : MANHATTAN **Agency's Number** : M040  
**Program / Asset #** : BOE0021.000 / 1662 **Yr Built/Renovated** : 1899 / 2009  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 925 **Lot** : 12 **BIN** : 1020513

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$302,400          | \$386,700          |
| Interior Architecture |  | \$342,200          | \$56,100           |
| Electrical            |  | \$741,200          | \$71,400           |
| Mechanical            |  | \$112,500          | \$569,700          |
| <b>Total</b>          |  | <b>\$1,498,300</b> | <b>\$1,083,800</b> |
| Priority A            |  | \$302,400          | \$386,700          |
| Priority B            |  | \$853,700          | \$697,200          |
| Priority C            |  | \$342,200          |                    |
| <b>Total</b>          |  | <b>\$1,498,300</b> | <b>\$1,083,800</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$49,900        |                | \$26,300        |                 |
| Interior Architecture | \$11,100        |                | \$18,700        | \$7,500         |
| Electrical            | \$7,600         | \$400          | \$20,200        | \$900           |
| Mechanical            | \$6,100         | \$6,300        | \$20,900        | \$8,300         |
| <b>Total</b>          | <b>\$74,700</b> | <b>\$6,700</b> | <b>\$86,000</b> | <b>\$16,600</b> |
| Priority A            | \$49,900        |                | \$26,300        |                 |
| Priority B            | \$13,700        | \$6,700        | \$41,100        | \$9,200         |
| Priority C            | \$11,100        |                | \$18,700        | \$7,500         |
| <b>Total</b>          | <b>\$74,700</b> | <b>\$6,700</b> | <b>\$86,000</b> | <b>\$16,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - M

## Asset # : 1662

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 25%        |                   |                | LIFE    | **                 | 5           | \$290,100      | A             |  |
| Copper/Terne   | 5%         |                   |                | 2041    | **                 | 10          | \$17,400       | A             |  |
| Masonry: Brick   | 35%        | Now               | \$34,900       | LIFE    | **                 | 5           | \$52,000       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Inside Court Yard                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$44,600       | A             |  |
| Masonry: Granite   | 5%         | Now               | \$100,200      | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Foundation  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$202,200      | 2037    | **                 | 5           | \$21,000       | A             |  |
| Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Copper/Terne   | 5%         |                   |                | 2056    | **                 | 5           | \$2,600        | A             |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5           | \$8,700        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence  | 5%         |                   |                | 2034    | **                 | 5-10        | \$4,200        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 55%        |                   |                | 2026    | **                 | 10          | \$22,900       | A             |  |
| Modified Bitumen   | 5%         |                   |                | 2026    | **                 | 10          | \$2,100        | A             |  |
| Paver: Asphalt   | 20%        |                   |                | 2024    | **                 | 10          | \$12,500       | A             |  |
| Slate  | 20%        |                   |                | LIFE    | **                 |             |                | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        | Now               | \$3,600        | LIFE    | **                 | 5           | \$26,200       | C             |  |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2036    | **                 | 5           | \$6,000        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Mosaic Tile  | 5%         |                   |                | 2026    | **                 | 5           | \$15,000       | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2016    | \$342,200          | 3           | \$13,500       | C             |  |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 50%        |                   |                | 2026    | **                 | 3           | \$29,900       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - M

## Asset # : 1662

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             |             |                | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2036               | **             | 5           | \$7,400        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$6,000        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 55%  |                   |                | LIFE               | **             | 5           | \$24,600       | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 25%  |                   |                | LIFE               | **             | 5           | \$4,700        | B             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5           | \$56,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 60%        |                   |                | 2047               | * *            | 5           | \$200          | B             |
| Fused Knife Sw   | 40%        | 2-4               | \$41,700       | 2051               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete                                     |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 60%        |                   |                | 2021               | \$71,400       | 1           |                | B             |
| Conduit  | 40%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2043               | * *            | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$78,500       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 40%        |                   |                | 2047               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2019               | \$14,800       | 5           | \$400          | B             |
| Locally Mounted  | 30%        | 2-4               | \$6,400        | 2041               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Generic  | 50%        | 2-4               | \$500          | LIFE               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Coroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2026               | * *            | 10          | \$14,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2016               | \$504,600      | 10          | \$51,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement, Floors 1, 2, 3, And 4                 |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$10,000       | 10          | \$100          | B             |
| Incandescent   | 7%         |                   |                | 2016               | \$50,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$9,700        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2026               | * *            | 1-3         | \$4,900        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Heating   |            |                   |                |                    |                |             |                |               |  |
| Energy Source   |            |                   |                |                    |                |             |                |               |  |
| Utility Steam   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |  |
| Explanation : Steam From Con Edison                     |            |                   |                |                    |                |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 40 - M

Asset # : 1662

| Mechanical       |                               | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-------------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                     | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                          | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                               |                |           |                    |      |                |       |                |          |
|                  | Conversion Equipment          |                |           |                    |      |                |       |                |          |
|                  | Pres. Reducing Valve/LP Steam | 100%           |           |                    | 2024 | * *            | 5     | \$4,800        | B        |
|                  | Distribution                  |                |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump             | 100%           |           |                    | 2031 | * *            | 4     | \$5,900        | B        |
|                  | Terminal Devices              |                |           |                    |      |                |       |                |          |
|                  | Air Handler                   | 40%            |           |                    | 2021 | \$196,600      | 1     | \$19,800       | B        |
|                  | Convactor/Radiator            | 60%            |           |                    | 2026 | * *            | 1     | \$15,500       | B        |
| Air Conditioning |                               |                |           |                    |      |                |       |                |          |
|                  | Energy Source                 |                |           |                    |      |                |       |                |          |
|                  | Electricity                   | 100%           |           |                    | 2029 | * *            | 1     |                | B        |
|                  | Conversion Equipment          |                |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit              | 60%            |           |                    | 2016 | \$112,500      | 1     |                | B        |
|                  | No Component                  | 40%            |           |                    |      |                |       |                | D        |
| Ventilation      |                               |                |           |                    |      |                |       |                |          |
|                  | Distribution                  |                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers            | 100%           |           |                    | LIFE | * *            | 2-5   | \$44,600       | B        |
|                  | Exhaust Fans                  |                |           |                    |      |                |       |                |          |
|                  | Interior                      | 100%           |           |                    | 2021 | \$100,800      | 2     | \$2,500        | B        |
| Plumbing         |                               |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping              |                |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel               | 100%           |           |                    | 2019 | \$272,300      | 1     |                | B        |
|                  | HW Heat Exchanger             |                |           |                    |      |                |       |                |          |
|                  | Low Temp                      | 100%           |           |                    | 2021 | \$28,300       | 4     | \$7,900        | B        |
|                  | Sanitary Piping               |                |           |                    |      |                |       |                |          |
|                  | Cast Iron                     | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping            |                |           |                    |      |                |       |                |          |
|                  | Cast Iron                     | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)                  |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping                  | 100%           |           |                    | 2016 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures                      |                |           |                    |      |                |       |                |          |
|                  | Generic                       | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |                               |                |           |                    |      |                |       |                |          |
|                  | Sprinkler                     |                |           |                    |      |                |       |                |          |
|                  | No Component                  | 90%            |           |                    |      |                |       |                | D        |
|                  | Generic                       | 10%            |           |                    | 2031 | * *            | 1-2   | \$2,300        | B        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 40 - Q  
**Address** : 109-20 UNION HALL STREET  
**Borough** : QUEENS **Agency's Number** : Q040  
**Program / Asset #** : BOE0700.000 / 2271 **Yr Built/Renovated** : 1912 / 2001  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 12151 **Lot** : 1 **BIN** : 4263341

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$331,200             | \$184,100             |
| Interior Architecture | \$226,500             | \$770,300             |
| Electrical            | \$430,500             | \$308,900             |
| Mechanical            | \$390,700             | \$146,600             |
| <b>Total</b>          | <b>\$1,378,900</b>    | <b>\$1,409,800</b>    |
| Priority A            | \$331,200             | \$184,100             |
| Priority B            | \$821,300             | \$527,700             |
| Priority C            | \$226,500             | \$698,000             |
| <b>Total</b>          | <b>\$1,378,900</b>    | <b>\$1,409,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,400         |                 | \$22,300        |                 |
| Interior Architecture |                 | \$12,400        | \$12,000        | \$11,600        |
| Electrical            | \$21,900        | \$2,400         | \$9,800         | \$1,700         |
| Mechanical            | \$54,300        | \$13,600        | \$20,200        | \$13,600        |
| <b>Total</b>          | <b>\$77,600</b> | <b>\$28,400</b> | <b>\$64,500</b> | <b>\$26,900</b> |
| Priority A            | \$1,400         |                 | \$22,300        |                 |
| Priority B            | \$76,200        | \$16,100        | \$30,100        | \$15,300        |
| Priority C            |                 | \$12,400        | \$12,000        | \$11,600        |
| <b>Total</b>          | <b>\$77,600</b> | <b>\$28,400</b> | <b>\$64,500</b> | <b>\$26,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - Q

## Asset # : 2271

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$37,400       | A             |
| Masonry: Brick  | 92%        |                   |                | LIFE               | **             | 5           | \$146,700      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$217,100      | 2043               | **             | 5           | \$22,500       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        | Now               | \$77,900       | LIFE               | **             | 5           | \$5,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : At Flashing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Room 502 And Various Others                          |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Pre-Cast Concrete   | 3%         | Now               | \$1,400        | LIFE               | **             | 5           | \$2,200        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping At 1912 Wing                                  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 50%        | Now               | \$36,200       | 2026               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor, 1912 Wing                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Room 502 And Various Others                          |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 45%        |                   |                | 2026               | **             | 10          | \$20,100       | A             |
| Copper/Terne  | 2%         |                   |                | 2036               | **             | 10          | \$2,200        | A             |
| Copper/Terne  | 3%         |                   |                | 2049               | **             | 10          | \$3,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$28,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$6,400        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Traffic Topping   | 3%         | Now               | \$104,000      | 2031               | **             | 5           | \$2,400        | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 50%               |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        | Now               | \$122,500      | 2031               | **             | 3           | \$4,800        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Corridor, Basement                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Corridor                                |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 57%        |                   |                | 2021               | \$698,000      | 3           | \$27,500       | C             |
| Wood  | 10%        |                   |                | 2036               | **             | 5           | \$24,100       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 40 - Q

## Asset # : 2271

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Folding Partition | 5%  |  |  | 2037 | ** | 5 | \$20,000 | C |
| Masonry: Brick    | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels     | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster           | 70% |  |  | LIFE | ** | 5 | \$33,600 | C |

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Room 502 And Various Others*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,000  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$72,300 | B |

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Rooms 502, 506 And Various Others*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated @ 3- 400 Amperes And 1- 600 Amperes*

## Switchgear / Switchboard

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 20% |     |          | 2021 | \$23,800 | 5 | \$100 | B |
| Fused Knife Sw | 80% | 2-4 | \$95,400 | 2051 | **       | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment*

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **        | 1 |  | B |

## Panelboards

|                |     |     |          |      |         |   |       |   |
|----------------|-----|-----|----------|------|---------|---|-------|---|
| Fused Disc Sw  | 5%  |     |          | 2020 | \$6,800 | 5 | \$100 | B |
| Fused Knife Sw | 10% | 2-4 | \$13,600 | 2046 | **      | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Obsolete Equipment*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2020 | \$101,600 | 5 | \$1,700 | B |
| Molded Case Bkrs | 10% |  |  | 2037 | **        | 5 | \$200   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$138,100      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 30%        |                   |                | 2034               | * *            | 5           | \$200          | B             |
| Locally Mounted   | 50%        |                   |                | 2019               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted   | 20%        | 2-4               | \$6,600        | 2041               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%   |            |                   |                |                    |                |             |                |               |
| Location : Fan Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe; Point Of Contact Not Visible Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 99%        |                   |                | 2029               | * *            | 10          | \$78,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Incandescent  | 1%         |                   |                | 2016               | \$7,700        | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2021               | \$17,800       | 10          | \$10,400       | B             |
| Exit, Service   | 50%        |                   |                | 2021               | \$7,100        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2029               | * *            | 10          | \$300          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2029               | * *            | 1           | \$6,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Custodian Office   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2016               | \$197,100      | 1-3         | \$10,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Fire Alarm Control Panel   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2041    | **                 | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2034    | **                 | 1           | \$85,100       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$34,200       | 2031    | **                 | 4           | \$4,200        | B             |  |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 50%        |                   |                | 2016    | \$263,900          | 1           | \$26,600       | B             |  |
| Convactor/Radiator   | 40%        |                   |                | 2026    | **                 | 1           | \$11,100       | B             |  |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2021    | \$146,600          | 1           | \$2,800        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2029    | **                 | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 20%        |                   |                | 2016    | \$40,200           | 1           |                | B             |  |
| No Component   | 80%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | **                 | 2-5         | \$47,900       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 80%        |                   |                | 2016    | \$86,600           | 2           | \$2,100        | B             |  |
| Roof   | 20%        |                   |                | 2021    | \$15,600           | 2           | \$500          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 100%       | 0-2               | \$5,800        | 2031    | **                 | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main, Basement                            |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2019    | \$22,800           | 2           | \$1,300        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2026    | **                 | 4           | \$2,000        | B             |  |
| Backflow Preventer   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2026    | **                 | 1           | \$5,300        | B             |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 40 - Q

Asset # : 2271

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                | 2031               | * *            | 1-2         | \$1,200        | D             |
| Generic                    | 5%         |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 41 - BK  
**Address** : 411 THATFORD AVENUE BTWN: NEWPORT ST., RIVERDALE AVE  
**Borough** : BROOKLYN **Agency's Number** : K041  
**Program / Asset #** : BOE0372.000 / 1411 **Yr Built/Renovated** : 1965 / 2006  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3604 **Lot** : 1 **BIN** : 3082389

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$92,400           | \$801,900          |
| Interior Architecture |  |                    | \$844,100          |
| Electrical            |  | \$860,900          | \$285,300          |
| Mechanical            |  | \$115,200          | \$812,800          |
| <b>Total</b>          |  | <b>\$1,068,600</b> | <b>\$2,744,100</b> |
| Priority A            |  | \$92,400           | \$801,900          |
| Priority B            |  | \$976,100          | \$1,098,100        |
| Priority C            |  |                    | \$844,100          |
| <b>Total</b>          |  | <b>\$1,068,600</b> | <b>\$2,744,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,100         |                 |                 |                 |
| Interior Architecture | \$11,100        | \$700           | \$15,300        | \$2,900         |
| Electrical            | \$4,200         | \$6,100         | \$4,900         | \$35,900        |
| Mechanical            | \$11,400        | \$11,500        | \$21,200        | \$22,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$22,300</b> | <b>\$45,400</b> | <b>\$65,400</b> |
| Priority A            | \$7,100         |                 |                 |                 |
| Priority B            | \$30,600        | \$21,500        | \$30,100        | \$65,400        |
| Priority C            |                 | \$700           | \$15,300        |                 |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$22,300</b> | <b>\$45,400</b> | <b>\$65,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BK

## Asset # : 1411

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 5%         |                    |                | LIFE               | **             | 5           | \$15,900       | A             |
| Masonry: Brick  | 93%        |                    |                | LIFE               | **             | 5           | \$59,200       | A             |
| Granite Panels  | 2%         |                    |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 100%       |                    |                | 2044               | **             | 5           | \$14,300       | A             |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                    |                | LIFE               | **             | 5           | \$2,600        | A             |
| Metal Rail  | 50%        |                    |                | 2035               | **             | 5-10        | \$94,100       | A             |
| Pre-Cast Concrete   | 25%        |                    |                | LIFE               | **             | 5           | \$16,400       | A             |
| Roof  |            |                    |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                     | 100%       | Now                | \$35,300       | 2022               | \$705,700      |             |                | A             |
| Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 10%   |            |                    |                |                    |                |             |                |               |
| Location : Various Areas On All Roofs                       |            |                    |                |                    |                |             |                |               |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                    |                | LIFE               | **             | 5           | \$25,200       | C             |
| Ceramic Tile  | 3%         |                    |                | 2031               | **             | 5           | \$3,500        | C             |
| Terrazzo  | 5%         |                    |                | LIFE               | **             | 5           | \$4,500        | C             |
| Vinyl Tile  | 77%        |                    |                | 2022               | \$844,100      | 3           | \$33,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                    |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                      |            |                    |                |                    |                |             |                |               |
| Vinyl Tile  | 5%         |                    |                | 2030               | **             | 3           | \$2,200        | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                    |                | 2031               | **             | 5           | \$5,100        | C             |
| Concrete Masonry Unit                                       | 10%        |                    |                | LIFE               | **             | 5           | \$4,100        | C             |
| Plaster   | 60%        |                    |                | LIFE               | **             | 5           | \$18,300       | C             |
| SGFT/Glazed Masonry   | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        | 0-2                | \$11,100       | 2027               | **             | 5           | \$18,000       | B             |
| Patching Evident, Extent : Moderate, Area Affected : 5%     |            |                    |                |                    |                |             |                |               |
| Location : Various  |            |                    |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 5% |            |                    |                |                    |                |             |                |               |
| Location : Various  |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         |                    |                | 2027               | **             | 5           | \$5,700        | B             |
| Exposed Concrete  | 55%        |                    |                | LIFE               | **             | 5           | \$9,900        | B             |
| Exposed Struc: Steel  | 5%         |                    |                | LIFE               | **             |             |                | B             |
| Plaster   | 10%        |                    |                | LIFE               | **             | 5           | \$7,200        | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BK

## Asset # : 1411

| Electrical               |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                      |  |           |                |                    |                |             |                |          |
|                          | Service Equipment    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 100%   |           |                | 2022               | \$28,700       | 5           | \$300          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 80%  |           |                | 2022               | \$83,400       | 5           | \$300          | B        |
|                          | Fused Disc Sw        | 20%  |           |                | 2032               | * *            | 5           | \$100          | B        |
| Raceway                  |                      |  |           |                |                    |                |             |                |          |
|                          | Conduit              | 90%  |           |                | 2022               | \$107,100      | 1           |                | B        |
|                          | Conduit              | 10%  |           |                | 2032               | * *            | 1           |                | B        |
| Panelboards              |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 5%   |           |                | 2030               | * *            | 5           | \$100          | B        |
|                          | Fused Disc Sw        | 5%   |           |                | 2021               | \$6,800        | 5           | \$100          | B        |
|                          | Molded Case Bkrs     | 20%  |           |                | 2030               | * *            | 5           | \$400          | B        |
|                          | Molded Case Bkrs     | 70%  |           |                | 2021               | \$94,800       | 5           | \$1,400        | B        |
| Wiring                   |                      |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth        | 80%  | 2-4       | \$104,700      | 2047               | * *            | 1           |                | B        |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          | Thermoplastic        | 20%  |           |                | 2032               | * *            | 1           |                | B        |
| Motor Controllers        |                      |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 100%   |           |                | 2020               | \$21,200       | 5           | \$500          | B        |
| Ground                   |                      |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices    |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
| Lighting                 |                      |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting    |  |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 90%  |           |                | 2017               | \$623,500      | 10          | \$63,400       | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          |                      | Explanation : Using T-12 Lamps                             |           |                |                    |                |             |                |          |
|                          | Incandescent         | 10%  |           |                | 2017               | \$69,300       | 2           | \$200          | B        |
| Egress Lighting          |                      |  |           |                |                    |                |             |                |          |
|                          | Emergency, Battery   | 50%  |           |                | 2022               | \$15,900       | 10          | \$9,300        | B        |
|                          | Exit, Service        | 50%  |           |                | 2022               | \$6,400        | 1           |                | B        |
| Exterior Lighting        |                      |  |           |                |                    |                |             |                |          |
|                          | HID                  | 100%   |           |                | 2017               | \$31,100       | 10          | \$200          | B        |
| Alarm                    |                      |  |           |                |                    |                |             |                |          |
|                          | Fire/Smoke Detection |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | 2030               | * *            | 1-3         | \$46,000       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BK

## Asset # : 1411

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%           |                   |                | 2022               | \$215,800      | 5           | \$23,800       | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           |                   |                | 2020               | \$426,600      | 1           | \$76,200       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>                          |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                    |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           | Now               | \$61,200       | 2032               | * *            | 4           | \$3,800        | B             |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 40%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 25%            |                   |                | 2022               | \$118,100      | 1           | \$11,900       | B             |
| Convactor/Radiator  | 75%            |                   |                | 2027               | * *            | 1           | \$18,700       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%            |                   |                | 2017               | \$54,000       | 1           |                | B             |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$42,900       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 25%            |                   |                | 2022               | \$24,200       | 2           | \$600          | B             |
| Roof  | 75%            |                   |                | 2022               | \$52,300       | 2           | \$1,800        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           |                   |                | 2032               | * *            | 4           | \$7,600        | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport  |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : B-1</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                     |                |                   |                |                    |                |             |                |               |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 41 - BK

Asset # : 1411

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 41 - M  
**Address** : 116 WEST 11 STREET BTWN: AVENUE OF THE AMERICAS,  
**Borough** : MANHATTAN **Agency's Number** : M041  
**Program / Asset #** : BOE0022.000 / 692 **Yr Built/Renovated** : 1958 / 2011  
**Area Sq Ft** : 81,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2010 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 606 **Lot** : 49 **BIN** : 1010543

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$433,000             |
| Interior Architecture | \$419,300             | \$40,100              |
| Electrical            | \$186,200             | \$979,800             |
| Mechanical            | \$43,100              | \$136,700             |
| <b>Total</b>          | <b>\$648,700</b>      | <b>\$1,589,600</b>    |
| Priority A            |                       | \$433,000             |
| Priority B            | \$229,300             | \$1,116,500           |
| Priority C            | \$419,300             | \$40,100              |
| <b>Total</b>          | <b>\$648,700</b>      | <b>\$1,589,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$19,200        |                 | \$30,700        | \$7,500          |
| Interior Architecture | \$6,600         | \$3,800         | \$4,100         | \$22,500         |
| Electrical            | \$37,700        | \$6,000         | \$5,000         | \$89,800         |
| Mechanical            | \$11,500        | \$10,300        | \$31,500        | \$20,100         |
| <b>Total</b>          | <b>\$75,000</b> | <b>\$20,100</b> | <b>\$71,300</b> | <b>\$139,900</b> |
| Priority A            | \$19,200        |                 | \$30,700        | \$7,500          |
| Priority B            | \$55,800        | \$16,300        | \$36,500        | \$122,500        |
| Priority C            |                 | \$3,800         | \$4,100         | \$9,900          |
| <b>Total</b>          | <b>\$75,000</b> | <b>\$20,100</b> | <b>\$71,300</b> | <b>\$139,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

| Architecture   |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior       |  |                |           |                    |      |                |       |                |          |
| Exterior Walls |  |                |           |                    |      |                |       |                |          |
|                | Glazed Ceramic Panel                                       | 10%            |           |                    | LIFE | **             | 5     | \$32,600       | A        |
|                | Masonry: Brick   | 35%            |           |                    | LIFE | **             | 5     | \$24,400       | A        |
|                | Metal/Glass Curt Wall                                      | 52%            |           |                    | LIFE | **             | 5     | \$67,900       | A        |
|                | Window Wall  | 3%             |           |                    | 2048 | **             | 5     | \$7,800        | A        |
| Windows        |  |                |           |                    |      |                |       |                |          |
|                | Aluminum   | 75%            | Now       | \$19,200           | 2044 | **             | 5     | \$9,200        | A        |
|                | Water Penetration, Extent : Moderate, Area Affected : 5%   |                |           |                    |      |                |       |                |          |
|                | Location : Third And Fourth Floor                          |                |           |                    |      |                |       |                |          |
|                | Glass Block  | 5%             |           |                    | LIFE | **             | 5     | \$800          | A        |
|                | Steel  | 20%            |           |                    | 2021 | \$310,500      | 5     | \$61,400       | A        |
| Parapets       |  |                |           |                    |      |                |       |                |          |
|                | Glazed Ceramic Panel                                       | 2%             |           |                    | 2042 | **             | 5-10  | \$2,200        | A        |
|                | Masonry: Brick   | 85%            |           |                    | LIFE | **             | 5     | \$8,900        | A        |
|                | Pre-Cast Concrete  | 13%            |           |                    | LIFE | **             | 5     | \$8,500        | A        |
| Roof           |  |                |           |                    |      |                |       |                |          |
|                | Built-Up (BUR)   | 95%            |           |                    | 2030 | **             | 10    | \$54,700       | A        |
|                | Other Observation, Extent : Moderate, Area Affected : 60%  |                |           |                    |      |                |       |                |          |
|                | Location : Main Roof                                       |                |           |                    |      |                |       |                |          |
|                | Explanation : Note: Greenroof Under Construction           |                |           |                    |      |                |       |                |          |
|                | Copper/Terne   | 5%             |           |                    | 2057 | **             | 10    | \$7,200        | A        |
| Interior       |  |                |           |                    |      |                |       |                |          |
| Floors         |  |                |           |                    |      |                |       |                |          |
|                | Cast in Place Concrete                                     | 18%            |           |                    | LIFE | **             | 5     | \$40,100       | C        |
|                | Ceramic Tile   | 5%             |           |                    | 2031 | **             | 5     | \$5,100        | C        |
|                | Terrazzo   | 2%             |           |                    | LIFE | **             | 5     | \$1,600        | C        |
|                | Vinyl Tile   | 40%            | 2-4       | \$419,300          | 2032 | **             | 3     | \$15,300       | C        |
|                | Other Observation, Extent : Moderate, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                | Location : Throughout                                      |                |           |                    |      |                |       |                |          |
|                | Explanation : 9x9 Tile                                     |                |           |                    |      |                |       |                |          |
|                | Vinyl Tile   | 30%            |           |                    | 2027 | **             | 3     | \$11,400       | C        |
|                | Wood   | 5%             |           |                    | 2037 | **             | 5     | \$9,500        | C        |
| Interior Walls |  |                |           |                    |      |                |       |                |          |
|                | Ceramic Tile   | 3%             |           |                    | 2031 | **             | 5     | \$3,100        | C        |
|                | Concrete Masonry Unit                                      | 10%            |           |                    | LIFE | **             | 5     | \$4,100        | C        |
|                | Masonry: Brick   | 10%            |           |                    | LIFE | **             |       |                | C        |
|                | Marble Panels  | 2%             |           |                    | LIFE | **             |       |                | C        |
|                | Plaster  | 40%            |           |                    | LIFE | **             | 5     | \$12,300       | C        |
|                | SGFT/Glazed Masonry  | 35%            |           |                    | LIFE | **             |       |                | C        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |         |      |     |   |         |   |
|-------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$6,600 | 2027 | * * | 5 | \$5,100 | B |
|-------------------|-----|-----|---------|------|-----|---|---------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Throughout**Patching Evident, Extent : Moderate, Area Affected : 10%**Location : Throughout*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2027 | * * | 5 | \$25,300 | B |
| Exposed Concrete     | 50% |  |  | LIFE | * * | 5 | \$7,900  | B |
| Plaster              | 20% |  |  | LIFE | * * | 5 | \$12,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |     |   |       |   |
|---------------|------|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw | 100% | 2-4 | \$31,000 | 2052 | * * | 5 | \$100 | B |
|---------------|------|-----|----------|------|-----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2032 | * *      | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2022 | \$90,200 | 5 | \$1,400 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$115,700 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | * *       | 1 |  | B |

## Panelboards

|                     |    |     |         |      |         |   |       |   |
|---------------------|----|-----|---------|------|---------|---|-------|---|
| Fused Disc Sw       | 5% |     |         | 2021 | \$7,300 | 5 | \$100 | B |
| Fused Toggle Switch | 2% | 2-4 | \$2,900 | 2047 | * *     | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 2%**Location : Auditorium Stage*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 73% |  |  | 2021 | \$106,900 | 5 | \$1,300 | B |
| Molded Case Bkrs | 20% |  |  | 2030 | * *       | 5 | \$400   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 88% | 2-4 | \$124,500 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 12% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$22,900 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

| Electrical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                         |   |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent | 92%   |                   |                | 2022               | \$609,600      | 10          | \$57,400       | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                                  | Explanation : T-8 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                              | 3%  |                   |                | 2017               | \$9,200        | 10          | \$100          | B             |
| Incandescent                     | 5%  |                   |                | 2017               | \$33,100       | 2           | \$100          | B             |
| Egress Lighting                  |   |                   |                |                    |                |             |                |               |
| Emergency, Service               | 50%   |                   |                | 2017               | \$6,100        | 1           |                | B             |
| Exit, Service                    | 50%   |                   |                | 2017               | \$6,100        | 1           |                | B             |
| Exterior Lighting                |   |                   |                |                    |                |             |                |               |
| HID                              | 100%  |                   |                | 2017               | \$29,900       | 10          | \$200          | B             |
| Alarm                            |   |                   |                |                    |                |             |                |               |
| Security System                  |   |                   |                |                    |                |             |                |               |
| No Component                     | 75%   |                   |                |                    |                |             |                | D             |
| Generic                          | 25%   | Now               | \$61,800       | 2032               | * *            | 1           | \$5,600        | B             |
|                                  | Not in Service, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                                  | Location : 1st Floor                                      |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection             |   |                   |                |                    |                |             |                |               |
| Generic                          | 100%  |                   |                | 2030               | * *            | 1-3         | \$40,900       | B             |
| Mechanical                       |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                          |   |                   |                |                    |                |             |                |               |
| Energy Source<br>Fuel Oil No 2   | 100%  |                   |                | 2042               | * *            | 5           | \$21,100       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                  | Location : Vault  |                   |                |                    |                |             |                |               |
|                                  | Explanation : 1 - 10,000 Gallon Tank For #2 Fuel          |                   |                |                    |                |             |                |               |
| Conversion Equipment             |   |                   |                |                    |                |             |                |               |
| Steam Boiler                     | 100%  |                   |                | 2035               | * *            | 1           | \$67,400       | B             |
|                                  | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                  | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                                  | Explanation : 2 - Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                     |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                | 100%  |                   |                | 2032               | * *            | 4           | \$3,400        | B             |
| Terminal Devices                 |   |                   |                |                    |                |             |                |               |
| Air Handler                      | 20%   |                   |                | 2022               | \$90,400       | 1           | \$8,400        | B             |
| Convactor/Radiator               | 80%   |                   |                | 2035               | * *            | 1           | \$17,600       | B             |
| Air Conditioning                 |   |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity     | 100%  |                   |                | 2038               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

| Mechanical                     | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning               |                |  |                |                    |                |             |                |               |
| Conversion Equipment           |                |  |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 10%            |  |                | 2026               | * *            | 2           | \$400          | B             |
|                                |                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                                |                | <i>Location : Basement Unit</i>                                |                |                    |                |             |                |               |
| Window/Wall Unit               | 25%            |  |                | 2017               | \$43,100       | 1           |                | B             |
| No Component                   | 65%            |  |                |                    |                |             |                | D             |
| Distribution                   |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 10%            |  |                | LIFE               | * *            | 2           | \$8,800        | B             |
| No Component                   | 90%            |  |                |                    |                |             |                | D             |
| Heat Rejection                 |                |  |                |                    |                |             |                |               |
| Air Condenser Unit             | 10%            |  |                | 2030               | * *            | 2           | \$4,700        | B             |
| No Component                   | 90%            |  |                |                    |                |             |                | D             |
| Ventilation                    |                |  |                |                    |                |             |                |               |
| Distribution                   |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%           |  |                | LIFE               | * *            | 2-5         | \$37,900       | B             |
| Exhaust Fans                   |                |  |                |                    |                |             |                |               |
| Interior                       | 50%            |  |                | 2022               | \$46,300       | 2           | \$1,100        | B             |
| Roof                           | 50%            |  |                | 2022               | \$33,300       | 2           | \$1,100        | B             |
| Plumbing                       |                |  |                |                    |                |             |                |               |
| H/C Water Piping               |                |  |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%           |  |                | 2027               | * *            | 1           |                | B             |
| Water Heater                   |                |  |                |                    |                |             |                |               |
| Gas Fired                      | 100%           |  |                | 2020               | \$19,500       | 2           | \$1,000        | B             |
|                                |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                                |                | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
|                                |                | <i>Explanation : Instantaneous Type With Storage Tank</i>      |                |                    |                |             |                |               |
| HW Heat Exchanger              |                |  |                |                    |                |             |                |               |
| Low Temp                       | 100%           |  |                | 2032               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping                |                |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |                |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |                |  |                |                    |                |             |                |               |
| Submersible                    | 100%           |  |                | 2016               | \$6,700        | 4           | \$1,300        | B             |
| Sewage Ejector(s)              |                |  |                |                    |                |             |                |               |
| Electric                       | 100%           |  |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures                       |                |  |                |                    |                |             |                |               |
| Generic                        | 100%           |  |                |                    |                |             |                | B             |
|                                |                | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i> |                |                    |                |             |                |               |
|                                |                | <i>Location : Throughout</i>                                   |                |                    |                |             |                |               |
| Fire Suppression               |                |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - M

Asset # : 692

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler                                     |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1-2         | \$3,800        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Serves Basement Only</i>                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 41 - Q  
**Address** : 214-43 35 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q041  
**Program / Asset #** : BOE0701.000 / 2272 **Yr Built/Renovated** : 1916 / 2009  
**Area Sq Ft** : 56,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6121 **Lot** : 1 **BIN** : 4135975

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$99,600              | \$67,300              |
| Interior Architecture | \$268,900             | \$44,100              |
| Electrical            | \$649,400             | \$246,600             |
| Mechanical            | \$55,200              | \$174,100             |
| <b>Total</b>          | <b>\$1,073,200</b>    | <b>\$532,100</b>      |
| Priority A            | \$99,600              | \$67,300              |
| Priority B            | \$704,600             | \$464,800             |
| Priority C            | \$268,900             |                       |
| <b>Total</b>          | <b>\$1,073,200</b>    | <b>\$532,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,800        |                 | \$10,000        |                 |
| Interior Architecture | \$11,000        | \$1,800         | \$16,800        | \$2,200         |
| Electrical            | \$16,300        | \$4,700         | \$8,900         | \$4,300         |
| Mechanical            | \$21,100        | \$8,000         | \$10,300        | \$6,800         |
| <b>Total</b>          | <b>\$75,100</b> | <b>\$14,500</b> | <b>\$46,000</b> | <b>\$13,400</b> |
| Priority A            | \$26,800        |                 | \$10,000        |                 |
| Priority B            | \$37,400        | \$12,700        | \$19,300        | \$11,200        |
| Priority C            | \$11,000        | \$1,800         | \$16,800        | \$2,200         |
| <b>Total</b>          | <b>\$75,100</b> | <b>\$14,500</b> | <b>\$46,000</b> | <b>\$13,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5%  |     |          | LIFE | ** | 5 | \$29,200 | A |
| Masonry: Brick         | 65% |     |          | LIFE | ** | 5 | \$48,600 | A |
| Masonry: Brick         | 25% | Now | \$62,900 | LIFE | ** | 5 | \$18,700 | A |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : East Facade**Worn/Eroded, Extent : Moderate, Area Affected : 20%**Location : East Facade*

|                    |    |  |  |      |    |   |         |   |
|--------------------|----|--|--|------|----|---|---------|---|
| Masonry: Limestone | 5% |  |  | LIFE | ** | 5 | \$2,800 | A |
|--------------------|----|--|--|------|----|---|---------|---|

## Windows

|          |     |     |          |      |    |   |         |   |
|----------|-----|-----|----------|------|----|---|---------|---|
| Aluminum | 10% | Now | \$10,700 | 2037 | ** | 5 | \$1,100 | A |
|----------|-----|-----|----------|------|----|---|---------|---|

*Unit Inoperable, Extent : Moderate, Area Affected : 25%**Location : Cafeteria*

|          |     |  |  |      |    |   |          |   |
|----------|-----|--|--|------|----|---|----------|---|
| Aluminum | 90% |  |  | 2046 | ** | 5 | \$20,000 | A |
|----------|-----|--|--|------|----|---|----------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Parapets

|                        |     |     |          |      |    |   |         |   |
|------------------------|-----|-----|----------|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 5%  |     |          | LIFE | ** | 5 | \$3,700 | A |
| Masonry: Brick         | 65% |     |          | LIFE | ** | 5 | \$6,200 | A |
| Masonry: Brick         | 25% | Now | \$16,000 | LIFE | ** | 5 | \$2,400 | A |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : East Parapet*

|                   |    |  |  |      |    |   |         |   |
|-------------------|----|--|--|------|----|---|---------|---|
| Pre-Cast Concrete | 5% |  |  | LIFE | ** | 5 | \$3,000 | A |
|-------------------|----|--|--|------|----|---|---------|---|

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2026 | ** | 10 | \$36,800 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$15,400 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | ** | 5 | \$3,500  | C |
| Vinyl Tile             | 25% |  |  | 2026 | ** | 3 | \$8,800  | C |
| Vinyl Tile             | 40% |  |  | 2016 |    | 3 | \$10,600 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Rooms**Explanation : 9x9 Tiles*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 20% |  |  | 2036 | ** | 5 | \$26,500 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|               |     |  |  |      |    |   |          |   |
|---------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile  | 20% |  |  | 2024 | ** | 5 | \$17,600 | C |
| Marble Panels | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster       | 75% |  |  | LIFE | ** | 5 | \$19,800 | C |

## Ceilings

|         |      |  |  |      |    |   |          |   |
|---------|------|--|--|------|----|---|----------|---|
| Plaster | 100% |  |  | LIFE | ** | 5 | \$44,100 | B |
|---------|------|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 600 Amperes      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Fused Knife Sw   | 15%        | 2-4               | \$11,900       | 2046               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2020               | \$59,300       | 5           | \$900          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$67,200       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2034               | **             | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2026               | **             | 10          | \$41,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2021               | \$21,200       | 10          | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Staircases And Toilet Rooms                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2026               | **             | 10          | \$3,400        | B             |
| Exit, Service  | 70%        |                   |                | 2026               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2026               | **             | 10          | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

Generic

100%

2026

\* \*

1

\$17,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional And Tied-in To Central Monitoring Station*

## Fire/Smoke Detection

Generic

100%

2016

\$541,100

1-3

\$28,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Fire Alarm System Is Old, But Still Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$46,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$3,500

B

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Control Valves, Throughout**Other Observation, Extent : Moderate, Area Affected : 30%**Location : 1926 Wing**Explanation : Needs Vacuum Pump In 1926 Wing To Fulfill Return*

## Terminal Devices

Air Handler

20%

2021

\$58,000

1

\$5,800

B

Convactor/Radiator

70%

2026

\* \*

1

\$10,700

B

Fan Coil Unit/Heat

10%

2021

\$80,500

1

\$1,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2016

\$55,200

1

B

No Component

50%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$26,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - Q

Asset # : 2272

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 60%   | Now               | \$10,700       | 2021               | \$35,600       | 2           | \$700          | B             |
|                       | <i>Not in Service, Extent : Severe, Area Affected : 40%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Fan Room</i>                                  |                   |                |                    |                |             |                |               |
| Roof                  | 40%   |                   |                | 2021               | \$17,100       | 2           | \$600          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  | 0-2               | \$3,200        | 2026               | * *            | 1           |                | B             |
|                       | <i>Corroded, Extent : Moderate, Area Affected : 50%</i>     |                   |                |                    |                |             |                |               |
|                       | <i>Location : Water Main In Basement Lunch Room</i>         |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2019               | \$12,500       | 2           | \$700          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2031               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 41 - SI  
**Address** : CLAWSON ST & LOCUST AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R041  
**Program / Asset #** : BOE0929.000 / 1436 **Yr Built/Renovated** : 1924 / 2007  
**Area Sq Ft** : 65,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3639 **Lot** : 35 **BIN** : 5052659

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$97,300              | \$97,000              |
| Interior Architecture | \$248,100             | \$236,700             |
| Electrical            | \$116,700             | \$873,400             |
| Mechanical            |                       | \$379,200             |
| <b>Total</b>          | <b>\$462,100</b>      | <b>\$1,586,300</b>    |
| Priority A            | \$97,300              | \$97,000              |
| Priority B            | \$174,400             | \$1,252,600           |
| Priority C            | \$190,500             | \$236,700             |
| <b>Total</b>          | <b>\$462,100</b>      | <b>\$1,586,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$54,000         |                 |                 |                 |
| Interior Architecture | \$127,800        |                 |                 | \$4,600         |
| Electrical            | \$6,900          | \$1,500         | \$2,000         | \$2,400         |
| Mechanical            | \$57,100         | \$8,700         | \$12,000        | \$9,400         |
| <b>Total</b>          | <b>\$245,800</b> | <b>\$10,200</b> | <b>\$14,000</b> | <b>\$16,400</b> |
| Priority A            | \$54,000         |                 |                 |                 |
| Priority B            | \$110,900        | \$10,200        | \$14,000        | \$11,800        |
| Priority C            | \$80,900         |                 |                 | \$4,600         |
| <b>Total</b>          | <b>\$245,800</b> | <b>\$10,200</b> | <b>\$14,000</b> | <b>\$16,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE    | * *                | 5           | \$38,800       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%   |                   |                | LIFE    | * *                | 5           | \$84,400       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Masonry: Granite        | 10%   |                   |                | LIFE    | * *                | 5           | \$7,400        | A             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  |                   |                | 2039    | * *                | 5           | \$18,500       | A             |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE    | * *                | 5-10        | \$29,800       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%   |                   |                | LIFE    | * *                | 5-10        | \$64,500       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 5%  |                   |                | 2051    | * *                | 10          | \$7,200        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 95%   |                   |                | 2028    | * *                | 10          | \$54,800       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 50%  |                   |                |         |                    |             |                |               |  |
|                         | Location : 2007, Throughout                                 |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%   | Now               | \$2,500        | LIFE    | * *                | 5           | \$17,900       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Light, Area Affected : 2%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 5%  |                   |                | 2032    | * *                | 5           | \$4,100        | C             |  |
| Marble Panels           | 5%  |                   |                | LIFE    | * *                | 5           | \$6,100        | C             |  |
| Vinyl Tile              | 25%   | Now               | \$19,500       | 2023    | \$194,600          | 3           | \$7,700        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Wood                    | 55%   | Now               | \$190,500      | 2038    | * *                | 5           | \$42,100       | C             |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick      | 10% |  |  | LIFE | ** | 10   | \$2,500  | C |
| Marble Panels       | 5%  |  |  | LIFE | ** | 10   | \$1,600  | C |
| Plaster             | 60% |  |  | LIFE | ** | 5-10 | \$41,900 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10   | \$8,200  | C |
| Wood                | 5%  |  |  | LIFE | ** | 5    | \$32,900 | C |

## Ceilings

|  |     |     |          |      |    |      |          |   |
|--|-----|-----|----------|------|----|------|----------|---|
| AcousTileConcealSpLn   | 25% | Now | \$15,600 | 2028 | ** | 5    | \$12,700 | B |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>          |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |      |          |   |
| Exposed Concrete   | 10% | Now | \$31,300 | LIFE | ** | 5    | \$1,300  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>             |     |     |          |      |    |      |          |   |
| <i>Location : Boiler Room</i>  |     |     |          |      |    |      |          |   |
| <i>Explanation : Horizontal Crack In Beam Supporting Main Entrance Stair</i> |     |     |          |      |    |      |          |   |
| Plaster  | 65% |     |          | LIFE | ** | 5-10 | \$90,600 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$28,700 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 1200 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 15% |  |  | 2031 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 75% |  |  | 2022 | \$76,200 | 5 | \$1,100 | B |

## Wiring

|   |     |     |          |      |          |   |  |   |
|---|-----|-----|----------|------|----------|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$71,700 | 2048 | **       | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |          |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |          |   |  |   |
| Thermoplastic   | 5%  |     |          | 2033 | **       | 1 |  | B |
| Thermoplastic   | 15% |     |          | 2023 | \$13,400 | 1 |  | B |

## Motor Controllers

|  |     |     |         |      |         |   |       |   |
|--|-----|-----|---------|------|---------|---|-------|---|
| Locally Mounted  | 40% |     |         | 2021 | \$8,500 | 5 | \$100 | B |
| Locally Mounted  | 40% |     |         | 2028 | **      | 5 | \$100 | B |
| Locally Mounted  | 20% | 2-4 | \$4,200 | 2043 | **      | 5 |       | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |         |      |         |   |       |   |
| <i>Location : Mechanical Room</i>                                |     |     |         |      |         |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2018               | \$442,700      | 10          | \$45,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2031               | * *            | 10          | \$2,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor Exit & Entrance Hallway, Room 304     |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2018               | \$4,600        | 10          |                | B             |
| Incandescent          | 3%   |                   |                | 2018               | \$14,800       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$11,300       | 10          | \$6,600        | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$4,500        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$22,200       | 10          | \$200          | B             |
| Lightning Protection  |  |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 5           | \$600          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1           | \$6,000        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2018               | \$188,400      | 1-3         | \$10,100       | B             |

| Mechanical           |               | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|---------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component     | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type          | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |               |   |           |                    |      |                |       |                |          |
|                      | Energy Source |   |           |                    |      |                |       |                |          |
|                      | Fuel Oil No 6 | 100%  |           |                    | 2033 | * *            | 5     | \$16,900       | B        |
|                      |               | Other Observation, Extent : Light, Area Affected : 100%     |           |                    |      |                |       |                |          |
|                      |               | Location : Basement Vault                                   |           |                    |      |                |       |                |          |
|                      |               | Explanation : 2- 10,000 Gallon Tanks                        |           |                    |      |                |       |                |          |
| Conversion Equipment |               |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler  | 5%  | Now       | \$15,100           | 2043 | * *            | 1     | \$2,400        | B        |
|                      |               | Malfunctioning, Extent : Moderate, Area Affected : 50%      |           |                    |      |                |       |                |          |
|                      |               | Location : Boiler Room, 1 Of 2 Defective Boiler Oil Burners |           |                    |      |                |       |                |          |
|                      | Steam Boiler  | 95%   |           |                    | 2028 | * *            | 1     | \$51,400       | B        |
|                      |               | On Extended Life, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                      |               | Location : Basement   |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 41 - SI

Asset # : 1436

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2033               | * *            | 4           | \$2,700        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2023               | \$67,100       | 1           | \$6,800        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement Fan Room                                |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 60%   |                   |                | 2028               | * *            | 1           | \$10,600       | B             |
| Fan Coil Unit/Heat    | 20%   |                   |                | 2023               | \$186,300      | 1           | \$3,500        | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%   | 0-2               | \$3,200        | 2018               | \$63,900       | 1           |                | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                       | Location : Various Classrooms                               |                   |                |                    |                |             |                |               |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$48,200       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 90%   |                   |                | 2023               | \$61,900       | 2           | \$1,500        | B             |
| Roof                  | 10%   |                   |                | 2023               | \$4,900        | 2           | \$200          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$14,500       | 2           | \$800          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$13,500       | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Severe, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                       | Location : Toilet Room, Basement                            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2033               | * *            | 1-2         | \$1,500        | B             |
|                       | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 42 - M  
**Address** : 71 HESTER STREET  
**Borough** : MANHATTAN **Agency's Number** : M042  
**Program / Asset #** : BOE0023.000 / 1663 **Yr Built/Renovated** : 1899 / 2009  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 309 **Lot** : 1 **BIN** : 1003998

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$521,500             |
| Interior Architecture | \$1,053,300           | \$52,400              |
| Electrical            | \$44,800              | \$773,600             |
| Mechanical            | \$116,800             | \$106,300             |
| <b>Total</b>          | <b>\$1,214,900</b>    | <b>\$1,453,800</b>    |
| Priority A            |                       | \$521,500             |
| Priority B            | \$377,700             | \$932,300             |
| Priority C            | \$837,200             |                       |
| <b>Total</b>          | <b>\$1,214,900</b>    | <b>\$1,453,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                | \$4,100         |                 |
| Interior Architecture | \$35,400        |                | \$2,300         | \$8,700         |
| Electrical            | \$200           | \$500          | \$11,100        | \$300           |
| Mechanical            | \$48,100        | \$8,200        | \$21,100        | \$8,900         |
| <b>Total</b>          | <b>\$83,700</b> | <b>\$8,700</b> | <b>\$38,600</b> | <b>\$17,900</b> |
| Priority A            |                 |                | \$4,100         |                 |
| Priority B            | \$48,300        | \$8,700        | \$32,200        | \$9,200         |
| Priority C            | \$35,400        |                | \$2,300         | \$8,700         |
| <b>Total</b>          | <b>\$83,700</b> | <b>\$8,700</b> | <b>\$38,600</b> | <b>\$17,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - M

## Asset # : 1663

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$90,400       | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$104,100      | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Wood                   | 100%  |                   |                | 2043               | **             | 5           | \$327,000      | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2029               | **             | 10          | \$30,800       | A             |
| Copper/Terne           | 5%  |                   |                | 2056               | **             | 10          | \$4,100        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2024               | **             | 5           | \$2,800        | C             |
| Mosaic Tile            | 2%  | Now               | \$34,000       | 2034               | **             | 5           | \$2,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Main Entrance  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%   |                   |                | 2031               | **             | 3           | \$7,000        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%   | Now               | \$444,200      | 2031               | **             | 3           | \$17,500       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Size Tiles                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%   | Now               | \$222,100      | 2031               | **             | 3           | \$8,700        | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : 12x12 Tiles Throughout                               |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$170,900      | 2036               | **             | 5           | \$2,900        | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Toilet Rooms                              |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | **             | 5           | \$2,300        | C             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             |             |                | C             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5           | \$20,900       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Wood                   | 5%  |                   |                | LIFE               | **             | 5           | \$23,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - M

## Asset # : 1663

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 10% Now \$71,900 2041 \* \* 5 \$5,800 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%*

*Location : Main Entrance*

Plaster 90% Now \$144,200 LIFE \* \* 5 \$52,400 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 50% 2041 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

Fused Disc Sw 50% 2031 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 50% 2031 \* \* 5 \$100 B

Fused Disc Sw 50% 2041 \* \* 5 \$100 B

## Raceway

Conduit 90% 2021 \$76,700 1 B

Conduit 10% 2041 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2037 \* \* 5 \$100 B

Molded Case Bkrs 30% 2037 \* \* 5 \$500 B

Molded Case Bkrs 60% 2020 \$61,000 5 \$1,000 B

## Wiring

Braided Cloth 50% 2-4 \$44,800 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 40% 2021 \$35,800 1 B

Thermoplastic 10% 2041 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2034 \* \* 5 \$400 B

## Ground

## Grounding Devices

Generic 50% LIFE \* \* 5 \$400 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

Generic 50% LIFE \* \* 5 \$400 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - M

## Asset # : 1663

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

97%  
2021 \$544,600 10 \$55,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T12 Lamps*

HID 2% 2016 \$5,200 10 B  
Incandescent 1% 2016 \$5,600 2 B

## Egress Lighting

Emergency, Battery 50% 2021 \$12,900 10 \$7,500 B  
Exit, Service 50% 2026 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 2041 \* \* 1 B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Using #2 Oil Only Due To Undersize Gas Piping*

## Conversion Equipment

Steam Boiler 100% 2034 \* \* 1 \$61,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% Now \$24,800 2031 \* \* 4 \$3,100 B  
*Leak Evident, Extent : Light, Area Affected : 20%*  
*Location : Condensate Returns In Basement*

## Terminal Devices

Convactor/Radiator 90% 2026 \* \* 1 \$18,100 B  
*Other Observation, Extent : Light, Area Affected : 1%*  
*Location : Basement*  
*Explanation : Obsolete Units Still Remaining In Basement*

Fan Coil Unit/Heat 10% Now \$2,100 2021 \$106,300 1 \$1,800 B  
*Not in Service, Extent : Severe, Area Affected : 5%*  
*Location : Basement*

## Air Conditioning

Energy Source

Electricity 100% 2029 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 80% 2016 \$116,800 1 B  
No Component 20% D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - M

Asset # : 1663

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$34,700       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 10%            |                   |                | 2016               | \$7,900        | 2           | \$200          | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           | Now               | \$4,200        | 2026               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                              |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Hot Water Goes Through Mixing Valve Into Cold Water Line</i>                 |                |                   |                |                    |                |             |                |               |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2020               | \$16,500       | 2           | \$900          | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           | Now               | \$3,100        | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>                                    |                |                   |                |                    |                |             |                |               |
| <i>Location : Kitchen Waste Water Leaks To Basement</i>                                       |                |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>                               |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Area</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : The Boiler Drains Are Undersize</i>  |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           | Now               | \$5,000        | LIFE               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                                |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Water Backup From Storm Drain When It Rains Due To Under Size Drain Pipe</i> |                |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 42 - Q  
**Address** : 488 BEACH 66 STREET @THURSBY AVE.  
**Borough** : QUEENS **Agency's Number** : Q042  
**Program / Asset #** : BOE0702.000 / 2803 **Yr Built/Renovated** : 1925 / 2011  
**Area Sq Ft** : 121,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 16039 **Lot** : 14 **BIN** : 4302817

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$243,000             | \$342,100             |
| Interior Architecture | \$367,700             | \$783,500             |
| Electrical            | \$46,000              | \$185,900             |
| Mechanical            | \$59,700              | \$730,700             |
| <b>Total</b>          | <b>\$716,400</b>      | <b>\$2,042,200</b>    |
| Priority A            | \$243,000             | \$342,100             |
| Priority B            | \$264,500             | \$973,700             |
| Priority C            | \$208,900             | \$726,300             |
| <b>Total</b>          | <b>\$716,400</b>      | <b>\$2,042,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$70,400         |                 |                 |                 |
| Interior Architecture | \$73,200         | \$4,800         | \$8,600         | \$9,500         |
| Electrical            | \$6,300          | \$6,500         | \$7,400         | \$5,800         |
| Mechanical            | \$70,900         | \$15,000        | \$21,000        | \$17,300        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$230,500</b> | <b>\$36,100</b> | <b>\$46,800</b> | <b>\$42,500</b> |
| Priority A            | \$70,400         |                 |                 |                 |
| Priority B            | \$103,100        | \$31,400        | \$38,300        | \$33,000        |
| Priority C            | \$57,100         | \$4,800         | \$8,600         | \$9,500         |
| <b>Total</b>          | <b>\$230,500</b> | <b>\$36,100</b> | <b>\$46,800</b> | <b>\$42,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$227,000      | A             |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$113,500      | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Addition                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$14,200       | A             |
| Stucco Cement  | 5%         |                   |                | 2028               | **             | 5           | \$23,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 70%        |                   |                | 2039               | **             | 5           | \$37,400       | A             |
| Aluminum   | 30%        |                   |                | 2048               | **             | 5           | \$16,000       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5-10        | \$61,500       | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5-10        | \$23,700       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Addition                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$8,400        | A             |
| Metal Rail   | 2%         |                   |                | 2043               | **             | 5-10        | \$5,000        | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        | Now               | \$34,400       | 2023               | \$171,900      |             |                | A             |
| Patching Evident, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Auditorium                         |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2063               | **             | 10          | \$6,600        | A             |
| IRMA/Protected Membrane                                    | 35%        |                   |                | 2033               | **             | 10          | \$18,500       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$7,600        | C             |
| Ceramic Tile   | 5%         |                   |                | 2038               | **             | 5           | \$7,600        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             | 5           | \$6,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Vinyl Tile   | 10%        |                   |                | 2023               | \$145,300      | 3           | \$7,600        | C             |
| Vinyl Tile   | 40%        |                   |                | 2018               | \$581,100      | 3           | \$30,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2033               | **             | 3           | \$14,300       | C             |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$14,300       | C             |
| Wood   | 5%         |                   |                | 2063               | **             | 5           | \$14,300       | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |           |      |    |      |          |   |
|-----------------------|-----|-----|-----------|------|----|------|----------|---|
| Ceramic Tile          | 5%  |     |           | 2026 | ** | 5    | \$9,500  | C |
| Ceramic Tile          | 5%  |     |           | 2038 | ** | 5    | \$9,500  | C |
| Concrete Masonry Unit | 10% |     |           | LIFE | ** | 5    | \$15,200 | C |
| Gypsum Board          | 15% |     |           | LIFE | ** | 5-10 | \$48,400 | C |
| Masonry: Brick        | 5%  |     |           | LIFE | ** | 10   | \$2,800  | C |
| Plaster               | 60% | Now | \$208,900 | LIFE | ** | 5    | \$34,200 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Boiler Room Exit**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Throughout North And South Exterior Walls, Boiler Room Exit*

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 25% |     |          | 2043 | ** | 5 | \$38,100 | B |
| Exposed Concrete     | 10% | Now | \$58,800 | LIFE | ** | 5 | \$2,400  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room*

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Struc: Steel | 2%  |  |  | LIFE | ** | 10   | \$6,100   | B |
| Gypsum Board         | 3%  |  |  | LIFE | ** | 5-10 | \$15,700  | B |
| Plaster              | 60% |  |  | LIFE | ** | 5-10 | \$157,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Bolted Pressure Contact Switch Rated @ 4000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 65% |  |  | 2023 |    | 1 |  | B |
| Conduit | 35% |  |  | 2049 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2031 | ** | 5 | \$1,700 | B |
| Molded Case Bkrs | 35% |  |  | 2045 | ** | 5 | \$900   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$46,000 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Section Of The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 35% |  |  | 2033 | ** | 1 |  | B |
| Thermoplastic | 35% |  |  | 2049 | ** | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 40%        |                   |                | 2021               | \$13,200       | 5           | \$300          | B             |
| Locally Mounted   | 60%        |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%   |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible; Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2040               | * *            | 1           | \$30,600       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 1%         |                   |                | 2031               | * *            | 10          | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Gym  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl ( Compact Fluorescent Lamps )   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2031               | * *            | 10          | \$91,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Incandescent  | 1%         |                   |                | 2023               | \$9,200        | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2031               | * *            | 10          | \$300          | B             |
| Lightning Protection  |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling   |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2058               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Section Roof Only  |            |                   |                |                    |                |             |                |               |
| Explanation : Copper  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$11,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance Camera And Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$18,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

65%

2023

\$185,900

5

\$20,500

B

Natural Gas

35%

2053

\* \*

1

B

## Conversion Equipment

Furnace

35%

2033

\* \*

1

\$17,700

B

*Other Observation, Extent : Light, Area Affected : 35%**Location : New Wings Roofs**Explanation : 4 Roof Top Package Units*

Steam Boiler

65%

Now

\$7,300

2021

\$367,400

1

\$59,100

B

*Not in Service, Extent : Severe, Area Affected : 40%**Location : #1 & #3 Burners Are Down Frequently*

## Distribution

Steam Piping/Pump

65%

2033

\* \*

4

\$3,300

B

No Component

35%

D

## Terminal Devices

Air Handler

15%

2023

\$93,900

1

\$9,500

B

Convactor/Radiator

50%

2028

\* \*

1

\$16,500

B

No Component

35%

D

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Mechanical                     | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning               |                |                   |  |                    |                |             |                |               |
| Conversion Equipment           |                |                   |  |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 35%            |                   |  | 2033               | * *            | 2           | \$2,200        | B             |
|                                |                |                   | <i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i> |                    |                |             |                |               |
|                                |                |                   | <i>Location : 4 Roof Top Package Units On New Wing Roofs</i>   |                    |                |             |                |               |
| Window/Wall Unit               | 25%            |                   |  | 2016               | \$59,700       | 1           |                | B             |
|                                |                |                   | <i>Not in Service, Extent : Moderate, Area Affected : 20%</i>  |                    |                |             |                |               |
|                                |                |                   | <i>Location : Various Locations In Old Wing</i>                |                    |                |             |                |               |
| No Component                   | 40%            |                   |  |                    |                |             |                | D             |
| Ventilation                    |                |                   |  |                    |                |             |                |               |
| Distribution                   |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers             | 65%            |                   |  | LIFE               | * *            | 2-5         | \$58,400       | B             |
| Ductwork/Diffusers             | 35%            |                   |  | LIFE               | * *            | 2-5         | \$31,500       | B             |
| Exhaust Fans                   |                |                   |  |                    |                |             |                |               |
| Interior                       | 65%            |                   |  | 2023               | \$83,400       | 2           | \$2,000        | B             |
| Roof                           | 35%            |                   |  | 2033               | * *            | 2           | \$1,100        | B             |
| Plumbing                       |                |                   |  |                    |                |             |                |               |
| H/C Water Piping               |                |                   |  |                    |                |             |                |               |
| Brass/Copper                   | 65%            |                   |  | 2033               | * *            | 1           |                | B             |
| Brass/Copper                   | 35%            |                   |  | 2053               | * *            | 1           |                | B             |
| Water Heater                   |                |                   |  |                    |                |             |                |               |
| Electric                       | 65%            |                   |  | 2018               | \$11,700       | 4           | \$600          | B             |
| Gas Fired                      | 35%            |                   |  | 2023               | \$9,500        | 2           | \$500          | B             |
| Sanitary Piping                |                |                   |  |                    |                |             |                |               |
| Cast Iron                      | 100%           | Now               | \$12,600   | LIFE               | * *            | 1           |                | B             |
|                                |                |                   | <i>Broken, Extent : Severe, Area Affected : 5%</i>             |                    |                |             |                |               |
|                                |                |                   | <i>Location : School Yard</i>                                  |                    |                |             |                |               |
| Storm Drain Piping             |                |                   |  |                    |                |             |                |               |
| Cast Iron                      | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |                |                   |  |                    |                |             |                |               |
| Rigid Piping                   | 100%           | Now               | \$10,300   | 2033               | * *            | 4           | \$1,300        | B             |
|                                |                |                   | <i>Not in Service, Extent : Severe, Area Affected : 10%</i>    |                    |                |             |                |               |
|                                |                |                   | <i>Location : Near The Hot Water Heater, Basement</i>          |                    |                |             |                |               |
| Backflow Preventer             |                |                   |  |                    |                |             |                |               |
| No Component                   | 65%            |                   |  |                    |                |             |                | D             |
| Generic                        | 35%            |                   |  | 2033               | * *            | 1           | \$2,200        | B             |
| Fixtures                       |                |                   |  |                    |                |             |                |               |
| Generic                        | 100%           |                   |  |                    |                |             |                | B             |
| Vertical Transport             |                |                   |  |                    |                |             |                |               |
| Elevators                      |                |                   |  |                    |                |             |                |               |
| Geared Traction                | 100%           |                   |  | LIFE               | * *            |             |                | C             |
|                                |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                                |                |                   | <i>Location : 1-6</i>  |                    |                |             |                |               |
|                                |                |                   | <i>Explanation : 2 Units</i>                                   |                    |                |             |                |               |
| Fire Suppression               |                |                   |  |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - Q

Asset # : 2803

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| No Component          | 65%        |                   |                |                    |                |             |                | D             |
| Generic               | 35%        |                   |                | 2053               | * *            | 1-5         | \$18,700       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 65%        |                   |                |                    |                |             |                | D             |
| Generic               | 35%        |                   |                | 2053               | * *            | 1-2         | \$10,000       | B             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| No Component          | 65%        |                   |                |                    |                |             |                | D             |
| Generic               | 35%        |                   |                | 2038               | * *            | 1           | \$6,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 42 - SI  
**Address** : 380 GENESEE AVENUE @WAINWRIGHT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R042  
**Program / Asset #** : BOE0967.000 / 1184 **Yr Built/Renovated** : 1968 / 2004  
**Area Sq Ft** : 63,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5605 **Lot** : 1 **BIN** : 5074394

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$79,600              | \$38,500              |
| Interior Architecture |                       | \$892,600             |
| Electrical            | \$138,700             | \$512,600             |
| Mechanical            |                       | \$100,800             |
| <b>Total</b>          | <b>\$218,300</b>      | <b>\$1,544,400</b>    |
| Priority A            | \$79,600              | \$38,500              |
| Priority B            | \$138,700             | \$613,400             |
| Priority C            |                       | \$892,600             |
| <b>Total</b>          | <b>\$218,300</b>      | <b>\$1,544,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$5,600         |
| Interior Architecture | \$9,900         | \$10,200        |                 | \$9,900         |
| Electrical            | \$38,400        | \$4,700         |                 | \$600           |
| Mechanical            | \$25,400        | \$16,100        | \$12,200        | \$7,700         |
| <b>Total</b>          | <b>\$73,700</b> | <b>\$31,000</b> | <b>\$12,200</b> | <b>\$23,800</b> |
| Priority A            |                 |                 |                 | \$5,600         |
| Priority B            | \$63,700        | \$31,000        | \$12,200        | \$8,300         |
| Priority C            | \$9,900         |                 |                 | \$9,900         |
| <b>Total</b>          | <b>\$73,700</b> | <b>\$31,000</b> | <b>\$12,200</b> | <b>\$23,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| Glazed Ceramic Panel | 5%  |  |  | LIFE | * * | 5 | \$11,100 | A |
| Masonry: Brick       | 70% |  |  | LIFE | * * | 5 | \$33,200 | A |
| Pre-Cast Concrete    | 25% |  |  | LIFE | * * | 5 | \$38,500 | A |

## Windows

|          |      |  |  |      |     |   |          |   |
|----------|------|--|--|------|-----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | * * | 5 | \$11,100 | A |
|----------|------|--|--|------|-----|---|----------|---|

## Parapets

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick    | 40% |  |  | LIFE | * * | 5 | \$3,600  | A |
| Pre-Cast Concrete | 60% |  |  | LIFE | * * | 5 | \$33,500 | A |

## Roof

|                         |      |  |  |      |     |    |          |   |
|-------------------------|------|--|--|------|-----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2025 | * * | 10 | \$79,600 | A |
|-------------------------|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2023 | \$54,400  | 5 | \$2,500  | C |
| Vinyl Tile   | 97% |  |  | 2020 | \$756,300 | 3 | \$39,700 | C |

## Interior Walls

|                       |     |  |  |      |          |   |          |   |
|-----------------------|-----|--|--|------|----------|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2023 | \$82,000 | 5 | \$2,800  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | * *      | 5 | \$1,900  | C |
| Plaster               | 57% |  |  | LIFE | * *      | 5 | \$15,900 | C |
| SGFT/Glazed Masonry   | 35% |  |  | LIFE | * *      |   |          | C |

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2025 | * * | 5 | \$20,400 | B |
| Exposed Concrete  | 10% |  |  | LIFE | * * | 5 | \$1,300  | B |
| Plaster           | 65% |  |  | LIFE | * * | 5 | \$33,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Switchgear / Switchboard

|                |      |     |          |      |     |   |       |   |
|----------------|------|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 100% | 0-2 | \$89,400 | 2050 | * * | 5 | \$100 | B |
|----------------|------|-----|----------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 60%  
Location : Electrical Room*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 60% |  |  | 2020 | \$51,100 | 1 |  | B |
| Conduit | 40% |  |  | 2040 | * *      | 1 |  | B |

## Panelboards

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 20% |     |          | 2019 | \$20,300 | 5 | \$200 | B |
| Fused Knife Sw | 20% | 2-4 | \$20,300 | 2045 | * *      | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%  
Location : Throughout*

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 60% |  |  | 2042 | * * | 5 | \$800 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$17,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2020               | \$418,800      | 10          | \$42,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$11,400       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$49,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Service   | 25%        |                   |                | 2015               | \$2,300        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2015               | \$2,300        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 6        | 100%           |                   |                    | 2030    | * *            | 5           | \$16,900       | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%           |                   |                    | 2025    | * *            | 1           | \$54,200       | B             |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%           |                   |                    | 2030    | * *            | 4           | \$4,100        | B             |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 30%            |                   |                    | 2020    | \$100,800      | 1           | \$10,200       | B             |
|                  | Convactor/Radiator   | 70%            |                   |                    | 2025    | * *            | 1           | \$12,400       | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2036    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 5%             |                   |                    | 2014    | \$6,400        | 1           |                | B             |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$30,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 42 - SI

Asset # : 1184

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 30%        |                   |                | 2020               | \$20,700       | 2           | \$500          | B             |
| Roof                  | 70%        |                   |                | 2020               | \$34,700       | 2           | \$1,200        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$8,100        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 42 - SI ANNEX  
**Address** : 25 AUGUSTA AVENUE @RICHMOND AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R848  
**Program / Asset #** : BOE0967.010 / 1185 **Yr Built/Renovated** : 1926 / 2009  
**Area Sq Ft** : 23,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5605 **Lot** : 1 **BIN** : 5130512

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$137,700             |
| Electrical            |  |                       | \$192,700             |
| Mechanical            |  |                       | \$35,600              |
| <b>Total</b>          |  |                       | <b>\$366,000</b>      |
| Priority B            |  |                       | \$228,300             |
| Priority C            |  |                       | \$137,700             |
| <b>Total</b>          |  |                       | <b>\$366,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|-----------------|----------------|----------------|
| Exterior Architecture | \$14,000         |                 |                |                |
| Interior Architecture | \$86,600         | \$1,800         |                | \$1,800        |
| Electrical            | \$31,200         | \$16,000        | \$100          | \$200          |
| Mechanical            | \$5,800          | \$21,500        | \$4,300        | \$3,400        |
| <b>Total</b>          | <b>\$137,600</b> | <b>\$39,300</b> | <b>\$4,300</b> | <b>\$5,400</b> |
| Priority A            | \$14,000         |                 |                |                |
| Priority B            | \$83,200         | \$37,500        | \$4,300        | \$3,600        |
| Priority C            | \$40,400         | \$1,800         |                | \$1,800        |
| <b>Total</b>          | <b>\$137,600</b> | <b>\$39,300</b> | <b>\$4,300</b> | <b>\$5,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - SI ANNEX

Asset # : 1185

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$12,500       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | * *            | 5           | \$500          | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$14,000       | 2036               | * *            | 5           | \$2,900        | A             |
|                        | Air Infiltration, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 25%  |                   |                | LIFE               | * *            | 5           | \$9,600        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| No Component           | 75%  |                   |                |                    |                |             |                | D             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 95%  |                   |                | 2029               | * *            | 10          | \$4,300        | A             |
|                        | Other Observation, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : Repairs In Progress                            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 5%   |                   |                | 2020               | \$7,400        | 10          | \$1,400        | A             |
|                        | Repairs in Progress, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Low Roof  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 25%  |                   |                | 2025               | * *            | 5           | \$3,600        | C             |
| Cast in Place Concrete | 25%  | Now               | \$5,500        | LIFE               | * *            | 5           | \$15,800       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Basement                               |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Basement                               |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%  |                   |                | 2020               | \$137,700      | 3           | \$7,200        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - SI ANNEX

## Asset # : 1185

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         | Now               | \$4,700        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                             |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                             |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         | Now               | \$5,700        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                             |            |                   |                |                    |                |             |                |               |
| Plaster  | 85%        | Now               | \$22,700       | LIFE               | **             | 5           | \$7,400        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement And Exit #4                 |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 25%        | Now               | \$27,700       | LIFE               | **             | 5           | \$1,100        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Plaster  | 75%        | Now               | \$18,500       | LIFE               | **             | 5           | \$13,500       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Amps                                     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$36,100       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2042               | **             | 5           |                | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2042               | **             | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$31,200       | 2045               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2020               | \$3,500        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$12,700       | 5           | \$100          | B             |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - SI ANNEX

Asset # : 1185

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices

Not Accessible

100%

D

## Lighting

Interior Lighting

Fluorescent

90%

2020

\$156,600

10

\$15,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 50% T-8 & 50% T-12 Lamps*

HID

5%

2015

\$4,000

10

B

Incandescent

5%

2015

\$8,700

2

B

Egress Lighting

Emergency, Service

50%

2015

\$1,600

1

B

Exit, Service

50%

2015

\$1,600

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual

100%

2046

\* \*

1

B

Fuel

Conversion Equipment

Steam Boiler

100%

2037

\* \*

1

\$19,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$3,100

2040

\* \*

4

\$1,000

B

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Behind Boiler #2, Boiler Room*

Terminal Devices

Air Handler

30%

2020

\$35,600

1

\$3,600

B

Convactor/Radiator

60%

2025

\* \*

1

\$3,800

B

Unit Heater-Stm/HW

10%

2015

\$14,200

4

\$300

B

## Air Conditioning

Energy Source

Electricity

100%

2028

\* \*

1

B

Conversion Equipment

Window/Wall Unit

10%

2015

\$4,500

1

B

No Component

90%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$10,800

B

Exhaust Fans

Interior

100%

2020

\$24,300

2

\$600

B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - SI ANNEX

Asset # : 1185

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2019               | \$5,100        | 2           | \$300          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |                   |                |                    |                |             |                | D             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 43 - Q (TANDEM P. S. 256 - Q)  
**Address** : 160 BEACH 29 STREET  
**Borough** : QUEENS **Agency's Number** : Q043  
**Program / Asset #** : BOE0987.000 / 4470 **Yr Built/Renovated** : 1996 / 2006  
**Area Sq Ft** : 133,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH  
**Block** : 15820 **Lot** : 1 **BIN** : 4467711

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$139,300             | \$52,900              |
| Electrical            | \$95,800              | \$45,400              |
| Mechanical            |                       | \$271,000             |
| <b>Total</b>          | <b>\$235,100</b>      | <b>\$369,300</b>      |
| Priority A            | \$139,300             | \$52,900              |
| Priority B            | \$95,800              | \$316,400             |
| <b>Total</b>          | <b>\$235,100</b>      | <b>\$369,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  |                 |                 |
| Interior Architecture | \$35,500        | \$31,100         | \$2,200         |                 |
| Electrical            | \$10,400        | \$14,400         | \$13,100        | \$11,000        |
| Mechanical            | \$30,100        | \$52,000         | \$38,200        | \$57,300        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$83,900</b> | <b>\$105,400</b> | <b>\$61,400</b> | <b>\$76,200</b> |
| Priority A            |                 |                  |                 |                 |
| Priority B            | \$83,900        | \$90,900         | \$59,200        | \$76,200        |
| Priority C            |                 | \$14,500         | \$2,200         |                 |
| <b>Total</b>          | <b>\$83,900</b> | <b>\$105,400</b> | <b>\$61,400</b> | <b>\$76,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 43 - Q (TANDEM P. S. 256 - Q)**  
**Asset # : 4470**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$52,900       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$19,100       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$81,800       | 2038               | **             | 5           | \$8,500        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$5,600        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 65%        |                   |                | 2031               | **             | 10          | \$17,800       | A             |
| IRMA/Protected Membrane   | 35%        |                   |                | 2027               | **             | 10          | \$57,500       | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$25,900       | 3           | \$6,600        | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,400        | C             |
| Vinyl Tile  | 75%        |                   |                | 2027               | **             | 3           | \$24,600       | C             |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$8,200        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 40%        |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 30%        |                   |                | 2035               | **             | 5           | \$33,100       | B             |
| AcousTileConcealSpLn  | 5%         | Now               | \$34,000       | 2042               | **             | 5           | \$2,800        | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room 422                               |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Corridor Near Room 422                               |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$5,500        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 18%        |                   |                | LIFE               | **             | 5           | \$19,800       | B             |
| Metal Panel   | 2%         | Now               | \$1,400        | LIFE               | **             | 5           | \$2,200        | B             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Around Access Panels And Frames Throughout           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 43 - Q (TANDEM P. S. 256 - Q)**  
**Asset # : 4470**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1600 Amps Main Disconnect Switch                 |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room And Penthouse                           |            |                   |                |                    |                |             |                |               |
| Explanation : One 300 Kva, One 75 Kva And One 45 Kva 480v-208/120v |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2038               | * *            | 5           | \$2,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Motor Control Center   | 90%        |                   |                | 2035               | * *            | 5           | \$2,700        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$33,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$42,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Generator Room  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Kw   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$4,000        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2050               | * *            | 5           | \$3,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2027               | * *            | 10          | \$95,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2022               | \$19,600       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 43 - Q (TANDEM P. S. 256 - Q)**  
**Asset # : 4470**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |      |  |  |      |          |    |       |   |
|--------------------|------|--|--|------|----------|----|-------|---|
| Egress Lighting    |      |  |  |      |          |    |       |   |
| Emergency, Service | 50%  |  |  | 2027 | * *      | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2027 | * *      | 1  |       | B |
| Exterior Lighting  |      |  |  |      |          |    |       |   |
| HID                | 100% |  |  | 2022 | \$45,400 | 10 | \$300 | B |

**Alarm**

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |      |     |     |          |   |
| No Component         | 90% |  |  |      |     |     |          | D |
| Generic              | 10% |  |  | 2027 | * * | 1   | \$4,100  | B |
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 60% |  |  |      |     |     |          | D |
| Generic              | 40% |  |  | 2027 | * * | 1-3 | \$26,900 | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |     |         |      |           |   |           |   |
|--|------|-----|---------|------|-----------|---|-----------|---|
| Energy Source  |      |     |         |      |           |   |           |   |
| Interruptible Gas/Dual Fuel                                    | 100% |     |         | 2042 | * *       | 1 |           | B |
| Conversion Equipment   |      |     |         |      |           |   |           |   |
| Steam Boiler   | 100% |     |         | 2035 | * *       | 1 | \$107,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |         |      |           |   |           |   |
| <i>Location : Basement</i>                                     |      |     |         |      |           |   |           |   |
| <i>Explanation : 2 Units</i>                                   |      |     |         |      |           |   |           |   |
| Distribution   |      |     |         |      |           |   |           |   |
| Hot Wtr Piping/Pump  | 20%  | Now | \$2,500 | 2030 | * *       | 4 | \$1,100   | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>     |      |     |         |      |           |   |           |   |
| <i>Location : Penthouse, Air Handler</i>                       |      |     |         |      |           |   |           |   |
| Steam Piping/Pump  | 80%  |     |         | 2032 | * *       | 4 | \$4,300   | B |
| Terminal Devices   |      |     |         |      |           |   |           |   |
| Air Handler  | 20%  |     |         | 2022 | \$133,800 | 1 | \$13,500  | B |
| Convactor/Radiator   | 80%  |     |         | 2027 | * *       | 1 | \$28,200  | B |

**Air Conditioning**

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Electricity  | 100% |  |  | 2038 | * * | 1 |          | B |
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Ext Pkg Unit - Cooling   | 100% |  |  | 2027 | * * | 2 | \$6,700  | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Roof</i>   |      |  |  |      |     |   |          |   |
| <i>Explanation : No Access To The A / C Unit</i>               |      |  |  |      |     |   |          |   |
| Terminal Devices   |      |  |  |      |     |   |          |   |
| Air Handler/Cool/Ht  | 100% |  |  | 2027 | * * | 1 | \$67,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : No Access</i>                                    |      |  |  |      |     |   |          |   |
| <i>Explanation : No Access</i>                                 |      |  |  |      |     |   |          |   |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - Q (TANDEM P. S. 256 - Q)

Asset # : 4470

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |                |                |                   |                    |         |                |             |                |               |
| Heat Rejection  |                |                |                   |                    |         |                |             |                |               |
| Air Condenser Unit                                      |                | 100%           |                   |                    | 2027    | * *            | 2           | \$75,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : No Access                                    |                |                |                   |                    |         |                |             |                |               |
| Explanation : No Access                                 |                |                |                   |                    |         |                |             |                |               |
| Ventilation   |                |                |                   |                    |         |                |             |                |               |
| Distribution  |                |                |                   |                    |         |                |             |                |               |
| Ductwork/Diffusers                                      |                | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$60,700       | B             |
| Exhaust Fans  |                |                |                   |                    |         |                |             |                |               |
| Interior  |                | 100%           |                   |                    | 2022    | \$137,200      | 2           | \$3,400        | B             |
| Plumbing  |                |                |                   |                    |         |                |             |                |               |
| H/C Water Piping  |                |                |                   |                    |         |                |             |                |               |
| Galv Iron/Steel   |                | 100%           |                   |                    | 2035    | * *            | 1           |                | B             |
| Water Heater  |                |                |                   |                    |         |                |             |                |               |
| Gas Fired   |                | 100%           |                   |                    | 2020    | \$28,900       | 2           | \$1,600        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Basement                                     |                |                |                   |                    |         |                |             |                |               |
| Explanation : One Tank Of 600 Gals                      |                |                |                   |                    |         |                |             |                |               |
| Sanitary Piping   |                |                |                   |                    |         |                |             |                |               |
| Cast Iron   |                | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                |                |                   |                    |         |                |             |                |               |
| Cast Iron   |                | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                |                   |                    |         |                |             |                |               |
| Submersible   |                | 100%           |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer                                      |                |                |                   |                    |         |                |             |                |               |
| Generic   |                | 100%           |                   |                    | 2027    | * *            | 1           | \$6,700        | B             |
| Fixtures  |                |                |                   |                    |         |                |             |                |               |
| Generic   |                | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
| Hydraulic   |                | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Basement : 4th Floor; 1st : 2nd Floor        |                |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                |                |                   |                    |         |                |             |                |               |
| Standpipe   |                |                |                   |                    |         |                |             |                |               |
| Generic   |                | 100%           |                   |                    | 2042    | * *            | 1-5         | \$55,000       | B             |
| Sprinkler   |                |                |                   |                    |         |                |             |                |               |
| No Component  |                | 95%            |                   |                    |         |                |             |                | D             |
| Generic   |                | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,500        | B             |
| Fire Pump   |                |                |                   |                    |         |                |             |                |               |
| Generic   |                | 100%           |                   |                    | 2031    | * *            | 1           | \$20,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 43 - Q ANNEX  
**Address** : 98 BEACH 28TH STREET  
**Borough** : QUEENS **Agency's Number** : Q907  
**Program / Asset #** : BOE1048.000 / 14261 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 10,694 **Project Type** : EDUCATION  
**Date of Survey** : 13-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 15819 **Lot** : 148 **BIN** : 4531136

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$10,600        |                | \$2,900        | \$8,100         |
| Interior Architecture | \$1,700         |                | \$1,600        |                 |
| Electrical            |                 |                | \$100          | \$100           |
| Mechanical            | \$700           | \$500          | \$1,300        | \$500           |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900        | \$3,900         |
| <b>Total</b>          | <b>\$16,900</b> | <b>\$4,500</b> | <b>\$9,900</b> | <b>\$12,700</b> |
| Priority A            | \$10,600        |                | \$2,900        | \$8,100         |
| Priority B            | \$6,300         | \$4,500        | \$5,400        | \$4,600         |
| Priority C            |                 |                | \$1,600        |                 |
| <b>Total</b>          | <b>\$16,900</b> | <b>\$4,500</b> | <b>\$9,900</b> | <b>\$12,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - Q ANNEX

## Asset # : 14261

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

75% 0-2 \$9,300 LIFE \* \* 5 \$13,800 A  
*Water Penetration, Extent : Light, Area Affected : 30%*  
*Location : Perimeter Wall Room 101*

Stucco Cement

25%

2037

\* \*

5

\$11,500

A

## Windows

Aluminum

100%

2042

\* \*

5

\$4,700

A

## Parapets

Cast Stone/Terra Cotta

5%

LIFE

\* \*

5

\$1,300

A

Masonry: Brick

50%

LIFE

\* \*

5

\$1,700

A

Metal Panel

45%

2046

\* \*

5

\$5,800

A

## Roof

Built-Up (BUR)

100%

0-2

\$1,300

2028

\* \*

A

*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Throughout Second Floor*

## Interior

## Floors

Vinyl Tile

100%

2028

\* \*

3

\$4,900

C

## Interior Walls

Gypsum Board

100%

LIFE

\* \*

5

\$18,500

C

## Ceilings

AcousTileSusp.Lay-In

100%

4+

\$1,700

2037

\* \*

5

\$6,500

B

*Water Penetration, Extent : Light, Area Affected : 5%*  
*Location : Throughout Second Floor*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2046

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Disconnect Switch Rated At 200 Amps*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2046

\* \*

5

\$200

B

## Raceway

Conduit

100%

2046

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2042

\* \*

5

\$200

B

## Wiring

Thermoplastic

100%

2046

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2037

\* \*

5

\$100

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - Q ANNEX

Asset # : 14261

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$7,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2028               | * *            | 10          | \$300          | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2028               | * *            | 1           | \$4,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 5 Exterior Package Units                     |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                             | 100%       |                   |                | 2028               | * *            | 2           | \$500          | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,900        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2028               | * *            | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$2,300        | 2           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - Q ANNEX

Asset # : 14261

| Mechanical         |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing           |  |                |           |                    |      |                |       |                |          |
|                    | Sanitary Piping  |                |           |                    |      |                |       |                |          |
|                    | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping                                       |                |           |                    |      |                |       |                |          |
|                    | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Backflow Preventer                                       |                |           |                    |      |                |       |                |          |
|                    | Generic  | 100%           |           |                    | 2028 | * *            | 1     | \$500          | B        |
|                    | Fixtures   |                |           |                    |      |                |       |                |          |
|                    | Generic  | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport |  |                |           |                    |      |                |       |                |          |
|                    | Elevators  |                |           |                    |      |                |       |                |          |
|                    | Hydraulic  | 100%           |           |                    | LIFE | * *            |       |                | C        |
|                    | Other Observation, Extent : Severe, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|                    | Location : 1 - 2   |                |           |                    |      |                |       |                |          |
|                    | Explanation : 1 Inoperable Unit                          |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 44 - BK  
**Address** : 432 MONROE STREET BTWN: MARCUS GARVEY BLVD., THROO  
**Borough** : BROOKLYN **Agency's Number** : K044  
**Program / Asset #** : BOE0374.000 / 2518 **Yr Built/Renovated** : 1951 / 2010  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1821 **Lot** : 1 **BIN** : 3051540

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$121,600             |
| Interior Architecture | \$648,000             |                       |
| Electrical            | \$157,400             | \$982,900             |
| Mechanical            | \$48,400              | \$1,244,300           |
| <b>Total</b>          | <b>\$853,700</b>      | <b>\$2,348,900</b>    |
| Priority A            |                       | \$121,600             |
| Priority B            | \$205,800             | \$2,227,200           |
| Priority C            | \$648,000             |                       |
| <b>Total</b>          | <b>\$853,700</b>      | <b>\$2,348,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,300        |                 |                 |                 |
| Interior Architecture | \$35,800        | \$12,200        | \$4,100         | \$21,800        |
| Electrical            | \$400           | \$600           | \$1,100         | \$16,000        |
| Mechanical            | \$15,500        | \$9,900         | \$15,000        | \$31,500        |
| <b>Total</b>          | <b>\$78,000</b> | <b>\$22,700</b> | <b>\$20,200</b> | <b>\$69,300</b> |
| Priority A            | \$26,300        |                 |                 |                 |
| Priority B            | \$51,700        | \$10,500        | \$16,100        | \$62,200        |
| Priority C            |                 | \$12,200        | \$4,100         | \$7,100         |
| <b>Total</b>          | <b>\$78,000</b> | <b>\$22,700</b> | <b>\$20,200</b> | <b>\$69,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$63,400       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Slate Panels   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2044    | **                 | 5           | \$23,600       | A             |  |
| Glass Block  | 5%         | Now               | \$14,500       | LIFE    | **                 | 5           | \$800          | A             |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$9,500        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       |                   |                | 2032    | **                 | 10          | \$58,200       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$22,500       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2031    | **                 | 5           | \$3,100        | C             |  |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,600        | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2027    | **                 | 3           | \$7,700        | C             |  |
| Vinyl Tile   | 55%        | Now               | \$108,000      | 2017    | \$540,000          | 3           | \$21,200       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2050    | **                 | 5           | \$19,300       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | **                 | 5           | \$5,200        | C             |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$4,100        | C             |  |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 55%        |                   |                | LIFE    | **                 | 5           | \$17,100       | C             |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 10%        |                   |                | 2027    | **                 | 5           | \$10,200       | B             |  |
| AcousTileConcealSpLn   | 15%        |                   |                | 2027    | **                 | 5           | \$19,200       | B             |  |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2039    | **                 | 5           | \$5,100        | B             |  |
| Exposed Concrete   | 45%        |                   |                | LIFE    | **                 | 5           | \$7,200        | B             |  |
| Metal Panel  | 10%        | 0-2               | \$33,300       | LIFE    | **                 | 5           | \$12,800       | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 15%        |                   |                | LIFE    | **                 | 5           | \$9,600        | B             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Electrical Services, No Ratings Available  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$108,400      | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2022               | \$601,900      | 10          | \$61,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2017               | \$2,900        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$12,400       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$14,300       | 10          | \$8,300        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$5,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2032               | * *            | 10          | \$200          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Parapet   |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$11,600       | 1           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2017

\$39,600

1-3

\$2,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$21,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried**Explanation : 2 Tanks With A Capacity Of 7500 Gal Each*

## Conversion Equipment

Steam Boiler

100%

2020

\$382,000

1

\$68,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

2022

\$548,000

4

\$5,100

B

## Terminal Devices

Air Handler

20%

2022

\$84,600

1

\$8,500

B

Convactor/Radiator

80%

2027

\* \*

1

\$17,800

B

## Air Conditioning

## Conversion Equipment

Window/Wall Unit

30%

2017

\$48,400

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$38,400

B

## Exhaust Fans

Interior

80%

2027

\* \*

2

\$1,700

B

Roof

20%

2022

\$12,500

2

\$400

B

## Plumbing

## H/C Water Piping

Brass/Copper

2%

2042

\* \*

1

B

Galv Iron/Steel

98%

2020

\$229,700

1

B

## HW Heat Exchanger

Low Temp

100%

2022

\$24,400

4

\$10,200

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 44 - BK

Asset # : 2518

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>                                     |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Only One Sump Pump</i>                        |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>                                     |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 2 Units</i>                                   |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2042               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 44 - SI  
**Address** : 80 MAPLE PARKWAY  
**Borough** : STATEN ISLAND **Agency's Number** : R044  
**Program / Asset #** : BOE0930.000 / 1437 **Yr Built/Renovated** : 1927 / 2008  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1218 **Lot** : 1 **BIN** : 5027641

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$284,100             | \$79,200              |
| Interior Architecture | \$677,500             | \$318,600             |
| Electrical            |                       | \$1,040,700           |
| Mechanical            | \$175,400             | \$1,377,900           |
| <b>Total</b>          | <b>\$1,136,900</b>    | <b>\$2,816,400</b>    |
| Priority A            | \$284,100             | \$79,200              |
| Priority B            | \$395,700             | \$2,456,500           |
| Priority C            | \$457,100             | \$280,800             |
| <b>Total</b>          | <b>\$1,136,900</b>    | <b>\$2,816,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$54,900         |                 |                 |                 |
| Interior Architecture | \$111,800        |                 | \$2,300         | \$2,300         |
| Electrical            | \$4,300          | \$2,200         | \$2,500         | \$3,500         |
| Mechanical            | \$61,800         | \$13,900        | \$37,000        | \$11,900        |
| <b>Total</b>          | <b>\$232,800</b> | <b>\$16,100</b> | <b>\$41,800</b> | <b>\$17,700</b> |
| Priority A            | \$54,900         |                 |                 |                 |
| Priority B            | \$80,100         | \$16,100        | \$39,500        | \$15,400        |
| Priority C            | \$97,800         |                 | \$2,300         | \$2,300         |
| <b>Total</b>          | <b>\$232,800</b> | <b>\$16,100</b> | <b>\$41,800</b> | <b>\$17,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | 0-2               | \$133,000      | LIFE               | * *            | 5           | \$79,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,300        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 66%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        | Now               | \$67,300       | 2039               | * *            | 5           | \$14,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$46,100       | 2048               | * *            | 5           | \$7,400        | A             |
| Dry Rot/Decay, Extent : Light, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : 1960 Wing   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | 0-2               | \$37,600       | LIFE               | * *            | 5           | \$11,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5-10        | \$15,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 10%        | Now               | \$3,900        | 2038               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 60%        | Now               | \$19,200       | 2031               | * *            |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 75%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 30%        | Now               | \$15,000       | 2028               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - SI

## Asset # : 1437

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%  | 0-2               | \$46,400       | LIFE               | * *            | 5           | \$66,600       | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Basement                             |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$27,000       | 2032               | * *            | 5           | \$3,000        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   | 0-2               | \$9,100        | LIFE               | * *            | 5           | \$4,800        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  | Now               | \$34,800       | 2018               | \$174,200      | 3           | \$6,900        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2028               | * *            | 3           | \$6,900        | C             |
| Wood                   | 35%  | 0-2               | \$90,400       | 2038               | * *            | 5           | \$40,000       | C             |
|                        | Dry Rot/Decay, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$36,100       | 2026               | * *            | 5           | \$3,100        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   | Now               | \$41,700       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%   | 0-2               | \$26,800       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Plaster                | 70%  | 0-2               | \$157,600      | LIFE               | * *            | 5           | \$25,800       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 15%  | 0-2               | \$84,900       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - SI

## Asset # : 1437

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% | Now | \$14,000 | 2028 | ** | 5 | \$11,300 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 30% | Now | \$70,000 | LIFE | ** | 5 | \$5,700 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

|             |    |     |          |      |    |   |         |   |
|-------------|----|-----|----------|------|----|---|---------|---|
| Metal Panel | 5% | Now | \$98,400 | LIFE | ** | 5 | \$7,600 | B |
|-------------|----|-----|----------|------|----|---|---------|---|

*Deformed/Dented, Extent : Severe, Area Affected : 100%**Location : Throughout*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 50% | Now | \$52,000 | LIFE | ** | 5 | \$37,800 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2023 | \$73,000 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2033 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2022 | \$20,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2039 | ** | 5 | \$400 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2022 | \$88,100 | 5 | \$1,400 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 80% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,300 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

| Electrical           |                        | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component              | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                   | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting             |                        |  |           |                    |      |                |       |                |          |
|                      | Interior Lighting      |  |           |                    |      |                |       |                |          |
|                      | Fluorescent            | 74%  |           |                    | 2023 | \$543,200      | 10    | \$55,300       | B        |
|                      |                        | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                        | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                        | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                      | Fluorescent            | 20%  |           |                    | 2028 | * *            | 10    | \$14,900       | B        |
|                      |                        | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                        | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                      |                        | Explanation : Using T-8 Lamps                              |           |                    |      |                |       |                |          |
|                      | HID                    | 3%   |           |                    | 2023 | \$10,200       | 10    | \$100          | B        |
|                      | Incandescent           | 3%   |           |                    | 2018 | \$22,000       | 2     | \$100          | B        |
| Egress Lighting      |                        |  |           |                    |      |                |       |                |          |
|                      | Emergency, Service     | 50%  |           |                    | 2023 | \$6,800        | 1     |                | B        |
|                      | Exit, Service          | 50%  |           |                    | 2023 | \$6,800        | 1     |                | B        |
| Exterior Lighting    |                        |  |           |                    |      |                |       |                |          |
|                      | HID                    | 100%   |           |                    | 2018 | \$33,100       | 10    | \$300          | B        |
| Alarm                |                        |  |           |                    |      |                |       |                |          |
|                      | Security System        |  |           |                    |      |                |       |                |          |
|                      | No Component           | 70%  |           |                    |      |                |       |                | D        |
|                      | Generic                | 30%  |           |                    | 2031 | * *            | 1     | \$8,900        | B        |
| Fire/Smoke Detection |                        |  |           |                    |      |                |       |                |          |
|                      | No Component           | 70%  |           |                    |      |                |       |                | D        |
|                      | Generic                | 30%  |           |                    | 2023 | \$281,200      | 1-3   | \$15,100       | B        |
|                      |                        |  |           |                    |      |                |       |                |          |
| Mechanical           |                        | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
| System               | Component              | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                   | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                        |  |           |                    |      |                |       |                |          |
|                      | Energy Source          |  |           |                    |      |                |       |                |          |
|                      | Interruptible Gas/Dual | 100%   |           |                    | 2043 | * *            | 1     |                | B        |
|                      | Fuel                   |  |           |                    |      |                |       |                |          |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                      |                        | Location : Basement Vault                                  |           |                    |      |                |       |                |          |
|                      |                        | Explanation : 2 - 7500 Gallon Oil Tanks                    |           |                    |      |                |       |                |          |
| Conversion Equipment |                        |  |           |                    |      |                |       |                |          |
|                      | Furnace                | 20%  |           |                    | 2028 | * *            | 1     | \$8,100        | B        |
|                      | Steam Boiler           | 80%  |           |                    | 2036 | * *            | 1     | \$64,600       | B        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                      |                        | Location : Basement  |           |                    |      |                |       |                |          |
|                      |                        | Explanation : 2 - Dual Fuel Steam Boilers                  |           |                    |      |                |       |                |          |
| Distribution         |                        |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump      | 100%   |           |                    | 2023 | \$648,200      | 4     | \$6,000        | B        |
|                      |                        | On Extended Life, Extent : Severe, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                      |                        | Location : Throughout                                      |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 30%  | Now               | \$3,000        | 2018               | \$150,200      | 1           | \$13,600       | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                                | Location : Bearings, Motors, Fan Room, Basement  |                   |                |                    |                |             |                |               |
|                                | On Extended Life, Extent : Severe, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                                | Location : Basement, Fan Room  |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 20%  | Now               | \$175,400      | 2043               | * *            | 1           | \$4,700        | B             |
|                                | Malfunctioning, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Throughout, Defective Steam Traps, Defective Climate Control Thermostat, Valve And Compressor |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 40%  |                   |                | 2021               | \$350,700      | 1           | \$10,500       | B             |
|                                | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Throughout  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 10%  |                   |                | 2023               | \$139,000      | 1           | \$2,600        | B             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 20%  |                   |                | 2028               | * *            | 2           | \$1,000        | B             |
| Window/Wall Unit               | 20%  |                   |                | 2018               | \$38,200       | 1           |                | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                                | Location : Throughout, Multiple Mechanical Defects   |                   |                |                    |                |             |                |               |
| No Component                   | 60%  |                   |                |                    |                |             |                | D             |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 30%  |                   |                | LIFE               | * *            | 2           | \$39,700       | B             |
| No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Evap Condenser                 | 100%   |                   |                | 2028               | * *            | 2           | \$56,700       | B             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$71,900       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 30%  |                   |                | 2023               | \$30,800       | 2           | \$800          | B             |
| Roof                           | 70%  |                   |                | 2023               | \$51,700       | 2           | \$1,800        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Electric                       | 10%  |                   |                | 2021               | \$1,400        | 4           |                | B             |
| Gas Fired                      | 90%  |                   |                | 2022               | \$19,400       | 2           | \$1,100        | B             |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 44 - SI

Asset # : 1437

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$2,600  | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Location : Playground</i>                                       |                    |                |             |                |               |
|                       |            |                   | <i>Cracked, Extent : Moderate, Area Affected : 10%</i>             |                    |                |             |                |               |
|                       |            |                   | <i>Location : Next To House Trap In Basement</i>                   |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       | Now               | \$1,000  | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 20%</i>                |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room, 2/2 Defective Sump Pumps</i>            |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 75%        |                   |  |                    |                |             |                | D             |
| Generic               | 5%         |                   |  | 2033               | * *            | 1-2         | \$1,100        | B             |
|                       |            |                   | <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement Of Original Building</i>                    |                    |                |             |                |               |
| Generic               | 20%        |                   |  | 2043               | * *            | 1-2         | \$4,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 45 - BK  
**Address** : 84 SCHAFFER STREET @EVERGREEN AVE.  
**Borough** : BROOKLYN **Agency's Number** : K045  
**Program / Asset #** : BOE0375.000 / 1400 **Yr Built/Renovated** : 1966 / 2004  
**Area Sq Ft** : 118,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3427 **Lot** : 11 **BIN** : 3079428

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$237,500        | \$312,500          |
| Interior Architecture |  |                  | \$1,130,700        |
| Electrical            |  | \$122,700        | \$1,699,200        |
| Mechanical            |  | \$35,000         | \$284,700          |
| <b>Total</b>          |  | <b>\$395,300</b> | <b>\$3,427,100</b> |
| Priority A            |  | \$237,500        | \$312,500          |
| Priority B            |  | \$157,800        | \$2,119,600        |
| Priority C            |  |                  | \$995,000          |
| <b>Total</b>          |  | <b>\$395,300</b> | <b>\$3,427,100</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$29,200        | \$4,900          |                 |                 |
| Interior Architecture | \$16,800        | \$40,100         | \$2,800         | \$13,000        |
| Electrical            | \$9,500         | \$38,000         | \$100           |                 |
| Mechanical            | \$28,600        | \$29,400         | \$27,300        | \$14,000        |
| <b>Total</b>          | <b>\$84,000</b> | <b>\$112,400</b> | <b>\$30,100</b> | <b>\$27,000</b> |
| Priority A            | \$29,200        | \$4,900          |                 |                 |
| Priority B            | \$38,100        | \$98,200         | \$27,300        | \$14,000        |
| Priority C            | \$16,800        | \$9,300          | \$2,800         | \$13,000        |
| <b>Total</b>          | <b>\$84,000</b> | <b>\$112,400</b> | <b>\$30,100</b> | <b>\$27,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 45 - BK

## Asset # : 1400

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$103,200      | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$61,900       | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$178,500      | 2028               | **             | 5           | \$9,300        | A             |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       | 0-2               | \$29,200       | 2025               | **             | 5           | \$95,900       | A             |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 60%        |                   |                | 2025               | **             | 10          | \$59,000       | A             |
| Modified Bitumen  | 5%         |                   |                | 2025               | **             | 10          | \$4,900        | A             |
| Paver: Asphalt  | 35%        |                   |                | 2029               | **             | 10          | \$51,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$7,500        | C             |
| Traffic Topping   | 10%        |                   |                | 2025               | **             | 5           | \$18,600       | C             |
| Vinyl Tile  | 70%        |                   |                | 2020               | \$995,000      | 3           | \$52,200       | C             |
| Vinyl Tile  | 15%        |                   |                | 2025               | **             | 3           | \$8,400        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2033               | **             | 5           | \$13,200       | C             |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$23,700       | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2025               | **             | 5           | \$14,900       | B             |
| AcousTileConcealSpLn  | 25%        |                   |                | 2025               | **             | 5           | \$46,600       | B             |
| Exposed Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$9,300        | B             |
| Fiber Board   | 10%        |                   |                | 2020               | \$135,600      |             |                | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$14,000       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Disconnect Switch Rated @ 1600 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$119,200      | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2019               | \$115,200      | 5           | \$2,200        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2019               | \$13,600       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Motor Control Center                                       | 100%       |                   |                | 2018               | \$431,200      | 5           | \$2,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$808,500      | 10          | \$82,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 7%         |                   |                | 2015               | \$29,100       | 10          | \$200          | B             |
| Incandescent   | 3%         |                   |                | 2020               | \$27,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        | 0-2               | \$8,300        | 2030               | * *            | 1           |                | B             |
| Damaged Fixtures, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2015               | \$8,300        | 1           |                | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 45 - BK

Asset # : 1400

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%           |                   |                | 2030               | * *            | 5           | \$30,900       | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           | Now               | \$11,100       | 2025               | * *            | 1           | \$88,900       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units. Boiler #2 Is Not In Service, Replacing Tubes Has Been Scheduled</i> |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           |                   |                | 2030               | * *            | 4           | \$7,400        | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 30%            |                   |                | 2020               | \$183,800      | 1           | \$18,500       | B             |
| Convactor/Radiator  | 70%            |                   |                | 2025               | * *            | 1           | \$22,600       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 15%            |                   |                | 2015               | \$35,000       | 1           |                | B             |
| No Component  | 85%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$55,600       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 30%            |                   |                | 2020               | \$37,700       | 2           | \$900          | B             |
| Roof  | 70%            |                   |                | 2020               | \$63,200       | 2           | \$2,200        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           |                   |                | 2040               | * *            | 4           | \$9,900        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Not Energy Efficient. Separate Hot Water Heater Is Recommended</i>           |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           | Now               | \$10,300       | 2030               | * *            | 4           | \$1,300        | B             |
| <i>Broken, Extent : Severe, Area Affected : 20%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>  |                |                   |                |                    |                |             |                |               |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 45 - BK AX (OL BSH-RDGWD ECC1)  
**Address** : 1160 DECATUR STREET @CENTRAL AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K842  
**Program / Asset #** : BOE0375.010 / 2753 **Yr Built/Renovated** : 1973 / 2000  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3434 **Lot** : 28 **BIN** : 3079714

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$86,700              |
| Electrical            |  |                       | \$68,500              |
| Mechanical            |  |                       | \$111,600             |
| <b>Total</b>          |  |                       | <b>\$266,900</b>      |
| Priority B            |  |                       | \$180,100             |
| Priority C            |  |                       | \$86,700              |
| <b>Total</b>          |  |                       | <b>\$266,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$6,200         | \$500          |                 |                |
| Interior Architecture | \$1,400         |                | \$10,900        | \$1,100        |
| Electrical            | \$100           | \$600          |                 |                |
| Mechanical            | \$22,600        | \$1,000        | \$900           | \$1,000        |
| <b>Total</b>          | <b>\$30,300</b> | <b>\$2,100</b> | <b>\$11,900</b> | <b>\$2,100</b> |
| Priority A            | \$6,200         | \$500          |                 |                |
| Priority B            | \$22,700        | \$1,600        | \$900           | \$1,000        |
| Priority C            | \$1,400         |                | \$10,900        | \$1,100        |
| <b>Total</b>          | <b>\$30,300</b> | <b>\$2,100</b> | <b>\$11,900</b> | <b>\$2,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 45 - BK AX (OL BSH-RDGWD ECC1)**  
**Asset # : 2753**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 75% |  |  | LIFE | * * | 5 | \$1,300 | A |
| Masonry: Brick        | 10% |  |  | LIFE | * * | 5 | \$300   | A |
| Stucco Cement         | 15% |  |  | 2025 | * * | 5 | \$1,000 | A |

## Windows

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Aluminum | 100% |  |  | 2028 | * * | 5 | \$900 | A |
|----------|------|--|--|------|-----|---|-------|---|

## Parapets

|  |      |     |         |      |     |   |         |   |
|--|------|-----|---------|------|-----|---|---------|---|
| Concrete Masonry Unit  | 100% | Now | \$6,200 | LIFE | * * | 5 | \$2,300 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |      |     |         |      |     |   |         |   |
| <i>Location : Coping</i>   |      |     |         |      |     |   |         |   |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> |      |     |         |      |     |   |         |   |
| <i>Location : Coping</i>   |      |     |         |      |     |   |         |   |

## Roof

|                         |      |  |  |      |     |    |          |   |
|-------------------------|------|--|--|------|-----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2028 | * * | 10 | \$15,000 | A |
|-------------------------|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

|              |     |  |  |      |          |   |         |   |
|--------------|-----|--|--|------|----------|---|---------|---|
| Carpet       | 15% |  |  | 2016 | \$10,100 | 3 | \$2,600 | C |
| Ceramic Tile | 5%  |  |  | 2029 | * *      | 5 | \$600   | C |
| Vinyl Tile   | 80% |  |  | 2020 | \$86,700 | 3 | \$4,500 | C |

## Interior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 85% |  |  | LIFE | * * | 5 | \$3,400 | C |
| Gypsum Board          | 15% |  |  | LIFE | * * | 5 | \$900   | C |

## Ceilings

|   |      |  |  |      |     |   |         |   |
|---|------|--|--|------|-----|---|---------|---|
| Exposed Concrete  | 100% |  |  | LIFE | * * | 5 | \$1,800 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 25%</i> |      |  |  |      |     |   |         |   |
| <i>Location : Room 101 And Various Others</i>                 |      |  |  |      |     |   |         |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Switchgear / Switchboard

|  |      |  |  |      |     |   |  |   |
|--|------|--|--|------|-----|---|--|---|
| Fused Disc Sw  | 100% |  |  | 2030 | * * | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                          |      |  |  |      |     |   |  |   |
| <i>Location : 1st Floor</i>  |      |  |  |      |     |   |  |   |
| <i>Explanation : Main Fused Disconnect Switch In The Switchboard - No Rating Available</i> |      |  |  |      |     |   |  |   |

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2030 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 25% |  |  | 2019 | \$4,200  | 5 |       | B |
| Molded Case Bkrs | 75% |  |  | 2019 | \$12,700 | 5 | \$100 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2030 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 45 - BK AX (OL BSH-RDGWD ECC1)**  
**Asset # : 2753**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2020                      | \$68,500              | 10                 | \$7,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2020                      | \$600                 | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2015                      | \$600                 | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater  | 100%              |                          |                       | 2025                      | * *                   | 2                  | \$3,500               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Induction Unit  | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$2,500               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 100%              | Now                      | \$22,300              | 2021                      | \$111,600             | 2                  | \$400                 | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$4,200               | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 40%               |                          |                       | 2020                      | \$2,800               | 2                  | \$100                 | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2019                      | \$1,300               | 4                  | \$100                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 45 - BK AX (OL BSH-RDGWD ECC1)**  
**Asset # : 2753**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 45 - Q  
**Address** : 126-28 150 STREET BTWN: ROCKAWAY BLVD., SUTTER A  
**Borough** : QUEENS **Agency's Number** : Q045  
**Program / Asset #** : BOE0703.000 / 2650 **Yr Built/Renovated** : 1928 / 1998  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12104 **Lot** : 1 **BIN** : 4262725

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$97,200              | \$68,600              |
| Interior Architecture |                       | \$482,900             |
| Electrical            | \$214,000             | \$188,200             |
| Mechanical            |                       | \$163,800             |
| <b>Total</b>          | <b>\$311,300</b>      | <b>\$903,500</b>      |
| Priority A            | \$97,200              | \$68,600              |
| Priority B            | \$214,000             | \$390,200             |
| Priority C            |                       | \$444,800             |
| <b>Total</b>          | <b>\$311,300</b>      | <b>\$903,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,700        |                 |                 | \$4,300         |
| Interior Architecture |                 | \$1,800         | \$5,800         | \$16,800        |
| Electrical            | \$1,300         | \$1,800         | \$1,800         | \$7,400         |
| Mechanical            | \$9,500         | \$7,200         | \$12,600        | \$12,800        |
| <b>Total</b>          | <b>\$22,500</b> | <b>\$10,800</b> | <b>\$20,200</b> | <b>\$41,400</b> |
| Priority A            | \$11,700        |                 |                 | \$4,300         |
| Priority B            | \$10,800        | \$9,000         | \$14,400        | \$20,300        |
| Priority C            |                 | \$1,800         | \$5,800         | \$16,800        |
| <b>Total</b>          | <b>\$22,500</b> | <b>\$10,800</b> | <b>\$20,200</b> | <b>\$41,400</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$61,700       | LIFE               | **             | 5           | \$29,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Horizontal Bands                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$68,600       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Panel   | 3%         |                   |                | 2042               | **             | 5-10        | \$15,700       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$22,700       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$8,800        | A             |
| Masonry: Limestone  | 10%        | Now               | \$11,700       | LIFE               | **             | 5           | \$1,200        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2027               | **             | 10          | \$35,600       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$4,700        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$3,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Vinyl Tile  | 65%        |                   |                | 2022               | \$444,800      | 3           | \$17,500       | C             |
| Wood  | 25%        |                   |                | 2037               | **             | 5           | \$33,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 95%        |                   |                | LIFE               | **             | 5           | \$25,500       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$1,700        | B             |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$35,900       | B             |

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2022    | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Service Rated @ 800 Amperes             |                |                |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$63,200       | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 50%        |                   |                | 2027               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2027               | * *            | 10          | \$44,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T- 8 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$5,800        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2022               | \$48,300       | 1           | \$5,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2027               | * *            | 1-3         | \$8,600        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2035               | * *            | 1           | \$47,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2032               | * *            | 4           | \$2,400        | B             |
| Repairs In Progress, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2030               | * *            | 1           | \$11,900       | B             |
| Convactor/Radiator                                       | 40%        |                   |                | 2027               | * *            | 1           | \$6,200        | B             |
| Fan Coil Unit/Heat                                       | 20%        |                   |                | 2022               | \$163,800      | 1           | \$3,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%         |                   |                | 2017               | \$5,600        | 1           |                | B             |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$26,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2022               | \$24,200       | 2           | \$600          | B             |
| Roof   | 60%        |                   |                | 2022               | \$26,100       | 2           | \$900          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 90%        |                   |                | 2032               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 10%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       | Now               | \$1,300        | 2020               | \$12,700       | 2           | \$600          | B             |
| Malfunctioning, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Circulating Pump                              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1           | \$3,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 45 - Q

Asset # : 2650

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2032               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 45 - SI  
**Address** : 58 LAWRENCE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R045  
**Program / Asset #** : BOE0931.000 / 2525 **Yr Built/Renovated** : 1927 / 2009  
**Area Sq Ft** : 73,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 276 **Lot** : 7 **BIN** : 5007417

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$63,500              | \$50,200              |
| Interior Architecture | \$354,900             | \$217,500             |
| Electrical            | \$76,100              | \$534,300             |
| Mechanical            | \$69,500              | \$533,000             |
| <b>Total</b>          | <b>\$564,100</b>      | <b>\$1,335,000</b>    |
| Priority A            | \$63,500              | \$50,200              |
| Priority B            | \$145,700             | \$1,110,100           |
| Priority C            | \$354,900             | \$174,800             |
| <b>Total</b>          | <b>\$564,100</b>      | <b>\$1,335,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,100         |                 |                 |                 |
| Interior Architecture | \$47,800         | \$900           | \$900           | \$2,300         |
| Electrical            | \$32,700         | \$5,700         | \$5,300         | \$4,900         |
| Mechanical            | \$36,900         | \$8,700         | \$17,700        | \$8,700         |
| <b>Total</b>          | <b>\$137,500</b> | <b>\$15,300</b> | <b>\$23,900</b> | <b>\$15,900</b> |
| Priority A            | \$20,100         |                 |                 |                 |
| Priority B            | \$71,900         | \$14,400        | \$23,000        | \$13,600        |
| Priority C            | \$45,600         | \$900           | \$900           | \$2,300         |
| <b>Total</b>          | <b>\$137,500</b> | <b>\$15,300</b> | <b>\$23,900</b> | <b>\$15,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  | Now               | \$9,000        | LIFE    | * *                | 5           | \$13,900       | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 20%<br>Location : Throughout To Basement                 |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$50,200       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout                         |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$2,100        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout                         |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2044    | * *                | 5           | \$20,800       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$10,600       | A             |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | * *                | 5           | \$1,500        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 2%  | Now               | \$700          | 2027    | * *                |             |                | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 10%<br>Location : Room 301                               |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 98%   |                   |                | 2027    | * *                | 10          | \$63,500       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%   | Now               | \$5,600        | LIFE    | * *                | 5           | \$40,100       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout                             |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 2%<br>Location : Throughout                              |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 2%  |                   |                | 2031    | * *                | 5           | \$1,800        | C             |  |
| Terrazzo               | 3%  |                   |                | LIFE    | * *                | 5           | \$2,100        | C             |  |
| Vinyl Tile             | 10%   | Now               | \$8,700        | 2022    | \$87,400           | 3           | \$3,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout                            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%   |                   |                | 2017    | \$87,400           | 3           | \$4,600        | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles |                   |                |         |                    |             |                |               |  |
| Wood                   | 55%   |                   |                | 2037    | * *                | 5           | \$94,600       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete   | 5%  | Now | \$30,100  | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| Ceramic Tile   | 2%  |     |           | 2025 | ** | 5 | \$1,800  | C |
| Masonry: Brick   | 10% |     |           | LIFE | ** |   |          | C |
| Marble Panels  | 5%  |     |           | LIFE | ** |   |          | C |
| Plaster  | 65% | Now | \$220,200 | LIFE | ** | 5 | \$18,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| <i>Spalling, Extent : Light, Area Affected : 10%</i>           |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>   |     |     |           |      |    |   |          |   |
| <i>Location : Rooms 311, 313 And 315</i>                       |     |     |           |      |    |   |          |   |
| SGFT/Glazed Masonry  | 13% |     |           | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |  |  | 2039 | ** | 5 | \$4,600  | B |
| Exposed Concrete  | 20% |  |  | LIFE | ** | 5 | \$2,800  | B |
| Plaster           | 75% |  |  | LIFE | ** | 5 | \$42,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Service 1000 Amps</i>                            |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 85% |  |  | 2022 | \$72,400 | 1 |  | B |
| Conduit | 15% |  |  | 2048 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2044 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 70% |  |  | 2021 | \$71,100 | 5 | \$1,100 | B |
| Molded Case Bkrs | 25% |  |  | 2044 | **       | 5 | \$400   | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 85% | 2-4 | \$76,100 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Electrical Room</i>                               |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2048 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 20% |  |  | 2027 | ** | 5 | \$100 | B |
| Locally Mounted | 80% |  |  | 2039 | ** | 5 | \$300 | B |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2020               | \$23,100       | 1           | \$18,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2018               | \$114,600      | 1           | \$23,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gen Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 45 Kw  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$2,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2025               | * *            | 5           | \$1,800        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 50%        |                   |                | 2030               | * *            | 10          | \$28,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 80%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamps T-8                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 50%        |                   |                | 2022               | \$276,200      | 10          | \$28,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamps T-8                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       | Now               | \$24,900       | 2032               | * *            |             |                | B             |
| Not in Service, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Parapet   |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2027               | * *            | 1           | \$2,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2027               | * *            | 1-3         | \$3,700        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

| Mechanical                     | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Natural Gas                    | 10%  |                   |                | 2048               | **             | 1           |                | B             |
| Interruptible Gas/Dual Fuel    | 90%  |                   |                | 2048               | **             | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                |                   |                |                    |                |             |                |               |
|                                | Location : Basement Vault  |                   |                |                    |                |             |                |               |
|                                | Explanation : 1 - 8000 Gallon Tank                                     |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 10%  |                   |                | 2027               | **             | 1           | \$3,000        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                |                   |                |                    |                |             |                |               |
|                                | Location : Roof Of Annex   |                   |                |                    |                |             |                |               |
|                                | Explanation : 3 - Roof Top Units                                       |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 2%   | Now               | \$6,800        | 2042               | **             | 1           | \$1,100        | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 50%                 |                   |                |                    |                |             |                |               |
|                                | Location : Basement, Gas Leak Detection System Jumped Out On Boiler #1 |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 88%  |                   |                | 2035               | **             | 1           | \$53,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                |                   |                |                    |                |             |                |               |
|                                | Location : Basement  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 - Dual Fuel Steam Boilers                              |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 2%   | Now               | \$9,800        | 2052               | **             | 4           | \$100          | B             |
|                                | Leak Evident, Extent : Light, Area Affected : 20%                      |                   |                |                    |                |             |                |               |
|                                | Location : Steam Leaks Reported In Rooms 214, 354 And Other Locations  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 98%  |                   |                | 2032               | **             | 4           | \$3,000        | B             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 25%  |                   |                | 2022               | \$94,200       | 1           | \$9,500        | B             |
| Convactor/Radiator             | 50%  |                   |                | 2027               | **             | 1           | \$9,900        | B             |
| Fan Coil Unit/Heat             | 1%   | Now               | \$10,500       | 2032               | **             | 1           | \$200          | B             |
|                                | Malfunctioning, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                                | Location : Rm 215 Defective Unit Ventilator                            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 24%  |                   |                | 2022               | \$251,100      | 1           | \$4,800        | B             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 10%  |                   |                | 2038               | **             | 1           |                | B             |
| No Component                   | 90%  |                   |                |                    |                |             |                | D             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%  |                   |                | 2027               | **             | 2           | \$400          | B             |
| Window/Wall Unit               | 10%  |                   |                | 2020               | \$14,400       | 1           |                | B             |
| No Component                   | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | **             | 2-5         | \$34,200       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 90%  |                   |                | 2017               | \$69,500       | 2           | \$1,700        | B             |
| Roof                           | 10%  |                   |                | 2027               | **             | 2           | \$200          | B             |

## Plumbing

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## DEPARTMENT OF EDUCATION - 040

P. S. 45 - SI

Asset # : 2525

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 90%        |                   |                | 2020               | \$187,800      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$16,300       | 2           | \$900          | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$6,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 90%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron   | 10%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 90%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron   | 10%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         | Now               | \$300          | 2032               | * *            | 1-2         | \$300          | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Heads Painted, Extent : Light, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Sprinkler Head In Paint Storage Room Is Painted Over |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - BK  
**Address** : 100 CLERMONT AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0376.000 / 1401  
**Area Sq Ft** : 83,000  
**Date of Survey** : 24-Sep-2008  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2045      **Lot** : 11      **BIN** : 3058088  
**Agency's Number** : K046  
**Yr Built/Renovated** : 1960 / 2000  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$65,700              | \$58,100              |
| Interior Architecture | \$185,000             | \$549,900             |
| Electrical            | \$648,500             | \$303,400             |
| Mechanical            |                       | \$176,400             |
| <b>Total</b>          | <b>\$899,200</b>      | <b>\$1,087,700</b>    |
| Priority A            | \$65,700              | \$58,100              |
| Priority B            | \$683,500             | \$479,800             |
| Priority C            | \$150,000             | \$549,900             |
| <b>Total</b>          | <b>\$899,200</b>      | <b>\$1,087,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$900           | \$6,500         |                 |
| Interior Architecture | \$12,200        | \$15,100        | \$1,300         | \$7,200         |
| Electrical            | \$5,900         | \$34,200        |                 |                 |
| Mechanical            | \$11,800        | \$20,700        | \$16,200        | \$9,900         |
| <b>Total</b>          | <b>\$29,800</b> | <b>\$70,900</b> | <b>\$24,000</b> | <b>\$17,100</b> |
| Priority A            |                 | \$900           | \$6,500         |                 |
| Priority B            | \$17,700        | \$68,000        | \$16,200        | \$9,900         |
| Priority C            | \$12,200        | \$2,000         | \$1,300         | \$7,200         |
| <b>Total</b>          | <b>\$29,800</b> | <b>\$70,900</b> | <b>\$24,000</b> | <b>\$17,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - BK

## Asset # : 1401

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 100%   |                   |                | LIFE               | **             | 5           | \$58,100       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | **             | 5           | \$13,000       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$7,600        | A             |
| Metal Panel            | 5%   |                   |                | 2040               | **             | 5           | \$1,800        | A             |
| Metal: Cage/Fence      | 15%  |                   |                | 2033               | **             | 5-10        | \$11,000       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2025               | **             | 10          | \$65,700       | A             |
| Copper/Terne           | 5%   |                   |                | 2048               | **             | 10          | \$8,600        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$11,500       | C             |
| Ceramic Tile           | 5%   |                   |                | 2029               | **             | 5           | \$5,200        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Vinyl Tile             | 55%  |                   |                | 2020               | \$549,900      | 3           | \$28,800       | C             |
| Vinyl Tile             | 15%  |                   |                | 2015               | \$150,000      | 3           | \$5,900        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  |                   |                | 2028               | **             | 3           | \$3,900        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : First Floor Corridor                              |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2048               | **             | 5           | \$9,800        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2029               | **             | 5           | \$4,600        | C             |
| Concrete Masonry Unit  | 30%  |                   |                | LIFE               | **             | 5           | \$11,100       | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 30%  |                   |                | LIFE               | **             | 5           | \$8,400        | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 25%  |                   |                | 2025               | **             | 5           | \$26,200       | B             |
| AcousTileSusp.Lay-In   | 5%   | 2-4               | \$35,000       | 2040               | **             | 5           | \$2,600        | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria Entrance                                |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria Entrance                                |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 65%  |                   |                | LIFE               | **             | 5           | \$10,600       | B             |
| Exposed Struc: Steel   | 5%   |                   |                | LIFE               | **             |             |                | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - BK

## Asset # : 1401

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2020    | \$28,700           | 5           | \$300          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Two Main Disconnect Switches - Ratings Not Available |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2030    | * *                | 5           |                | B             |  |
| Molded Case Bkrs   | 90%        |                   |                | 2020    | \$93,900           | 5           | \$1,600        | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 85%        |                   |                | 2020    | \$101,100          | 1           |                | B             |  |
| Conduit  | 15%        |                   |                | 2030    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 80%        |                   |                | 2019    | \$108,400          | 5           | \$1,400        | B             |  |
| Molded Case Bkrs   | 20%        |                   |                | 2028    | * *                | 5           | \$400          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2045    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 30%        |                   |                | 2030    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 80%        |                   |                | 2018    | \$17,000           | 5           | \$400          | B             |  |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2040    | * *                | 5           |                | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,000        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded   |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 80%        |                   |                | 2015    | \$505,500          | 10          | \$51,400       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T12 Lamps                                      |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 15%        |                   |                | 2028    | * *                | 10          | \$9,600        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Hallways  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T8 Lamps                                       |            |                   |                |         |                    |             |                |               |  |
| HID  | 5%         |                   |                | 2015    | \$14,600           | 10          | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 30%        |                   |                | 2015    | \$3,500            | 1           |                | B             |  |
| Emergency, Battery   | 20%        |                   |                | 2015    | \$5,800            | 10          | \$3,400        | B             |  |
| Exit, Service  | 50%        |                   |                | 2015    | \$5,800            | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - BK

Asset # : 1401

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2030               | * *            | 5           | \$21,700       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |                   |                | 2025               | * *            | 1           | \$69,500       | B             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2030               | * *            | 4           | \$5,200        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 95%        |                   |                | 2025               | * *            | 1           | \$21,600       | B             |
| Fan Coil Unit/Heat    | 5%         |                   |                | 2020               | \$59,800       | 1           | \$1,100        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 40%        |                   |                | 2018               | \$65,700       | 1           |                | B             |
| No Component          | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 20%        |                   |                | 2020               | \$17,700       | 2           | \$400          | B             |
| Roof                  | 80%        |                   |                | 2020               | \$50,800       | 2           | \$1,700        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2019               | \$18,600       | 2           | \$1,100        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2025               | * *            | 1           | \$4,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - M  
**Address** : 2987 FREDERICK DOUGLASS BLVD.  
**Borough** : MANHATTAN **Agency's Number** : M046  
**Program / Asset #** : BOE0027.000 / 1667 **Yr Built/Renovated** : 1968 / 2007  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2106 **Lot** : 50 **BIN** : 1082090

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$78,300              | \$188,700             |
| Interior Architecture |  |                       | \$718,400             |
| Electrical            |  | \$195,600             | \$318,900             |
| Mechanical            |  | \$126,400             | \$514,700             |
| <b>Total</b>          |  | <b>\$400,400</b>      | <b>\$1,740,700</b>    |
| Priority A            |  | \$78,300              | \$188,700             |
| Priority B            |  | \$322,000             | \$833,700             |
| Priority C            |  |                       | \$718,400             |
| <b>Total</b>          |  | <b>\$400,400</b>      | <b>\$1,740,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$1,400         |                 | \$9,300         |                |
| Interior Architecture | \$25,700        | \$19,100        | \$14,800        | \$1,500        |
| Electrical            | \$300           | \$900           | \$10,200        | \$100          |
| Mechanical            | \$6,200         | \$7,500         | \$9,600         | \$4,900        |
| <b>Total</b>          | <b>\$33,600</b> | <b>\$27,500</b> | <b>\$44,000</b> | <b>\$6,400</b> |
| Priority A            | \$1,400         |                 | \$9,300         |                |
| Priority B            | \$6,400         | \$8,400         | \$34,700        | \$5,000        |
| Priority C            | \$25,700        | \$19,100        |                 | \$1,500        |
| <b>Total</b>          | <b>\$33,600</b> | <b>\$27,500</b> | <b>\$44,000</b> | <b>\$6,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - M

## Asset # : 1667

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$52,600       | A             |
| Metal Panel  | 5%         |                   |                | 2031               | **             | 5-10        | \$22,600       | A             |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$21,400       | A             |
| Slate Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2043               | **             | 5           | \$13,300       | A             |
| Aluminum   | 10%        | Now               | \$1,400        | 2043               | **             | 5           | \$700          | A             |
| Other Observation, Extent : Severe, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Defective Hardware - Latches Inoperable      |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 15%        |                   |                | 2041               | **             | 5           | \$6,200        | A             |
| Metal Rail   | 70%        |                   |                | 2038               | **             | 5-10        | \$136,100      | A             |
| Metal: Cage/Fence  | 15%        |                   |                | 2038               | **             | 5-10        | \$12,500       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2026               | **             | 10          | \$78,300       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 15%        |                   |                | LIFE               | **             | 5           | \$39,000       | C             |
| Ceramic Tile   | 10%        |                   |                | 2030               | **             | 5           | \$11,900       | C             |
| Slate  | 5%         |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Vinyl Tile   | 60%        |                   |                | 2021               | \$679,400      | 3           | \$26,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                     |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2026               | **             | 3           | \$5,900        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 8%         |                   |                | 2030               | **             | 5           | \$8,400        | C             |
| Concrete Masonry Unit                                      | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Diagonal Cracks, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Basement Shop                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$15,800       | C             |
| SGFT/Glazed Masonry  | 25%        | Now               | \$24,200       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$8,400        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2026 | * * | 5 | \$29,700 | B |
|-------------------|-----|--|--|------|-----|---|----------|---|

*Staining/Discoloring, Extent : Light, Area Affected : 80%**Location : Corridors, Cafeteria*

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete     | 5%  |  |  | LIFE | * * | 5 | \$900   | B |
| Exposed Concrete     | 45% |  |  | LIFE | * * | 5 | \$8,300 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |         | B |
| Fiber Board          | 5%  |  |  | 2026 | * * |   |         | B |
| Metal Panel          | 5%  |  |  | LIFE | * * | 5 | \$7,400 | B |
| Plaster              | 10% |  |  | LIFE | * * | 5 | \$7,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$113,000 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |    |  |  |      |     |   |  |   |
|---------|----|--|--|------|-----|---|--|---|
| Conduit | 5% |  |  | 2041 | * * | 1 |  | B |
|---------|----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2020 | \$27,100 | 5 | \$400 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2020 | \$101,600 | 5 | \$1,500 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2037 | * * | 5 | \$100 | B |
|------------------|----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 95% | 0-2 | \$124,300 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Thermoplastic | 5% |  |  | 2041 | * * | 1 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2026               | * *            | 10          | \$71,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2026               | * *            | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Explanation : Metal Halide                                 |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$9,600        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2026               | * *            | 10          | \$200          | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Campus Steam   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Adjacent Complex                                |            |                   |                |                    |                |             |                |               |
| Explanation : From Housing Authority                       |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$126,400      | 2031               | * *            | 4           | \$3,900        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Light, Area Affected : 2%         |            |                   |                |                    |                |             |                |               |
| Location : Control Valves Malfunctioning                   |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        |                   |                | 2021               | \$146,400      | 1           | \$14,800       | B             |
| Convactor/Radiator   | 50%        |                   |                | 2026               | * *            | 1           | \$12,900       | B             |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2021               | \$271,100      | 1           | \$5,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2019               | \$37,200       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$44,300       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 46 - M

Asset # : 1667

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 60%        |                   |                | 2021               | \$60,000       | 2           | \$1,500        | B             |
| Roof   | 40%        | Now               | \$2,900        | 2021               | \$28,800       | 2           | \$800          | B             |
| Not in Service, Extent : Severe, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Roof                                      |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                      | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$11,800       | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                    |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - M MINISCHOOL  
**Address** : 2987 FREDERICK DOUGLASS BLVD.  
**Borough** : MANHATTAN **Agency's Number** : M846  
**Program / Asset #** : BOE0027.010 / 1668 **Yr Built/Renovated** : 1972 / 2007  
**Area Sq Ft** : 6,120 **Project Type** : EDUCATION  
**Date of Survey** : 28-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2106 **Lot** : 50 **BIN** : 1082090

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$57,800              |
| Interior Architecture |                       | \$116,100             |
| Mechanical            |                       | \$74,800              |
| <b>Total</b>          |                       | <b>\$248,700</b>      |
| Priority A            |                       | \$57,800              |
| Priority B            |                       | \$124,100             |
| Priority C            |                       | \$66,800              |
| <b>Total</b>          |                       | <b>\$248,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$6,200         | \$600          |                |                |
| Interior Architecture | \$5,200         | \$900          |                |                |
| Electrical            |                 |                | \$5,300        |                |
| Mechanical            | \$8,600         | \$300          | \$700          | \$300          |
| <b>Total</b>          | <b>\$20,100</b> | <b>\$1,800</b> | <b>\$6,000</b> | <b>\$300</b>   |
| Priority A            | \$6,200         | \$600          |                |                |
| Priority B            | \$13,600        | \$300          | \$6,000        | \$300          |
| Priority C            | \$300           | \$900          |                |                |
| <b>Total</b>          | <b>\$20,100</b> | <b>\$1,800</b> | <b>\$6,000</b> | <b>\$300</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 46 - M MINISCHOOL**  
**Asset # : 1668**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

Exterior Walls  
Metal Panel

|  |     |         |      |     |   |          |   |
|--|-----|---------|------|-----|---|----------|---|
| 100%   | Now | \$6,200 | 2041 | * * | 5 | \$14,700 | A |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i> |     |         |      |     |   |          |   |
| <i>Location : Throughout</i>                                   |     |         |      |     |   |          |   |
| <i>Paint Peeling, Extent : Severe, Area Affected : 40%</i>     |     |         |      |     |   |          |   |
| <i>Location : Throughout</i>                                   |     |         |      |     |   |          |   |

## Windows

## Aluminum

|      |  |  |      |  |          |   |         |   |
|------|--|--|------|--|----------|---|---------|---|
| 100% |  |  | 2020 |  | \$57,800 | 5 | \$1,200 | A |
|------|--|--|------|--|----------|---|---------|---|

## Roof

## Metal Panel

|   |      |     |    |          |   |
|---|------|-----|----|----------|---|
| 100%  | 2038 | * * | 10 | \$28,600 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |      |     |    |          |   |
| <i>Location : Throughout</i>  |      |     |    |          |   |

## Interior

## Floors

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 8% |  |  | 2024 | * * | 5 | \$600 | C |
|----|--|--|------|-----|---|-------|---|

## Vinyl Tile

|     |  |  |      |  |          |   |         |   |
|-----|--|--|------|--|----------|---|---------|---|
| 92% |  |  | 2021 |  | \$66,800 | 3 | \$2,600 | C |
|-----|--|--|------|--|----------|---|---------|---|

## Interior Walls

## Concrete Masonry Unit

|     |  |  |      |     |   |       |   |
|-----|--|--|------|-----|---|-------|---|
| 20% |  |  | LIFE | * * | 5 | \$500 | C |
|-----|--|--|------|-----|---|-------|---|

## Gypsum Board

|     |  |  |      |     |   |         |   |
|-----|--|--|------|-----|---|---------|---|
| 60% |  |  | LIFE | * * | 5 | \$2,400 | C |
|-----|--|--|------|-----|---|---------|---|

## Metal Panel

|     |  |  |      |     |  |  |   |
|-----|--|--|------|-----|--|--|---|
| 20% |  |  | LIFE | * * |  |  | C |
|-----|--|--|------|-----|--|--|---|

## Ceilings

## AcousTileSusp.Lay-In

|   |     |         |      |  |          |   |         |   |
|---|-----|---------|------|--|----------|---|---------|---|
| 100%  | Now | \$4,900 | 2019 |  | \$49,300 | 5 | \$3,700 | B |
| <i>Loose/Miss Fasteners, Extent : Light, Area Affected : 5%</i>   |     |         |      |  |          |   |         |   |
| <i>Location : Classroom(s)</i>                                    |     |         |      |  |          |   |         |   |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 60%</i> |     |         |      |  |          |   |         |   |
| <i>Location : Throughout</i>                                      |     |         |      |  |          |   |         |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |  |  |      |  |         |   |  |   |
|---|--|--|------|--|---------|---|--|---|
| 100%  |  |  | 2021 |  | \$3,000 | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |  |  |      |  |         |   |  |   |
| <i>Location : Electrical Room</i>                                 |  |  |      |  |         |   |  |   |
| <i>Explanation : No Ratings Available</i>                         |  |  |      |  |         |   |  |   |

## Raceway

## Conduit

|      |  |  |      |  |         |   |  |   |
|------|--|--|------|--|---------|---|--|---|
| 100% |  |  | 2021 |  | \$1,100 | 1 |  | B |
|------|--|--|------|--|---------|---|--|---|

## Panelboards

## Molded Case Bkrs

|     |  |  |      |  |         |   |       |   |
|-----|--|--|------|--|---------|---|-------|---|
| 50% |  |  | 2020 |  | \$8,500 | 5 | \$100 | B |
|-----|--|--|------|--|---------|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |     |  |   |       |   |
|-----|--|--|------|-----|--|---|-------|---|
| 50% |  |  | 2029 | * * |  | 5 | \$100 | B |
|-----|--|--|------|-----|--|---|-------|---|

## Wiring

## Thermoplastic

|     |  |  |      |  |       |   |  |   |
|-----|--|--|------|--|-------|---|--|---|
| 50% |  |  | 2021 |  | \$400 | 1 |  | B |
|-----|--|--|------|--|-------|---|--|---|

## Thermoplastic

|     |  |  |      |     |  |   |  |   |
|-----|--|--|------|-----|--|---|--|---|
| 50% |  |  | 2031 | * * |  | 1 |  | B |
|-----|--|--|------|-----|--|---|--|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - M MINISCHOOL

Asset # : 1668

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent                           | 100%       |                   |                | 2026               | * *            | 10          | \$4,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T- 8 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting<br>Emergency, Battery                      | 50%        |                   |                | 2026               | * *            | 10          | \$600          | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting<br>HID                                   | 100%       |                   |                | 2026               | * *            | 10          |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Natural Gas                               | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment<br>Furnace                            | 100%       |                   |                | 2021               | \$7,100        | 1           | \$2,500        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                       |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity                               | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment<br>Int Pkg Unit - Cooling             | 100%       | Now               | \$7,500        | 2019               | \$74,800       | 2           | \$300          | B             |
| Broken, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Compressor Burnt Out                            |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution<br>Ductwork/Diffusers                         | 100%       |                   |                | LIFE               | * *            | 2-5         | \$2,800        | B             |
| Exhaust Fans<br>Roof                                       | 100%       |                   |                | 2021               | \$4,600        | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                        | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater<br>Electric                                   | 100%       |                   |                | 2014               | \$900          | 4           |                | B             |
| Sanitary Piping<br>Cast Iron                               | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures<br>Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - Q  
**Address** : 218 ST & 67 AVENUE BTWN: 64 AVE., 67 AVE.  
**Borough** : QUEENS **Agency's Number** : Q046  
**Program / Asset #** : BOE0704.000 / 2246 **Yr Built/Renovated** : 1951 / 2009  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1`2,3  
**Block** : 7619 **Lot** : 1 **BIN** : 4162449

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$604,800             |
| Interior Architecture | \$37,100              |                       |
| Electrical            | \$414,800             | \$559,200             |
| Mechanical            | \$139,000             | \$288,900             |
| <b>Total</b>          | <b>\$590,900</b>      | <b>\$1,452,900</b>    |
| Priority A            |                       | \$604,800             |
| Priority B            | \$553,800             | \$848,100             |
| Priority C            | \$37,100              |                       |
| <b>Total</b>          | <b>\$590,900</b>      | <b>\$1,452,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,700        |                 | \$5,500         | \$4,400         |
| Interior Architecture | \$15,300        | \$6,600         | \$3,100         | \$23,900        |
| Electrical            | \$5,200         | \$2,100         | \$2,000         | \$15,300        |
| Mechanical            | \$7,900         | \$7,600         | \$11,300        | \$40,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$50,200</b> | <b>\$20,400</b> | <b>\$25,900</b> | <b>\$88,100</b> |
| Priority A            | \$17,700        |                 | \$5,500         | \$4,400         |
| Priority B            | \$17,100        | \$13,700        | \$17,200        | \$75,700        |
| Priority C            | \$15,300        | \$6,600         | \$3,100         | \$8,000         |
| <b>Total</b>          | <b>\$50,200</b> | <b>\$20,400</b> | <b>\$25,900</b> | <b>\$88,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

| Architecture   |                         | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                         |  |                   |                |                    |                |             |                |               |
| Exterior Walls |                         |  |                   |                |                    |                |             |                |               |
|                | Masonry: Brick          | 90%  |                   |                | LIFE               | **             | 5           | \$42,600       | A             |
|                | Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
|                | Metal Panel             | 5%   |                   |                | 2042               | **             | 5-10        | \$16,300       | A             |
| Windows        |                         |  |                   |                |                    |                |             |                |               |
|                | Aluminum                | 90%  |                   |                | 2038               | **             | 5           | \$15,900       | A             |
|                | Glass Block             | 5%   |                   |                | LIFE               | **             | 5           | \$600          | A             |
|                | Steel                   | 5%   |                   |                | 2021               | \$51,500       | 5           | \$11,000       | A             |
| Parapets       |                         |  |                   |                |                    |                |             |                |               |
|                | Masonry: Brick          | 70%  |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
|                |                         | Recent Repair Evident, Extent : Light, Area Affected : 25%<br>Location : Throughout                            |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$600          | A             |
|                | Metal Rail              | 25%  |                   |                | 2039               | **             | 5-10        | \$45,200       | A             |
|                |                         | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| Roof           |                         |  |                   |                |                    |                |             |                |               |
|                | Copper/Terne            | 5%   |                   |                | 2050               | **             | 10          | \$6,900        | A             |
|                | IRMA/Protected Membrane | 90%  |                   |                | 2022               | \$461,100      | 10          | \$49,500       | A             |
|                | Modified Bitumen        | 5%   |                   |                | 2022               | \$19,900       | 10          | \$2,800        | A             |
| Interior       |                         |  |                   |                |                    |                |             |                |               |
| Floors         |                         |  |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$17,000       | C             |
|                | Ceramic Tile            | 3%   |                   |                | 2031               | **             | 5           | \$2,300        | C             |
|                | Terrazzo                | 2%   |                   |                | LIFE               | **             | 5           | \$1,200        | C             |
|                | Vinyl Tile              | 18%  |                   |                | 2027               | **             | 3           | \$5,300        | C             |
|                | Vinyl Tile              | 2%   | Now               | \$14,800       | 2032               | **             | 3           | \$600          | C             |
|                |                         | Broken/Missing Elements, Extent : Severe, Area Affected : 50%<br>Location : Room B2                            |                   |                |                    |                |             |                |               |
|                |                         | Cracking/Crumbling, Extent : Severe, Area Affected : 50%<br>Location : Room B2                                 |                   |                |                    |                |             |                |               |
|                | Vinyl Tile              | 5%   |                   |                | 2017               | \$37,100       | 3           | \$1,900        | C             |
|                |                         | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Auditorium<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
|                | Vinyl Tile              | 50%  |                   |                | 2030               | **             | 3           | \$14,600       | C             |
|                |                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                          |                   |                |                    |                |             |                |               |
|                | Wood                    | 10%  |                   |                | 2037               | **             | 5           | \$14,600       | C             |
| Interior Walls |                         |  |                   |                |                    |                |             |                |               |
|                | Ceramic Tile            | 5%   |                   |                | 2031               | **             | 5           | \$3,900        | C             |
|                | Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
|                | Glazed Ceramic Panel    | 5%   |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster                 | 55%  |                   |                | LIFE               | **             | 5           | \$12,900       | C             |
|                | SGFT/Glazed Masonry     | 25%  |                   |                | LIFE               | **             |             |                | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2027 | ** | 5 | \$24,200 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2027 | ** | 5 | \$7,700  | B |
| Exposed Concrete     | 55% |  |  | LIFE | ** | 5 | \$6,600  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$4,800  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Near Elevator*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2048 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |         |   |
|------------------|-----|--|--|------|---------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$5,100 | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2044 | **      | 5 | \$1,300 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2048 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |          |   |       |   |
|-----------------|-----|-----|---------|------|----------|---|-------|---|
| Locally Mounted | 90% |     |         | 2020 | \$19,100 | 5 | \$300 | B |
| Locally Mounted | 10% | 2-4 | \$2,100 | 2042 | **       | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room*

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2022

\$422,200

10

\$43,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Lamp T-12*

## Fluorescent

5%

2022

\$23,500

10

\$2,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Cfl Lamps*

## Incandescent

5%

2022

\$23,500

2

\$100

B

## Egress Lighting

## Emergency, Battery

25%

2017

\$5,400

10

\$3,100

B

## Emergency, Battery

25%

2022

\$5,400

10

\$3,100

B

## Exit, Service

50%

2017

\$4,300

1

B

## Exterior Lighting

## HID

100%

2030

\* \*

10

\$200

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2017

\$52,500

1

\$5,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Motion Sensors*

## Fire/Smoke Detection

## No Component

50%

D

## Generic

50%

2017

\$299,500

1-3

\$16,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Alarm Bells And Pull Stations*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2032

\* \*

5

\$16,100

B

## Conversion Equipment

## Steam Boiler

100%

2020

\$288,900

1

\$51,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - Q

Asset # : 2246

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |  |                    |                |             |                |               |
| Distribution          |            |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$41,400   | 2032               | * *            | 4           | \$2,600        | B             |
|                       |            |                   | <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Connection Pipes, Head Valves In Boiler Room</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>    |                    |                |             |                |               |
|                       |            |                   | <i>Location : Steam Traps &amp; Controls, Throughout</i>           |                    |                |             |                |               |
| Terminal Devices      |            |                   |  |                    |                |             |                |               |
| Air Handler           | 20%        |                   |  | 2027               | * *            | 1           | \$6,400        | B             |
| Convactor/Radiator    | 80%        |                   |  | 2027               | * *            | 1           | \$13,500       | B             |
| Air Conditioning      |            |                   |  |                    |                |             |                |               |
| Energy Source         |            |                   |  |                    |                |             |                |               |
| Electricity           | 100%       |                   |  | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 80%        |                   |  | 2017               | \$97,600       | 1           |                | B             |
| No Component          | 20%        |                   |  |                    |                |             |                | D             |
| Ventilation           |            |                   |  |                    |                |             |                |               |
| Distribution          |            |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |  | LIFE               | * *            | 2-5         | \$29,000       | B             |
| Exhaust Fans          |            |                   |  |                    |                |             |                |               |
| Interior              | 95%        |                   |  | 2027               | * *            | 2           | \$1,500        | B             |
| Roof                  | 5%         |                   |  | 2022               | \$2,400        | 2           | \$100          | B             |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| H/C Water Piping      |            |                   |  |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |  | 2032               | * *            | 1           |                | B             |
| Water Heater          |            |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |  | 2017               | \$13,800       | 2           | \$800          | B             |
| Sanitary Piping       |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |  | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |  |                    |                |             |                |               |
| Electric              | 100%       |                   |  | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport    |            |                   |  |                    |                |             |                |               |
| Elevators             |            |                   |  |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Location : 1-3</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 1 Unit</i>  |                    |                |             |                |               |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 97%        |                   |  |                    |                |             |                | D             |
| Generic               | 3%         |                   |  | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - SI  
**Address** : 41 REID AVENUE  
**Borough** : STATEN ISLAND  
**Program / Asset #** : BOE0932.000 / 1438  
**Area Sq Ft** : 73,000  
**Date of Survey** : 12-Nov-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3243      **Lot** : 1      **BIN** : 5047613  
**Agency's Number** : R046  
**Yr Built/Renovated** : 1930 / 2010  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$444,700             |
| Interior Architecture | \$568,100             |                       |
| Electrical            | \$53,700              | \$819,500             |
| Mechanical            | \$390,000             | \$604,600             |
| <b>Total</b>          | <b>\$1,011,800</b>    | <b>\$1,868,700</b>    |
| Priority A            |                       | \$444,700             |
| Priority B            | \$443,700             | \$1,424,100           |
| Priority C            | \$568,100             |                       |
| <b>Total</b>          | <b>\$1,011,800</b>    | <b>\$1,868,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|----------------|-----------------|------------------|
| Exterior Architecture |                 |                |                 | \$10,400         |
| Interior Architecture | \$55,600        |                |                 | \$24,600         |
| Electrical            | \$300           | \$500          | \$800           | \$62,000         |
| Mechanical            | \$19,900        | \$9,400        | \$15,200        | \$20,400         |
| <b>Total</b>          | <b>\$75,800</b> | <b>\$9,900</b> | <b>\$16,000</b> | <b>\$117,400</b> |
| Priority A            |                 |                |                 | \$10,400         |
| Priority B            | \$55,300        | \$9,900        | \$16,000        | \$82,400         |
| Priority C            | \$20,500        |                |                 | \$24,600         |
| <b>Total</b>          | <b>\$75,800</b> | <b>\$9,900</b> | <b>\$16,000</b> | <b>\$117,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - SI

## Asset # : 1438

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$50,200       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%  |                   |                | LIFE    | * *                | 5           | \$4,200        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2047    | * *                | 5           | \$20,800       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 100%   |                   |                | LIFE    | * *                | 5           | \$11,800       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2022    | \$332,900          | 10          | \$61,600       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%   |                   |                | 2050    | * *                | 10          | \$8,100        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  | Now               | \$7,000        | LIFE    | * *                | 5           | \$20,100       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   | Now               | \$6,100        | 2025    | * *                | 5           | \$1,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 2%   |                   |                | LIFE    | * *                | 5           | \$1,400        | C             |  |
| Vinyl Tile             | 65%  |                   |                | 2017    | \$568,100          | 3           | \$29,800       | C             |  |
| Wood                   | 20%  |                   |                | 2037    | * *                | 5           | \$34,400       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 10%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 70%  |                   |                | LIFE    | * *                | 5           | \$19,400       | C             |  |
| SGFT/Glazed Masonry    | 20%  |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |         |      |    |   |         |   |
|-------------------|-----|-----|---------|------|----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$5,500 | 2027 | ** | 5 | \$4,600 | B |
|-------------------|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 25% |  |  | LIFE | ** | 5 | \$3,600 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|             |     |     |          |      |    |   |          |   |
|-------------|-----|-----|----------|------|----|---|----------|---|
| Metal Panel | 10% | Now | \$29,600 | LIFE | ** | 5 | \$11,400 | B |
|-------------|-----|-----|----------|------|----|---|----------|---|

*Bent/Warped Elements, Extent : Moderate, Area Affected : 15%*  
*Location : Gymnasium*  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*  
*Location : Gymnasium*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 55% |  |  | LIFE | ** | 5 | \$31,300 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement Service Room*  
*Explanation : 800 Amp 3 Phase Service*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 20% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2038 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2038 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2021 | \$61,000 | 5 | \$1,000 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$53,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2022 | \$17,900 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2020 | \$10,600 | 5 | \$200 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 50% |  |  | 2035 | ** | 5 | \$200 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Connected With Main Water Pipe*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2022

\$497,100

10

\$50,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Fluorescent

5%

2027

\* \*

10

\$2,800

B

## Incandescent

5%

2017

\$27,600

2

\$100

B

## Egress Lighting

## Emergency, Battery

40%

2027

\* \*

10

\$5,900

B

## Exit, Service

60%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2017

\$24,900

10

\$200

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$10,300

1

\$1,100

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2022

\$35,300

1-3

\$1,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2048

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 6000 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

Now

\$17,000

2039

\* \*

1

\$54,700

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Steam Boilers With Recent Controls Upgrade*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$3,000

B

## Terminal Devices

## Air Handler

20%

2017

\$75,300

1

\$7,600

B

## Convactor/Radiator

60%

2020

\$395,900

1

\$11,900

B

## Fan Coil Unit/Heat

20%

2017

\$209,200

1

\$4,000

B

## Air Conditioning

## Conversion Equipment

## Window/Wall Unit

25%

2017

\$35,900

1

B

## No Component

75%

D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 46 - SI

Asset # : 1438

| Mechanical       |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |  |                |                   |                    |         |                |             |                |               |
|                  | Distribution   |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                       | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$34,200       | B             |
|                  | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|                  | Interior   | 90%            |                   |                    | 2017    | \$69,500       | 2           | \$1,700        | B             |
|                  | Roof   | 10%            |                   |                    | 2022    | \$5,600        | 2           | \$200          | B             |
| Plumbing         |  |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel  | 100%           |                   |                    | 2020    | \$208,700      | 1           |                | B             |
|                  | Water Heater   |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired  | 100%           |                   |                    | 2021    | \$16,300       | 2           | \$900          | B             |
|                  | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                    | 2017    | \$10,300       | 4           | \$1,300        | B             |
|                  | Backflow Preventer                                       |                |                   |                    |         |                |             |                |               |
|                  | Generic  | 100%           |                   |                    | 2027    | * *            | 1           | \$3,800        | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Boiler Room                                   |                |                   |                    |         |                |             |                |               |
|                  | Explanation : Wilkens Zurn                               |                |                   |                    |         |                |             |                |               |
|                  | Fixtures   |                |                   |                    |         |                |             |                |               |
|                  | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Various Locations                             |                |                   |                    |         |                |             |                |               |
| Fire Suppression |  |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic  | 5%             |                   |                    | 2032    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 47 - Q  
**Address** : 9 POWER ROAD BROAD CHANNEL  
**Borough** : QUEENS **Agency's Number** : Q047  
**Program / Asset #** : BOE0705.000 / 4422 **Yr Built/Renovated** : 1957 /  
**Area Sq Ft** : 6,500 **Project Type** : EDUCATION  
**Date of Survey** : 16-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 15313 **Lot** : 485 **BIN** : 4448968

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,600              | \$43,600              |
| Interior Architecture |                       | \$72,000              |
| Electrical            |                       | \$49,500              |
| Mechanical            |                       | \$118,500             |
| <b>Total</b>          | <b>\$43,600</b>       | <b>\$283,600</b>      |
| Priority A            | \$43,600              | \$43,600              |
| Priority B            |                       | \$168,000             |
| Priority C            |                       | \$72,000              |
| <b>Total</b>          | <b>\$43,600</b>       | <b>\$283,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$51,000        |                |                |                |
| Interior Architecture |                 | \$1,100        | \$2,100        | \$500          |
| Electrical            | \$2,500         | \$600          | \$600          | \$600          |
| Mechanical            | \$10,600        | \$1,200        | \$5,000        | \$1,200        |
| <b>Total</b>          | <b>\$64,100</b> | <b>\$2,900</b> | <b>\$7,600</b> | <b>\$2,200</b> |
| Priority A            | \$51,000        |                |                |                |
| Priority B            | \$13,100        | \$1,800        | \$7,600        | \$1,800        |
| Priority C            |                 | \$1,100        |                | \$500          |
| <b>Total</b>          | <b>\$64,100</b> | <b>\$2,900</b> | <b>\$7,600</b> | <b>\$2,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now               | \$2,600        | LIFE               | **             | 5           | \$1,000        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 15%            |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 15%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Brick   | 75%        | Now               | \$10,100       | LIFE               | **             | 5           | \$1,500        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : East Facade   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : East Facade   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Glass Block  | 25%        |                   |                | LIFE               | **             | 5           | \$100          | A             |
| Steel  | 70%        | Now               | \$27,900       | 2046               | **             | 5           | \$3,000        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$300          | 2029               | **             | 5           | \$200          | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Classroom At West Side                              |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 10%        | Now               | \$10,100       | 2031               | **             |             |                | A             |
| Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Flat Area Adjacent To Annex                         |            |                   |                |                    |                |             |                |               |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Flat Area Adjacent To Annex                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Flat Area Adjacent To Annex                         |            |                   |                |                    |                |             |                |               |
| Roll Roofing   | 90%        | Now               | \$43,600       | 2023               | \$43,600       | 5           | \$8,100        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$200          | C             |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2037               | **             | 5           | \$900          | C             |
| Vinyl Tile   | 92%        |                   |                | 2021               | \$72,000       | 3           | \$2,800        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 60% |  |  | LIFE | ** | 5 | \$1,700 | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5 | \$400   | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 50% |  |  | 2026 | ** | 5 | \$4,100 | B |
|----------------------|-----|--|--|------|----|---|---------|---|

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Connecting Corridor Between Main Building And Annex**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Connecting Corridor Between Main Building And Annex*

|                      |     |  |  |      |         |   |         |   |
|----------------------|-----|--|--|------|---------|---|---------|---|
| Exposed Struc: Steel | 25% |  |  | LIFE | **      |   |         | B |
| Fiber Board          | 5%  |  |  | 2021 | \$3,700 |   |         | B |
| Metal Panel          | 20% |  |  | LIFE | **      | 5 | \$2,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$1,600 | 5 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : Main Service Switch Rated @ 200 Amperes*

## Switchgear / Switchboard

|                  |      |  |  |      |          |   |       |   |
|------------------|------|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2021 | \$29,800 | 5 | \$100 | B |
|------------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |         |   |  |   |
|---------|------|--|--|------|---------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$9,500 | 1 |  | B |
|---------|------|--|--|------|---------|---|--|---|

## Panelboards

|                  |      |  |  |      |          |   |       |   |
|------------------|------|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$16,900 | 5 | \$100 | B |
|------------------|------|--|--|------|----------|---|-------|---|

## Wiring

|               |     |     |         |      |    |   |  |   |
|---------------|-----|-----|---------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$1,900 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|---------|------|----|---|--|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |         |   |  |   |
|---------------|-----|--|--|------|---------|---|--|---|
| Thermoplastic | 80% |  |  | 2021 | \$7,700 | 1 |  | B |
|---------------|-----|--|--|------|---------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |  |   |
|-----------------|------|--|--|------|----------|---|--|---|
| Locally Mounted | 100% |  |  | 2019 | \$12,700 | 5 |  | B |
|-----------------|------|--|--|------|----------|---|--|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

## Interior Lighting

|             |      |  |  |      |          |    |         |   |
|-------------|------|--|--|------|----------|----|---------|---|
| Fluorescent | 100% |  |  | 2021 | \$49,500 | 10 | \$5,000 | B |
|-------------|------|--|--|------|----------|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Service

50%

2026

\* \*

1

B

Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

HID

100%

2021

\$2,200

10

B

## Alarm

## Security System

Generic

100%

2021

\$18,300

1

\$2,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

Generic

100%

2026

\* \*

1-3

\$3,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional And Fed From Other Building*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 2

100%

2041

\* \*

5

\$1,700

B

## Conversion Equipment

Steam Boiler

100%

Now

\$3,000

2019

\$30,500

1

\$4,900

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$400

B

## Terminal Devices

Convactor/Radiator

100%

2034

\* \*

1

\$1,800

B

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Terminal Devices

Fan Coil - Cool/Heat

100%

2021

\$118,500

1

\$1,800

B

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$3,100

B

## Exhaust Fans

Roof

100%

2021

\$5,000

2

\$200

B

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2031

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 47 - Q

Asset # : 4422

| Mechanical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|  | Water Heater       |                |                   |                    |         |                |             |                |               |
|  | Oil Fired          | 100%           |                   |                    | 2016    | \$1,900        | 1           | \$200          | B             |
|  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|  | Submersible        | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|  | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    | 2021    | \$600          | 1           | \$300          | B             |
|  | Fixtures           |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                    |                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |                |                   |                    |         |                |             |                |               |
|  | Standpipe          |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    | 2041    | * *            | 1-5         | \$2,900        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 47 - Q ANNEX  
**Address** : 9 POWER ROAD BROAD CHANNEL  
**Borough** : QUEENS **Agency's Number** : Q874  
**Program / Asset #** : BOE0705.010 / 4423 **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 15,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,etc  
**Block** : 15313 **Lot** : 485 **BIN** : 4448968

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$42,000              | \$48,100              |
| Electrical            |                       | \$118,100             |
| Mechanical            |                       | \$76,800              |
| <b>Total</b>          | <b>\$42,000</b>       | <b>\$242,900</b>      |
| Priority A            | \$42,000              | \$48,100              |
| Priority B            |                       | \$194,800             |
| <b>Total</b>          | <b>\$42,000</b>       | <b>\$242,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$52,700        |                |                 |                 |
| Interior Architecture | \$2,100         | \$700          | \$8,600         | \$3,200         |
| Electrical            | \$1,400         | \$1,100        | \$1,300         | \$1,500         |
| Mechanical            | \$9,800         | \$2,700        | \$7,100         | \$2,900         |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$8,500</b> | <b>\$21,000</b> | <b>\$11,600</b> |
| Priority A            | \$52,700        |                |                 |                 |
| Priority B            | \$15,100        | \$7,800        | \$21,000        | \$8,400         |
| Priority C            | \$2,100         | \$700          |                 | \$3,200         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$8,500</b> | <b>\$21,000</b> | <b>\$11,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - Q ANNEX

Asset # : 4423

| Architecture   |                         | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------|-------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System         | Component Type          | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                         |  |                   |                    |         |                |             |                |               |
|                | Exterior Walls          |  |                   |                    |         |                |             |                |               |
|                | Metal Panel             | 100%   | Now               | \$10,200           | 2041    | * *            | 5           | \$48,100       | A             |
|                |                         | Deformed/Dented, Extent : Moderate, Area Affected : 10%        |                   |                    |         |                |             |                |               |
|                |                         | Location : Corners   |                   |                    |         |                |             |                |               |
| Windows        |                         |  |                   |                    |         |                |             |                |               |
|                | Aluminum                | 100%   | Now               | \$18,900           | 2037    | * *            | 5           | \$2,000        | A             |
|                |                         | Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%   |                   |                    |         |                |             |                |               |
|                |                         | Location : Throughout  |                   |                    |         |                |             |                |               |
| Roof           |                         |  |                   |                    |         |                |             |                |               |
|                | IRMA/Protected Membrane | 10%  | Now               | \$23,700           | 2031    | * *            |             |                | A             |
|                |                         | Insul Deter/Miss, Extent : Moderate, Area Affected : 25%       |                   |                    |         |                |             |                |               |
|                |                         | Location : Flat Section  |                   |                    |         |                |             |                |               |
|                |                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                    |         |                |             |                |               |
|                |                         | Location : Flat Portion  |                   |                    |         |                |             |                |               |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                    |         |                |             |                |               |
|                |                         | Location : Various Classrooms                                  |                   |                    |         |                |             |                |               |
|                | Metal Panel             | 90%  |                   |                    | 2034    | * *            | 10          | \$42,000       | A             |
| Interior       |                         |  |                   |                    |         |                |             |                |               |
|                | Floors                  |  |                   |                    |         |                |             |                |               |
|                | Ceramic Tile            | 3%   |                   |                    | 2030    | * *            | 5           | \$600          | C             |
|                | Panel/Paver: Cer/Brk    | 5%   |                   |                    | 2037    | * *            | 5           | \$2,100        | C             |
|                | Vinyl Tile              | 92%  |                   |                    | 2026    | * *            | 3           | \$8,600        | C             |
| Interior Walls |                         |  |                   |                    |         |                |             |                |               |
|                | Ceramic Tile            | 5%   |                   |                    | 2030    | * *            | 5           | \$800          | C             |
|                | Gypsum Board            | 95%  |                   |                    | LIFE    | * *            | 5           | \$9,400        | C             |
| Ceilings       |                         |  |                   |                    |         |                |             |                |               |
|                | AcousTileSusp.Lay-In    | 95%  |                   |                    | 2026    | * *            | 5           | \$17,200       | B             |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                    |         |                |             |                |               |
|                |                         | Location : Various Classrooms                                  |                   |                    |         |                |             |                |               |
|                | Exposed Struc: Steel    | 5%   |                   |                    | LIFE    | * *            |             |                | B             |

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2041 | * *            | 5     | \$100          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Mechanical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Main Service Switch Rated @ 600 Amperes      |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                    | 2041 | * *            | 5     | \$300          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2041 | * *            | 1     |                | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - Q ANNEX

Asset # : 4423

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |               |
| Location : Water Main Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Point Of Contact Not Visible, Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2021               | \$118,100      | 10          | \$11,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12   |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2021               | \$200          | 10          |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$4,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional                  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1-3         | \$7,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional                       |            |                   |                |                    |                |             |                |               |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2041               | * *            | 5           | \$3,900        | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2026               | * *            | 1           | \$6,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Area                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - Q ANNEX

Asset # : 4423

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Absorption Chiller/Direct Fire                             | 100%       |                   |                | 2021               | \$76,800       | 1           | \$13,500       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat                                       | 100%       |                   |                | 2026               | * *            | 1           | \$4,000        | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$7,000        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2021               | \$11,300       | 2           | \$400          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1 & 2                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                       |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2041               | * *            | 1-5         | \$6,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - BK  
**Address** : 6015 18TH AVE. BTWN: 60 ST., 61 ST.  
**Borough** : BROOKLYN **Agency's Number** : K048  
**Program / Asset #** : BOE0377.000 / 2517 **Yr Built/Renovated** : 1915 / 2011  
**Area Sq Ft** : 65,216 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5519 **Lot** : 1 **BIN** : 3132140

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$277,600             | \$91,800              |
| Interior Architecture | \$516,700             | \$43,600              |
| Electrical            |                       | \$893,100             |
| Mechanical            | \$43,700              | \$749,100             |
| <b>Total</b>          | <b>\$838,000</b>      | <b>\$1,777,600</b>    |
| Priority A            | \$277,600             | \$91,800              |
| Priority B            | \$43,700              | \$1,685,900           |
| Priority C            | \$516,700             |                       |
| <b>Total</b>          | <b>\$838,000</b>      | <b>\$1,777,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$22,800         |
| Interior Architecture | \$2,500         | \$2,600         |                 | \$38,500         |
| Electrical            | \$27,300        | \$400           | \$1,000         | \$32,000         |
| Mechanical            | \$8,700         | \$7,800         | \$12,200        | \$22,300         |
| <b>Total</b>          | <b>\$38,400</b> | <b>\$10,700</b> | <b>\$13,200</b> | <b>\$115,700</b> |
| Priority A            |                 |                 |                 | \$22,800         |
| Priority B            | \$36,000        | \$8,200         | \$13,200        | \$56,400         |
| Priority C            | \$2,500         | \$2,600         |                 | \$36,500         |
| <b>Total</b>          | <b>\$38,400</b> | <b>\$10,700</b> | <b>\$13,200</b> | <b>\$115,700</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%   |                   |                | LIFE               | * *            | 5           | \$23,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$91,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 2%   |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$3,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$277,600      | 2038               | * *            | 5           | \$14,400       | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$5,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$6,700        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%  |                   |                | 2027               | * *            | 10          | \$22,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Paver: Asphalt         | 20%  |                   |                | 2031               | * *            | 10          | \$8,600        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   | Now               | \$2,500        | LIFE               | * *            | 5           | \$3,200        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%  | Now               | \$86,100       | 2017               | \$430,600      | 3           | \$16,900       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Wood                   | 40%  |                   |                | 2037               | * *            | 5           | \$61,600       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2025               | * *            | 5           | \$5,100        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 93%  |                   |                | LIFE               | * *            | 5           | \$28,500       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 5%   |                   |                | 2027               | * *            | 5           | \$4,100        | B             |
| Exposed Concrete       | 10%  |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Plaster                | 85%  |                   |                | LIFE               | * *            | 5           | \$43,600       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service 1200 Amps                            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2021               | \$101,600      | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$17,900       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room, Basement                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2022               | \$71,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2022               | \$494,800      | 10          | \$50,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8 & Compact                           |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        | 2-4               | \$4,600        | 2032               | * *            | 1           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 80%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        | 2-4               | \$4,600        | 2032               | * *            | 1           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 80%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$22,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$9,200        | 1           | \$1,000        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2017               | \$31,500       | 1-3         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Vault Basement                                |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Tanks 5000 Gal Each                      |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2027               | * *            | 1           | \$54,400       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$43,700       | 2032               | * *            | 4           | \$2,700        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                             | Location : Condensate And Vacuum Pumps, Basement         |                   |                |                    |                |             |                |               |
|                             | Steam Traps Faulty, Extent : Severe, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  |                   |                | 2022               | \$67,500       | 1           | \$6,800        | B             |
| Convactor/Radiator          | 75%  |                   |                | 2020               | \$443,400      | 1           | \$13,300       | B             |
| Fan Coil Unit/Heat          | 5%   |                   |                | 2022               | \$46,900       | 1           | \$900          | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 95%  |                   |                | 2020               | \$122,200      | 1           |                | B             |
| No Component                | 5%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$30,600       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 100%   |                   |                | 2022               | \$69,200       | 2           | \$1,700        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater                |  |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%   |                   |                | 2017               | \$14,600       | 2           | \$800          | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 Tank 250 Gal                             |                   |                |                    |                |             |                |               |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - BK

Asset # : 2517

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2042               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - BX HUNTS POINT ECC 1 - BX  
**Address** : 659 COSTER STREET  
**Borough** : BRONX **Agency's Number** : X848  
**Program / Asset #** : BOE0191.010 / 4412 **Yr Built/Renovated** : 1970 / 2005  
**Area Sq Ft** : 7,820 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2765 **Lot** : 269 **BIN** : 2006654

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$47,800              |
| Interior Architecture |                       | \$86,700              |
| Electrical            |                       | \$58,300              |
| Mechanical            |                       | \$113,891,800         |
| <b>Total</b>          |                       | <b>\$114,084,600</b>  |
| Priority A            |                       | \$47,800              |
| Priority B            |                       | \$113,950,100         |
| Priority C            |                       | \$86,700              |
| <b>Total</b>          |                       | <b>\$114,084,600</b>  |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$14,700        |                |                |                |
| Interior Architecture | \$200           | \$1,300        |                |                |
| Electrical            |                 | \$100          | \$2,000        |                |
| Mechanical            | \$1,000         | \$500          | \$1,800        | \$500          |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$1,900</b> | <b>\$3,800</b> | <b>\$500</b>   |
| Priority A            | \$14,700        |                |                |                |
| Priority B            | \$1,100         | \$600          | \$3,800        | \$500          |
| Priority C            | \$200           | \$1,300        |                |                |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$1,900</b> | <b>\$3,800</b> | <b>\$500</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 48 - BX HUNTS POINT ECC 1 - BX**  
**Asset # : 4412**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 93%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$100          | A             |
| Wood  | 2%         |                   |                | 2034               | **             | 5           | \$200          | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Steel   | 100%       | Now               | \$4,800        | 2020               | \$47,800       | 5           | \$5,100        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Crrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Rail  | 50%        |                   |                | 2034               | **             | 5-10        | \$16,200       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2029               | **             | 10          | \$13,000       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$600          | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$300          | C             |
| Mosaic Tile   | 2%         |                   |                | 2034               | **             | 5           | \$500          | C             |
| Vinyl Tile  | 92%        |                   |                | 2021               | \$86,700       | 3           | \$3,400        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 80%        |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 100%       |                   |                | LIFE               | **             | 5           | \$1,500        | B             |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$1,600        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical And Mechanical Room                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch             |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2021               | \$9,500        | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2020               | \$1,700        | 5           |                | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2020               | \$15,200       | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2021               | \$9,600        | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2019               | \$12,700       | 5           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 48 - BX HUNTS POINT ECC 1 - BX**  
**Asset # : 4412**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Ground

|                   |      |  |  |      |     |   |       |   |
|-------------------|------|--|--|------|-----|---|-------|---|
| Grounding Devices |      |  |  |      |     |   |       |   |
| Generic           | 100% |  |  | LIFE | * * | 5 | \$100 | B |

## Lighting

|   |      |  |  |      |          |    |         |   |
|---|------|--|--|------|----------|----|---------|---|
| Interior Lighting   |      |  |  |      |          |    |         |   |
| Fluorescent   | 98%  |  |  | 2021 | \$58,300 | 10 | \$5,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |    |         |   |
| <i>Location : Throughout</i>                                      |      |  |  |      |          |    |         |   |
| <i>Explanation : Using T12 Lamps</i>                              |      |  |  |      |          |    |         |   |
| Incandescent  | 2%   |  |  | 2016 | \$1,200  | 2  |         | B |
| Egress Lighting   |      |  |  |      |          |    |         |   |
| Emergency, Battery  | 50%  |  |  | 2026 | * *      | 10 | \$800   | B |
| Exit, Service   | 50%  |  |  | 2026 | * *      | 1  |         | B |
| Exterior Lighting   |      |  |  |      |          |    |         |   |
| HID   | 100% |  |  | 2021 | \$2,700  | 10 |         | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

|  |      |  |  |      |               |     |         |   |
|--|------|--|--|------|---------------|-----|---------|---|
| Energy Source  |      |  |  |      |               |     |         |   |
| Electricity  | 100% |  |  | 2041 | * *           | 1   |         | B |
| Conversion Equipment   |      |  |  |      |               |     |         |   |
| Heat Pump  | 100% |  |  | 2022 | \$113,891,800 | 2   | \$2,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |               |     |         |   |
| <i>Location : Throughout 1 St Fl.</i>                          |      |  |  |      |               |     |         |   |
| <i>Explanation : 9 Units</i>                                   |      |  |  |      |               |     |         |   |
| Distribution   |      |  |  |      |               |     |         |   |
| Ductwork/Diffusers   | 50%  |  |  | LIFE | * *           | 2-5 | \$1,800 | B |
| No Component   | 50%  |  |  |      |               |     |         | D |
| Terminal Devices   |      |  |  |      |               |     |         |   |
| Air Handler  | 20%  |  |  | 2026 | * *           | 1   | \$800   | B |
| Induction Unit   | 80%  |  |  | 2030 | * *           | 1   | \$1,700 | B |

## Air Conditioning

|                      |      |  |  |      |       |   |         |   |
|----------------------|------|--|--|------|-------|---|---------|---|
| Energy Source        |      |  |  |      |       |   |         |   |
| Electricity          | 100% |  |  | 2037 | * *   | 1 |         | B |
| Conversion Equipment |      |  |  |      |       |   |         |   |
| Heat Pump            | 100% |  |  | 2022 | \$300 | 2 | \$400   | B |
| Terminal Devices     |      |  |  |      |       |   |         |   |
| Air Handler/Cool/Ht  | 20%  |  |  | 2026 | * *   | 1 | \$800   | B |
| Induction Unit       | 80%  |  |  | 2026 | * *   | 1 | \$1,700 | B |

## Ventilation

|                    |      |  |  |      |       |     |         |   |
|--------------------|------|--|--|------|-------|-----|---------|---|
| Distribution       |      |  |  |      |       |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *   | 2-5 | \$3,700 | B |
| Exhaust Fans       |      |  |  |      |       |     |         |   |
| Interior           | 90%  |  |  | 2026 | * *   | 2   | \$200   | B |
| Roof               | 10%  |  |  | 2021 | \$600 | 2   |         | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 48 - BX HUNTS POINT ECC 1 - BX**  
**Asset # : 4412**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|            | Galv Iron/Steel    | 100%           |                   |                    | 2034    | * *            | 1           |                | B             |
|            | Water Heater       |                |                   |                    |         |                |             |                |               |
|            | Electric           | 100%           |                   |                    | 2020    | \$1,200        | 4           |                | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - Q  
**Address** : 155-02 108 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q048  
**Program / Asset #** : BOE0706.000 / 2247 **Yr Built/Renovated** : 1936 / 2001  
**Area Sq Ft** : 37,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 10144 **Lot** : 42 **BIN** : 4216099

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$42,700              | \$290,500             |
| Interior Architecture |                       | \$293,900             |
| Electrical            | \$266,000             | \$137,200             |
| Mechanical            | \$38,200              | \$145,200             |
| <b>Total</b>          | <b>\$346,900</b>      | <b>\$866,800</b>      |
| Priority A            | \$42,700              | \$290,500             |
| Priority B            | \$304,200             | \$282,400             |
| Priority C            |                       | \$293,900             |
| <b>Total</b>          | <b>\$346,900</b>      | <b>\$866,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$29,000        | \$4,100         | \$14,700        |                |
| Interior Architecture | \$3,300         | \$10,900        | \$900           | \$3,300        |
| Electrical            | \$300           | \$32,400        |                 |                |
| Mechanical            | \$5,200         | \$8,200         | \$7,800         | \$5,200        |
| <b>Total</b>          | <b>\$37,900</b> | <b>\$55,600</b> | <b>\$23,500</b> | <b>\$8,500</b> |
| Priority A            | \$29,000        | \$4,100         | \$14,700        |                |
| Priority B            | \$5,600         | \$40,600        | \$7,900         | \$5,200        |
| Priority C            | \$3,300         | \$10,900        | \$900           | \$3,300        |
| <b>Total</b>          | <b>\$37,900</b> | <b>\$55,600</b> | <b>\$23,500</b> | <b>\$8,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | 4+                | \$42,700       | LIFE               | * *            | 5           | \$25,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement, Rooms 129 And 229            |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 80%        |                   |                | 2036               | * *            | 5           | \$8,400        | A             |
| Wood   | 20%        |                   |                | 2036               | * *            | 5           | \$21,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2035               | * *            | 10          | \$4,100        | A             |
| IRMA/Protected Membrane                                      | 95%        | 0-2               | \$29,000       | 2020               | \$290,500      |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$30,900       | 5           | \$1,400        | C             |
| Vinyl Tile   | 15%        |                   |                | 2028               | * *            | 3           | \$2,600        | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 57%        |                   |                | 2020               | \$252,500      | 3           | \$13,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 60%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2035               | * *            | 5           | \$21,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$41,400       | 5           | \$1,400        | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 57%        |                   |                | LIFE               | * *            | 5           | \$8,000        | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2033               | * *            | 5           | \$4,600        | B             |
| Exposed Concrete   | 30%        |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Plaster  | 60%        |                   |                | LIFE               | * *            | 5           | \$17,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Disconnect Switch Rated @ 1200 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$45,200       | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$31,200       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Locally Mounted  | 50%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2015               | \$266,000      | 10          | \$27,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2025               | * *            | 10          | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2025               | * *            | 10          | \$3,800        | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - Q

Asset # : 2247

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                               | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2037               | * *            | 1           | \$30,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2040               | * *            | 4           | \$1,500        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2015               | \$38,200       | 1           | \$3,900        | B             |
| Convactor/Radiator  | 60%        |                   |                | 2025               | * *            | 1           | \$6,000        | B             |
| Fan Coil Unit/Heat  | 20%        |                   |                | 2020               | \$106,000      | 1           | \$2,000        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%         |                   |                | 2015               | \$3,600        | 1           |                | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$17,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | 4+                | \$800          | 2020               | \$39,100       | 2           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : House Exhaust Fan Trips Off Frequently      |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2040               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$8,200        | 2           | \$500          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2025               | * *            | 1           | \$1,900        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - SI  
**Address** : 1075 TARGEE STREET @ VENICE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R048  
**Program / Asset #** : BOE0933.000 / 1439 **Yr Built/Renovated** : 1931 / 2008  
**Area Sq Ft** : 33,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3171 **Lot** : 161 **BIN** : 5046430

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$294,900             |                       |
| Electrical            |  |                       | \$257,200             |
| Mechanical            |  |                       | \$427,300             |
| <b>Total</b>          |  | <b>\$294,900</b>      | <b>\$684,500</b>      |
| Priority B            |  | \$159,200             | \$684,500             |
| Priority C            |  | \$135,700             |                       |
| <b>Total</b>          |  | <b>\$294,900</b>      | <b>\$684,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$68,200         |                |                |                |
| Interior Architecture | \$36,200         | \$300          |                | \$2,800        |
| Electrical            | \$16,900         | \$600          | \$700          | \$1,100        |
| Mechanical            | \$29,500         | \$4,700        | \$6,000        | \$4,000        |
| <b>Total</b>          | <b>\$150,800</b> | <b>\$5,600</b> | <b>\$6,800</b> | <b>\$8,000</b> |
| Priority A            | \$68,200         |                |                |                |
| Priority B            | \$50,300         | \$5,300        | \$6,800        | \$5,100        |
| Priority C            | \$32,200         | \$300          |                | \$2,800        |
| <b>Total</b>          | <b>\$150,800</b> | <b>\$5,600</b> | <b>\$6,800</b> | <b>\$8,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - SI

## Asset # : 1439

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%  |                   |                | LIFE               | * *            | 5           | \$12,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%  |                   |                | LIFE               | * *            | 5           | \$32,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | * *            | 5           | \$3,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | * *            | 5           | \$9,400        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5-10        | \$15,100       | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5-10        | \$32,800       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2028               | * *            | 10          | \$27,800       | A             |
| Copper/Terne           | 3%   |                   |                | 2051               | * *            | 10          | \$2,200        | A             |
| Single Ply Membrane    | 2%   |                   |                | 2028               | * *            | 10          | \$600          | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$4,600        | 2026               | * *            | 5           | \$1,000        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$3,200        | C             |
| Vinyl Tile             | 20%  | Now               | \$79,000       | 2033               | * *            | 3           | \$3,100        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Principal And General Offices                   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                        | Location : Corridors In 1931 Wing 9x9 Tiles                |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%  | Now               | \$6,900        | 2028               | * *            | 3           | \$5,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%   |                   |                | 2033               | * *            | 3           | \$800          | C             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Wood                   | 30%  |                   |                | 2038               | * *            | 5           | \$23,300       | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - SI

Asset # : 1439

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$6,800 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

|              |     |     |          |      |    |   |         |   |
|--------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile | 10% | Now | \$12,300 | 2032 | ** | 5 | \$2,100 | C |
|--------------|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

|                |     |  |  |      |    |    |         |   |
|----------------|-----|--|--|------|----|----|---------|---|
| Masonry: Brick | 10% |  |  | LIFE | ** | 10 | \$1,300 | C |
|----------------|-----|--|--|------|----|----|---------|---|

|               |    |  |  |      |    |    |       |   |
|---------------|----|--|--|------|----|----|-------|---|
| Marble Panels | 5% |  |  | LIFE | ** | 10 | \$800 | C |
|---------------|----|--|--|------|----|----|-------|---|

|         |     |     |          |      |    |   |         |   |
|---------|-----|-----|----------|------|----|---|---------|---|
| Plaster | 65% | Now | \$49,800 | LIFE | ** | 5 | \$8,100 | C |
|---------|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                     |    |     |         |      |    |  |  |   |
|---------------------|----|-----|---------|------|----|--|--|---|
| SGFT/Glazed Masonry | 5% | Now | \$4,800 | LIFE | ** |  |  | C |
|---------------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

|                      |     |     |         |      |    |   |         |   |
|----------------------|-----|-----|---------|------|----|---|---------|---|
| AcousTileConcealSpLn | 25% | Now | \$4,000 | 2028 | ** | 5 | \$6,400 | B |
|----------------------|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 75% | Now | \$159,200 | LIFE | ** | 5 | \$19,300 | B |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |       |   |
|---------------|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$5,200 | 5 | \$100 | B |
|---------------|------|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 95% |  |  | 2023 | \$56,600 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |    |  |  |      |    |   |  |   |
|---------------|----|--|--|------|----|---|--|---|
| Fused Disc Sw | 5% |  |  | 2049 | ** | 5 |  | B |
|---------------|----|--|--|------|----|---|--|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$30,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

|         |    |  |  |      |    |   |  |   |
|---------|----|--|--|------|----|---|--|---|
| Conduit | 5% |  |  | 2049 | ** | 1 |  | B |
|---------|----|--|--|------|----|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - SI

Asset # : 1439

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$5,600        | 5           | \$100          | B             |
| Molded Case Bkrs      | 75%  |                   |                | 2022               | \$42,300       | 5           | \$500          | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2045               | * *            | 5           |                | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 45%  | 2-4               | \$15,600       | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 40%  |                   |                | 2023               | \$13,900       | 1           |                | B             |
| Thermoplastic         | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic         | 5%   |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 90%  |                   |                | 2021               | \$11,500       | 5           | \$200          | B             |
| Motor Control Center  | 10%  |                   |                | 2021               | \$100          | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%   |                   |                | 2031               | * *            | 10          | \$25,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2028               | * *            | 10          | \$3,300        | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Generic               | 40%  |                   |                | 2018               | \$127,600      | 1-3         | \$6,900        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2033               | * *            | 5           | \$8,600        |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks Of 7500 Gals Each                 |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - SI

Asset # : 1439

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Steam Boiler          | 100%           | Now               | \$3,100   | 2021               | \$153,700      | 1           | \$24,700       | B             |
|                       |                |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>      |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Control System</i>                           |                    |                |             |                |               |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : 2 Units</i>                                      |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$11,000  | 2033               | * *            | 4           | \$1,400        | B             |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            |                   |   | 2018               | \$34,100       | 1           | \$3,400        | B             |
| Convactor/Radiator    | 60%            | Now               | \$3,600   | 2021               | \$179,000      | 1           | \$4,800        | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>        |                    |                |             |                |               |
|                       |                |                   | <i>Location : Multi Locations</i>                                 |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 20%            |                   |   | 2023               | \$94,600       | 1           | \$1,800        | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 5%             |                   |   | 2018               | \$3,200        | 1           |                | B             |
| No Component          | 95%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$24,500       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 100%           |                   |   | 2023               | \$34,900       | 2           | \$900          | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |   | 2028               | * *            | 1           |                | B             |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2018               | \$7,400        | 2           | \$400          | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                     |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : 50 Gals</i>                                      |                    |                |             |                |               |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$2,200   | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Location : Backs-up When It Rains</i>                          |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Roof</i>   |                    |                |             |                |               |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - SI

Asset # : 1439

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2033               | * *            | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 49 - Q  
**Address** : 79-15 PENELOPE AVENUE  
**Borough** : QUEENS **Agency's Number** : Q049  
**Program / Asset #** : BOE0707.000 / 2296 **Yr Built/Renovated** : 1933 / 2010  
**Area Sq Ft** : 98,601 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2990 **Lot** : 45 **BIN** : 4069253

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,079,500           | \$199,400             |
| Interior Architecture | \$159,400             | \$1,106,200           |
| Electrical            | \$39,200              | \$471,300             |
| <b>Total</b>          | <b>\$1,278,100</b>    | <b>\$1,777,000</b>    |
| Priority A            | \$1,079,500           | \$199,400             |
| Priority B            | \$39,200              | \$527,900             |
| Priority C            | \$159,400             | \$1,049,600           |
| <b>Total</b>          | <b>\$1,278,100</b>    | <b>\$1,777,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$1,800         |                 | \$5,700         | \$13,100        |
| Electrical            | \$100           | \$400           | \$2,300         |                 |
| Mechanical            | \$11,600        | \$11,700        | \$26,700        | \$13,100        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$21,500</b> | <b>\$20,000</b> | <b>\$42,500</b> | <b>\$34,100</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$19,700        | \$20,000        | \$36,800        | \$21,000        |
| Priority C            | \$1,800         |                 | \$5,700         | \$13,100        |
| <b>Total</b>          | <b>\$21,500</b> | <b>\$20,000</b> | <b>\$42,500</b> | <b>\$34,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 75%        |                   |                | LIFE    | * *                | 5           | \$89,100       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney, Bulkheads                                   |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 60%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%             |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney,Bulkheads                                    |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite  | 5%         |                   |                | LIFE    | * *                | 5           | \$4,500        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 60%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 20%        |                   |                | LIFE    | * *                | 5           | \$17,800       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 60%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 100%       | Now               | \$692,300      | 2046    | * *                | 5           | \$110,400      | A             |  |
| Air Infiltration, Extent : Moderate, Area Affected : 50%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | * *                | 5           | \$5,900        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | * *                | 5           | \$800          | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 98%        | 4+                | \$387,300      | 2031    | * *                |             |                | A             |  |
| Air/Water Blisters, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 2%         |                   |                | 2041    | * *                | 10          | \$2,700        | A             |  |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Floors

|              |     |     |           |      |             |   |          |   |
|--------------|-----|-----|-----------|------|-------------|---|----------|---|
| Ceramic Tile | 3%  |     |           | 2024 | **          | 5 | \$3,600  | C |
| Terrazzo     | 5%  |     |           | LIFE | **          | 5 | \$4,700  | C |
| Vinyl Tile   | 87% | Now | \$100,100 | 2021 | \$1,001,200 | 3 | \$39,400 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Room 211 And Various Others**Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout**Worn/Eroded, Extent : Moderate, Area Affected : 15%**Location : Room 211 And Various Others*

|      |    |  |  |      |    |   |          |   |
|------|----|--|--|------|----|---|----------|---|
| Wood | 5% |  |  | 2036 | ** | 5 | \$11,300 | C |
|------|----|--|--|------|----|---|----------|---|

## Interior Walls

|               |     |     |          |      |    |   |          |   |
|---------------|-----|-----|----------|------|----|---|----------|---|
| Marble Panels | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster       | 60% | Now | \$59,200 | LIFE | ** | 5 | \$48,400 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Bulkheads**Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Bulkheads**Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 35% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 25% |  |  | LIFE | ** | 5 | \$4,700 | B |
|------------------|-----|--|--|------|----|---|---------|---|

*Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5 | \$56,600 | B |
|---------|-----|--|--|------|----|---|----------|---|

*Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2051 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps And 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2051 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room*

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## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 60%        |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Conduit  | 40%        |                   |                | 2021               | \$47,600       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2046               | * *            | 5           | \$100          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2046               | * *            | 5           | \$1,100        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2020               | \$40,600       | 5           | \$600          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$39,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2021               | \$19,600       | 1           |                | B             |
| Thermoplastic  | 55%        |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 55%        |                   |                | 2019               | \$11,700       | 5           | \$300          | B             |
| Locally Mounted  | 45%        |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation                          |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 40%  |                   |                | 2021               | \$290,900      | 10          | \$29,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 58%  |                   |                | 2031               | * *            | 10          | \$42,900       | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2021               | \$3,400        | 10          |                | B             |
| HID                   | 1%   |                   |                | 2031               | * *            | 10          |                | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 25%  |                   |                | 2031               | * *            | 1           |                | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%  |                   |                | 2021               | \$8,400        | 10          | \$4,900        | B             |
| Emergency, Battery    | 25%  |                   |                | 2031               | * *            | 10          | \$4,900        | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exit, Service         | 25%  |                   |                | 2021               | \$3,300        | 1           |                | B             |
| Lightning Protection  |  |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2061               | * *            | 5           | \$2,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : Recent Installation                          |                   |                |                    |                |             |                |               |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Furnace                     | 30%   |                   |                | 2031               | * *            | 1           | \$12,000       | B             |
|                             | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Exterior Package Units                    |                   |                |                    |                |             |                |               |
| Steam Boiler                | 70%   |                   |                | 2034               | * *            | 1           | \$56,000       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                           |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                     |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Mechanical                     |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump              | 70%        |  |                | 2041               | * *            | 4           | \$2,800        | B             |
| No Component                   | 30%        |  |                |                    |                |             |                | D             |
| Terminal Devices               |            |  |                |                    |                |             |                |               |
| Air Handler                    | 30%        |  |                | 2031               | * *            | 1           | \$15,000       | B             |
| Convactor/Radiator             | 70%        |  |                | 2026               | * *            | 1           | \$18,300       | B             |
| Air Conditioning               |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Electricity                    | 100%       |  |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 70%        |  |                | 2031               | * *            | 2           | \$3,500        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 70%     |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
|                                |            | Explanation : 3 Brand New Units                            |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%         |  |                | 2016               | \$9,500        | 1           |                | B             |
| No Component                   | 25%        |  |                |                    |                |             |                | D             |
| Ventilation                    |            |  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |  |                | LIFE               | * *            | 2-5         | \$45,000       | B             |
| Exhaust Fans                   |            |  |                |                    |                |             |                |               |
| Interior                       | 70%        |  |                | 2026               | * *            | 2           | \$1,700        | B             |
| Roof                           | 30%        |  |                | 2031               | * *            | 2           | \$700          | B             |
|                                |            | Recent Installation, Extent : Light, Area Affected : 30%   |                |                    |                |             |                |               |
|                                |            | Location : Roof  |                |                    |                |             |                |               |
| Plumbing                       |            |  |                |                    |                |             |                |               |
| H/C Water Piping               |            |  |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%       |  |                | 2026               | * *            | 1           |                | B             |
| Water Heater                   |            |  |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |  |                | 2019               | \$21,400       | 2           | \$1,200        | B             |
| Sanitary Piping                |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |  |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |  |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |            |  |                |                    |                |             |                |               |
| Generic                        | 100%       |  |                | 2031               | * *            | 1           | \$5,000        | B             |
|                                |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : Basement  |                |                    |                |             |                |               |
|                                |            | Explanation : Recent Installation                          |                |                    |                |             |                |               |
| Fixtures                       |            |  |                |                    |                |             |                |               |
| Generic                        | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport             |            |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 49 - Q

Asset # : 2296

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : Floors 1-3**Explanation : 2 Brand New Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 5 - BX  
**Address** : 564 JACKSON AVENUE @ E.149 ST.  
**Borough** : BRONX **Agency's Number** : X005  
**Program / Asset #** : BOE0158.000 / 525 **Yr Built/Renovated** : 1961 / 2007  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2642 **Lot** : 1 **BIN** : 2004548

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$189,600             | \$63,500              |
| Interior Architecture | \$59,400              | \$49,400              |
| Electrical            | \$65,400              | \$621,600             |
| <b>Total</b>          | <b>\$314,400</b>      | <b>\$734,600</b>      |
| Priority A            | \$189,600             | \$63,500              |
| Priority B            | \$124,800             | \$671,100             |
| <b>Total</b>          | <b>\$314,400</b>      | <b>\$734,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$66,600         |                 | \$7,100         |                 |
| Interior Architecture | \$99,400         | \$6,800         | \$23,500        |                 |
| Electrical            | \$46,300         | \$1,500         | \$1,900         | \$1,800         |
| Mechanical            | \$46,800         | \$22,900        | \$15,900        | \$23,300        |
| <b>Total</b>          | <b>\$259,100</b> | <b>\$31,100</b> | <b>\$48,400</b> | <b>\$25,200</b> |
| Priority A            | \$66,600         |                 | \$7,100         |                 |
| Priority B            | \$115,800        | \$31,100        | \$28,600        | \$25,200        |
| Priority C            | \$76,700         |                 | \$12,600        |                 |
| <b>Total</b>          | <b>\$259,100</b> | <b>\$31,100</b> | <b>\$48,400</b> | <b>\$25,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - BX

## Asset # : 525

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 3%         |                   |                | LIFE    | **                 | 5           | \$18,800       | A             |  |
| Masonry: Brick   | 93%        |                   |                | LIFE    | **                 | 5           | \$124,400      | A             |  |
| Masonry: Brick   | 2%         | Now               | \$4,500        | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : West Facade   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 2%         | 0-2               | \$2,100        | 2043    | **                 | 5           | \$2,500        | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 85%        |                   |                | 2039    | **                 | 5           | \$12,200       | A             |  |
| Glass Block  | 3%         |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
| Metal Louvers  | 2%         |                   |                | 2032    | **                 | 10          | \$1,800        | A             |  |
| Steel  | 10%        | Now               | \$84,200       | 2048    | **                 | 5           | \$9,000        | A             |  |
| Air Infiltration, Extent : Light, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Corrosion/Rusting, Extent : Light, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5-10        | \$16,200       | A             |  |
| Metal Rail   | 50%        |                   |                | 2036    | **                 | 5-10        | \$71,100       | A             |  |
| Metal: Cage/Fence  | 20%        |                   |                | 2036    | **                 | 5-10        | \$12,200       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 98%        | Now               | \$30,400       | 2028    | **                 |             |                | A             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 2%         |                   |                | 2051    | **                 | 10          | \$2,900        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$3,400        | C             |  |
| Vinyl Tile   | 93%        |                   |                | 2028    | **                 | 3           | \$37,900       | C             |  |
| Loose/Delam Surface, Extent : Light, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2038    | **                 | 5           | \$10,200       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - BX

## Asset # : 525

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|  |     |     |          |      |     |      |          |   |
|--|-----|-----|----------|------|-----|------|----------|---|
| Ceramic Tile   | 3%  | Now | \$8,500  | 2032 | * * | 5    | \$1,400  | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |     |      |          |   |
| <i>Location : Boys Restrooms On Second And Third Floors</i>            |     |     |          |      |     |      |          |   |
| Concrete Masonry Unit  | 13% | 4+  | \$23,700 | LIFE | * * | 5    | \$5,000  | C |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>         |     |     |          |      |     |      |          |   |
| <i>Location : Stairs, Auditorium</i>                                   |     |     |          |      |     |      |          |   |
| Marble Panels  | 2%  |     |          | LIFE | * * | 10   | \$800    | C |
| Plaster  | 55% |     |          | LIFE | * * | 5-10 | \$44,900 | C |
| SGFT/Glazed Masonry  | 27% |     |          | LIFE | * * | 10   | \$13,000 | C |

## Ceilings

|   |     |  |  |      |          |      |          |   |
|---|-----|--|--|------|----------|------|----------|---|
| AcousTile,Adhered   | 20% |  |  | 2036 | * *      | 5    | \$21,700 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |     |  |  |      |          |      |          |   |
| <i>Location : Auditorium</i>  |     |  |  |      |          |      |          |   |
| AcousTileConcealSpLn  | 10% |  |  | 2040 | * *      | 5    | \$13,600 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 90%</i>  |     |  |  |      |          |      |          |   |
| <i>Location : First Floor</i>                                       |     |  |  |      |          |      |          |   |
| Exposed Concrete  | 50% |  |  | LIFE | * *      | 5-10 | \$67,900 | B |
| Exposed Struc: Steel  | 5%  |  |  | LIFE | * *      | 10   | \$10,900 | B |
| Fiber Board   | 5%  |  |  | 2023 | \$49,400 |      |          | B |
| Plaster   | 10% |  |  | LIFE | * *      | 5-10 | \$18,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |     |  |  |      |     |   |       |   |
|--|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw  | 50% |  |  | 2049 | * * | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |     |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                      |     |  |  |      |     |   |       |   |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i>              |     |  |  |      |     |   |       |   |
| Fused Disc Sw  | 50% |  |  | 2049 | * * | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |     |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                      |     |  |  |      |     |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch For Emergency</i> |     |  |  |      |     |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$95,200 | 1 |  | B |
| Conduit | 20% |  |  | 2049 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$13,600 | 5 | \$200   | B |
| Molded Case Bkrs | 60% |  |  | 2022 | \$81,300 | 5 | \$1,100 | B |
| Molded Case Bkrs | 30% |  |  | 2045 | * *      | 5 | \$600   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

| Electrical        |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System            | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                   | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts   |                      |  |           |                    |      |                |       |                |          |
|                   | Wiring               |  |           |                    |      |                |       |                |          |
|                   | Braided Cloth        | 50%  | 2-4       | \$65,400           | 2048 | * *            | 1     |                | B        |
|                   |                      | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                   |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                   | Thermoplastic        | 30%  |           |                    | 2023 | \$39,200       | 1     |                | B        |
|                   | Thermoplastic        | 20%  |           |                    | 2049 | * *            | 1     |                | B        |
| Motor Controllers |                      |  |           |                    |      |                |       |                |          |
|                   | Locally Mounted      | 100%   |           |                    | 2021 | \$21,200       | 5     | \$500          | B        |
| Ground            |                      |  |           |                    |      |                |       |                |          |
|                   | Grounding Devices    |  |           |                    |      |                |       |                |          |
|                   | Generic              | 100%   |           |                    | LIFE | * *            | 5     | \$2,100        | B        |
| Lighting          |                      |  |           |                    |      |                |       |                |          |
|                   | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                   | Fluorescent          | 52%  |           |                    | 2018 | \$340,500      | 10    | \$34,600       | B        |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                   |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                   |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                   | Fluorescent          | 35%  |           |                    | 2031 | * *            | 10    | \$23,300       | B        |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                   |                      | Location : Staircases & 4th Floor                          |           |                    |      |                |       |                |          |
|                   |                      | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                   | HID                  | 3%   |           |                    | 2018 | \$9,100        | 10    | \$100          | B        |
|                   | Incandescent         | 10%  |           |                    | 2018 | \$65,500       | 2     | \$200          | B        |
| Egress Lighting   |                      |  |           |                    |      |                |       |                |          |
|                   | Emergency, Battery   | 50%  |           |                    | 2018 | \$15,100       | 10    | \$8,800        | B        |
|                   | Exit, Service        | 50%  |           |                    | 2018 | \$6,000        | 1     |                | B        |
| Exterior Lighting |                      |  |           |                    |      |                |       |                |          |
|                   | HID                  | 100%   |           |                    | 2018 | \$29,400       | 10    | \$200          | B        |
| Alarm             |                      |  |           |                    |      |                |       |                |          |
|                   | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                   | No Component         | 70%  |           |                    |      |                |       |                | D        |
|                   | Generic              | 30%  |           |                    | 2031 | * *            | 1-3   | \$13,000       | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2043               | * *            | 5           | \$22,500       |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2028               | * *            | 1           | \$72,000       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2033               | * *            | 4           | \$3,600        |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 5 - BX

Asset # : 525

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        |                   |                | 2028    | **                 | 1           | \$9,000        | B             |  |
| Induction Unit   | 80%        |                   |                | 2036    | **                 | 1           | \$18,800       | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2039    | **                 | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling                                     | 100%       |                   |                | 2031    | **                 | 2           | \$4,500        | B             |  |
| Heat Rejection   |            |                   |                |         |                    |             |                |               |  |
| Remote Air Cond  | 100%       |                   |                | 2031    | **                 | 2           | \$50,600       | B             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | **                 | 2-5         | \$64,100       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 40%        |                   |                | 2028    | **                 | 2           | \$900          | B             |  |
| Roof   | 60%        |                   |                | 2031    | **                 | 2           | \$1,300        | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       | Now               | \$12,400       | 2028    | **                 | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%           |            |                   |                |         |                    |             |                |               |  |
| Location : Meter Room                                      |            |                   |                |         |                    |             |                |               |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Meter Room - Fan Room                           |            |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger  |            |                   |                |         |                    |             |                |               |  |
| Low Temp   | 100%       | Now               | \$500          | 2033    | **                 | 4           | \$7,200        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Flushing Valve Is Inoperable                 |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2023    | \$10,300           | 4           | \$2,000        | B             |  |
| Sewage Ejector(s)  |            |                   |                |         |                    |             |                |               |  |
| Electric   | 100%       |                   |                | 2023    | \$10,300           | 4           | \$2,000        | B             |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |
| Fire Suppression   |            |                   |                |         |                    |             |                |               |  |
| Sprinkler  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 90%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 10%        |                   |                | 2043    | **                 | 1-2         | \$2,000        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 50 - M (UDC & ECF)  
**Address** : 433 EAST 100 STREET @FDR DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M050  
**Program / Asset #** : BOE0029.000 / 1670 **Yr Built/Renovated** : 1975 /  
**Area Sq Ft** : 118,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors G,3  
**Block** : 1694 **Lot** : 1 **BIN** : 1083933

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$36,600              | \$888,100             |
| Interior Architecture |                       | \$58,700              |
| Electrical            | \$951,700             |                       |
| Mechanical            | \$204,700             | \$1,841,300           |
| <b>Total</b>          | <b>\$1,193,000</b>    | <b>\$2,788,100</b>    |
| Priority A            | \$36,600              | \$888,100             |
| Priority B            | \$1,156,400           | \$1,841,300           |
| Priority C            |                       | \$58,700              |
| <b>Total</b>          | <b>\$1,193,000</b>    | <b>\$2,788,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,500          | \$5,200         |                 | \$9,900         |
| Interior Architecture | \$61,900         | \$11,500        | \$9,300         |                 |
| Electrical            | \$4,200          | \$13,500        |                 | \$1,400         |
| Mechanical            | \$41,200         | \$22,300        | \$44,500        | \$23,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$116,700</b> | <b>\$56,400</b> | <b>\$57,800</b> | <b>\$38,200</b> |
| Priority A            | \$5,500          | \$5,200         |                 | \$9,900         |
| Priority B            | \$55,700         | \$39,700        | \$48,500        | \$28,300        |
| Priority C            | \$55,500         | \$11,500        | \$9,300         |                 |
| <b>Total</b>          | <b>\$116,700</b> | <b>\$56,400</b> | <b>\$57,800</b> | <b>\$38,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - M (UDC &amp; ECF)

Asset # : 1670

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 25%        |                   |                | LIFE    | **                 | 5           | \$114,700      | A             |  |
| Concrete Masonry Unit  | 72%        |                   |                | LIFE    | **                 | 5           | \$41,300       | A             |  |
| Metal Panel  | 3%         |                   |                | 2040    | **                 | 5-10        | \$18,900       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2042    | **                 | 5           | \$19,800       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Concrete Masonry Unit  | 85%        | Now               | \$5,500        | LIFE    | **                 | 5           | \$10,400       | A             |  |
| Other Observation, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Space Roof                               |            |                   |                |         |                    |             |                |               |  |
| Explanation : Reinstall Cap Flashing                           |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 100%       | Now               | \$36,600       | 2020    | \$732,100          |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : At Pitch Pockets                                    |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 18%        | 0-2               | \$8,200        | LIFE    | **                 | 5           | \$58,700       | C             |  |
| Other Observation, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Minor Cracks                                     |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 10%        |                   |                | 2029    | **                 | 5           | \$14,900       | C             |  |
| Quarry Tile  | 20%        |                   |                | 2033    | **                 | 5           | \$44,700       | C             |  |
| Vinyl Tile   | 50%        |                   |                | 2025    | **                 | 3           | \$28,000       | C             |  |
| Wood   | 2%         |                   |                | 2048    | **                 | 5           | \$5,600        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 2%         | Now               | \$8,600        | LIFE    | **                 |             |                | C             |  |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Foundation Wall                            |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$6,600        | C             |  |
| Concrete Masonry Unit  | 28%        | Now               | \$28,000       | LIFE    | **                 | 5           | \$14,800       | C             |  |
| Other Observation, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Open Joints At Basement Wall                     |            |                   |                |         |                    |             |                |               |  |
| Operable Wall  | 5%         |                   |                | 2040    | **                 | 5           | \$23,100       | C             |  |
| Plaster  | 58%        |                   |                | LIFE    | **                 | 5           | \$23,000       | C             |  |
| Wood   | 2%         |                   |                | LIFE    | **                 | 5           | \$10,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - M (UDC &amp; ECF)

## Asset # : 1670

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 5%  |  |  | 2033 | * * | 5 | \$7,500  | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$2,300  | B |
| Exposed Concrete     | 62% |  |  | LIFE | * * | 5 | \$14,400 | B |

*Other Observation, Extent : Moderate, Area Affected : 62%*

*Location : Throughout*

*Explanation : Precast Waffle Construction*

|              |     |     |         |      |     |   |          |   |
|--------------|-----|-----|---------|------|-----|---|----------|---|
| Gypsum Board | 15% |     |         | LIFE | * * | 5 | \$27,900 | B |
| Metal Panel  | 3%  |     |         | LIFE | * * | 5 | \$5,600  | B |
| Plaster      | 5%  | Now | \$6,400 | LIFE | * * | 5 | \$4,700  | B |

*Other Observation, Extent : Light, Area Affected : 5%*

*Location : 3rd Floor Corridor And Rooms# 301e And 301f*

*Explanation : Ceiling Leaking, Paint Peeling At 3rd Floor Corridor And Rooms# 301e And 301f*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two Main Disconnect Service Switches Rated At 3000 And 1000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2040 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2028 | * * | 5 | \$200   | B |
| Molded Case Bkrs | 90% |  |  | 2028 | * * | 5 | \$2,300 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2030 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Locally Mounted      | 30% |  |  | 2025 | * * | 5 | \$200   | B |
| Motor Control Center | 70% |  |  | 2025 | * * | 5 | \$1,800 | B |

## Ground

## Grounding Devices

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Metal Water Pipe | 100% |  |  | 2037 | * * | 5 | \$2,900 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 50 - M (UDC & ECF)**  
**Asset # : 1670**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 78%  |                   |                | 2015               | \$700,700      | 10          | \$71,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  | 0-2               | \$179,700      | 2030               | * *            |             |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Exposed Flourscent Tubes. Replace Fixtures   |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2020               | \$4,200        | 10          |                | B             |
| HID                   | 1%   | Now               | \$4,200        | 2030               | * *            |             |                | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Exterior  |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2025               | * *            | 10          | \$12,000       | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |
| Mechanical            |  |                   |                |                    |                |             |                |               |
|                       |  |                   |                |                    |                |             |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%   | Now               | \$5,600        | 2030               | * *            | 5           | \$15,400       | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 2%           |                   |                |                    |                |             |                |               |
|                       | Location : Fuel Pumps                                      |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Vault   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 - 7500 Gallon Tanks                        |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   | Now               | \$55,300       | 2018               | \$553,200      | 1           | \$88,900       | B             |
|                       | Corroded, Extent : Light, Area Affected : 20%              |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2- Dual Fuel Boilers                         |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$79,300       | 2030               | * *            | 4           | \$4,900        | B             |
|                       | Steam Traps Faulty, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Various   |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 40%  |                   |                | 2020               | \$245,100      | 1           | \$24,700       | B             |
| Convactor/Radiator    | 60%  |                   |                | 2033               | * *            | 1           | \$19,400       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | * *            | 1           |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - M (UDC &amp; ECF)

## Asset # : 1670

| Mechanical         |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 40%   | Now               | \$3,100            | 2020    | \$154,300      | 1           | \$16,600       | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 5%<br>Location : Boiler Room Mezzanine<br>Explanation : 3 Units - Ac-3 Needs Control Repairs |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit            | 30%   |                   |                    | 2015    | \$70,100       | 1           |                | B             |
|                    | No Component                | 30%   |                   |                    |         |                |             |                | D             |
| Distribution       |                             |   |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2030    | * *            | 4           | \$7,400        | B             |
| Terminal Devices   |                             |   |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht         | 100%  |                   |                    | 2020    | \$629,400      | 1           | \$61,700       | B             |
| Heat Rejection     |                             |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit          | 100%  |                   |                    | 2020    | \$158,900      | 2           | \$69,400       | B             |
| Ventilation        |                             |   |                   |                    |         |                |             |                |               |
|                    | Distribution                |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$55,600       | B             |
| Exhaust Fans       |                             |   |                   |                    |         |                |             |                |               |
|                    | Interior                    | 80%   |                   |                    | 2020    | \$100,500      | 2           | \$2,500        | B             |
|                    | Roof                        | 20%   |                   |                    | 2020    | \$18,100       | 2           | \$600          | B             |
| Plumbing           |                             |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                | 100%  |                   |                    | 2030    | * *            | 1           |                | B             |
| HW Heat Exchanger  |                             |   |                   |                    |         |                |             |                |               |
|                    | Low Temp                    | 100%  |                   |                    | 2030    | * *            | 4           | \$14,800       | B             |
| Sanitary Piping    |                             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping |                             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)       |                             |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                | 100%  |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 Units In 2 Locations / One Under Repair       |                   |                    |         |                |             |                |               |
| Fixtures           |                             |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                             |   |                   |                    |         |                |             |                |               |
|                    | Elevators                   |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                   | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement To Roof<br>Explanation : 1 Unit                                  |                   |                    |         |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 50 - Q  
**Address** : 143-26 101 AVENUE BTWN: ALLENDALE ST., LIVERPOOL  
**Borough** : QUEENS **Agency's Number** : Q050  
**Program / Asset #** : BOE0708.000 / 2652 **Yr Built/Renovated** : 1922 / 2008  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 10024 **Lot** : 12 **BIN** : 4214461

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$368,000             | \$142,000             |
| Interior Architecture | \$197,300             | \$155,600             |
| Electrical            |                       | \$603,400             |
| Mechanical            |                       | \$143,600             |
| <b>Total</b>          | <b>\$565,300</b>      | <b>\$1,044,700</b>    |
| Priority A            | \$368,000             | \$142,000             |
| Priority B            | \$152,000             | \$747,100             |
| Priority C            | \$45,400              | \$155,600             |
| <b>Total</b>          | <b>\$565,300</b>      | <b>\$1,044,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$3,000         |                 | \$1,200         |
| Interior Architecture | \$4,100         | \$14,000        | \$3,400         | \$6,000         |
| Electrical            | \$1,200         | \$1,800         | \$1,500         | \$24,300        |
| Mechanical            | \$14,900        | \$6,900         | \$10,500        | \$12,200        |
| <b>Total</b>          | <b>\$20,200</b> | <b>\$25,800</b> | <b>\$15,400</b> | <b>\$43,600</b> |
| Priority A            |                 | \$3,000         |                 | \$1,200         |
| Priority B            | \$16,200        | \$21,500        | \$12,000        | \$36,400        |
| Priority C            | \$4,100         | \$1,300         | \$3,400         | \$6,000         |
| <b>Total</b>          | <b>\$20,200</b> | <b>\$25,800</b> | <b>\$15,400</b> | <b>\$43,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - Q

## Asset # : 2652

| Architecture  |                         | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|-------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component               | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                         |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                         |                |                   |                |                    |                |             |                |               |
|   | Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$33,000       | A             |
|   | Masonry: Brick          | 90%            | Now               | \$255,300      | LIFE               | **             | 5           | \$76,000       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%        |                         |                |                   |                |                    |                |             |                |               |
| Location : North Wing   |                         |                |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%         |                         |                |                   |                |                    |                |             |                |               |
| Location : East Facade Throughout                                 |                         |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 30%         |                         |                |                   |                |                    |                |             |                |               |
| Location : South Wing   |                         |                |                   |                |                    |                |             |                |               |
| Explanation : South Wing To Be Repointed And Get New Roof In 2011 |                         |                |                   |                |                    |                |             |                |               |
|   | Metal Panel             | 5%             |                   |                | 2048               | **             | 5-10        | \$29,000       | A             |
| Windows   |                         |                |                   |                |                    |                |             |                |               |
|   | Aluminum                | 98%            | Now               | \$112,600      | 2044               | **             | 5           | \$11,700       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%     |                         |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                         |                |                   |                |                    |                |             |                |               |
|   | Metal Louvers           | 2%             |                   |                | 2025               | **             | 10          | \$3,000        | A             |
| Parapets  |                         |                |                   |                |                    |                |             |                |               |
|   | Masonry: Brick          | 90%            |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%      |                         |                |                   |                |                    |                |             |                |               |
| Location : Throughout - Rpc In 2008                               |                         |                |                   |                |                    |                |             |                |               |
|   | Pre-Cast Concrete       | 10%            |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Roof  |                         |                |                   |                |                    |                |             |                |               |
|   | Built-Up (BUR)          | 5%             |                   |                | 2027               | **             | 10          | \$1,200        | A             |
|   | IRMA/Protected Membrane | 65%            |                   |                | 2030               | **             | 10          | \$15,400       | A             |
|   | IRMA/Protected Membrane | 30%            |                   |                | 2022               | \$66,000       | 10          | \$7,100        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                         |                |                   |                |                    |                |             |                |               |
| Location : South Wing   |                         |                |                   |                |                    |                |             |                |               |
| Explanation : Low Roof To Be Replaced In 2011                     |                         |                |                   |                |                    |                |             |                |               |
| Interior  |                         |                |                   |                |                    |                |             |                |               |
| Floors  |                         |                |                   |                |                    |                |             |                |               |
|   | Ceramic Tile            | 4%             |                   |                | 2031               | **             | 5           | \$2,700        | C             |
|   | Terrazzo                | 2%             | 2-4               | \$4,100        | LIFE               | **             | 5           | \$1,100        | C             |
| Horizontal Cracks, Extent : Severe, Area Affected : 10%           |                         |                |                   |                |                    |                |             |                |               |
| Location : Entrance   |                         |                |                   |                |                    |                |             |                |               |
|   | Vinyl Tile              | 24%            |                   |                | 2022               | \$155,600      | 3           | \$6,100        | C             |
|   | Vinyl Tile              | 70%            | 0-2               | \$45,400       | 2027               | **             | 3           | \$17,900       | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 10%     |                         |                |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Multi-use Area, Corridors                   |                         |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 3%  |  |  | 2025 | ** | 5 | \$2,500  | C |
| Masonry: Brick         | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels          | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 68% |  |  | LIFE | ** | 5 | \$17,300 | C |
| SGFT/Glazed Masonry    | 5%  |  |  | LIFE | ** |   |          | C |
| Wood                   | 2%  |  |  | LIFE | ** | 5 | \$6,800  | C |

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |           | 2035 | ** | 5 | \$8,500  | B |
| AcousTileSusp.Lay-In | 25% |     |           | 2035 | ** | 5 | \$17,000 | B |
| Plaster              | 65% | Now | \$152,000 | LIFE | ** | 5 | \$27,600 | B |

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : 5th Floor, Stair B**Cracking/Crumbling, Extent : Moderate, Area Affected : 35%**Location : 5th Floor, Stair B*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Bolted Pressure Contact Switch Rated @ 2500 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2030 | ** | 5 | \$1,200 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting             |                    |  |                   |                    |         |                |             |                |               |
| Interior Lighting    | Fluorescent        | 94%  |                   |                    | 2022    | \$385,100      | 10          | \$39,200       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout The Building                         |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
| Fluorescent          | Fluorescent        | 4%   |                   |                    | 2022    | \$16,400       | 10          | \$1,700        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
| Fluorescent          | Fluorescent        | 1%   |                   |                    | 2022    | \$4,100        | 10          | \$400          | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Auditorium                                      |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Cfl  |                   |                    |         |                |             |                |               |
|                      | Incandescent       | 1%   |                   |                    | 2017    | \$4,100        | 2           |                | B             |
| Egress Lighting      |                    |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                    | 2022    | \$9,400        | 10          | \$5,500        | B             |
|                      | Exit, Service      | 50%  |                   |                    | 2022    | \$3,800        | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | HID                | 100%   |                   |                    | 2017    | \$18,400       | 10          | \$100          | B             |
| Alarm                |                    |  |                   |                    |         |                |             |                |               |
| Security System      |                    |  |                   |                    |         |                |             |                |               |
|                      | No Component       | 70%  |                   |                    |         |                |             |                | D             |
|                      | Generic            | 30%  |                   |                    | 2030    | * *            | 1           | \$5,000        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Hallways  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Motion Sensors                               |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection |                    |  |                   |                    |         |                |             |                |               |
|                      | No Component       | 70%  |                   |                    |         |                |             |                | D             |
|                      | Generic            | 30%  |                   |                    | 2022    | \$156,500      | 1-3         | \$8,200        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Hallways  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Alarm Bells, Manual Pull Station             |                   |                    |         |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$45,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - Q

Asset # : 2652

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$7,200   | 2032               | * *            | 4           | \$2,200        | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Vacuum Pump Area, Basement</i>                    |                    |                |             |                |               |
|                       |                |                   | <i>Repairs In Progress, Extent : Light, Area Affected : 15%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Replacing F &amp; T Traps</i>                     |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 35%            |                   |   | 2022               | \$97,800       | 1           | \$9,900        | B             |
| Convactor/Radiator    | 60%            |                   |   | 2027               | * *            | 1           | \$8,800        | B             |
| Unit Heater-Stm/HW    | 5%             |                   |   | 2027               | * *            | 4           | \$300          | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 5%             |                   |   | 2017               | \$5,300        | 1           |                | B             |
| No Component          | 95%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$25,300       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 80%            |                   |   | 2022               | \$45,800       | 2           | \$1,100        | B             |
| Roof                  | 20%            |                   |   | 2022               | \$8,200        | 2           | \$300          | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%           |                   |   | 2032               | * *            | 1           |                | B             |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2021               | \$12,100       | 2           | \$700          | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   | 2030               | * *            | 1           | \$2,800        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
| Fire Suppression      |                |                   |   |                    |                |             |                |               |
| Sprinkler             |                |                   |   |                    |                |             |                |               |
| No Component          | 95%            |                   |   |                    |                |             |                | D             |
| Generic               | 5%             |                   |   | 2032               | * *            | 1-2         | \$600          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 50 - Q MINISCHOOL  
**Address** : 143-26 101 AVENUE BTWN: ALLENDALE ST., LIVERPOOL  
**Borough** : QUEENS **Agency's Number** : Q850  
**Program / Asset #** : BOE0708.010 / 2805 **Yr Built/Renovated** : 1971 / 1992  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 10024 **Lot** : 12 **BIN** : 4214461

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$42,000              | \$57,700              |
| Electrical            |                       | \$114,300             |
| <b>Total</b>          | <b>\$42,000</b>       | <b>\$172,000</b>      |
| Priority A            | \$42,000              | \$57,700              |
| Priority B            |                       | \$114,300             |
| <b>Total</b>          | <b>\$42,000</b>       | <b>\$172,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$17,000        |                |                | \$21,600        |
| Interior Architecture | \$10,100        | \$3,400        | \$300          |                 |
| Electrical            | \$300           | \$400          | \$400          | \$500           |
| Mechanical            | \$600           | \$400          | \$1,700        | \$1,200         |
| <b>Total</b>          | <b>\$28,000</b> | <b>\$4,200</b> | <b>\$2,400</b> | <b>\$23,400</b> |
| Priority A            | \$17,000        |                |                | \$21,600        |
| Priority B            | \$11,000        | \$2,900        | \$2,200        | \$1,700         |
| Priority C            |                 | \$1,300        | \$300          |                 |
| <b>Total</b>          | <b>\$28,000</b> | <b>\$4,200</b> | <b>\$2,400</b> | <b>\$23,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - Q MINISCHOOL

Asset # : 2805

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

## Metal Panel

100% 2042 \* \* 5-10 \$79,300 A  
*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%*  
*Location : Playground Side*

## Windows

## Aluminum

100% Now \$17,000 2038 \* \* 5 \$900 A  
*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2027 \* \* 10 \$42,000 A

## Interior

## Floors

## Ceramic Tile

5% 2031 \* \* 5 \$600 C

## Vinyl Tile

95% 2027 \* \* 3 \$4,000 C

## Interior Walls

## Concrete Masonry Unit

70% LIFE \* \* 5 \$2,800 C

## Metal Panel

30% LIFE \* \* C

## Ceilings

## AcousTileConcealSpLn

30% 2035 \* \* 5 \$4,100 B

## AcousTileSusp.Lay-In

70% Now \$10,100 2027 \* \* 5 \$3,800 B

*Misaligned/Bulging, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2032 \* \* 5 \$200 B

## Raceway

## Conduit

100% 2032 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2030 \* \* 5 \$200 B

## Wiring

## Thermoplastic

100% 2032 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2027 \* \* 5 \$100 B

## Lighting

## Interior Lighting

## Fluorescent

100% 2022 \$70,800 10 \$6,900 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Lamp T-12*

## Egress Lighting

## Emergency, Battery

50% 2022 \$1,600 10 \$900 B

## Exit, Service

50% 2022 \$600 1 B

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 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - Q MINISCHOOL

Asset # : 2805

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |       |    |  |   |
|-------------------|------|--|--|------|-------|----|--|---|
| Exterior Lighting |      |  |  |      |       |    |  |   |
| HID               | 100% |  |  | 2022 | \$100 | 10 |  | B |

## Alarm

|                      |     |  |  |      |          |     |         |   |
|----------------------|-----|--|--|------|----------|-----|---------|---|
| Security System      |     |  |  |      |          |     |         |   |
| No Component         | 50% |  |  |      |          |     |         | D |
| Generic              | 50% |  |  | 2022 | \$12,700 | 1   | \$1,400 | B |
| Fire/Smoke Detection |     |  |  |      |          |     |         |   |
| No Component         | 50% |  |  |      |          |     |         | D |
| Generic              | 50% |  |  | 2022 | \$43,500 | 1-3 | \$2,300 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |          |     |         |   |
|---|------|--|--|------|----------|-----|---------|---|
| Energy Source   |      |  |  |      |          |     |         |   |
| Natural Gas   | 100% |  |  | 2032 | **       | 1   |         | B |
| Conversion Equipment                                    |      |  |  |      |          |     |         |   |
| Furnace   | 100% |  |  | 2022 | \$10,400 | 1   | \$3,700 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |          |     |         |   |
| Location : Equipment Room                               |      |  |  |      |          |     |         |   |
| Explanation : 2 Units                                   |      |  |  |      |          |     |         |   |
| Distribution  |      |  |  |      |          |     |         |   |
| Ductwork/Diffusers                                      | 100% |  |  | LIFE | **       | 2-5 | \$4,200 | B |

## Air Conditioning

|                                |      |  |  |      |         |   |       |   |
|--------------------------------|------|--|--|------|---------|---|-------|---|
| Energy Source                  |      |  |  |      |         |   |       |   |
| Electricity                    | 100% |  |  | 2030 | **      | 1 |       | B |
| Conversion Equipment           |      |  |  |      |         |   |       |   |
| Int Pkg Unit - Heating/Cooling | 100% |  |  | 2020 | \$4,600 | 2 | \$500 | B |

## Ventilation

|                    |      |  |  |      |         |     |         |   |
|--------------------|------|--|--|------|---------|-----|---------|---|
| Distribution       |      |  |  |      |         |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **      | 2-5 | \$4,200 | B |
| Exhaust Fans       |      |  |  |      |         |     |         |   |
| Roof               | 100% |  |  | 2022 | \$6,800 | 2   | \$200   | B |

## Plumbing

|                    |      |  |  |      |         |   |       |   |
|--------------------|------|--|--|------|---------|---|-------|---|
| H/C Water Piping   |      |  |  |      |         |   |       |   |
| Brass/Copper       | 100% |  |  | 2032 | **      | 1 |       | B |
| Water Heater       |      |  |  |      |         |   |       |   |
| Electric           | 100% |  |  | 2020 | \$1,300 | 4 |       | B |
| Sanitary Piping    |      |  |  |      |         |   |       |   |
| Cast Iron          | 100% |  |  | LIFE | **      | 1 |       | B |
| Backflow Preventer |      |  |  |      |         |   |       |   |
| Generic            | 100% |  |  | 2017 | \$800   | 1 | \$500 | B |
| Fixtures           |      |  |  |      |         |   |       |   |
| Generic            | 100% |  |  |      |         |   |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 50 - SI  
**Address** : 200 ADELAIDE AVENUE @ PLATT ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R050  
**Program / Asset #** : BOE0935.000 / 1412 **Yr Built/Renovated** : 1957 / 2012  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4716 **Lot** : 60 **BIN** : 5063495

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$128,600        | \$192,400          |
| Interior Architecture |  | \$153,800        | \$765,200          |
| Electrical            |  | \$85,000         | \$841,500          |
| Mechanical            |  |                  | \$266,800          |
| <b>Total</b>          |  | <b>\$367,400</b> | <b>\$2,065,900</b> |
| Priority A            |  | \$128,600        | \$192,400          |
| Priority B            |  | \$85,000         | \$1,108,400        |
| Priority C            |  | \$153,800        | \$765,200          |
| <b>Total</b>          |  | <b>\$367,400</b> | <b>\$2,065,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$15,900         |                 |                 |                 |
| Interior Architecture | \$90,200         |                 | \$7,800         | \$12,700        |
| Electrical            | \$9,500          | \$1,900         | \$2,500         | \$2,600         |
| Mechanical            | \$35,800         | \$10,700        | \$15,200        | \$15,200        |
| <b>Total</b>          | <b>\$151,500</b> | <b>\$12,600</b> | <b>\$25,500</b> | <b>\$30,500</b> |
| Priority A            | \$15,900         |                 |                 |                 |
| Priority B            | \$104,700        | \$12,600        | \$17,700        | \$17,800        |
| Priority C            | \$30,900         |                 | \$7,800         | \$12,700        |
| <b>Total</b>          | <b>\$151,500</b> | <b>\$12,600</b> | <b>\$25,500</b> | <b>\$30,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Glass Block           | 5%   |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : 2008, Throughout  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%   | Now               | \$8,900        | LIFE               | * *            | 5           | \$11,800       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | * *            | 5           | \$90,400       | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   |                   |                | 2048               | * *            | 5           | \$21,000       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : 2008, Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 70%  | Now               | \$83,400       | LIFE               | * *            | 5           | \$12,500       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 30%         |                   |                |                    |                |             |                |               |
|                       | Location : 2008, Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 15%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   | Now               | \$5,300        | LIFE               | * *            | 5           | \$1,100        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail            | 25%  |                   |                | 2043               | * *            | 5-10        | \$80,600       | A             |
|                       | Recent Installation, Extent : Light, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                       | Location : 2008, Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 100%   |                   |                | 2028               | * *            | 10          | \$98,300       | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 3%   |                   |                | 2026               | * *            | 5           | \$3,100        | C             |
| Terrazzo              | 5%   | Now               | \$7,800        | LIFE               | * *            | 5           | \$4,100        | C             |
|                       | Uneven Surface, Extent : Moderate, Area Affected : 5%              |                   |                |                    |                |             |                |               |
|                       | Location : Sill At Exit  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 37%  | Now               | \$36,800       | 2023               | \$367,700      | 3           | \$14,500       | C             |
|                       | Loose/Delam Surface, Extent : Moderate, Area Affected : 30%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 60%                |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 10%  |                   |                | 2031               | * *            | 3           | \$3,900        | C             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : 2007, Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 40%  | Now               | \$79,500       | 2018               | \$397,500      | 3           | \$15,600       | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%         |                   |                |                    |                |             |                |               |
|                       | Location : 9x9 Units, Basement, Rooms 105, 107, 2nd Fl. Throughout |                   |                |                    |                |             |                |               |
| Wood                  | 5%   |                   |                | 2051               | * *            | 5           | \$9,800        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |    |     |         |      |    |   |         |   |
|-----------------------|----|-----|---------|------|----|---|---------|---|
| Ceramic Tile          | 5% |     |         | 2032 | ** | 5 | \$5,200 | C |
| Concrete Masonry Unit | 5% | Now | \$9,900 | LIFE | ** | 5 | \$2,100 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Plaster             | 65% |  |  | LIFE | ** | 5-10 | \$58,000 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** | 10   | \$13,100 | C |

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 20% | Now | \$12,500 | 2028 | ** | 5 | \$10,400 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$10,000 | 2028 | ** | 5 | \$16,200 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Throughout*

|              |     |     |          |      |    |      |          |   |
|--------------|-----|-----|----------|------|----|------|----------|---|
| Fiber Board  | 5%  |     |          | 2028 | ** |      |          | B |
| Gypsum Board | 10% |     |          | LIFE | ** | 5-10 | \$35,600 | B |
| Plaster      | 40% | Now | \$14,200 | LIFE | ** | 5    | \$25,900 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Auditorium*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Four 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 25% |  |  | 2033 | **       | 1 |  | B |
| Conduit | 70% |  |  | 2023 | \$83,300 | 1 |  | B |
| Conduit | 5%  |  |  | 2053 | **       | 1 |  | B |

*Recent Installation, Extent : Light, Area Affected : 5%**Location : Throughout*

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$13,600 | 5 | \$200   | B |
| Molded Case Bkrs | 20% |  |  | 2031 | **       | 5 | \$400   | B |
| Molded Case Bkrs | 65% |  |  | 2022 | \$88,100 | 5 | \$1,200 | B |
| Molded Case Bkrs | 5%  |  |  | 2048 | **       | 5 | \$100   | B |

*Recent Installation, Extent : Light, Area Affected : 5%**Location : Throughout*

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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 65%        | 2-4               | \$85,000       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic   | 20%        |                   |                | 2023               | \$26,200       | 1           |                | B             |
| Thermoplastic   | 5%         |                   |                | 2053               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 65%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Locally Mounted   | 30%        | 2-4               | \$6,400        | 2043               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 5%         |                   |                | 2043               | * *            | 5           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 84%        |                   |                | 2023               | \$527,600      | 10          | \$53,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 3%         |                   |                | 2031               | * *            | 10          | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Office   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2023               | \$8,700        | 10          | \$100          | B             |
| Incandescent  | 10%        |                   |                | 2018               | \$62,800       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2023               | \$5,800        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2023               | \$5,800        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2018               | \$28,300       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2031               | * *            | 1           | \$7,600        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2031               | * *            | 1-3         | \$12,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2053               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2043               | * *            | 1           | \$69,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Natural Gas Steam Boilers                 |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2033               | * *            | 4           | \$3,400        | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2023               | \$85,700       | 1           | \$8,600        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                              |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        |                   |                | 2028               | * *            | 1           | \$18,000       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2022               | \$130,600      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$61,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$17,600       | 2           | \$400          | B             |
| Roof  | 80%        |                   |                | 2023               | \$50,500       | 2           | \$1,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       | Now               | \$1,800        | 2018               | \$18,500       | 2           | \$800          | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Unreliable Burner Operation       |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$6,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 1%         | Now               | \$1,700        | LIFE               | * *            | 1           |                | B             |
| Broken, Extent : Light, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Basement, Deteriorated Sewer Pipe Fittings     |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 99%        |                   |                | LIFE               | * *            | 1           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 50 - SI

Asset # : 1412

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                       | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                       |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                       | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>   |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 98%  |                   |                |                    |                |             |                | D             |
| Generic               | 2%   |                   |                | 2033               | * *            | 1-2         | \$400          | B             |
|                       | <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 51 - M  
**Address** : 520 WEST 45 STREET BTWN: 10 AVE., 11 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M051  
**Program / Asset #** : BOE0030.000 / 1671 **Yr Built/Renovated** : 1905 / 2006  
**Area Sq Ft** : 31,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1073 **Lot** : 1 **BIN** : 1083785

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$66,000         | \$174,800        |
| Interior Architecture |  | \$150,700        | \$37,200         |
| Electrical            |  |                  | \$72,000         |
| Mechanical            |  |                  | \$150,300        |
| <b>Total</b>          |  | <b>\$216,700</b> | <b>\$434,300</b> |
| Priority A            |  | \$66,000         | \$174,800        |
| Priority B            |  |                  | \$222,300        |
| Priority C            |  | \$150,700        | \$37,200         |
| <b>Total</b>          |  | <b>\$216,700</b> | <b>\$434,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016        | FY 2017         |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$9,300          |                 |                |                 |
| Interior Architecture | \$94,300         | \$2,000         | \$1,000        | \$2,400         |
| Electrical            | \$27,900         | \$2,000         | \$1,700        | \$29,700        |
| Mechanical            | \$14,200         | \$10,600        | \$5,900        | \$8,400         |
| <b>Total</b>          | <b>\$145,700</b> | <b>\$14,500</b> | <b>\$8,500</b> | <b>\$40,500</b> |
| Priority A            | \$9,300          |                 |                |                 |
| Priority B            | \$75,700         | \$12,500        | \$7,600        | \$38,100        |
| Priority C            | \$60,700         | \$2,000         | \$1,000        | \$2,400         |
| <b>Total</b>          | <b>\$145,700</b> | <b>\$14,500</b> | <b>\$8,500</b> | <b>\$40,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 51 - M

## Asset # : 1671

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE    | **                 | 5           | \$37,900       | A             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,400        | A             |  |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$41,200       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$66,000       | 2038    | **                 | 5           | \$6,800        | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 100%       |                   |                | LIFE    | **                 | 5           | \$3,500        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen  | 95%        | Now               | \$9,300        | 2022    | \$93,300           |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : 5th Floor Roof Throughout                          |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing  | 5%         |                   |                | 2018    | \$3,000            | 5           | \$1,100        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,300        | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | **                 | 5           | \$2,000        | C             |  |
| Vinyl Tile  | 10%        | Now               | \$1,900        | 2022    | \$37,200           | 3           | \$1,500        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 40%        | 0-2               | \$148,900      | 2032    | **                 | 3           | \$5,900        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Classroom 424                                      |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 55%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 40%        |                   |                | 2027    | **                 | 3           | \$5,900        | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 10%        | Now               | \$14,300       | 2025    | **                 | 5           | \$2,400        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Glass: Single Pane  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,800        | C             |  |
| Masonry: Brick  | 10%        | Now               | \$33,000       | LIFE    | **                 |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, South Foundation Wall                    |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 75%        | 0-2               | \$13,400       | LIFE    | **                 | 5           | \$10,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 100%       | 0-2               | \$33,600       | LIFE    | **                 | 5           | \$24,400       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 51 - M

## Asset # : 1671

| Electrical      |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |   |           |                |                    |                |             |                |          |
|                 | Service Equipment        |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2042               | * *            | 5           | \$100          | B        |
|                 | Switchgear / Switchboard |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2042               | * *            | 5           | \$100          | B        |
|                 | Raceway                  |   |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%   |           |                | 2022               | \$32,500       | 1           |                | B        |
|                 | Conduit                  | 10%   |           |                | 2042               | * *            | 1           |                | B        |
|                 | Panelboards              |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%   |           |                | 2021               | \$5,600        | 5           | \$100          | B        |
|                 | Fused Knife Sw           | 10%   | 0-2       | \$5,600        | 2047               | * *            | 5           |                | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 70%   |           |                | 2021               | \$39,500       | 5           | \$500          | B        |
|                 | Molded Case Bkrs         | 10%   |           |                | 2038               | * *            | 5           | \$100          | B        |
|                 | Wiring                   |   |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 60%   | 2-4       | \$20,800       | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                       |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 30%   |           |                | 2032               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 10%   |           |                | 2042               | * *            | 1           |                | B        |
|                 | Motor Controllers        |   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%  |           |                | 2035               | * *            | 5           | \$200          | B        |
|                 | Ground                   |   |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |   |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%  |           |                | LIFE               | * *            | 5           | \$400          | B        |
|                 | Lighting                 |   |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 98%   |           |                | 2027               | * *            | 10          | \$23,500       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 98%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                       |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                     |           |                |                    |                |             |                |          |
|                 | Incandescent             | 2%  |           |                | 2017               | \$4,700        | 2           |                | B        |
|                 | Egress Lighting          |   |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%   |           |                | 2022               | \$2,200        | 1           |                | B        |
|                 | Exit, Service            | 50%   |           |                | 2022               | \$2,200        | 1           |                | B        |
|                 | Exterior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Not Accessible           | 100%  |           |                |                    |                |             |                | D        |
|                 | Alarm                    |   |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |   |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%  |           |                | 2027               | * *            | 1-3         | \$15,700       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 51 - M

## Asset # : 1671

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2042    | **             | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Vault  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 - 2,000 Gallon Tanks For #2 Fuel        |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2039    | **             | 1           | \$25,900       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Boilers                                 |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  | Now               | \$10,400           | 2042    | **             | 4           | \$1,300        | B             |
|                  |                             | Malfunctioning, Extent : Light, Area Affected : 5%      |                   |                    |         |                |             |                |               |
|                  |                             | Location : Traps And Controls Not Working, Throughout   |                   |                    |         |                |             |                |               |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Convactor/Radiator          | 80%   |                   |                    | 2027    | **             | 1           | \$6,800        | B             |
|                  | Fan Coil Unit/Heat          | 20%   |                   |                    | 2022    | \$89,100       | 1           | \$1,700        | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2038    | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit            | 100%  |                   |                    | 2020    | \$61,200       | 1           |                | B             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$14,600       | B             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Interior                    | 80%   |                   |                    | 2022    | \$26,300       | 2           | \$600          | B             |
|                  | Roof                        | 20%   |                   |                    | 2017    | \$4,700        | 2           | \$200          | B             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 10%   |                   |                    | 2042    | **             | 1           |                | B             |
|                  | Galv Iron/Steel             | 90%   |                   |                    | 2027    | **             | 1           |                | B             |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2020    | \$6,900        | 2           | \$400          | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 1 - 250 Gallon Unit                       |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                  | Submersible                 | 100%  |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : Duplex Unit                               |                   |                    |         |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 51 - M

Asset # : 1671

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2027               | * *            | 1           | \$1,600        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
|                       |            | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 52 - BK  
**Address** : 2675 EAST 29TH ST.  
**Borough** : BROOKLYN **Agency's Number** : K052  
**Program / Asset #** : BOE0381.000 / 2515 **Yr Built/Renovated** : 1950 / 1999  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7474 **Lot** : 1 **BIN** : 3205435

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$69,500              |
| Interior Architecture | \$824,300             | \$103,400             |
| Electrical            | \$143,700             | \$1,018,800           |
| Mechanical            |                       | \$142,100             |
| <b>Total</b>          | <b>\$968,100</b>      | <b>\$1,333,800</b>    |
| Priority A            |                       | \$69,500              |
| Priority B            | \$143,700             | \$1,264,200           |
| Priority C            | \$824,300             |                       |
| <b>Total</b>          | <b>\$968,100</b>      | <b>\$1,333,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$20,700         |                 |                  | \$12,900        |
| Interior Architecture | \$86,900         |                 |                  | \$10,000        |
| Electrical            | \$23,300         | \$2,900         | \$60,900         | \$2,500         |
| Mechanical            | \$11,300         | \$17,700        | \$42,000         | \$12,000        |
| <b>Total</b>          | <b>\$142,200</b> | <b>\$20,500</b> | <b>\$102,900</b> | <b>\$37,500</b> |
| Priority A            | \$20,700         |                 |                  | \$12,900        |
| Priority B            | \$86,700         | \$20,500        | \$102,900        | \$14,500        |
| Priority C            | \$34,700         |                 |                  | \$10,000        |
| <b>Total</b>          | <b>\$142,200</b> | <b>\$20,500</b> | <b>\$102,900</b> | <b>\$37,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 52 - BK

## Asset # : 2515

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 100%   |                   |                | LIFE    | * *                | 5           | \$69,500       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2037    | * *                | 5           | \$25,900       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$13,200       | A             |  |
| Masonry: Limestone     | 10%  |                   |                | LIFE    | * *                | 5           | \$1,800        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  | Now               | \$20,700       | 2026    | * *                |             |                | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Penthouse, Exhaust Duct Penetration Through Roof      |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%   |                   |                | 2049    | * *                | 10          | \$10,100       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | * *                | 5           | \$25,000       | C             |  |
| Ceramic Tile           | 5%   | Now               | \$12,700       | 2024    | * *                | 5           | \$2,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%   |                   |                | LIFE    | * *                | 5           | \$4,500        | C             |  |
| Vinyl Tile             | 20%  |                   |                | 2029    | * *                | 3           | \$11,400       | C             |  |
| Vinyl Tile             | 50%  | Now               | \$163,400      | 2016    | \$544,800          | 3           | \$21,400       | C             |  |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                                  |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2049    | * *                | 5           | \$21,400       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$8,500        | 2030    | * *                | 5           | \$2,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE    | * *                | 5           | \$4,600        | C             |  |
| Plaster                | 55%  | Now               | \$116,100      | LIFE    | * *                | 5           | \$19,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 30%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 25%  |                   |                | 2034    | * *                | 5           | \$35,500       | B             |  |
| Exposed Concrete       | 50%  |                   |                | LIFE    | * *                | 5           | \$8,900        | B             |  |
| Fiber Board            | 10%  | Now               | \$5,200        | 2021    | \$103,400          |             |                | B             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Plaster                | 15%  | Now               | \$29,300       | LIFE    | * *                | 5           | \$10,600       | B             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 52 - BK

## Asset # : 2515

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical And Mechanical Room                  |            |                   |                |                    |                |             |                |               |
| Explanation : Three 600 Amps Main Disconnect Switch        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2031               | **             | 5           | \$200          | B             |
| Fused Knife Sw   | 50%        | 2-4               | \$52,200       | 2051               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2021               | \$95,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2031               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Fused Knife Sw   | 10%        | 2-4               | \$13,600       | 2046               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 5%         | 2-4               | \$6,800        | 2046               | **             | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2029               | **             | 5           | \$400          | B             |
| Molded Case Bkrs   | 55%        |                   |                | 2020               | \$74,500       | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2031               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$619,700      | 10          | \$63,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2021               | \$34,400       | 10          | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$6,400        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2016               | \$20,700       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 52 - BK

## Asset # : 2515

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Egress Lighting  
Emergency, Battery  
Exit, Service

50%  
50%

2021  
2021

\$15,800  
\$6,300

10  
1

\$9,200

B  
B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Exterior Lighting  
HID

100%

2016

\$31,100

10

\$200

B

## Alarm

Security System

No Component  
Generic

50%  
50%

2021

\$128,400

1

\$13,900

D  
B

Fire/Smoke Detection

No Component  
Generic

80%  
20%

2026

\* \*

1-3

\$9,500

D  
B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Natural Gas

100%

2047

\* \*

1

B

Conversion Equipment  
Steam Boiler

100%

2038

\* \*

1

\$75,700

B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : Two Units*

Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$5,700

B

Terminal Devices

Air Handler  
Convactor/Radiator

20%  
80%

2021  
2026

\$93,900  
\* \*

1  
1

\$9,500  
\$19,800

B  
B

## Air Conditioning

Energy Source  
Electricity

100%

2029

\* \*

1

B

Conversion Equipment  
Window/Wall Unit  
No Component

10%  
90%

2016

\$17,900

1

B  
D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$42,600

B

Exhaust Fans

Interior  
Roof

50%  
50%

2021  
2021

\$48,100  
\$34,600

2  
2

\$1,200  
\$1,200

B  
B

## Plumbing

H/C Water Piping  
Galv Iron/Steel

100%

2026

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 52 - BK

Asset # : 2515

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$11,400       | B             |
| Sanitary Piping Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Submersible  | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Backflow Preventer Generic  | 100%       |                   |                | 2021               | \$8,400        | 1           | \$4,700        | B             |
| Fixtures Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100%<br>Location : Throughout |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2031               | * *            | 1-2         | \$4,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 52 - Q  
**Address** : GUY R. BREWER BLVD & 146 TERRACE  
**Borough** : QUEENS **Agency's Number** : Q052  
**Program / Asset #** : BOE0709.000 / 969 **Yr Built/Renovated** : 1927 / 2006  
**Area Sq Ft** : 63,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 13353 **Lot** : 20 **BIN** : 4285972

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$189,600             | \$147,000             |
| Interior Architecture | \$361,400             | \$308,100             |
| Electrical            | \$44,800              | \$540,500             |
| Mechanical            | \$66,700              | \$180,600             |
| <b>Total</b>          | <b>\$662,400</b>      | <b>\$1,176,200</b>    |
| Priority A            | \$189,600             | \$147,000             |
| Priority B            | \$246,500             | \$770,200             |
| Priority C            | \$226,300             | \$259,000             |
| <b>Total</b>          | <b>\$662,400</b>      | <b>\$1,176,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,200        |                 |                 |                 |
| Interior Architecture | \$3,700         | \$15,800        | \$1,000         | \$2,500         |
| Electrical            | \$100           | \$26,000        | \$200           | \$700           |
| Mechanical            | \$7,400         | \$20,000        | \$12,800        | \$8,300         |
| <b>Total</b>          | <b>\$29,400</b> | <b>\$61,900</b> | <b>\$14,100</b> | <b>\$11,500</b> |
| Priority A            | \$18,200        |                 |                 |                 |
| Priority B            | \$7,500         | \$46,000        | \$13,100        | \$9,000         |
| Priority C            | \$3,700         | \$15,800        | \$1,000         | \$2,500         |
| <b>Total</b>          | <b>\$29,400</b> | <b>\$61,900</b> | <b>\$14,100</b> | <b>\$11,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$46,000       | A             |  |
| Masonry: Brick   | 10%        | Now               | \$18,200       | LIFE    | **                 | 5           | \$5,400        | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 100%       |                   |                | 2042    | **                 | 5           | \$191,100      | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        | Now               | \$51,600       | LIFE    | **                 | 5           | \$7,700        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Various Classrooms                                |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2025    | **                 | 10          | \$42,500       | A             |  |
| Copper/Terne   | 5%         |                   |                | 2048    | **                 | 10          | \$5,600        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Poured   | 20%        |                   |                | 2025    | **                 | 5           | \$7,900        | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2029    | **                 | 5           | \$2,400        | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2015    | \$226,300          | 3           | \$8,900        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 10%        |                   |                | 2025    | **                 | 3           | \$3,000        | C             |  |
| Vinyl Tile   | 25%        |                   |                | 2020    | \$188,600          | 3           | \$9,900        | C             |  |
| Wood   | 12%        |                   |                | 2035    | **                 | 5           | \$17,800       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2023    | \$70,400           | 5           | \$2,400        | C             |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels  | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 70%        |                   |                | LIFE    | **                 | 5           | \$16,700       | C             |  |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 100%       | Now               | \$135,100      | LIFE    | **                 | 5           | \$49,100       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 409, 410, 411                               |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 409, 410, 411                               |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes.    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$68,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2019               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2042               | * *            | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 0-2               | \$44,800       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted  | 50%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe.                |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2020               | \$419,500      | 10          | \$42,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2028               | * *            | 10          | \$2,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$23,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Service   | 25%        |                   |                | 2015               | \$2,200        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 52 - Q

Asset # : 969

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                    | 100%           |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2033               | * *            | 1           | \$52,400       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 3 Units</i>                                   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2040               | * *            | 4           | \$2,600        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 80%            |                   |                | 2025               | * *            | 1           | \$13,700       | B             |
| Fan Coil Unit/Heat   | 20%            |                   |                | 2020               | \$180,600      | 1           | \$3,400        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%            |                   |                | 2015               | \$12,400       | 1           |                | B             |
| No Component   | 90%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$29,500       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 100%           |                   |                | 2015               | \$66,700       | 2           | \$1,600        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2018               | \$14,000       | 2           | \$800          | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                | 2025               | * *            | 1           | \$3,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 52 - SI  
**Address** : 450 BUEL AVENUE @NUGENT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R052  
**Program / Asset #** : BOE0937.000 / 1413 **Yr Built/Renovated** : 1965 / 2004  
**Area Sq Ft** : 71,270 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3705 **Lot** : 1 **BIN** : 5053746

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,400              | \$120,700             |
| Interior Architecture | \$518,600             | \$78,800              |
| Electrical            | \$125,900             | \$734,200             |
| Mechanical            |                       | \$303,300             |
| <b>Total</b>          | <b>\$700,900</b>      | <b>\$1,236,900</b>    |
| Priority A            | \$56,400              | \$120,700             |
| Priority B            | \$172,300             | \$1,116,300           |
| Priority C            | \$472,200             |                       |
| <b>Total</b>          | <b>\$700,900</b>      | <b>\$1,236,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$7,400         |                 | \$5,300         |
| Interior Architecture | \$67,400        | \$6,200         | \$2,300         |                 |
| Electrical            | \$800           | \$20,700        |                 |                 |
| Mechanical            | \$10,500        | \$59,700        | \$14,300        | \$11,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$82,600</b> | <b>\$98,000</b> | <b>\$20,500</b> | <b>\$20,500</b> |
| Priority A            |                 | \$7,400         |                 | \$5,300         |
| Priority B            | \$39,200        | \$84,400        | \$18,300        | \$15,200        |
| Priority C            | \$43,400        | \$6,200         | \$2,300         |                 |
| <b>Total</b>          | <b>\$82,600</b> | <b>\$98,000</b> | <b>\$20,500</b> | <b>\$20,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 52 - SI

## Asset # : 1413

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | **                 | 5           | \$38,900       | A             |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$44,900       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   |                   |                | 2042    | **                 | 5           | \$10,600       | A             |  |
| Glass Block            | 5%  |                   |                | LIFE    | **                 | 5           | \$400          | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence      | 100%  |                   |                | 2033    | **                 | 5-10        | \$63,200       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2025    | **                 | 10          | \$56,400       | A             |  |
| Copper/Terne           | 5%  |                   |                | 2035    | **                 | 10          | \$7,400        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$20,000       | 2029    | **                 | 5           | \$2,300        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 17%   |                   |                | LIFE    | **                 | 5           | \$12,000       | C             |  |
| Vinyl Tile             | 55%   |                   |                | 2015    | \$472,200          | 3           | \$18,600       | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9 X 9 Tiles                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2028    | **                 | 3           | \$6,800        | C             |  |
|                        | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                   | 3%  |                   |                | 2048    | **                 | 5           | \$5,100        | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$23,500       | 2029    | **                 | 5           | \$2,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bathrooms  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE    | **                 | 5           | \$1,600        | C             |  |
| Plaster                | 65%   |                   |                | LIFE    | **                 | 5           | \$15,500       | C             |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 40%   | Now               | \$10,900       | 2033    | **                 | 5           | \$18,000       | B             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 10%   |                   |                | LIFE    | **                 | 5           | \$1,400        | B             |  |
| Exposed Struc: Steel   | 10%   |                   |                | LIFE    | **                 |             |                | B             |  |
| Plaster                | 30%   | Now               | \$46,400       | LIFE    | **                 | 5           | \$16,900       | B             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%   | Now               | \$13,200       | LIFE    | **                 | 5           | \$78,800       | B             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Rated At 1200 Amps              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$81,300       | 5           | \$1,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2020               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2020               | \$434,100      | 10          | \$44,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T12                                     |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2025               | * *            | 10          | \$2,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Only                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T8                                      |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$12,600       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$54,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$5,000        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$5,000        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 52 - SI

## Asset # : 1413

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$18,600       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$59,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$4,500        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2020               | \$111,000      | 1           | \$11,200       | B             |
| Convactor/Radiator                                      | 55%        |                   |                | 2025               | * *            | 1           | \$10,700       | B             |
| Fan Coil Unit/Heat                                      | 15%        |                   |                | 2020               | \$154,100      | 1           | \$2,900        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                          | 30%        |                   |                | 2025               | * *            | 2           | \$1,100        | B             |
| Window/Wall Unit  | 20%        |                   |                | 2015               | \$28,200       | 1           |                | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 30%        |                   |                | 2025               | * *            | 2           | \$12,600       | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,600       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2020               | \$22,800       | 2           | \$600          | B             |
| Roof  | 70%        |                   |                | 2020               | \$38,200       | 2           | \$1,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$16,000       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2015               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 52 - SI

Asset # : 1413

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-3**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 53 - SI  
**Address** : 330 DURANT AVENUE  
**Borough** : STATEN ISLAND  
**Program / Asset #** : BOE0938.000 / 1414  
**Area Sq Ft** : 67,000  
**Date of Survey** : 30-Jan-2012  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 5106      **Lot** : 1      **BIN** : 5065016  
**Agency's Number** : R053  
**Yr Built/Renovated** : 1966 / 2007  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$78,700              | \$333,600             |
| Interior Architecture | \$135,500             | \$686,000             |
| Electrical            | \$67,200              | \$541,000             |
| Mechanical            |                       | \$69,600              |
| <b>Total</b>          | <b>\$281,400</b>      | <b>\$1,630,200</b>    |
| Priority A            | \$78,700              | \$333,600             |
| Priority B            | \$154,200             | \$610,600             |
| Priority C            | \$48,400              | \$686,000             |
| <b>Total</b>          | <b>\$281,400</b>      | <b>\$1,630,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,900         |                 | \$34,600        |                 |
| Interior Architecture | \$80,800         | \$500           |                 | \$9,000         |
| Electrical            | \$7,400          | \$1,000         | \$1,100         | \$1,900         |
| Mechanical            | \$35,200         | \$8,600         | \$12,600        | \$12,100        |
| <b>Total</b>          | <b>\$157,400</b> | <b>\$10,000</b> | <b>\$48,300</b> | <b>\$23,000</b> |
| Priority A            | \$33,900         |                 | \$34,600        |                 |
| Priority B            | \$55,400         | \$9,500         | \$13,700        | \$14,000        |
| Priority C            | \$68,100         | \$500           |                 | \$9,000         |
| <b>Total</b>          | <b>\$157,400</b> | <b>\$10,000</b> | <b>\$48,300</b> | <b>\$23,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - SI

## Asset # : 1414

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

100% 0-2 \$78,700 LIFE \* \* 5 \$46,900 A  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Windows

Aluminum

100% 2039 \* \* 5 \$10,500 A

## Parapets

Metal: Cage/Fence

100% 2036 \* \* 5-10 \$59,400 A

## Roof

Built-Up (BUR)

95% Now \$28,700 2023 \$286,700 A  
*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Copper/Terne

5% 2051 \* \* 10 \$7,000 A

## Interior

## Floors

Ceramic Tile

5% 0-2 \$18,800 2032 \* \* 5 \$2,100 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

Terrazzo

5% LIFE \* \* 5 \$6,600 C

Vinyl Tile

65% 2023 \$524,600 3 \$27,500 C

Vinyl Tile

20% Now \$48,400 2018 \$161,400 3 \$6,400 C  
*Cracking/Crumbling, Extent : Severe, Area Affected : 60%*  
*Location : Throughout*

Vinyl Tile

5% 2033 \* \* 3 \$1,600 C  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Interior Walls

Concrete Masonry Unit

10% LIFE \* \* 5 \$6,000 C

Plaster

65% LIFE \* \* 5-10 \$41,400 C

SGFT/Glazed Masonry

25% LIFE \* \* 10 \$9,400 C

## Ceilings

AcousTile,Adhered

25% 0-2 \$12,800 2028 \* \* 5 \$10,600 B  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Exposed Concrete

25% Now \$40,800 LIFE \* \* 5 \$3,300 B  
*Loose/Delam Surface, Extent : Moderate, Area Affected : 5%*  
*Location : Play Ground Located Under Building Overhang*

Plaster

50% LIFE \* \* 5-10 \$72,700 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - SI

## Asset # : 1414

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$81,000       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$15,200       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$81,300       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$67,200       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 5%         |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2023               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2018               | \$51,000       | 10          | \$5,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2031               | * *            | 10          | \$44,100       | B             |
| Incandescent   | 5%         |                   |                | 2018               | \$25,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$11,700       | 10          | \$6,800        | B             |
| Exit, Service  | 5%         |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service  | 45%        |                   |                | 2023               | \$4,200        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$22,900       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$194,200      | 1-3         | \$10,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - SI

## Asset # : 1414

| Mechanical       |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                | 2033               | * *            | 5           | \$17,500       | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%  |           |                | 2028               | * *            | 1           | \$56,100       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                      | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units                                   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                | 2033               | * *            | 4           | \$2,800        | B        |
|                  | Terminal Devices     |   |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%   |           |                | 2023               | \$69,600       | 1           | \$7,000        | B        |
|                  | Convactor/Radiator   | 80%   |           |                | 2028               | * *            | 1           | \$14,700       | B        |
| Air Conditioning |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%  |           |                | 2039               | * *            | 1           |                | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 10%   |           |                | 2018               | \$13,300       | 1           |                | B        |
|                  | No Component         | 90%   |           |                |                    |                |             |                | D        |
| Ventilation      |                      |   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                | LIFE               | * *            | 2-5         | \$50,000       | B        |
|                  | Exhaust Fans         |   |           |                |                    |                |             |                |          |
|                  | Interior             | 40%   | Now       | \$2,900        | 2023               | \$28,500       | 2           | \$600          | B        |
|                  |                      | Noisy/Vibrating, Extent : Moderate, Area Affected : 25% |           |                |                    |                |             |                |          |
|                  |                      | Location : Fans For Gymnasium And Auditorium, Fan Room  |           |                |                    |                |             |                |          |
|                  | Roof                 | 60%   | Now       | \$6,200        | 2023               | \$30,800       | 2           | \$800          | B        |
|                  |                      | Unit Inoperable, Extent : Moderate, Area Affected : 30% |           |                |                    |                |             |                |          |
|                  |                      | Location : Roof   |           |                |                    |                |             |                |          |
| Plumbing         |                      |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |   |           |                |                    |                |             |                |          |
|                  | Brass/Copper         | 50%   |           |                | 2033               | * *            | 1           |                | B        |
|                  | Galv Iron/Steel      | 50%   |           |                | 2028               | * *            | 1           |                | B        |
|                  | HW Heat Exchanger    |   |           |                |                    |                |             |                |          |
|                  | Low Temp             | 100%  |           |                | 2033               | * *            | 4           | \$5,600        | B        |
|                  | Sanitary Piping      |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |   |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%  |           |                | 2023               | \$10,300       | 4           | \$2,000        | B        |
|                  | Fixtures             |   |           |                |                    |                |             |                |          |
|                  | Generic              | 100%  |           |                |                    |                |             |                | B        |
| Fire Suppression |                      |   |           |                |                    |                |             |                |          |
|                  | Sprinkler            |   |           |                |                    |                |             |                |          |
|                  | No Component         | 95%   |           |                |                    |                |             |                | D        |
|                  | Generic              | 5%  |           |                | 2043               | * *            | 1-2         | \$800          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 53/ 811 - M  
**Address** : 466 WEST END AVENUE @W. 82 STREET  
**Borough** : MANHATTAN **Agency's Number** : M841  
**Program / Asset #** : BOE0152.000 / 520 **Yr Built/Renovated** : 1895 / 2002  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 1230 **Lot** : 1 **BIN** : 1032754

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|-----------------|------------------|
| Exterior Architecture |                 | \$434,400        |
| Interior Architecture |                 | \$124,700        |
| Electrical            | \$40,900        |                  |
| Mechanical            |                 | \$175,900        |
| <b>Total</b>          | <b>\$40,900</b> | <b>\$735,000</b> |
| Priority A            |                 | \$434,400        |
| Priority B            | \$40,900        | \$175,900        |
| Priority C            |                 | \$124,700        |
| <b>Total</b>          | <b>\$40,900</b> | <b>\$735,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,000        | \$12,700        |                 |                 |
| Interior Architecture | \$1,700         | \$16,200        | \$7,700         |                 |
| Electrical            | \$4,500         | \$3,300         | \$5,800         | \$3,100         |
| Mechanical            | \$35,300        | \$19,100        | \$22,800        | \$12,000        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$58,400</b> | <b>\$56,100</b> | <b>\$41,200</b> | <b>\$20,000</b> |
| Priority A            | \$12,000        | \$12,700        |                 |                 |
| Priority B            | \$44,800        | \$43,400        | \$33,500        | \$20,000        |
| Priority C            | \$1,700         |                 | \$7,700         |                 |
| <b>Total</b>          | <b>\$58,400</b> | <b>\$56,100</b> | <b>\$41,200</b> | <b>\$20,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |    |          |   |
|--------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne       | 3%  |  |  | 2055 | ** | 10 | \$5,900  | A |
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5  | \$76,000 | A |
| Masonry: Limestone | 7%  |  |  | LIFE | ** | 5  | \$4,400  | A |

## Windows

|      |      |  |  |      |    |   |           |   |
|------|------|--|--|------|----|---|-----------|---|
| Wood | 100% |  |  | 2028 | ** | 5 | \$238,600 | A |
|------|------|--|--|------|----|---|-----------|---|

## Parapets

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 80% |  |  | LIFE | ** | 5    | \$4,900  | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5    | \$800    | A |
| Metal Rail         | 10% |  |  | 2025 | ** | 5-10 | \$11,200 | A |

## Roof

|                  |     |     |          |      |    |    |           |   |
|------------------|-----|-----|----------|------|----|----|-----------|---|
| Clay Tile        | 30% |     |          | 2030 | ** | 10 | \$7,100   | A |
| Modified Bitumen | 70% | Now | \$12,000 | 2020 |    |    | \$119,800 | A |

*Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%**Location : Main Roof**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Room 422*

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$7,400  | C |
| Ceramic Tile           | 5%  |  |  | 2029 | ** | 5 | \$3,400  | C |
| Vinyl Tile             | 90% |  |  | 2025 | ** | 3 | \$23,000 | C |

## Interior Walls

|                       |     |  |  |      |           |   |          |   |
|-----------------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2023 | \$124,700 | 5 | \$4,200  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | **        | 5 | \$1,700  | C |
| Gypsum Board          | 20% |  |  | LIFE | **        | 5 | \$10,200 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | **        |   |          | C |
| Plaster               | 65% |  |  | LIFE | **        | 5 | \$16,500 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2025 | ** | 5 | \$25,500 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2025 | ** | 5 | \$6,800  | B |
| Plaster              | 60% |  |  | LIFE | ** | 5 | \$25,500 | B |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Room 422*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 2000 A*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2036               | * *            | 5           | \$1,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$13,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$17,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Kw Onan Diesel Genset                    |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$1,600        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$4,200        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | * *            | 10          | \$40,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 And T-12 Lamps                           |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$3,800        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 10%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 90%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2040               | * *            | 5           | \$14,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | Now               | \$5,000        | 2025               | **             | 1           | \$40,600       | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                             | Location : Damper, Boiler Room                          |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 40%   |                   |                | 2028               | **             | 4           | \$900          | B             |
| Steam Piping/Pump           | 60%   |                   |                | 2030               | **             | 4           | \$2,000        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 60%   |                   |                | 2025               | **             | 1           | \$16,900       | B             |
| Fan Coil Unit/Heat          | 40%   |                   |                | 2025               | **             | 1           | \$5,900        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%  |                   |                | 2020               | \$175,900      | 1           | \$21,100       | B             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  |                   |                | 2030               | **             | 4           | \$3,400        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  |                   |                | 2025               | **             | 1           | \$28,100       | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Evap Condenser              | 100%  | 2-4               | \$21,100       | 2025               | **             | 2           | \$25,300       | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | **             | 2-5         | \$25,300       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 100%  |                   |                | 2025               | **             | 2           | \$1,400        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2033               | **             | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2018               | \$12,100       | 2           | \$700          | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer          |   |                   |                |                    |                |             |                |               |
| No Component                | 90%   |                   |                |                    |                |             |                | D             |
| Generic                     | 10%   |                   |                | 2020               | \$500          | 1           | \$300          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 53/ 811 - M

Asset # : 520

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               |                | * *         |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : 1-5  |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 54 - BK  
**Address** : 195 SANDFORD STREET BTWN: WILLOUGHBY AVE., DEKALB AV  
**Borough** : BROOKLYN **Agency's Number** : K054  
**Program / Asset #** : BOE0382.000 / 1404 **Yr Built/Renovated** : 1922 / 1999  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1765 **Lot** : 15 **BIN** : 3049020

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$112,600             |
| Interior Architecture | \$307,600             | \$50,400              |
| Electrical            | \$460,600             | \$158,000             |
| Mechanical            | \$48,800              |                       |
| <b>Total</b>          | <b>\$817,000</b>      | <b>\$321,000</b>      |
| Priority A            |                       | \$112,600             |
| Priority B            | \$587,100             | \$208,400             |
| Priority C            | \$229,900             |                       |
| <b>Total</b>          | <b>\$817,000</b>      | <b>\$321,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$33,300         |
| Interior Architecture | \$20,100        | \$11,100        |                 | \$1,900          |
| Electrical            | \$8,700         | \$1,300         | \$1,900         | \$32,000         |
| Mechanical            | \$21,300        | \$10,000        | \$18,400        | \$36,800         |
| <b>Total</b>          | <b>\$50,100</b> | <b>\$22,400</b> | <b>\$20,300</b> | <b>\$104,000</b> |
| Priority A            |                 |                 |                 | \$33,300         |
| Priority B            | \$30,000        | \$11,300        | \$20,300        | \$68,800         |
| Priority C            | \$20,100        | \$11,100        |                 | \$1,900          |
| <b>Total</b>          | <b>\$50,100</b> | <b>\$22,400</b> | <b>\$20,300</b> | <b>\$104,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BK

## Asset # : 1404

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$31,300       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$112,600      | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$4,700        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%  |                   |                | 2038    | * *                | 5           | \$33,600       | A             |  |
| Glass Block            | 5%   |                   |                | LIFE    | * *                | 5           | \$1,100        | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$8,700        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$600          | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2027    | * *                | 10          | \$33,300       | A             |  |
| Copper/Terne           | 5%   |                   |                | 2050    | * *                | 10          | \$4,400        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 2%   |                   |                | 2025    | * *                | 5           | \$2,000        | C             |  |
| Terrazzo               | 3%   | Now               | \$9,100        | LIFE    | * *                | 5           | \$2,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 15%  | Now               | \$43,200       | 2017    | \$144,100          | 3           | \$5,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                          |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 70%  |                   |                | 2030    | * *                | 3           | \$26,500       | C             |  |
| Vinyl Tile             | 10%  |                   |                | 2027    | * *                | 3           | \$3,800        | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   | Now               | \$11,100       | 2025    | * *                | 5           | \$1,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 10%  | Now               | \$42,600       | LIFE    | * *                |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                    |                   |                |         |                    |             |                |               |  |
| Marble Panels          | 5%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 82%  |                   |                | LIFE    | * *                | 5           | \$30,900       | C             |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BK

## Asset # : 1404

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

## Exposed Concrete

20% 4+ \$77,700 LIFE \* \* 5 \$3,100 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Below Schoolyard*

*Repairs in Progress, Extent : Light, Area Affected : 66%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Room Below Schoolyard*

## Plaster

80% LIFE \* \* 5 \$50,400 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2022 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Knife Sw

100% 2-4 \$89,400 2052 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

## Conduit

90% 2022 \$76,700 1 B

## Conduit

10% 2042 \* \* 1 B

## Panelboards

## Fused Disc Sw

10% 2021 \$10,200 5 \$200 B

## Molded Case Bkrs

80% 2021 \$81,300 5 \$1,400 B

## Molded Case Bkrs

10% 2038 \* \* 5 \$200 B

## Wiring

## Braided Cloth

90% 2-4 \$80,600 2047 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

## Thermoplastic

10% 2042 \* \* 1 B

## Motor Controllers

## Locally Mounted

70% 2035 \* \* 5 \$300 B

## Locally Mounted

30% 2-4 \$6,400 2042 \* \* 5 \$100 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$1,000 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

80%

2027

\* \*

10

\$49,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

15%

2027

\* \*

10

\$9,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Main Lobby, Stairways And Basement**Explanation : T-8 Lamps*

## Incandescent

5%

2017

\$30,400

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$14,000

10

\$8,100

B

## Exit, Service

50%

2022

\$5,600

1

B

## Exterior Lighting

## HID

100%

2022

\$27,300

10

\$200

B

## Alarm

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2017

\$231,900

1-3

\$12,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$66,800

B

## Distribution

## Steam Piping/Pump

100%

Now

\$10,700

2032

\* \*

4

\$3,300

B

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Condensate Tank**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

## Air Handler

40%

2027

\* \*

1

\$16,700

B

## Convactor/Radiator

60%

2027

\* \*

1

\$13,100

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2017

\$15,800

1

B

## No Component

90%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 54 - BK

Asset # : 1404

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,500       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 20%        |                   |                | 2022               | \$17,000       | 2           | \$400          | B             |
| Roof                  | 80%        |                   |                | 2017               | \$48,800       | 2           | \$1,700        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%        |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2032               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2032               | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



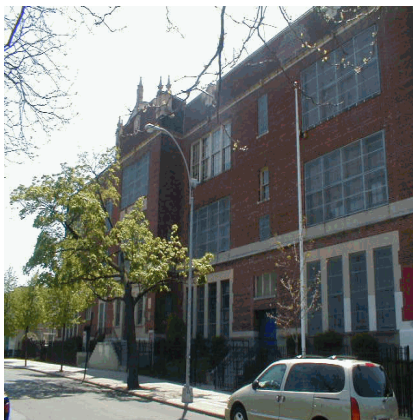
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 54 - Q  
**Address** : 86-02 127 STREET  
**Borough** : QUEENS **Agency's Number** : Q054  
**Program / Asset #** : BOE0711.000 / 2274 **Yr Built/Renovated** : 1923 / 2005  
**Area Sq Ft** : 48,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9280 **Lot** : 1 **BIN** : 4193916

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,700              | \$46,200              |
| Interior Architecture | \$403,400             |                       |
| Electrical            |                       | \$354,800             |
| Mechanical            |                       | \$40,700              |
| <b>Total</b>          | <b>\$460,100</b>      | <b>\$441,700</b>      |
| Priority A            | \$56,700              | \$46,200              |
| Priority B            |                       | \$395,600             |
| Priority C            | \$403,400             |                       |
| <b>Total</b>          | <b>\$460,100</b>      | <b>\$441,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,400         | \$6,000         | \$1,900         | \$7,200         |
| Interior Architecture | \$1,500         | \$5,300         | \$1,500         |                 |
| Electrical            | \$19,300        | \$21,300        | \$200           |                 |
| Mechanical            | \$14,200        | \$24,400        | \$15,900        | \$16,300        |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$57,000</b> | <b>\$19,600</b> | <b>\$23,500</b> |
| Priority A            | \$6,400         | \$6,000         | \$1,900         | \$7,200         |
| Priority B            | \$33,500        | \$45,700        | \$16,100        | \$16,300        |
| Priority C            | \$1,500         | \$5,300         | \$1,500         |                 |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$57,000</b> | <b>\$19,600</b> | <b>\$23,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE               | **             | 5           | \$25,100       | A             |
| Masonry: Brick          | 17%   |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Masonry: Brick          | 55%   |                   |                | LIFE               | **             | 5           | \$35,300       | A             |
| Masonry: Granite        | 5%  |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Metal Panel             | 5%  |                   |                | 2040               | **             | 5-10        | \$22,000       | A             |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | **             | 5           | \$10,400       | A             |
| Pre-Cast Concrete       | 3%  |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Stucco Cement           | 5%  |                   |                | 2033               | **             | 5           | \$8,000        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 20%   |                   |                | 2036               | **             | 5           | \$3,800        | A             |
| Aluminum                | 75%   |                   |                | 2042               | **             | 5           | \$14,300       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing  |                   |                |                    |                |             |                |               |
| Metal Clad              | 5%  | Now               | \$56,700       | 2045               | **             | 5           | \$3,000        | A             |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Brick          | 90%   |                   |                | LIFE               | **             | 5           | \$7,400        | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 70%   |                   |                | 2028               | **             | 10          | \$22,100       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 10%   |                   |                | 2020               | \$29,300       | 10          | \$3,200        | A             |
| Metal Panel             | 15%   | Now               | \$6,400        | 2033               | **             |             |                | A             |
|                         | Seams Open/Split, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : 1990 Addition                                      |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : 1990 Addition                                      |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 5%  |                   |                | 2040               | **             | 10          | \$5,300        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Ceramic Tile            | 5%  |                   |                | 2029               | **             | 5           | \$3,000        | C             |
| Vinyl Tile              | 20%   |                   |                | 2025               | **             | 3           | \$4,500        | C             |
| Vinyl Tile              | 70%   |                   |                | 2015               | \$403,400      | 3           | \$15,900       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing  |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Units                                       |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 25% |  |  | LIFE | ** | 5 | \$7,500  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Plaster               | 65% |  |  | LIFE | ** | 5 | \$14,700 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 17% |  |  | 2033 | ** | 5 | \$10,300 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | ** | 5 | \$500    | B |
| Exposed Struc: Steel | 3%  |  |  | LIFE | ** |   |          | B |
| Metal Panel          | 10% |  |  | LIFE | ** | 5 | \$7,600  | B |

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Corridor 1990 Wing*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 65% |  |  | LIFE | ** | 5 | \$24,600 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2040 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 800 Amperes*

|               |     |  |  |      |         |   |       |   |
|---------------|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$8,000 | 5 | \$100 | B |
|---------------|-----|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$37,300 | 5 | \$100 | B |
| Fused Disc Sw | 50% |  |  | 2040 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 30% |  |  | 2040 | **       | 1 |  | B |
| Conduit | 70% |  |  | 2020 | \$33,400 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2036 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 30% |  |  | 2036 | **       | 5 | \$300 | B |
| Molded Case Bkrs | 60% |  |  | 2019 | \$47,400 | 5 | \$600 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 40% | 2-4 | \$19,000 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Section*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 60% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 50% |  |  | 2018 | \$6,400 | 5 | \$100 | B |
| Locally Mounted | 50% |  |  | 2033 | **      | 5 | \$100 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

| Electrical                       |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                           |  |                   |                |                    |                |             |                |               |
| Grounding Devices Not Accessible | 100%   |                   |                |                    |                |             |                | D             |
|                                  | Other Observation, Extent : Light, Area Affected : 0%      |                   |                |                    |                |             |                |               |
|                                  | Location :   |                   |                |                    |                |             |                |               |
|                                  | Explanation : Located In The Crawlspace                    |                   |                |                    |                |             |                |               |
| Lighting                         |  |                   |                |                    |                |             |                |               |
| Interior Lighting Fluorescent    | 30%  |                   |                | 2025               | * *            | 10          | \$11,100       | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : New Addition                                    |                   |                |                    |                |             |                |               |
|                                  | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent                      | 65%  |                   |                | 2020               | \$236,700      | 10          | \$24,100       | B             |
|                                  | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                                  | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                              | 3%   |                   |                | 2015               | \$5,100        | 10          |                | B             |
| Incandescent                     | 2%   |                   |                | 2020               | \$7,300        | 2           |                | B             |
| Egress Lighting                  |  |                   |                |                    |                |             |                |               |
| Emergency, Battery               | 50%  |                   |                | 2025               | * *            | 10          | \$4,900        | B             |
| Exit, Service                    | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 25%        |                   |                | 2046               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 25%                                  |            |                   |                |                    |                |             |                |               |
| Location : Gas Only Boiler For Smaller Section  |            |                   |                |                    |                |             |                |               |
| Explanation : Two Boiler Rooms  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel   | 75%        |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 75%        |                   |                | 2037               | * *            | 1           | \$30,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Old Section Boiler Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 25%        | Now               | \$5,600        | 2037               | * *            | 1           | \$9,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%                               |            |                   |                |                    |                |             |                |               |
| Location : Smaller Boiler Room For Newer Section  |            |                   |                |                    |                |             |                |               |
| Explanation : No Equalizing Line, No Room For Safety Valve And No Blowdown Pipe-2 Units |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 10%        |                   |                | 2036               | * *            | 4           | \$200          | B             |
| Steam Piping/Pump   | 90%        |                   |                | 2040               | * *            | 4           | \$1,800        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 54 - Q

Asset # : 2274

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 70%        |                   |                | 2025               | * *            | 1           | \$17,500       | B             |
| Convactor/Radiator    | 30%        |                   |                | 2033               | * *            | 1           | \$3,900        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Reciprocating         | 20%        |                   |                | 2025               | * *            | 1           | \$3,800        | B             |
| Compr/Chiller         |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2015               | \$9,500        | 1           |                | B             |
| No Component          | 70%        |                   |                |                    |                |             |                | D             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump | 20%        |                   |                | 2040               | * *            | 4           | \$400          | B             |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%       |                   |                | 2025               | * *            | 1           | \$25,000       | B             |
| Heat Rejection        |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 100%       |                   |                | 2025               | * *            | 2           | \$28,200       | B             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$22,500       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 80%        |                   |                | 2020               | \$40,700       | 2           | \$1,000        | B             |
| Roof                  | 20%        |                   |                | 2025               | * *            | 2           | \$300          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$10,700       | 2           | \$600          | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2040               | * *            | 4           | \$4,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2025               | * *            | 1           | \$2,500        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

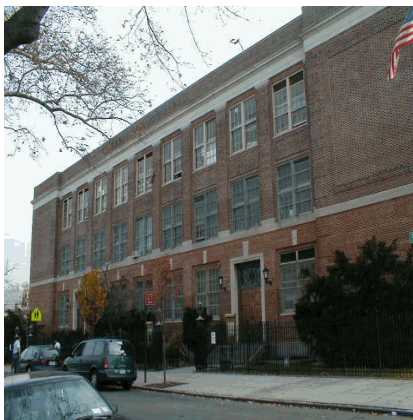
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 55 - Q  
**Address** : 131-10 97 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q055  
**Program / Asset #** : BOE0712.000 / 2275 **Yr Built/Renovated** : 1939 / 1998  
**Area Sq Ft** : 47,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9477 **Lot** : 1 **BIN** : 4200233

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$64,400         |                    |
| Interior Architecture |  | \$337,600        |                    |
| Electrical            |  |                  | \$976,700          |
| Mechanical            |  |                  | \$363,800          |
| <b>Total</b>          |  | <b>\$402,000</b> | <b>\$1,340,500</b> |
| Priority A            |  | \$64,400         |                    |
| Priority B            |  |                  | \$1,340,500        |
| Priority C            |  | \$337,600        |                    |
| <b>Total</b>          |  | <b>\$402,000</b> | <b>\$1,340,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$60,800         |                 |                 |                 |
| Interior Architecture |                  | \$1,500         | \$18,300        |                 |
| Electrical            | \$22,900         | \$4,600         | \$32,500        | \$3,600         |
| Mechanical            | \$39,400         | \$9,000         | \$39,500        | \$8,000         |
| <b>Total</b>          | <b>\$123,100</b> | <b>\$15,000</b> | <b>\$90,200</b> | <b>\$11,600</b> |
| Priority A            | \$60,800         |                 |                 |                 |
| Priority B            | \$62,300         | \$13,500        | \$71,900        | \$11,600        |
| Priority C            |                  | \$1,500         | \$18,300        |                 |
| <b>Total</b>          | <b>\$123,100</b> | <b>\$15,000</b> | <b>\$90,200</b> | <b>\$11,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$14,000       | A             |
| Masonry: Brick  | 10%        | Now               | \$12,100       | LIFE               | **             | 5           | \$3,600        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$28,700       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$64,400       | 2037               | **             | 5           | \$6,700        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Classrooms 325 And 329                             |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Limestone  | 15%        | Now               | \$27,300       | LIFE               | **             | 5           | \$1,400        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Interior Face And Coping                           |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$21,400       | 2026               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Corridors                              |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$5,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$12,900       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$3,000        | C             |
| Vinyl Tile  | 60%        |                   |                | 2016               | \$337,600      | 3           | \$13,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 25%        |                   |                | 2036               | **             | 5           | \$27,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$12,500       | C             |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

15%

LIFE

\* \*

5

\$1,400

B

Plaster

85%

LIFE

\* \*

5

\$31,200

B

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Corridors*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2031

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated @ 1200 Amperes Each*

## Switchgear / Switchboard

Fused Disc Sw

100%

2031

\* \*

5

\$200

B

## Raceway

Conduit

90%

2021

\$43,000

1

B

Conduit

10%

2031

\* \*

1

B

## Panelboards

Fused Disc Sw

25%

2020

\$19,800

5

\$200

B

Molded Case Bkrs

50%

2029

\* \*

5

\$500

B

Molded Case Bkrs

25%

2020

\$19,800

5

\$300

B

## Wiring

Braided Cloth

40%

2-4

\$19,000

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

60%

2031

\* \*

1

B

## Motor Controllers

Locally Mounted

10%

2034

\* \*

5

B

Locally Mounted

30%

2026

\* \*

5

\$100

B

Locally Mounted

60%

2019

\$7,600

5

\$200

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$600

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

92%

2021

\$327,200

10

\$33,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

5%

2026

\* \*

10

\$1,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Stair Landings**Explanation : T-8 Lamps*

## Incandescent

3%

2016

\$10,700

2

B

## Egress Lighting

## Emergency, Service

40%

2026

\* \*

1

B

## Exit, Service

60%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2016

\$16,000

10

\$100

B

## Alarm

## Security System

## Generic

100%

2021

\$132,700

1

\$14,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional And Tied In To Central Monitoring Station*

## Fire/Smoke Detection

## Generic

100%

2021

\$454,200

1-3

\$23,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$12,200

B

## Conversion Equipment

## Steam Boiler

100%

0-2

\$10,900

2026

\* \*

1

\$35,200

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2021

\$314,100

4

\$1,900

B

## Terminal Devices

## Air Handler

10%

2016

\$24,300

1

\$2,400

B

## Convactor/Radiator

90%

2026

\* \*

1

\$11,500

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - Q

Asset # : 2275

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       | Now               | \$19,400  | LIFE               | * *            | 2-5         | \$22,000       | B             |
|                       |            |                   | <i>Damaged, Extent : Moderate, Area Affected : 10%</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
|                       |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 100%       |                   |   | 2021               | \$49,700       | 2           | \$1,200        | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |   | 2031               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |   |                    |                |             |                |               |
| Low Temp              | 100%       |                   |   | 2031               | * *            | 4           | \$5,900        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Submersible           | 100%       |                   |   | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
|                       |            |                   | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   | 2041               | * *            | 1-2         | \$11,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 55 - Q ANNEX  
**Address** : 131-10 97 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q865  
**Program / Asset #** : BOE0712.010 / 4143 **Yr Built/Renovated** : 1993 /  
**Area Sq Ft** : 15,664 **Project Type** : EDUCATION  
**Date of Survey** : 24-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 9477 **Lot** : 1 **BIN** : 4200233

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$37,100              |                       |
| Mechanical            |                       | \$50,500              |
| <b>Total</b>          | <b>\$37,100</b>       | <b>\$50,500</b>       |
| Priority A            | \$37,100              |                       |
| Priority B            |                       | \$50,500              |
| <b>Total</b>          | <b>\$37,100</b>       | <b>\$50,500</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$37,200        |                | \$3,800         | \$21,200        |
| Interior Architecture | \$8,900         | \$500          |                 | \$2,300         |
| Electrical            | \$1,500         | \$1,200        | \$12,700        | \$1,600         |
| Mechanical            | \$5,100         | \$3,200        | \$9,600         | \$3,900         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$4,900</b> | <b>\$26,000</b> | <b>\$29,000</b> |
| Priority A            | \$37,200        |                | \$3,800         | \$21,200        |
| Priority B            | \$13,200        | \$4,400        | \$22,300        | \$5,500         |
| Priority C            | \$2,300         | \$500          |                 | \$2,300         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$4,900</b> | <b>\$26,000</b> | <b>\$29,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - Q ANNEX

## Asset # : 4143

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   |                   |                | LIFE               | * *            | 5           | \$18,100       | A             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Annex  |                   |                |                    |                |             |                |               |
|                         | Explanation : The Annex Is Connected To The Main Building.      |                   |                |                    |                |             |                |               |
| Metal Panel             | 10%   |                   |                | 2041               | * *            | 5-10        | \$13,800       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$14,800       | 2037               | * *            | 5           | \$1,500        | A             |
|                         | Hardware Missing, Extent : Moderate, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 10%   | Now               | \$37,100       | 2031               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Paver Block Ballast                                  |                   |                |                    |                |             |                |               |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                         | Location : Flat Section   |                   |                |                    |                |             |                |               |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Flat Section   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Room 135   |                   |                |                    |                |             |                |               |
| Metal Panel             | 75%   | Now               | \$22,400       | 2034               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 15%       |                   |                |                    |                |             |                |               |
|                         | Location : room 135   |                   |                |                    |                |             |                |               |
| Roll Roofing            | 10%   |                   |                | 2017               | \$17,900       | 5           | \$6,700        | A             |
| Skylight, Plastic       | 5%  |                   |                | 2034               | * *            | 1           |                | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2030               | * *            | 5           | \$1,000        | C             |
| Vinyl Tile              | 95%   |                   |                | 2026               | * *            | 3           | \$9,300        | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 75%   |                   |                | LIFE               | * *            | 5           | \$5,200        | C             |
| Gypsum Board            | 5%  |                   |                | LIFE               | * *            | 5           | \$500          | C             |
| SGFT/Glazed Masonry     | 20%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In    | 70%   |                   |                | 2034               | * *            | 5           | \$13,200       | B             |
|                         | Staining/Discoloring, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                         | Location : Room 135   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Room 135   |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel    | 5%  |                   |                | LIFE               | * *            |             |                | B             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Mechanical Room                                      |                   |                |                    |                |             |                |               |
| Metal Panel             | 25%   |                   |                | LIFE               | * *            | 5           | \$5,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - Q ANNEX

Asset # : 4143

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2026               | * *            | 10          | \$10,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2026               | * *            | 10          | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2026               | * *            | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2021               | \$1,100        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$1,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2026               | * *            | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$4,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional         |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1-3         | \$8,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional              |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - Q ANNEX

Asset # : 4143

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%           |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           |                   |                | 2034               | * *            | 1           | \$12,900       | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Annex</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                      |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 100%           |                   |                | 2029               | * *            | 4           | \$600          | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 100%           |                   |                | 2034               | * *            | 1           | \$4,200        | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                                       | 100%           |                   |                | 2021               | \$50,500       | 1           | \$6,100        | B             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 100%           |                   |                | 2041               | * *            | 4           | \$600          | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |                   |                | 2026               | * *            | 1           | \$8,100        | B             |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 100%           |                   |                | 2026               | * *            | 2           | \$9,100        | B             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$7,300        | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Roof  | 100%           |                   |                | 2026               | * *            | 2           | \$400          | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%           |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2016               | \$3,500        | 2           | \$200          | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%           |                   |                |                    |                |             |                | D             |
| Backflow Preventer  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2021               | \$1,400        | 1           | \$800          | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 55 - SI  
**Address** : 54 OSBORNE STREET @WOODS OF ARDEN ROAD  
**Borough** : STATEN ISLAND **Agency's Number** : R055  
**Program / Asset #** : BOE0940.000 / 1416 **Yr Built/Renovated** : 1965 / 2009  
**Area Sq Ft** : 80,745 **Project Type** : EDUCATION  
**Date of Survey** : 23-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5336 **Lot** : 1 **BIN** : 5069075

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$671,400             |
| Interior Architecture | \$663,100             | \$41,400              |
| Electrical            | \$260,100             | \$772,300             |
| Mechanical            | \$189,500             | \$236,000             |
| <b>Total</b>          | <b>\$1,112,700</b>    | <b>\$1,721,100</b>    |
| Priority A            |                       | \$671,400             |
| Priority B            | \$449,600             | \$1,049,700           |
| Priority C            | \$663,100             |                       |
| <b>Total</b>          | <b>\$1,112,700</b>    | <b>\$1,721,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,200         | \$16,000        |                 |                 |
| Interior Architecture | \$50,300         |                 | \$1,100         | \$6,800         |
| Electrical            | \$1,700          | \$26,400        | \$100           |                 |
| Mechanical            | \$37,000         | \$19,300        | \$14,600        | \$9,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$152,100</b> | <b>\$65,700</b> | <b>\$19,800</b> | <b>\$19,800</b> |
| Priority A            | \$59,200         | \$16,000        |                 |                 |
| Priority B            | \$58,300         | \$49,700        | \$18,600        | \$13,000        |
| Priority C            | \$34,700         |                 | \$1,100         | \$6,800         |
| <b>Total</b>          | <b>\$152,100</b> | <b>\$65,700</b> | <b>\$19,800</b> | <b>\$19,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | 0-2               | \$4,400        | LIFE               | * *            | 5           | \$17,100       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$30,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 70%       |            |                   |                |                    |                |             |                |               |
| Location : Repointed Throughout                                  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | * *            | 5           | \$13,100       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
| Masonry: Brick   | 90%        | 0-2               | \$21,200       | LIFE               | * *            | 5           | \$6,300        | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2035               | * *            | 10          | \$9,500        | A             |
| IRMA/Protected Membrane  | 95%        | 0-2               | \$33,600       | 2020               | \$671,400      |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout .  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Light, Area Affected : 5%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$19,900       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | * *            | 5           | \$4,500        | C             |
| Panel/Paver: Cer/Brk   | 5%         | Now               | \$39,100       | 2036               | * *            | 5           | \$5,100        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 60%        | Now               | \$104,000      | 2015               | \$520,000      | 3           | \$20,500       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2025               | * *            | 3           | \$3,400        | C             |
| Wood   | 10%        |                   |                | 2048               | * *            | 5           | \$17,000       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - SI

## Asset # : 1416

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |    |          |      |    |   |         |   |
|-----------------------|-----|----|----------|------|----|---|---------|---|
| Concrete Masonry Unit | 10% |    |          | LIFE | ** | 5 | \$3,100 | C |
| Concrete Masonry Unit | 10% | 4+ | \$14,600 | LIFE | ** | 5 | \$3,100 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                |    |  |  |      |    |  |  |   |
|----------------|----|--|--|------|----|--|--|---|
| Masonry: Brick | 5% |  |  | LIFE | ** |  |  | C |
| Metal Panel    | 5% |  |  | LIFE | ** |  |  | C |

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

|                     |     |     |          |      |    |   |          |   |
|---------------------|-----|-----|----------|------|----|---|----------|---|
| Plaster             | 45% |     |          | LIFE | ** | 5 | \$10,400 | C |
| SGFT/Glazed Masonry | 25% | Now | \$17,800 | LIFE | ** |   |          | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

## Ceilings

|                      |     |     |          |      |          |   |          |   |
|----------------------|-----|-----|----------|------|----------|---|----------|---|
| AcousTile,Adhered    | 15% |     |          | 2033 | **       | 5 | \$13,600 | B |
| Exposed Concrete     | 65% |     |          | LIFE | **       | 5 | \$9,200  | B |
| Exposed Struc: Steel | 5%  |     |          | LIFE | **       |   |          | B |
| Fiber Board          | 5%  |     |          | 2020 | \$41,400 |   |          | B |
| Plaster              | 10% | Now | \$15,600 | LIFE | **       | 5 | \$5,700  | B |

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated At 600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2019 | \$20,300  | 5 | \$200   | B |
| Fused Disc Sw    | 5%  |  |  | 2036 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 75% |  |  | 2019 | \$101,600 | 5 | \$1,300 | B |
| Molded Case Bkrs | 5%  |  |  | 2036 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$111,200 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 90%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Motor Controllers

Locally Mounted

100%

2018

\$21,200

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

2-4

\$900

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement & Water Main**Explanation : Corroded*

## Lighting

## Interior Lighting

Fluorescent

70%

2020

\$416,900

10

\$42,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamp T-12*

Fluorescent

25%

2015

\$148,900

10

\$15,100

B

HID

5%

2020

\$13,800

10

\$100

B

## Egress Lighting

Emergency, Service

50%

2015

\$5,500

1

B

Exit, Service

50%

2015

\$5,500

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2030

\* \*

5

\$20,500

B

## Conversion Equipment

Steam Boiler

100%

Now

\$73,300

2025

\* \*

1

\$59,000

B

*Repairs In Progress, Extent : Light, Area Affected : 50%**Location : 1 Boiler Is Down, Burner Repair Is In Progress**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. Burners In Both Boilers Are Malfunctioning And Should Be**Replaced. Also Recommend Changing Type Of Fuel Oil*

## Distribution

Steam Piping/Pump

100%

Now

\$26,300

2030

\* \*

4

\$3,300

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 25%**Location : Throughout*

## Terminal Devices

Air Handler

20%

2020

\$81,200

1

\$8,200

B

Convactor/Radiator

70%

2025

\* \*

1

\$15,000

B

Fan Coil Unit/Heat

10%

2020

\$112,800

1

\$2,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2028

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - SI

Asset # : 1416

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 75%        |                   |                | 2015               | \$116,200      | 1           |                | B             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$36,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2020               | \$25,000       | 2           | \$600          | B             |
| Roof  | 70%        |                   |                | 2020               | \$41,900       | 2           | \$1,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 0-2               | \$4,500        | 2033               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Water Main & Piping, Basement                |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$9,800        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-2  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 56 - BK  
**Address** : 170 GATES AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K056  
**Program / Asset #** : BOE0384.000 / 1406 **Yr Built/Renovated** : 1966 / 2010  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1983 **Lot** : 10 **BIN** : 3056874

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$211,900             | \$58,700              |
| Interior Architecture | \$771,600             |                       |
| Electrical            | \$739,800             | \$339,100             |
| Mechanical            | \$49,900              | \$655,100             |
| <b>Total</b>          | <b>\$1,773,200</b>    | <b>\$1,053,000</b>    |
| Priority A            | \$211,900             | \$58,700              |
| Priority B            | \$789,700             | \$994,300             |
| Priority C            | \$771,600             |                       |
| <b>Total</b>          | <b>\$1,773,200</b>    | <b>\$1,053,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|------------------|-----------------|
| Exterior Architecture | \$42,300         |                |                  | \$9,300         |
| Interior Architecture | \$32,000         |                | \$19,900         | \$8,600         |
| Electrical            | \$1,200          | \$700          | \$70,200         | \$200           |
| Mechanical            | \$34,600         | \$3,700        | \$8,200          | \$3,700         |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$114,000</b> | <b>\$8,400</b> | <b>\$102,200</b> | <b>\$25,800</b> |
| Priority A            | \$42,300         |                |                  | \$9,300         |
| Priority B            | \$39,700         | \$8,400        | \$98,900         | \$7,800         |
| Priority C            | \$32,000         |                | \$3,300          | \$8,600         |
| <b>Total</b>          | <b>\$114,000</b> | <b>\$8,400</b> | <b>\$102,200</b> | <b>\$25,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 100%       |                   |                | LIFE    | * *                | 5           | \$58,700       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 85%        |                   |                | 2037    | * *                | 5           | \$11,200       | A             |  |
| Fiberglass Panel   | 15%        |                   |                | 2037    | * *                | 5           | \$7,400        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        | Now               | \$3,000        | LIFE    | * *                | 5           | \$9,900        | A             |  |
| Expansion Jnt Failure, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | * *                | 5           | \$4,800        | A             |  |
| Metal Rail   | 25%        |                   |                | 2034    | * *                | 5-10        | \$43,400       | A             |  |
| Metal: Cage/Fence  | 15%        |                   |                | 2034    | * *                | 5-10        | \$11,200       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 25%        | Now               | \$162,900      | 2031    | * *                |             |                | A             |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 70%        |                   |                | 2026    | * *                | 10          | \$49,000       | A             |  |
| Metal Panel  | 5%         |                   |                | 2034    | * *                | 10          | \$6,400        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 15%        |                   |                | LIFE    | * *                | 5           | \$34,800       | C             |  |
| Ceramic Tile   | 3%         | Now               | \$3,500        | 2030    | * *                | 5           | \$1,600        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 2%         |                   |                | LIFE    | * *                | 5           | \$1,700        | C             |  |
| Traffic Topping  | 5%         |                   |                | 2026    | * *                | 5           | \$6,600        | C             |  |
| Vinyl Tile   | 60%        | Now               | \$121,400      | 2016    | \$607,100          | 3           | \$23,900       | C             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : 9 X 9 Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 5%         |                   |                | 2026    | * *                | 3           | \$2,700        | C             |  |
| Wood   | 10%        | Now               | \$11,300       | 2049    | * *                | 5           | \$10,000       | C             |  |
| Water Penetration, Extent : Light, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$16,600       | 2030    | * *                | 5           | \$1,400        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE    | * *                | 5           | \$7,500        | C             |  |
| Marble Panels  | 2%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster  | 50%        | Now               | \$43,100       | LIFE    | * *                | 5           | \$14,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | ** | 5 | \$33,200 | B |
| AcousTileSusp.Lay-In | 9%  |  |  | 2038 | ** | 5 | \$9,500  | B |
| Exposed Concrete     | 45% |  |  | LIFE | ** | 5 | \$7,500  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2026 | ** |   |          | B |
| Gypsum Board         | 1%  |  |  | LIFE | ** | 5 | \$1,300  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$6,600  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2020 | \$6,800   | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2037 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 15% |  |  | 2037 | **        | 5 | \$300   | B |
| Molded Case Bkrs | 75% |  |  | 2020 | \$101,600 | 5 | \$1,400 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$91,600 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | **       | 1 |  | B |
| Thermoplastic | 20% |  |  | 2021 | \$26,200 | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 | \$17,000 | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2034 | **       | 5 | \$100 | B |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room*

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |         |   |
|---------|------|-----|-------|------|----|---|---------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$1,000 | B |
|---------|------|-----|-------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

92%  
 2016 \$588,400 10 \$59,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-12 Lamps*

HID 3% 2016 \$8,900 10 \$100 B  
 Incandescent 5% 2016 \$32,000 2 \$100 B

## Egress Lighting

Emergency, Service 50% 2026 \* \* 1 B  
 Exit, Service 50% 2026 \* \* 1 B

## Exterior Lighting

HID 100% 2016 \$28,700 10 \$200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
 Under Construction 100% D  
*Other Observation, Extent : Light, Area Affected : 0%*  
*Location : Throughout*  
*Explanation : Building Heating System Is Under Construction*

Conversion Equipment  
 Under Construction 100% D

Distribution  
 Steam Piping/Pump 70% Now \$19,800 2021 \$395,300 4 \$2,500 B  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Basement*

Under Construction 30% D

Terminal Devices  
 Air Handler 20% 2021 \$87,200 1 \$8,800 B  
 Convactor/Radiator 70% 2026 \* \* 1 \$16,100 B  
 Fan Coil Unit/Heat 10% 2021 \$121,100 1 \$2,300 B

## Air Conditioning

Energy Source  
 Electricity 100% 2029 \* \* 1 B

Conversion Equipment  
 Ext Pkg Unit - Cooling 5% 2021 \$18,700 2 \$200 B  
 Window/Wall Unit 30% 2016 \$49,900 1 B  
 No Component 65% D

Heat Rejection  
 Remote Air Cond 5% 2021 \$8,500 2 \$2,500 B  
 No Component 95% D

## Ventilation

Distribution  
 Ductwork/Diffusers 100% LIFE \* \* 2-5 \$39,600 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - BK

Asset # : 1406

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2021               | \$17,900       | 2           | \$400          | B             |
| Roof  | 80%        |                   |                | 2021               | \$51,500       | 2           | \$1,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 0-2               | \$12,100       | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement                         |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Under Construction                                      | 100%       |                   |                |                    |                |             |                | D             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Under Construction                                      | 100%       |                   |                |                    |                |             |                | D             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Under Construction                                      | 100%       |                   |                |                    |                |             |                | D             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 56 - Q (OL R HILL AX)  
**Address** : 86TH AVENUE & 114TH STREET  
**Borough** : QUEENS **Agency's Number** : Q056  
**Program / Asset #** : BOE0713.000 / 2276 **Yr Built/Renovated** : 1896 / 2000  
**Area Sq Ft** : 38,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9226 **Lot** : 57 **BIN** : 4192689

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$70,300              | \$47,600              |
| Electrical            |                       | \$133,600             |
| <b>Total</b>          | <b>\$70,300</b>       | <b>\$181,200</b>      |
| Priority A            | \$70,300              | \$47,600              |
| Priority B            |                       | \$133,600             |
| <b>Total</b>          | <b>\$70,300</b>       | <b>\$181,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,400        |                 | \$8,100         |
| Interior Architecture | \$2,700         |                 | \$5,100         |                 |
| Electrical            | \$28,100        | \$28,900        |                 |                 |
| Mechanical            | \$8,400         | \$4,600         | \$8,200         | \$5,900         |
| <b>Total</b>          | <b>\$39,200</b> | <b>\$51,900</b> | <b>\$13,200</b> | <b>\$14,000</b> |
| Priority A            |                 | \$18,400        |                 | \$8,100         |
| Priority B            | \$36,500        | \$33,500        | \$8,200         | \$5,900         |
| Priority C            | \$2,700         |                 | \$5,100         |                 |
| <b>Total</b>          | <b>\$39,200</b> | <b>\$51,900</b> | <b>\$13,200</b> | <b>\$14,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - Q (OL R HILL AX)

## Asset # : 2276

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 5%  |  |  | LIFE | ** | 5 | \$2,800  | A |
| Masonry: Brick | 80% |  |  | LIFE | ** | 5 | \$44,800 | A |

*Sidewalk Shed in Use, Extent : Moderate, Area Affected : 10%*

*Location : At Entrances*

|                    |     |     |          |      |    |   |         |   |
|--------------------|-----|-----|----------|------|----|---|---------|---|
| Masonry: Granite   | 5%  |     |          | LIFE | ** | 5 | \$2,100 | A |
| Masonry: Limestone | 10% | Now | \$70,300 | LIFE | ** | 5 | \$4,200 | A |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Horizontal Bands Below Parapet*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Horizontal Bands Below Parapet*

*Explanation : Netting In Place*

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$16,100 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick    | 95% |  |  | LIFE | ** | 5 | \$5,000 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$1,600 | A |

## Roof

|                       |     |  |  |      |    |    |          |   |
|-----------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)        | 92% |  |  | 2025 | ** | 10 | \$18,400 | A |
| Copper/Terne          | 5%  |  |  | 2048 | ** | 10 | \$2,500  | A |
| Skylight, Metal/Glass | 3%  |  |  | 2040 | ** | 10 | \$2,000  | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$10,500 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | ** | 5 | \$2,400  | C |
| Vinyl Tile             | 85% |  |  | 2025 | ** | 3 | \$15,300 | C |

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2029 | ** | 5 | \$3,000  | C |
| Masonry: Brick | 10% |  |  | LIFE | ** |   |          | C |
| Plaster        | 85% |  |  | LIFE | ** | 5 | \$15,200 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$700    | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$26,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |       |   |
|---------------|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$5,200 | 5 | \$100 | B |
|---------------|------|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated 800 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$59,600 | 5 | \$100 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - Q (OL R HILL AX)

## Asset # : 2276

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 80%  |                   |                | 2020               | \$28,900       | 1           |                | B             |
| Conduit               | 20%  |                   |                | 2030               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 20%  |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 80%  |                   |                | 2019               | \$45,200       | 5           | \$700          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%  | 2-4               | \$27,800       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%  |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 50%  |                   |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$500          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Metal Water Pipe                |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 98%  |                   |                | 2025               | * *            | 10          | \$28,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2028               | * *            | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$31,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | * *            | 4           | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - Q (OL R HILL AX)

Asset # : 2276

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total                                     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$3,900        | 2025               | * *            | 1           | \$3,600        | B             |
|                       | Broken, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Cafeteria Blower                    |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 80%  |                   |                | 2033               | * *            | 1           | \$8,300        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2018               | \$7,500        | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$17,800       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 20%  |                   |                | 2020               | \$8,100        | 2           | \$200          | B             |
| Roof                  | 80%  |                   |                | 2020               | \$23,200       | 2           | \$800          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$8,500        | 2           | \$500          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2028               | * *            | 1           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 56 - SI  
**Address** : 250 KRAMER AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R056  
**Program / Asset #** : BOE0959.000 / 4466 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7044 **Lot** : 1 **BIN** : 5128148

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$270,700             | \$91,100              |
| Interior Architecture |                       | \$55,100              |
| Electrical            | \$69,900              |                       |
| <b>Total</b>          | <b>\$340,500</b>      | <b>\$146,200</b>      |
| Priority A            | \$270,700             | \$91,100              |
| Priority B            | \$69,900              | \$55,100              |
| <b>Total</b>          | <b>\$340,500</b>      | <b>\$146,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$3,400         |                 | \$22,300        |
| Interior Architecture |                 | \$34,400        | \$2,800         |                 |
| Electrical            | \$7,600         | \$9,600         | \$7,600         | \$17,500        |
| Mechanical            | \$33,800        | \$37,800        | \$31,500        | \$45,900        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$49,300</b> | <b>\$93,000</b> | <b>\$49,800</b> | <b>\$93,600</b> |
| Priority A            |                 | \$3,400         |                 | \$22,300        |
| Priority B            | \$49,300        | \$75,100        | \$47,000        | \$71,300        |
| Priority C            |                 | \$14,500        | \$2,800         |                 |
| <b>Total</b>          | <b>\$49,300</b> | <b>\$93,000</b> | <b>\$49,800</b> | <b>\$93,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - SI

Asset # : 4466

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$79,000       | LIFE               | **             | 5           | \$47,000       | A             |
| Caulking Deteriorated, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Light, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 15%        |                   |                | 2042               | **             | 5-10        | \$60,600       | A             |
| Window Wall  | 5%         |                   |                | 2042               | **             | 5           | \$11,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2038               | **             | 5           | \$17,300       | A             |
| Metal Louvers  | 3%         |                   |                | 2031               | **             | 10          | \$3,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 5           | \$600          | A             |
| Metal: Cage/Fence  | 25%        |                   |                | 2035               | **             | 5-10        | \$5,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 80%        |                   |                | 2027               | **             | 10          | \$131,400      | A             |
| Metal Panel  | 20%        |                   |                | 2035               | **             | 10          | \$60,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2021               | \$25,900       | 3           | \$6,600        | C             |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,400        | C             |
| Vinyl Tile   | 75%        |                   |                | 2027               | **             | 3           | \$24,600       | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$8,200        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$1,100        | C             |
| Concrete Masonry Unit                                      | 20%        |                   |                | LIFE               | **             | 5           | \$1,800        | C             |
| Marble Panels  | 27%        |                   |                | LIFE               | **             |             |                | C             |
| Plywood/Hardboard  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 45%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 45%        |                   |                | 2035               | **             | 5           | \$39,700       | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 50%        |                   |                | LIFE               | **             | 5           | \$55,100       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

\*\*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps, One 1600 Amps, One 1200 Amps Main Disconnect Switch**And One 400 Amps For Emergency Service.*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - SI

Asset # : 4466

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room And Penthouse                   |            |                   |                |                    |                |             |                |               |
| Explanation : Six Transformers With Different Ratings      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2038               | * *            | 5           | \$1,800        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$24,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$30,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$17,300       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2050               | * *            | 5           | \$2,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2027               | * *            | 10          | \$67,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 3%         |                   |                | 2027               | * *            | 10          | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 56 - SI

Asset # : 4466

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |    |    |       |   |
|--------------------|------|--|--|------|----|----|-------|---|
| Egress Lighting    |      |  |  |      |    |    |       |   |
| Emergency, Service | 50%  |  |  | 2027 | ** | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2027 | ** | 1  |       | B |
| Exterior Lighting  |      |  |  |      |    |    |       |   |
| HID                | 100% |  |  | 2027 | ** | 10 | \$200 | B |

## Alarm

|                      |     |  |  |      |    |     |          |   |
|----------------------|-----|--|--|------|----|-----|----------|---|
| Security System      |     |  |  |      |    |     |          |   |
| No Component         | 70% |  |  |      |    |     |          | D |
| Generic              | 30% |  |  | 2027 | ** | 1   | \$8,700  | B |
| Fire/Smoke Detection |     |  |  |      |    |     |          |   |
| No Component         | 70% |  |  |      |    |     |          | D |
| Generic              | 30% |  |  | 2027 | ** | 1-3 | \$14,400 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |    |   |  |   |
|---|------|--|--|------|----|---|--|---|
| Energy Source   |      |  |  |      |    |   |  |   |
| Interruptible Gas/Dual Fuel                             | 100% |  |  | 2042 | ** | 1 |  | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |    |   |  |   |
| Location : Basement Vault                               |      |  |  |      |    |   |  |   |
| Explanation : (1) 6000 Gallon Tank                      |      |  |  |      |    |   |  |   |

|   |      |  |  |      |    |   |          |   |
|---|------|--|--|------|----|---|----------|---|
| Conversion Equipment                                    |      |  |  |      |    |   |          |   |
| Steam Boiler  | 100% |  |  | 2035 | ** | 1 | \$77,100 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |    |   |          |   |
| Location : Ground Floor                                 |      |  |  |      |    |   |          |   |
| Explanation : 2 - Dual Fuel Steam Boilers               |      |  |  |      |    |   |          |   |

|  |     |     |         |      |    |   |         |   |
|--|-----|-----|---------|------|----|---|---------|---|
| Distribution   |     |     |         |      |    |   |         |   |
| Hot Wtr Piping/Pump  | 1%  | Now | \$4,500 | 2047 | ** | 4 |         | B |
| Broken, Extent : Light, Area Affected : 35%  |     |     |         |      |    |   |         |   |
| Location : Basement, 1 Of 3 Cracked Hot Water Pump Housing, Defective Expansion Tank |     |     |         |      |    |   |         |   |
| Hot Wtr Piping/Pump  | 19% |     |         | 2038 | ** | 4 | \$1,100 | B |
| Steam Piping/Pump  | 80% |     |         | 2042 | ** | 4 | \$4,600 | B |

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Terminal Devices   |     |  |  |      |    |   |          |   |
| Air Handler        | 50% |  |  | 2027 | ** | 1 | \$24,100 | B |
| Convactor/Radiator | 50% |  |  | 2035 | ** | 1 | \$12,600 | B |

## Air Conditioning

|                             |      |  |  |      |    |   |          |   |
|-----------------------------|------|--|--|------|----|---|----------|---|
| Energy Source               |      |  |  |      |    |   |          |   |
| Electricity                 | 100% |  |  | 2038 | ** | 1 |          | B |
| Conversion Equipment        |      |  |  |      |    |   |          |   |
| Reciprocating Compr/Chiller | 90%  |  |  | 2027 | ** | 1 | \$32,500 | B |
| Ext Pkg Unit - Cooling      | 10%  |  |  | 2027 | ** | 2 | \$500    | B |
| Distribution                |      |  |  |      |    |   |          |   |
| Chilled Wtr Pipe/Pump       | 100% |  |  | 2042 | ** | 4 | \$5,800  | B |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 56 - SI

Asset # : 4466

| Mechanical  |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |                      |                |                   |                    |         |                |             |                |               |
| Terminal Devices  |                      |                |                   |                    |         |                |             |                |               |
|   | Air Handler/Cool/Ht  | 90%            |                   |                    | 2027    | **             | 1           | \$43,300       | B             |
|   | Fan Coil - Cool/Heat | 10%            |                   |                    | 2027    | **             | 1           | \$2,500        | B             |
| Heat Rejection  |                      |                |                   |                    |         |                |             |                |               |
|   | Air Condenser Unit   | 100%           |                   |                    | 2027    | **             | 2           | \$54,200       | B             |
| Ventilation   |                      |                |                   |                    |         |                |             |                |               |
| Distribution  |                      |                |                   |                    |         |                |             |                |               |
|   | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | **             | 2-5         | \$43,300       | B             |
| Exhaust Fans  |                      |                |                   |                    |         |                |             |                |               |
|   | Roof                 | 100%           |                   |                    | 2027    | **             | 2           | \$2,400        | B             |
| Plumbing  |                      |                |                   |                    |         |                |             |                |               |
| H/C Water Piping  |                      |                |                   |                    |         |                |             |                |               |
|   | Brass/Copper         | 100%           |                   |                    | 2048    | **             | 1           |                | B             |
| Water Heater  |                      |                |                   |                    |         |                |             |                |               |
|   | Gas Fired            | 100%           |                   |                    | 2021    | \$20,600       | 2           | \$1,200        | B             |
| Sanitary Piping   |                      |                |                   |                    |         |                |             |                |               |
|   | Cast Iron            | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
| Storm Drain Piping                                      |                      |                |                   |                    |         |                |             |                |               |
|   | Cast Iron            | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
| Sump Pump(s)  |                      |                |                   |                    |         |                |             |                |               |
|   | Rigid Piping         | 100%           |                   |                    | 2027    | **             | 4           | \$2,000        | B             |
| Backflow Preventer                                      |                      |                |                   |                    |         |                |             |                |               |
|   | Generic              | 100%           |                   |                    | 2030    | **             | 1           | \$4,800        | B             |
| Fixtures  |                      |                |                   |                    |         |                |             |                |               |
|   | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport                                      |                      |                |                   |                    |         |                |             |                |               |
| Elevators   |                      |                |                   |                    |         |                |             |                |               |
|   | Hydraulic            | 100%           |                   |                    | LIFE    | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : 1 To 4 Fl                                    |                      |                |                   |                    |         |                |             |                |               |
| Explanation : Two Elevators                             |                      |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                      |                |                   |                    |         |                |             |                |               |
| Standpipe   |                      |                |                   |                    |         |                |             |                |               |
|   | Generic              | 100%           |                   |                    | 2042    | **             | 1-5         | \$39,300       | B             |
| Sprinkler   |                      |                |                   |                    |         |                |             |                |               |
|   | Generic              | 100%           |                   |                    | 2042    | **             | 1-2         | \$21,800       | B             |
| Fire Pump   |                      |                |                   |                    |         |                |             |                |               |
|   | Generic              | 100%           |                   |                    | 2031    | **             | 1           | \$14,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 57 - M  
**Address** : 176 EAST 115 STREET  
**Borough** : MANHATTAN **Agency's Number** : M057  
**Program / Asset #** : BOE0034.000 / 2770 **Yr Built/Renovated** : 1964 / 2010  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1640 **Lot** : 139 **BIN** : 1083184

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$164,900             | \$378,000             |
| Interior Architecture | \$1,351,000           |                       |
| Electrical            | \$91,600              | \$914,400             |
| Mechanical            |                       | \$206,400             |
| <b>Total</b>          | <b>\$1,607,500</b>    | <b>\$1,498,800</b>    |
| Priority A            | \$164,900             | \$378,000             |
| Priority B            | \$357,500             | \$1,120,800           |
| Priority C            | \$1,085,000           |                       |
| <b>Total</b>          | <b>\$1,607,500</b>    | <b>\$1,498,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$500           |                 |                  | \$20,100        |
| Interior Architecture | \$7,400         | \$1,500         | \$5,400          | \$13,200        |
| Electrical            | \$9,600         | \$800           | \$82,700         | \$100           |
| Mechanical            | \$13,400        | \$8,800         | \$34,000         | \$3,100         |
| <b>Total</b>          | <b>\$30,900</b> | <b>\$11,100</b> | <b>\$122,100</b> | <b>\$36,600</b> |
| Priority A            | \$500           |                 |                  | \$20,100        |
| Priority B            | \$25,800        | \$9,600         | \$116,700        | \$3,200         |
| Priority C            | \$4,500         | \$1,500         | \$5,400          | \$13,200        |
| <b>Total</b>          | <b>\$30,900</b> | <b>\$11,100</b> | <b>\$122,100</b> | <b>\$36,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - M

## Asset # : 2770

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 95%  |                   |                | LIFE    | **                 | 5           | \$60,500       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 5%   | Now               | \$500          | 2031    | **                 | 5           | \$6,000        | A             |  |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Entrance   |                   |                |         |                    |             |                |               |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 25%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Entrance   |                   |                |         |                    |             |                |               |  |
|                         | Paint Peeling, Extent : Moderate, Area Affected : 25%            |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Entrance   |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   |                   |                | 2043    | **                 | 5           | \$14,300       | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%  |                   |                | LIFE    | **                 | 5           | \$8,100        | A             |  |
| Masonry: Brick          | 90%  |                   |                | LIFE    | **                 | 5           | \$9,400        | A             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 45%  | Now               | \$127,000      | 2021    | \$317,600          |             |                | A             |  |
|                         | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 50%  |                   |                | 2026    | **                 | 10          | \$37,900       | A             |  |
| Roll Roofing            | 5%   |                   |                | 2017    | \$17,000           | 5           | \$6,300        | A             |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%   | Now               | \$3,800        | 2024    | **                 | 5           | \$1,700        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 87%  | Now               | \$95,400       | 2016    | \$953,700          | 3           | \$37,500       | C             |  |
|                         | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout All 9 X9 Tiles                             |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 5%   |                   |                | 2026    | **                 | 3           | \$2,900        | C             |  |
| Wood                    | 5%   |                   |                | 2036    | **                 | 5           | \$10,800       | C             |  |
| Interior Walls          |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%   | Now               | \$36,000       | 2024    | **                 | 5           | \$1,500        | C             |  |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 60%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%   |                   |                | 2030    | **                 | 5           | \$3,100        | C             |  |
| Concrete Masonry Unit   | 3%   |                   |                | LIFE    | **                 | 5           | \$1,200        | C             |  |
| Gypsum Board            | 2%   |                   |                | LIFE    | **                 | 5           | \$1,200        | C             |  |
| Masonry: Brick          | 2%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                 | 52%  |                   |                | LIFE    | **                 | 5           | \$15,900       | C             |  |
| SGFT/Glazed Masonry     | 35%  |                   |                | LIFE    | **                 |             |                | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - M

## Asset # : 2770

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTileConcealSpLn 30% Now \$265,900 2041 \* \* 5 \$21,500 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 35%*

*Location : Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

AcousTileSusp.Lay-In 5% 2034 \* \* 5 \$5,700 B

Exposed Concrete 50% LIFE \* \* 5 \$9,000 B

Plaster 15% LIFE \* \* 5 \$10,800 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2021 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 70% 2021 \$73,000 5 \$200 B

Fused Disc Sw 30% 2041 \* \* 5 \$100 B

## Raceway

Conduit 90% 2021 \$107,100 1 B

Conduit 10% 2041 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2020 \$6,800 5 \$100 B

Molded Case Bkrs 80% 2020 \$108,400 5 \$1,600 B

Molded Case Bkrs 15% 2037 \* \* 5 \$300 B

## Wiring

Braided Cloth 70% 2-4 \$91,600 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic 10% 2041 \* \* 1 B

Thermoplastic 20% 2031 \* \* 1 B

## Motor Controllers

Locally Mounted 60% 2019 \$12,700 5 \$300 B

Locally Mounted 40% 2-4 \$8,500 2041 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

## Ground

## Grounding Devices

Generic 100% 2-4 \$900 LIFE \* \* 5 \$1,100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : Corroded*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 82%  |                   |                | 2021               | \$568,100      | 10          | \$57,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2026               | * *            | 10          | \$7,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2026               | * *            | 10          | \$100          | B             |
| Incandescent          | 5%   |                   |                | 2016               | \$34,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2026               | * *            | 10          | \$9,300        | B             |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$31,100       | 10          | \$200          | B             |

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%  |                   |                | 2031               | * *            | 4           | \$5,700        | B             |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Air Handler            | 25%   | Now               | \$5,900        | 2021               | \$118,100      | 1           | \$10,700       | B             |
|                        | Leak Evident, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Steam Coils Leaking                      |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 75%   |                   |                | 2026               | * *            | 1           | \$18,700       | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%  |                   |                | 2026               | * *            | 2           | \$200          | B             |
| Window/Wall Unit       | 20%   |                   |                | 2019               | \$36,000       | 1           |                | B             |
| No Component           | 75%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$42,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 57 - M

Asset # : 2770

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 25%        |                   |                | 2016               | \$24,200       | 2           | \$600          | B             |
| Roof  | 75%        | Now               | \$5,200        | 2021               | \$52,300       | 2           | \$1,400        | B             |
| Not in Service, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Some Construction Work In Progress          |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$20,400       | 2           | \$1,200        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$11,400       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 57 - SI  
**Address** : 140 PALMA DRIVE  
**Borough** : STATEN ISLAND **Agency's Number** : R057  
**Program / Asset #** : BOE0941.000 / 1417 **Yr Built/Renovated** : 1976 / 2006  
**Area Sq Ft** : 108,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2888 **Lot** : 40 **BIN** : 5043519

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$240,900             | \$183,000             |
| Interior Architecture | \$690,700             | \$1,091,900           |
| Electrical            | \$511,400             | \$779,700             |
| Mechanical            | \$287,500             | \$2,050,700           |
| <b>Total</b>          | <b>\$1,730,500</b>    | <b>\$4,105,300</b>    |
| Priority A            | \$240,900             | \$183,000             |
| Priority B            | \$1,073,000           | \$2,881,600           |
| Priority C            | \$416,500             | \$1,040,800           |
| <b>Total</b>          | <b>\$1,730,500</b>    | <b>\$4,105,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$20,200         |                 |                 | \$8,500          |
| Interior Architecture | \$51,100         |                 |                 | \$13,600         |
| Electrical            | \$6,900          | \$9,900         | \$6,900         | \$18,400         |
| Mechanical            | \$50,100         | \$27,700        | \$31,200        | \$65,500         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$132,300</b> | <b>\$41,500</b> | <b>\$42,100</b> | <b>\$110,000</b> |
| Priority A            | \$20,200         |                 |                 | \$8,500          |
| Priority B            | \$61,000         | \$41,500        | \$42,100        | \$87,900         |
| Priority C            | \$51,100         |                 |                 | \$13,600         |
| <b>Total</b>          | <b>\$132,300</b> | <b>\$41,500</b> | <b>\$42,100</b> | <b>\$110,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - SI

## Asset # : 1417

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%  | 0-2               | \$76,100       | LIFE               | * *            | 5           | \$45,300       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 40%  | 0-2               | \$54,300       | LIFE               | * *            | 5           | \$98,200       | A             |
|                        | Spalling, Extent : Light, Area Affected : 5%                 |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2047               | * *            | 5           | \$17,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$9,600        | A             |
| Masonry: Brick         | 45%  |                   |                | LIFE               | * *            | 5           | \$5,600        | A             |
| Metal Rail             | 45%  |                   |                | 2027               | * *            | 5-10        | \$100,500      | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 65%  | Now               | \$15,800       | 2027               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Clay Tile              | 5%   | Now               | \$4,400        | 2032               | * *            |             |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 30%  |                   |                | 2035               | * *            | 10          | \$49,500       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$10,400       | LIFE               | * *            | 5           | \$29,900       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 10%  | Now               | \$120,900      | 2025               | * *            | 5           | \$6,800        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 80%  | Now               | \$52,000       | 2022               | \$1,040,800    | 3           | \$40,900       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - SI

## Asset # : 1417

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|   |     |     |           |      |    |   |          |   |
|---|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile  | 3%  | Now | \$5,300   | 2025 | ** | 5 | \$1,800  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| Concrete Masonry Unit   | 10% | Now | \$22,900  | LIFE | ** | 5 | \$4,800  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| Folding Partition   | 2%  | Now | \$12,600  | 2038 | ** | 5 | \$3,000  | C |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>    |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| Masonry: Brick  | 10% | Now | \$41,000  | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| Metal Panel   | 20% |     |           | LIFE | ** |   |          | C |
| Plaster   | 30% | Now | \$132,900 | LIFE | ** | 5 | \$10,900 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |
| SGFT/Glazed Masonry   | 25% | Now | \$69,600  | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |           |      |    |   |          |   |

## Ceilings

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered  | 15% | Now | \$49,300  | 2027 | ** | 5 | \$10,200 | B |
| <i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>          |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |           |      |    |   |          |   |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>   |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |           |      |    |   |          |   |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>         |     |     |           |      |    |   |          |   |
| <i>Location : Gymnasium</i>  |     |     |           |      |    |   |          |   |
| AcousTileConcealSpLn   | 20% | Now | \$84,200  | 2027 | ** | 5 | \$17,000 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| Gypsum Board   | 5%  |     |           | LIFE | ** | 5 | \$8,500  | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |
| Plaster  | 60% | Now | \$140,600 | LIFE | ** | 5 | \$51,100 | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps And 1200 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2030               | * *            | 5           | \$2,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2020               | \$3,300        | 5           | \$100          | B             |
| Motor Control Center   | 90%        | 2-4               | \$388,100      | 2042               | * *            | 5           | \$1,100        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 90%         |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                       |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 82%        |                   |                | 2022               | \$674,200      | 10          | \$68,600       | B             |
| HID  | 3%         |                   |                | 2022               | \$11,400       | 10          | \$100          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 15%        |                   |                | 2017               | \$123,300      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$11,000       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$7,600        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$36,900       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Generic  | 60%        |                   |                | 2027               | * *            | 1           | \$19,800       | B             |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1-3         | \$54,500       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

| Mechanical                  |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                     |   |                   |                |         |                    |             |                |               |  |
| Energy Source               |   |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042    | * *                | 1           |                | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Vault<br>Explanation : #2 Fuel Oil<br>1 - 7500 Gallon Tank  |                   |                |         |                    |             |                |               |  |
| Conversion Equipment        |   |                   |                |         |                    |             |                |               |  |
| Steam Boiler                | 100%  |                   |                | 2035    | * *                | 1           | \$90,400       | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 Steam Boilers   |                   |                |         |                    |             |                |               |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump           | 100%  | Now               | \$72,600       | 2032    | * *                | 4           | \$4,500        | B             |  |
|                             | Leak Evident, Extent : Moderate, Area Affected : 5%<br>Location : Boiler Room Vacuum Pumps<br>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%<br>Location : Various Areas Throughout |                   |                |         |                    |             |                |               |  |
| Terminal Devices            |   |                   |                |         |                    |             |                |               |  |
| Air Handler                 | 25%   |                   |                | 2022    | \$140,200          | 1           | \$14,100       | B             |  |
| Convactor/Radiator          | 75%   |                   |                | 2035    | * *                | 1           | \$22,100       | B             |  |
| Air Conditioning            |   |                   |                |         |                    |             |                |               |  |
| Energy Source               |   |                   |                |         |                    |             |                |               |  |
| Electricity                 | 100%  |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment        |   |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller | 40%   | Now               | \$28,200       | 2022    | \$141,200          | 1           | \$15,200       | B             |  |
|                             | Unit Inoperable, Extent : Light, Area Affected : 60%<br>Location : Compressor In Penthouse Burned Out   |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling      | 20%   | Now               | \$4,800        | 2022    | \$96,000           | 2           | \$900          | B             |  |
|                             | Malfunctioning, Extent : Light, Area Affected : 10%<br>Location : Penthouse   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit            | 25%   |                   |                | 2017    | \$53,500           | 1           |                | B             |  |
| No Component                | 15%   |                   |                |         |                    |             |                | D             |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump       | 60%   | Now               | \$77,800       | 2042    | * *                | 4           | \$2,700        | B             |  |
|                             | Not in Service, Extent : Severe, Area Affected : 100%<br>Location : Auditorium  |                   |                |         |                    |             |                |               |  |
| No Component                | 40%   |                   |                |         |                    |             |                | D             |  |
| Terminal Devices            |   |                   |                |         |                    |             |                |               |  |
| Fan Coil - Cool/Heat        | 100%  | Now               | \$83,700       | 2022    | \$1,673,300        | 1           | \$26,600       | B             |  |
|                             | Not in Service, Extent : Severe, Area Affected : 5%<br>Location : 3rd Floor   |                   |                |         |                    |             |                |               |  |
| Heat Rejection              |   |                   |                |         |                    |             |                |               |  |
| Air Condenser Unit          | 60%   |                   |                | 2027    | * *                | 2           | \$38,100       | B             |  |
| No Component                | 40%   |                   |                |         |                    |             |                | D             |  |

## Ventilation

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 57 - SI

Asset # : 1417

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |   |                   |                    |         |                |             |                |               |
|                    | Distribution       |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$50,900       | B             |
|                    | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|                    | Interior           | 20%   |                   |                    | 2027    | * *            | 2           | \$600          | B             |
|                    | Roof               | 80%   |                   |                    | 2027    | * *            | 2           | \$2,300        | B             |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel    | 100%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2017    | \$24,200       | 2           | \$1,400        | B             |
|                    | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%  |                   |                    | 2032    | * *            | 4           | \$9,000        | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room And Fan Room                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Dual Pump Units                         |                   |                    |         |                |             |                |               |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B To 3                                       |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1-5         | \$47,800       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 90%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 10%   |                   |                    | 2032    | * *            | 1-2         | \$2,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 58 - BK  
**Address** : 330 SMITH STREET @ CARROLL ST.  
**Borough** : BROOKLYN **Agency's Number** : K058  
**Program / Asset #** : BOE0386.000 / 1408 **Yr Built/Renovated** : 1957 / 2009  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 449 **Lot** : 15 **BIN** : 3007547

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$174,600        | \$648,800          |
| Interior Architecture |  | \$380,900        | \$1,021,800        |
| Electrical            |  | \$122,700        | \$1,083,300        |
| Mechanical            |  | \$37,100         | \$215,500          |
| <b>Total</b>          |  | <b>\$715,400</b> | <b>\$2,969,400</b> |
| Priority A            |  | \$174,600        | \$648,800          |
| Priority B            |  | \$338,300        | \$1,363,800        |
| Priority C            |  | \$202,400        | \$956,900          |
| <b>Total</b>          |  | <b>\$715,400</b> | <b>\$2,969,400</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,000         | \$6,400         |                 |                 |
| Interior Architecture | \$85,000         |                 | \$3,800         | \$12,500        |
| Electrical            | \$2,500          | \$2,600         | \$3,400         | \$2,600         |
| Mechanical            | \$70,500         | \$14,200        | \$20,100        | \$13,600        |
| <b>Total</b>          | <b>\$171,000</b> | <b>\$23,100</b> | <b>\$27,300</b> | <b>\$28,700</b> |
| Priority A            | \$13,000         | \$6,400         |                 |                 |
| Priority B            | \$89,700         | \$16,800        | \$23,500        | \$16,100        |
| Priority C            | \$68,300         |                 | \$3,800         | \$12,500        |
| <b>Total</b>          | <b>\$171,000</b> | <b>\$23,100</b> | <b>\$27,300</b> | <b>\$28,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - BK

## Asset # : 1408

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$161,100      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$6,400        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2048    | * *                | 5           | \$31,600       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5-10        | \$110,200      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5-10        | \$10,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 5%   |                   |                | 2040    | * *                | 5-10        | \$16,200       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%  |                   |                | 2023    | \$479,500          | 10          | \$88,700       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%   |                   |                | 2063    | * *                | 10          | \$12,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 5%   |                   |                | 2033    | * *                | 10          | \$4,900        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$30,500       | C             |  |
| Ceramic Tile           | 3%   |                   |                | 2026    | * *                | 5           | \$4,200        | C             |  |
| Terrazzo               | 5%   | Now               | \$10,400       | LIFE    | * *                | 5           | \$5,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 72%  | Now               | \$47,800       | 2018    | \$956,900          | 3           | \$37,600       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  |                   |                | 2028    | * *                | 3           | \$5,200        | C             |  |
| Wood                   | 5%   |                   |                | 2038    | * *                | 5           | \$13,100       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  | 0-2               | \$10,300       | 2032               | * *            | 5           | \$3,500        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 5%  | 0-2               | \$13,300       | LIFE               | * *            | 5           | \$2,800        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%  |                   |                | LIFE               | * *            | 10          | \$2,100        | C             |
| Marble Panels         | 5%  |                   |                | LIFE               | * *            | 10          | \$2,800        | C             |
| Plaster               | 60%   | Now               | \$154,500      | LIFE               | * *            | 5           | \$25,300       | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 20%   |                   |                | LIFE               | * *            | 10          | \$14,000       | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 10%   | Now               | \$16,700       | 2028               | * *            | 5           | \$6,900        | B             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                       | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 15%   |                   |                | 2028               | * *            | 5           | \$26,000       | B             |
| Plaster               | 75%   | Now               | \$178,500      | LIFE               | * *            | 5           | \$64,900       | B             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium Stage, Room 320, Throughout               |                   |                |                    |                |             |                |               |

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2023 | \$32,600       | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                   |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Two 600 Amp Main Service Protectors            |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                    | 2053 | * *            | 5     | \$2,400        | B        |
|                 |                          | Recent Installation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                   |           |                    |      |                |       |                |          |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 90%  |           |                    | 2023 | \$129,300      | 1     |                | B        |
|                 | Conduit                  | 10%  |           |                    | 2043 | * *            | 1     |                | B        |
|                 |                          |  |           |                    |      |                |       |                |          |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                    | 2048 | * *            | 5     | \$2,400        | B        |
|                 |                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout  |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$33,000       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2023               | \$831,500      | 10          | \$84,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2023               | \$8,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$11,300       | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$37,900       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1           | \$10,200       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$16,800       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2043               | * *            | 5           | \$28,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 10,000 Gals                   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$10,300       | 2028               | * *            | 1           | \$83,100       | B             |
| Corroded, Extent : Moderate, Area Affected : 2%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Shut Off Valves                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 58 - BK

Asset # : 1408

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$37,100       | 2033               | * *            | 4           | \$4,600        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum And Condensate Pumps                  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$11,500       | 2023               | \$114,600      | 1           | \$10,400       | B             |
| Not in Service, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Blower In Basement                |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 80%        |                   |                | 2028               | * *            | 1           | \$24,100       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 10%        |                   |                | 2039               | * *            | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2021               | \$21,800       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$82,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2023               | \$58,700       | 2           | \$1,400        | B             |
| Roof  | 50%        |                   |                | 2023               | \$42,200       | 2           | \$1,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | Now               | \$15,900       | 2033               | * *            | 1           |                | B             |
| Antiquated, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Corroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Main Water Main                              |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| HTHW/HW   | 100%       |                   |                | 2033               | * *            |             |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank And Not Energy Efficient         |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 58 - Q  
**Address** : 72-24 GRAND AVENUE  
**Borough** : QUEENS **Agency's Number** : Q058  
**Program / Asset #** : BOE1026.000 / 13468 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 141,201 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,PH  
**Block** : 2802 **Lot** : 94 **BIN** : 4062861

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$41,800         | \$103,800        |
| Interior Architecture |  | \$69,200         | \$107,000        |
| Electrical            |  |                  | \$106,000        |
| Mechanical            |  |                  | \$378,200        |
| <b>Total</b>          |  | <b>\$111,000</b> | <b>\$694,900</b> |
| Priority A            |  | \$41,800         | \$103,800        |
| Priority B            |  | \$69,200         | \$553,300        |
| Priority C            |  |                  | \$37,800         |
| <b>Total</b>          |  | <b>\$111,000</b> | <b>\$694,900</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017          |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture | \$12,500        | \$4,900          |                 |                  |
| Interior Architecture | \$6,600         | \$29,600         |                 |                  |
| Electrical            | \$16,400        | \$9,300          | \$9,100         | \$23,500         |
| Mechanical            | \$53,700        | \$71,600         | \$56,200        | \$68,800         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$97,100</b> | <b>\$123,300</b> | <b>\$73,300</b> | <b>\$100,100</b> |
| Priority A            | \$12,500        | \$4,900          |                 |                  |
| Priority B            | \$84,500        | \$88,800         | \$73,300        | \$100,100        |
| Priority C            |                 | \$29,600         |                 |                  |
| <b>Total</b>          | <b>\$97,100</b> | <b>\$123,300</b> | <b>\$73,300</b> | <b>\$100,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                    |                | LIFE               | **             | 5           | \$103,800      | A             |
| Metal Panel   | 3%         |                    |                | 2048               | **             | 5-10        | \$22,500       | A             |
| Pre-Cast Concrete   | 2%         |                    |                | LIFE               | **             | 5           | \$7,100        | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 97%        |                    |                | 2044               | **             | 5           | \$25,100       | A             |
| Metal Louvers   | 3%         |                    |                | 2035               | **             | 10          | \$4,900        | A             |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                    |                | LIFE               | **             | 5           | \$11,500       | A             |
| Pre-Cast Concrete   | 10%        |                    |                | LIFE               | **             | 5           | \$8,000        | A             |
| Roof  |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now                | \$41,800       | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%     |            |                    |                |                    |                |             |                |               |
| Location : Over Third Floor                                     |            |                    |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%  |            |                    |                |                    |                |             |                |               |
| Location : Main Roof  |            |                    |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                    |                |                    |                |             |                |               |
| Location : Library  |            |                    |                |                    |                |             |                |               |
| Skylight, Plastic   | 5%         |                    |                | 2039               | **             | 1           |                | A             |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                    |                | LIFE               | **             | 5           | \$37,800       | C             |
| Ceramic Tile  | 3%         |                    |                | 2035               | **             | 5           | \$5,200        | C             |
| Terrazzo  | 2%         |                    |                | LIFE               | **             | 5           | \$2,700        | C             |
| Vinyl Tile  | 80%        |                    |                | 2027               | **             | 3           | \$51,900       | C             |
| Wood  | 5%         |                    |                | 2050               | **             | 5           | \$16,200       | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                    |                | 2035               | **             | 5           | \$3,200        | C             |
| Concrete Masonry Unit   | 50%        |                    |                | LIFE               | **             | 5           | \$21,400       | C             |
| Gypsum Board  | 22%        |                    |                | LIFE               | **             | 5           | \$14,100       | C             |
| SGFT/Glazed Masonry   | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 80%        |                    |                | 2035               | **             | 5           | \$138,300      | B             |
| Exposed Struc: Steel  | 10%        |                    |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 7%         |                    |                | LIFE               | **             | 5           | \$15,100       | B             |
| Gypsum Board  | 3%         | Now                | \$6,600        | LIFE               | **             | 5           | \$6,500        | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                    |                |                    |                |             |                |               |
| Location : Library  |            |                    |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                    |                |                    |                |             |                |               |
| Location : Library  |            |                    |                |                    |                |             |                |               |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : (1) Electrical Service Rated @ 5000 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2044               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2044               | * *            | 5           | \$2,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2039               | * *            | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2039               | * *            | 1           | \$35,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2035               | * *            | 1           | \$44,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Kw Caterpillar                           |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$25,800       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2044               | * *            | 5           | \$10,700       | B             |
| Main Tank  | 50%        |                   |                | 2057               | * *            | 5           | \$1,700        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2030               | * *            | 10          | \$106,000      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$3,900        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | * *            | 10          | \$400          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

|                      |     |  |  |      |     |     |         |   |
|----------------------|-----|--|--|------|-----|-----|---------|---|
| Security System      |     |  |  |      |     |     |         |   |
| No Component         | 90% |  |  |      |     |     |         | D |
| Generic              | 10% |  |  | 2030 | * * | 1   | \$4,300 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |         |   |
| No Component         | 90% |  |  |      |     |     |         | D |
| Generic              | 10% |  |  | 2030 | * * | 1-3 | \$7,100 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |     |   |           |   |
|---|------|--|--|------|-----|---|-----------|---|
| Energy Source   |      |  |  |      |     |   |           |   |
| Interruptible Gas/Dual Fuel                             | 100% |  |  | 2048 | * * | 1 |           | B |
| Conversion Equipment                                    |      |  |  |      |     |   |           |   |
| Steam Boiler  | 100% |  |  | 2035 | * * | 1 | \$114,600 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |     |   |           |   |
| Location : Basement Boiler Room                         |      |  |  |      |     |   |           |   |
| Explanation : 2 Units                                   |      |  |  |      |     |   |           |   |
| Distribution  |      |  |  |      |     |   |           |   |
| Steam Piping/Pump                                       | 100% |  |  | 2042 | * * | 4 | \$8,600   | B |
| Terminal Devices  |      |  |  |      |     |   |           |   |
| Air Handler   | 80%  |  |  | 2027 | * * | 1 | \$57,200  | B |
| Convactor/Radiator                                      | 20%  |  |  | 2035 | * * | 1 | \$7,500   | B |

## Air Conditioning

|                           |      |  |  |      |           |   |           |   |
|---------------------------|------|--|--|------|-----------|---|-----------|---|
| Energy Source             |      |  |  |      |           |   |           |   |
| Electricity               | 100% |  |  | 2038 | * *       | 1 |           | B |
| Conversion Equipment      |      |  |  |      |           |   |           |   |
| Centrifugal, Elec Chiller | 100% |  |  | 2031 | * *       | 1 | \$125,100 | B |
| Distribution              |      |  |  |      |           |   |           |   |
| Chilled Wtr Pipe/Pump     | 100% |  |  | 2042 | * *       | 4 | \$8,600   | B |
| Terminal Devices          |      |  |  |      |           |   |           |   |
| Air Handler/Cool/Ht       | 100% |  |  | 2027 | * *       | 1 | \$71,500  | B |
| Heat Rejection            |      |  |  |      |           |   |           |   |
| Water Cool Tower          | 100% |  |  | 2023 | \$378,200 | 2 | \$116,300 | B |

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$64,400 | B |
| Exhaust Fans       |      |  |  |      |     |     |          |   |
| Interior           | 80%  |  |  | 2027 | * * | 2   | \$2,900  | B |
| Roof               | 20%  |  |  | 2027 | * * | 2   | \$700    | B |

## Plumbing

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| H/C Water Piping |      |  |  |      |          |   |         |   |
| Brass/Copper     | 100% |  |  | 2048 | * *      | 1 |         | B |
| Water Heater     |      |  |  |      |          |   |         |   |
| Gas Fired        | 100% |  |  | 2020 | \$30,700 | 2 | \$1,700 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - Q

Asset # : 13468

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$7,100        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : Two Units                                 |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-5         | \$58,400       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-2         | \$32,400       | B             |
| Fire Pump             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2035               | * *            | 1           | \$21,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 59 - BK  
**Address** : 211 THROOP AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K059  
**Program / Asset #** : BOE0387.000 / 1104 **Yr Built/Renovated** : 1956 / 1999  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1749 **Lot** : 1 **BIN** : 3048546

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$63,900           | \$123,700        |
| Interior Architecture |  | \$747,100          | \$41,300         |
| Electrical            |  | \$925,200          | \$145,100        |
| Mechanical            |  | \$44,700           | \$180,300        |
| <b>Total</b>          |  | <b>\$1,780,900</b> | <b>\$490,500</b> |
| Priority A            |  | \$63,900           | \$123,700        |
| Priority B            |  | \$969,900          | \$325,400        |
| Priority C            |  | \$747,100          | \$41,300         |
| <b>Total</b>          |  | <b>\$1,780,900</b> | <b>\$490,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$24,800         | \$13,600        |
| Interior Architecture | \$6,000          |                 | \$18,000         | \$13,600        |
| Electrical            | \$55,900         |                 | \$65,300         | \$200           |
| Mechanical            | \$38,100         | \$16,100        | \$55,700         | \$11,500        |
| <b>Total</b>          | <b>\$100,000</b> | <b>\$16,100</b> | <b>\$163,800</b> | <b>\$38,800</b> |
| Priority A            |                  |                 | \$24,800         | \$13,600        |
| Priority B            | \$94,000         | \$16,100        | \$139,000        | \$11,600        |
| Priority C            | \$6,000          |                 |                  | \$13,600        |
| <b>Total</b>          | <b>\$100,000</b> | <b>\$16,100</b> | <b>\$163,800</b> | <b>\$38,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 59 - BK

## Asset # : 1104

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel | 20% |  |  | LIFE | ** | 5 | \$68,700 | A |
| Masonry: Brick       | 75% |  |  | LIFE | ** | 5 | \$55,000 | A |
| Masonry: Limestone   | 5%  |  |  | LIFE | ** | 5 | \$2,800  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$27,300 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 80% |  |  | LIFE | ** | 5    | \$12,400 | A |
| Metal: Cage/Fence | 5%  |  |  | 2026 | ** | 5-10 | \$6,000  | A |
| No Component      | 15% |  |  |      |    |      |          | D |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)          | 25% |  |  | 2026 | ** | 10 | \$21,300 | A |
| IRMA/Protected Membrane | 75% |  |  | 2026 | ** | 10 | \$63,900 | A |

## Interior

## Floors

|                        |     |     |           |      |           |   |          |   |
|------------------------|-----|-----|-----------|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |     |           | LIFE | **        | 5 | \$13,200 | C |
| Terrazzo               | 5%  |     |           | LIFE | **        | 5 | \$4,700  | C |
| Vinyl Tile             | 50% | Now | \$172,400 | 2016 | \$574,700 | 3 | \$22,600 | C |

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : 9 X 9 Corridors Throughout

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Vinyl Tile | 40% |  |  | 2026 | ** | 3 | \$24,100 | C |
|------------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 85% |  |  | LIFE | ** | 5 | \$41,300 | C |
| Glazed Ceramic Panel  | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 30% |  |  | 2026 | ** | 5 | \$35,900 | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$11,200 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 0%

Location : Electrical Room

Explanation : 2- Electrical Services, Rated @ 400a

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 80%        |                   |                | 2041               | * *            | 5           | \$300          | B             |
| Fused Knife Sw  | 20%        | 2-4               | \$20,900       | 2051               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2021               | \$118,900      | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 25%        | 2-4               | \$33,900       | 2046               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 60%        | 2-4               | \$81,300       | 2046               | * *            | 5           | \$500          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$91,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2021               | \$26,200       | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 94%        |                   |                | 2016               | \$682,800      | 10          | \$69,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2016               | \$10,100       | 10          | \$100          | B             |
| Incandescent  | 3%         |                   |                | 2016               | \$21,800       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2021 | \$16,700 | 10 | \$9,700 | B |
| Exit, Service      | 50%  |  |  | 2021 | \$6,700  | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$32,800 | 10 | \$300   | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |     |          |      |          |   |          |   |
|---|------|-----|----------|------|----------|---|----------|---|
| Energy Source   |      |     |          |      |          |   |          |   |
| Fuel Oil No 6   | 100% |     |          | 2031 | **       | 5 | \$25,000 | B |
| Conversion Equipment  |      |     |          |      |          |   |          |   |
| Steam Boiler  | 100% | Now | \$44,700 | 2026 | **       | 1 | \$71,900 | B |
| <i>Cracked, Extent : Severe, Area Affected : 20%</i>              |      |     |          |      |          |   |          |   |
| <i>Location : Tubes, Bricks, Boiler Room</i>                      |      |     |          |      |          |   |          |   |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |          |   |          |   |
| <i>Location : Basement Boiler Room</i>                            |      |     |          |      |          |   |          |   |
| <i>Explanation : 2 Units</i>                                      |      |     |          |      |          |   |          |   |
| Distribution  |      |     |          |      |          |   |          |   |
| Steam Piping/Pump   | 100% | Now | \$32,100 | 2031 | **       | 4 | \$4,000  | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>       |      |     |          |      |          |   |          |   |
| <i>Location : Vacuum Pump, Basement</i>                           |      |     |          |      |          |   |          |   |
| Terminal Devices  |      |     |          |      |          |   |          |   |
| Air Handler   | 20%  |     |          | 2021 | \$99,100 | 1 | \$10,000 | B |
| Convactor/Radiator  | 80%  |     |          | 2026 | **       | 1 | \$20,900 | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2029 | **       | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 10%  |  |  | 2016 | \$18,900 | 1 |  | B |
| No Component         | 90%  |  |  |      |          |   |  | D |

## Ventilation

|   |      |     |         |      |          |     |          |   |
|---|------|-----|---------|------|----------|-----|----------|---|
| Distribution  |      |     |         |      |          |     |          |   |
| Ductwork/Diffusers  | 100% |     |         | LIFE | **       | 2-5 | \$44,900 | B |
| Exhaust Fans  |      |     |         |      |          |     |          |   |
| Interior  | 80%  |     |         | 2021 | \$81,300 | 2   | \$2,000  | B |
| Roof  | 20%  | Now | \$2,900 | 2021 | \$14,600 | 2   | \$400    | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i> |      |     |         |      |          |     |          |   |
| <i>Location : Roof</i>                                      |      |     |         |      |          |     |          |   |

## Plumbing

|                   |      |  |  |      |    |   |          |   |
|-------------------|------|--|--|------|----|---|----------|---|
| H/C Water Piping  |      |  |  |      |    |   |          |   |
| Brass/Copper      | 100% |  |  | 2031 | ** | 1 |          | B |
| HW Heat Exchanger |      |  |  |      |    |   |          |   |
| Low Temp          | 100% |  |  | 2031 | ** | 4 | \$12,000 | B |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 59 - BK

Asset # : 1104

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 6 - BK  
**Address** : 43 SNYDER AVE. BTWN: FLATBUSH AVE - BEDFORD AVE  
**Borough** : BROOKLYN **Agency's Number** : K006  
**Program / Asset #** : BOE0978.000 / 4141 **Yr Built/Renovated** : 1993 / 2006  
**Area Sq Ft** : 77,487 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p,4  
**Block** : 5103 **Lot** : 79 **BIN** : 3117230

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$133,300             | \$49,900              |
| Interior Architecture | \$37,600              | \$44,100              |
| Electrical            | \$54,700              |                       |
| Mechanical            | \$35,400              | \$495,800             |
| <b>Total</b>          | <b>\$260,900</b>      | <b>\$589,900</b>      |
| Priority A            | \$133,300             | \$49,900              |
| Priority B            | \$90,000              | \$539,900             |
| Priority C            | \$37,600              |                       |
| <b>Total</b>          | <b>\$260,900</b>      | <b>\$589,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$11,200         | \$3,800         |                 |                  |
| Interior Architecture |                  | \$34,400        |                 | \$9,900          |
| Electrical            | \$8,000          | \$9,800         | \$9,800         | \$62,700         |
| Mechanical            | \$103,100        | \$16,400        | \$27,700        | \$23,500         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$126,200</b> | <b>\$68,500</b> | <b>\$41,500</b> | <b>\$100,000</b> |
| Priority A            | \$11,200         | \$3,800         |                 |                  |
| Priority B            | \$115,000        | \$60,500        | \$41,500        | \$90,100         |
| Priority C            |                  | \$4,100         |                 | \$9,900          |
| <b>Total</b>          | <b>\$126,200</b> | <b>\$68,500</b> | <b>\$41,500</b> | <b>\$100,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BK

## Asset # : 4141

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | * *            | 5           | \$49,900       | A             |
| Metal/Glass Curt Wall                                       | 12%        | 0-2               | \$64,400       | LIFE               | * *            | 5           | \$13,200       | A             |
| Caulking Deteriorated, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Stucco Cement   | 3%         |                   |                | 2035               | * *            | 5           | \$4,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2038               | * *            | 5           | \$17,000       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | * *            | 5           | \$600          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Metal Rail  | 5%         |                   |                | 2035               | * *            | 5-10        | \$2,700        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                     | 90%        | Now               | \$68,800       | 2030               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 10%        | Now               | \$11,200       | 2035               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 90%        | 2-4               | \$37,600       | 2027               | * *            | 3           | \$29,600       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2050               | * *            | 5           | \$8,200        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$500          | C             |
| Glass Block   | 3%         |                   |                | LIFE               | * *            |             |                | C             |
| Gypsum Board  | 40%        |                   |                | LIFE               | * *            | 5           | \$5,500        | C             |
| Plaster   | 17%        |                   |                | LIFE               | * *            | 5           | \$1,200        | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | * *            |             |                | C             |
| Wood  | 5%         |                   |                | LIFE               | * *            | 5           | \$4,600        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 55%        |                   |                | 2035               | * *            | 5           | \$60,600       | B             |
| Gypsum Board  | 40%        |                   |                | LIFE               | * *            | 5           | \$44,100       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$5,500        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BK

## Asset # : 4141

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2042               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 4000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2038               | * *            | 5           | \$1,500        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2035               | * *            | 1           | \$19,600       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2031               | * *            | 1           | \$24,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 248 Kw                                   |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2016               | \$600          | 5           | \$2,300        | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2038               | * *            | 5           | \$5,900        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 27.5 Gals                                |                   |                |                    |                |             |                |               |
| Main Tank                | 50%  |                   |                | 2050               | * *            | 5           | \$900          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 92%  |                   |                | 2027               | * *            | 10          | \$53,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 2%   |                   |                | 2027               | * *            | 10          | \$1,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Lobby   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent             | 3%   |                   |                | 2017               | \$17,100       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BK

## Asset # : 4141

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |       |   |
|--------------------|------|--|--|------|----------|----|-------|---|
| Egress Lighting    |      |  |  |      |          |    |       |   |
| Emergency, Service | 50%  |  |  | 2017 | \$5,300  | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2017 | \$5,300  | 1  |       | B |
| Exterior Lighting  |      |  |  |      |          |    |       |   |
| HID                | 100% |  |  | 2017 | \$26,500 | 10 | \$200 | B |

## Alarm

|                      |      |  |  |      |     |     |          |   |
|----------------------|------|--|--|------|-----|-----|----------|---|
| Fire/Smoke Detection |      |  |  |      |     |     |          |   |
| Generic              | 100% |  |  | 2030 | * * | 1-3 | \$39,100 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Energy Source               |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2042 | * * | 1 |  | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Vault*

*Explanation : 1 - 10,000 Gallon Tank*

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2027 | * * | 1 | \$62,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement</i>                                     |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 - Dual Fuel Steam Boilers</i>               |      |  |  |      |     |   |          |   |

|  |     |     |         |      |     |   |         |   |
|--|-----|-----|---------|------|-----|---|---------|---|
| Distribution   |     |     |         |      |     |   |         |   |
| Steam Piping/Pump  | 99% |     |         | 2042 | * * | 4 | \$4,700 | B |
| Steam Piping/Pump  | 1%  | Now | \$5,000 | 2052 | * * | 4 |         | B |
| <i>Leak Evident, Extent : Light, Area Affected : 20%</i> |     |     |         |      |     |   |         |   |
| <i>Location : Penthouse Mechanical Room</i>              |     |     |         |      |     |   |         |   |

|  |     |     |          |      |           |   |          |   |
|--|-----|-----|----------|------|-----------|---|----------|---|
| Terminal Devices   |     |     |          |      |           |   |          |   |
| Air Handler  | 50% | Now | \$19,500 | 2022 | \$194,900 | 1 | \$17,700 | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>  |     |     |          |      |           |   |          |   |
| <i>Location : Throughout, Defective V A V Box Controls</i>   |     |     |          |      |           |   |          |   |
| Convactor/Radiator   | 50% | Now | \$34,100 | 2027 | * *       | 1 | \$9,200  | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 40%</i>  |     |     |          |      |           |   |          |   |
| <i>Location : Throughout, Defective Temperature Controls. Defective Pneumatic Control Compressor</i> |     |     |          |      |           |   |          |   |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2038 | * * | 1 |  | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BK

## Asset # : 4141

| Mechanical   |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                        |                |                   |                    |         |                |             |                |               |
| Conversion Equipment   |                        |                |                   |                    |         |                |             |                |               |
|  | Ext Pkg Unit - Cooling | 98%            | Now               | \$32,700           | 2027    | * *            | 2           | \$3,100        | B             |
| Not in Service, Extent : Severe, Area Affected : 100%        |                        |                |                   |                    |         |                |             |                |               |
| Location : Main Distribution Frame Room                      |                        |                |                   |                    |         |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%     |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout  |                        |                |                   |                    |         |                |             |                |               |
| Explanation : Defective Compressors - 3 of 10 Units          |                        |                |                   |                    |         |                |             |                |               |
|  | Ext Pkg Unit - Cooling | 2%             | Now               | \$2,700            | 2027    | * *            | 2           | \$100          | B             |
| Not in Service, Extent : Severe, Area Affected : 100%        |                        |                |                   |                    |         |                |             |                |               |
| Location : Main Distribution Frame Room                      |                        |                |                   |                    |         |                |             |                |               |
| Terminal Devices   |                        |                |                   |                    |         |                |             |                |               |
|  | Direct Expansion       | 2%             | Now               | \$4,500            | 2032    | * *            | 1           |                | B             |
| Not in Service, Extent : Severe, Area Affected : 100%        |                        |                |                   |                    |         |                |             |                |               |
| Location : Main Distribution Frame Room                      |                        |                |                   |                    |         |                |             |                |               |
|  | Air Handler/Cool/Ht    | 98%            | Now               | \$30,100           | 2022    | \$300,900      | 1           | \$34,600       | B             |
| Malfunctioning, Extent : Severe, Area Affected : 30%         |                        |                |                   |                    |         |                |             |                |               |
| Location : Mechanical Room, Roof                             |                        |                |                   |                    |         |                |             |                |               |
| Ventilation  |                        |                |                   |                    |         |                |             |                |               |
| Distribution   |                        |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers     | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$35,400       | B             |
| Exhaust Fans   |                        |                |                   |                    |         |                |             |                |               |
|  | Roof                   | 100%           |                   |                    | 2027    | * *            | 2           | \$2,000        | B             |
| Plumbing   |                        |                |                   |                    |         |                |             |                |               |
| H/C Water Piping   |                        |                |                   |                    |         |                |             |                |               |
|  | Galv Iron/Steel        | 100%           |                   |                    | 2035    | * *            | 1           |                | B             |
| Booster Pump w/Tank, Extent : Moderate, Area Affected : 100% |                        |                |                   |                    |         |                |             |                |               |
| Location : Basement, Defective Booster Pump Controls         |                        |                |                   |                    |         |                |             |                |               |
| Water Heater   |                        |                |                   |                    |         |                |             |                |               |
|  | Gas Fired              | 100%           |                   |                    | 2020    | \$16,800       | 2           | \$1,000        | B             |
| Sanitary Piping  |                        |                |                   |                    |         |                |             |                |               |
|  | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping   |                        |                |                   |                    |         |                |             |                |               |
|  | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)   |                        |                |                   |                    |         |                |             |                |               |
|  | Submersible            | 100%           |                   |                    | 2016    | \$6,200        | 4           | \$1,300        | B             |
| Backflow Preventer   |                        |                |                   |                    |         |                |             |                |               |
|  | Generic                | 100%           |                   |                    | 2027    | * *            | 1           | \$3,900        | B             |
| Fixtures   |                        |                |                   |                    |         |                |             |                |               |
|  | Generic                | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport   |                        |                |                   |                    |         |                |             |                |               |
| Elevators  |                        |                |                   |                    |         |                |             |                |               |
|  | Hydraulic              | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%      |                        |                |                   |                    |         |                |             |                |               |
| Location : Basement Thru 4th Floor                           |                        |                |                   |                    |         |                |             |                |               |
| Explanation : 1 Unit   |                        |                |                   |                    |         |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 6 - BK

Asset # : 4141

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-5         | \$32,000       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2042               | * *            | 1-2         | \$1,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 6 - BX  
**Address** : 1000 EAST TREMONT AVENUE @VYSE AVE.  
**Borough** : BRONX **Agency's Number** : X006  
**Program / Asset #** : BOE0159.000 / 526 **Yr Built/Renovated** : 1904 / 1999  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3005 **Lot** : 10 **BIN** : 2010892

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$336,200             | \$486,900             |
| Interior Architecture |  | \$461,000             | \$682,200             |
| Electrical            |  | \$104,700             | \$936,700             |
| <b>Total</b>          |  | <b>\$901,800</b>      | <b>\$2,105,800</b>    |
| Priority A            |  | \$336,200             | \$486,900             |
| Priority B            |  | \$264,400             | \$994,800             |
| Priority C            |  | \$301,200             | \$624,100             |
| <b>Total</b>          |  | <b>\$901,800</b>      | <b>\$2,105,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$30,200        | \$8,600          |                 |                 |
| Interior Architecture | \$6,500         |                  | \$6,500         | \$3,900         |
| Electrical            | \$1,700         | \$57,400         | \$100           |                 |
| Mechanical            | \$52,800        | \$41,800         | \$15,300        | \$9,500         |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$107,800</b> | <b>\$21,900</b> | <b>\$13,300</b> |
| Priority A            | \$30,200        | \$8,600          |                 |                 |
| Priority B            | \$54,500        | \$99,200         | \$15,500        | \$9,500         |
| Priority C            | \$6,500         |                  | \$6,500         | \$3,900         |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$107,800</b> | <b>\$21,900</b> | <b>\$13,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BX

## Asset # : 526

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$94,300       | A             |  |
| Masonry: Brick   | 80%        | Now               | \$162,300      | LIFE    | **                 | 5           | \$96,600       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Annex, Second, Third And Fourth Floors |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,500        | A             |  |
| Stucco Cement  | 5%         | Now               | \$19,000       | 2025    | **                 | 5           | \$7,500        | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : At Penthouse                                      |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 100%       |                   |                | 2036    | **                 | 5           | \$347,800      | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$8,700        | A             |  |
| Masonry: Brick   | 20%        |                   |                | LIFE    | **                 | 5           | \$2,300        | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,400        | A             |  |
| Metal Rail   | 60%        |                   |                | 2033    | **                 | 5-10        | \$122,000      | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 75%        | Now               | \$8,700        | 2025    | **                 |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Fourth Floor Corridor Near Stair E                |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         | Now               | \$2,500        | 2035    | **                 |             |                | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stair   |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 20%        |                   |                | 2025    | **                 | 10          | \$8,600        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$22,600       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$5,200        | C             |  |
| Traffic Topping  | 5%         | 0-2               | \$55,700       | 2020    | \$139,300          | 5           | \$3,200        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 30%        |                   |                | 2020    | \$295,300          | 3           | \$15,500       | C             |  |
| Vinyl Tile   | 50%        |                   |                | 2025    | **                 | 3           | \$19,400       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2023    | \$189,400          | 5           | \$6,400        | C             |  |
| Masonry: Brick   | 10%        | Now               | \$174,700      | LIFE    | **                 |             |                | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 10%        | Now               | \$70,800       | LIFE    | **                 | 5           | \$3,900        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : At Roof Exit, Stair E Below Bathroom              |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : 4th Floor Throughout Tremont Avenue Side          |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 60%        |                   |                | LIFE    | **                 | 5           | \$23,100       | C             |  |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - BX

## Asset # : 526

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

10%

LIFE

\* \*

5

\$1,600

B

Plaster

90%

Now

\$159,800

LIFE

\* \*

5

\$58,100

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Roof Exit, Fourth Floor Corridor**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Roof Bulkhead, 4th Floor And Throughout Annex*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Rating Available*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$104,300

5

\$300

B

## Raceway

Conduit

90%

2020

\$107,100

1

B

Conduit

10%

2040

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2036

\* \*

5

\$100

B

Fused Disc Sw

5%

2019

\$6,800

5

\$100

B

Molded Case Bkrs

10%

2036

\* \*

5

\$200

B

Molded Case Bkrs

80%

2019

\$108,400

5

\$1,400

B

## Wiring

Braided Cloth

80%

0-2

\$104,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 80%**Location : Throughout*

Thermoplastic

20%

2040

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2018

\$17,000

5

\$400

B

Locally Mounted

20%

2033

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

2-4

\$900

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement & Water Main**Explanation : Rusted And Oxidized Contacts*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

90% 2020 \$560,000 10 \$57,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T12 Lamps*

HID 5% 2015 \$14,400 10 \$100 B  
 Incandescent 5% 2015 \$31,100 2 \$100 B

Egress Lighting

Emergency, Service 50% 2015 \$5,700 1 B  
 Exit, Service 50% 2015 \$5,700 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
 Interruptible Gas/Dual Fuel 100% 2040 \* \* 1 B

Conversion Equipment

Steam Boiler 100% 2033 \* \* 1 \$68,400 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% Now \$27,500 2040 \* \* 4 \$3,400 B  
*Corroded, Extent : Severe, Area Affected : 20%*  
*Location : Condensate Return Pipes, Throughout*  
*Leak Evident, Extent : Severe, Area Affected : 5%*  
*Location : Cafeteria Storage Room And Boiler Room*

Terminal Devices

Convactor/Radiator 100% Now \$14,900 2033 \* \* 1 \$20,100 B  
*Malfunctioning, Extent : Moderate, Area Affected : 5%*  
*Location : Regulators, Classrooms*

## Air Conditioning

Energy Source  
 Electricity 100% 2028 \* \* 1 B

Conversion Equipment

Window/Wall Unit 20% 2015 \$32,400 1 B  
 No Component 80% D

## Ventilation

Distribution  
 Ductwork/Diffusers 100% LIFE \* \* 2-5 \$38,500 B

Exhaust Fans

Interior 10% 2020 \$8,700 2 \$200 B  
 Roof 90% 2025 \* \* 2 \$1,900 B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 6 - BX

Asset # : 526

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2018               | \$18,300       | 2           | \$1,000        | B             |
| Sanitary Piping<br>Cast Iron  | 100%       | Now               | \$3,400        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%<br>Location : 3rd Floor Boys Bathroom, 1st Floor Slop Sink |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures<br>Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 60 - Q  
**Address** : 91-02 88 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q060  
**Program / Asset #** : BOE0715.000 / 2278 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8929 **Lot** : 58 **BIN** : 4184144

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$93,500         | \$112,300          |
| Interior Architecture |  | \$163,500        | \$798,700          |
| Electrical            |  | \$53,700         | \$1,039,800        |
| Mechanical            |  |                  | \$122,800          |
| <b>Total</b>          |  | <b>\$310,800</b> | <b>\$2,073,500</b> |
| Priority A            |  | \$93,500         | \$112,300          |
| Priority B            |  | \$118,400        | \$1,162,600        |
| Priority C            |  | \$98,900         | \$798,700          |
| <b>Total</b>          |  | <b>\$310,800</b> | <b>\$2,073,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$15,300         |                 | \$4,000         |                 |
| Interior Architecture | \$83,900         |                 |                 | \$10,500        |
| Electrical            | \$3,300          | \$1,800         | \$2,000         | \$2,800         |
| Mechanical            | \$38,200         | \$9,800         | \$15,500        | \$10,700        |
| <b>Total</b>          | <b>\$140,600</b> | <b>\$11,600</b> | <b>\$21,500</b> | <b>\$24,000</b> |
| Priority A            | \$15,300         |                 | \$4,000         |                 |
| Priority B            | \$67,800         | \$11,600        | \$17,500        | \$13,500        |
| Priority C            | \$57,500         |                 |                 | \$10,500        |
| <b>Total</b>          | <b>\$140,600</b> | <b>\$11,600</b> | <b>\$21,500</b> | <b>\$24,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 95%   |                   |                | LIFE    | * *                | 5           | \$103,700      | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$4,100        | A             |  |
| Windows               |   |                   |                |         |                    |             |                |               |  |
| Aluminum              | 100%  |                   |                | 2048    | * *                | 5           | \$12,300       | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets              |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 80%   |                   |                | LIFE    | * *                | 5-10        | \$48,900       | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 10%   |                   |                | LIFE    | * *                | 5-10        | \$10,900       | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence     | 10%   |                   |                | 2036    | * *                | 5-10        | \$6,900        | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                  |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 93%   |                   |                | 2028    | * *                | 10          | \$60,400       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 44%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne          | 5%  |                   |                | 2038    | * *                | 10          | \$8,100        | A             |  |
| Skylight, Metal/Glass | 2%  | Now               | \$3,500        | 2033    | * *                |             |                | A             |  |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Main Roof  |                   |                |         |                    |             |                |               |  |
|                       | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2% |                   |                |         |                    |             |                |               |  |
|                       | Location : Main Roof  |                   |                |         |                    |             |                |               |  |
| Interior              |   |                   |                |         |                    |             |                |               |  |
| Floors                |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%  | Now               | \$10,900       | 2026    | * *                | 5           | \$2,500        | C             |  |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo              | 5%  |                   |                | LIFE    | * *                | 5           | \$7,700        | C             |  |
| Vinyl Tile            | 85%   |                   |                | 2018    | \$798,700          | 3           | \$41,900       | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 9x9 Tiles                                       |                   |                |         |                    |             |                |               |  |
| Wood                  | 5%  |                   |                | 2063    | * *                | 5           | \$9,200        | C             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|              |    |     |          |      |    |   |         |   |
|--------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile | 5% | Now | \$38,500 | 2032 | ** | 5 | \$2,200 | C |
|--------------|----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 30%**Location : Toilets Throughout*

|                       |    |  |  |      |    |   |         |   |
|-----------------------|----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 5% |  |  | LIFE | ** | 5 | \$3,500 | C |
|-----------------------|----|--|--|------|----|---|---------|---|

|              |    |  |  |      |    |      |         |   |
|--------------|----|--|--|------|----|------|---------|---|
| Gypsum Board | 5% |  |  | LIFE | ** | 5-10 | \$7,400 | C |
|--------------|----|--|--|------|----|------|---------|---|

|               |    |  |  |      |    |    |         |   |
|---------------|----|--|--|------|----|----|---------|---|
| Marble Panels | 5% |  |  | LIFE | ** | 10 | \$1,700 | C |
|---------------|----|--|--|------|----|----|---------|---|

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 50% |  |  | LIFE | ** | 5-10 | \$37,100 | C |
|---------|-----|--|--|------|----|------|----------|---|

|                     |     |     |          |      |    |  |  |   |
|---------------------|-----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 30% | 2-4 | \$60,300 | LIFE | ** |  |  | C |
|---------------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$14,800 | 2028 | ** | 5 | \$12,300 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                      |    |  |  |      |    |   |         |   |
|----------------------|----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 3% |  |  | 2028 | ** | 5 | \$3,000 | B |
|----------------------|----|--|--|------|----|---|---------|---|

|                |    |  |  |      |    |   |         |   |
|----------------|----|--|--|------|----|---|---------|---|
| Embossed Metal | 5% |  |  | LIFE | ** | 5 | \$4,400 | B |
|----------------|----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | ** | 5-10 | \$73,900 | B |
|------------------|-----|--|--|------|----|------|----------|---|

|                      |    |  |  |      |    |    |         |   |
|----------------------|----|--|--|------|----|----|---------|---|
| Exposed Struc: Steel | 2% |  |  | LIFE | ** | 10 | \$3,900 | B |
|----------------------|----|--|--|------|----|----|---------|---|

|         |    |  |  |      |    |      |         |   |
|---------|----|--|--|------|----|------|---------|---|
| Plaster | 5% |  |  | LIFE | ** | 5-10 | \$8,500 | B |
|---------|----|--|--|------|----|------|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$14,400 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps Main Disconnect Switch For Minischool*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2022 | \$10,200 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2022 | \$71,100 | 5 | \$1,200 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2039 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$53,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2023               | \$26,900       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$6,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room And Corridor                        |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 84%        |                   |                | 2023               | \$498,800      | 10          | \$50,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$8,200        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$17,800       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$8,000        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$26,600       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$7,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2023               | \$226,100      | 1-3         | \$12,200       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

| Mechanical                  | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |                |                   |   |                    |                |             |                |               |
| Energy Source               |                |                   |   |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%           |                   |   | 2033               | * *            | 1           |                | B             |
|                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%                             |                    |                |             |                |               |
|                             |                |                   | Location : Basement   |                    |                |             |                |               |
|                             |                |                   | Explanation : 2 Tanks Of 7500 Gals Each   |                    |                |             |                |               |
| Conversion Equipment        |                |                   |   |                    |                |             |                |               |
| Steam Boiler                | 100%           |                   |   | 2036               | * *            | 1           | \$65,300       | B             |
|                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%                             |                    |                |             |                |               |
|                             |                |                   | Location : Basement   |                    |                |             |                |               |
|                             |                |                   | Explanation : 2 Units   |                    |                |             |                |               |
| Distribution                |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump           | 100%           |                   |   | 2033               | * *            | 4           | \$3,300        | B             |
| Terminal Devices            |                |                   |   |                    |                |             |                |               |
| Air Handler                 | 20%            |                   |   | 2023               | \$81,000       | 1           | \$8,200        | B             |
| Convactor/Radiator          | 80%            |                   |   | 2028               | * *            | 1           | \$17,100       | B             |
| Air Conditioning            |                |                   |   |                    |                |             |                |               |
| Energy Source               |                |                   |   |                    |                |             |                |               |
| Electricity                 | 100%           |                   |   | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit            | 10%            |                   |   | 2018               | \$15,400       | 1           |                | B             |
| No Component                | 90%            |                   |   |                    |                |             |                | D             |
| Ventilation                 |                |                   |   |                    |                |             |                |               |
| Distribution                |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |                   |   | LIFE               | * *            | 2-5         | \$58,200       | B             |
| Exhaust Fans                |                |                   |   |                    |                |             |                |               |
| Interior                    | 30%            |                   |   | 2028               | * *            | 2           | \$600          | B             |
| Roof                        | 70%            | Now               | \$2,100   | 2023               | \$41,800       | 2           | \$1,100        | B             |
|                             |                |                   | Noisy/Vibrating, Extent : Moderate, Area Affected : 10%                             |                    |                |             |                |               |
|                             |                |                   | Location : Roof   |                    |                |             |                |               |
| Plumbing                    |                |                   |   |                    |                |             |                |               |
| H/C Water Piping            |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel             | 100%           |                   |   | 2028               | * *            | 1           |                | B             |
| Water Heater                |                |                   |   |                    |                |             |                |               |
| Gas Fired                   | 100%           |                   |   | 2022               | \$17,500       | 2           | \$1,000        | B             |
| Sanitary Piping             |                |                   |   |                    |                |             |                |               |
| Cast Iron                   | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |                |                   |   |                    |                |             |                |               |
| Cast Iron                   | 100%           | Now               | \$5,200   | LIFE               | * *            | 1           |                | B             |
|                             |                |                   | Blockage /Clogged, Extent : Severe, Area Affected : 5%                              |                    |                |             |                |               |
|                             |                |                   | Location : Exterior Drain At Rear Entrance  |                    |                |             |                |               |
|                             |                |                   | Other Observation, Extent : Moderate, Area Affected : 5%                            |                    |                |             |                |               |
|                             |                |                   | Location : Storm Water Comes Through Rear Entrance On 88th Avenue                   |                    |                |             |                |               |
|                             |                |                   | Explanation : Clogged Drain Causing Water Penetration Into First Floor And Basement |                    |                |             |                |               |
| Sump Pump(s)                |                |                   |   |                    |                |             |                |               |
| Rigid Piping                | 100%           |                   |   | 2028               | * *            | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 60 - Q

Asset # : 2278

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2033               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 60 - Q MINISCHOOL  
**Address** : 91-02 88 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q860  
**Program / Asset #** : BOE0715.010 / 2284 **Yr Built/Renovated** : 1987 / 2010  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8929 **Lot** : 58 **BIN** : 4184144

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,000              | \$71,600              |
| Interior Architecture |                       | \$135,300             |
| Electrical            |                       | \$140,800             |
| <b>Total</b>          | <b>\$56,000</b>       | <b>\$347,700</b>      |
| Priority A            | \$56,000              | \$71,600              |
| Priority B            |                       | \$140,800             |
| Priority C            |                       | \$135,300             |
| <b>Total</b>          | <b>\$56,000</b>       | <b>\$347,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$1,400         |                |                |                |
| Interior Architecture | \$14,200        |                |                | \$2,300        |
| Electrical            | \$400           | \$300          | \$500          | \$400          |
| Mechanical            | \$16,500        | \$800          | \$1,300        | \$800          |
| <b>Total</b>          | <b>\$32,500</b> | <b>\$1,100</b> | <b>\$1,800</b> | <b>\$3,400</b> |
| Priority A            | \$1,400         |                |                |                |
| Priority B            | \$16,900        | \$1,100        | \$1,800        | \$1,200        |
| Priority C            | \$14,200        |                |                | \$2,300        |
| <b>Total</b>          | <b>\$32,500</b> | <b>\$1,100</b> | <b>\$1,800</b> | <b>\$3,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - Q MINISCHOOL

Asset # : 2284

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%  | 0-2               | \$1,400        | LIFE               | * *            | 5           | \$5,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout      |                   |                |                    |                |             |                |               |
| Metal Panel            | 93%   |                   |                | 2053               | * *            | 5-10        | \$98,400       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 98%   |                   |                | 2048               | * *            | 5           | \$2,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Metal Louvers          | 2%  |                   |                | 2038               | * *            | 10          | \$300          | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout    |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 100%  |                   |                | 2036               | * *            | 10          | \$56,000       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 3%  |                   |                | LIFE               | * *            | 5           | \$2,000        | C             |
| Ceramic Tile           | 2%  |                   |                | 2032               | * *            | 5           | \$300          | C             |
| Vinyl Tile             | 95%   |                   |                | 2023               | \$135,300      | 3           | \$7,100        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2032               | * *            | 5           | \$700          | C             |
| Gypsum Board           | 95%   | 0-2               | \$11,500       | LIFE               | * *            | 5           | \$7,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout      |                   |                |                    |                |             |                |               |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%  |                   |                | 2028               | * *            | 5           | \$14,500       | B             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10%<br>Location : Throughout |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Discnnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - Q MINISCHOOL

Asset # : 2284

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Panelboards

Fused Disc Sw

5%

2031

\* \*

5

B

Molded Case Bkrs

95%

2031

\* \*

5

\$200

B

## Wiring

Thermoplastic

100%

2033

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2028

\* \*

5

\$100

B

## Lighting

## Interior Lighting

Fluorescent

100%

2023

\$94,400

10

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Egress Lighting

Emergency, Battery

50%

2023

\$2,100

10

\$1,200

B

Exit, Service

50%

2023

\$800

1

B

## Exterior Lighting

HID

100%

2023

\$200

10

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$1,100

B

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2023

\$46,400

1-3

\$2,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Electricity

5%

2043

\* \*

1

B

Natural Gas

95%

2043

\* \*

1

B

## Conversion Equipment

Furnace

95%

0-2

\$13,200

2033

\* \*

1

\$4,200

B

*Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Furnaces**Other Observation, Extent : Light, Area Affected : 100%**Location : Duct Ceiling Mounted**Explanation : 2 Units*

Radiant Heater

5%

2023

\$2,500

2

\$200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Some Class Rooms**Explanation : 10 Units*

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - Q MINISCHOOL

Asset # : 2284

| Mechanical       |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                                |   |                   |                    |         |                |             |                |               |
|                  | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                  | Electricity                    | 100%  |                   |                    | 2039    | * *            | 1           |                | B             |
|                  | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                  | Int Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2021    | \$6,200        | 2           | \$600          | B             |
|                  |                                | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                                | Location : Mechanical Room A C Units                    |                   |                    |         |                |             |                |               |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                                | Location : Mechanical Room                              |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Ventilation      |                                |   |                   |                    |         |                |             |                |               |
|                  | Distribution                   |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$8,800        | B             |
|                  | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                  | Roof                           | 100%  |                   |                    | 2023    | \$9,100        | 2           | \$300          | B             |
| Plumbing         |                                |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel                | 100%  |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                      | 100%  |                   |                    | 2018    | \$2,700        | 2           | \$200          | B             |
|                  | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                  | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression |                                |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler                      |   |                   |                    |         |                |             |                |               |
|                  | No Component                   | 85%   |                   |                    |         |                |             |                | D             |
|                  | Generic                        | 15%   |                   |                    | 2033    | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 60 - SI  
**Address** : 55 MERRILL AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R060  
**Program / Asset #** : BOE0942.000 / 1418 **Yr Built/Renovated** : 1974 / 2010  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,p  
**Block** : 1580 **Lot** : 44 **BIN** : 5031151

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$242,000             | \$1,214,200           |
| Interior Architecture | \$219,200             |                       |
| Electrical            | \$65,500              | \$1,419,000           |
| Mechanical            |                       | \$627,400             |
| <b>Total</b>          | <b>\$526,800</b>      | <b>\$3,260,600</b>    |
| Priority A            | \$242,000             | \$1,214,200           |
| Priority B            | \$284,700             | \$2,046,400           |
| <b>Total</b>          | <b>\$526,800</b>      | <b>\$3,260,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,300          |                 |                 |                 |
| Interior Architecture | \$107,400        |                 | \$39,900        |                 |
| Electrical            | \$3,700          | \$1,700         | \$2,000         | \$3,100         |
| Mechanical            | \$39,400         | \$18,100        | \$22,200        | \$22,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$158,800</b> | <b>\$23,700</b> | <b>\$68,100</b> | <b>\$29,600</b> |
| Priority A            | \$4,300          |                 |                 |                 |
| Priority B            | \$78,200         | \$23,700        | \$56,600        | \$29,600        |
| Priority C            | \$76,300         |                 | \$11,500        |                 |
| <b>Total</b>          | <b>\$158,800</b> | <b>\$23,700</b> | <b>\$68,100</b> | <b>\$29,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 30%        | Now               | \$99,200       | LIFE               | **             | 5           | \$76,800       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$71,700       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2048               | **             | 5           | \$12,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 50%        |                   |                | LIFE               | **             | 5           | \$141,800      | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5-10        | \$42,300       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 100%       |                   |                | 2023               | \$930,600      | 10          | \$100,000      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 1%         |                   |                | 2022               | \$6,700        | 3           | \$1,700        | C             |
| Cast in Place Concrete                                       | 7%         | Now               | \$6,100        | LIFE               | **             | 5           | \$17,400       | C             |
| Water Penetration, Extent : Light, Area Affected : 8%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$6,300        | 2032               | **             | 5           | \$2,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$17,800       | C             |
| Vinyl Tile   | 77%        |                   |                | 2028               | **             | 3           | \$32,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | 0-2               | \$7,400        | 2032               | **             | 5           | \$2,500        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$8,100        | C             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 10          | \$2,300        | C             |
| Mosaic Tile  | 3%         |                   |                | LIFE               | **             | 10          | \$1,900        | C             |
| Operable Wall  | 2%         |                   |                | 2033               | **             | 5           | \$7,000        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$2,000        | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5-10        | \$38,500       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$12,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - SI

## Asset # : 1418

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered    | 40% |     |           | 2036 | * * | 5 | \$45,500 | B |
| AcousTileConcealSpLn | 25% | 2-4 | \$219,200 | 2043 | * * | 5 | \$17,800 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Corridors

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Corridor(s)

Worn/Eroded, Extent : Light, Area Affected : 25%

Location : Corridor(s)

|                      |     |  |  |      |     |      |          |   |
|----------------------|-----|--|--|------|-----|------|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2036 | * * | 5    | \$11,400 | B |
| Exposed Concrete     | 15% |  |  | LIFE | * * | 5-10 | \$21,300 | B |
| Plaster              | 10% |  |  | LIFE | * * | 5-10 | \$19,500 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$93,900 | 5 | \$300 | B |
| Fused Disc Sw | 10% |  |  | 2043 | * *      | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$13,600  | 5 | \$200   | B |
| Molded Case Bkrs | 10% |  |  | 2039 | * *       | 5 | \$200   | B |
| Molded Case Bkrs | 80% |  |  | 2022 | \$108,400 | 5 | \$1,600 | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2023 | \$117,700 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2043 | * *       | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |          |   |       |   |
|----------------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted      | 10% |  |  | 2036 | * *      | 5 | \$100 | B |
| Locally Mounted      | 80% |  |  | 2021 | \$17,000 | 5 | \$400 | B |
| Motor Control Center | 10% |  |  | 2021 | \$17,500 | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$2,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - SI

## Asset # : 1418

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

94%  
 2018 \$644,100 10 \$65,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 3% 2018 \$9,500 10 \$100 B  
 Incandescent 3% 2018 \$20,600 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2023 \$15,800 10 \$9,200 B  
 Exit, Service 50% 2023 \$6,300 1 B

## Exterior Lighting

HID 100% 2018 \$30,700 10 \$200 B

## Alarm

## Fire/Smoke Detection

No Component 60%  
 Generic 40% 2023 \$347,900 1-3 \$18,700 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2043 \* \* 1 B

## Conversion Equipment

Heat Exchanger 30% 2026 \* \* 1 \$11,300 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units Used For Hydronic Loops*

Steam Boiler 70% 2028 \* \* 1 \$52,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump 30% 2031 \* \* 4 \$1,700 B  
 Steam Piping/Pump 70% 2033 \* \* 4 \$2,600 B

## Terminal Devices

Air Handler 30% 2028 \* \* 1 \$14,100 B  
 Convector/Radiator 30% 2028 \* \* 1 \$7,400 B  
 Fan Coil Unit/Heat 40% 2023 \$519,000 1 \$9,800 B

## Air Conditioning

## Energy Source

Electricity 100% 2039 \* \* 1 B

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## DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

| Mechanical         |                       | Current Repair |           |   | Future Replacement |                | Maintenance |                |          |
|--------------------|-----------------------|----------------|-----------|---|--------------------|----------------|-------------|----------------|----------|
| System             | Component             | % of           | Fail Date | Estimated Cost  | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                    | Type                  | Total          | (Years)   |   | FY                 |                | (Yrs)       |                | Code     |
| Air Conditioning   |                       |                |           |   |                    |                |             |                |          |
|                    | Conversion Equipment  |                |           |   |                    |                |             |                |          |
|                    | Reciprocating         | 30%            |           |   | 2028               | * *            | 1           | \$10,600       | B        |
|                    | Compr/Chiller         |                |           |   |                    |                |             |                |          |
|                    |                       |                |           | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                    |                |             |                |          |
|                    |                       |                |           | Location : Basement, Chiller Room                       |                    |                |             |                |          |
|                    |                       |                |           | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |          |
|                    |                       |                |           | Location : Basement                                     |                    |                |             |                |          |
|                    |                       |                |           | Explanation : 2 Units                                   |                    |                |             |                |          |
|                    | No Component          | 70%            |           |   |                    |                |             |                | D        |
| Distribution       |                       |                |           |   |                    |                |             |                |          |
|                    | Chilled Wtr Pipe/Pump | 30%            |           |   | 2033               | * *            | 4           | \$1,100        | B        |
|                    | No Component          | 70%            |           |   |                    |                |             |                | D        |
| Terminal Devices   |                       |                |           |   |                    |                |             |                |          |
|                    | Air Handler/Cool/Ht   | 30%            |           |   | 2023               | \$61,700       | 1           | \$14,100       | B        |
|                    | No Component          | 70%            |           |   |                    |                |             |                | D        |
| Heat Rejection     |                       |                |           |   |                    |                |             |                |          |
|                    | Remote Air Cond       | 30%            |           |   | 2023               | \$46,600       | 2           | \$15,900       | B        |
|                    |                       |                |           | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |          |
|                    |                       |                |           | Location : Roof   |                    |                |             |                |          |
|                    |                       |                |           | Explanation : 2 Units                                   |                    |                |             |                |          |
|                    | No Component          | 70%            |           |   |                    |                |             |                | D        |
| Ventilation        |                       |                |           |   |                    |                |             |                |          |
|                    | Distribution          |                |           |   |                    |                |             |                |          |
|                    | Ductwork/Diffusers    | 100%           |           |   | LIFE               | * *            | 2-5         | \$67,100       | B        |
| Exhaust Fans       |                       |                |           |   |                    |                |             |                |          |
|                    | Interior              | 30%            | Now       | \$600   | 2028               | * *            | 2           | \$600          | B        |
|                    |                       |                |           | Noisy/Vibrating, Extent : Moderate, Area Affected : 2%  |                    |                |             |                |          |
|                    |                       |                |           | Location : Fan Room 2nd Floor                           |                    |                |             |                |          |
|                    | Roof                  | 70%            |           |   | 2028               | * *            | 2           | \$1,600        | B        |
| Plumbing           |                       |                |           |   |                    |                |             |                |          |
|                    | H/C Water Piping      |                |           |   |                    |                |             |                |          |
|                    | Brass/Copper          | 100%           |           |   | 2033               | * *            | 1           |                | B        |
| Water Heater       |                       |                |           |   |                    |                |             |                |          |
|                    | Gas Fired             | 100%           |           |   | 2018               | \$20,200       | 2           | \$1,100        | B        |
| HW Heat Exchanger  |                       |                |           |   |                    |                |             |                |          |
|                    | Low Temp              | 100%           |           |   | 2033               | * *            | 4           | \$7,500        | B        |
| Sanitary Piping    |                       |                |           |   |                    |                |             |                |          |
|                    | Cast Iron             | 100%           |           |   | LIFE               | * *            | 1           |                | B        |
| Storm Drain Piping |                       |                |           |   |                    |                |             |                |          |
|                    | Cast Iron             | 100%           |           |   | LIFE               | * *            | 1           |                | B        |
| Sump Pump(s)       |                       |                |           |   |                    |                |             |                |          |
|                    | Rigid Piping          | 100%           |           |   | 2023               | \$10,300       | 4           | \$2,000        | B        |
| Sewage Ejector(s)  |                       |                |           |   |                    |                |             |                |          |
|                    | Electric              | 100%           |           |   | 2028               | * *            | 4           | \$1,300        | B        |
| Fixtures           |                       |                |           |   |                    |                |             |                |          |
|                    | Generic               | 100%           |           |   |                    |                |             |                | B        |

## Vertical Transport

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## DEPARTMENT OF EDUCATION - 040

P. S. 60 - SI

Asset # : 1418

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-1</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : One Unit - Not In Service</i>                 |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2043               | * *            | 1-5         | \$38,400       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Generic               | 10%        |  |                | 2033               | * *            | 1-2         | \$2,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 61 - M  
**Address** : 610 EAST 12 STREET @AVENUE B  
**Borough** : MANHATTAN **Agency's Number** : M061  
**Program / Asset #** : BOE0038.000 / 1701 **Yr Built/Renovated** : 1913 / 2004  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 394 **Lot** : 12 **BIN** : 1079053

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$397,600             | \$482,700             |
| Interior Architecture | \$172,500             | \$659,400             |
| Electrical            | \$62,700              | \$723,000             |
| Mechanical            | \$88,800              | \$46,500              |
| <b>Total</b>          | <b>\$721,600</b>      | <b>\$1,911,600</b>    |
| Priority A            | \$397,600             | \$482,700             |
| Priority B            | \$151,500             | \$825,600             |
| Priority C            | \$172,500             | \$603,300             |
| <b>Total</b>          | <b>\$721,600</b>      | <b>\$1,911,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|----------------|-----------------|
| Exterior Architecture |                 | \$40,600         |                |                 |
| Interior Architecture | \$9,300         | \$11,200         |                | \$8,500         |
| Electrical            | \$500           | \$39,200         |                | \$300           |
| Mechanical            | \$59,600        | \$10,400         | \$8,800        | \$8,800         |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$101,400</b> | <b>\$8,800</b> | <b>\$17,600</b> |
| Priority A            |                 | \$40,600         |                |                 |
| Priority B            | \$60,100        | \$51,900         | \$8,800        | \$9,100         |
| Priority C            | \$9,300         | \$8,900          |                | \$8,500         |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$101,400</b> | <b>\$8,800</b> | <b>\$17,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - M

## Asset # : 1701

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$45,800       | A             |  |
| Masonry: Brick  | 90%        | Now               | \$354,700      | LIFE    | **                 | 5           | \$105,500      | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%  |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         |                   |                | 2030    | **                 | 5-10        | \$40,300       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 100%       |                   |                | 2028    | **                 | 5           | \$331,400      | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Masonry: Brick  | 75%        | Now               | \$43,000       | LIFE    | **                 | 5           | \$6,400        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Under Construction  | 10%        |                   |                |         |                    |             |                | D             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 90%        |                   |                | 2025    | **                 | 10          | \$29,600       | A             |  |
| Paver: Asphalt  | 10%        |                   |                | 2029    | **                 | 10          | \$4,900        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$10,300       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2029    | **                 | 5           | \$2,800        | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,700        | C             |  |
| Traffic Topping   | 5%         | 0-2               | \$127,500      | 2030    | **                 | 5           | \$3,000        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 67%        |                   |                | 2020    | \$603,300          | 3           | \$31,600       | C             |  |
| Vinyl Tile  | 5%         | 0-2               | \$45,000       | 2030    | **                 | 3           | \$1,800        | C             |  |
| Deflection Evident, Extent : Moderate, Area Affected : 35%    |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |  |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2035    | **                 | 5           | \$17,700       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - M

## Asset # : 1701

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** |   |          | C |
| Masonry: Brick       | 10% |  |  | LIFE | ** |   |          | C |
| Masonry: Brick       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster              | 80% |  |  | LIFE | ** | 5 | \$28,200 | C |

Recent Repair Evident, Extent : Light, Area Affected : 30%

Location : Bulkhead

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |  |  | 2025 | ** | 5 | \$4,700  | B |
| Plaster           | 90% |  |  | LIFE | ** | 5 | \$53,100 | B |
| Plaster           | 5%  |  |  | LIFE | ** | 5 | \$3,000  | B |

Recent Repair Evident, Extent : Light, Area Affected : 30%

Location : Bulheads

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : Main Disconnect Switch Rated @ 1200 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2050 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%  
Location : Electrical Room

## Raceway

|         |      |  |  |      |  |   |  |   |
|---------|------|--|--|------|--|---|--|---|
| Conduit | 100% |  |  | 2020 |  | 1 |  | B |
|---------|------|--|--|------|--|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2042 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 60% |  |  | 2019 | \$61,000 | 5 | \$1,000 | B |
| Molded Case Bkrs | 20% |  |  | 2042 | **       | 5 | \$300   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 0-2 | \$62,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 30% |  |  | 2020 | \$26,900 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Water Main  
Explanation : Connected With Main Water Pipe

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - M

## Asset # : 1701

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

92% 2020 \$523,500 10 \$53,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID 3% 2020 \$7,900 10 \$100 B  
 Incandescent 5% 2015 \$28,500 2 \$100 B

## Egress Lighting

Emergency, Service 50% 2015 \$5,200 1 B  
 Exit, Service 50% 2015 \$5,200 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2040 \* \* 1 B

## Conversion Equipment

Steam Boiler 100% Now \$17,500 2033 \* \* 1 \$56,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units. Both Boilers Have Damaged Tubes That Need To Be Replaced*

## Distribution

Steam Piping/Pump 100% Now \$25,100 2030 \* \* 4 \$3,100 B  
*Leak Evident, Extent : Severe, Area Affected : 5%*  
*Location : Steam Leaks At Basement Fan Room Area And Vacuum Pump*

## Terminal Devices

Convactor/Radiator 90% 2025 \* \* 1 \$18,400 B  
*Other Observation, Extent : Light, Area Affected : 1%*  
*Location : Basement*  
*Explanation : Obsolete Ahu Unit Remaining*

Unit Heater-Stm/HW 10% Now \$4,600 2020 \$46,500 4 \$600 B  
*Not in Service, Extent : Severe, Area Affected : 10%*  
*Location : 1 Floor Lobby And Main Office*

## Air Conditioning

## Energy Source

Electricity 100% 2028 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 60% 2015 \$88,800 1 B  
 No Component 40% D

## Ventilation

## Distribution

Ductwork/Diffusers 10% LIFE \* \* 2-5 \$3,500 B  
 No Component 90% D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 61 - M

Asset # : 1701

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Roof                  | 10%        |   |                | 2030               | * *            | 2           | \$200          | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Roof</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Unit Replacement Is In Progress</i>          |                |                    |                |             |                |               |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Electric              | 20%        |   |                | 2015               | \$2,200        | 4           | \$100          | B             |
| Gas Fired             | 80%        |   |                | 2018               | \$13,400       | 2           | \$800          | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       | Now   | \$10,300       | 2030               | * *            | 4           | \$1,300        | B             |
|                       |            | <i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                    |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 62 - Q  
**Address** : 97-25 108 STREET  
**Borough** : QUEENS **Agency's Number** : Q062  
**Program / Asset #** : BOE0717.000 / 554 **Yr Built/Renovated** : 1955 / 2003  
**Area Sq Ft** : 107,384 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9410 **Lot** : 1 **BIN** : 4197909

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$687,900             |
| Interior Architecture |                       | \$463,700             |
| Electrical            | \$79,000              | \$175,900             |
| Mechanical            |                       | \$236,000             |
| <b>Total</b>          | <b>\$79,000</b>       | <b>\$1,563,500</b>    |
| Priority A            |                       | \$687,900             |
| Priority B            | \$79,000              | \$411,900             |
| Priority C            |                       | \$463,700             |
| <b>Total</b>          | <b>\$79,000</b>       | <b>\$1,563,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$19,900         | \$41,600         |                 | \$2,000         |
| Interior Architecture | \$8,100          | \$25,900         | \$8,200         | \$19,200        |
| Electrical            | \$53,100         | \$12,900         | \$10,700        | \$6,100         |
| Mechanical            | \$17,600         | \$17,100         | \$22,700        | \$18,400        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$102,700</b> | <b>\$101,400</b> | <b>\$45,600</b> | <b>\$49,700</b> |
| Priority A            | \$19,900         | \$41,600         |                 | \$2,000         |
| Priority B            | \$74,700         | \$53,700         | \$37,300        | \$41,600        |
| Priority C            | \$8,100          | \$6,200          | \$8,200         | \$6,100         |
| <b>Total</b>          | <b>\$102,700</b> | <b>\$101,400</b> | <b>\$45,600</b> | <b>\$49,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 2%         |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Masonry: Brick  | 48%        |                   |                | LIFE               | **             | 5           | \$32,100       | A             |
| Masonry: Brick  | 22%        |                   |                | LIFE               | **             | 5           | \$14,700       | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$16,700       | A             |
| Metal Panel   | 3%         |                   |                | 2040               | **             | 5-10        | \$13,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 20%        | Now               | \$15,300       | 2036               | **             | 5           | \$1,600        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Third Floor 1991 Addition                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Third Floor 1991 Addition                          |            |                   |                |                    |                |             |                |               |
| Aluminum  | 25%        |                   |                | 2042               | **             | 5           | \$4,000        | A             |
| Aluminum  | 45%        |                   |                | 2028               | **             | 5           | \$7,100        | A             |
| Glass Block   | 5%         | Now               | \$4,600        | LIFE               | **             | 5           | \$500          | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Steel   | 5%         |                   |                | 2028               | **             | 5           | \$9,900        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Rail  | 10%        |                   |                | 2025               | **             | 5-10        | \$17,500       | A             |
| Metal: Cage/Fence   | 15%        |                   |                | 2033               | **             | 5-10        | \$11,200       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 30%        |                   |                | 2020               | \$176,200      | 10          | \$32,600       | A             |
| Built-Up (BUR)  | 25%        |                   |                | 2025               | **             | 10          | \$27,200       | A             |
| Copper/Terne  | 5%         |                   |                | 2048               | **             | 10          | \$13,600       | A             |
| IRMA/Protected Membrane                                       | 40%        |                   |                | 2020               | \$404,600      | 10          | \$43,500       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$3,900        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Vinyl Tile  | 25%        |                   |                | 2025               | **             | 3           | \$12,300       | C             |
| Vinyl Tile  | 37%        |                   |                | 2020               | \$463,700      | 3           | \$24,300       | C             |
| Vinyl Tile  | 25%        |                   |                | 2028               | **             | 3           | \$12,300       | C             |
| Wood  | 5%         |                   |                | 2035               | **             | 5           | \$12,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$6,000  | C |
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5 | \$12,000 | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 40% |  |  | LIFE | ** | 5 | \$18,000 | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 5%  |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 30% |  |  | 2025 | ** | 5 | \$39,400 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2033 | ** | 5 | \$13,200 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2037 | ** | 5 | \$26,300 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$2,100  | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$24,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 5000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2020 | \$114,900 | 1 |  | B |
| Conduit | 20% |  |  | 2040 | **        | 1 |  | B |

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 15% |     |          | 2036 | ** | 5 | \$300 | B |
| Fused Knife Sw | 10% | 2-4 | \$13,600 | 2045 | ** | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : 1st Floor*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 45% |  |  | 2019 | \$61,000 | 5 | \$1,100 | B |
| Molded Case Bkrs | 30% |  |  | 2036 | **       | 5 | \$700   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$30,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2030 | ** | 1 |  | B |
| Thermoplastic | 30% |  |  | 2040 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2018 | \$16,500 | 5 | \$300 | B |
| Locally Mounted | 50% |  |  | 2033 | **       | 5 | \$300 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,300 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2033 | * * | 1 | \$27,100 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2029 | * * | 1 | \$34,000 | B |
|--------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Generac Genset: No Ratings Available.*

## Batteries

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Lead/Acid | 100% |  |  | 2014 | \$600 | 5 | \$3,300 | B |
|-----------|------|--|--|------|-------|---|---------|---|

## Fuel Storage

|          |     |  |  |      |     |   |         |   |
|----------|-----|--|--|------|-----|---|---------|---|
| Day Tank | 50% |  |  | 2036 | * * | 5 | \$8,200 | B |
|----------|-----|--|--|------|-----|---|---------|---|

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Main Tank | 50% |  |  | 2048 | * * | 5 | \$1,300 | B |
|-----------|-----|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 98% |  |  | 2025 | * * | 10 | \$79,000 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

|     |    |  |  |      |     |    |       |   |
|-----|----|--|--|------|-----|----|-------|---|
| HID | 2% |  |  | 2025 | * * | 10 | \$100 | B |
|-----|----|--|--|------|-----|----|-------|---|

## Egress Lighting

|                    |     |  |  |      |     |    |         |   |
|--------------------|-----|--|--|------|-----|----|---------|---|
| Emergency, Battery | 30% |  |  | 2025 | * * | 10 | \$6,400 | B |
|--------------------|-----|--|--|------|-----|----|---------|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Exit, Service | 70% |  |  | 2025 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% |  |  | 2040 | * * | 1 |  | B |
|-----------------------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2033 | * * | 1 | \$87,100 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2030 | * * | 4 | \$6,500 | B |
|-------------------|------|--|--|------|-----|---|---------|---|

## Terminal Devices

|             |     |  |  |      |           |   |          |   |
|-------------|-----|--|--|------|-----------|---|----------|---|
| Air Handler | 25% |  |  | 2020 | \$135,000 | 1 | \$13,600 | B |
|-------------|-----|--|--|------|-----------|---|----------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 75% |  |  | 2025 | * * | 1 | \$21,300 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2036 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 62 - Q

Asset # : 554

| Mechanical  |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |                             |                |                   |                    |         |                |             |                |               |
|   | Conversion Equipment        |                |                   |                    |         |                |             |                |               |
|   | Reciprocating Compr/Chiller | 20%            |                   |                    | 2025    | * *            | 1           | \$8,200        | B             |
|   | Window/Wall Unit            | 20%            |                   |                    | 2018    | \$41,200       | 1           |                | B             |
|   | No Component                | 60%            |                   |                    |         |                |             |                | D             |
| Distribution  |                             |                |                   |                    |         |                |             |                |               |
|   | Chilled Wtr Pipe/Pump       | 20%            |                   |                    | 2040    | * *            | 4           | \$900          | B             |
|   | No Component                | 80%            |                   |                    |         |                |             |                | D             |
| Terminal Devices  |                             |                |                   |                    |         |                |             |                |               |
|   | Air Handler/Cool/Ht         | 20%            |                   |                    | 2025    | * *            | 1           | \$10,900       | B             |
|   | No Component                | 80%            |                   |                    |         |                |             |                | D             |
| Heat Rejection  |                             |                |                   |                    |         |                |             |                |               |
|   | Remote Air Cond             | 20%            |                   |                    | 2025    | * *            | 2           | \$12,200       | B             |
|   | No Component                | 80%            |                   |                    |         |                |             |                | D             |
| Ventilation   |                             |                |                   |                    |         |                |             |                |               |
|   | Distribution                |                |                   |                    |         |                |             |                |               |
|   | Ductwork/Diffusers          | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$49,000       | B             |
| Exhaust Fans  |                             |                |                   |                    |         |                |             |                |               |
|   | Interior                    | 25%            |                   |                    | 2020    | \$27,700       | 2           | \$700          | B             |
|   | Roof                        | 75%            |                   |                    | 2020    | \$59,800       | 2           | \$2,000        | B             |
| Plumbing  |                             |                |                   |                    |         |                |             |                |               |
|   | H/C Water Piping            |                |                   |                    |         |                |             |                |               |
|   | Brass/Copper                | 20%            |                   |                    | 2040    | * *            | 1           |                | B             |
|   | Galv Iron/Steel             | 80%            |                   |                    | 2025    | * *            | 1           |                | B             |
| Water Heater  |                             |                |                   |                    |         |                |             |                |               |
|   | Gas Fired                   | 100%           |                   |                    | 2018    | \$23,300       | 2           | \$1,300        | B             |
| Sanitary Piping   |                             |                |                   |                    |         |                |             |                |               |
|   | Cast Iron                   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                             |                |                   |                    |         |                |             |                |               |
|   | Cast Iron                   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)  |                             |                |                   |                    |         |                |             |                |               |
|   | Rigid Piping                | 100%           |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |                             |                |                   |                    |         |                |             |                |               |
|   | Electric                    | 100%           |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |                             |                |                   |                    |         |                |             |                |               |
|   | Generic                     | 100%           |                   |                    | 2028    | * *            | 1           | \$5,400        | B             |
| Fixtures  |                             |                |                   |                    |         |                |             |                |               |
|   | Generic                     | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport                                      |                             |                |                   |                    |         |                |             |                |               |
|   | Elevators                   |                |                   |                    |         |                |             |                |               |
|   | Hydraulic                   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                             |                |                   |                    |         |                |             |                |               |
| Location : C-ph(4)                                      |                             |                |                   |                    |         |                |             |                |               |
| Explanation : One Unit                                  |                             |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 63 - M  
**Address** : 121 EAST 3 STREET BTWN: 1 AVE., AVE. A  
**Borough** : MANHATTAN **Agency's Number** : M063  
**Program / Asset #** : BOE0039.000 / 1675 **Yr Built/Renovated** : 1905 / 2010  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 431 **Lot** : 14 **BIN** : 1005760

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$545,900             | \$196,000             |
| Interior Architecture | \$701,000             | \$534,600             |
| Electrical            | \$111,200             | \$1,030,300           |
| Mechanical            | \$77,000              | \$941,300             |
| <b>Total</b>          | <b>\$1,435,100</b>    | <b>\$2,702,300</b>    |
| Priority A            | \$545,900             | \$196,000             |
| Priority B            | \$249,900             | \$2,016,500           |
| Priority C            | \$639,300             | \$489,800             |
| <b>Total</b>          | <b>\$1,435,100</b>    | <b>\$2,702,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$13,400        |                 | \$29,000         |
| Interior Architecture | \$16,300        | \$6,700         | \$11,800        | \$12,700         |
| Electrical            | \$10,700        | \$5,500         | \$4,700         | \$42,100         |
| Mechanical            | \$49,900        | \$9,600         | \$15,400        | \$28,600         |
| <b>Total</b>          | <b>\$76,800</b> | <b>\$35,200</b> | <b>\$31,900</b> | <b>\$112,500</b> |
| Priority A            |                 | \$13,400        |                 | \$29,000         |
| Priority B            | \$60,500        | \$20,500        | \$20,100        | \$70,800         |
| Priority C            | \$16,300        | \$1,300         | \$11,800        | \$12,700         |
| <b>Total</b>          | <b>\$76,800</b> | <b>\$35,200</b> | <b>\$31,900</b> | <b>\$112,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - M

## Asset # : 1675

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$48,900       | A             |  |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Various On Facade                                  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   | Now               | \$178,800      | LIFE    | **                 | 5           | \$106,400      | A             |  |
|                        | Parge/Tar Separating, Extent : Moderate, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : East Facade  |                   |                |         |                    |             |                |               |  |
|                        | Spalling, Extent : Severe, Area Affected : 5%                 |                   |                |         |                    |             |                |               |  |
|                        | Location : West Facade And Low Wall                           |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Severe, Area Affected : 10%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Under Lintels - Especially On West Facade          |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   | Now               | \$78,600       | LIFE    | **                 | 5           | \$9,400        | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : South Facade                                       |                   |                |         |                    |             |                |               |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : South Facade And Various Other Areas               |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$173,700      | 2044    | **                 | 5           | \$18,000       | A             |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : At Lintels   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 45%   | Now               | \$114,800      | LIFE    | **                 | 5           | \$40,700       | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Various  |                   |                |         |                    |             |                |               |  |
|                        | Loose Units, Extent : Severe, Area Affected : 2%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Southwest Corner Of Parapet                        |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 25%   |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Masonry: Brick         | 25%   |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE    | **                 | 5           | \$3,700        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 65%   |                   |                | 2027    | **                 | 10          | \$29,000       | A             |  |
| Copper/Terne           | 5%  |                   |                | 2050    | **                 | 10          | \$5,600        | A             |  |
| Metal Panel            | 10%   |                   |                | 2039    | **                 | 10          | \$8,200        | A             |  |
| Paver: Asphalt         | 20%   |                   |                | 2035    | **                 | 10          | \$13,400       | A             |  |

## Interior

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - M

## Asset # : 1675

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        |                   |                | 2031               | * *            | 5           | \$10,700       | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Auditorium                                  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$40,800       | 2027               | * *            | 3           | \$8,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Deflection Evident, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 48%        |                   |                | 2022               | \$489,800      | 3           | \$19,300       | C             |
| Vinyl Tile   | 10%        |                   |                | 2030               | * *            | 3           | \$4,000        | C             |
| Wood   | 10%        |                   |                | 2037               | * *            | 5           | \$20,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        | Now               | \$78,500       | 2031               | * *            | 5           | \$6,700        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Restrooms And Stairs                       |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Restrooms And Stairs                       |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane   | 5%         | Now               | \$16,300       | LIFE               | * *            | 5           | \$5,000        | C             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        | Now               | \$452,700      | LIFE               | * *            |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        | Now               | \$67,300       | LIFE               | * *            | 5           | \$22,000       | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stairwells Throughout                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Auidtorium And Stair E                              |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2035               | * *            | 5           | \$10,700       | B             |
| Exposed Struc: Steel   | 20%        |                   |                | LIFE               | * *            |             |                | B             |
| Metal Panel  | 3%         |                   |                | LIFE               | * *            | 5           | \$4,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Explanation : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Plaster  | 67%        | Now               | \$61,600       | LIFE               | * *            | 5           | \$44,800       | B             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Classrooms                             |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - M

## Asset # : 1675

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1600 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$104,300      | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2022               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2032               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2021               | \$6,800        | 5           | \$100          | B        |
|                 | Fused Toggle Switch      | 5%   | 2-4       | \$6,800        | 2047               | * *            | 5           |                | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement And Auditorium                         |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 80%  |           |                | 2021               | \$108,400      | 5           | \$1,500        | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2030               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 85%  | 2-4       | \$111,200      | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 15%  |           |                | 2032               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 85%  |           |                | 2020               | \$18,000       | 5           | \$400          | B        |
|                 | Locally Mounted          | 15%  |           |                | 2027               | * *            | 5           | \$100          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,000        | B        |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 90%  |           |                | 2022               | \$580,400      | 10          | \$59,100       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-8 Lamps                              |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2022               | \$64,500       | 10          | \$6,600        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 10%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Stairway And Auditorium                         |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-5 Lamps                              |           |                |                    |                |             |                |          |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2027               | * *            | 10          | \$8,600        | B        |
|                 | Exit, Service            | 50%  |           |                | 2027               | * *            | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2017               | \$29,000       | 10          | \$200          | B        |
|                 | Alarm                    |  |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | 2027               | * *            | 1-3         | \$42,900       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

| Mechanical       |                             | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                | 2042               | * *            | 1           |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                             | Location : Vault  |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 1 - 8,000 Gallon Tank For #2 Fuel           |           |                |                    |                |             |                |          |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 100%  |           |                | 2035               | * *            | 1           | \$70,900       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement                                       |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 2 - Boilers                                 |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump           | 100%  |           |                | 2042               | * *            | 4           | \$5,300        | B        |
|                  | Terminal Devices            |   |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator          | 100%  | Now       | \$77,000       | 2020               | \$770,500      | 1           | \$20,800       | B        |
|                  |                             | Other Observation, Extent : Moderate, Area Affected : 75% |           |                |                    |                |             |                |          |
|                  |                             | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                  |                             | Explanation : Steam Traps In Need Of Repair               |           |                |                    |                |             |                |          |
| Air Conditioning |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%  |           |                | 2038               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit            | 75%   |           |                | 2020               | \$125,800      | 1           |                | B        |
|                  | No Component                | 25%   |           |                |                    |                |             |                | D        |
| Ventilation      |                             |   |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                | LIFE               | * *            | 2-5         | \$39,900       | B        |
|                  | Exhaust Fans                |   |           |                |                    |                |             |                |          |
|                  | Interior                    | 50%   |           |                | 2022               | \$45,100       | 2           | \$1,100        | B        |
|                  | Roof                        | 50%   | Now       | \$16,200       | 2022               | \$32,400       | 2           | \$900          | B        |
|                  |                             | Broken, Extent : Moderate, Area Affected : 100%           |           |                |                    |                |             |                |          |
|                  |                             | Location : Roof   |           |                |                    |                |             |                |          |
| Plumbing         |                             |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping            |   |           |                |                    |                |             |                |          |
|                  | Brass/Copper                | 2%  |           |                | 2048               | * *            | 1           |                | B        |
|                  | Galv Iron/Steel             | 98%   | 0-2       | \$23,900       | 2027               | * *            | 1           |                | B        |
|                  |                             | Corroded, Extent : Moderate, Area Affected : 10%          |           |                |                    |                |             |                |          |
|                  |                             | Location : Throughout                                     |           |                |                    |                |             |                |          |
|                  | Water Heater                |   |           |                |                    |                |             |                |          |
|                  | Gas Fired                   | 100%  |           |                | 2017               | \$19,000       | 2           | \$1,100        | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement                                       |           |                |                    |                |             |                |          |
|                  |                             | Explanation : Instantaneous Type With Storage Tank        |           |                |                    |                |             |                |          |
|                  | Sanitary Piping             |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping          |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 63 - M

Asset # : 1675

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 99%        |                   |                |                    |                |             |                | D             |
| Generic  | 1%         |                   |                | 2032               | * *            | 1-2         | \$200          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Storage Area</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Several Heads Serve Storage Area</i>          |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 63 - Q  
**Address** : 90-15 SUTTER AVENUE  
**Borough** : QUEENS **Agency's Number** : Q063  
**Program / Asset #** : BOE0718.000 / 555 **Yr Built/Renovated** : 1926 / 1999  
**Area Sq Ft** : 118,840 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9155 **Lot** : 25 **BIN** : 4190727

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$488,900             | \$214,300             |
| Interior Architecture | \$266,700             | \$671,900             |
| Electrical            | \$46,000              | \$381,600             |
| Mechanical            |                       | \$1,229,300           |
| <b>Total</b>          | <b>\$801,600</b>      | <b>\$2,497,200</b>    |
| Priority A            | \$488,900             | \$214,300             |
| Priority B            | \$149,500             | \$1,610,900           |
| Priority C            | \$163,300             | \$671,900             |
| <b>Total</b>          | <b>\$801,600</b>      | <b>\$2,497,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,500         |                 | \$6,200         |                 |
| Interior Architecture | \$44,800         |                 | \$30,400        | \$12,400        |
| Electrical            | \$7,100          | \$3,600         | \$5,100         | \$4,300         |
| Mechanical            | \$45,000         | \$16,300        | \$21,300        | \$13,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$143,400</b> | <b>\$23,800</b> | <b>\$66,900</b> | <b>\$34,500</b> |
| Priority A            | \$42,500         |                 | \$6,200         |                 |
| Priority B            | \$56,100         | \$23,800        | \$55,800        | \$22,100        |
| Priority C            | \$44,800         |                 | \$4,900         | \$12,400        |
| <b>Total</b>          | <b>\$143,400</b> | <b>\$23,800</b> | <b>\$66,900</b> | <b>\$34,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 7%         |                   |                | LIFE               | **             | 5           | \$134,000      | A             |
| Masonry: Brick  | 58%        | Now               | \$238,800      | LIFE               | **             | 5           | \$71,100       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : East Facade, Rooms 215, 315                          |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$49,000       | A             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$23,900       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$79,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2039               | **             | 5           | \$23,400       | A             |
| Metal Louvers   | 2%         |                   |                | 2032               | **             | 10          | \$3,000        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5-10        | \$64,700       | A             |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5           | \$2,200        | A             |
| Pre-Cast Concrete   | 10%        | Now               | \$4,500        | LIFE               | **             | 5           | \$7,000        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping 1926 Wing                                     |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 50%        |                   |                | 2028               | **             | 10          | \$33,800       | A             |
| Clay Tile   | 15%        | Now               | \$39,400       | 2033               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : 1926 Wing  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 3%         |                   |                | 2051               | **             | 10          | \$5,100        | A             |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$6,200        | A             |
| Modified Bitumen  | 25%        | Now               | \$36,700       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : 2000 Wing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : 2000 Wing  |            |                   |                |                    |                |             |                |               |
| Skylight, Plastic   | 2%         |                   |                | 2036               | **             | 1           |                | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 15% |     |          | LIFE | ** | 5 | \$95,500 | C |
| Ceramic Tile           | 3%  |     |          | 2026 | ** | 5 | \$4,400  | C |
| Terrazzo               | 2%  |     |          | LIFE | ** | 5 | \$4,500  | C |
| Vinyl Tile             | 5%  | 0-2 | \$69,400 | 2033 | ** | 3 | \$2,700  | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Small Gymnasium**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Small Gymnasium*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 45% |  |  | 2018 | \$624,200 | 3 | \$32,700 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Vinyl Tile | 15% |  |  | 2028 | ** | 3 | \$8,200  | C |
| Wood       | 15% |  |  | 2038 | ** | 5 | \$40,900 | C |

## Interior Walls

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile   | 5%  |  |  | 2032 | ** | 5    | \$6,700  | C |
| Gypsum Board   | 20% |  |  | LIFE | ** | 5-10 | \$45,300 | C |
| Masonry: Brick | 10% |  |  | LIFE | ** | 10   | \$4,000  | C |
| Marble Panels  | 2%  |  |  | LIFE | ** | 10   | \$1,100  | C |
| Plaster        | 63% |  |  | LIFE | ** | 5-10 | \$71,300 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 215, 217*

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2036 | ** | 5 | \$14,600 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 330, 332, 336*

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileSusp.Lay-In | 25% |  |  | 2036 | ** | 5    | \$36,400 | B |
| Exposed Concrete     | 40% |  |  | LIFE | ** | 5-10 | \$72,800 | B |
| Plaster              | 25% |  |  | LIFE | ** | 5-10 | \$62,500 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2023               | \$100,600      | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Fused Toggle Switch  | 1%         | 2-4               | \$1,400        | 2048               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 59%        |                   |                | 2022               | \$79,900       | 5           | \$1,500        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2039               | * *            | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$46,000       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2036               | * *            | 5           | \$500          | B             |
| Locally Mounted  | 30%        |                   |                | 2021               | \$9,900        | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2031               | * *            | 10          | \$83,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$12,200       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2023               | \$26,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$20,200       | 10          | \$11,700       | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$8,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$40,600       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 35%        |                   |                |                    |                |             |                | D             |
| Generic  | 65%        |                   |                | 2028               | * *            | 1-3         | \$39,000       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Natural Gas                    | 25%  |                   |                | 2043               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel    | 75%  |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 25%  |                   |                | 2023               | \$33,900       | 1           | \$12,100       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 6 Roof Top Package Units                 |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 75%  |                   |                | 2036               | * *            | 1           | \$72,300       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 75% |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                        |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 75%  |                   |                | 2043               | * *            | 4           | \$5,400        | B             |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 15%  |                   |                | 2018               | \$89,700       | 1           | \$9,000        | B             |
| Convactor/Radiator             | 40%  |                   |                | 2021               | \$418,900      | 1           | \$12,600       | B             |
| Fan Coil Unit/Heat             | 20%  |                   |                | 2018               | \$332,000      | 1           | \$6,300        | B             |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 25%  |                   |                | 2023               | \$182,800      | 2           | \$1,500        | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 6 Roof Top Package Units                 |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 50%  |                   |                | 2018               | \$114,000      | 1           |                | B             |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 75%  |                   |                | LIFE               | * *            | 2-5         | \$64,400       | B             |
| Ductwork/Diffusers             | 25%  |                   |                | LIFE               | * *            | 2-5         | \$21,500       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 75%  |                   |                | 2018               | \$91,900       | 2           | \$2,300        | B             |
| Roof                           | 25%  |                   |                | 2028               | * *            | 2           | \$800          | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%   |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2021               | \$25,800       | 2           | \$1,500        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 63 - Q

Asset # : 555

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2023    | \$10,800       | 1           | \$6,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-4  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 75%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 25%   |                   |                    | 2043    | * *            | 1-5         | \$12,300       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 75%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 25%   |                   |                    | 2043    | * *            | 1-2         | \$6,800        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 64 - M (OL 71)  
**Address** : 600 EAST 6 STREET BTWN: AVE. B, AVE. C  
**Borough** : MANHATTAN **Agency's Number** : M064  
**Program / Asset #** : BOE0040.000 / 2771 **Yr Built/Renovated** : 1954 / 2010  
**Area Sq Ft** : 134,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 387 **Lot** : 1 **BIN** : 1004627

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$137,100             | \$97,200              |
| Interior Architecture |                       | \$1,017,800           |
| Electrical            | \$1,120,900           |                       |
| Mechanical            | \$259,000             | \$448,200             |
| <b>Total</b>          | <b>\$1,517,000</b>    | <b>\$1,563,300</b>    |
| Priority A            | \$137,100             | \$97,200              |
| Priority B            | \$1,379,900           | \$448,200             |
| Priority C            |                       | \$1,017,800           |
| <b>Total</b>          | <b>\$1,517,000</b>    | <b>\$1,563,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,900        | \$11,900        | \$5,000         |                 |
| Interior Architecture |                 | \$25,100        | \$27,800        | \$15,800        |
| Electrical            | \$8,600         | \$9,600         | \$7,200         | \$42,000        |
| Mechanical            | \$21,000        | \$18,800        | \$31,800        | \$18,800        |
| <b>Total</b>          | <b>\$59,500</b> | <b>\$65,400</b> | <b>\$71,700</b> | <b>\$76,600</b> |
| Priority A            | \$29,900        | \$11,900        | \$5,000         |                 |
| Priority B            | \$29,600        | \$53,500        | \$39,000        | \$60,900        |
| Priority C            |                 |                 | \$27,800        | \$15,800        |
| <b>Total</b>          | <b>\$59,500</b> | <b>\$65,400</b> | <b>\$71,700</b> | <b>\$76,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - M (OL 71)

## Asset # : 2771

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$97,200       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  |                   |                | 2044               | **             | 5           | \$36,200       | A             |
| Metal Louvers          | 5%   |                   |                | 2035               | **             | 10          | \$11,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$137,100      | LIFE               | **             | 5           | \$20,500       | A             |
|                        | Diagonal Cracks, Extent : Severe, Area Affected : 5%                             |                   |                |                    |                |             |                |               |
|                        | Location : Rear Of Mechanical Penthouse  |                   |                |                    |                |             |                |               |
|                        | Loose Units, Extent : Severe, Area Affected : 5%                                 |                   |                |                    |                |             |                |               |
|                        | Location : Near Mechanical Penthouse   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 5%                           |                   |                |                    |                |             |                |               |
|                        | Location : Mechanical Penthouse  |                   |                |                    |                |             |                |               |
|                        | Explanation : Hazard - Potential Parapet Failure At Rear Of Mechanical Penthouse |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 92%  | Now               | \$11,800       | 2027               | **             |             |                | A             |
|                        | Ponding, Extent : Severe, Area Affected : 5%                                     |                   |                |                    |                |             |                |               |
|                        | Location : Low Roof On South Side  |                   |                |                    |                |             |                |               |
| Roll Roofing           | 5%   |                   |                | 2021               | \$26,600       | 5           | \$9,900        | A             |
| Skylight, Metal/Glass  | 3%   |                   |                | 2032               | **             | 10          | \$11,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%  |                   |                | LIFE               | **             | 5           | \$55,200       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%                        |                   |                |                    |                |             |                |               |
|                        | Location : Fan Room In Basement  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 10%  |                   |                | 2031               | **             | 5           | \$16,800       | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Vinyl Tile             | 15%  |                   |                | 2022               | \$240,600      | 3           | \$9,500        | C             |
| Vinyl Tile             | 45%  |                   |                | 2022               | \$721,900      | 3           | \$28,400       | C             |
|                        | Other Observation, Extent : Severe, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tile   |                   |                |                    |                |             |                |               |
| Wood                   | 10%  |                   |                | 2037               | **             | 5           | \$31,600       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 8%   |                   |                | 2031               | **             | 5           | \$13,600       | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$6,800        | C             |
| Glazed Ceramic Panel   | 3%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 52%  |                   |                | LIFE               | **             | 5           | \$26,400       | C             |
| SGFT/Glazed Masonry    | 20%  |                   |                | LIFE               | **             |             |                | C             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 3%                           |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium   |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - M (OL 71)

## Asset # : 2771

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

30%

2035

\* \*

5

\$50,200

B

Exposed Concrete

60%

LIFE

\* \*

5

\$15,700

B

*Paint Peeling, Extent : Moderate, Area Affected : 5%**Location : Third Floor Classrooms**Water Penetration, Extent : Moderate, Area Affected : 2%**Location : Third Floor Classroom*

Plaster

10%

LIFE

\* \*

5

\$10,500

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2048

\* \*

5

\$500

B

## Raceway

Conduit

100%

2048

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2038

\* \*

5

\$100

B

Molded Case Bkrs

95%

2044

\* \*

5

\$2,800

B

## Wiring

Braided Cloth

70%

2-4

\$125,600

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2048

\* \*

1

B

## Motor Controllers

Locally Mounted

90%

2020

\$29,700

5

\$700

B

Locally Mounted

10%

2039

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,600

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - M (OL 71)

## Asset # : 2771

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

85%

2017

\$861,900

10

\$87,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-12 Lamps*

## Fluorescent

10%

2030

\* \*

10

\$10,300

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Play Area And Basement**Explanation : Using T-8 Lamps*

## HID

3%

2017

\$14,100

10

\$100

B

## Incandescent

2%

2017

\$20,300

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$23,300

10

\$13,600

B

## Exit, Service

50%

2022

\$9,300

1

B

## Exterior Lighting

## HID

100%

2017

\$45,800

10

\$300

B

## Alarm

## Security System

## No Component

75%

D

## Generic

25%

2030

\* \*

1

\$10,300

B

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$67,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 10,000 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$111,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$5,600

B

## Terminal Devices

## Air Handler

25%

2027

\* \*

1

\$17,400

B

## Convactor/Radiator

75%

2027

\* \*

1

\$27,300

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - M (OL 71)

## Asset # : 2771

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 75%  |                   |                    | 2017    | \$197,700      | 1           |                | B             |
|                  | No Component         | 25%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$62,700       | B             |
|                  | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                  | Interior             | 100%   |                   |                    | 2022    | \$141,800      | 2           | \$3,500        | B             |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 20%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement                                      |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Duplex Booster Pump / Some Piping Replaced |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 80%  | Now               | \$61,300           | 2020    | \$306,400      | 1           |                | B             |
|                  |                      | Corroded, Extent : Severe, Area Affected : 20%           |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement Level                                |                   |                    |         |                |             |                |               |
|                  | Water Heater         |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                    | 2020    | \$29,800       | 2           | \$1,700        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 225 Gallon                                 |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sewage Ejector(s)    |  |                   |                    |         |                |             |                |               |
|                  | Electric             | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement                                      |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 2 Duplex Sets / One Newer                  |                   |                    |         |                |             |                |               |
|                  | Backflow Preventer   |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    | 2030    | * *            | 1           | \$6,900        | B             |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                      |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                  | No Component         | 80%  |                   |                    |         |                |             |                | D             |
|                  | Generic              | 20%  |                   |                    | 2042    | * *            | 1-2         | \$6,300        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Storage Areas                                 |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Serves Storage Areas                       |                   |                    |         |                |             |                |               |
|                  | Fire Pump            |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    | 2031    | * *            | 1           | \$21,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 64 - Q  
**Address** : 82-01 101 AVENUE BTWN: 82 ST., 83 ST.  
**Borough** : QUEENS **Agency's Number** : Q064  
**Program / Asset #** : BOE0719.000 / 556 **Yr Built/Renovated** : 1939 / 2011  
**Area Sq Ft** : 68,828 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9053 **Lot** : 14 **BIN** : 4188214

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$157,400             | \$227,600             |
| Interior Architecture |                       | \$241,000             |
| Electrical            | \$53,700              | \$1,007,300           |
| Mechanical            | \$44,800              | \$909,100             |
| <b>Total</b>          | <b>\$256,000</b>      | <b>\$2,385,000</b>    |
| Priority A            | \$157,400             | \$227,600             |
| Priority B            | \$98,600              | \$1,916,400           |
| Priority C            |                       | \$241,000             |
| <b>Total</b>          | <b>\$256,000</b>      | <b>\$2,385,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$6,900         | \$20,400        |                 | \$29,100         |
| Interior Architecture |                 | \$13,400        | \$5,300         | \$27,700         |
| Electrical            | \$10,900        | \$10,600        | \$9,600         | \$55,600         |
| Mechanical            | \$10,900        | \$10,900        | \$13,800        | \$22,200         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$32,600</b> | <b>\$59,400</b> | <b>\$32,600</b> | <b>\$138,400</b> |
| Priority A            | \$6,900         | \$20,400        |                 | \$29,100         |
| Priority B            | \$25,700        | \$33,400        | \$27,300        | \$81,700         |
| Priority C            |                 | \$5,500         | \$5,300         | \$27,700         |
| <b>Total</b>          | <b>\$32,600</b> | <b>\$59,400</b> | <b>\$32,600</b> | <b>\$138,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5           | \$30,800       | A             |
| Masonry: Brick   | 58%        |                   |                | LIFE               | **             | 5           | \$51,000       | A             |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 35%        |                   |                | 2038               | **             | 5           | \$7,400        | A             |
| Aluminum   | 65%        |                   |                | 2044               | **             | 5           | \$13,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | A             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Brick   | 63%        |                   |                | LIFE               | **             | 5           | \$11,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1939 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | **             | 5-10        | \$33,700       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 65%        |                   |                | 2017               | \$157,400      | 10          | \$29,100       | A             |
| IRMA/Protected Membrane                                      | 35%        |                   |                | 2022               | \$145,900      | 10          | \$15,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$18,400       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,200        | C             |
| Vinyl Tile   | 15%        |                   |                | 2027               | **             | 3           | \$4,700        | C             |
| Vinyl Tile   | 30%        |                   |                | 2022               | \$241,000      | 3           | \$9,500        | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$7,900        | C             |
| Wood   | 35%        |                   |                | 2037               | **             | 5           | \$55,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 15%        |                   |                | 2035               | **             | 5           | \$15,800       | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$2,000        | B             |
| Exposed Struc: Steel   | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$10,500       | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$26,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2032               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2022               | \$14,400       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 40%  |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Fused Disc Sw            | 60%  |                   |                | 2022               | \$53,600       | 5           | \$200          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 20%  |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit                  | 80%  |                   |                | 2022               | \$68,200       | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs         | 40%  |                   |                | 2030               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs         | 50%  |                   |                | 2021               | \$50,800       | 5           | \$700          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 60%  | 2-4               | \$53,700       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 40%  |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2020               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted          | 50%  |                   |                | 2027               | * *            | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2020               | \$23,100       | 1           | \$17,400       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Natural Gas              | 100%   |                   |                | 2018               | \$114,600      | 1           | \$21,800       | B             |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2014               | \$600          | 5           | \$2,100        | B             |

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

93%

2022

\$472,200

10

\$48,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Fluorescent

1%

2022

\$5,100

10

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby**Explanation : T-5 Lamps*

## HID

3%

2017

\$7,100

10

\$100

B

## Incandescent

3%

2017

\$15,200

2

B

## Egress Lighting

## Emergency, Service

50%

2027

\* \*

1

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2017

\$23,500

10

\$200

B

## Alarm

## Security System

## Generic

100%

2022

\$194,300

1

\$21,100

B

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$34,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2032

\* \*

5

\$17,400

B

## Conversion Equipment

## Steam Boiler

100%

2020

\$312,600

1

\$55,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$44,800

2032

\* \*

4

\$2,800

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Various Areas*

## Terminal Devices

## Air Handler

20%

2022

\$69,200

1

\$7,000

B

## Convactor/Radiator

60%

2035

\* \*

1

\$10,900

B

## Fan Coil Unit/Heat

20%

2022

\$192,300

1

\$3,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  |                   |                | 2027               | * *            | 1           | \$5,200        | B             |
| Window/Wall Unit            | 60%  |                   |                | 2020               | \$79,200       | 1           |                | B             |
| No Component                | 20%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Direct Expansion            | 20%  |                   |                | 2027               | * *            | 1           |                | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 20%  |                   |                | 2027               | * *            | 2           | \$7,900        | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$31,400       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 90%  | Now               | \$1,300        | 2022               | \$63,900       | 2           | \$1,300        | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 50%<br>Location : No Drive Belts, Basement Fan Room                                 |                   |                |                    |                |             |                |               |
| Roof                        | 10%  |                   |                | 2027               | * *            | 2           | \$200          | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2022               | \$191,800      | 1           |                | B             |
| Water Heater                |  |                   |                |                    |                |             |                |               |
| Electric                    | 100%   |                   |                | 2020               | \$10,000       | 4           | \$300          | B             |
|                             | Other Observation, Extent : Light, Area Affected : 1%<br>Location : Basement<br>Explanation : 1 Elec. Water Heater Is Not In Service |                   |                |                    |                |             |                |               |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer          |  |                   |                |                    |                |             |                |               |
| No Component                | 50%  |                   |                |                    |                |             |                | D             |
| Generic                     | 50%  |                   |                | 2027               | * *            | 1           | \$1,700        | B             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport          |  |                   |                |                    |                |             |                |               |
| Elevators                   |  |                   |                |                    |                |             |                |               |
| Geared Traction             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : B-3<br>Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression            |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 64 - Q

Asset # : 556

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Standpipe        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 60%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 40%            |                   |                    | 2042    | * *            | 1-5         | \$11,400       | B             |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 3%             |                   |                    | 2022    | \$22,500       | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 65 - BK  
**Address** : 158 RICHMOND STREET BTWN: FULTON ST. - RIDGEWOOD AVE  
**Borough** : BROOKLYN **Agency's Number** : K065  
**Program / Asset #** : BOE0390.000 / 1387 **Yr Built/Renovated** : 1873 / 1999  
**Area Sq Ft** : 23,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4126 **Lot** : 47 **BIN** : 3092063

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$124,100        | \$40,700         |
| Interior Architecture |  | \$39,700         | \$315,700        |
| Electrical            |  |                  | \$220,800        |
| Mechanical            |  |                  | \$42,800         |
| <b>Total</b>          |  | <b>\$163,800</b> | <b>\$620,000</b> |
| Priority A            |  | \$124,100        | \$40,700         |
| Priority B            |  |                  | \$263,600        |
| Priority C            |  | \$39,700         | \$315,700        |
| <b>Total</b>          |  | <b>\$163,800</b> | <b>\$620,000</b> |

| EXPENSE               | FY 2014          | FY 2015        | FY 2016         | FY 2017        |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$25,000         |                | \$24,000        |                |
| Interior Architecture | \$60,400         |                | \$700           | \$1,400        |
| Electrical            | \$38,900         | \$300          | \$500           | \$500          |
| Mechanical            | \$2,700          | \$3,400        | \$2,700         | \$3,200        |
| <b>Total</b>          | <b>\$127,000</b> | <b>\$3,700</b> | <b>\$28,000</b> | <b>\$5,100</b> |
| Priority A            | \$25,000         |                | \$24,000        |                |
| Priority B            | \$56,500         | \$3,700        | \$3,200         | \$3,700        |
| Priority C            | \$45,500         |                | \$700           | \$1,400        |
| <b>Total</b>          | <b>\$127,000</b> | <b>\$3,700</b> | <b>\$28,000</b> | <b>\$5,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 65 - BK

## Asset # : 1387

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

90% Now \$83,400 LIFE \* \* 5 \$23,000 A

*Efflorescence, Extent : Moderate, Area Affected : 30%**Location : Throughout**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Throughout**Spalling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Foundation*

Masonry: Brownstone

10% LIFE \* \* 5 \$3,800 A

## Windows

Wood

100% 2031 \* \* 5 \$81,300 A

## Parapets

Masonry: Brick

75% LIFE \* \* 5-10 \$27,000 A

Wood Cornice

25% 2033 \* \* 5-10 \$17,400 A

## Roof

Metal Panel

65% 2036 \* \* 10 \$24,000 A

Modified Bitumen

35% 2028 \* \* 10 \$7,100 A

## Interior

## Floors

Ceramic Tile

5% 2026 \* \* 5 \$1,400 C

Traffic Topping

25% 2023 \$211,300 5 \$9,100 C

Vinyl Tile

5% Now \$14,900 2033 \* \* 3 \$500 C

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Nurses Room**Poor Subfloor Evident, Extent : Severe, Area Affected : 100%**Location : Nurses Room**Water Penetration, Extent : Severe, Area Affected : 25%**Location : Nurses Room*

Vinyl Tile

35% 2023 \$104,500 3 \$5,100 C

Wood

30% 2038 \* \* 5 \$16,300 C

## Interior Walls

Masonry: Brick

15% Now \$39,700 LIFE \* \* C

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler And Book Storage Rooms At Basement Level*

Plaster

75% LIFE \* \* 5-10 \$23,000 C

Wood

10% LIFE \* \* 5 \$28,900 C

## Ceilings

Embossed Metal

90% LIFE \* \* 5 \$23,500 B

Plaster

10% LIFE \* \* 5-10 \$5,000 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$3,300        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$37,100       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$6,100        | 5           |                | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2022               | \$36,600       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 65%        | 2-4               | \$24,400       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 78%        |                   |                | 2018               | \$147,200      | 10          | \$13,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2028               | * *            | 10          | \$3,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2018               | \$1,700        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$4,300        | 10          | \$2,300        | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$1,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$8,500        | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$3,500        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 65 - BK

Asset # : 1387

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | * *            | 1           | \$19,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2033               | * *            | 4           | \$1,000        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 90%        |                   |                | 2036               | * *            | 1           | \$5,600        | B             |
| Not in Service, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms # 105, 205                             |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2028               | * *            | 1           | \$600          | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 70%        |                   |                | 2018               | \$34,300       | 1           |                | B             |
| No Component  | 30%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 40%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 60%        |                   |                | 2021               | \$42,800       | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$5,600        | 2           | \$300          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$11,200       | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$1,200        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$300          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 66 - M LANG & HEAR IMPRV  
**Address** : 421 EAST 88 STREET @FIRST - YORK AVES.  
**Borough** : MANHATTAN **Agency's Number** : M066  
**Program / Asset #** : BOE0042.000 / 1676 **Yr Built/Renovated** : 1908 / 2008  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1568 **Lot** : 8 **BIN** : 1050618

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,100             | \$276,100             |
| Interior Architecture | \$894,600             | \$428,600             |
| Electrical            | \$41,200              |                       |
| Mechanical            |                       | \$281,000             |
| <b>Total</b>          | <b>\$1,063,900</b>    | <b>\$985,700</b>      |
| Priority A            | \$128,100             | \$276,100             |
| Priority B            | \$417,800             | \$326,700             |
| Priority C            | \$518,000             | \$383,000             |
| <b>Total</b>          | <b>\$1,063,900</b>    | <b>\$985,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$2,300         |
| Interior Architecture | \$49,700         |                 |                 | \$7,800         |
| Electrical            | \$22,400         | \$28,400        |                 |                 |
| Mechanical            | \$64,800         | \$28,000        | \$14,000        | \$15,100        |
| <b>Total</b>          | <b>\$136,800</b> | <b>\$56,400</b> | <b>\$14,000</b> | <b>\$25,200</b> |
| Priority A            |                  |                 |                 | \$2,300         |
| Priority B            | \$87,200         | \$56,400        | \$14,000        | \$15,100        |
| Priority C            | \$49,700         |                 |                 | \$7,800         |
| <b>Total</b>          | <b>\$136,800</b> | <b>\$56,400</b> | <b>\$14,000</b> | <b>\$25,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 66 - M LANG & HEAR IMPRV**  
**Asset # : 1676**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$70,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$77,100       | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$3,400        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Wood                   | 100%  |                   |                | 2042               | * *            | 5           | \$256,300      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | * *            | 5           | \$7,700        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$5,600        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2028               | * *            | 10          | \$24,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2037               | * *            | 10          | \$2,300        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 66 - M LANG & HEAR IMPRV**  
**Asset # : 1676**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        | Now               | \$2,200        | LIFE               | * *            | 5           | \$16,000       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$4,000        | 2029               | * *            | 5           | \$1,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Stair Cases  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 30%        | Now               | \$104,400      | 2025               | * *            | 3           | \$8,200        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 55%        | Now               | \$153,200      | 2020               | \$383,000      | 3           | \$15,100       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         | Now               | \$10,700       | 2029               | * *            | 5           | \$900          | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 15%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 5%         | Now               | \$22,200       | LIFE               | * *            | 5           | \$3,400        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : At Exit 3 On Third Floor And Throughout              |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Repair In Progress                                |            |                   |                |                    |                |             |                |               |
| Plaster   | 78%        | Now               | \$260,300      | LIFE               | * *            | 5           | \$21,300       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 30%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 5%         | 4+                | \$10,500       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Lobby  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - M LANG &amp; HEAR IMPRV

Asset # : 1676

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

## Plaster

100% Now \$376,700 LIFE \* \* 5 \$45,700 B  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2030 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Disconnect Switch Rated @1600 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2030 \* \* 5 \$200 B

## Raceway

## Conduit

50% 2030 \* \* 1 B

## Conduit

50% 2030 \* \* 1 B

## Panelboards

## Fused Disc Sw

30% 2028 \* \* 5 \$300 B

## Molded Case Bkrs

70% 2028 \* \* 5 \$900 B

## Wiring

## Braided Cloth

25% 0-2 \$22,400 2045 \* \* 1 B  
*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Thermoplastic

75% 2040 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2033 \* \* 5 \$300 B

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$700 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

92% 2025 \* \* 10 \$41,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T12 Lamps*

## HID

3% 2015 \$6,100 10 B

## Incandescent

5% 2015 \$22,000 2 \$100 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - M LANG &amp; HEAR IMPRV

Asset # : 1676

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

50%

2020

\$4,000

1

B

Exit, Service

50%

2020

\$4,000

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2040

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2033

\* \*

1

\$48,400

B

## Distribution

Steam Piping/Pump

100%

2040

\* \*

4

\$2,400

B

## Terminal Devices

Air Handler

10%

2025

\* \*

1

\$3,000

B

Convactor/Radiator

90%

Now

\$23,700

2025

\* \*

1

\$12,800

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

95%

2020

\$244,100

2

\$2,900

B

No Component

5%

D

## Distribution

Chilled Wtr Pipe/Pump

95%

Now

\$12,300

2030

\* \*

4

\$2,300

B

*Not in Service, Extent : Severe, Area Affected : 20%**Location : Roof*

No Component

5%

D

## Terminal Devices

Fan Coil - Cooling

100%

2025

\* \*

1

\$15,800

B

## Heat Rejection

Air Condenser Unit

100%

2025

\* \*

2

\$34,000

B

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$27,200

B

## Exhaust Fans

Interior

60%

2020

\$36,900

2

\$900

B

Roof

40%

2020

\$17,700

2

\$600

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

Now

\$8,300

2025

\* \*

1

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 66 - M LANG & HEAR IMPRV**  
**Asset # : 1676**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2015                      | \$13,000              | 2                  | \$700                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$6,000               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Cracked, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Line Under Concrete Floor, Boiler Room</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible   | 100%              | Now                      | \$600                 | 2014                      | \$6,200               | 4                  | \$1,300               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 66 - Q  
**Address** : 85-11 102 STREET  
**Borough** : QUEENS **Agency's Number** : Q066  
**Program / Asset #** : BOE0720.000 / 557 **Yr Built/Renovated** : 1898 / 2011  
**Area Sq Ft** : 31,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 9183 **Lot** : 1 **BIN** : 4191497

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$77,000              | \$96,900              |
| Interior Architecture | \$40,200              | \$241,400             |
| Electrical            |                       | \$386,100             |
| Mechanical            |                       | \$550,800             |
| <b>Total</b>          | <b>\$117,200</b>      | <b>\$1,275,200</b>    |
| Priority A            | \$77,000              | \$96,900              |
| Priority B            | \$40,200              | \$937,000             |
| Priority C            |                       | \$241,400             |
| <b>Total</b>          | <b>\$117,200</b>      | <b>\$1,275,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$45,700         |                |                |                |
| Interior Architecture | \$58,700         |                | \$1,000        | \$2,900        |
| Electrical            | \$50,100         | \$500          | \$600          | \$700          |
| Mechanical            | \$4,800          | \$4,800        | \$3,400        | \$3,400        |
| <b>Total</b>          | <b>\$159,400</b> | <b>\$5,300</b> | <b>\$5,000</b> | <b>\$7,000</b> |
| Priority A            | \$45,700         |                |                |                |
| Priority B            | \$84,800         | \$5,300        | \$4,100        | \$4,100        |
| Priority C            | \$28,800         |                | \$1,000        | \$2,900        |
| <b>Total</b>          | <b>\$159,400</b> | <b>\$5,300</b> | <b>\$5,000</b> | <b>\$7,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |         |                    |             |                |               |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$32,400       | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$70,400       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |
| Location : Foundation   |            |                   |                |         |                    |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,100        | A             |
| Stucco Cement   | 5%         |                   |                | 2028    | **                 | 5           | \$5,200        | A             |
| Windows   |            |                   |                |         |                    |             |                |               |
| Wood  | 100%       | Now               | \$41,800       | 2031    | **                 | 5           | \$61,600       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Parapets  |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5-10        | \$7,600        | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE    | **                 | 5-10        | \$7,300        | A             |
| No Component  | 75%        |                   |                |         |                    |             |                | D             |
| Roof  |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)  | 18%        |                   |                | 2028    | **                 | 10          | \$3,700        | A             |
| Skylight, Metal/Glass   | 2%         |                   |                | 2033    | **                 | 10          | \$1,400        | A             |
| Slate   | 80%        |                   |                | LIFE    | **                 | 10          | \$16,300       | A             |
| Interior  |            |                   |                |         |                    |             |                |               |
| Floors  |            |                   |                |         |                    |             |                |               |
| Asphalt Poured  | 10%        |                   |                | 2028    | **                 | 5           | \$2,000        | C             |
| Vinyl Tile  | 60%        |                   |                | 2023    | \$241,400          | 3           | \$11,700       | C             |
| Vinyl Tile  | 20%        |                   |                | 2028    | **                 | 3           | \$2,900        | C             |
| Wood  | 10%        |                   |                | 2038    | **                 | 5           | \$7,300        | C             |
| Interior Walls  |            |                   |                |         |                    |             |                |               |
| Glass: Single Pane  | 10%        |                   |                | LIFE    | **                 | 5           | \$7,300        | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 | 10          | \$2,200        | C             |
| Plaster   | 75%        |                   |                | LIFE    | **                 | 5-10        | \$31,000       | C             |
| Ceilings  |            |                   |                |         |                    |             |                |               |
| Embossed Metal  | 30%        | Now               | \$40,200       | LIFE    | **                 | 5           | \$5,300        | B             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |
| Location : Basement   |            |                   |                |         |                    |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 50%         |            |                   |                |         |                    |             |                |               |
| Location : Basement   |            |                   |                |         |                    |             |                |               |
| Plaster   | 70%        |                   |                | LIFE    | **                 | 5-10        | \$47,000       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2053               | * *            | 5           | \$100          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2053               | * *            | 5           | \$100          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 80%  |                   |                | 2023               | \$31,200       | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2053               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2022               | \$9,200        | 5           | \$100          | B             |
| Molded Case Bkrs         | 50%  |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs         | 35%  |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$26,300       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : null   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2053               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2028               | * *            | 10          | \$1,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%  |                   |                | 2018               | \$241,600      | 10          | \$22,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery            | 50%  |                   |                | 2028               | * *            | 10          | \$900          | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$11,400       | 10          | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

65%

Generic

35%

2018

\$113,300

1-3

\$5,600

D

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$25,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2023

\$224,600

4

\$1,900

B

Terminal Devices

Convactor/Radiator

90%

2021

\$273,400

1

\$7,600

B

Unit Heater-Stm/HW

10%

2023

\$20,800

4

\$400

B

## Air Conditioning

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Window/Wall Unit

80%

2018

\$52,900

1

B

No Component

20%

D

## Plumbing

H/C Water Piping

Brass/Copper

100%

2043

\* \*

1

B

Water Heater

Gas Fired

100%

2022

\$7,500

2

\$400

B

Sanitary Piping

Cast Iron

100%

Now

\$1,400

LIFE

\* \*

1

B

*Blockage /Clogged, Extent : Severe, Area Affected : 5%**Location : Girls & Boys Toilet Rooms On 2nd Floor**Leak Evident, Extent : Severe, Area Affected : 5%**Location : Girls & Boys Toilet Rooms On 2nd Floor*

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Sump Pump(s)

Rigid Piping

100%

2023

\$11,200

4

\$2,000

B

Fixtures

Generic

100%

B

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - Q

Asset # : 557

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2023               | \$7,500        | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 67 - BK  
**Address** : 51 SAINT EDWARDS STREET  
**Borough** : BROOKLYN **Agency's Number** : K067  
**Program / Asset #** : BOE0391.000 / 1388 **Yr Built/Renovated** : 1923 / 2009  
**Area Sq Ft** : 115,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2039 **Lot** : 2 **BIN** : 3332507

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$232,100             |
| Interior Architecture | \$337,200             | \$107,600             |
| Electrical            | \$177,300             | \$1,145,600           |
| Mechanical            | \$514,900             | \$128,900             |
| <b>Total</b>          | <b>\$1,029,500</b>    | <b>\$1,614,100</b>    |
| Priority A            |                       | \$232,100             |
| Priority B            | \$692,200             | \$1,346,900           |
| Priority C            | \$337,200             | \$35,200              |
| <b>Total</b>          | <b>\$1,029,500</b>    | <b>\$1,614,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$6,300          | \$25,400        |
| Interior Architecture | \$15,400        | \$2,200         | \$43,900         | \$10,000        |
| Electrical            | \$8,000         | \$1,000         | \$40,200         | \$200           |
| Mechanical            | \$28,200        | \$18,500        | \$47,600         | \$14,300        |
| <b>Total</b>          | <b>\$51,600</b> | <b>\$21,600</b> | <b>\$138,000</b> | <b>\$49,900</b> |
| Priority A            |                 |                 | \$6,300          | \$25,400        |
| Priority B            | \$36,200        | \$19,500        | \$96,800         | \$14,500        |
| Priority C            | \$15,400        | \$2,200         | \$34,900         | \$10,000        |
| <b>Total</b>          | <b>\$51,600</b> | <b>\$21,600</b> | <b>\$138,000</b> | <b>\$49,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 1%   |                   |                | LIFE               | * *            | 5           | \$9,000        | A             |
|                         | Recent Repair Evident, Extent : Moderate, Area Affected : 20%<br>Location : Bulkheads                          |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$70,200       | A             |
|                         | Recent Repair Evident, Extent : Moderate, Area Affected : 20%<br>Location : 5th Floor Windows1923 Wing         |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  |                   |                | LIFE               | * *            | 5           | \$161,800      | A             |
| Masonry: Granite        | 2%   |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Masonry: Limestone      | 2%   |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2037               | * *            | 5           | \$50,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 5%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 15%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Masonry: Brick          | 50%  |                   |                | LIFE               | * *            | 5           | \$6,600        | A             |
| Masonry: Brick          | 35%  |                   |                | LIFE               | * *            | 5           | \$4,600        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 40%  |                   |                | 2031               | * *            | 10          | \$20,100       | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2056               | * *            | 10          | \$6,300        | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%  |                   |                | 2031               | * *            | 10          | \$15,100       | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| Metal Panel             | 25%  |                   |                | 2041               | * *            | 10          | \$23,100       | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                             |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%   |                   |                | LIFE               | * *            | 5           | \$22,200       | C             |
| Ceramic Tile            | 3%   |                   |                | 2030               | * *            | 5           | \$4,300        | C             |
| Quarry Tile             | 5%   |                   |                | 2034               | * *            | 5           | \$10,900       | C             |
| Vinyl Tile              | 55%  |                   |                | 2026               | * *            | 3           | \$39,800       | C             |
| Vinyl Tile              | 5%   |                   |                | 2016               | \$69,000       | 3           | \$2,700        | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Wood                    | 25%  |                   |                | 2036               | * *            | 5           | \$67,900       | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BK

## Asset # : 1388

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now \$53,100 2030 \* \* 5 \$4,500 C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 100%*

*Location : Stairs 6 And 7*

## Masonry: Brick

10% LIFE \* \* C

## Plaster

65% Now \$215,100 LIFE \* \* 5 \$35,200 C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Throughout*

## SGFT/Glazed Masonry

20% LIFE \* \* C

## Ceilings

## AcousTileConcealSpLn

10% 2026 \* \* 5 \$18,100 B

## Exposed Concrete

10% LIFE \* \* 5 \$2,300 B

*Cracking/Crumbling, Extent : Light, Area Affected : 3%*

*Location : Basement*

## Plaster

80% LIFE \* \* 5 \$72,400 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2021 \$32,600 5 \$400 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2021 \$119,200 5 \$400 B

## Raceway

## Conduit

95% 2021 \$136,500 1 B

## Conduit

5% 2041 \* \* 1 B

## Panelboards

## Fused Disc Sw

5% 2037 \* \* 5 \$100 B

## Fused Disc Sw

5% 2020 \$6,800 5 \$100 B

## Fused Toggle Switch

5% 2-4 \$6,800 2046 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Obsolete*

## Molded Case Bkrs

75% 2020 \$101,600 5 \$1,900 B

## Molded Case Bkrs

10% 2037 \* \* 5 \$300 B

## Wiring

## Braided Cloth

90% 2-4 \$138,100 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

## Thermoplastic

10% 2041 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%  |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 80%  |                   |                | 2019               | \$26,400       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,400        | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2026               | * *            | 10          | \$13,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 82%  |                   |                | 2021               | \$715,500      | 10          | \$72,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Incandescent          | 3%   |                   |                | 2016               | \$26,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2021               | \$20,100       | 10          | \$11,700       | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$8,000        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$39,300       | 10          | \$300          | B             |

| Mechanical   |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                             |                |                   |                    |         |                |             |                |               |
|  | Energy Source               |                |                   |                    |         |                |             |                |               |
|  | Interruptible Gas/Dual Fuel | 100%           |                   |                    | 2041    | * *            | 1           |                | B             |
| Conversion Equipment                                     |                             |                |                   |                    |         |                |             |                |               |
|  | Steam Boiler                | 100%           |                   |                    | 2034    | * *            | 1           | \$96,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |                             |                |                   |                    |         |                |             |                |               |
| Location : Basement                                      |                             |                |                   |                    |         |                |             |                |               |
| Explanation : 3 Units                                    |                             |                |                   |                    |         |                |             |                |               |
| Distribution   |                             |                |                   |                    |         |                |             |                |               |
|  | Steam Piping/Pump           | 100%           | Now               | \$77,100           | 2031    | * *            | 4           | \$4,800        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%       |                             |                |                   |                    |         |                |             |                |               |
| Location : Pipes, Vacuum Pump, Basement                  |                             |                |                   |                    |         |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 60% |                             |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                    |                             |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 67 - BK

Asset # : 1388

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$6,000        | 2016               | \$119,000      | 1           | \$10,800       | B             |
|                       | Noisy/Vibrating, Extent : Severe, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                    |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%  | Now               | \$83,400       | 2026               | * *            | 1           | \$22,600       | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Valves, Throughout                          |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%  |                   |                | 2016               | \$113,400      | 1           |                | B             |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$54,000       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   | Now               | \$12,200       | 2016               | \$122,000      | 2           | \$2,400        | B             |
|                       | Not in Service, Extent : Moderate, Area Affected : 75% |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse                                   |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 20%  |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%  |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2016               | \$25,700       | 2           | \$1,500        | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2031               | * *            | 4           | \$14,400       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2021               | \$128,900      | 1-2         | \$2,700        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 68 - BX MINISCHOOL  
**Address** : 4011 MONTICELLO AVENUE @STRANG AVE.  
**Borough** : BRONX **Agency's Number** : X068  
**Program / Asset #** : BOE0209.010 / 13421 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4986 **Lot** : 81 **BIN** : 2067852

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$160,300             |
| <b>Total</b>          |                       | <b>\$160,300</b>      |
| Priority A            |                       | \$160,300             |
| <b>Total</b>          |                       | <b>\$160,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$19,100        | \$21,600        | \$900          |                |
| Interior Architecture | \$1,100         |                 | \$1,300        |                |
| Electrical            |                 |                 |                | \$100          |
| Mechanical            | \$500           | \$1,100         | \$500          | \$1,100        |
| <b>Total</b>          | <b>\$20,700</b> | <b>\$22,700</b> | <b>\$2,600</b> | <b>\$1,200</b> |
| Priority A            | \$19,100        | \$21,600        | \$900          |                |
| Priority B            | \$500           | \$1,100         | \$500          | \$1,200        |
| Priority C            | \$1,100         |                 | \$1,300        |                |
| <b>Total</b>          | <b>\$20,700</b> | <b>\$22,700</b> | <b>\$2,600</b> | <b>\$1,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 68 - BX MINISCHOOL

Asset # : 13421

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                |      |  |  |      |           |      |          |   |
|----------------|------|--|--|------|-----------|------|----------|---|
| Exterior Walls |      |  |  |      |           |      |          |   |
| Metal Panel    | 100% |  |  | 2040 | * *       | 5-10 | \$79,300 | A |
| Windows        |      |  |  |      |           |      |          |   |
| Aluminum       | 100% |  |  | 2036 | * *       | 5    | \$1,800  | A |
| Roof           |      |  |  |      |           |      |          |   |
| Roll Roofing   | 100% |  |  | 2019 | \$102,600 | 5    | \$38,200 | A |

## Interior

|                      |      |  |  |      |     |   |          |   |
|----------------------|------|--|--|------|-----|---|----------|---|
| Floors               |      |  |  |      |     |   |          |   |
| Ceramic Tile         | 10%  |  |  | 2029 | * * | 5 | \$1,100  | C |
| Vinyl Tile           | 90%  |  |  | 2025 | * * | 3 | \$3,800  | C |
| Interior Walls       |      |  |  |      |     |   |          |   |
| Ceramic Tile         | 10%  |  |  | 2029 | * * | 5 | \$1,000  | C |
| Gypsum Board         | 90%  |  |  | LIFE | * * | 5 | \$5,300  | C |
| Ceilings             |      |  |  |      |     |   |          |   |
| AcousTileSusp.Lay-In | 100% |  |  | 2033 | * * | 5 | \$10,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Switchgear / Switchboard                              |      |  |  |      |     |   |       |   |
| Not Accessible  | 100% |  |  |      |     |   |       | D |
| Other Observation, Extent : Light, Area Affected : 0% |      |  |  |      |     |   |       |   |
| Location : Outdoor Enclosure                          |      |  |  |      |     |   |       |   |
| Explanation : Located External To Building            |      |  |  |      |     |   |       |   |
| Raceway   |      |  |  |      |     |   |       |   |
| Conduit   | 100% |  |  | 2046 | * * | 1 |       | B |
| Panelboards   |      |  |  |      |     |   |       |   |
| Molded Case Bkrs                                      | 100% |  |  | 2042 | * * | 5 | \$200 | B |
| Wiring  |      |  |  |      |     |   |       |   |
| Thermoplastic   | 100% |  |  | 2046 | * * | 1 |       | B |
| Motor Controllers                                     |      |  |  |      |     |   |       |   |
| Locally Mounted                                       | 100% |  |  | 2033 | * * | 5 | \$100 | B |

## Ground

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Grounding Devices |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Lighting

|  |     |  |  |      |       |    |         |   |
|--|-----|--|--|------|-------|----|---------|---|
| Interior Lighting  |     |  |  |      |       |    |         |   |
| Fluorescent  | 95% |  |  | 2028 | * *   | 10 | \$6,500 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |     |  |  |      |       |    |         |   |
| Location : Throughout                                      |     |  |  |      |       |    |         |   |
| Explanation : Lamp T-12                                    |     |  |  |      |       |    |         |   |
| HID  | 5%  |  |  | 2020 | \$100 | 10 |         | B |
| Egress Lighting  |     |  |  |      |       |    |         |   |
| Emergency, Service   | 50% |  |  | 2020 | \$600 | 1  |         | B |
| Exit, Service  | 50% |  |  | 2020 | \$600 | 1  |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 68 - BX MINISCHOOL**  
**Asset # : 13421**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Pump                    | 100%              |                          |                       | 2021                      | \$14,100              | 2                  | \$2,300               | B                    |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Induction Unit               | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$2,400               | B                    |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Pump                    | 100%              |                          |                       | 2021                      | \$300                 | 2                  | \$500                 | B                    |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Induction Unit               | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$2,400               | B                    |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 80%               |                          |                       | 2025                      | * *                   | 2                  | \$200                 | B                    |
| Roof                         | 20%               |                          |                       | 2020                      | \$1,400               | 2                  |                       | B                    |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 68 - Q  
**Address** : 59-09 SAINT FELIX AVENUE  
**Borough** : QUEENS **Agency's Number** : Q068  
**Program / Asset #** : BOE0722.000 / 559 **Yr Built/Renovated** : 1908 / 1999  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3579 **Lot** : 1 **BIN** : 4437837

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$144,700             | \$131,500             |
| Interior Architecture | \$216,100             | \$42,500              |
| Electrical            | \$469,500             | \$292,600             |
| <b>Total</b>          | <b>\$830,300</b>      | <b>\$466,700</b>      |
| Priority A            | \$144,700             | \$131,500             |
| Priority B            | \$469,500             | \$335,100             |
| Priority C            | \$216,100             |                       |
| <b>Total</b>          | <b>\$830,300</b>      | <b>\$466,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$15,300        |
| Interior Architecture | \$52,000        | \$2,800         | \$11,300        | \$5,700         |
| Electrical            | \$500           | \$600           | \$500           | \$100           |
| Mechanical            | \$9,400         | \$8,800         | \$30,300        | \$8,400         |
| <b>Total</b>          | <b>\$61,900</b> | <b>\$12,200</b> | <b>\$42,100</b> | <b>\$29,400</b> |
| Priority A            |                 |                 |                 | \$15,300        |
| Priority B            | \$25,500        | \$9,400         | \$30,800        | \$8,500         |
| Priority C            | \$36,400        | \$2,800         | \$11,300        | \$5,700         |
| <b>Total</b>          | <b>\$61,900</b> | <b>\$12,200</b> | <b>\$42,100</b> | <b>\$29,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$41,400       | A             |
| Masonry: Brick  | 30%        | Now               | \$106,900      | LIFE               | **             | 5           | \$31,800       | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1999 Construction                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1999 Construction                         |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$58,300       | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$30,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2026               | **             | 10          | \$37,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$19,800       | C             |
| Ceramic Tile  | 5%         | Now               | \$10,000       | 2030               | **             | 5           | \$2,300        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boys Toilets Throughout                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2016               | \$216,100      | 3           | \$8,500        | C             |
| Uneven Surface, Extent : Light, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2026               | **             | 3           | \$22,700       | C             |
| Wood  | 10%        |                   |                | 2036               | **             | 5           | \$17,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$5,600        | C             |
| Gypsum Board  | 25%        |                   |                | LIFE               | **             | 5           | \$16,900       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 10%        | Now               | \$20,700       | LIFE               | **             | 5           | \$3,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 209, 301 And 310 Throughout                    |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$16,900       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 25%        |                   |                | 2038               | **             | 5           | \$22,700       | B             |
| Plaster   | 10%        | Now               | \$15,600       | LIFE               | **             | 5           | \$5,700        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : 2nd And 3rd Floors Throughout                        |            |                   |                |                    |                |             |                |               |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$36,800       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Main Disconnect Switch, Rating Not Available |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                       |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2021               | \$59,700       | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2029               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2020               | \$61,000       | 5           | \$900          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 70%        |                   |                | 2021               | \$62,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2026               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 50%        |                   |                | 2019               | \$10,600       | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2021               | \$109,300      | 10          | \$11,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                                  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 78%        |                   |                | 2016               | \$426,100      | 10          | \$43,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                                 |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               | \$5,100        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2021               | \$12,600       | 10          | \$7,300        | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$5,000        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$24,600       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2026               | * *            | 1           | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel    | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 40%  |                   |                | 2026               | * *            | 1           | \$12,000       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 9 Roof Top Units                         |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 60%  |                   |                | 2034               | * *            | 1           | \$36,100       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                        |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 60%  |                   |                | 2031               | * *            | 4           | \$2,700        | B             |
| No Component                   | 40%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 50%  |                   |                | 2026               | * *            | 1           | \$9,800        | B             |
| Fan Coil Unit/Heat             | 10%  |                   |                | 2026               | * *            | 1           | \$2,000        | B             |
| No Component                   | 40%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling         | 40%  |                   |                | 2026               | * *            | 2           | \$1,500        | B             |
| Ext Pkg Unit - Heating/Cooling | 40%  |                   |                | 2026               | * *            | 2           | \$1,500        | B             |
| Window/Wall Unit               | 10%  |                   |                | 2016               | \$14,200       | 1           |                | B             |
| No Component                   | 10%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$33,800       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Roof                           | 100%   |                   |                | 2026               | * *            | 2           | \$1,900        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2019               | \$16,100       | 2           | \$900          | B             |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                | 2026               | * *            | 1           | \$3,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 68 - Q

Asset # : 559

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : C-2</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| No Component          | 60%        |  |                |                    |                |             |                | D             |
| Generic               | 40%        |  |                | 2041               | * *            | 1-5         | \$12,700       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 60%        |  |                |                    |                |             |                | D             |
| Generic               | 40%        |  |                | 2041               | * *            | 1-2         | \$6,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - BK  
**Address** : 6302 9TH AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE1022.000 / 13464  
**Area Sq Ft** : 101,590  
**Date of Survey** : 19-Jan-2011  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 5735      **Lot** : 32      **BIN** : 3387646  
**Agency's Number** : K069  
**Yr Built/Renovated** : 2002 / 2002  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$100,500             |
| Interior Architecture | \$35,300              | \$75,500              |
| Electrical            | \$75,500              |                       |
| <b>Total</b>          | <b>\$110,800</b>      | <b>\$176,100</b>      |
| Priority A            |                       | \$100,500             |
| Priority B            | \$110,800             | \$75,500              |
| <b>Total</b>          | <b>\$110,800</b>      | <b>\$176,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$53,300         | \$10,200        |                 |                 |
| Interior Architecture | \$30,400         | \$14,800        |                 | \$15,300        |
| Electrical            | \$6,600          | \$9,300         | \$8,700         | \$7,200         |
| Mechanical            | \$36,300         | \$47,500        | \$40,700        | \$55,500        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$134,500</b> | <b>\$89,700</b> | <b>\$57,300</b> | <b>\$85,800</b> |
| Priority A            | \$53,300         | \$10,200        |                 |                 |
| Priority B            | \$53,400         | \$64,700        | \$57,300        | \$70,600        |
| Priority C            | \$27,800         | \$14,800        |                 | \$15,300        |
| <b>Total</b>          | <b>\$134,500</b> | <b>\$89,700</b> | <b>\$57,300</b> | <b>\$85,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BK

## Asset # : 13464

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 27%        |                   |                | LIFE               | **             | 5           | \$52,200       | A             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$15,500       | A             |
| Metal Panel   | 25%        |                   |                | 2048               | **             | 5-10        | \$66,500       | A             |
| Window Wall   | 5%         | Now               | \$5,300        | 2048               | **             | 5           | \$3,600        | A             |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance And Rear Curtain Wall              |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$29,900       | 2044               | **             | 5           | \$15,500       | A             |
| Crtrwt/Balnc Not Funct, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Room 401, Gymnasium                              |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 5%         |                   |                | 2035               | **             | 10          | \$10,200       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Glazed Ceramic Panel  | 3%         |                   |                | 2048               | **             | 5-10        | \$2,800        | A             |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
| Metal Panel   | 12%        |                   |                | 2048               | **             | 5           | \$4,200        | A             |
| Metal Rail  | 10%        |                   |                | 2039               | **             | 5-10        | \$16,200       | A             |
| Metal Rail  | 10%        |                   |                | 2039               | **             | 5-10        | \$16,200       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$5,400        | 2030               | **             |             |                | A             |
| Ponding, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Drains, Pitch Pockets                            |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2023               | \$38,000       | 3           | \$12,900       | C             |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$28,100       | C             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Rooms                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Dexotex Coated Floors                         |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2035               | **             | 5           | \$6,400        | C             |
| Glass Block   | 2%         |                   |                | 2057               | **             | 1           |                | C             |
| Vinyl Tile  | 68%        |                   |                | 2030               | **             | 3           | \$32,800       | C             |
| Wood  | 10%        |                   |                | 2057               | **             | 5           | \$24,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BK

## Asset # : 13464

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 8% | Now | \$24,600 | LIFE | ** |  |  | C |
|------------------------|----|-----|----------|------|----|--|--|---|

*Water Penetration, Extent : Severe, Area Affected : 10%**Location : Behind Main Electrical Panel*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 3% |  |  | 2035 | ** | 5 | \$1,400 | C |
|--------------|----|--|--|------|----|---|---------|---|

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 50% |  |  | LIFE | ** | 5 | \$9,400 | C |
|-----------------------|-----|--|--|------|----|---|---------|---|

*Diagonal Cracks, Extent : Light, Area Affected : 2%**Location : Boiler Room*

|              |     |  |  |      |    |   |         |   |
|--------------|-----|--|--|------|----|---|---------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5 | \$2,800 | C |
|--------------|-----|--|--|------|----|---|---------|---|

|             |    |  |  |      |    |  |  |   |
|-------------|----|--|--|------|----|--|--|---|
| Metal Panel | 3% |  |  | LIFE | ** |  |  | C |
|-------------|----|--|--|------|----|--|--|---|

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 21% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | LIFE | ** | 5 | \$9,400 | C |
|------|----|--|--|------|----|---|---------|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 55% |  |  | 2035 | ** | 5 | \$70,700 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

|                  |    |  |  |      |    |   |         |   |
|------------------|----|--|--|------|----|---|---------|---|
| Exposed Concrete | 5% |  |  | LIFE | ** | 5 | \$1,000 | B |
|------------------|----|--|--|------|----|---|---------|---|

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 7% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

|              |    |     |         |      |    |   |          |   |
|--------------|----|-----|---------|------|----|---|----------|---|
| Gypsum Board | 8% | Now | \$2,600 | LIFE | ** | 5 | \$12,900 | B |
|--------------|----|-----|---------|------|----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 2%**Location : Bulkhead*

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Metal Panel | 25% |  |  | LIFE | ** | 5 | \$40,200 | B |
|-------------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Water Present, Extent : Severe, Area Affected : 100%**Location : Leakage Into Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 5000 Amps Service*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2038 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2038 | ** | 5 | \$2,000 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$25,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$32,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Onan Genset, 375 Kw                          |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$3,100        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 10%        |                   |                | 2038               | * *            | 5           | \$1,500        | B             |
| Main Tank  | 90%        |                   |                | 2050               | * *            | 5           | \$2,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2027               | * *            | 10          | \$75,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2027               | * *            | 10          |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Explanation : Mercury                                      |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$300          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2050               | * *            | 5           | \$2,500        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2027               | * *            | 1           | \$3,100        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2027               | * *            | 1-3         | \$5,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

| Mechanical                  | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |                |   |                |                    |                |             |                |               |
| Energy Source               |                |   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%           |   |                | 2048               | * *            | 1           |                | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |                | Location : Basement Vault                               |                |                    |                |             |                |               |
|                             |                | Explanation : 1 - 7,500 Gallon Tank                     |                |                    |                |             |                |               |
| Conversion Equipment        |                |   |                |                    |                |             |                |               |
| Steam Boiler                | 100%           |   |                | 2035               | * *            | 1           | \$82,400       | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                             |                | Location : Basement                                     |                |                    |                |             |                |               |
|                             |                | Explanation : 2 - Steam Boilers                         |                |                    |                |             |                |               |
| Distribution                |                |   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%           |   |                | 2042               | * *            | 4           | \$6,200        | B             |
| Terminal Devices            |                |   |                |                    |                |             |                |               |
| Air Handler                 | 90%            |   |                | 2027               | * *            | 1           | \$46,300       | B             |
| Convactor/Radiator          | 10%            |   |                | 2035               | * *            | 1           | \$2,700        | B             |
| Air Conditioning            |                |   |                |                    |                |             |                |               |
| Energy Source               |                |   |                |                    |                |             |                |               |
| Electricity                 | 100%           |   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment        |                |   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller   | 100%           |   |                | 2031               | * *            | 1           | \$90,000       | B             |
| Terminal Devices            |                |   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%           |   |                | 2027               | * *            | 1           | \$51,500       | B             |
| Heat Rejection              |                |   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%           |   |                | 2027               | * *            | 2           | \$57,900       | B             |
| Ventilation                 |                |   |                |                    |                |             |                |               |
| Distribution                |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |   |                | LIFE               | * *            | 2-5         | \$46,400       | B             |
| Exhaust Fans                |                |   |                |                    |                |             |                |               |
| Interior                    | 100%           |   |                | 2027               | * *            | 2           | \$2,600        | B             |
| Plumbing                    |                |   |                |                    |                |             |                |               |
| H/C Water Piping            |                |   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%           |   |                | 2035               | * *            | 1           |                | B             |
| Water Heater                |                |   |                |                    |                |             |                |               |
| Gas Fired                   | 100%           |   |                | 2020               | \$22,100       | 2           | \$1,200        | B             |
| Sanitary Piping             |                |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |                |   |                |                    |                |             |                |               |
| Cast Iron                   | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |                |   |                |                    |                |             |                |               |
| Rigid Piping                | 100%           |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |                |   |                |                    |                |             |                |               |
| Electric                    | 100%           |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer          |                |   |                |                    |                |             |                |               |
| Generic                     | 100%           |   |                | 2027               | * *            | 1           | \$5,100        | B             |
| Fixtures                    |                |   |                |                    |                |             |                |               |
| Generic                     | 100%           |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 69 - BK

Asset # : 13464

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport    |            |                   |                |                    |                |             |                |               |
| Elevators             |            |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-5         | \$42,000       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-2         | \$23,300       | B             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2031               | * *            | 1           | \$15,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - Q  
**Address** : 77-02 37 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q069  
**Program / Asset #** : BOE0724.000 / 544 **Yr Built/Renovated** : 1924 / 1996  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1288 **Lot** : 1 **BIN** : 4029892

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$1,244,400        | \$314,300        |
| Interior Architecture |  |                    | \$131,100        |
| Electrical            |  | \$123,400          | \$25,400         |
| Mechanical            |  |                    | \$258,900        |
| <b>Total</b>          |  | <b>\$1,367,800</b> | <b>\$729,800</b> |
| Priority A            |  | \$1,244,400        | \$314,300        |
| Priority B            |  | \$123,400          | \$284,400        |
| Priority C            |  |                    | \$131,100        |
| <b>Total</b>          |  | <b>\$1,367,800</b> | <b>\$729,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$70,400         |                 | \$7,300         |                 |
| Interior Architecture | \$15,000         |                 | \$11,100        |                 |
| Electrical            | \$5,500          | \$17,800        | \$9,900         | \$5,400         |
| Mechanical            | \$21,900         | \$38,200        | \$32,000        | \$38,900        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$122,700</b> | <b>\$65,900</b> | <b>\$70,100</b> | <b>\$54,100</b> |
| Priority A            | \$70,400         |                 | \$7,300         |                 |
| Priority B            | \$52,200         | \$65,900        | \$51,800        | \$54,100        |
| Priority C            |                  |                 | \$11,100        |                 |
| <b>Total</b>          | <b>\$122,700</b> | <b>\$65,900</b> | <b>\$70,100</b> | <b>\$54,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$136,900      | LIFE               | **             | 5           | \$57,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        | Now               | \$246,900      | LIFE               | **             | 5           | \$73,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$58,800       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$23,900       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 35%        |                   |                | 2036               | **             | 5           | \$14,500       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Wood  | 60%        | Now               | \$781,600      | 2045               | **             | 5           | \$124,600      | A             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Stairs Throughout                                  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1924 Wing, Throughout                              |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : 1924 Wing, Throughout                              |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$11,800       | LIFE               | **             | 5           | \$4,200        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : 1924 Wing Coping                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        | Now               | \$79,000       | LIFE               | **             | 5           | \$5,900        | A             |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Interior Face Of 1924 Wing                         |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Interior Face Of 1924 Wing                         |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | A             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 50%   | Now               | \$22,300       | 2025    | * *                |             |                | A             |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : 1924 Wing Corridors                                  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 20%   | Now               | \$7,700        | 2025    | * *                |             |                | A             |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Second Floor   |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 20%   | Now               | \$11,200       | 2033    | * *                |             |                | A             |  |
|                         | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |
| Skylight, Plastic       | 10%   | Now               | \$17,600       | 2033    | * *                | 1           |                | A             |  |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Atrium  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Atrium   |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%   |                   |                | LIFE    | * *                | 5           | \$25,900       | C             |  |
| Ceramic Tile            | 5%  |                   |                | 2023    | \$131,100          | 5           | \$5,900        | C             |  |
| Vinyl Tile              | 75%   |                   |                | 2025    | * *                | 3           | \$33,300       | C             |  |
| Wood                    | 10%   |                   |                | 2048    | * *                | 5           | \$22,200       | C             |  |
| Interior Walls          |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE    | * *                | 5           | \$5,900        | C             |  |
| Gypsum Board            | 10%   |                   |                | LIFE    | * *                | 5           | \$8,800        | C             |  |
| Masonry: Brick          | 10%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                 | 50%   |                   |                | LIFE    | * *                | 5           | \$22,100       | C             |  |
| SGFT/Glazed Masonry     | 20%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Ceilings                |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered       | 5%  | Now               | \$3,600        | 2033    | * *                | 5           | \$3,000        | B             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                         | Location : Fifth Floor Corridor Near Elevator                   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Fifth Floor Corridor Near Elevator                   |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn    | 25%   | 4+                | \$11,400       | 2033    | * *                | 5           | \$18,500       | B             |  |
|                         | Staining/Discoloring, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Atrium   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Atrium   |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn    | 40%   |                   |                | 2033    | * *                | 5           | \$59,200       | B             |  |
| AcousTileSusp.Lay-In    | 5%  |                   |                | 2033    | * *                | 5           | \$5,900        | B             |  |
| Exposed Struc: Steel    | 15%   |                   |                | LIFE    | * *                |             |                | B             |  |
| Plaster                 | 10%   |                   |                | LIFE    | * *                | 5           | \$7,400        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 40%   |                   |                | 2020               | \$11,500       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : Electrical Service Rated @ 1200 Amps                |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 60%   |                   |                | 2040               | **             | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : 2 Main Disconnect Switches Rated @ 1600 & 4000 Amps |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%   |                   |                | 2040               | **             | 5           | \$300          | B             |
| Molded Case Bkrs         | 20%   |                   |                | 2040               | **             | 5           | \$400          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2040               | **             | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2020               | \$11,900       | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 90%   |                   |                | 2036               | **             | 5           | \$1,800        | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2019               | \$13,600       | 5           | \$200          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 40%   | 2-4               | \$52,300       | 2045               | **             | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 60%   |                   |                | 2040               | **             | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2033               | **             | 5           | \$500          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%  |                   |                |                    |                |             |                | D             |
|                          | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                          | Explanation : Covered With Insulation                             |                   |                |                    |                |             |                |               |
| Stand-by Power           |   |                   |                |                    |                |             |                |               |
| Transfer Switches        |   |                   |                |                    |                |             |                |               |
| Automatic                | 100%  |                   |                | 2033               | **             | 1           | \$23,700       | B             |
| Generators               |   |                   |                |                    |                |             |                |               |
| Diesel                   | 100%  |                   |                | 2029               | **             | 1           | \$29,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : 250 Kva   |                   |                |                    |                |             |                |               |
| Batteries                |   |                   |                |                    |                |             |                |               |
| Nickel Cadmium           | 100%  |                   |                | 2015               | \$600          | 5           | \$17,200       | B             |
| Fuel Storage             |   |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%   |                   |                | 2036               | **             | 5           | \$7,300        | B             |
| Main Tank                | 50%   |                   |                | 2048               | **             | 5           | \$1,200        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

98%

2025

\* \*

10

\$71,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

HID

2%

2025

\* \*

10

\$100

B

Egress Lighting

Exit, Service

50%

2025

\* \*

1

B

Exit, Battery

50%

2025

\* \*

10

\$2,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2040

\* \*

1

B

Conversion Equipment

Heat Exchanger

40%

2029

\* \*

1

\$15,700

B

Steam Boiler

60%

2033

\* \*

1

\$47,100

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers*

Distribution

Hot Wtr Piping/Pump

50%

2036

\* \*

4

\$2,000

B

Steam Piping/Pump

50%

2040

\* \*

4

\$2,000

B

Terminal Devices

Air Handler

20%

2025

\* \*

1

\$9,800

B

Convector/Radiator

40%

2033

\* \*

1

\$10,200

B

Fan Coil Unit/Heat

40%

2025

\* \*

1

\$10,200

B

## Air Conditioning

Energy Source

Electricity

100%

2036

\* \*

1

B

Conversion Equipment

Centrifugal, Elec Chiller

90%

2029

\* \*

1

\$77,100

B

Ext Pkg Unit - Cooling

10%

2025

\* \*

2

\$500

B

Distribution

Chilled Wtr Pipe/Pump

100%

2040

\* \*

4

\$3,900

B

Terminal Devices

Air Handler/Cool/Ht

90%

2025

\* \*

1

\$44,100

B

Fan Coil - Cool/Heat

10%

2025

\* \*

1

\$2,600

B

Heat Rejection

Water Cool Tower

100%

2021

\$258,900

2

\$79,600

B

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$44,100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 69 - Q

Asset # : 544

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 95%        |                   |                | 2025               | * *            | 2           | \$2,300        | B             |
| Roof   | 5%         |                   |                | 2025               | * *            | 2           | \$100          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$21,000       | 2           | \$1,200        | B             |
| Other Observation, Extent : Light, Area Affected : 10%                         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Large Hot Water Heaters Installed But Never Put Into Service |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : B,1,2,3,4,5   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - Q MINISCHOOL  
**Address** : 77-02 37 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q069  
**Program / Asset #** : BOE0724.010 / 4361 **Yr Built/Renovated** : 1996 / 2008  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1288 **Lot** : 1 **BIN** : 4029892

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014      | FY 2015         | FY 2016        | FY 2017      |
|-----------------------|--------------|-----------------|----------------|--------------|
| Exterior Architecture |              | \$33,200        | \$800          |              |
| Interior Architecture |              |                 | \$1,200        |              |
| Electrical            |              | \$6,200         | \$100          |              |
| Mechanical            | \$200        | \$300           | \$700          | \$300        |
| <b>Total</b>          | <b>\$200</b> | <b>\$39,800</b> | <b>\$2,800</b> | <b>\$300</b> |
| Priority A            |              | \$33,200        | \$800          |              |
| Priority B            | \$200        | \$6,600         | \$800          | \$300        |
| Priority C            |              |                 | \$1,200        |              |
| <b>Total</b>          | <b>\$200</b> | <b>\$39,800</b> | <b>\$2,800</b> | <b>\$300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - Q MINISCHOOL

Asset # : 4361

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Stucco Cement

100%

2040

\* \*

5

\$25,600

A

*Recent Replace Evident, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Windows

Aluminum

100%

2036

\* \*

5

\$1,600

A

## Roof

Single Ply Membrane

100%

2025

\* \*

10

\$20,400

A

## Interior

## Floors

Vinyl Tile

100%

2025

\* \*

3

\$3,700

C

## Interior Walls

Fiberglass Panel

100%

LIFE

\* \*

C

## Ceilings

AcousTileSusp.Lay-In

100%

2033

\* \*

5

\$9,600

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Raceway

Conduit

100%

2040

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2036

\* \*

5

\$200

B

## Wiring

Thermoplastic

100%

2040

\* \*

1

B

## Lighting

## Interior Lighting

Fluorescent

99%

2025

\* \*

10

\$6,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

HID

1%

2025

\* \*

10

B

## Egress Lighting

Exit, Service

60%

2025

\* \*

1

B

Exit, Battery

40%

2025

\* \*

10

\$200

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Electricity

100%

2040

\* \*

1

B

## Terminal Devices

Fan Coil Unit/Heat

100%

2025

\* \*

1

\$2,200

B

## Air Conditioning

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## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - Q MINISCHOOL

Asset # : 4361

| Mechanical           |                                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type                 | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning     |                                |                |                   |                    |         |                |             |                |               |
|                      | Energy Source                  |                |                   |                    |         |                |             |                |               |
|                      | Electricity                    | 100%           |                   |                    | 2036    | * *            | 1           |                | B             |
| Conversion Equipment |                                |                |                   |                    |         |                |             |                |               |
|                      | Int Pkg Unit - Heating/Cooling | 100%           |                   |                    | 2021    | \$4,100        | 2           | \$400          | B             |
| Ventilation          |                                |                |                   |                    |         |                |             |                |               |
|                      | Distribution                   |                |                   |                    |         |                |             |                |               |
|                      | Ductwork/Diffusers             | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$3,700        | B             |
| Exhaust Fans         |                                |                |                   |                    |         |                |             |                |               |
|                      | Interior                       | 100%           |                   |                    | 2025    | * *            | 2           | \$200          | B             |
| Plumbing             |                                |                |                   |                    |         |                |             |                |               |
|                      | H/C Water Piping               |                |                   |                    |         |                |             |                |               |
|                      | Brass/Copper                   | 100%           |                   |                    | 2040    | * *            | 1           |                | B             |
| Water Heater         |                                |                |                   |                    |         |                |             |                |               |
|                      | Electric                       | 100%           |                   |                    | 2018    | \$1,200        | 4           | \$100          | B             |
| Sanitary Piping      |                                |                |                   |                    |         |                |             |                |               |
|                      | Cast Iron                      | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Fixtures             |                                |                |                   |                    |         |                |             |                |               |
|                      | Generic                        | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - SI  
**Address** : 144 KEATING PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : R069  
**Program / Asset #** : BOE0944.000 / 1420 **Yr Built/Renovated** : 1976 / 2010  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2366 **Lot** : 73 **BIN** : 5037541

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,024,400           | \$113,500             |
| Interior Architecture | \$104,400             | \$45,900              |
| Electrical            |                       | \$1,662,400           |
| Mechanical            |                       | \$57,200              |
| <b>Total</b>          | <b>\$1,128,900</b>    | <b>\$1,879,100</b>    |
| Priority A            | \$1,024,400           | \$113,500             |
| Priority B            | \$45,900              | \$1,765,600           |
| Priority C            | \$58,500              |                       |
| <b>Total</b>          | <b>\$1,128,900</b>    | <b>\$1,879,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$85,100         |                 | \$2,700          |                 |
| Interior Architecture | \$23,300         |                 |                  | \$24,500        |
| Electrical            | \$4,800          | \$5,100         | \$15,900         | \$4,300         |
| Mechanical            | \$36,300         | \$24,800        | \$86,000         | \$21,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$153,400</b> | <b>\$33,800</b> | <b>\$108,500</b> | <b>\$54,500</b> |
| Priority A            | \$85,100         |                 | \$2,700          |                 |
| Priority B            | \$45,000         | \$33,800        | \$105,900        | \$30,000        |
| Priority C            | \$23,300         |                 |                  | \$24,500        |
| <b>Total</b>          | <b>\$153,400</b> | <b>\$33,800</b> | <b>\$108,500</b> | <b>\$54,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$40,200       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 3%         |                   |                | 2041               | * *            | 5-10        | \$9,800        | A             |
| Pre-Cast Concrete  | 12%        | Now               | \$20,400       | LIFE               | * *            | 5           | \$18,500       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Foundation Wall Throughout                 |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 15%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Basement Foundation Wall Throughout    |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$16,700       | 2037               | * *            | 5           | \$8,700        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | Now               | \$17,300       | LIFE               | * *            | 5           | \$1,300        | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Coping At Bulkheads Is Missing                      |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Copings, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 90%        |                   |                | LIFE               | * *            | 5           | \$73,300       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | Now               | \$1,024,400    | 2031               | * *            |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%<br>Location : Throughout<br>Patching Evident, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Repairs in Progress, Extent : Light, Area Affected : 66%<br>Location : Throughout<br>Vegetation Growth, Extent : Moderate, Area Affected : 10%<br>Location : Lower Roof<br>Water Penetration, Extent : Light, Area Affected : 15%<br>Location : Upper Roof |                   |                |                    |                |             |                |               |
| Roll Roofing            | 5%  |                   |                | 2014               | \$25,900       | 5           | \$9,700        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Carpet                  | 2%  |                   |                | 2020               | \$16,000       | 3           | \$5,400        | C             |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | * *            | 5           | \$14,800       | C             |
| Terrazzo                | 2%  |                   |                | LIFE               | * *            | 5           | \$2,100        | C             |
| Vinyl Tile              | 85%   |                   |                | 2026               | * *            | 3           | \$57,400       | C             |
| Wood                    | 6%  |                   |                | 2049               | * *            | 5           | \$15,200       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 8%  |                   |                | LIFE               | * *            |             |                | C             |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE               | * *            | 5           | \$2,800        | C             |
| Folding Partition       | 5%  |                   |                | 2037               | * *            | 5           | \$17,700       | C             |
| Gypsum Board            | 2%  |                   |                | LIFE               | * *            | 5           | \$1,700        | C             |
| Metal Panel             | 10%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                 | 45%   | Now               | \$58,500       | LIFE               | * *            | 5           | \$19,100       | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 5%<br>Location : Auditorium<br>Repairs in Progress, Extent : Light, Area Affected : 66%<br>Location : Throughout<br>Water Penetration, Extent : Severe, Area Affected : 25%<br>Location : Auditorium   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 70%   |                   |                | 2034               | * *            | 5           | \$91,800       | B             |
| Exposed Concrete        | 25%   |                   |                | LIFE               | * *            | 5           | \$5,100        | B             |
| Exposed Struc: Steel    | 5%  |                   |                | LIFE               | * *            |             |                | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$119,200      | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2020               | \$94,800       | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2029               | * *            | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2021               | \$122,700      | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$33,000       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2021               | \$788,700      | 10          | \$80,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$11,300       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2021               | \$18,700       | 10          | \$10,900       | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$7,500        | 1           |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2021               | \$327,500      | 1           | \$35,500       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2026               | * *            | 1-3         | \$6,000        | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2031               | * *            | 5           | \$27,900       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

| Mechanical       |                       | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                       |  |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment  |  |                   |                |                    |                |             |                |               |
|                  | Steam Boiler          | 100%   |                   |                | 2026               | * *            | 1           | \$89,400       | B             |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                  |                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                  |                       | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
|                  | Distribution          |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump     | 100%   |                   |                | 2031               | * *            | 4           | \$6,700        | B             |
|                  |                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                  |                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                  | Terminal Devices      |  |                   |                |                    |                |             |                |               |
|                  | Air Handler           | 30%  | Now               | \$3,300        | 2026               | * *            | 1           | \$15,100       | B             |
|                  |                       | Malfunctioning, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                  |                       | Location : Pneumatic Valves, Throughout                    |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator    | 60%  | Now               | \$11,700       | 2034               | * *            | 1           | \$15,800       | B             |
|                  |                       | Malfunctioning, Extent : Severe, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                  |                       | Location : Thermostats, Throughout                         |                   |                |                    |                |             |                |               |
|                  | Fan Coil Unit/Heat    | 10%  |                   |                | 2026               | * *            | 1           | \$2,900        | B             |
| Air Conditioning |                       |  |                   |                |                    |                |             |                |               |
|                  | Energy Source         |  |                   |                |                    |                |             |                |               |
|                  | Electricity           | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
|                  | Conversion Equipment  |  |                   |                |                    |                |             |                |               |
|                  | Reciprocating         | 30%  |                   |                | 2026               | * *            | 1           | \$12,600       | B             |
|                  | Compr/Chiller         |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit      | 15%  |                   |                | 2016               | \$31,700       | 1           |                | B             |
|                  | No Component          | 55%  |                   |                |                    |                |             |                | D             |
|                  | Distribution          |  |                   |                |                    |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump | 30%  |                   |                | 2041               | * *            | 4           | \$1,300        | B             |
|                  | No Component          | 70%  |                   |                |                    |                |             |                | D             |
|                  | Terminal Devices      |  |                   |                |                    |                |             |                |               |
|                  | Air Handler/Cool/Ht   | 20%  |                   |                | 2026               | * *            | 1           | \$11,200       | B             |
|                  | Fan Coil - Cool/Heat  | 10%  | Now               | \$1,800        | 2026               | * *            | 1           | \$2,600        | B             |
|                  |                       | Leak Evident, Extent : Severe, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                  |                       | Location : Room 313 On 3rd Floor                           |                   |                |                    |                |             |                |               |
|                  | No Component          | 70%  |                   |                |                    |                |             |                | D             |
|                  | Heat Rejection        |  |                   |                |                    |                |             |                |               |
|                  | Remote Air Cond       | 30%  |                   |                | 2026               | * *            | 2           | \$18,900       | B             |
|                  | No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                       |  |                   |                |                    |                |             |                |               |
|                  | Distribution          |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$50,300       | B             |
|                  | Exhaust Fans          |  |                   |                |                    |                |             |                |               |
|                  | Interior              | 30%  |                   |                | 2026               | * *            | 2           | \$800          | B             |
|                  | Roof                  | 70%  |                   |                | 2021               | \$57,200       | 2           | \$2,000        | B             |
| Plumbing         |                       |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping      |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper          | 100%   |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 69 - SI

Asset # : 1420

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$23,900       | 2           | \$1,400        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$13,400       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Explanation : Multiple Units In Use Due To Constant Flooding In Basement |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : B-3   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2041               | * *            | 1-5         | \$47,200       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2041               | * *            | 1-2         | \$5,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 7 - BX  
**Address** : 3201 KINGSBRIDGE AVENUE  
**Borough** : BRONX **Agency's Number** : X007  
**Program / Asset #** : BOE0160.000 / 527 **Yr Built/Renovated** : 1929 / 2000  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5756 **Lot** : 195 **BIN** : 2083564

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$286,300             |
| Interior Architecture | \$137,600             | \$499,400             |
| Electrical            | \$537,300             | \$90,200              |
| Mechanical            | \$82,600              | \$332,100             |
| <b>Total</b>          | <b>\$757,500</b>      | <b>\$1,208,000</b>    |
| Priority A            |                       | \$286,300             |
| Priority B            | \$664,900             | \$422,300             |
| Priority C            | \$92,600              | \$499,400             |
| <b>Total</b>          | <b>\$757,500</b>      | <b>\$1,208,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,300         |                 | \$16,600        | \$2,800         |
| Interior Architecture | \$17,700        | \$6,000         | \$12,400        |                 |
| Electrical            | \$700           | \$300           | \$46,500        | \$100           |
| Mechanical            | \$13,300        | \$10,600        | \$23,800        | \$9,800         |
| <b>Total</b>          | <b>\$40,000</b> | <b>\$16,900</b> | <b>\$99,200</b> | <b>\$12,700</b> |
| Priority A            | \$8,300         |                 | \$16,600        | \$2,800         |
| Priority B            | \$28,200        | \$10,800        | \$70,300        | \$9,900         |
| Priority C            | \$3,500         | \$6,000         | \$12,400        |                 |
| <b>Total</b>          | <b>\$40,000</b> | <b>\$16,900</b> | <b>\$99,200</b> | <b>\$12,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BX

## Asset # : 527

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$25,200       | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$38,800       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 25%        |                   |                | 2037               | **             | 5           | \$5,500        | A             |
| Aluminum   | 75%        |                   |                | 2043               | **             | 5           | \$16,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Metal Rail   | 10%        |                   |                | 2034               | **             | 5-10        | \$13,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 40%        |                   |                | 2026               | **             | 10          | \$16,600       | A             |
| IRMA/Protected Membrane  | 60%        |                   |                | 2021               | \$231,400      | 10          | \$24,900       | A             |
| Water Penetration, Extent : Light, Area Affected : 3%<br>Location : New Wing - South & North Bulkheads                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$38,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 3%<br>Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2034               | **             | 5           | \$4,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 55%        |                   |                | 2021               | \$460,900      | 3           | \$18,100       | C             |
| Wood   | 15%        |                   |                | 2036               | **             | 5           | \$24,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2034               | **             | 5           | \$2,700        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 57%        | Now               | \$92,600       | LIFE               | **             | 5           | \$15,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%<br>Location : Classroom 354 & Throughout Stairs 8 & 9 Including Vestibule   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%        |                   |                | 2034               | **             | 5           | \$10,900       | B             |
| AcousTileSusp.Lay-In   | 20%        |                   |                | 2034               | **             | 5           | \$17,500       | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,400        | B             |
| Plaster  | 60%        | Now               | \$45,000       | LIFE               | **             | 5           | \$32,800       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout Stairs 8 & 9 Of 1929 Wing Including Exit Vestibule |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BX

## Asset # : 527

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |               |
|                 | Service Equipment        |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : One 1600 Amps                                |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2047               | * *            | 5           | \$300          | B             |
|                 | Raceway                  |  |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 70%  |                   |                | 2021               | \$59,700       | 1           |                | B             |
|                 | Conduit                  | 20%  |                   |                | 2031               | * *            | 1           |                | B             |
|                 | Conduit                  | 10%  |                   |                | 2047               | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 5%   |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
|                 | Molded Case Bkrs         | 30%  |                   |                | 2020               | \$30,500       | 5           | \$500          | B             |
|                 | Molded Case Bkrs         | 10%  |                   |                | 2029               | * *            | 5           | \$200          | B             |
|                 | Molded Case Bkrs         | 55%  |                   |                | 2043               | * *            | 5           | \$800          | B             |
|                 | Wiring                   |  |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 40%  | 2-4               | \$35,800       | 2046               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
|                 | Thermoplastic            | 50%  |                   |                | 2047               | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 80%  |                   |                | 2034               | * *            | 5           | \$300          | B             |
|                 | Locally Mounted          | 20%  |                   |                | 2019               | \$4,200        | 5           | \$100          | B             |
| Ground          |                          |  |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |               |
|                 | Generic                  | 50%  | 2-4               | \$500          | LIFE               | * *            | 5           | \$400          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
|                 | Generic                  | 50%  |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting        |                          |  |                   |                |                    |                |             |                |               |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 85%  |                   |                | 2016               | \$450,200      | 10          | \$45,800       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 10%  |                   |                | 2026               | * *            | 10          | \$5,400        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
|                 | HID                      | 2%   |                   |                | 2016               | \$4,900        | 10          |                | B             |
|                 | Incandescent             | 3%   |                   |                | 2016               | \$15,900       | 2           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BX

## Asset # : 527

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Service | 40%  |  |  | 2026 | **       | 1  |         | B |
| Emergency, Battery | 10%  |  |  | 2026 | **       | 10 | \$1,400 | B |
| Exit, Service      | 50%  |  |  | 2026 | **       | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$23,900 | 10 | \$200   | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |           |   |          |   |
|---|------|--|--|------|-----------|---|----------|---|
| Energy Source   |      |  |  |      |           |   |          |   |
| Interruptible Gas/Dual Fuel                             | 100% |  |  | 2047 | **        | 1 |          | B |
| Conversion Equipment                                    |      |  |  |      |           |   |          |   |
| Steam Boiler  | 100% |  |  | 2034 | **        | 1 | \$58,300 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |           |   |          |   |
| Location : Basement                                     |      |  |  |      |           |   |          |   |
| Explanation : 2 Units                                   |      |  |  |      |           |   |          |   |
| Distribution  |      |  |  |      |           |   |          |   |
| Steam Piping/Pump                                       | 100% |  |  | 2031 | **        | 4 | \$4,400  | B |
| Terminal Devices  |      |  |  |      |           |   |          |   |
| Air Handler   | 20%  |  |  | 2021 | \$72,200  | 1 | \$7,300  | B |
| Convactor/Radiator                                      | 60%  |  |  | 2026 | **        | 1 | \$11,400 | B |
| Fan Coil Unit/Heat                                      | 20%  |  |  | 2021 | \$200,600 | 1 | \$3,800  | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2029 | **       | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 60%  |  |  | 2016 | \$82,600 | 1 |  | B |
| No Component         | 40%  |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$32,800 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 80%  |  |  | 2021 | \$59,300 | 2   | \$1,500  | B |
| Roof               | 20%  |  |  | 2016 | \$10,700 | 2   | \$400    | B |

## Plumbing

|                  |      |  |  |      |          |   |       |   |
|------------------|------|--|--|------|----------|---|-------|---|
| H/C Water Piping |      |  |  |      |          |   |       |   |
| Brass/Copper     | 20%  |  |  | 2041 | **       | 1 |       | B |
| Galv Iron/Steel  | 80%  |  |  | 2026 | **       | 1 |       | B |
| Water Heater     |      |  |  |      |          |   |       |   |
| Gas Fired        | 100% |  |  | 2019 | \$15,600 | 2 | \$900 | B |
| Sanitary Piping  |      |  |  |      |          |   |       |   |
| Cast Iron        | 100% |  |  | LIFE | **       | 1 |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 7 - BX

Asset # : 527

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$4,700        | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Ongoing Leak From Roof To Room # 354</i>   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2021               | \$6,500        | 1           | \$3,600        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2031               | * *            | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 70 - Q  
**Address** : 30-45 42 STREET BTWN: 30 AVE., NEWTOWN RD.  
**Borough** : QUEENS **Agency's Number** : Q070  
**Program / Asset #** : BOE0723.000 / 666 **Yr Built/Renovated** : 1924 / 2010  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 696 **Lot** : 14 **BIN** : 4442503

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$339,200             |
| Interior Architecture |                       | \$488,400             |
| Electrical            | \$102,300             | \$128,700             |
| Mechanical            | \$78,700              | \$636,300             |
| <b>Total</b>          | <b>\$180,900</b>      | <b>\$1,592,500</b>    |
| Priority A            |                       | \$339,200             |
| Priority B            | \$180,900             | \$800,800             |
| Priority C            |                       | \$452,500             |
| <b>Total</b>          | <b>\$180,900</b>      | <b>\$1,592,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$32,900        |                 | \$7,800         | \$30,800        |
| Electrical            | \$300           | \$800           | \$500           | \$32,900        |
| Mechanical            | \$9,600         | \$10,400        | \$16,100        | \$9,700         |
| <b>Total</b>          | <b>\$42,800</b> | <b>\$11,200</b> | <b>\$24,400</b> | <b>\$73,400</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$28,400        | \$11,200        | \$16,600        | \$51,600        |
| Priority C            | \$14,400        |                 | \$7,800         | \$21,800        |
| <b>Total</b>          | <b>\$42,800</b> | <b>\$11,200</b> | <b>\$24,400</b> | <b>\$73,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$46,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Various Areas                                       |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$112,900      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 15%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Various Areas                                       |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2038    | * *                | 5           | \$33,600       | A             |  |
|                        | Other Observation, Extent : Light, Area Affected : 30%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Lower Floors  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Steel Security Guards Present                    |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$7,800        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE    | * *                | 5           | \$5,500        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2022    | \$179,900          | 10          | \$33,300       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%  |                   |                | LIFE    | * *                | 5           | \$41,900       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2031    | * *                | 5           | \$4,800        | C             |  |
| Marble Panels          | 2%   |                   |                | LIFE    | * *                | 5           | \$1,400        | C             |  |
| Terrazzo               | 3%   | 0-2               | \$8,600        | LIFE    | * *                | 5           | \$2,200        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : At Main Entrance                                    |                   |                |         |                    |             |                |               |  |
| Traffic Topping        | 2%   |                   |                | 2027    | * *                | 5           | \$2,400        | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 2%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Dexotex  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 45%  |                   |                | 2022    | \$410,600          | 3           | \$16,200       | C             |  |
| Wood                   | 23%  |                   |                | 2037    | * *                | 5           | \$41,300       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Glass: Single Pane     | 2%   | Now               | \$5,800        | LIFE    | * *                | 5           | \$1,800        | C             |  |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 13%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Marble Panels          | 5%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 65%  |                   |                | LIFE    | * *                | 5           | \$23,200       | C             |  |
| Plaster                | 5%   |                   |                | LIFE    | * *                | 5           | \$1,800        | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Decorative Plaster                               |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |     |          | 2027 | ** | 5 | \$17,900 | B |
| Exposed Concrete     | 25% | Now | \$18,500 | LIFE | ** | 5 | \$3,700  | B |

*Corrosion/Rusting, Extent : Light, Area Affected : 5%**Location : Behind Boiler Room**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Behind Boiler Room*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 60% |  |  | LIFE | ** | 5 | \$35,900 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1 - Electrical Service Rated @ 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 30% |  |  | 2030 | **       | 5 | \$500 | B |
| Molded Case Bkrs | 15% |  |  | 2021 | \$15,200 | 5 | \$200 | B |
| Molded Case Bkrs | 50% |  |  | 2038 | **       | 5 | \$800 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$44,800 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 40% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

98%

2027

\* \*

10

\$57,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 And T-8 Lamps*

## HID

2%

2022

\$5,300

10

B

## Egress Lighting

## Emergency, Battery

40%

2027

\* \*

10

\$6,200

B

## Exit, Service

60%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2017

\$26,000

10

\$200

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$10,700

1

\$1,200

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2022

\$36,700

1-3

\$1,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - 7500 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$63,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$3,200

B

## Terminal Devices

## Air Handler

20%

2017

\$78,700

1

\$7,900

B

## Convactor/Radiator

80%

2020

\$551,100

1

\$16,600

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2020

\$15,000

1

B

## No Component

90%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 70 - Q

Asset # : 666

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$35,700       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2027               | * *            | 2           | \$2,000        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2022               | \$17,000       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2027               | * *            | 1           | \$4,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2022               | \$85,200       | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 70 - Q MINISCHOOL  
**Address** : 30-45 42 STREET BTWN: 30 AVE., NEWTOWN RD.  
**Borough** : QUEENS **Agency's Number** : Q870  
**Program / Asset #** : BOE0723.010 / 667 **Yr Built/Renovated** : 1972 /  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 696 **Lot** : 14 **BIN** : 4442503

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,600             |                       |
| Interior Architecture | \$40,600              | \$101,500             |
| Electrical            |                       | \$118,900             |
| <b>Total</b>          | <b>\$212,200</b>      | <b>\$220,400</b>      |
| Priority A            | \$171,600             |                       |
| Priority B            |                       | \$118,900             |
| Priority C            | \$40,600              | \$101,500             |
| <b>Total</b>          | <b>\$212,200</b>      | <b>\$220,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$32,500        | \$900          |                |                |
| Interior Architecture | \$26,700        |                | \$300          | \$1,300        |
| Electrical            |                 |                | \$100          | \$200          |
| Mechanical            | \$1,600         | \$1,700        | \$2,100        | \$400          |
| <b>Total</b>          | <b>\$60,800</b> | <b>\$2,600</b> | <b>\$2,500</b> | <b>\$1,900</b> |
| Priority A            | \$32,500        | \$900          |                |                |
| Priority B            | \$16,100        | \$1,800        | \$2,200        | \$600          |
| Priority C            | \$12,300        |                | \$300          | \$1,300        |
| <b>Total</b>          | <b>\$60,800</b> | <b>\$2,600</b> | <b>\$2,500</b> | <b>\$1,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - Q MINISCHOOL

Asset # : 667

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                       |     |     |          |      |     |   |         |   |
|-----------------------|-----|-----|----------|------|-----|---|---------|---|
| Concrete Masonry Unit | 65% | Now | \$26,100 | LIFE | * * | 5 | \$4,700 | A |
|-----------------------|-----|-----|----------|------|-----|---|---------|---|

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : North Facade*

|             |     |     |         |      |          |   |         |   |
|-------------|-----|-----|---------|------|----------|---|---------|---|
| Metal Panel | 35% | Now | \$6,400 | 2022 | \$32,000 | 5 | \$7,600 | A |
|-------------|-----|-----|---------|------|----------|---|---------|---|

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%**Location : South Side*

## Windows

|          |      |  |  |      |     |   |         |   |
|----------|------|--|--|------|-----|---|---------|---|
| Aluminum | 100% |  |  | 2030 | * * | 5 | \$1,800 | A |
|----------|------|--|--|------|-----|---|---------|---|

## Roof

|             |      |     |           |      |     |  |  |   |
|-------------|------|-----|-----------|------|-----|--|--|---|
| Metal Panel | 100% | Now | \$171,600 | 2042 | * * |  |  | A |
|-------------|------|-----|-----------|------|-----|--|--|---|

*Corrosion/Rusting, Extent : Moderate, Area Affected : 35%**Location : Throughout**Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

## Interior

## Floors

|              |    |  |  |      |     |   |       |   |
|--------------|----|--|--|------|-----|---|-------|---|
| Ceramic Tile | 5% |  |  | 2031 | * * | 5 | \$600 | C |
|--------------|----|--|--|------|-----|---|-------|---|

|            |     |     |          |      |           |   |         |   |
|------------|-----|-----|----------|------|-----------|---|---------|---|
| Vinyl Tile | 95% | Now | \$40,600 | 2022 | \$101,500 | 3 | \$4,000 | C |
|------------|-----|-----|----------|------|-----------|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Various Areas**Worn/Eroded, Extent : Moderate, Area Affected : 40%**Location : Throughout*

## Interior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 35% |  |  | LIFE | * * | 5 | \$1,400 | C |
|-----------------------|-----|--|--|------|-----|---|---------|---|

|             |     |     |          |      |     |  |  |   |
|-------------|-----|-----|----------|------|-----|--|--|---|
| Metal Panel | 65% | Now | \$12,300 | LIFE | * * |  |  | C |
|-------------|-----|-----|----------|------|-----|--|--|---|

*Deformed/Dented, Extent : Moderate, Area Affected : 10%**Location : Various Areas*

## Ceilings

|                      |      |     |          |      |     |   |         |   |
|----------------------|------|-----|----------|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 100% | Now | \$14,500 | 2035 | * * | 5 | \$5,400 | B |
|----------------------|------|-----|----------|------|-----|---|---------|---|

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Corridor, Classrooms**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Corridor, Classrooms*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$3,000 | 5 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1 - Electrical Service Rated @ 400 Amps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - Q MINISCHOOL

## Asset # : 667

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$49,500       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$1,100        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2021               | \$16,900       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2022               | \$800          | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$4,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$69,400       | 10          | \$6,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               |                | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2022               | \$1,200        | 10          | \$700          | B             |
| Exit, Service  | 60%        |                   |                | 2022               | \$700          | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$100          | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$1,300        | 1           | \$100          | B             |

| Mechanical       |                      | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |                |           |                    |      |                |       |                |          |
|                  | Energy Source        |                |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%           |           |                    | 2032 | * *            | 1     |                | B        |
|                  | Conversion Equipment |                |           |                    |      |                |       |                |          |
|                  | Furnace              | 100%           |           |                    | 2022 | \$10,400       | 1     | \$3,700        | B        |
| Air Conditioning |                      |                |           |                    |      |                |       |                |          |
|                  | Energy Source        |                |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%           |           |                    | 2030 | * *            | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - Q MINISCHOOL

Asset # : 667

| Mechanical       |                                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type                 | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                                |                |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment           |                |                   |                    |         |                |             |                |               |
|                  | Int Pkg Unit - Heating/Cooling | 100%           |                   |                    | 2020    | \$4,600        | 2           | \$500          | B             |
|                  | Heat Rejection                 |                |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit             | 100%           |                   |                    | 2022    | \$17,100       | 2           | \$5,200        | B             |
| Ventilation      |                                |                |                   |                    |         |                |             |                |               |
|                  | Distribution                   |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$4,200        | B             |
|                  | Exhaust Fans                   |                |                   |                    |         |                |             |                |               |
|                  | Interior                       | 100%           |                   |                    | 2022    | \$9,400        | 2           | \$200          | B             |
| Plumbing         |                                |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping               |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel                | 100%           |                   |                    | 2027    | * *            | 1           |                | B             |
|                  | Water Heater                   |                |                   |                    |         |                |             |                |               |
|                  | Electric                       | 100%           |                   |                    | 2015    | \$1,300        | 4           | \$100          | B             |
|                  | Sanitary Piping                |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Fixtures                       |                |                   |                    |         |                |             |                |               |
|                  | Generic                        | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 71 - Q  
**Address** : 62-85 FOREST AVENUE  
**Borough** : QUEENS **Agency's Number** : Q071  
**Program / Asset #** : BOE0725.000 / 531 **Yr Built/Renovated** : 1906 / 2002  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3492 **Lot** : 7 **BIN** : 4083519

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$112,300             | \$114,700             |
| Interior Architecture | \$844,200             | \$450,600             |
| Electrical            | \$141,800             | \$222,200             |
| Mechanical            |                       | \$255,500             |
| <b>Total</b>          | <b>\$1,098,300</b>    | <b>\$1,043,000</b>    |
| Priority A            | \$112,300             | \$114,700             |
| Priority B            | \$523,400             | \$534,500             |
| Priority C            | \$462,600             | \$393,800             |
| <b>Total</b>          | <b>\$1,098,300</b>    | <b>\$1,043,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,600         |                 |                 | \$17,400        |
| Interior Architecture | \$32,700         | \$5,200         | \$19,400        | \$3,200         |
| Electrical            | \$500            | \$900           | \$5,500         | \$400           |
| Mechanical            | \$106,200        | \$9,700         | \$39,500        | \$9,700         |
| <b>Total</b>          | <b>\$168,000</b> | <b>\$15,800</b> | <b>\$64,300</b> | <b>\$30,700</b> |
| Priority A            | \$28,600         |                 |                 | \$17,400        |
| Priority B            | \$124,800        | \$10,700        | \$45,000        | \$10,100        |
| Priority C            | \$14,700         | \$5,200         | \$19,400        | \$3,200         |
| <b>Total</b>          | <b>\$168,000</b> | <b>\$15,800</b> | <b>\$64,300</b> | <b>\$30,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 3%   |                   |                | LIFE    | **                 | 5           | \$28,300       | A             |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | **                 | 5           | \$114,700      | A             |  |
| Masonry: Limestone     | 2%   |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2037    | **                 | 5           | \$34,800       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   | Now               | \$24,600       | LIFE    | **                 | 5           | \$4,400        | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%<br>Location : Throughout               |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Throughout               |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  | 0-2               | \$71,400       | LIFE    | **                 | 5           | \$10,700       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%<br>Location : Throughout            |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2026    | **                 | 10          | \$40,900       | A             |  |
| Metal Panel            | 5%   |                   |                | 2034    | **                 | 10          | \$4,000        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$22,600       | C             |  |
| Ceramic Tile           | 5%   | Now               | \$11,400       | 2030    | **                 | 5           | \$2,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout                 |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 25%  |                   |                | 2029    | **                 | 3           | \$12,900       | C             |  |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 65%<br>Location : Throughout          |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 40%  |                   |                | 2021    | \$393,800          | 3           | \$15,500       | C             |  |
| Wood                   | 20%  |                   |                | 2036    | **                 | 5           | \$38,700       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$37,900       | 2030    | **                 | 5           | \$3,200        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20%<br>Location : Toilets Throughout |                   |                |         |                    |             |                |               |  |
| Glass: Single Pane     | 5%   |                   |                | LIFE    | **                 | 5           | \$4,800        | C             |  |
| Marble Panels          | 2%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 18%  | Now               | \$424,700      | LIFE    | **                 | 5           | \$6,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%<br>Location : Throughout              |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 40%<br>Location : Throughout                 |                   |                |         |                    |             |                |               |  |
| Plaster                | 70%  |                   |                | LIFE    | **                 | 5           | \$27,000       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 71 - Q

## Asset # : 531

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

|                      |     |     |          |      |          |   |          |   |
|----------------------|-----|-----|----------|------|----------|---|----------|---|
| AcousTileConcealSpLn | 2%  |     |          | 2019 | \$15,900 | 5 | \$2,600  | B |
| Metal Panel          | 10% | Now | \$16,800 | LIFE | * *      | 5 | \$12,900 | B |

Corrosion/Rusting, Extent : Moderate, Area Affected : 60%

Location : Basement And Crawl Spaces

|         |     |     |          |      |     |   |          |   |
|---------|-----|-----|----------|------|-----|---|----------|---|
| Plaster | 70% | Now | \$62,100 | LIFE | * * | 5 | \$45,200 | B |
|---------|-----|-----|----------|------|-----|---|----------|---|

Water Penetration, Extent : Light, Area Affected : 10%

Location : Kindergarten And Auditorium Exit

Other Observation, Extent : Moderate, Area Affected : 2%

Location : Room 458

Explanation : Tar Drips Through Ceiling Light Fixture

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 18% | Now | \$319,500 | LIFE | * * | 5 | \$11,600 | B |
|---------|-----|-----|-----------|------|-----|---|----------|---|

Cracking/Crumbling, Extent : Severe, Area Affected : 100%

Location : Throughout

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2041 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2037 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2020 | \$115,200 | 5 | \$1,500 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2037 | * * | 5 | \$100 | B |
|------------------|----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$78,500 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location :

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 30% |  |  | 2031 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | * * | 5 | \$500 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

100% 2026 \* \* 10 \$63,300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 Lamps*

Egress Lighting

Emergency, Battery  
Exit, Service

30% 2026 \* \* 10 \$5,000 B

70% 2026 \* \* 1 B

Exterior Lighting  
HID

100% 2021 \$28,000 10 \$200 B

## Alarm

Fire/Smoke Detection

No Component  
Generic

95% 2026 \* \* 1-3 \$2,100 D

5% 2026 \* \* 1-3 \$2,100 B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2041 \* \* 1 B

Conversion Equipment

Steam Boiler

100% 2034 \* \* 1 \$68,400 B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% Now \$27,500 2031 \* \* 4 \$3,400 B

*Leak Evident, Extent : Severe, Area Affected : 20%*  
*Location : Pipes, Vacuum Pump*  
*Other Observation, Extent : Severe, Area Affected : 50%*  
*Location : Boiler Room*  
*Explanation : All Traps Have Been Replaced, Live Steam Leaks Still Occur*

Terminal Devices

Air Handler  
Convactor/Radiator  
Fan Coil Unit/Heat

15% 2021 \$63,600 1 \$6,400 B

80% 2026 \* \* 1 \$17,900 B

5% 2021 \$58,900 1 \$1,100 B

## Air Conditioning

Energy Source

Electricity

100% 2029 \* \* 1 B

Conversion Equipment

Window/Wall Unit  
No Component

15% 2016 \$24,300 1 B

85% D

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$38,500 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 71 - Q

Asset # : 531

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$34,800       | 2021               | \$87,000       | 2           | \$1,700        | B             |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                    |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | Now               | \$23,500       | 2031               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                    |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$18,300       | 2           | \$1,000        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       | Now               | \$10,300       | 2031               | * *            | 4           | \$1,300        | B             |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                    |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2021               | \$45,900       | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 72 - BK ANNETTE P. GOLDMAN  
**Address** : 605 SHEPHERD AVENUE BTWN: BLAKE AVE., DUMONT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K072  
**Program / Asset #** : BOE0394.000 / 187 **Yr Built/Renovated** : 1975 / 2000  
**Area Sq Ft** : 124,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4069 **Lot** : 1 **BIN** : 3090219

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$385,100             | \$96,400              |
| Interior Architecture | \$44,000              | \$115,300             |
| Electrical            | \$599,100             | \$783,700             |
| Mechanical            | \$826,400             | \$570,400             |
| <b>Total</b>          | <b>\$1,854,600</b>    | <b>\$1,565,900</b>    |
| Priority A            | \$385,100             | \$96,400              |
| Priority B            | \$1,469,500           | \$1,469,500           |
| <b>Total</b>          | <b>\$1,854,600</b>    | <b>\$1,565,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,700        | \$13,400        |                 |                 |
| Interior Architecture |                 | \$15,700        | \$5,800         | \$5,900         |
| Electrical            | \$5,700         | \$5,400         | \$6,100         | \$6,200         |
| Mechanical            | \$40,200        | \$20,000        | \$44,200        | \$51,900        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$89,500</b> | <b>\$58,500</b> | <b>\$60,100</b> | <b>\$67,900</b> |
| Priority A            | \$39,700        | \$13,400        |                 |                 |
| Priority B            | \$49,900        | \$29,400        | \$54,200        | \$62,000        |
| Priority C            |                 | \$15,700        | \$5,800         | \$5,900         |
| <b>Total</b>          | <b>\$89,500</b> | <b>\$58,500</b> | <b>\$60,100</b> | <b>\$67,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 72 - BK ANNETTE P. GOLDMAN**  
**Asset # : 187**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | Now               | \$32,400       | LIFE               | **             | 5           | \$9,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Windows South Facade, Teachers Cafeteria            |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$86,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 30%        | Now               | \$300,200      | 2047               | **             | 5           | \$3,100        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : South Facade, Exit 5 Cafeteria, Rooms 313, 425      |            |                   |                |                    |                |             |                |               |
| Aluminum   | 70%        |                   |                | 2044               | **             | 5           | \$14,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$5,100        | A             |
| Metal Security Bars  | 10%        |                   |                | 2050               | **             |             |                | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Stucco Cement  | 40%        |                   |                | 2035               | **             | 5           | \$11,700       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$84,900       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : At Junction Of Lower Roof Over Rooms 123, 125, 225  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 225, 123, 125 Teachers Cafeteria         |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2035               | **             | 10          | \$7,600        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$34,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$4,700        | C             |
| Sheet Vinyl/Rubber   | 5%         |                   |                | 2027               | **             | 5           | \$11,800       | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Vinyl Tile   | 80%        |                   |                | 2027               | **             | 3           | \$47,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,900        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$5,500        | C             |
| Folding Partition  | 5%         |                   |                | 2038               | **             | 5           | \$17,300       | C             |
| Metal Panel  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$18,700       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 72 - BK ANNETTE P. GOLDMAN**  
**Asset # : 187**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 45%        |                   |                | 2027               | * *            | 5           | \$88,100       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%                               |            |                   |                |                    |                |             |                |               |
| Location : Teachers Cafeteria, Rooms 123, 125   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 35%        |                   |                | LIFE               | * *            | 5           | \$8,600        | B             |
| Fiber Board   | 5%         |                   |                | 2022               | \$71,300       |             |                | B             |
| Plaster   | 15%        |                   |                | LIFE               | * *            | 5           | \$14,700       | B             |
|   |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Disconnect Switches Rated @ 3000 Amperes And 1200 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$119,200      | 5           | \$500          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$143,700      | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 15%        |                   |                | 2021               | \$25,400       | 5           | \$400          | B             |
| Molded Case Bkrs  | 85%        |                   |                | 2021               | \$144,000      | 5           | \$2,300        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2022               | \$153,400      | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 70%        |                   |                | 2020               | \$23,100       | 5           | \$500          | B             |
| Motor Control Center  | 30%        |                   |                | 2020               | \$129,400      | 5           | \$800          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2030               | * *            | 10          | \$94,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2030               | * *            | 10          | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$12,600       | B             |
| Exit, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 72 - BK ANNETTE P. GOLDMAN**  
**Asset # : 187**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 30%  |                   |                | 2022               | \$12,700       | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                   |                   |                |                    |                |             |                |               |
|                       | Location : Outside   |                   |                |                    |                |             |                |               |
|                       | Explanation : Front Entrance Door And Rear Of The Building Only                              |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Generic               | 50%  |                   |                | 2030               | * *            | 1           | \$19,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                   |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways                           |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Generic               | 50%  |                   |                | 2017               | \$599,100      | 1-3         | \$32,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                   |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Old Fire Alarm System. Alarm Bell And Manual Pull Station In The Hallways Only |                   |                |                    |                |             |                |               |

| Mechanical   |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating      |                      |   |                   |                |                    |                |             |                |               |
|              | Energy Source        |   |                   |                |                    |                |             |                |               |
|              | Fuel Oil No 4        | 100%  |                   |                | 2032               | * *            | 5           | \$32,400       | B             |
|              | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|              | Steam Boiler         | 100%  |                   |                | 2027               | * *            | 1           | \$103,800      | B             |
|              |                      | Boiler Used For Hot Water, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|              |                      | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|              |                      | Repairs In Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|              |                      | Location : Boilers  |                   |                |                    |                |             |                |               |
|              |                      | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|              |                      | Location : Basement Boiler Room                                 |                   |                |                    |                |             |                |               |
|              |                      | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution |                      |   |                   |                |                    |                |             |                |               |
|              | Hot Wtr Piping/Pump  | 90%   | Now               | \$10,800       | 2030               | * *            | 4           | \$4,700        | B             |
|              |                      | Malfunctioning, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|              |                      | Location : Glycol Pre Heater, Basement                          |                   |                |                    |                |             |                |               |
|              | Steam Piping/Pump    | 10%   | Now               | \$1,700        | 2032               | * *            | 4           | \$500          | B             |
|              |                      | Leak Evident, Extent : Light, Area Affected : 5%                |                   |                |                    |                |             |                |               |
|              |                      | Location : Vacuum Condensate Pump                               |                   |                |                    |                |             |                |               |
|              |                      | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|              |                      | Location : Basement   |                   |                |                    |                |             |                |               |
|              |                      | Explanation : 1 Unit Of Heat Exchanger Being Used               |                   |                |                    |                |             |                |               |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 72 - BK ANNETTE P. GOLDMAN**  
**Asset # : 187**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 25%               |                          |                       | 2022                      | \$161,000             | 1                  | \$16,200              | B                    |
| Convactor/Radiator  | 55%               |                          |                       | 2027                      | * *                   | 1                  | \$18,600              | B                    |
| Fan Coil Unit/Heat  | 20%               |                          |                       | 2017                      | \$357,600             | 1                  | \$6,800               | B                    |
| <b>Air Conditioning</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller                                   | 15%               |                          |                       | 2017                      | \$60,800              | 1                  | \$7,300               | B                    |
| Reciprocating Compr/Chiller                                   | 15%               |                          |                       | 2027                      | * *                   | 1                  | \$7,300               | B                    |
| Window/Wall Unit  | 50%               |                          |                       | 2017                      | \$122,700             | 1                  |                       | B                    |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 30%               |                          |                       | 2032                      | * *                   | 4                  | \$1,600               | B                    |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 30%               |                          |                       | 2022                      | \$226,800             | 1                  | \$19,500              | B                    |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond   | 100%              | 0-2                      | \$285,300             | 2027                      | * *                   | 2                  | \$58,400              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units - On Extended Life</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$58,400              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 20%               |                          |                       | 2022                      | \$26,400              | 2                  | \$600                 | B                    |
| Roof  | 80%               |                          |                       | 2022                      | \$76,000              | 2                  | \$2,600               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | Now                      | \$3,700               | 2022                      | \$37,100              | 4                  | \$10,400              | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rusted &amp; Leaking, Boiler Room</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 72 - BK ANNETTE P. GOLDMAN**  
**Asset # : 187**

| Mechanical         |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                |   |                   |                    |         |                |             |                |               |
|                    | Fixtures       |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                |   |                   |                    |         |                |             |                |               |
|                    | Elevators      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                | Location : C-4  |                   |                    |         |                |             |                |               |
|                    |                | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |   |                   |                    |         |                |             |                |               |
|                    | Standpipe      |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    | 2032    | * *            | 1-5         | \$54,900       | B             |
|                    | Sprinkler      |   |                   |                    |         |                |             |                |               |
|                    | No Component   | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic        | 5%  |                   |                    | 2022    | \$69,700       | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 72 - M  
**Address** : 131 EAST 104 STREET @LEXINGTON AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M072  
**Program / Asset #** : BOE0044.000 / 1678 **Yr Built/Renovated** : 1924 / 2000  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1632 **Lot** : 11 **BIN** : 1081340

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$85,700              | \$155,100             |
| Interior Architecture | \$44,400              | \$610,000             |
| Electrical            | \$638,100             | \$247,800             |
| <b>Total</b>          | <b>\$768,200</b>      | <b>\$1,012,900</b>    |
| Priority A            | \$85,700              | \$155,100             |
| Priority B            | \$638,100             | \$297,400             |
| Priority C            | \$44,400              | \$560,500             |
| <b>Total</b>          | <b>\$768,200</b>      | <b>\$1,012,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,000        | \$29,200        | \$16,300        |                 |
| Interior Architecture | \$21,100        |                 | \$5,800         | \$5,200         |
| Electrical            | \$6,600         | \$18,800        |                 |                 |
| Mechanical            | \$8,700         | \$8,900         | \$18,200        | \$10,300        |
| <b>Total</b>          | <b>\$73,500</b> | <b>\$56,900</b> | <b>\$40,400</b> | <b>\$15,500</b> |
| Priority A            | \$37,000        | \$29,200        | \$16,300        |                 |
| Priority B            | \$15,400        | \$27,700        | \$18,200        | \$10,300        |
| Priority C            | \$21,100        |                 | \$5,800         | \$5,200         |
| <b>Total</b>          | <b>\$73,500</b> | <b>\$56,900</b> | <b>\$40,400</b> | <b>\$15,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - M

## Asset # : 1678

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$46,800       | LIFE               | * *            | 5           | \$45,200       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : North Facade  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  | Now               | \$38,900       | LIFE               | * *            | 5           | \$11,600       | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads, Exit 4                                   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$98,300       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | * *            | 5           | \$32,700       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Masonry: Brick         | 50%  | Now               | \$28,300       | LIFE               | * *            | 5           | \$4,200        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Interior Face                                       |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 20%               |                   |                |                    |                |             |                |               |
|                        | Location : Interior Face                                       |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%  |                   |                | 2025               | * *            | 10          | \$29,200       | A             |
| Skylight, Metal/Glass  | 10%  | Now               | \$8,700        | 2040               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria   |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$5,200        | 2029               | * *            | 5           | \$2,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Bathrooms   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%   | Now               | \$44,400       | 2030               | * *            | 3           | \$1,700        | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                        | Location : Roof Stair  |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Roof Stair  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 40%  |                   |                | 2020               | \$355,400      | 3           | \$18,600       | C             |
| Vinyl Tile             | 50%  |                   |                | 2025               | * *            | 3           | \$17,500       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 6%   |                   |                | 2023               | \$205,100      | 5           | \$7,000        | C             |
| Glass: Single Pane     | 4%   | Now               | \$11,300       | LIFE               | * *            | 5           | \$3,500        | C             |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 80%  |                   |                | LIFE               | * *            | 5           | \$27,900       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 15%  |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Plaster                | 85%  |                   |                | LIFE               | * *            | 5           | \$49,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - M

## Asset # : 1678

| Electrical               |                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System                   | Component Type      | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                     |   |                   |                |                    |                |             |                |               |
|                          | Service Equipment   |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw       | 100%  |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          |                     | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Two Main Service Ratings Is Not Available     |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |                     |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw       | 20%   |                   |                | 2020               | \$17,900       | 5           | \$100          | B             |
|                          | Fused Knife Sw      | 80%   | 2-4               | \$71,500       | 2050               | * *            | 5           | \$100          | B             |
|                          |                     | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          |                     | Location : Basement   |                   |                |                    |                |             |                |               |
| Raceway                  |                     |   |                   |                |                    |                |             |                |               |
|                          | Conduit             | 90%   |                   |                | 2020               | \$76,700       | 1           |                | B             |
|                          | Conduit             | 10%   |                   |                | 2030               | * *            | 1           |                | B             |
| Panelboards              |                     |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw       | 5%  |                   |                | 2028               | * *            | 5           | \$100          | B             |
|                          | Fused Toggle Switch | 5%  | 2-4               | \$5,100        | 2045               | * *            | 5           |                | B             |
|                          |                     | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          |                     | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Molded Case Bkrs    | 10%   |                   |                | 2028               | * *            | 5           | \$200          | B             |
|                          | Molded Case Bkrs    | 80%   |                   |                | 2019               | \$81,300       | 5           | \$1,300        | B             |
| Wiring                   |                     |   |                   |                |                    |                |             |                |               |
|                          | Braided Cloth       | 80%   | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
|                          |                     | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          |                     | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Thermoplastic       | 20%   |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers        |                     |   |                   |                |                    |                |             |                |               |
|                          | Locally Mounted     | 60%   |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
|                          | Locally Mounted     | 40%   |                   |                | 2025               | * *            | 5           | \$200          | B             |
| Ground                   |                     |   |                   |                |                    |                |             |                |               |
|                          | Grounding Devices   |   |                   |                |                    |                |             |                |               |
|                          | Generic             | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          |                     | Location : Basement   |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting                 |                     |   |                   |                |                    |                |             |                |               |
|                          | Interior Lighting   |   |                   |                |                    |                |             |                |               |
|                          | Fluorescent         | 16%   |                   |                | 2020               | \$89,800       | 10          | \$9,100        | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          |                     | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Using T8 Lamps                                |                   |                |                    |                |             |                |               |
|                          | Fluorescent         | 80%   |                   |                | 2015               | \$449,200      | 10          | \$45,700       | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          |                     | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Using T12 Lamps                               |                   |                |                    |                |             |                |               |
|                          | HID                 | 2%  |                   |                | 2015               | \$5,200        | 10          |                | B             |
|                          | Incandescent        | 2%  |                   |                | 2015               | \$11,200       | 2           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - M

## Asset # : 1678

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |         |    |         |   |
|--------------------|-----|--|--|------|---------|----|---------|---|
| Egress Lighting    |     |  |  |      |         |    |         |   |
| Emergency, Battery | 30% |  |  | 2020 | \$7,700 | 10 | \$4,500 | B |
| Exit, Service      | 50% |  |  | 2020 | \$5,200 | 1  |         | B |
| Exit, Service      | 20% |  |  | 2015 | \$2,100 | 1  |         | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                             |      |  |  |      |    |   |          |   |
|-----------------------------|------|--|--|------|----|---|----------|---|
| Energy Source               |      |  |  |      |    |   |          |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2040 | ** | 1 |          | B |
| Conversion Equipment        |      |  |  |      |    |   |          |   |
| Steam Boiler                | 100% |  |  | 2033 | ** | 1 | \$61,800 | B |
| Distribution                |      |  |  |      |    |   |          |   |
| Steam Piping/Pump           | 100% |  |  | 2040 | ** | 4 | \$3,100  | B |
| Terminal Devices            |      |  |  |      |    |   |          |   |
| Air Handler                 | 20%  |  |  | 2025 | ** | 1 | \$7,700  | B |
| Convactor/Radiator          | 78%  |  |  | 2033 | ** | 1 | \$15,700 | B |
| Fan Coil Unit/Heat          | 2%   |  |  | 2028 | ** | 1 | \$400    | B |

## Air Conditioning

|                      |      |  |  |      |         |   |  |   |
|----------------------|------|--|--|------|---------|---|--|---|
| Energy Source        |      |  |  |      |         |   |  |   |
| Electricity          | 100% |  |  | 2036 | **      | 1 |  | B |
| Conversion Equipment |      |  |  |      |         |   |  |   |
| Window/Wall Unit     | 5%   |  |  | 2018 | \$7,300 | 1 |  | B |
| No Component         | 95%  |  |  |      |         |   |  | D |

## Ventilation

|                    |      |  |  |      |    |     |          |   |
|--------------------|------|--|--|------|----|-----|----------|---|
| Distribution       |      |  |  |      |    |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$34,700 | B |
| Exhaust Fans       |      |  |  |      |    |     |          |   |
| Interior           | 100% |  |  | 2025 | ** | 2   | \$1,900  | B |

## Plumbing

|                    |      |  |  |      |          |   |         |   |
|--------------------|------|--|--|------|----------|---|---------|---|
| H/C Water Piping   |      |  |  |      |          |   |         |   |
| Galv Iron/Steel    | 100% |  |  | 2033 | **       | 1 |         | B |
| Water Heater       |      |  |  |      |          |   |         |   |
| Gas Fired          | 100% |  |  | 2018 | \$16,500 | 2 | \$900   | B |
| HW Heat Exchanger  |      |  |  |      |          |   |         |   |
| Low Temp           | 100% |  |  | 2040 | **       | 4 | \$6,200 | B |
| Sanitary Piping    |      |  |  |      |          |   |         |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |         | B |
| Storm Drain Piping |      |  |  |      |          |   |         |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |         | B |
| Sump Pump(s)       |      |  |  |      |          |   |         |   |
| Rigid Piping       | 100% |  |  | 2025 | **       | 4 | \$1,300 | B |
| Sewage Ejector(s)  |      |  |  |      |          |   |         |   |
| Electric           | 100% |  |  | 2025 | **       | 4 | \$1,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 72 - M

Asset # : 1678

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 73 - BK  
**Address** : 241 MAC DOUGAL STREET BTWN: ROCKAWAY AVE., MOTHER GAST  
**Borough** : BROOKLYN **Agency's Number** : K073  
**Program / Asset #** : BOE0395.000 / 1389 **Yr Built/Renovated** : 1889 / 2011  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-May-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,S  
**Block** : 1527 **Lot** : 40 **BIN** : 3345243

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$55,400           | \$358,600        |
| Interior Architecture |  | \$837,000          |                  |
| Electrical            |  | \$521,500          | \$266,600        |
| Mechanical            |  | \$148,900          | \$277,800        |
| <b>Total</b>          |  | <b>\$1,562,900</b> | <b>\$903,000</b> |
| Priority A            |  | \$55,400           | \$358,600        |
| Priority B            |  | \$994,500          | \$544,400        |
| Priority C            |  | \$513,000          |                  |
| <b>Total</b>          |  | <b>\$1,562,900</b> | <b>\$903,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$16,600         |
| Interior Architecture | \$52,800        | \$4,700         |                 | \$2,400          |
| Electrical            | \$13,700        | \$1,600         | \$1,900         | \$41,700         |
| Mechanical            | \$32,300        | \$9,900         | \$15,900        | \$43,300         |
| <b>Total</b>          | <b>\$98,800</b> | <b>\$16,200</b> | <b>\$17,900</b> | <b>\$104,000</b> |
| Priority A            |                 |                 |                 | \$16,600         |
| Priority B            | \$46,000        | \$11,400        | \$17,900        | \$85,000         |
| Priority C            | \$52,800        | \$4,700         |                 | \$2,400          |
| <b>Total</b>          | <b>\$98,800</b> | <b>\$16,200</b> | <b>\$17,900</b> | <b>\$104,000</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BK

## Asset # : 1389

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$90,200       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brownstone    | 10%  |                   |                | LIFE    | * *                | 5           | \$7,500        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 10%  |                   |                | 2038    | * *                | 5           | \$3,000        | A             |  |
| Wood                   | 90%  |                   |                | 2038    | * *                | 5           | \$268,400      | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 60%  |                   |                | LIFE    | * *                | 5           | \$7,700        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Cornice          | 40%  |                   |                | 2037    | * *                | 10          | \$16,600       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 50%  |                   |                | 2030    | * *                | 10          | \$24,600       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 45%  |                   |                | 2057    | * *                | 10          | \$55,400       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Slate                  | 5%   |                   |                | LIFE    | * *                |             |                | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  | Now               | \$7,800        | LIFE    | * *                | 5           | \$20,700       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$11,300       | 2025    | * *                | 5           | \$2,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%  | Now               | \$58,400       | 2017    | \$194,700          | 3           | \$7,100        | C             |  |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Classrooms 207, 304 - 9x9 Tiles                         |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 65%                |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Classrooms, Corridors, Cafeteria - 9x9 Tiles |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 40%  |                   |                | 2027    | * *                | 3           | \$14,200       | C             |  |
| Wood                   | 25%  | Now               | \$108,300      | 2025    | * *                | 5           | \$22,100       | C             |  |
|                        | Dry Rot/Decay, Extent : Moderate, Area Affected : 30%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BK

## Asset # : 1389

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$33,700       | 2025               | * *            | 5           | \$1,800        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 65%        | Now               | \$151,600      | LIFE               | * *            | 5           | \$22,900       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plywood/Hardboard   | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Embossed Metal  | 62%        | Now               | \$201,200      | LIFE               | * *            | 5           | \$26,400       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 3%         |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Plaster   | 35%        | Now               | \$122,900      | LIFE               | * *            | 5           | \$20,700       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$31,000       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 800 Amps       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$96,600       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$87,500       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Fused Toggle Switch  | 10%        | 2-4               | \$11,000       | 2047               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 75%        |                   |                | 2021               | \$82,400       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BK

## Asset # : 1389

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$72,600       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$18,300       | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$1,000        | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 65%        |                   |                | 2027               | * *            | 10          | \$37,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 32%        |                   |                | 2017               | \$196,900      | 10          | \$18,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$5,700        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2017               | \$6,200        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2030               | * *            | 10          | \$6,100        | B             |
| Exit, Service  | 60%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$27,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2030               | * *            | 1           | \$4,600        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2017               | \$195,900      | 1-3         | \$9,800        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BK

## Asset # : 1389

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2042    | * *                | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2035    | * *                | 1           | \$62,600       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Sub Basement Boiler Room                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                    |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       |                   |                | 2032    | * *                | 4           | \$3,100        | B             |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 15%        |                   |                | 2017    | \$62,900           | 1           | \$5,900        | B             |  |
| Convactor/Radiator                                       | 85%        |                   |                | 2035    | * *                | 1           | \$17,400       | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 10%        |                   |                | 2017    | \$16,000           | 1           |                | B             |  |
| No Component   | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE    | * *                | 2-5         | \$35,200       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 100%       | Now               | \$86,000       | 2032    | * *                | 2           | \$1,600        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 40%     |            |                   |                |         |                    |             |                |               |  |
| Location : Sub Basement                                  |            |                   |                |         |                    |             |                |               |  |
| Obsolete Equipment, Extent : Severe, Area Affected : 60% |            |                   |                |         |                    |             |                |               |  |
| Location : Penthouse                                     |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 100%       | Now               | \$23,200       | 2022    | \$232,400          | 1           |                | B             |  |
| Corroded, Extent : Severe, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                   |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2017    | \$18,100           | 2           | \$900          | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping                                       |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2027    | * *                | 4           | \$2,000        | B             |  |
| Backflow Preventer                                       |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2022    | \$7,500            | 1           | \$3,900        | B             |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |
| Fire Suppression   |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 73 - BK

Asset # : 1389

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2022               | \$45,400       | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 75 - BK  
**Address** : 95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV  
**Borough** : BROOKLYN **Agency's Number** : K075  
**Program / Asset #** : BOE0396.000 / 1081 **Yr Built/Renovated** : 1908 / 2006  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3314 **Lot** : 1 **BIN** : 3075879

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$209,400             | \$71,600              |
| Interior Architecture | \$153,200             | \$369,500             |
| Electrical            |                       | \$446,900             |
| Mechanical            | \$63,900              | \$55,900              |
| <b>Total</b>          | <b>\$426,400</b>      | <b>\$943,900</b>      |
| Priority A            | \$209,400             | \$71,600              |
| Priority B            | \$107,800             | \$502,800             |
| Priority C            | \$109,300             | \$369,500             |
| <b>Total</b>          | <b>\$426,400</b>      | <b>\$943,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,500        |                 |                 | \$7,600         |
| Interior Architecture |                 | \$6,800         | \$6,500         | \$7,000         |
| Electrical            | \$200           | \$800           | \$200           | \$1,500         |
| Mechanical            | \$21,600        | \$8,500         | \$12,600        | \$25,700        |
| <b>Total</b>          | <b>\$38,300</b> | <b>\$16,100</b> | <b>\$19,300</b> | <b>\$41,700</b> |
| Priority A            | \$16,500        |                 |                 | \$7,600         |
| Priority B            | \$21,800        | \$12,700        | \$12,800        | \$27,100        |
| Priority C            |                 | \$3,400         | \$6,500         | \$7,000         |
| <b>Total</b>          | <b>\$38,300</b> | <b>\$16,100</b> | <b>\$19,300</b> | <b>\$41,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK

## Asset # : 1081

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$31,100       | A             |
|                         | Staining/Discoloring, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  | Now               | \$120,300      | LIFE               | * *            | 5           | \$71,600       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Paint Peeling, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Rear Facade                                       |                   |                |                    |                |             |                |               |
|                         | Vertical Cracks, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : Chimney Stack                                     |                   |                |                    |                |             |                |               |
| Stucco Cement           | 5%   |                   |                | 2027               | * *            | 5           | \$9,900        | A             |
|                         | Diagonal Cracks, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Facade And At Roof                                |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2044               | * *            | 5           | \$22,900       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  | Now               | \$89,100       | LIFE               | * *            | 5           | \$6,700        | A             |
|                         | Misaligned/Bowing, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Front Parapet Wall                                |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : Cracks In Parge Coating                        |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 10%  |                   |                | LIFE               | * *            | 5           | \$4,700        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%  | Now               | \$5,000        | 2027               | * *            |             |                | A             |
|                         | Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                         | Location : Around Roof Penetrations                          |                   |                |                    |                |             |                |               |
|                         | Insul Deter/Miss, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : Near Roof Penetrations                            |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2027               | * *            | 10          | \$2,600        | A             |

## Interior

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## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK

## Asset # : 1081

| Architecture   |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior       |   |                |                   |                |                    |                |             |                |               |
| Floors         |   |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete  | 12%            |                   |                | LIFE               | **             | 5           | \$17,900       | C             |
|                | Ceramic Tile  | 5%             |                   |                | 2031               | **             | 5           | \$3,400        | C             |
|                | Quarry Tile   | 5%             |                   |                | 2035               | **             | 5           | \$5,100        | C             |
|                | Vinyl Tile  | 57%            |                   |                | 2022               | \$369,500      | 3           | \$14,500       | C             |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 100%            |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |               |
|                | Other Observation, Extent : Moderate, Area Affected : 100%      |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |               |
|                | Explanation : 9x9 Tile  |                |                   |                |                    |                |             |                |               |
|                | Vinyl Tile  | 10%            |                   |                | 2027               | **             | 3           | \$2,600        | C             |
|                | Wood  | 8%             |                   |                | 2037               | **             | 5           | \$10,200       | C             |
|                | Wood  | 3%             |                   |                | 2057               | **             | 5           | \$3,800        | C             |
|                | Recent Installation, Extent : Light, Area Affected : 100%       |                |                   |                |                    |                |             |                |               |
|                | Location : Auditorium   |                |                   |                |                    |                |             |                |               |
|                | Other Observation, Extent : Light, Area Affected : 100%         |                |                   |                |                    |                |             |                |               |
|                | Location : Auditorium   |                |                   |                |                    |                |             |                |               |
|                | Explanation : Pergo Flooring                                    |                |                   |                |                    |                |             |                |               |
| Interior Walls |   |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile  | 5%             | 2-4               | \$37,400       | 2031               | **             | 5           | \$2,100        | C             |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                |                   |                |                    |                |             |                |               |
|                | Location : Stairwells   |                |                   |                |                    |                |             |                |               |
|                | Staining/Discoloring, Extent : Moderate, Area Affected : 20%    |                |                   |                |                    |                |             |                |               |
|                | Location : Stairwells   |                |                   |                |                    |                |             |                |               |
|                | Glass: Special Gauge  | 2%             |                   |                | LIFE               | **             | 1           |                | C             |
|                | Masonry: Brick  | 25%            | Now               | \$71,900       | LIFE               | **             |             |                | C             |
|                | Loose/Delam Surface, Extent : Moderate, Area Affected : 5%      |                |                   |                |                    |                |             |                |               |
|                | Location : Various First Floor Areas                            |                |                   |                |                    |                |             |                |               |
|                | Spalling, Extent : Moderate, Area Affected : 5%                 |                |                   |                |                    |                |             |                |               |
|                | Location : Basement   |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Severe, Area Affected : 5%          |                |                   |                |                    |                |             |                |               |
|                | Location : Basement   |                |                   |                |                    |                |             |                |               |
|                | Plaster   | 65%            |                   |                | LIFE               | **             | 5           | \$16,500       | C             |
|                | Patching Evident, Extent : Moderate, Area Affected : 10%        |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |               |
|                | Wood  | 3%             |                   |                | LIFE               | **             | 5           | \$10,200       | C             |
| Ceilings       |   |                |                   |                |                    |                |             |                |               |
|                | AcousTileSusp.Lay-In  | 10%            |                   |                | 2035               | **             | 5           | \$6,800        | B             |
|                | Exposed Concrete  | 15%            |                   |                | LIFE               | **             | 5           | \$1,600        | B             |
|                | Plaster   | 75%            | Now               | \$43,800       | LIFE               | **             | 5           | \$31,900       | B             |
|                | Paint Peeling, Extent : Light, Area Affected : 10%              |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Moderate, Area Affected : 5%        |                |                   |                |                    |                |             |                |               |
|                | Location : Room 405, Various Classrooms                         |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK

## Asset # : 1081

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 1600 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2032               | * *            | 5           | \$1,200        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2030               | * *            | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2027               | * *            | 5           |                | B             |
| Motor Control Center                                       | 95%        |                   |                | 2027               | * *            | 5           | \$1,100        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2022               | \$405,600      | 10          | \$41,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$1,900        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$9,400        | 10          | \$5,500        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$3,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$18,400       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$7,600        | 1           | \$800          | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$26,100       | 1-3         | \$1,400        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK

## Asset # : 1081

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                                   | 100%       |                   |                | 2042    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       | Now               | \$12,600       | 2035    | **                 | 1           | \$40,600       | B             |  |
| Not in Service, Extent : Severe, Area Affected : 50%          |            |                   |                |         |                    |             |                |               |  |
| Location : #2 Boiler Pressure Control System Not Functioning. |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       |                   |                | 2032    | **                 | 4           | \$2,200        | B             |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 20%        | Now               | \$1,100        | 2022    | \$55,900           | 1           | \$5,100        | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : A H U For Kitchen Area                             |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator  | 80%        |                   |                | 2035    | **                 | 1           | \$11,800       | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2030    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 60%        |                   |                | 2017    | \$63,900           | 1           |                | B             |  |
| No Component  | 40%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | **                 | 2-5         | \$25,300       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 30%        |                   |                | 2022    | \$17,200           | 2           | \$400          | B             |  |
| Roof  | 70%        | Now               | \$1,400        | 2027    | **                 | 2           | \$800          | B             |  |
| Damaged, Extent : Severe, Area Affected : 10%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper  | 100%       | Now               | \$3,100        | 2032    | **                 | 1           |                | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main Valve                                   |            |                   |                |         |                    |             |                |               |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       |                   |                | 2017    | \$12,100           | 2           | \$700          | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 400 Gallons                                     |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |
| Backflow Preventer  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | 2027    | **                 | 1           | \$2,800        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 75 - BK

Asset # : 1081

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-5         | \$23,000       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 85%        |                   |                |                    |                |             |                | D             |
| Generic               | 15%        |                   |                | 2032               | * *            | 1-2         | \$1,900        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 75 - BK MINISCHOOL  
**Address** : 95 GROVE STREET BTWN: CENTRAL AVE., EVERGREEN AV  
**Borough** : BROOKLYN **Agency's Number** : K875  
**Program / Asset #** : BOE0396.010 / 1390 **Yr Built/Renovated** : 1971 /  
**Area Sq Ft** : 9,120 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3314 **Lot** : 1 **BIN** : 3075879

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$102,900             |
| Electrical            |  |                       | \$71,800              |
| Mechanical            |  |                       | \$111,500             |
| <b>Total</b>          |  |                       | <b>\$286,100</b>      |
| Priority B            |  |                       | \$183,200             |
| Priority C            |  |                       | \$102,900             |
| <b>Total</b>          |  |                       | <b>\$286,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$17,900        |                |                |                |
| Interior Architecture | \$7,300         |                | \$1,900        |                |
| Electrical            |                 | \$100          | \$100          | \$200          |
| Mechanical            | \$500           | \$1,700        | \$1,100        | \$400          |
| <b>Total</b>          | <b>\$25,800</b> | <b>\$1,800</b> | <b>\$3,100</b> | <b>\$600</b>   |
| Priority A            | \$17,900        |                |                |                |
| Priority B            | \$7,900         | \$1,800        | \$1,200        | \$600          |
| Priority C            |                 |                | \$1,900        |                |
| <b>Total</b>          | <b>\$25,800</b> | <b>\$1,800</b> | <b>\$3,100</b> | <b>\$600</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK MINISCHOOL

Asset # : 1390

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$9,300 2032 \* \* 5 \$21,900 A  
*Deformed/Dented, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout*  
*Deteriorated Finish, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$8,600 2030 \* \* 5 \$900 A  
*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## Roof

## Metal, Corrugated

100% 2027 \* \* 1 A  
*Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

## Interior

## Floors

## Ceramic Tile

5% 2031 \* \* 5 \$600 C

## Vinyl Tile

95% 2022 \$102,900 3 \$4,000 C  
*Patching Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Corridors, Classrooms*

## Interior Walls

## Ceramic Tile

5% 2031 \* \* 5 \$500 C

## Concrete Masonry Unit

30% LIFE \* \* 5 \$1,200 C

## Metal Panel

65% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$7,300 2027 \* \* 5 \$5,500 B  
*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%*  
*Location : Various*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*  
*Location : Various Classrooms, Corridor*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2022 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 1- Electrical Service, Rating Not Available*

## Raceway

## Conduit

100% 2022 \$1,100 1 B

## Panelboards

## Molded Case Bkrs

100% 2021 \$16,900 5 \$200 B

## Wiring

## Thermoplastic

100% 2022 \$800 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK MINISCHOOL

Asset # : 1390

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Motor Controllers

Locally Mounted

100%

2020

\$4,500

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Water Main*

## Lighting

## Interior Lighting

Fluorescent

100%

2022

\$71,800

10

\$7,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Egress Lighting

Emergency, Battery

50%

2030

\* \*

10

\$900

B

Exit, Service

50%

2030

\* \*

1

B

## Exterior Lighting

HID

100%

2017

\$100

10

B

## Alarm

## Security System

No Component

95%

D

Generic

5%

2022

\$1,300

1

\$100

B

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$4,400

1-3

\$200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2032

\* \*

1

B

## Conversion Equipment

Furnace

100%

2022

\$10,600

1

\$3,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mech Room**Explanation : 2 Units*

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

100%

2020

\$111,500

2

\$500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mech Room**Explanation : 2 Units*

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BK MINISCHOOL

Asset # : 1390

| Mechanical  |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|-------------|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System      | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|             | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Ventilation |                    |                |           |                    |      |                |       |                |          |
|             | Distribution       |                |           |                    |      |                |       |                |          |
|             | Ductwork/Diffusers | 100%           |           |                    | LIFE | * *            | 2-5   | \$4,200        | B        |
|             | Exhaust Fans       |                |           |                    |      |                |       |                |          |
|             | Interior           | 100%           |           |                    | 2022 | \$9,600        | 2     | \$200          | B        |
| Plumbing    |                    |                |           |                    |      |                |       |                |          |
|             | H/C Water Piping   |                |           |                    |      |                |       |                |          |
|             | Brass/Copper       | 100%           |           |                    | 2032 | * *            | 1     |                | B        |
|             | Water Heater       |                |           |                    |      |                |       |                |          |
|             | Electric           | 100%           |           |                    | 2015 | \$1,300        | 4     | \$100          | B        |
|             | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|             | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|             | Fixtures           |                |           |                    |      |                |       |                |          |
|             | Generic            | 100%           |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 75 - M  
**Address** : 735 WEST END AVENUE BTWN: WEST 95 ST., WEST 96 ST.  
**Borough** : MANHATTAN **Agency's Number** : M075  
**Program / Asset #** : BOE0045.000 / 1679 **Yr Built/Renovated** : 1950 / 2009  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1253 **Lot** : 65 **BIN** : 1034190

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$76,500              | \$146,800             |
| Interior Architecture | \$973,400             | \$93,600              |
| Electrical            | \$737,900             | \$252,300             |
| Mechanical            | \$54,300              | \$908,500             |
| <b>Total</b>          | <b>\$1,842,000</b>    | <b>\$1,401,200</b>    |
| Priority A            | \$76,500              | \$146,800             |
| Priority B            | \$851,400             | \$1,203,900           |
| Priority C            | \$914,200             | \$50,600              |
| <b>Total</b>          | <b>\$1,842,000</b>    | <b>\$1,401,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,900         |                 |                 |                 |
| Interior Architecture | \$21,500         | \$4,600         |                 | \$14,800        |
| Electrical            | \$34,200         | \$600           | \$1,100         | \$400           |
| Mechanical            | \$21,600         | \$11,100        | \$19,800        | \$50,500        |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$16,300</b> | <b>\$20,900</b> | <b>\$65,700</b> |
| Priority A            | \$23,900         |                 |                 |                 |
| Priority B            | \$77,400         | \$11,700        | \$20,900        | \$50,900        |
| Priority C            |                  | \$4,600         |                 | \$14,800        |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$16,300</b> | <b>\$20,900</b> | <b>\$65,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - M

## Asset # : 1679

| Architecture          |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 95%  |                   |                | LIFE    | * *                | 5           | \$66,800       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 2%   |                   |                | LIFE    | * *                | 5           | \$1,100        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel           | 3%   |                   |                | 2048    | * *                | 5-10        | \$14,500       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows               |  |                   |                |         |                    |             |                |               |  |
| Aluminum              | 95%  | Now               | \$23,900       | 2038    | * *                | 5           | \$12,400       | A             |  |
|                       | Ctwt/Balnc Not Funct, Extent : Light, Area Affected : 5%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Steel                 | 5%   | Now               | \$76,500       | 2047    | * *                | 5           | \$8,200        | A             |  |
|                       | Ctwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets              |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 80%  |                   |                | LIFE    | * *                | 5           | \$11,900       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 20%  |                   |                | LIFE    | * *                | 5           | \$3,700        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                  |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 98%  |                   |                | 2032    | * *                | 10          | \$80,000       | A             |  |
|                       | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel           | 2%   |                   |                | 2042    | * *                | 10          | \$3,000        | A             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - M

## Asset # : 1679

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 20%        |                   |                | LIFE    | **                 | 5           | \$50,600       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2025    | **                 | 5           | \$5,800        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Vinyl Tile   | 65%        | Now               | \$716,000      | 2032    | **                 | 3           | \$28,200       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Loose/Delam Surface, Extent : Severe, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2062    | **                 | 5           | \$10,800       | C             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2025    | **                 | 5           | \$3,500        | C             |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$4,700        | C             |  |
| Gypsum Board   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,400        | C             |  |
| Plaster  | 60%        | Now               | \$64,000       | LIFE    | **                 | 5           | \$20,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        | Now               | \$134,200      | LIFE    | **                 |             |                | C             |  |
| Horizontal Cracks, Extent : Light, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Hallways                                 |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Vertical Cracks At Corners Of Piers              |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 10%        | Now               | \$3,800        | 2027    | **                 | 5           | \$5,700        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 20%        | Now               | \$17,700       | LIFE    | **                 | 5           | \$3,600        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Fiber Board  | 10%        |                   |                | 2027    | **                 |             |                | B             |  |
| Plaster  | 60%        | Now               | \$59,200       | LIFE    | **                 | 5           | \$43,000       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - M

## Asset # : 1679

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1600 Amps Service                            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$113,000      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$94,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2044               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 95%        | 2-4               | \$124,300      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2020               | \$19,100       | 5           | \$500          | B             |
| Locally Mounted  | 10%        | 2-4               | \$2,100        | 2042               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2017               | \$556,900      | 10          | \$56,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 18%        |                   |                | 2030               | * *            | 10          | \$12,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2032               | * *            | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation                          |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$16,000       | 10          | \$9,300        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$6,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       | Now               | \$31,400       | 2032               | * *            |             |                | B             |
| Not in Service, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - M

## Asset # : 1679

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

D

Generic

5%

2022

\$13,000

1

\$1,400

B

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$44,400

1-3

\$2,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2022

\$216,900

5

\$23,900

B

## Conversion Equipment

Steam Boiler

100%

2020

\$428,600

1

\$76,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$3,800

B

## Terminal Devices

Air Handler

25%

2022

\$118,700

1

\$12,000

B

Convactor/Radiator

75%

2027

\* \*

1

\$18,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

5%

2020

\$56,700

2

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Computer Lab**Explanation : Split System*

Window/Wall Unit

30%

2017

\$54,300

1

B

No Component

65%

D

## Heat Rejection

Air Condenser Unit

5%

2022

\$3,100

2

\$2,700

B

No Component

95%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$43,100

B

## Exhaust Fans

Interior

90%

2022

\$87,600

2

\$2,100

B

Roof

10%

2017

\$7,000

2

\$200

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 75 - M

Asset # : 1679

| Mechanical                       |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |            |   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       | 0-2   | \$5,300        | 2032               | * *            | 1           |                | B             |
|                                  |            | <i>Corroded, Extent : Moderate, Area Affected : 50%</i> |                |                    |                |             |                |               |
|                                  |            | <i>Location : Water Main, Basement</i>                  |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired        | 100%       |   |                | 2017               | \$20,500       | 2           | \$1,200        | B             |
| HW Heat Exchanger<br>Low Temp    | 100%       |   |                | 2022               | \$27,300       | 4           | \$11,500       | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping     | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures<br>Generic              | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression<br>Sprinkler    |            |   |                |                    |                |             |                |               |
| No Component                     | 95%        |   |                |                    |                |             |                | D             |
| Generic                          | 5%         |   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 75 - Q (R PERRY SCHOOL)  
**Address** : 16-66 HANCOCK STREET  
**Borough** : QUEENS **Agency's Number** : Q075  
**Program / Asset #** : BOE0729.000 / 533 **Yr Built/Renovated** : 1974 / 2001  
**Area Sq Ft** : 59,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3549 **Lot** : 44 **BIN** : 4085584

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,200              | \$37,100              |
| Interior Architecture | \$375,500             | \$600,900             |
| Electrical            | \$452,600             | \$318,700             |
| Mechanical            | \$459,300             | \$965,900             |
| <b>Total</b>          | <b>\$1,327,600</b>    | <b>\$1,922,600</b>    |
| Priority A            | \$40,200              | \$37,100              |
| Priority B            | \$983,700             | \$1,352,500           |
| Priority C            | \$303,700             | \$533,000             |
| <b>Total</b>          | <b>\$1,327,600</b>    | <b>\$1,922,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$56,800         |                 |                  |                 |
| Interior Architecture | \$69,700         | \$1,100         |                  | \$13,600        |
| Electrical            | \$4,100          | \$700           | \$29,700         | \$200           |
| Mechanical            | \$3,100          | \$10,400        | \$72,000         | \$8,600         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$137,800</b> | <b>\$16,200</b> | <b>\$105,600</b> | <b>\$26,300</b> |
| Priority A            | \$56,800         |                 |                  |                 |
| Priority B            | \$44,800         | \$15,100        | \$105,600        | \$12,700        |
| Priority C            | \$36,100         | \$1,100         |                  | \$13,600        |
| <b>Total</b>          | <b>\$137,800</b> | <b>\$16,200</b> | <b>\$105,600</b> | <b>\$26,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 75 - Q (R PERRY SCHOOL)**  
**Asset # : 533**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$37,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 10%   |                   |                | LIFE               | **             | 5           | \$13,400       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 90%   | Now               | \$40,200       | 2037               | **             | 5           | \$4,200        | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Window Heads Throughout                              |                   |                |                    |                |             |                |               |
| Glass Block            | 5%  |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Steel                  | 5%  | 0-2               | \$27,100       | 2046               | **             | 5           | \$2,900        | A             |
|                        | Corrosion/Rusting, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$25,200       | 2026               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Low Roof Over Locker Rooms                           |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2034               | **             | 10          | \$4,500        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$16,300       | C             |
| Ceramic Tile           | 3%  |                   |                | 2030               | **             | 5           | \$2,200        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | **             | 5           | \$1,200        | C             |
| Vinyl Tile             | 75%   | Now               | \$106,600      | 2021               | \$533,000      | 3           | \$21,000       | C             |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Uneven Surface, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                        | Location : Locker Rooms   |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2049               | **             | 5           | \$14,000       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$29,100       | 2030               | **             | 5           | \$1,600        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Restrooms  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 12%   |                   |                | LIFE               | **             | 5           | \$3,200        | C             |
| Folding Partition      | 8%  |                   |                | 2037               | **             | 5           | \$13,200       | C             |
| Plaster                | 50%   | Now               | \$121,000      | LIFE               | **             | 5           | \$9,900        | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Around Windows, Rooms 101, 108 And 112               |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   | Now               | \$76,100       | LIFE               | **             |             |                | C             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 75 - Q (R PERRY SCHOOL)**  
**Asset # : 533**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$14,400 | 2026 | * * | 5 | \$11,600 | B |
|----------------------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

|                  |     |     |          |      |     |   |         |   |
|------------------|-----|-----|----------|------|-----|---|---------|---|
| Exposed Concrete | 50% | Now | \$71,800 | LIFE | * * | 5 | \$5,800 | B |
|------------------|-----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

|             |     |  |  |      |          |  |  |   |
|-------------|-----|--|--|------|----------|--|--|---|
| Fiber Board | 10% |  |  | 2021 | \$67,800 |  |  | B |
|-------------|-----|--|--|------|----------|--|--|---|

|         |     |     |          |      |     |   |         |   |
|---------|-----|-----|----------|------|-----|---|---------|---|
| Plaster | 15% | Now | \$19,200 | LIFE | * * | 5 | \$7,000 | B |
|---------|-----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Locker Rooms*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Main Disconnect Switch, Rating Not Available*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$81,000 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |    |  |  |      |     |   |  |   |
|---------|----|--|--|------|-----|---|--|---|
| Conduit | 5% |  |  | 2031 | * * | 1 |  | B |
|---------|----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2020 | \$11,900 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2020 | \$63,200 | 5 | \$1,000 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2029 | * * | 5 | \$100 | B |
|------------------|----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 95% |  |  | 2021 | \$85,100 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Thermoplastic | 5% |  |  | 2031 | * * | 1 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 70% |  |  | 2019 | \$8,900 | 5 | \$200 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

|                 |     |     |         |      |     |   |  |   |
|-----------------|-----|-----|---------|------|-----|---|--|---|
| Locally Mounted | 30% | 2-4 | \$3,800 | 2041 | * * | 5 |  | B |
|-----------------|-----|-----|---------|------|-----|---|--|---|

*Aged Component, Extent : Moderate, Area Affected : 30%*

*Location : Mechanical Room*

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$700 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - Q (R PERRY SCHOOL)

## Asset # : 533

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2026               | * *            | 10          | \$2,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 91%  |                   |                | 2016               | \$408,800      | 10          | \$41,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2026               | * *            | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2016               | \$9,000        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2021               | \$10,300       | 10          | \$6,000        | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$4,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$20,100       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2026               | * *            | 1-3         | \$1,500        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2021               | \$139,900      | 5           | \$15,400       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 0-2               | \$276,600      | 2041               | * *            | 1           | \$44,500       | B             |
| Boiler Used For Hot Water, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$39,700       | 2021               | \$396,700      | 4           | \$2,500        | B             |
| Steam Traps Faulty, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2016               | \$61,300       | 1           | \$6,200        | B             |
| Convactor/Radiator  | 80%        |                   |                | 2019               | \$429,300      | 1           | \$12,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 75 - Q (R PERRY SCHOOL)**  
**Asset # : 533**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 70%               |                          |                       | 2016                      | \$81,800              | 1                  |                       | B                    |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$27,800              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 25%               |                          |                       | 2021                      | \$15,700              | 2                  | \$400                 | B                    |
| Roof   | 75%               |                          |                       | 2016                      | \$33,900              | 2                  | \$1,200               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$7,400               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2016                      | \$10,300              | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-3</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2031                      | * *                   | 1-5                | \$25,200              | B                    |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2031                      | * *                   | 1-2                | \$700                 | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 76 - M  
**Address** : 220 WEST 121 STREET  
**Borough** : MANHATTAN **Agency's Number** : M076  
**Program / Asset #** : BOE0046.000 / 1680 **Yr Built/Renovated** : 1965 /  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1926 **Lot** : 17 **BIN** : 1058470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$677,900             | \$61,500              |
| Interior Architecture | \$286,200             | \$849,900             |
| Electrical            | \$104,700             | \$1,031,700           |
| Mechanical            | \$104,500             | \$352,700             |
| <b>Total</b>          | <b>\$1,173,300</b>    | <b>\$2,295,800</b>    |
| Priority A            | \$677,900             | \$61,500              |
| Priority B            | \$209,200             | \$1,384,400           |
| Priority C            | \$286,200             | \$849,900             |
| <b>Total</b>          | <b>\$1,173,300</b>    | <b>\$2,295,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,800        | \$9,200         |                 |                 |
| Interior Architecture | \$9,000         | \$9,300         |                 | \$9,000         |
| Electrical            | \$800           | \$33,800        | \$100           |                 |
| Mechanical            | \$16,600        | \$21,500        | \$16,900        | \$10,000        |
| <b>Total</b>          | <b>\$45,300</b> | <b>\$73,800</b> | <b>\$17,000</b> | <b>\$19,000</b> |
| Priority A            | \$18,800        | \$9,200         |                 |                 |
| Priority B            | \$17,500        | \$60,900        | \$17,000        | \$10,000        |
| Priority C            | \$9,000         | \$3,800         |                 | \$9,000         |
| <b>Total</b>          | <b>\$45,300</b> | <b>\$73,800</b> | <b>\$17,000</b> | <b>\$19,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - M

## Asset # : 1680

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$61,500

A

## Windows

Aluminum

95%

Now

\$632,400

2045

\* \*

5

\$6,600

A

*Bent/Warped Elements, Extent : Severe, Area Affected : 20%**Location : Throughout**Deteriorated Finish, Extent : Moderate, Area Affected : 50%**Location : Throughout**Unit Inoperable, Extent : Moderate, Area Affected : 25%**Location : Throughout*

Glass Block

5%

LIFE

\* \*

5

\$400

A

## Parapets

Metal: Cage/Fence

100%

2025

\* \*

5-10

\$78,000

A

## Roof

Built-Up (BUR)

95%

Now

\$18,800

2025

\* \*

A

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%**Location : At Bulkheads*

Copper/Terne

5%

2035

\* \*

10

\$9,200

A

## Interior

## Floors

Ceramic Tile

3%

2023

\$73,900

5

\$3,300

C

Terrazzo

5%

LIFE

\* \*

5

\$4,300

C

Vinyl Tile

65%

2020

\$689,000

3

\$36,100

C

Vinyl Tile

27%

2015

\$286,200

3

\$11,300

C

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : 9x9 Units*

## Interior Walls

Ceramic Tile

3%

2023

\$87,000

5

\$3,000

C

Concrete Masonry Unit

12%

LIFE

\* \*

5

\$4,700

C

Plaster

50%

LIFE

\* \*

5

\$14,800

C

SGFT/Glazed Masonry

35%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

10%

2025

\* \*

5

\$11,100

B

Exposed Concrete

65%

LIFE

\* \*

5

\$11,300

B

Plaster

25%

LIFE

\* \*

5

\$17,400

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1200 Amperes*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - M

## Asset # : 1680

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2020               | \$104,300      | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2020               | \$118,900      | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2019               | \$27,100       | 5           | \$300          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 70%  |                   |                | 2019               | \$94,800       | 5           | \$1,300        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%  | 2-4               | \$104,700      | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2020               | \$26,200       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2018               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted          | 50%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected To Main Water Pipe                 |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 93%  |                   |                | 2020               | \$623,100      | 10          | \$63,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2020               | \$6,200        | 10          |                | B             |
| Incandescent             | 5%   |                   |                | 2015               | \$33,500       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 40%  |                   |                | 2020               | \$4,900        | 1           |                | B             |
| Exit, Service            | 60%  |                   |                | 2020               | \$7,400        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$23,000       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$73,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - M

## Asset # : 1680

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2030               | * *            | 4           | \$5,500        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 10%        |                   |                | 2020               | \$45,700       | 1           | \$4,600        | B             |
| Convactor/Radiator    | 90%        |                   |                | 2025               | * *            | 1           | \$21,700       | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 60%        |                   |                | 2015               | \$104,500      | 1           |                | B             |
| No Component          | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,400       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 20%        |                   |                | 2020               | \$18,700       | 2           | \$500          | B             |
| Roof                  | 80%        |                   |                | 2020               | \$53,900       | 2           | \$1,800        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2018               | \$253,100      | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$11,100       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 76 - Q  
**Address** : 36-36 10 STREET  
**Borough** : QUEENS **Agency's Number** : Q076  
**Program / Asset #** : BOE0730.000 / 534 **Yr Built/Renovated** : 1966 / 2001  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 354 **Lot** : 1 **BIN** : 4004331

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,349,500           | \$160,200             |
| Interior Architecture |                       | \$686,600             |
| Electrical            | \$117,700             | \$1,026,900           |
| Mechanical            |                       | \$194,100             |
| <b>Total</b>          | <b>\$1,467,200</b>    | <b>\$2,067,900</b>    |
| Priority A            | \$1,349,500           | \$160,200             |
| Priority B            | \$117,700             | \$1,221,000           |
| Priority C            |                       | \$686,600             |
| <b>Total</b>          | <b>\$1,467,200</b>    | <b>\$2,067,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,800         |                 | \$34,400        |                 |
| Interior Architecture | \$9,400         | \$13,500        | \$15,000        | \$3,800         |
| Electrical            | \$4,500         | \$900           | \$17,400        | \$100           |
| Mechanical            | \$44,300        | \$12,100        | \$17,900        | \$12,100        |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$26,400</b> | <b>\$84,800</b> | <b>\$15,900</b> |
| Priority A            | \$5,800         |                 | \$34,400        |                 |
| Priority B            | \$48,800        | \$13,000        | \$50,300        | \$12,200        |
| Priority C            | \$9,400         | \$13,500        |                 | \$3,800         |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$26,400</b> | <b>\$84,800</b> | <b>\$15,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | 2-4               | \$471,600      | LIFE               | **             | 5           | \$70,200       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 3%   | Now               | \$111,300      | LIFE               | **             | 5           | \$1,700        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : East Entrance                                       |                   |                |                    |                |             |                |               |
| Metal Panel            | 2%   |                   |                | 2041               | **             | 5-10        | \$10,200       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | 0-2               | \$766,500      | 2046               | **             | 5           | \$8,000        | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Security Bars    | 15%  |                   |                | 2036               | **             |             |                | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 50%  |                   |                | 2026               | **             | 10          | \$31,700       | A             |
| Copper/Terne           | 5%   |                   |                | 2049               | **             | 10          | \$7,900        | A             |
| Metal Panel            | 5%   |                   |                | 2034               | **             | 10          | \$5,800        | A             |
| Single Ply Membrane    | 40%  |                   |                | 2021               | \$90,000       | 10          | \$25,300       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$13,100       | C             |
| Ceramic Tile           | 3%   |                   |                | 2030               | **             | 5           | \$3,600        | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Vinyl Tile             | 60%  |                   |                | 2021               | \$686,600      | 3           | \$27,000       | C             |
| Vinyl Tile             | 25%  |                   |                | 2026               | **             | 3           | \$15,000       | C             |
| Wood                   | 5%   |                   |                | 2049               | **             | 5           | \$11,300       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2030               | **             | 5           | \$5,300        | C             |
| Concrete Masonry Unit  | 15%  |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
| Glass: Single Pane     | 5%   |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Plaster                | 50%  |                   |                | LIFE               | **             | 5           | \$15,900       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 25%  |                   |                | 2026               | **             | 5           | \$30,000       | B             |
| Exposed Concrete       | 53%  |                   |                | LIFE               | **             | 5           | \$9,900        | B             |
| Fiber Board            | 7%   |                   |                | 2026               | **             |             |                | B             |
| Plaster                | 15%  |                   |                | LIFE               | **             | 5           | \$11,200       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Service Rated @ 1600 Amps                  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2021               | \$113,000      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2041               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2034               | **             | 5           | \$100          | B             |
| Locally Mounted  | 70%        |                   |                | 2019               | \$14,800       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2041               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2021               | \$636,500      | 10          | \$64,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2026               | **             | 10          | \$7,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               | \$6,700        | 10          | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : High Pressure Sodium                         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |    |    |         |   |
|--------------------|-----|--|--|------|----|----|---------|---|
| Egress Lighting    |     |  |  |      |    |    |         |   |
| Emergency, Battery | 50% |  |  | 2026 | ** | 10 | \$9,700 | B |
| Exit, Service      | 50% |  |  | 2026 | ** | 1  |         | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |     |          |      |    |   |          |   |
|--|------|-----|----------|------|----|---|----------|---|
| Energy Source  |      |     |          |      |    |   |          |   |
| Interruptible Gas/Dual Fuel                                    | 100% |     |          | 2031 | ** | 1 |          | B |
| Conversion Equipment   |      |     |          |      |    |   |          |   |
| Steam Boiler   | 100% |     |          | 2026 | ** | 1 | \$79,500 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |          |      |    |   |          |   |
| <i>Location : Basement</i>                                     |      |     |          |      |    |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |     |          |      |    |   |          |   |
| Distribution   |      |     |          |      |    |   |          |   |
| Steam Piping/Pump  | 100% | Now | \$31,900 | 2041 | ** | 4 | \$4,000  | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>    |      |     |          |      |    |   |          |   |
| <i>Location : Thermostats, Throughout</i>                      |      |     |          |      |    |   |          |   |
| Terminal Devices   |      |     |          |      |    |   |          |   |
| Air Handler  | 20%  |     |          | 2026 | ** | 1 | \$9,900  | B |
| Convactor/Radiator   | 80%  |     |          | 2034 | ** | 1 | \$20,800 | B |

## Air Conditioning

|                      |      |  |  |      |    |   |  |   |
|----------------------|------|--|--|------|----|---|--|---|
| Energy Source        |      |  |  |      |    |   |  |   |
| Electricity          | 100% |  |  | 2037 | ** | 1 |  | B |
| Conversion Equipment |      |  |  |      |    |   |  |   |
| Window/Wall Unit     | 80%  |  |  | 2019 |    | 1 |  | B |
| No Component         | 20%  |  |  |      |    |   |  | D |

## Ventilation

|                    |      |  |  |      |    |     |          |   |
|--------------------|------|--|--|------|----|-----|----------|---|
| Distribution       |      |  |  |      |    |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$44,700 | B |
| Exhaust Fans       |      |  |  |      |    |     |          |   |
| Interior           | 40%  |  |  | 2026 | ** | 2   | \$1,000  | B |
| Roof               | 60%  |  |  | 2021 |    | 2   | \$1,500  | B |

## Plumbing

|  |      |  |  |      |    |   |         |   |
|--|------|--|--|------|----|---|---------|---|
| H/C Water Piping   |      |  |  |      |    |   |         |   |
| Galv Iron/Steel  | 100% |  |  | 2034 | ** | 1 |         | B |
| Water Heater   |      |  |  |      |    |   |         |   |
| Gas Fired  | 100% |  |  | 2019 |    | 2 | \$1,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |    |   |         |   |
| <i>Explanation : 120 Gallons</i>                               |      |  |  |      |    |   |         |   |
| Sanitary Piping  |      |  |  |      |    |   |         |   |
| Cast Iron  | 100% |  |  | LIFE | ** | 1 |         | B |
| Storm Drain Piping   |      |  |  |      |    |   |         |   |
| Cast Iron  | 100% |  |  | LIFE | ** | 1 |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 76 - Q

Asset # : 534

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2029               | * *            | 1           | \$5,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 77 - BK  
**Address** : 62 PARK PLACE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0969.000 / 4481  
**Area Sq Ft** : 77,000  
**Date of Survey** : 31-Jan-2011  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3  
**Block** : 941      **Lot** : 50      **BIN** : 3259250  
**Agency's Number** : K902  
**Yr Built/Renovated** : 1897 / 1998  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$407,300             | \$96,400              |
| Interior Architecture | \$664,700             | \$57,600              |
| Electrical            | \$53,500              | \$403,300             |
| Mechanical            | \$241,800             | \$944,900             |
| <b>Total</b>          | <b>\$1,367,300</b>    | <b>\$1,502,100</b>    |
| Priority A            | \$407,300             | \$96,400              |
| Priority B            | \$520,300             | \$1,405,700           |
| Priority C            | \$439,700             |                       |
| <b>Total</b>          | <b>\$1,367,300</b>    | <b>\$1,502,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$15,300        |                 | \$5,100         |
| Interior Architecture |                 | \$2,400         | \$3,000         | \$38,400        |
| Electrical            | \$1,800         | \$1,900         | \$2,400         | \$7,800         |
| Mechanical            | \$57,500        | \$24,200        | \$19,600        | \$24,200        |
| <b>Total</b>          | <b>\$59,200</b> | <b>\$43,700</b> | <b>\$25,000</b> | <b>\$75,500</b> |
| Priority A            |                 | \$15,300        |                 | \$5,100         |
| Priority B            | \$59,200        | \$26,000        | \$21,900        | \$32,000        |
| Priority C            |                 | \$2,400         | \$3,000         | \$38,400        |
| <b>Total</b>          | <b>\$59,200</b> | <b>\$43,700</b> | <b>\$25,000</b> | <b>\$75,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 77 - BK

## Asset # : 4481

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$323,900      | LIFE               | **             | 5           | \$96,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Courtyard                                |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Courtyard Side At Bulkhead And At 4th Fl. Window    |            |                   |                |                    |                |             |                |               |
| Painted Surfaces, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Lower Sections                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Foundation  |            |                   |                |                    |                |             |                |               |
| Masonry: Brownstone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Stucco Cement  | 5%         |                   |                | 2035               | **             | 5           | \$14,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2038               | **             | 5           | \$29,400       | A             |
| Aluminum   | 5%         |                   |                | 2038               | **             | 5           | \$1,600        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Explanation : Stained Glass                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2030               | **             | 5           | \$16,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Masonry: Brownstone  | 10%        |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2037               | **             | 10          | \$5,100        | A             |
| Modified Bitumen   | 95%        | Now               | \$83,400       | 2027               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 10%               |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                      |            |                   |                |                    |                |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : At Courtyard  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 404, 406                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 3%         |                   |                | 2027               | **             | 5           | \$7,300        | C             |
| Sheet Vinyl/Rubber   | 7%         |                   |                | 2027               | **             | 5           | \$10,200       | C             |
| Terrazzo   | 20%        |                   |                | LIFE               | **             | 5           | \$15,200       | C             |
| Vinyl Tile   | 20%        |                   |                | 2027               | **             | 3           | \$7,300        | C             |
| Vinyl Tile   | 20%        | Now               | \$184,900      | 2032               | **             | 3           | \$7,300        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vacant Section                                      |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Vacant Section                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 30%        |                   |                | 2037               | **             | 5           | \$54,600       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 77 - BK

## Asset # : 4481

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |           |      |    |   |          |   |
|----------------|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile   | 5%  |     |           | 2031 | ** | 5 | \$6,000  | C |
| Masonry: Brick | 10% |     |           | LIFE | ** |   |          | C |
| Marble Panels  | 10% |     |           | LIFE | ** |   |          | C |
| Plaster        | 55% | Now | \$121,900 | LIFE | ** | 5 | \$19,900 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout Stair(s), Bulkheads, Corridors, Classrooms

Paint Peeling, Extent : Moderate, Area Affected : 40%

Location : Throughout Stair(s), Classrooms, Corridors

|         |     |     |           |      |    |   |         |   |
|---------|-----|-----|-----------|------|----|---|---------|---|
| Plaster | 20% | Now | \$132,900 | LIFE | ** | 5 | \$7,200 | C |
|---------|-----|-----|-----------|------|----|---|---------|---|

Broken/Missing Elements, Extent : Severe, Area Affected : 30%

Location : Vacant Section

Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Vacant Section

## Ceilings

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete | 5%  |     |           | LIFE | ** | 5 | \$800    | B |
| Plaster          | 75% | Now | \$125,000 | LIFE | ** | 5 | \$45,500 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout, Stair(s), Classrooms, Corridors

Paint Peeling, Extent : Moderate, Area Affected : 30%

Location : Throughout, Stair(s), Classrooms, Corridors

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 20% | Now | \$100,000 | LIFE | ** | 5 | \$12,100 | B |
|---------|-----|-----|-----------|------|----|---|----------|---|

Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Vacant Section

Paint Peeling, Extent : Severe, Area Affected : 50%

Location : Vacant Section

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service 2000 Amps

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2042 | ** | 5 | \$200 | B |
| Fused Disc Sw | 20% |  |  | 2022 |    | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 70% |  |  | 2042 | ** | 1 |  | B |
| Conduit | 30% |  |  | 2022 |    | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2038 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 60% |  |  | 2038 | ** | 5 | \$1,000 | B |
| Molded Case Bkrs | 30% |  |  | 2021 |    | 5 | \$500   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 70%  |                   |                | 2042               | **             | 1           |                | B             |
| Thermoplastic         | 30%  |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2035               | **             | 5           | \$200          | B             |
| Locally Mounted       | 50%  |                   |                | 2027               | **             | 5           | \$200          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | **             | 5           | \$900          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2027               | **             | 10          | \$53,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 2%   |                   |                | 2022               | \$11,700       | 10          | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Cfl Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2022               | \$29,200       | 10          | \$3,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2027               | **             | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%  |                   |                | 2022               | \$6,700        | 10          | \$3,900        | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$5,400        | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2022               | \$2,700        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2027               | **             | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2022               | \$65,200       | 1           | \$7,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System Only; Motion Sensors  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2022               | \$223,200      | 1-3         | \$11,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Manual Pull Station, Strobe Lights, Bells    |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 77 - BK

## Asset # : 4481

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 5000 Gallon Tank   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler            | 40%  |                   |                | 2035               | * *            | 1           | \$12,900       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 33%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement ( An Attempt Was Made To Repair This Unit But It Has Been Abandoned For Other Issues Since The Repair) |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 33%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 Hot Water Boiler   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 60%  | Now               | \$64,800       | 2035               | * *            | 1           | \$34,700       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Steam Boilers  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 40%  | Now               | \$3,000        | 2030               | * *            | 4           | \$1,300        | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room ( 2 Of 3 Defective Vacuum Pumps)  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 60%  | Now               | \$15,500       | 2032               | * *            | 4           | \$1,900        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room ( 3 Of 3 Boiler Steam Traps, Defective Climate Control System)                                      |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 15%  |                   |                | 2022               | \$59,800       | 1           | \$6,000        | B             |
| Convactor/Radiator          | 5%   |                   |                | 2035               | * *            | 1           | \$1,100        | B             |
| Fan Coil Unit/Heat          | 80%  | Now               | \$177,000      | 2022               | \$885,100      | 1           | \$15,100       | B             |
|                             | Broken, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                             | Location : Classrooms ( Multiple Mechanical Defects)   |                   |                |                    |                |             |                |               |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%   | 0-2               | \$12,500       | 2027               | * *            | 1           | \$27,100       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                             | Location : Roof ( Unreliable Chiller Operation)  |                   |                |                    |                |             |                |               |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 70%  | 0-2               | \$5,100        | 2042               | * *            | 4           | \$2,200        | B             |
|                             | Damaged, Extent : Light, Area Affected : 33%   |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse Mechanical Room ( 1 Of 3 Damaged Pump Housing, Defective Dual Temperature Heat Exchanger)             |                   |                |                    |                |             |                |               |
| No Component                | 30%  |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 77 - BK

Asset # : 4481

| Mechanical   |                     | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|---------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type      | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                     |                |                   |                    |         |                |             |                |               |
| Terminal Devices   |                     |                |                   |                    |         |                |             |                |               |
|  | Air Handler/Cool/Ht | 100%           |                   |                    | 2027    | * *            | 1           | \$40,100       | B             |
| Heat Rejection   |                     |                |                   |                    |         |                |             |                |               |
|  | Air Condenser Unit  | 100%           |                   |                    | 2027    | * *            | 2           | \$45,200       | B             |
| Ventilation  |                     |                |                   |                    |         |                |             |                |               |
| Distribution   |                     |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers  | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$36,100       | B             |
| Exhaust Fans   |                     |                |                   |                    |         |                |             |                |               |
|  | Interior            | 100%           |                   |                    | 2027    | * *            | 2           | \$2,000        | B             |
| Plumbing   |                     |                |                   |                    |         |                |             |                |               |
|  | H/C Water Piping    |                |                   |                    |         |                |             |                |               |
|  | Galv Iron/Steel     | 100%           | Now               | \$4,400            | 2035    | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%                       |                     |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                     |                |                   |                    |         |                |             |                |               |
| Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 100%            |                     |                |                   |                    |         |                |             |                |               |
| Location : Basement M E R ( Defective Domestic Hot Water Circulating Pump) |                     |                |                   |                    |         |                |             |                |               |
| Water Heater   |                     |                |                   |                    |         |                |             |                |               |
|  | Gas Fired           | 100%           |                   |                    | 2021    | \$17,200       | 2           | \$1,000        | B             |
| Sanitary Piping  |                     |                |                   |                    |         |                |             |                |               |
|  | Cast Iron           | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping   |                     |                |                   |                    |         |                |             |                |               |
|  | Cast Iron           | 100%           | Now               | \$10,300           | LIFE    | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Light, Area Affected : 100%                    |                     |                |                   |                    |         |                |             |                |               |
| Location : Piping From Leaders To Basement Throughout                      |                     |                |                   |                    |         |                |             |                |               |
| Sump Pump(s)   |                     |                |                   |                    |         |                |             |                |               |
|  | Rigid Piping        | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |                     |                |                   |                    |         |                |             |                |               |
|  | Generic             | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%                   |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout  |                     |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 79 - M (MULT HANDICAP)  
**Address** : 55 EAST 120 STREET BTWN: PARK AVE., MADISON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M079  
**Program / Asset #** : BOE0047.000 / 1681 **Yr Built/Renovated** : 1963 / 2001  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1747 **Lot** : 1 **BIN** : 1053968

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,014,500           | \$781,400             |
| Interior Architecture |                       | \$36,500              |
| Electrical            | \$686,600             | \$180,100             |
| Mechanical            | \$611,100             | \$411,900             |
| <b>Total</b>          | <b>\$2,312,100</b>    | <b>\$1,409,800</b>    |
| Priority A            | \$1,014,500           | \$781,400             |
| Priority B            | \$1,297,600           | \$591,900             |
| Priority C            |                       | \$36,500              |
| <b>Total</b>          | <b>\$2,312,100</b>    | <b>\$1,409,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$9,200          |
| Interior Architecture | \$25,400        | \$36,800        | \$5,200         |                  |
| Electrical            | \$4,000         | \$5,700         | \$4,100         | \$88,000         |
| Mechanical            | \$18,800        | \$10,600        | \$17,300        | \$22,100         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$52,200</b> | <b>\$57,100</b> | <b>\$30,600</b> | <b>\$123,200</b> |
| Priority A            |                 |                 |                 | \$9,200          |
| Priority B            | \$26,800        | \$37,700        | \$25,300        | \$114,100        |
| Priority C            | \$25,400        | \$19,500        | \$5,200         |                  |
| <b>Total</b>          | <b>\$52,200</b> | <b>\$57,100</b> | <b>\$30,600</b> | <b>\$123,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 79 - M (MULT HANDICAP)**  
**Asset # : 1681**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       | Now               | \$206,800      | LIFE               | **             | 5           | \$61,500       | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Southeast Corner                                   |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : West Facade, East Facade                           |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | 0-2               | \$632,400      | 2047               | **             | 5           | \$6,600        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : West Facade, East Facade                           |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : West Facade, East Facade                           |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       |                   |                | 2035               | **             | 5-10        | \$182,000      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2037               | **             | 10          | \$9,200        | A             |
| IRMA/Protected  | 95%        | Now               | \$64,800       | 2022               | \$648,300      |             |                | A             |
| Membrane  |            |                   |                |                    |                |             |                |               |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Over Gym   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Gym   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        | Now               | \$25,400       | LIFE               | **             | 5           | \$36,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Water Penetration                        |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile  | 65%        |                   |                | 2027               | **             | 3           | \$27,100       | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$20,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,900        | C             |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$5,900        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$13,300       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - M (MULT HANDICAP)

Asset # : 1681

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2035 | ** | 5 | \$34,700 | B |
| Exposed Concrete     | 65% |  |  | LIFE | ** | 5 | \$11,300 | B |
| Fiber Board          | 5%  |  |  | 2027 | ** |   |          | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5 | \$6,900  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2022 | \$73,000 | 5 | \$200 | B |
| Fused Disc Sw | 30% |  |  | 2042 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$13,600 | 5 | \$200   | B |
| Molded Case Bkrs | 10% |  |  | 2030 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 80% |  |  | 2038 | **       | 5 | \$1,500 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 40% | 2-4 | \$52,300 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2020 | \$17,000 | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2035 | **       | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 79 - M (MULT HANDICAP)**  
**Asset # : 1681**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

## Interior Lighting

## Fluorescent

85%

2017

\$569,500

10

\$57,900

B

*Other Observation, Extent : Moderate, Area Affected : 85%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

10%

2027

\* \*

10

\$6,800

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Basement**Explanation : T-8 Lamps*

## HID

3%

2017

\$9,300

10

\$100

B

## Incandescent

2%

2017

\$13,400

2

B

## Egress Lighting

## Emergency, Battery

50%

2017

\$15,400

10

\$9,000

B

## Exit, Service

50%

2017

\$6,200

1

B

## Exterior Lighting

## HID

100%

2017

\$30,000

10

\$200

B

**Alarm**

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$44,500

B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

## Fuel Oil No 6

100%

2042

\* \*

5

\$23,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 2 - 7,500 Gallon Tanks For #6 Fuel*

## Conversion Equipment

## Steam Boiler

100%

0-2

\$412,500

2042

\* \*

1

\$66,300

B

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : One Boiler Needs Retubing**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 - Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$59,200

2032

\* \*

4

\$3,700

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Terminal Devices

## Air Handler

20%

2022

\$91,400

1

\$9,200

B

## Convactor/Radiator

80%

2027

\* \*

1

\$19,200

B

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 79 - M (MULT HANDICAP)**  
**Asset # : 1681**

| Mechanical         |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |  |                |                   |                |                    |                |             |                |               |
|                    | Energy Source  |                |                   |                |                    |                |             |                |               |
|                    | Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
|                    | Conversion Equipment                                     |                |                   |                |                    |                |             |                |               |
|                    | Window/Wall Unit   | 80%            |                   |                | 2017               | \$139,400      | 1           |                | B             |
|                    | No Component   | 20%            |                   |                |                    |                |             |                | D             |
| Ventilation        |  |                |                   |                |                    |                |             |                |               |
|                    | Distribution   |                |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers                                       | 100%           |                   |                | LIFE               | * *            | 2-5         | \$41,400       | B             |
|                    | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                    | Roof   | 100%           |                   |                | 2022               | \$67,400       | 2           | \$2,300        | B             |
| Plumbing           |  |                |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel  | 100%           |                   |                | 2020               | \$253,100      | 1           |                | B             |
|                    | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                    | Low Temp   | 100%           |                   |                | 2022               | \$26,300       | 4           | \$11,100       | B             |
|                    | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                       |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                    | Rigid Piping   | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
|                    | Location : Basement                                      |                |                   |                |                    |                |             |                |               |
|                    | Explanation : 2 - Duplex Units                           |                |                   |                |                    |                |             |                |               |
|                    | Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
|                    | Electric   | 100%           | 0-2               | \$10,300       | 2032               | * *            | 4           | \$1,300        | B             |
|                    | Malfunctioning, Extent : Severe, Area Affected : 100%    |                |                   |                |                    |                |             |                |               |
|                    | Location : Basement / Single Pump, No Back Up            |                |                   |                |                    |                |             |                |               |
|                    | Fixtures   |                |                   |                |                    |                |             |                |               |
|                    | Generic  | 100%           |                   |                |                    |                |             |                | B             |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                    | Location : Throughout                                    |                |                   |                |                    |                |             |                |               |
| Vertical Transport |  |                |                   |                |                    |                |             |                |               |
|                    | Elevators  |                |                   |                |                    |                |             |                |               |
|                    | Hydraulic  | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| Fire Suppression   |  |                |                   |                |                    |                |             |                |               |
|                    | Sprinkler  |                |                   |                |                    |                |             |                |               |
|                    | No Component   | 70%            |                   |                |                    |                |             |                | D             |
|                    | Generic  | 30%            |                   |                | 2032               | * *            | 1-2         | \$6,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 79 - Q  
**Address** : 15-28 149 STREET  
**Borough** : QUEENS **Agency's Number** : Q079  
**Program / Asset #** : BOE0731.000 / 535 **Yr Built/Renovated** : 1935 / 2001  
**Area Sq Ft** : 99,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4647 **Lot** : 1 **BIN** : 4105232

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,900              | \$68,100              |
| Interior Architecture | \$355,600             | \$50,200              |
| Electrical            | \$1,044,800           | \$1,265,600           |
| Mechanical            |                       | \$379,400             |
| <b>Total</b>          | <b>\$1,451,200</b>    | <b>\$1,763,200</b>    |
| Priority A            | \$50,900              | \$68,100              |
| Priority B            | \$1,044,800           | \$1,695,100           |
| Priority C            | \$355,600             |                       |
| <b>Total</b>          | <b>\$1,451,200</b>    | <b>\$1,763,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$3,900          | \$7,000         |
| Interior Architecture | \$28,600        | \$1,900         | \$33,800         | \$5,900         |
| Electrical            | \$7,100         | \$7,700         | \$48,300         | \$6,700         |
| Mechanical            | \$27,400        | \$19,300        | \$51,600         | \$15,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$67,100</b> | <b>\$32,800</b> | <b>\$141,600</b> | <b>\$39,100</b> |
| Priority A            |                 |                 | \$3,900          | \$7,000         |
| Priority B            | \$51,500        | \$30,900        | \$103,900        | \$26,200        |
| Priority C            | \$15,600        | \$1,900         | \$33,800         | \$5,900         |
| <b>Total</b>          | <b>\$67,100</b> | <b>\$32,800</b> | <b>\$141,600</b> | <b>\$39,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$29,500       | A             |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$30,200       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$37,800       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 50%        |                   |                | 2043    | **                 | 5           | \$14,100       | A             |  |
| Aluminum   | 50%        |                   |                | 2037    | **                 | 5           | \$14,100       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,200        | A             |  |
| Copper/Terne   | 10%        |                   |                | 2041    | **                 | 5           | \$7,700        | A             |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$6,400        | A             |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$6,400        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,000        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2049    | **                 | 10          | \$11,000       | A             |  |
| Modified Bitumen   | 80%        | Now               | \$50,900       | 2026    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Over Gymnasium                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor Corridor, Library                      |            |                   |                |         |                    |             |                |               |  |
| Slate  | 15%        |                   |                | LIFE    | **                 |             |                | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2024    | **                 | 5           | \$3,700        | C             |  |
| Terrazzo   | 4%         |                   |                | LIFE    | **                 | 5           | \$3,900        | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2016    | \$355,600          | 3           | \$14,000       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : 1935 Wing   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 38%        |                   |                | 2026    | **                 | 3           | \$23,600       | C             |  |
| Wood   | 25%        |                   |                | 2036    | **                 | 5           | \$58,300       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2030    | **                 | 5           | \$3,800        | C             |  |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,500        | C             |  |
| Folding Partition  | 5%         |                   |                | 2029    | **                 | 5           | \$15,700       | C             |  |
| Glass: Single Pane   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,700        | C             |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5           | \$7,500        | C             |  |
| Metal Panel  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels  | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 40%        |                   |                | LIFE    | **                 | 5           | \$15,000       | C             |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 35% Now \$13,000 2034 \* \* 5 \$21,600 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Corridor Near Room 206*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Corridor Near Room 206, Library*

Plaster 65% LIFE \* \* 5 \$50,200 B

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Entrance To Gymnasium, Exit 6, 2/8*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2021 \$28,700 5 \$400 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protectors Rated @ 1200 Amperes Each.*

## Switchgear / Switchboard

Fused Disc Sw 100% 2021 \$104,300 5 \$400 B

## Raceway

Conduit 95% 2021 \$113,000 1 B

Conduit 5% 2041 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2020 \$13,600 5 \$200 B

Molded Case Bkrs 85% 2020 \$115,200 5 \$1,800 B

Molded Case Bkrs 5% 2037 \* \* 5 \$100 B

## Wiring

Thermoplastic 95% 2021 \$124,300 1 B

Thermoplastic 5% 2041 \* \* 1 B

## Motor Controllers

Locally Mounted 80% 2034 \* \* 5 \$400 B

Motor Control Center 20% 2019 \$35,000 5 \$400 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,200 B

## Lighting

## Interior Lighting

Fluorescent 98% 2021 \$734,100 10 \$74,700 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

HID 1% 2021 \$3,500 10 B

Incandescent 1% 2021 \$7,500 2 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 30%  |  |  | 2026 | * *      | 10 | \$6,000 | B |
| Exit, Service      | 70%  |  |  | 2026 | * *      | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$33,800 | 10 | \$300   | B |

## Alarm

|   |      |  |  |      |           |     |          |   |
|---|------|--|--|------|-----------|-----|----------|---|
| Security System   |      |  |  |      |           |     |          |   |
| Generic   | 100% |  |  | 2016 | \$279,500 | 1   | \$30,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |     |          |   |
| <i>Location : 1st Floor</i>                                       |      |  |  |      |           |     |          |   |
| <i>Explanation : Intrusion Alarm System Is Functional.</i>        |      |  |  |      |           |     |          |   |
| Fire/Smoke Detection  |      |  |  |      |           |     |          |   |
| No Component  | 20%  |  |  |      |           |     |          | D |
| Generic   | 80%  |  |  | 2016 | \$765,300 | 1-3 | \$40,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |     |          |   |
| <i>Location : Throughout The Building</i>                         |      |  |  |      |           |     |          |   |
| <i>Explanation : Fire Alarm System Is Old And Functional.</i>     |      |  |  |      |           |     |          |   |

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

|   |      |     |          |      |           |   |          |   |
|---|------|-----|----------|------|-----------|---|----------|---|
| Energy Source   |      |     |          |      |           |   |          |   |
| Fuel Oil No 6   | 100% |     |          | 2031 | * *       | 5 | \$25,700 | B |
| Conversion Equipment  |      |     |          |      |           |   |          |   |
| Steam Boiler  | 100% |     |          | 2026 | * *       | 1 | \$82,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |      |     |          |      |           |   |          |   |
| <i>Location : Basement</i>  |      |     |          |      |           |   |          |   |
| <i>Explanation : 3 Units</i>                                      |      |     |          |      |           |   |          |   |
| Distribution  |      |     |          |      |           |   |          |   |
| Steam Piping/Pump   | 100% | Now | \$13,200 | 2031 | * *       | 4 | \$4,100  | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |      |     |          |      |           |   |          |   |
| <i>Location : New Wing</i>  |      |     |          |      |           |   |          |   |
| Terminal Devices  |      |     |          |      |           |   |          |   |
| Air Handler   | 20%  |     |          | 2021 | \$102,200 | 1 | \$10,300 | B |
| Convactor/Radiator  | 70%  |     |          | 2026 | * *       | 1 | \$18,800 | B |
| Fan Coil Unit/Heat  | 10%  |     |          | 2021 | \$141,900 | 1 | \$2,700  | B |

## Air Conditioning

|                      |      |  |  |      |          |   |         |   |
|----------------------|------|--|--|------|----------|---|---------|---|
| Energy Source        |      |  |  |      |          |   |         |   |
| Electricity          | 100% |  |  | 2029 | * *      | 1 |         | B |
| Conversion Equipment |      |  |  |      |          |   |         |   |
| Reciprocating        | 15%  |  |  | 2021 | \$48,200 | 1 | \$5,800 | B |
| Compr/Chiller        |      |  |  |      |          |   |         |   |
| Window/Wall Unit     | 10%  |  |  | 2016 | \$19,500 | 1 |         | B |
| No Component         | 75%  |  |  |      |          |   |         | D |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 79 - Q

Asset # : 535

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning  |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump                                   | 15%            |                      |                | 2041               | * *            | 4              | \$600          | B                |
| No Component  | 85%            |                      |                |                    |                |                |                | D                |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht                                     | 15%            |                      |                | 2021               | \$15,100       | 1              | \$7,700        | B                |
| No Component  | 85%            |                      |                |                    |                |                |                | D                |
| Heat Rejection  |                |                      |                |                    |                |                |                |                  |
| Remote Air Cond   | 15%            |                      |                | 2021               | \$21,200       | 2              | \$8,700        | B                |
| No Component  | 85%            |                      |                |                    |                |                |                | D                |
| Ventilation   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers                                      | 100%           |                      |                | LIFE               | * *            | 2-5            | \$46,300       | B                |
| Exhaust Fans  |                |                      |                |                    |                |                |                |                  |
| Interior  | 40%            |                      |                | 2021               | \$41,900       | 2              | \$1,000        | B                |
| Roof  | 60%            |                      |                | 2021               | \$45,200       | 2              | \$1,500        | B                |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping  |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel   | 100%           |                      |                | 2034               | * *            | 1              |                | B                |
| HW Heat Exchanger                                       |                |                      |                |                    |                |                |                |                  |
| Low Temp  | 100%           |                      |                | 2031               | * *            | 4              | \$12,400       | B                |
| Sanitary Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                                      |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |                  |
| Rigid Piping  | 100%           |                      |                | 2026               | * *            | 4              | \$2,000        | B                |
| Sewage Ejector(s)                                       |                |                      |                |                    |                |                |                |                  |
| Electric  | 100%           |                      |                | 2026               | * *            | 4              | \$2,000        | B                |
| Fixtures  |                |                      |                |                    |                |                |                |                  |
| Generic   | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport                                      |                |                      |                |                    |                |                |                |                  |
| Elevators   |                |                      |                |                    |                |                |                |                  |
| Hydraulic   | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| Other Observation, Extent : Light, Area Affected : 100% |                |                      |                |                    |                |                |                |                  |
| Location : C-3  |                |                      |                |                    |                |                |                |                  |
| Explanation : One Unit                                  |                |                      |                |                    |                |                |                |                  |
| Fire Suppression  |                |                      |                |                    |                |                |                |                  |
| Sprinkler   |                |                      |                |                    |                |                |                |                  |
| No Component  | 95%            |                      |                |                    |                |                |                | D                |
| Generic   | 5%             |                      |                | 2041               | * *            | 1-2            | \$1,200        | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 8 - BX  
**Address** : 3010 BRIGGS AVENUE  
**Borough** : BRONX **Agency's Number** : X008  
**Program / Asset #** : BOE0161.000 / 528 **Yr Built/Renovated** : 1958 / 2001  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3299 **Lot** : 60 **BIN** : 2094734

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$94,100           |                    |
| Interior Architecture |  | \$614,600          |                    |
| Electrical            |  | \$367,000          | \$255,900          |
| Mechanical            |  | \$40,700           | \$897,600          |
| <b>Total</b>          |  | <b>\$1,116,500</b> | <b>\$1,153,500</b> |
| Priority A            |  | \$94,100           |                    |
| Priority B            |  | \$407,700          | \$1,153,500        |
| Priority C            |  | \$614,600          |                    |
| <b>Total</b>          |  | <b>\$1,116,500</b> | <b>\$1,153,500</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$22,700        | \$9,300         |
| Interior Architecture | \$60,200        | \$2,600         |                 | \$9,400         |
| Electrical            | \$200           | \$700           | \$43,300        |                 |
| Mechanical            | \$14,900        | \$11,400        | \$21,400        | \$9,900         |
| <b>Total</b>          | <b>\$75,300</b> | <b>\$14,600</b> | <b>\$87,400</b> | <b>\$28,700</b> |
| Priority A            |                 |                 | \$22,700        | \$9,300         |
| Priority B            | \$18,200        | \$12,000        | \$64,700        | \$9,900         |
| Priority C            | \$57,100        | \$2,600         |                 | \$9,400         |
| <b>Total</b>          | <b>\$75,300</b> | <b>\$14,600</b> | <b>\$87,400</b> | <b>\$28,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BX

## Asset # : 528

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 65%        |                   |                | LIFE    | **                 | 5           | \$34,300       | A             |  |
| Metal/Glass Curt Wall  | 30%        |                   |                | LIFE    | **                 | 5           | \$29,600       | A             |  |
| Panel/Paver: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,000        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2037    | **                 | 5           | \$18,600       | A             |  |
| Steel  | 5%         | Now               | \$57,300       | 2046    | **                 | 5           | \$6,100        | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$10,600       | A             |  |
| Panel/Paver: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$600          | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 60%        |                   |                | 2026    | **                 | 10          | \$36,800       | A             |  |
| Copper/Terne   | 3%         |                   |                | 2049    | **                 | 10          | \$4,600        | A             |  |
| IRMA/Protected Membrane  | 37%        |                   |                | 2026    | **                 | 10          | \$22,700       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2030    | **                 | 5           | \$2,600        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,400        | C             |  |
| Vinyl Tile   | 25%        |                   |                | 2026    | **                 | 3           | \$10,800       | C             |  |
| Vinyl Tile   | 62%        | Now               | \$102,400      | 2016    | \$512,200          | 3           | \$20,200       | C             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         | Now               | \$27,600       | 2024    | **                 | 5           | \$4,100        | C             |  |
| Dry Rot/Decay, Extent : Severe, Area Affected : 60%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Gym And Stage                              |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2030    | **                 | 5           | \$2,600        | C             |  |
| Glazed Ceramic Panel   | 35%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels  | 2%         | Now               | \$7,600        | LIFE    | **                 |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby   |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 60%        | Now               | \$19,200       | LIFE    | **                 | 5           | \$15,700       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2nd And 3rd Floors                         |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 30%        | Now               | \$3,100        | 2026    | **                 | 5           | \$12,900       | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2nd And 3rd Floors                         |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 30%        |                   |                | LIFE    | **                 | 5           | \$4,000        | B             |  |
| Fiber Board  | 10%        |                   |                | 2026    | **                 |             |                | B             |  |
| Plaster  | 30%        |                   |                | LIFE    | **                 | 5           | \$16,100       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BX

## Asset # : 528

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2051               | * *            | 5           | \$300          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2021               | \$89,400       | 5           | \$1,500        | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2021               | \$85,200       | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2020               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2020               | \$81,300       | 5           | \$1,200        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2046               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 60%  | 2-4               | \$53,700       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 30%  |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic            | 10%  |                   |                | 2051               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 60%  |                   |                | 2016               | \$313,300      | 10          | \$31,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 33%  |                   |                | 2031               | * *            | 10          | \$17,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2021               | \$12,100       | 10          | \$100          | B             |
| Incandescent             | 2%   |                   |                | 2016               | \$10,400       | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2031               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

| Mechanical       |                      | Current Repair |   | Future Replacement |      | Maintenance    |       |                |          |  |
|------------------|----------------------|----------------|---|--------------------|------|----------------|-------|----------------|----------|--|
| System           | Component            | % of           | Fail Date   | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |  |
|                  | Type                 | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |  |
| Heating          |                      |                |   |                    |      |                |       |                |          |  |
|                  | Energy Source        |                |   |                    |      |                |       |                |          |  |
|                  | Fuel Oil No 2        | 100%           |   |                    | 2041 | * *            | 5     | \$17,900       | B        |  |
|                  | Conversion Equipment |                |   |                    |      |                |       |                |          |  |
|                  | Steam Boiler         | 100%           |   |                    | 2019 | \$321,500      | 1     | \$57,400       | B        |  |
|                  |                      |                | Malfunctioning, Extent : Moderate, Area Affected : 50%    |                    |      |                |       |                |          |  |
|                  |                      |                | Location : One Of Two Boilers                             |                    |      |                |       |                |          |  |
|                  |                      |                | Obsolete Equipment, Extent : Severe, Area Affected : 100% |                    |      |                |       |                |          |  |
|                  |                      |                | Location : Boiler Room                                    |                    |      |                |       |                |          |  |
|                  |                      |                | Other Observation, Extent : Light, Area Affected : 100%   |                    |      |                |       |                |          |  |
|                  |                      |                | Location : Boiler Room                                    |                    |      |                |       |                |          |  |
|                  |                      |                | Explanation : 2 Units                                     |                    |      |                |       |                |          |  |
|                  | Distribution         |                |   |                    |      |                |       |                |          |  |
|                  | Steam Piping/Pump    | 100%           |   |                    | 2021 | \$461,100      | 4     | \$2,900        | B        |  |
|                  |                      |                | Leak Evident, Extent : Light, Area Affected : 5%          |                    |      |                |       |                |          |  |
|                  |                      |                | Location : Return Line                                    |                    |      |                |       |                |          |  |
|                  | Terminal Devices     |                |   |                    |      |                |       |                |          |  |
|                  | Air Handler          | 20%            |   |                    | 2021 | \$71,200       | 1     | \$7,200        | B        |  |
|                  | Convactor/Radiator   | 80%            |   |                    | 2026 | * *            | 1     | \$15,000       | B        |  |
| Air Conditioning |                      |                |   |                    |      |                |       |                |          |  |
|                  | Energy Source        |                |   |                    |      |                |       |                |          |  |
|                  | Electricity          | 100%           |   |                    | 2037 | * *            | 1     |                | B        |  |
|                  | Conversion Equipment |                |   |                    |      |                |       |                |          |  |
|                  | Window/Wall Unit     | 30%            |   |                    | 2016 | \$40,700       | 1     |                | B        |  |
|                  | No Component         | 70%            |   |                    |      |                |       |                | D        |  |
| Ventilation      |                      |                |   |                    |      |                |       |                |          |  |
|                  | Distribution         |                |   |                    |      |                |       |                |          |  |
|                  | Ductwork/Diffusers   | 100%           |   |                    | LIFE | * *            | 2-5   | \$32,300       | B        |  |
|                  | Exhaust Fans         |                |   |                    |      |                |       |                |          |  |
|                  | Interior             | 60%            |   |                    | 2021 | \$43,800       | 2     | \$1,100        | B        |  |
|                  | Roof                 | 40%            |   |                    | 2021 | \$21,000       | 2     | \$700          | B        |  |
| Plumbing         |                      |                |   |                    |      |                |       |                |          |  |
|                  | H/C Water Piping     |                |   |                    |      |                |       |                |          |  |
|                  | Brass/Copper         | 70%            |   |                    | 2041 | * *            | 1     |                | B        |  |
|                  | Galv Iron/Steel      | 30%            |   |                    | 2034 | * *            | 1     |                | B        |  |
|                  | Water Heater         |                |   |                    |      |                |       |                |          |  |
|                  | Gas Fired            | 100%           |   |                    | 2019 | \$15,400       | 2     | \$900          | B        |  |
|                  | HW Heat Exchanger    |                |   |                    |      |                |       |                |          |  |
|                  | Low Temp             | 100%           |   |                    | 2031 | * *            | 4     | \$8,600        | B        |  |
|                  | Sanitary Piping      |                |   |                    |      |                |       |                |          |  |
|                  | Cast Iron            | 100%           |   |                    | LIFE | * *            | 1     |                | B        |  |
|                  | Storm Drain Piping   |                |   |                    |      |                |       |                |          |  |
|                  | Cast Iron            | 100%           |   |                    | LIFE | * *            | 1     |                | B        |  |
|                  | Sump Pump(s)         |                |   |                    |      |                |       |                |          |  |
|                  | Submersible          | 100%           |   |                    | 2014 | \$6,200        | 4     | \$2,000        | B        |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 8 - BX

Asset # : 528

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Plumbing

Fixtures

Generic

100%

B

*Obsolete Fixtures, Extent : Severe, Area Affected : 100%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 8 - BX MINISCHOOL  
**Address** : 3010 BRIGGS AVENUE  
**Borough** : BRONX **Agency's Number** : X808  
**Program / Asset #** : BOE0161.010 / 529 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3299 **Lot** : 60 **BIN** : 2094734

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$75,500              |                       |
| Interior Architecture |                       | \$95,000              |
| Electrical            |                       | \$61,100              |
| Mechanical            |                       | \$97,800              |
| <b>Total</b>          | <b>\$75,500</b>       | <b>\$253,800</b>      |
| Priority A            | \$75,500              |                       |
| Priority B            |                       | \$158,800             |
| Priority C            |                       | \$95,000              |
| <b>Total</b>          | <b>\$75,500</b>       | <b>\$253,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$8,100         |                |                |                |
| Interior Architecture | \$35,300        |                |                | \$1,200        |
| Electrical            | \$100           |                |                |                |
| Mechanical            | \$400           | \$400          | \$900          | \$400          |
| <b>Total</b>          | <b>\$43,800</b> | <b>\$400</b>   | <b>\$900</b>   | <b>\$1,700</b> |
| Priority A            | \$8,100         |                |                |                |
| Priority B            | \$26,200        | \$400          | \$900          | \$400          |
| Priority C            | \$9,500         |                |                | \$1,200        |
| <b>Total</b>          | <b>\$43,800</b> | <b>\$400</b>   | <b>\$900</b>   | <b>\$1,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BX MINISCHOOL

## Asset # : 529

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$4,100 2041 \* \* 5 \$19,200 A  
*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$75,500 2046 \* \* 5 \$800 A  
*Broken/Missing Elements, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

## Roof

## Metal, Corrugated

100% Now \$4,000 2026 \* \* 1 A  
*Water Penetration, Extent : Light, Area Affected : 5%*  
*Location : Throughout*

## Interior

## Floors

## Vinyl Tile

100% Now \$9,500 2021 \$95,000 3 \$3,700 C  
*Broken/Missing Elements, Extent : Light, Area Affected : 5%*  
*Location : Corridor(s), Classroom(s)*

## Interior Walls

## Gypsum Board

100% LIFE \* \* 5 \$5,300 C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$25,800 2034 \* \* 5 \$4,800 B  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 50%*  
*Location : Corridor(s), Classroom(s)*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Switchgear / Switchboard

## Fused Disc Sw

100% 2031 \* \* 5 B

## Raceway

## Conduit

100% 2031 \* \* 1 B

## Panelboards

## Fused Disc Sw

50% 2029 \* \* 5 \$100 B

## Molded Case Bkrs

50% 2029 \* \* 5 \$100 B

## Wiring

## Thermoplastic

100% 2031 \* \* 1 B

## Motor Controllers

## Locally Mounted

100% 2026 \* \* 5 B

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$100 B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - BX MINISCHOOL

## Asset # : 529

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

97%  
2021 \$61,100 10 \$5,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T8 Lamps*

HID 3% 2021 10 B

Egress Lighting

Emergency, Battery 50% 2021 \$1,400 10 \$800 B  
Exit, Service 50% 2021 \$600 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Natural Gas 100% 2041 \* \* 1 B

Conversion Equipment  
Furnace

100% 2021 \$9,300 1 \$3,300 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room*  
*Explanation : 1 Unit*

## Air Conditioning

Energy Source  
Electricity 100% 2037 \* \* 1 B

Conversion Equipment  
Int Pkg Unit - Cooling 100% 2019 \$97,800 2 \$400 B

## Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$3,700 B

Exhaust Fans  
Interior 100% 2026 \* \* 2 \$200 B

## Plumbing

H/C Water Piping  
Brass/Copper 100% 2041 \* \* 1 B

Water Heater  
Gas Fired 100% 2019 \$1,800 2 \$100 B

Sanitary Piping  
Cast Iron 100% LIFE \* \* 1 B

Fixtures  
Generic 100% B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 8 - M LUIS BELLIARD  
**Address** : 465 WEST 167 STREET @AMSTERDAM AVE.  
**Borough** : MANHATTAN **Agency's Number** : M008  
**Program / Asset #** : BOE1043.000 / 14119 **Yr Built/Renovated** : 1995 / 2011  
**Area Sq Ft** : 82,077 **Project Type** : EDUCATION  
**Date of Survey** : 06-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,ph  
**Block** : 2112 **Lot** : 1 **BIN** : 1081842

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$116,300             | \$748,000             |
| Interior Architecture | \$510,800             | \$887,900             |
| Electrical            |                       | \$58,500              |
| Mechanical            | \$41,300              | \$867,400             |
| <b>Total</b>          | <b>\$668,400</b>      | <b>\$2,561,800</b>    |
| Priority A            | \$116,300             | \$748,000             |
| Priority B            | \$319,000             | \$988,700             |
| Priority C            | \$233,000             | \$825,100             |
| <b>Total</b>          | <b>\$668,400</b>      | <b>\$2,561,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,900         |                 | \$14,400        |                 |
| Interior Architecture | \$75,000         | \$2,500         | \$5,000         | \$14,600        |
| Electrical            | \$21,400         | \$5,800         | \$6,500         | \$5,800         |
| Mechanical            | \$41,200         | \$31,600        | \$26,900        | \$30,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$43,900</b> | <b>\$56,800</b> | <b>\$54,300</b> |
| Priority A            | \$30,900         |                 | \$14,400        |                 |
| Priority B            | \$77,900         | \$43,900        | \$37,400        | \$39,700        |
| Priority C            | \$63,700         |                 | \$5,000         | \$14,600        |
| <b>Total</b>          | <b>\$172,500</b> | <b>\$43,900</b> | <b>\$56,800</b> | <b>\$54,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - M LUIS BELLARD

## Asset # : 14119

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | * *            | 5           | \$141,000      | A             |
| Metal: Cage/Fence  | 4%         |                   |                | 2036               | * *            | 5           | \$16,500       | A             |
| Mosaic Tile  | 1%         |                   |                | 2043               | * *            | 10          | \$2,900        | A             |
| Pre-Cast Concrete  | 15%        |                   |                | LIFE               | * *            | 5           | \$91,700       | A             |
| Stucco Cement  | 5%         |                   |                | 2036               | * *            | 5           | \$11,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 85%        |                   |                | 2039               | * *            | 5           | \$19,200       | A             |
| Glass Block  | 15%        |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 88%        |                   |                | LIFE               | * *            | 5-10        | \$20,000       | A             |
| Metal: Cage/Fence  | 2%         |                   |                | 2036               | * *            | 5-10        | \$500          | A             |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout, 2011  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 100%       |                   |                | 2023               | \$570,400      | 10          | \$61,300       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$44,000       | C             |
| Ceramic Tile   | 10%        |                   |                | 2026               | * *            | 5           | \$10,100       | C             |
| Vinyl Tile   | 75%        | 0-2               | \$71,800       | 2023               | \$718,500      | 3           | \$28,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Along The Edges Of The Corridors, Classrooms And Auditorium |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | * *            | 5           | \$9,400        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | * *            | 5           | \$10,300       | C             |
| Concrete Masonry Unit  | 8%         |                   |                | LIFE               | * *            | 5           | \$13,200       | C             |
| Concrete Masonry Unit  | 2%         | 0-2               | \$7,800        | LIFE               | * *            | 5           | \$1,600        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout Stairwell B                                      |            |                   |                |                    |                |             |                |               |
| Glass Block  | 2%         |                   |                | LIFE               | * *            | 10          | \$1,600        | C             |
| Gypsum Board   | 53%        |                   |                | LIFE               | * *            | 5-10        | \$185,500      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            | 10          | \$25,700       | C             |
| Wood   | 5%         |                   |                | LIFE               | * *            | 5           | \$82,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - M LUIS BELLARD

## Asset # : 14119

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2028 | ** | 5 | \$10,100 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2040 | ** | 5 | \$5,000  | B |

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Cafeteria, 2011

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 25% | Now | \$167,800 | 2043 | ** | 5 | \$12,600 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Classrooms, Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Classrooms, Throughout

Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : Classrooms, Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : In Contract For Replacement

|                  |     |  |  |      |    |      |           |   |
|------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Concrete | 8%  |  |  | LIFE | ** | 5-10 | \$10,100  | B |
| Gypsum Board     | 50% |  |  | LIFE | ** | 5-10 | \$172,700 | B |
| Metal Panel      | 2%  |  |  | LIFE | ** | 5    | \$5,000   | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps &amp; One 1200 Amps Main Disconnect Switch

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2036 | ** | 5 | \$300 | B |
|----------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 300 Kva 480hv-208/120lv

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2043 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2039 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2039 | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2043 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2036 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - M LUIS BELLARD

Asset # : 14119

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2036               | * *            | 1           | \$20,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2032               | * *            | 1           | \$26,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 250 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2018               | \$600          | 5           | \$15,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 100%       |                   |                | 2039               | * *            | 5           | \$12,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gals                                  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2028               | * *            | 10          | \$49,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 15%        |                   |                | 2028               | * *            | 10          | \$9,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Lobby, Stairway, Gym & Cafeteria                |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2028               | * *            | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, LED  | 2%         |                   |                | 2051               | * *            | 1           |                | B             |
| Exit, Service  | 48%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2028               | * *            | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$12,400       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - M LUIS BELLARD

Asset # : 14119

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : (1) 10,000 Gallon Oil Tank                         |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2036               | * *            | 1           | \$66,600       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Dual Fuel Steam Boilers                          |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2043               | * *            | 4           | \$5,000        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 40%  |                   |                | 2028               | * *            | 1           | \$16,600       | B             |
| Air Handler                 | 10%  | 0-2               | \$41,300       | 2033               | * *            | 1           | \$3,700        | B             |
|                             | Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse Mechanical Rooms                            |                   |                |                    |                |             |                |               |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                             | Location : Throughout, Defective Building Automation System      |                   |                |                    |                |             |                |               |
| Convector/Radiator          | 50%  |                   |                | 2036               | * *            | 1           | \$10,900       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%   |                   |                | 2028               | * *            | 1           | \$31,200       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%   |                   |                | 2023               | \$325,300      | 1           | \$41,600       | B             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 100%   |                   |                | 2023               | \$457,400      | 2           | \$46,800       | B             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$59,300       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 100%   |                   |                | 2023               | \$84,700       | 2           | \$2,100        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Water Heater                |  |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%   |                   |                | 2021               | \$17,800       | 2           | \$1,000        | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 8 - M LUIS BELLARD

Asset # : 14119

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : B-4</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2043               | * *            | 1-5         | \$33,900       | B             |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Generic  | 15%        |                   |                | 2043               | * *            | 1-2         | \$2,800        | B             |
| Fire Pump  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2032               | * *            | 1           | \$12,600       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 80 - Q  
**Address** : 171-05 137 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q080  
**Program / Asset #** : BOE0732.000 / 971 **Yr Built/Renovated** : 1964 / 1999  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12495 **Lot** : 166 **BIN** : 4270056

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$190,000             | \$560,800             |
| Interior Architecture | \$54,500              | \$857,800             |
| Electrical            | \$117,700             | \$1,411,300           |
| Mechanical            |                       | \$685,600             |
| <b>Total</b>          | <b>\$362,300</b>      | <b>\$3,515,400</b>    |
| Priority A            | \$190,000             | \$560,800             |
| Priority B            | \$172,300             | \$2,145,200           |
| Priority C            |                       | \$809,500             |
| <b>Total</b>          | <b>\$362,300</b>      | <b>\$3,515,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,900         |                 | \$34,700        | \$4,100         |
| Interior Architecture | \$105,000        |                 |                 | \$13,300        |
| Electrical            | \$9,400          | \$6,700         | \$7,600         | \$8,000         |
| Mechanical            | \$56,000         | \$10,600        | \$17,900        | \$15,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$187,300</b> | <b>\$21,300</b> | <b>\$64,100</b> | <b>\$45,200</b> |
| Priority A            | \$12,900         |                 | \$34,700        | \$4,100         |
| Priority B            | \$87,400         | \$21,300        | \$29,400        | \$27,800        |
| Priority C            | \$87,100         |                 |                 | \$13,300        |
| <b>Total</b>          | <b>\$187,300</b> | <b>\$21,300</b> | <b>\$64,100</b> | <b>\$45,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 80 - Q

## Asset # : 971

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 97%        |                   |                | LIFE               | **             | 5           | \$114,000      | A             |
| Masonry: Brick   | 3%         | Now               | \$5,900        | LIFE               | **             | 5           | \$1,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Below Cap   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 15%        | Now               | \$95,300       | 2048               | **             | 5           | \$1,000        | A             |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Aluminum   | 67%        |                   |                | 2039               | **             | 5           | \$8,800        | A             |
| Glass Block  | 10%        |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Metal Louvers  | 3%         |                   |                | 2032               | **             | 10          | \$2,500        | A             |
| Steel  | 5%         |                   |                | 2022               | \$38,600       | 5           | \$8,200        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Security Bars  | 20%        |                   |                | 2038               | **             |             |                | A             |
| Metal: Cage/Fence  | 80%        |                   |                | 2036               | **             | 5-10        | \$59,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 45%        |                   |                | 2023               | \$170,300      | 10          | \$31,500       | A             |
| Copper/Terne   | 5%         |                   |                | 2038               | **             | 10          | \$8,700        | A             |
| IRMA/Protected Membrane  | 45%        |                   |                | 2023               | \$293,200      | 10          | \$31,500       | A             |
| Roll Roofing   | 3%         |                   |                | 2019               | \$9,400        | 5           | \$3,500        | A             |
| Skylight, Metal/Glass  | 2%         | Now               | \$37,700       | 2033               | **             |             |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : At Trash Chute                                      |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : At Trash Chute                                      |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$46,400       | C             |
| Other Observation, Extent : Severe, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Fuel Tank Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Water                                     |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$5,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,300        | C             |
| Vinyl Tile   | 80%        |                   |                | 2018               | \$809,500      | 3           | \$42,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Plaster  | 65%        |                   |                | LIFE               | **             | 5-10        | \$51,900       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$11,700       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |          |      |          |   |
|----------------------|-----|--|--|------|----------|------|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2028 | **       | 5    | \$33,200 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2028 | **       | 5    | \$10,600 | B |
| Exposed Concrete     | 47% |  |  | LIFE | **       | 5-10 | \$62,300 | B |
| Exposed Struc: Steel | 3%  |  |  | LIFE | **       | 10   | \$6,400  | B |
| Fiber Board          | 5%  |  |  | 2023 | \$48,300 |      |          | B |
| Plaster              | 10% |  |  | LIFE | **       | 5-10 | \$18,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Main Service Switch - No Ratings Available</i>   |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2022 | \$27,100  | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2022 | \$108,400 | 5 | \$1,500 | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 90% | 2-4 | \$117,700 | 2048 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Generic   | 100% |  |  | LIFE | ** | 5 | \$2,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Water Meter Room</i>                                |      |  |  |      |    |   |         |   |
| <i>Explanation : Connected With Main Water Pipe</i>               |      |  |  |      |    |   |         |   |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2028 | ** | 1 | \$21,200 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|   |      |  |  |      |           |   |          |   |
|---|------|--|--|------|-----------|---|----------|---|
| Natural Gas   | 100% |  |  | 2019 | \$114,600 | 1 | \$26,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |   |          |   |
| <i>Location : Boiler Room</i>                                     |      |  |  |      |           |   |          |   |
| <i>Explanation : For Sump Pump Only - 45 Kw</i>                   |      |  |  |      |           |   |          |   |

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## DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Lead/Acid             | 100%   |                   |                | 2016               | \$600          | 5           | \$2,500        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 94%  |                   |                | 2023               | \$601,100      | 10          | \$61,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 3%   |                   |                | 2028               | * *            | 10          | \$2,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Lobby   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2018               | \$3,000        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$12,800       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$14,700       | 10          | \$8,600        | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$5,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2028               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2018               | \$71,100       | 1           | \$7,700        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2018               | \$243,500      | 1-3         | \$13,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Alarm Bells And Manual Pull Station          |                   |                |                    |                |             |                |               |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2023               | \$199,200      | 5           | \$22,000       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2021               | \$393,800      | 1           | \$70,300       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2033               | * *            | 4           | \$3,500        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2028               | * *            | 1           | \$8,800        | B             |
| Convactor/Radiator    | 80%   |                   |                | 2028               | * *            | 1           | \$18,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

| Mechanical           |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning     |                             |   |                   |                |                    |                |             |                |               |
| Energy Source        | Electricity                 | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment | Reciprocating Compr/Chiller | 15%   |                   |                | 2023               | \$41,200       | 1           | \$4,900        | B             |
|                      |                             | R-22 Refrigerant, Extent : Light, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                      |                             | Location : Auditorium Roof                              |                   |                |                    |                |             |                |               |
| Window/Wall Unit     |                             | 20%   |                   |                | 2018               | \$33,300       | 1           |                | B             |
| No Component         |                             | 65%   |                   |                |                    |                |             |                | D             |
| Terminal Devices     |                             |   |                   |                |                    |                |             |                |               |
| Direct Expansion     |                             | 15%   |                   |                | 2028               | * *            | 1           |                | B             |
| No Component         |                             | 85%   |                   |                |                    |                |             |                | D             |
| Heat Rejection       |                             |   |                   |                |                    |                |             |                |               |
| Remote Air Cond      |                             | 15%   |                   |                | 2028               | * *            | 2           | \$7,400        | B             |
| No Component         |                             | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation          |                             |   |                   |                |                    |                |             |                |               |
| Distribution         | Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$62,600       | B             |
| Exhaust Fans         |                             |   |                   |                |                    |                |             |                |               |
| Interior             |                             | 20%   |                   |                | 2028               | * *            | 2           | \$400          | B             |
| Roof                 |                             | 80%   | Now               | \$15,400       | 2023               | \$51,500       | 2           | \$1,400        | B             |
|                      |                             | Damaged, Extent : Severe, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                      |                             | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing             |                             |   |                   |                |                    |                |             |                |               |
| H/C Water Piping     | Brass/Copper                | 100%  | 0-2               | \$4,800        | 2033               | * *            | 1           |                | B             |
|                      |                             | Corroded, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                      |                             | Location : Supply Pipe At Water Main, Basement          |                   |                |                    |                |             |                |               |
| HW Heat Exchanger    |                             |   |                   |                |                    |                |             |                |               |
| Low Temp             |                             | 100%  |                   |                | 2033               | * *            | 4           | \$7,000        | B             |
| Sanitary Piping      |                             |   |                   |                |                    |                |             |                |               |
| Cast Iron            |                             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                             |   |                   |                |                    |                |             |                |               |
| Cast Iron            |                             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)         |                             |   |                   |                |                    |                |             |                |               |
| Rigid Piping         |                             | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures             |                             |   |                   |                |                    |                |             |                |               |
| Generic              |                             | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                             |   |                   |                |                    |                |             |                |               |
| Elevators            | Hydraulic                   | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                             | Location : Floors 1-3                                   |                   |                |                    |                |             |                |               |
|                      |                             | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression     |                             |   |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 80 - Q

Asset # : 971

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 85%        |                   |                |                    |                |             |                | D             |
| Generic                    | 15%        |                   |                | 2033               | * *            | 1-2         | \$3,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 81 - BK  
**Address** : 990 DEKALB AVENUE @STUYVESANT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K081  
**Program / Asset #** : BOE0398.000 / 1392 **Yr Built/Renovated** : 1966 / 2007  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1602 **Lot** : 19 **BIN** : 3043248

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$934,000             | \$59,300              |
| Interior Architecture |  | \$648,500             | \$62,700              |
| Electrical            |  | \$925,700             | \$301,500             |
| <b>Total</b>          |  | <b>\$2,508,300</b>    | <b>\$423,400</b>      |
| Priority A            |  | \$934,000             | \$59,300              |
| Priority B            |  | \$978,800             | \$364,100             |
| Priority C            |  | \$595,500             |                       |
| <b>Total</b>          |  | <b>\$2,508,300</b>    | <b>\$423,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,200         |                 |                 |
| Interior Architecture | \$35,300        | \$6,000          |                 | \$8,600         |
| Electrical            | \$10,800        | \$35,400         | \$100           |                 |
| Mechanical            | \$35,200        | \$49,100         | \$26,600        | \$13,200        |
| <b>Total</b>          | <b>\$81,300</b> | <b>\$108,600</b> | <b>\$26,700</b> | <b>\$21,800</b> |
| Priority A            |                 | \$18,200         |                 |                 |
| Priority B            | \$77,900        | \$84,500         | \$26,700        | \$13,200        |
| Priority C            | \$3,400         | \$6,000          |                 | \$8,600         |
| <b>Total</b>          | <b>\$81,300</b> | <b>\$108,600</b> | <b>\$26,700</b> | <b>\$21,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BK

## Asset # : 1392

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |         |                    |             |                |               |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2040    | **                 | 10          | \$4,000        | A             |
| Masonry: Brick  | 70%        |                   |                | LIFE    | **                 | 5           | \$59,300       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Stucco Cement   | 25%        |                   |                | 2033    | **                 | 5           | \$53,000       | A             |
| Windows   |            |                   |                |         |                    |             |                |               |
| Aluminum  | 100%       | Now               | \$879,500      | 2045    | **                 | 5           | \$9,100        | A             |
| Air Infiltration, Extent : Severe, Area Affected : 20%          |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Hardware Missing, Extent : Severe, Area Affected : 40%          |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Parapets  |            |                   |                |         |                    |             |                |               |
| Metal: Cage/Fence   | 10%        |                   |                | 2033    | **                 | 5-10        | \$7,700        | A             |
| Stucco Cement   | 90%        |                   |                | 2033    | **                 | 5           | \$23,200       | A             |
| Roof  |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)  | 25%        |                   |                | 2025    | **                 | 10          | \$18,200       | A             |
| IRMA/Protected Membrane   | 75%        |                   |                | 2025    | **                 | 10          | \$54,500       | A             |
| Interior  |            |                   |                |         |                    |             |                |               |
| Floors  |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$30,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029    | **                 | 5           | \$6,900        | C             |
| Vinyl Tile  | 50%        | Now               | \$65,700       | 2025    | **                 | 3           | \$25,800       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Vinyl Tile  | 35%        |                   |                | 2015    | \$459,600          | 3           | \$18,100       | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |
| Explanation : 9 X 9 Tiles                                       |            |                   |                |         |                    |             |                |               |
| Interior Walls  |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 |             |                | C             |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE    | **                 | 5           | \$7,300        | C             |
| Plaster   | 55%        |                   |                | LIFE    | **                 | 5           | \$20,100       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$70,300       | LIFE    | **                 |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% | Now | \$31,900 | 2025 | ** | 5 | \$25,800 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Cafeteria, Gymnasium*

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 50% | Now | \$53,100 | LIFE | ** | 5 | \$10,800 | B |
|------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

|             |    |  |  |      |          |  |  |   |
|-------------|----|--|--|------|----------|--|--|---|
| Fiber Board | 5% |  |  | 2020 | \$62,700 |  |  | B |
|-------------|----|--|--|------|----------|--|--|---|

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$8,600 | B |
|---------|-----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 75% |  |  | 2020 | \$107,700 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 15% |  |  | 2030 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2040 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2019 | \$13,600 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                     |    |     |         |      |    |   |       |   |
|---------------------|----|-----|---------|------|----|---|-------|---|
| Fused Toggle Switch | 5% | 2-4 | \$6,800 | 2045 | ** | 5 | \$100 | B |
|---------------------|----|-----|---------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 70%**Location : Basement*

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2036 | ** | 5 | \$200 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2028 | ** | 5 | \$500 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 55% |  |  | 2019 | \$74,500 | 5 | \$1,300 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 40% | 2-4 | \$61,400 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 70%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2030 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 90% |  |  | 2018 | \$29,700 | 5 | \$500 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |     |         |      |    |   |  |   |
|-----------------|-----|-----|---------|------|----|---|--|---|
| Locally Mounted | 10% | Now | \$3,300 | 2040 | ** | 5 |  | B |
|-----------------|-----|-----|---------|------|----|---|--|---|

*Not Functioning, Extent : Moderate, Area Affected : 80%**Location : Basement Fan Room*

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BK

## Asset # : 1392

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,300

B

## Lighting

## Interior Lighting

## Fluorescent

90%

2015

\$746,900

10

\$76,000

B

*Other Observation, Extent : Moderate, Area Affected : 90%**Location : Throughout**Explanation : Using T12 Lamps*

## HID

5%

2015

\$19,200

10

\$200

B

## Incandescent

5%

2015

\$41,500

2

\$100

B

## Egress Lighting

## Emergency, Service

45%

2015

\$6,900

1

B

## Emergency, Battery

5%

2025

\* \*

10

\$1,100

B

## Exit, Service

50%

2015

\$7,600

1

B

## Mechanical

## Current Repair

## Future Replacement

## Maintenance

| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|
|-----------------------|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|

## Heating

## Energy Source

## Fuel Oil No 6

100%

2040

\* \*

5

\$28,500

B

## Conversion Equipment

## Steam Boiler

100%

2025

\* \*

1

\$91,300

B

## Distribution

## Steam Piping/Pump

100%

2040

\* \*

4

\$4,500

B

## Terminal Devices

## Air Handler

20%

2025

\* \*

1

\$11,400

B

## Convactor/Radiator

80%

2025

\* \*

1

\$23,800

B

## Air Conditioning

## Energy Source

## Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2015

\$21,600

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$51,300

B

## Exhaust Fans

## Interior

20%

2025

\* \*

2

\$600

B

## Roof

80%

2025

\* \*

2

\$2,300

B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

Now

\$15,700

2025

\* \*

1

B

*Corroded, Extent : Severe, Area Affected : 20%**Location : Shut Off Valves, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 81 - BK

Asset # : 1392

| Mechanical   |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                |                    |                |             |                |               |
|  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|  | Low Temp           | 100%           |                   |                | 2040               | * *            | 4           | \$9,100        | B             |
|  | Sanitary Piping    |                |                   |                |                    |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|  | Storm Drain Piping |                |                   |                |                    |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|  | Sump Pump(s)       |                |                   |                |                    |                |             |                |               |
|  | Submersible        | 100%           | Now               | \$600          | 2014               | \$6,200        | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 30% |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement                                  |                    |                |                   |                |                    |                |             |                |               |
| Fixtures   |                    |                |                   |                |                    |                |             |                |               |
|  | Generic            | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 81 - Q  
**Address** : 559 CYPRESS AVENUE @ BLEECKER ST.  
**Borough** : QUEENS **Agency's Number** : Q081  
**Program / Asset #** : BOE0733.000 / 536 **Yr Built/Renovated** : 1904 / 2011  
**Area Sq Ft** : 51,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3437 **Lot** : 1 **BIN** : 4082076

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,200              | \$62,200              |
| Interior Architecture | \$588,200             | \$36,100              |
| Electrical            | \$80,600              | \$120,300             |
| Mechanical            |                       | \$503,800             |
| <b>Total</b>          | <b>\$731,100</b>      | <b>\$722,400</b>      |
| Priority A            | \$62,200              | \$62,200              |
| Priority B            | \$143,900             | \$660,200             |
| Priority C            | \$525,000             |                       |
| <b>Total</b>          | <b>\$731,100</b>      | <b>\$722,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$101,000        | \$11,300        |                 |                 |
| Interior Architecture | \$3,600          |                 | \$2,600         | \$7,400         |
| Electrical            | \$2,000          | \$1,900         | \$1,400         | \$1,200         |
| Mechanical            | \$45,600         | \$6,700         | \$7,200         | \$6,000         |
| <b>Total</b>          | <b>\$152,200</b> | <b>\$19,800</b> | <b>\$11,200</b> | <b>\$14,600</b> |
| Priority A            | \$101,000        | \$11,300        |                 |                 |
| Priority B            | \$47,600         | \$8,600         | \$8,600         | \$7,200         |
| Priority C            | \$3,600          |                 | \$2,600         | \$7,400         |
| <b>Total</b>          | <b>\$152,200</b> | <b>\$19,800</b> | <b>\$11,200</b> | <b>\$14,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$62,300       | A             |
| Masonry: Brick         | 78%  |                   |                | LIFE               | **             | 5           | \$124,400      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | **             | 5           | \$17,900       | A             |
| Metal Panel            | 2%   |                   |                | 2033               | **             | 5-10        | \$11,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 90%  |                   |                | 2039               | **             | 5           | \$20,300       | A             |
| Wood                   | 10%  |                   |                | 2045               | **             | 5           | \$22,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5-10        | \$37,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5-10        | \$3,600        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2028               | **             | 10          | \$21,200       | A             |
| Metal Panel            | 5%   | Now               | \$15,200       | 2043               | **             |             |                | A             |
|                        | Deformed/Dented, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2032               | **             | 5           | \$1,900        | C             |
| Vinyl Tile             | 80%  | Now               | \$489,800      | 2033               | **             | 3           | \$19,300       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Deflection Evident, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Basement And Fifth Floor                          |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 7%   |                   |                | 2028               | **             | 3           | \$1,700        | C             |
| Wood                   | 10%  |                   |                | 2038               | **             | 5           | \$12,000       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$4,000        | C             |
| Masonry: Brick         | 15%  |                   |                | LIFE               | **             | 10          | \$3,600        | C             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5-10        | \$54,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered | 10% |  |  | 2028 | ** | 5    | \$6,400  | B |
| Plaster           | 90% |  |  | LIFE | ** | 5-10 | \$99,400 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2049 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>     |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2049 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2045 | ** | 5 |         | B |
| Molded Case Bkrs | 95% |  |  | 2045 | ** | 5 | \$1,100 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 90% | 0-2 | \$80,600 | 2048 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2049 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Generic   | 100% |  |  | LIFE | ** | 5 | \$1,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Basement</i>  |      |  |  |      |    |   |         |   |
| <i>Explanation : Connected To The Main Water Pipe</i>             |      |  |  |      |    |   |         |   |

## Lighting

## Interior Lighting

|   |      |  |  |      |    |    |          |   |
|---|------|--|--|------|----|----|----------|---|
| Fluorescent   | 100% |  |  | 2031 | ** | 10 | \$39,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |    |          |   |
| <i>Location : Throughout The Building</i>                         |      |  |  |      |    |    |          |   |
| <i>Explanation : T- 8 Lamps</i>                                   |      |  |  |      |    |    |          |   |

## Egress Lighting

|                    |     |  |  |      |    |    |         |   |
|--------------------|-----|--|--|------|----|----|---------|---|
| Emergency, Battery | 40% |  |  | 2031 | ** | 10 | \$4,100 | B |
| Exit, Service      | 60% |  |  | 2031 | ** | 1  |         | B |

## Exterior Lighting

|     |      |  |  |      |    |    |       |   |
|-----|------|--|--|------|----|----|-------|---|
| HID | 100% |  |  | 2031 | ** | 10 | \$100 | B |
|-----|------|--|--|------|----|----|-------|---|

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$4,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$7,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$42,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

0-2

\$34,200

2043

\* \*

4

\$2,100

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Return Lines**Other Observation, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Explanation : Live Steam Returns Although All Traps Have Been Changed*

## Terminal Devices

Air Handler

10%

2018

\$26,400

1

\$2,700

B

Convactor/Radiator

90%

2021

\$416,100

1

\$12,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$10,100

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

40%

LIFE

\* \*

2-5

\$15,200

B

No Component

60%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 81 - Q

Asset # : 536

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|                  | Roof               | 20%            |                   |                    | 2018    | \$7,800        | 2           | \$300          | B             |
|                  | Roof               | 20%            |                   |                    | 2031    | * *            | 2           | \$300          | B             |
|                  | No Component       | 60%            |                   |                    |         |                |             |                | D             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper       | 40%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel    | 60%            |                   |                    | 2021    | \$87,700       | 1           |                | B             |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2021    | \$11,400       | 2           | \$600          | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2033    | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 81 - Q ANNEX (OL 75)  
**Address** : 511 SENECA AVENUE @BLEECKER ST.  
**Borough** : QUEENS **Agency's Number** : Q081  
**Program / Asset #** : BOE0733.010 / 537 **Yr Built/Renovated** : 1898 / 2011  
**Area Sq Ft** : 15,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3434 **Lot** : 1 **BIN** : 4081987

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$183,100             |                       |
| Mechanical            |  |                       | \$234,200             |
| <b>Total</b>          |  | <b>\$183,100</b>      | <b>\$234,200</b>      |
| Priority B            |  | \$46,000              | \$234,200             |
| Priority C            |  | \$137,100             |                       |
| <b>Total</b>          |  | <b>\$183,100</b>      | <b>\$234,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$1,900         |                | \$1,000        |                |
| Interior Architecture | \$34,400        |                | \$600          | \$1,800        |
| Electrical            | \$4,800         | \$700          | \$900          | \$700          |
| Mechanical            | \$21,700        | \$2,000        | \$2,500        | \$2,000        |
| <b>Total</b>          | <b>\$62,800</b> | <b>\$2,700</b> | <b>\$5,100</b> | <b>\$4,500</b> |
| Priority A            | \$1,900         |                | \$1,000        |                |
| Priority B            | \$36,400        | \$2,700        | \$3,400        | \$2,700        |
| Priority C            | \$24,500        |                | \$600          | \$1,800        |
| <b>Total</b>          | <b>\$62,800</b> | <b>\$2,700</b> | <b>\$5,100</b> | <b>\$4,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - Q ANNEX (OL 75)

## Asset # : 537

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 3%         |                   |                | 2043               | **             | 5-10        | \$5,300        | A             |
| Wood  | 2%         |                   |                | 2028               | **             | 5           | \$2,600        | A             |
| Under Construction  | 95%        |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Entire Face Brick Is Being Replaced             |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2039               | **             | 5           | \$3,700        | A             |
| Wood  | 5%         |                   |                | 2031               | **             | 5           | \$2,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 100%       |                   |                | 2032               | **             | 10          | \$4,200        | A             |
| Other Observation, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Repairs In Progress                             |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$8,200        | C             |
| Ceramic Tile  | 3%         | Now               | \$12,400       | 2038               | **             | 5           | \$300          | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Restrooms  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Restrooms  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 77%        | Now               | \$137,100      | 2033               | **             | 3           | \$5,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor, Toilets                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 55%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout, 1st Floor, 2nd Floor                   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2028               | **             | 3           | \$700          | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$800          | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5-10        | \$11,200       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2028               | **             | 5           | \$900          | B             |
| Embossed Metal  | 80%        | Now               | \$46,000       | LIFE               | **             | 5           | \$6,500        | B             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$3,100        | B             |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$15,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - Q ANNEX (OL 75)

## Asset # : 537

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$3,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 200 Amperes       |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2023               | \$800          | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 20%        | 2-4               | \$3,400        | 2048               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 50%        | 2-4               | \$400          | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 50%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To The Main Water Pipe              |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2028               | * *            | 10          | \$11,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2023               | \$200          | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2031               | * *            | 10          | \$1,500        | B             |
| Exit, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2031               | * *            | 1           | \$2,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only                          |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - Q ANNEX (OL 75)

## Asset # : 537

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

30%

Generic

70%

2031

\* \*

1-3

\$5,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Bells, Manual Pull Station, Smoke Detector*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$12,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$19,900

2033

\* \*

4

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 70%**Location : Various Locations**Explanation : Water Hammering - Gravity System, No Vacuum Pump, No Zone Temp. Control*

## Terminal Devices

Convactor/Radiator

100%

2021

\$134,500

1

\$4,000

B

## Plumbing

## H/C Water Piping

Brass/Copper

50%

2033

\* \*

1

B

Galv Iron/Steel

50%

2021

\$21,300

1

B

## Water Heater

Gas Fired

100%

2021

\$3,300

2

\$200

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Sump Pump(s)

Rigid Piping

100%

2028

\* \*

4

\$1,300

B

## Backflow Preventer

Generic

100%

2028

\* \*

1

\$800

B

## Fixtures

Generic

100%

B

## Fire Suppression

## Sprinkler

No Component

40%

Generic

60%

2023

\$99,700

1-2

\$2,100

D

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**

**P. S. 81 - Q ANNEX (OL 75)**

**Asset # : 537**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 817 - BX  
**Address** : 1680 HOE AVENUE  
**Borough** : BRONX **Agency's Number** : X817  
**Program / Asset #** : BOE0339.000 / 4415 **Yr Built/Renovated** : 1970 / 2006  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2990 **Lot** : 6 **BIN** : 2010671

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$86,700              |                       |
| Electrical            | \$67,200              |                       |
| Mechanical            |                       | \$164,100             |
| <b>Total</b>          | <b>\$153,900</b>      | <b>\$164,100</b>      |
| Priority B            | \$67,200              | \$164,100             |
| Priority C            | \$86,700              |                       |
| <b>Total</b>          | <b>\$153,900</b>      | <b>\$164,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture |                 |                | \$600           |                |
| Interior Architecture | \$37,000        |                |                 | \$1,300        |
| Electrical            | \$1,000         | \$200          | \$15,000        | \$100          |
| Mechanical            | \$1,600         | \$2,000        | \$1,400         | \$2,000        |
| <b>Total</b>          | <b>\$39,600</b> | <b>\$2,200</b> | <b>\$17,000</b> | <b>\$3,400</b> |
| Priority A            |                 |                | \$600           |                |
| Priority B            | \$2,600         | \$2,200        | \$16,400        | \$2,100        |
| Priority C            | \$37,000        |                |                 | \$1,300        |
| <b>Total</b>          | <b>\$39,600</b> | <b>\$2,200</b> | <b>\$17,000</b> | <b>\$3,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 93%  |                   |                | LIFE    | * *                | 5           | \$1,600        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | * *                | 5           | \$100          | A             |  |
| Wood                   | 2%   |                   |                | 2026    | * *                | 5           | \$300          | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2046    | * *                | 5           | \$900          | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE    | * *                | 5           | \$100          | A             |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | * *                | 5           | \$600          | A             |  |
| No Component           | 90%  |                   |                |         |                    |             |                | D             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2031    | * *                | 10          | \$15,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$1,200        | C             |  |
| Ceramic Tile           | 2%   | Now               | \$1,000        | 2030    | * *                | 5           | \$100          | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 80%  | Now               | \$17,300       | 2016    | \$86,700           | 3           | \$3,400        | C             |  |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 13%  | Now               | \$14,100       | 2031    | * *                | 3           | \$600          | C             |  |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 12x12                                      |                   |                |         |                    |             |                |               |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 75%  |                   |                | LIFE    | * *                | 5           | \$3,000        | C             |  |
| Gypsum Board           | 25%  | Now               | \$4,600        | LIFE    | * *                | 5           | \$1,500        | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Hallway   |                   |                |         |                    |             |                |               |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 100%   |                   |                | LIFE    | * *                | 5           | \$1,800        | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$1,600        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical / Mechanical Room                    |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$29,800       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2021               | \$9,500        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$1,700        | 5           |                | B             |
| Fused Toggle Switch  | 5%         | 2-4               | \$800          | 2046               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical / Mechanical Room                    |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 85%        |                   |                | 2020               | \$14,400       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2021               | \$9,600        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2016               | \$67,200       | 10          | \$6,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2016               | \$1,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2021               | \$600          | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$600          | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| Incandescent   | 100%       |                   |                | 2016               | \$6,600        | 2           |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2026               | * *            | 1-3         | \$900          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2031               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 817 - BX

Asset # : 4415

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Radiant Heater        | 90%        |                   |                | 2021               | \$34,300       | 2           | \$3,200        | B             |
| No Component          | 10%        |                   |                |                    |                |             |                | D             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,200        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat  | 100%       |                   |                | 2021               | \$164,100      | 1           | \$2,500        | B             |
| Heat Rejection        |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 100%       |                   |                | 2021               | \$17,300       | 2           | \$5,300        | B             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,200        | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Roof                  | 100%       |                   |                | 2021               | \$6,900        | 2           | \$200          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2014               | \$1,300        | 4           | \$100          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 82 - Q  
**Address** : 88-02 144 STREET  
**Borough** : QUEENS **Agency's Number** : Q082  
**Program / Asset #** : BOE0734.000 / 538 **Yr Built/Renovated** : 1906 / 2010  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 9684 **Lot** : 8 **BIN** : 4206905

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,000              | \$241,300             |
| Interior Architecture |                       | \$205,300             |
| Electrical            |                       | \$304,800             |
| <b>Total</b>          | <b>\$67,000</b>       | <b>\$751,400</b>      |
| Priority A            | \$67,000              | \$241,300             |
| Priority B            |                       | \$304,800             |
| Priority C            |                       | \$205,300             |
| <b>Total</b>          | <b>\$67,000</b>       | <b>\$751,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$111,900        |                 |                 |                 |
| Interior Architecture | \$96,400         |                 | \$32,100        | \$4,500         |
| Electrical            | \$12,500         | \$4,000         | \$4,800         | \$4,400         |
| Mechanical            | \$23,500         | \$12,300        | \$11,000        | \$13,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$248,300</b> | <b>\$20,200</b> | <b>\$51,800</b> | <b>\$25,800</b> |
| Priority A            | \$111,900        |                 |                 |                 |
| Priority B            | \$79,200         | \$20,200        | \$41,300        | \$21,300        |
| Priority C            | \$57,200         |                 | \$10,500        | \$4,500         |
| <b>Total</b>          | <b>\$248,300</b> | <b>\$20,200</b> | <b>\$51,800</b> | <b>\$25,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE               | **             | 5           | \$59,500       | A             |
| Masonry: Brick          | 48%   |                   |                | LIFE               | **             | 5           | \$73,100       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : 1995 Addition                                      |                   |                |                    |                |             |                |               |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : 1995 Addition                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%   |                   |                | LIFE               | **             | 5           | \$60,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                         | Location : 1906 Wing  |                   |                |                    |                |             |                |               |
| Metal Panel             | 3%  |                   |                | 2043               | **             | 5-10        | \$15,700       | A             |
| Pre-Cast Concrete       | 2%  |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Stucco Cement           | 2%  |                   |                | 2028               | **             | 5           | \$3,800        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2039               | **             | 5           | \$22,700       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 45%   |                   |                | LIFE               | **             | 5-10        | \$30,100       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 1906 Wing  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | **             | 5-10        | \$6,000        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Coping 1906 Wing                                   |                   |                |                    |                |             |                |               |
| Under Construction      | 50%   |                   |                |                    |                |             |                | D             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 45%   |                   |                | 2028               | **             | 10          | \$16,800       | A             |
| Copper/Terne            | 5%  |                   |                | 2051               | **             | 10          | \$4,700        | A             |
| IRMA/Protected Membrane | 50%   | Now               | \$34,800       | 2023               | \$174,200      |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                         | Location : 1995 Wing  |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                         | Location : 1995 Wing  |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$15,700       | C             |
| Ceramic Tile            | 5%  |                   |                | 2032               | **             | 5           | \$3,600        | C             |
| Vinyl Tile              | 55%   |                   |                | 2028               | **             | 3           | \$14,800       | C             |
| Vinyl Tile              | 30%   |                   |                | 2023               | \$205,300      | 3           | \$10,800       | C             |
| Wood                    | 5%  |                   |                | 2051               | **             | 5           | \$6,700        | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2026               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit   | 20%   |                   |                | LIFE               | **             | 5           | \$14,300       | C             |
| Folding Partition       | 2%  |                   |                | 2039               | **             | 5           | \$4,500        | C             |
| Gypsum Board            | 5%  |                   |                | LIFE               | **             | 5-10        | \$7,600        | C             |
| Plaster                 | 43%   |                   |                | LIFE               | **             | 5-10        | \$32,700       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             | 10          | \$11,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2036 | ** | 5    | \$17,900 | B |
| AcousTileSusp.Lay-In | 35% |  |  | 2036 | ** | 5    | \$25,100 | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$12,300 | B |
| Plaster              | 40% |  |  | LIFE | ** | 5-10 | \$49,400 | B |

| Electrical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Conduit | 40% |  |  | 2043 | ** | 1 |          | B |
| Conduit | 60% |  |  | 2023 |    | 1 | \$51,100 | B |

## Panelboards

|                  |     |  |  |      |    |   |          |       |   |
|------------------|-----|--|--|------|----|---|----------|-------|---|
| Fused Disc Sw    | 10% |  |  | 2022 |    | 5 | \$7,900  | \$100 | B |
| Fused Disc Sw    | 5%  |  |  | 2039 | ** | 5 |          | \$100 | B |
| Molded Case Bkrs | 45% |  |  | 2022 |    | 5 | \$35,600 | \$600 | B |
| Molded Case Bkrs | 40% |  |  | 2039 | ** | 5 |          | \$500 | B |

## Wiring

|               |     |  |  |      |    |   |          |  |   |
|---------------|-----|--|--|------|----|---|----------|--|---|
| Thermoplastic | 40% |  |  | 2043 | ** | 1 |          |  | B |
| Thermoplastic | 60% |  |  | 2023 |    | 1 | \$53,700 |  | B |

## Motor Controllers

|                 |     |  |  |      |    |   |         |       |   |
|-----------------|-----|--|--|------|----|---|---------|-------|---|
| Locally Mounted | 40% |  |  | 2036 | ** | 5 | \$100   |       | B |
| Locally Mounted | 60% |  |  | 2021 |    | 5 | \$7,600 | \$200 | B |

## Ground

## Grounding Devices

|         |     |  |  |      |    |   |       |  |   |
|---------|-----|--|--|------|----|---|-------|--|---|
| Generic | 50% |  |  | LIFE | ** | 5 | \$700 |  | B |
| Generic | 50% |  |  | LIFE | ** | 5 | \$700 |  | B |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |  |   |
|-----------|------|--|--|------|----|---|----------|--|---|
| Automatic | 100% |  |  | 2036 | ** | 1 | \$14,400 |  | B |
|-----------|------|--|--|------|----|---|----------|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2032               | * *            | 1           | \$18,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 100 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2018               | \$600          | 5           | \$10,400       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2039               | * *            | 5           | \$4,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gals                                  |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2051               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 60%        |                   |                | 2028               | * *            | 10          | \$26,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 38%        |                   |                | 2023               | \$164,300      | 10          | \$16,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Section                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 45%        |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Battery   | 5%         |                   |                | 2028               | * *            | 10          | \$600          | B             |
| Exit, Service  | 20%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 30%        |                   |                | 2018               | \$2,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 60%        |                   |                | 2018               | \$11,700       | 10          | \$100          | B             |
| HID  | 40%        |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$8,600        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2043    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2036    | * *            | 1           | \$47,600       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement Boiler Room                         |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2033    | * *            | 4           | \$2,400        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 20%   |                   |                    | 2028    | * *            | 1           | \$5,900        | B             |
|                  | Convactor/Radiator          | 50%   |                   |                    | 2028    | * *            | 1           | \$7,800        | B             |
|                  | Fan Coil Unit/Heat          | 30%   |                   |                    | 2028    | * *            | 1           | \$4,700        | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2039    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Reciprocating Compr/Chiller | 40%   |                   |                    | 2028    | * *            | 1           | \$8,900        | B             |
|                  |                             | R-22 Refrigerant, Extent : Light, Area Affected : 40%   |                   |                    |         |                |             |                |               |
|                  |                             | Location : New Wing Penthouse                           |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit            | 20%   |                   |                    | 2018    | \$22,500       | 1           |                | B             |
|                  | No Component                | 40%   |                   |                    |         |                |             |                | D             |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 40%   |                   |                    | 2043    | * *            | 4           | \$1,400        | B             |
|                  | No Component                | 60%   |                   |                    |         |                |             |                | D             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 10%   |                   |                    | 2028    | * *            | 1           | \$3,000        | B             |
|                  | Fan Coil - Cool/Heat        | 30%   |                   |                    | 2028    | * *            | 1           | \$4,700        | B             |
|                  | No Component                | 60%   |                   |                    |         |                |             |                | D             |
|                  | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit          | 40%   |                   |                    | 2023    | \$26,200       | 2           | \$13,400       | B             |
|                  | No Component                | 60%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 50%   |                   |                    | LIFE    | * *            | 2-5         | \$21,200       | B             |
|                  | No Component                | 50%   |                   |                    |         |                |             |                | D             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Roof                        | 50%   |                   |                    | 2023    | \$21,700       | 2           | \$700          | B             |
|                  | No Component                | 50%   |                   |                    |         |                |             |                | D             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 60%   |                   |                    | 2043    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel             | 40%   |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2021    | \$12,700       | 2           | \$700          | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 82 - Q

Asset # : 538

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Generic   | 40%        |                   |                | 2028               | * *            | 1           | \$1,200        | B             |
| Other Observation, Extent : Light, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : New Wing                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Bfp Only                              |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : S B, B, 1, 2, 3                              |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Generic   | 40%        |                   |                | 2043               | * *            | 1-5         | \$9,700        | B             |
| Other Observation, Extent : Light, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : New Wing                                     |            |                   |                |                    |                |             |                |               |
| Explanation : New Wing Only                             |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2043               | * *            | 1-2         | \$700          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 83 - M  
**Address** : 219 EAST 109 STREET @2ND - 3RD AVES.  
**Borough** : MANHATTAN **Agency's Number** : M083  
**Program / Asset #** : BOE0049.000 / 1683 **Yr Built/Renovated** : 1964 / 2000  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1659 **Lot** : 12 **BIN** : 1052436

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,500              | \$49,700              |
| Interior Architecture | \$476,900             | \$90,800              |
| Electrical            | \$604,800             | \$242,300             |
| Mechanical            | \$127,200             | \$949,900             |
| <b>Total</b>          | <b>\$1,271,400</b>    | <b>\$1,332,700</b>    |
| Priority A            | \$62,500              | \$49,700              |
| Priority B            | \$732,000             | \$1,283,000           |
| Priority C            | \$476,900             |                       |
| <b>Total</b>          | <b>\$1,271,400</b>    | <b>\$1,332,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$6,200         |                 |
| Interior Architecture | \$43,500        |                 | \$5,600         | \$5,600         |
| Electrical            | \$5,800         | \$14,400        | \$100           |                 |
| Mechanical            | \$17,600        | \$27,400        | \$15,300        | \$9,300         |
| <b>Total</b>          | <b>\$66,900</b> | <b>\$41,800</b> | <b>\$27,200</b> | <b>\$14,900</b> |
| Priority A            |                 |                 | \$6,200         |                 |
| Priority B            | \$41,500        | \$41,800        | \$15,400        | \$9,300         |
| Priority C            | \$25,400        |                 | \$5,600         | \$5,600         |
| <b>Total</b>          | <b>\$66,900</b> | <b>\$41,800</b> | <b>\$27,200</b> | <b>\$14,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - M

## Asset # : 1683

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%   |                   |                | LIFE    | **                 | 5           | \$49,700       | A             |  |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | **                 | 5           | \$2,100        | A             |  |
| Granite Panels          | 5%  |                   |                | LIFE    | **                 | 5           | \$2,100        | A             |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  |                   |                | 2036    | **                 | 5           | \$12,400       | A             |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE    | **                 | 5           | \$7,000        | A             |  |
| Masonry: Brick          | 90%   |                   |                | LIFE    | **                 | 5           | \$8,100        | A             |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 5%  |                   |                | 2048    | **                 | 10          | \$8,200        | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Bulkheads  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 95%   |                   |                | 2025    | **                 | 10          | \$62,500       | A             |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%  | Now               | \$1,500        | LIFE    | **                 | 5           | \$10,900       | C             |  |
|                         | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |         |                    |             |                |               |  |
|                         | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 5%  |                   |                | 2029    | **                 | 5           | \$5,000        | C             |  |
| Vinyl Tile              | 45%   | Now               | \$21,400       | 2015    | \$428,200          | 3           | \$16,800       | C             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Lunchroom  |                   |                |         |                    |             |                |               |  |
|                         | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Basement, Lunchroom                                  |                   |                |         |                    |             |                |               |  |
|                         | Explanation : 9 X 9 Size  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 45%   |                   |                | 2025    | **                 | 3           | \$16,800       | C             |  |
| Interior Walls          |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 15%   |                   |                | LIFE    | **                 | 5           | \$5,300        | C             |  |
| Plaster                 | 60%   | 0-2               | \$48,600       | LIFE    | **                 | 5           | \$15,900       | C             |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 20%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Bathrooms  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings                |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered       | 15%   | Now               | \$18,000       | 2025    | **                 | 5           | \$7,500        | B             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 35% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn    | 10%   |                   |                | 2033    | **                 | 5           | \$12,500       | B             |  |
| Exposed Concrete        | 55%   |                   |                | LIFE    | **                 | 5           | \$8,600        | B             |  |
| Fiber Board             | 10%   |                   |                | 2020    | \$90,800           |             |                | B             |  |
| Plaster                 | 10%   |                   |                | LIFE    | **                 | 5           | \$6,200        | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Rating Is Not Available                      |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$89,400       | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2020               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2019               | \$10,200       | 5           | \$200          | B        |
|                 | Fused Disc Sw            | 10%  |           |                | 2036               | * *            | 5           | \$200          | B        |
|                 | Fused Toggle Switch      | 5%   | 2-4       | \$5,100        | 2045               | * *            | 5           |                | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 75%  |           |                | 2019               | \$76,200       | 5           | \$1,300        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%  | 2-4       | \$71,700       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2018               | \$21,200       | 5           | \$400          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,000        | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 70%  |           |                | 2015               | \$421,000      | 10          | \$42,800       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 15%  |           |                | 2025               | * *            | 10          | \$9,200        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Stairway And Bath Room                          |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
|                 | HID                      | 3%   |           |                | 2015               | \$8,400        | 10          | \$100          | B        |
|                 | HID                      | 2%   |           |                | 2015               | \$5,600        | 10          |                | B        |
|                 | Incandescent             | 10%  |           |                | 2015               | \$60,100       | 2           | \$200          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Egress Lighting  
Emergency, Service

50%  
Recent Installation, Extent : Light, Area Affected : 100%  
Location : Throughout

2025 \* \* 1 B

Exit, Service

50%  
Recent Installation, Extent : Light, Area Affected : 100%  
Location : Throughout

2025 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil No 2

100%  
2030 \* \* 5 \$20,700 B

Conversion Equipment  
Steam Boiler

100% 0-2 \$74,100  
Obsolete Equipment, Extent : Severe, Area Affected : 100%  
Location : Basement  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Boiler Room  
Explanation : 2 Units

2018 \$370,300 1 \$59,500 B

## Distribution

Steam Piping/Pump

100% Now \$53,100  
Malfunctioning, Extent : Severe, Area Affected : 30%  
Location : Vacuum Pump, Boiler Room

2020 \$531,200 4 \$3,300 B

## Terminal Devices

Air Handler

20%  
2025 \* \* 1 \$8,300 B

Convactor/Radiator

80%  
2033 \* \* 1 \$17,300 B

## Air Conditioning

Energy Source

Electricity 100%  
2028 \* \* 1 B

Conversion Equipment

Window/Wall Unit

5%  
2015 \$7,800 1 B

No Component

95%  
D

## Ventilation

Distribution

Ductwork/Diffusers

100%  
LIFE \* \* 2-5 \$37,200 B

Exhaust Fans

Interior

20%  
2025 \* \* 2 \$400 B

Roof

80% Now \$4,800  
2020 \$48,400 2 \$1,300 B

Not in Service, Extent : Severe, Area Affected : 20%  
Location : Roof

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%  
2025 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 83 - M

Asset # : 1683

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|            | Low Temp           | 100%           |                   |                    | 2030    | * *            | 4           | \$9,900        | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Submersible        | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|            | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|            | Compressed Air     | 100%           |                   |                    | 2020    | \$26,600       | 4           | \$1,300        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 84 - BK  
**Address** : 250 BERRY STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0399.000 / 1393  
**Area Sq Ft** : 95,000  
**Date of Survey** : 17-Nov-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2391      **Lot** : 1      **BIN** : 3062766  
**Agency's Number** : K084  
**Yr Built/Renovated** : 1969 / 2002  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$79,200              | \$167,500             |
| Interior Architecture |                       | \$858,300             |
| Electrical            | \$117,700             | \$1,097,900           |
| Mechanical            | \$94,000              | \$182,700             |
| <b>Total</b>          | <b>\$290,900</b>      | <b>\$2,306,400</b>    |
| Priority A            | \$79,200              | \$167,500             |
| Priority B            | \$211,800             | \$1,280,700           |
| Priority C            |                       | \$858,300             |
| <b>Total</b>          | <b>\$290,900</b>      | <b>\$2,306,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$11,300        | \$13,100        | \$18,700        |                 |
| Electrical            | \$300           | \$1,000         | \$4,200         | \$100           |
| Mechanical            | \$51,100        | \$15,200        | \$41,200        | \$11,900        |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$29,300</b> | <b>\$64,200</b> | <b>\$12,000</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$51,400        | \$16,200        | \$64,200        | \$12,000        |
| Priority C            | \$11,300        | \$13,100        |                 |                 |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$29,300</b> | <b>\$64,200</b> | <b>\$12,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                        |      |  |  |      |     |    |           |   |
|------------------------|------|--|--|------|-----|----|-----------|---|
| Exterior Walls         |      |  |  |      |     |    |           |   |
| Masonry: Brick         | 100% |  |  | LIFE | * * | 5  | \$66,400  | A |
| Windows                |      |  |  |      |     |    |           |   |
| Aluminum               | 100% |  |  | 2043 | * * | 5  | \$14,900  | A |
| Parapets               |      |  |  |      |     |    |           |   |
| Cast in Place Concrete | 90%  |  |  | LIFE | * * | 5  | \$101,000 | A |
| Masonry: Brick         | 10%  |  |  | LIFE | * * | 5  | \$1,100   | A |
| Roof                   |      |  |  |      |     |    |           |   |
| Built-Up (BUR)         | 100% |  |  | 2026 | * * | 10 | \$79,200  | A |

## Interior

|   |     |  |  |      |           |   |          |   |
|---|-----|--|--|------|-----------|---|----------|---|
| Floors  |     |  |  |      |           |   |          |   |
| Cast in Place Concrete  | 10% |  |  | LIFE | * *       | 5 | \$26,300 | C |
| Ceramic Tile  | 3%  |  |  | 2030 | * *       | 5 | \$3,600  | C |
| Terrazzo  | 2%  |  |  | LIFE | * *       | 5 | \$1,900  | C |
| Vinyl Tile  | 75% |  |  | 2021 | \$858,300 | 3 | \$33,800 | C |
| Wood  | 10% |  |  | 2049 | * *       | 5 | \$22,500 | C |
| Interior Walls  |     |  |  |      |           |   |          |   |
| Concrete Masonry Unit   | 10% |  |  | LIFE | * *       | 5 | \$4,200  | C |
| Masonry: Brick  | 5%  |  |  | LIFE | * *       |   |          | C |
| Plaster   | 55% |  |  | LIFE | * *       | 5 | \$17,500 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> |     |  |  |      |           |   |          |   |
| <i>Location : Throughout</i>                                  |     |  |  |      |           |   |          |   |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | * *       |   |          | C |
| Ceilings  |     |  |  |      |           |   |          |   |
| AcousTileConcealSpLn  | 25% |  |  | 2026 | * *       | 5 | \$37,500 | B |
| Exposed Concrete  | 65% |  |  | LIFE | * *       | 5 | \$12,200 | B |
| Plaster   | 10% |  |  | LIFE | * *       | 5 | \$7,500  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|   |      |  |  |      |           |   |       |   |
|---|------|--|--|------|-----------|---|-------|---|
| Service Equipment   |      |  |  |      |           |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700  | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |           |   |       |   |
| <i>Explanation : 1-electrical Service, Rated @ 2500a</i>          |      |  |  |      |           |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |           |   |       |   |
| Fused Disc Sw   | 90%  |  |  | 2021 | \$93,900  | 5 | \$300 | B |
| Fused Disc Sw   | 10%  |  |  | 2041 | * *       | 5 |       | B |
| Raceway   |      |  |  |      |           |   |       |   |
| Conduit   | 90%  |  |  | 2021 | \$107,100 | 1 |       | B |
| Conduit   | 10%  |  |  | 2041 | * *       | 1 |       | B |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 84 - BK

## Asset # : 1393

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2020               | \$121,900      | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$650,900      | 10          | \$66,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               | \$6,700        | 10          | \$100          | B             |
| Incandescent   | 8%         |                   |                | 2021               | \$57,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 20%        |                   |                | 2026               | * *            | 10          | \$3,900        | B             |
| Exit, Service  | 80%        |                   |                | 2026               | * *            | 1           |                | B             |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2031               | * *            | 5           | \$24,900       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | Now               | \$8,900        | 2026               | * *            | 1           | \$71,600       | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Tubes  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$31,900       | 2031               | * *            | 4           | \$4,000        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                       | Location : Thermostats, Throughout                      |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 84 - BK

Asset # : 1393

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 20%        | Now               | \$4,900        | 2021    | \$98,600           | 1           | \$8,900        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 10%                          |            |                   |                |         |                    |             |                |               |  |
| Location : The Unit Services Lunch Room, Located In Basement Fan Room         |            |                   |                |         |                    |             |                |               |  |
| Convector/Radiator  | 80%        |                   |                | 2026    | **                 | 1           | \$20,800       | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2037    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 50%        |                   |                | 2016    | \$94,000           | 1           |                | B             |  |
| No Component  | 50%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | **                 | 2-5         | \$44,700       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 40%        |                   |                | 2021    | \$40,500           | 2           | \$1,000        | B             |  |
| Roof  | 60%        | Now               | \$2,200        | 2021    | \$43,600           | 2           | \$1,200        | B             |  |
| Not in Service, Extent : Moderate, Area Affected : 15%                        |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2026    | **                 | 1           |                | B             |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       | Now               | \$1,100        | 2019    | \$21,300           | 2           | \$1,000        | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 10%                        |            |                   |                |         |                    |             |                |               |  |
| Location : Stack Is Too Long Causing Backflow Of Unburnt Gas Into Boiler Room |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100%                       |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 250 Gal   |            |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger   |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2031    | **                 | 4           | \$11,900       | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       |                   |                | 2016    | \$10,300           | 4           | \$1,300        | B             |  |
| Sewage Ejector(s)   |            |                   |                |         |                    |             |                |               |  |
| Electric  | 100%       |                   |                | 2021    | \$10,300           | 4           | \$1,300        | B             |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 84 - M  
**Address** : 32 WEST 92 STREET  
**Borough** : MANHATTAN **Agency's Number** : M084  
**Program / Asset #** : BOE0050.000 / 1684 **Yr Built/Renovated** : 1962 / 2001  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1205 **Lot** : 6 **BIN** : 1081042

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$37,200              | \$433,200             |
| Interior Architecture |  |                       | \$414,400             |
| Electrical            |  | \$91,600              | \$999,500             |
| Mechanical            |  |                       | \$90,300              |
| <b>Total</b>          |  | <b>\$128,800</b>      | <b>\$1,937,400</b>    |
| Priority A            |  | \$37,200              | \$433,200             |
| Priority B            |  | \$91,600              | \$1,189,800           |
| Priority C            |  |                       | \$314,400             |
| <b>Total</b>          |  | <b>\$128,800</b>      | <b>\$1,937,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$9,100          |                 |
| Interior Architecture | \$15,800        | \$6,900         | \$17,200         | \$5,500         |
| Electrical            | \$300           | \$700           | \$32,400         | \$200           |
| Mechanical            | \$26,300        | \$10,100        | \$44,800         | \$10,800        |
| <b>Total</b>          | <b>\$42,300</b> | <b>\$17,700</b> | <b>\$103,500</b> | <b>\$16,500</b> |
| Priority A            |                 |                 | \$9,100          |                 |
| Priority B            | \$26,500        | \$10,800        | \$94,400         | \$11,000        |
| Priority C            | \$15,800        | \$6,900         |                  | \$5,500         |
| <b>Total</b>          | <b>\$42,300</b> | <b>\$17,700</b> | <b>\$103,500</b> | <b>\$16,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 95% |  |  | LIFE | ** | 5 | \$57,800 | A |
| Masonry: Brick | 5%  |  |  | LIFE | ** | 5 | \$3,000  | A |

*Recent Repair Evident, Extent : Moderate, Area Affected : 20%**Location : Chimney Throughout*

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2043 | ** | 5 | \$13,000 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$400    | A |

## Parapets

|                |      |  |  |      |    |   |          |   |
|----------------|------|--|--|------|----|---|----------|---|
| Masonry: Brick | 100% |  |  | LIFE | ** | 5 | \$10,000 | A |
|----------------|------|--|--|------|----|---|----------|---|

## Roof

|                |     |     |          |      |           |  |  |   |
|----------------|-----|-----|----------|------|-----------|--|--|---|
| Built-Up (BUR) | 95% | Now | \$37,200 | 2021 | \$372,300 |  |  | A |
|----------------|-----|-----|----------|------|-----------|--|--|---|

*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%**Location : Roof Over Second Floor**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Roof Over Second Floor*

|              |    |  |  |      |    |    |         |   |
|--------------|----|--|--|------|----|----|---------|---|
| Copper/Terne | 5% |  |  | 2036 | ** | 10 | \$9,100 | A |
|--------------|----|--|--|------|----|----|---------|---|

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$24,100 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | **        | 5 | \$5,500  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$4,300  | C |
| Vinyl Tile             | 30% |  |  | 2021 | \$314,400 | 3 | \$12,400 | C |
| Vinyl Tile             | 40% |  |  | 2026 | **        | 3 | \$22,000 | C |
| Wood                   | 10% |  |  | 2049 | **        | 5 | \$20,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,900  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$16,000 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |           |   |          |   |
|----------------------|-----|--|--|------|-----------|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | **        | 5 | \$34,300 | B |
| Exposed Concrete     | 55% |  |  | LIFE | **        | 5 | \$9,400  | B |
| Fiber Board          | 10% |  |  | 2021 | \$100,000 |   |          | B |
| Plaster              | 10% |  |  | LIFE | **        | 5 | \$6,900  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One1200 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

| Electrical               |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System                   | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                    |  |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard |                    |  |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw      | 100%   |                   |                    | 2021    | \$104,300      | 5           | \$300          | B             |
| Raceway                  |                    |  |                   |                    |         |                |             |                |               |
|                          | Conduit            | 90%  |                   |                    | 2021    | \$107,100      | 1           |                | B             |
|                          | Conduit            | 10%  |                   |                    | 2047    | * *            | 1           |                | B             |
| Panelboards              |                    |  |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw      | 5%   |                   |                    | 2020    | \$6,800        | 5           | \$100          | B             |
|                          | Fused Disc Sw      | 5%   |                   |                    | 2037    | * *            | 5           | \$100          | B             |
|                          | Molded Case Bkrs   | 70%  |                   |                    | 2020    | \$94,800       | 5           | \$1,300        | B             |
|                          | Molded Case Bkrs   | 20%  |                   |                    | 2037    | * *            | 5           | \$400          | B             |
| Wiring                   |                    |  |                   |                    |         |                |             |                |               |
|                          | Braided Cloth      | 70%  | 2-4               | \$91,600           | 2046    | * *            | 1           |                | B             |
|                          |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                          |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                          | Thermoplastic      | 30%  |                   |                    | 2041    | * *            | 1           |                | B             |
| Motor Controllers        |                    |  |                   |                    |         |                |             |                |               |
|                          | Locally Mounted    | 90%  |                   |                    | 2019    | \$19,100       | 5           | \$400          | B             |
|                          | Locally Mounted    | 10%  |                   |                    | 2034    | * *            | 5           |                | B             |
| Ground                   |                    |  |                   |                    |         |                |             |                |               |
| Grounding Devices        |                    |  |                   |                    |         |                |             |                |               |
|                          | Generic            | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,100        | B             |
| Lighting                 |                    |  |                   |                    |         |                |             |                |               |
| Interior Lighting        |                    |  |                   |                    |         |                |             |                |               |
|                          | Fluorescent        | 95%  |                   |                    | 2021    | \$629,200      | 10          | \$64,000       | B             |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                          |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : Using T-12 Lamps                             |                   |                    |         |                |             |                |               |
|                          | HID                | 2%   |                   |                    | 2021    | \$6,100        | 10          |                | B             |
|                          | Incandescent       | 3%   |                   |                    | 2016    | \$19,900       | 2           | \$100          | B             |
| Egress Lighting          |                    |  |                   |                    |         |                |             |                |               |
|                          | Emergency, Service | 50%  |                   |                    | 2016    | \$6,100        | 1           |                | B             |
|                          | Exit, Service      | 50%  |                   |                    | 2016    | \$6,100        | 1           |                | B             |
| Exterior Lighting        |                    |  |                   |                    |         |                |             |                |               |
|                          | HID                | 100%   |                   |                    | 2021    | \$29,700       | 10          | \$200          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2031               | * *            | 5           | \$22,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - M

Asset # : 1684

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Steam Boiler          | 100%           | Now               | \$8,200   | 2026               | * *            | 1           | \$65,600       | B             |
|                       |                |                   | <i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                       |                    |                |             |                |               |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement Boiler Room</i>                              |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : 2 Units</i>  |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$11,700  | 2031               | * *            | 4           | \$3,600        | B             |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>  |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            |                   |   | 2021               | \$90,300       | 1           | \$9,100        | B             |
| Convactor/Radiator    | 80%            |                   |   | 2034               | * *            | 1           | \$19,000       | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 10%            |                   |   | 2016               | \$17,200       | 1           |                | B             |
| No Component          | 90%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$41,000       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 70%            |                   |   | 2026               | * *            | 2           | \$1,600        | B             |
| Roof                  | 30%            | Now               | \$2,000   | 2021               | \$20,000       | 2           | \$500          | B             |
|                       |                |                   | <i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>      |                    |                |             |                |               |
|                       |                |                   | <i>Location : Roof</i>  |                    |                |             |                |               |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |   | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           | Now               | \$1,300   | 2031               | * *            | 4           | \$7,300        | B             |
|                       |                |                   | <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Boiler Room</i>                                       |                    |                |             |                |               |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 84 - Q  
**Address** : 22-45 41 STREET  
**Borough** : QUEENS **Agency's Number** : Q084  
**Program / Asset #** : BOE0735.000 / 1633 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 49,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 794 **Lot** : 17 **BIN** : 4015334

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$106,800             |
| Interior Architecture |                       | \$421,300             |
| Electrical            | \$416,700             | \$112,500             |
| <b>Total</b>          | <b>\$416,700</b>      | <b>\$640,600</b>      |
| Priority A            |                       | \$106,800             |
| Priority B            | \$416,700             | \$112,500             |
| Priority C            |                       | \$421,300             |
| <b>Total</b>          | <b>\$416,700</b>      | <b>\$640,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 | \$32,200        |                | \$9,700         |
| Interior Architecture | \$6,600         | \$10,400        | \$1,200        | \$4,600         |
| Electrical            | \$500           | \$5,300         | \$100          |                 |
| Mechanical            | \$5,500         | \$5,400         | \$6,600        | \$6,100         |
| <b>Total</b>          | <b>\$12,600</b> | <b>\$53,300</b> | <b>\$7,800</b> | <b>\$20,500</b> |
| Priority A            |                 | \$32,200        |                | \$9,700         |
| Priority B            | \$6,000         | \$15,300        | \$6,600        | \$6,100         |
| Priority C            | \$6,600         | \$5,800         | \$1,200        | \$4,600         |
| <b>Total</b>          | <b>\$12,600</b> | <b>\$53,300</b> | <b>\$7,800</b> | <b>\$20,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$51,200 | A |
| Masonry: Brick         | 85% |  |  | LIFE | ** | 5 | \$55,700 | A |

*Repairs in Progress, Extent : Light, Area Affected : 80%**Location : Throughout**Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|                    |    |  |  |      |    |   |         |   |
|--------------------|----|--|--|------|----|---|---------|---|
| Masonry: Limestone | 5% |  |  | LIFE | ** | 5 | \$2,500 | A |
|--------------------|----|--|--|------|----|---|---------|---|

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$19,500 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |      |  |  |  |  |  |  |   |
|--------------------|------|--|--|--|--|--|--|---|
| Under Construction | 100% |  |  |  |  |  |  | D |
|--------------------|------|--|--|--|--|--|--|---|

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2025 | ** | 10 | \$32,200 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$6,800  | C |
| Ceramic Tile           | 5%  |  |  | 2023 | \$68,400  | 5 | \$3,100  | C |
| Quarry Tile            | 5%  |  |  | 2033 | **        | 5 | \$4,600  | C |
| Vinyl Tile             | 15% |  |  | 2025 | **        | 3 | \$3,500  | C |
| Vinyl Tile             | 60% |  |  | 2020 | \$353,000 | 3 | \$18,500 | C |
| Wood                   | 10% |  |  | 2035 | **        | 5 | \$11,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2029 | ** | 5 | \$3,800  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,100  | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 80% |  |  | LIFE | ** | 5 | \$18,400 | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2025 | ** | 5 | \$9,300  | B |
| Plaster           | 85% |  |  | LIFE | ** | 5 | \$32,800 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1200 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2020 | \$45,300 | 1 |  | B |
| Conduit | 5%  |  |  | 2040 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2019               | \$4,000        | 5           |                | B             |
| Fused Disc Sw         | 5%   |                   |                | 2036               | * *            | 5           |                | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2019               | \$67,200       | 5           | \$900          | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 95%  | 2-4               | \$45,000       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 5%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2025               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$600          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe                 |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2015               | \$334,600      | 10          | \$34,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 8%   |                   |                | 2025               | * *            | 10          | \$3,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Under Construction    | 2%   |                   |                |                    |                |             |                | D             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2025               | * *            | 10          | \$5,000        | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$40,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 84 - Q

Asset # : 1633

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%           |                   |                    | 2040    | * *            | 4           | \$2,000        | B             |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Convactor/Radiator   | 100%           |                   |                    | 2025    | * *            | 1           | \$13,400       | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2036    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2018    | \$9,700        | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%           |                   |                    | 2025    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2018    | \$10,900       | 2           | \$600          | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 85 - Q  
**Address** : 23-70 31 STREET BTWN: 23 RD., 24 AVE.  
**Borough** : QUEENS **Agency's Number** : Q085  
**Program / Asset #** : BOE0736.000 / 1619 **Yr Built/Renovated** : 1908 / 1999  
**Area Sq Ft** : 59,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 842 **Lot** : 31 **BIN** : 4017485

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$129,000             | \$56,500              |
| Interior Architecture | \$260,100             |                       |
| Electrical            | \$251,700             | \$510,400             |
| Mechanical            | \$84,600              |                       |
| <b>Total</b>          | <b>\$725,300</b>      | <b>\$566,900</b>      |
| Priority A            | \$129,000             | \$56,500              |
| Priority B            | \$470,600             | \$510,400             |
| Priority C            | \$125,700             |                       |
| <b>Total</b>          | <b>\$725,300</b>      | <b>\$566,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,500        |                 |                 | \$2,200         |
| Interior Architecture | \$8,200         | \$10,200        |                 | \$3,500         |
| Electrical            | \$5,300         | \$1,400         | \$1,400         | \$13,500        |
| Mechanical            | \$6,600         | \$7,800         | \$10,400        | \$25,900        |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$19,400</b> | <b>\$11,800</b> | <b>\$45,100</b> |
| Priority A            | \$33,500        |                 |                 | \$2,200         |
| Priority B            | \$11,900        | \$9,200         | \$11,800        | \$39,400        |
| Priority C            | \$8,200         | \$10,200        |                 | \$3,500         |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$19,400</b> | <b>\$11,800</b> | <b>\$45,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         | Now               | \$70,400       | LIFE               | **             | 5           | \$33,900       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Window Sills                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Window Sills Throughout                           |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$56,500       | A             |
| Masonry: Granite   | 5%         | Now               | \$58,600       | LIFE               | **             | 5           | \$3,300        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Building Base                                     |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Building Base                                     |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 23%        |                   |                | LIFE               | **             | 5           | \$15,000       | A             |
| Stucco Cement  | 2%         |                   |                | 2027               | **             | 5           | \$4,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$25,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 15%        |                   |                | LIFE               | **             | 5           | \$9,400        | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$33,500       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Severe, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof, Gymnasium Roof                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$8,100        | C             |
| Ceramic Tile   | 5%         | Now               | \$8,200        | 2025               | **             | 5           | \$1,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Roof Stair  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Roof Stair  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 85%        |                   |                | 2027               | **             | 3           | \$23,700       | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$7,000        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |           |      |    |   |         |   |
|----------------|-----|-----|-----------|------|----|---|---------|---|
| Ceramic Tile   | 5%  |     |           | 2025 | ** | 5 | \$4,600 | C |
| Masonry: Brick | 10% | Now | \$125,700 | LIFE | ** |   |         | C |

*Loose/Delam Surface, Extent : Severe, Area Affected : 25%**Location : Boiler Room**Paint Peeling, Extent : Severe, Area Affected : 25%**Location : Boiler Room**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement, Tank Room*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 75% |  |  | LIFE | ** | 5 | \$20,800 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |           |      |    |   |          |   |
|-------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered | 30% | Now | \$134,400 | 2042 | ** | 5 | \$11,100 | B |
|-------------------|-----|-----|-----------|------|----|---|----------|---|

*Adhesion Failure, Extent : Moderate, Area Affected : 30%**Location : Throughout**Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Third Floor*

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,200  | B |
| Plaster          | 60% |  |  | LIFE | ** | 5 | \$27,900 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2048 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 95% |  |  | 2044 | ** | 5 | \$1,200 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |    |  |  |      |         |   |       |   |
|------------------|----|--|--|------|---------|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2021 | \$4,000 | 5 | \$100 | B |
|------------------|----|--|--|------|---------|---|-------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 90% | 0-2 | \$80,600 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2048 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2039 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

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## DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%   |                   |                | 2030               | * *            | 10          | \$9,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Basement, 1st Floor                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 77%   |                   |                | 2022               | \$344,700      | 10          | \$35,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 2%  |                   |                | 2022               | \$4,100        | 10          |                | B             |
| Incandescent          | 1%  |                   |                | 2017               | \$4,500        | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%   |                   |                | 2027               | * *            | 10          | \$4,800        | B             |
| Exit, Service         | 30%   |                   |                | 2017               | \$2,500        | 1           |                | B             |
| Exit, Service         | 30%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 80%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| HID                   | 20%   | Now               | \$4,000        | 2032               | * *            |             |                | B             |
|                       | Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2022               | \$50,000       | 1           | \$5,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV And Motion Sensors                             |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   | 0-2               | \$171,000      | 2032               | * *            | 1-3         | \$8,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Equipment                                  |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

| Mechanical                     | Current Repair |   |                | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years)                                    | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                        |                |   |                |                    |                |                |                |                  |
| Energy Source                  |                |   |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel | 100%           |   |                | 2042               | * *            | 1              |                | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 50%  |                |                    |                |                |                |                  |
|                                |                | Location : Tank Vault                                   |                |                    |                |                |                |                  |
|                                |                | Explanation : 5,000 Gallon Tank                         |                |                    |                |                |                |                  |
| Conversion Equipment           |                |   |                |                    |                |                |                |                  |
| Steam Boiler                   | 100%           |   |                | 2035               | * *            | 1              | \$49,200       | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                |                | Location : Basement Boiler Room                         |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 Units                                   |                |                    |                |                |                |                  |
| Distribution                   |                |   |                |                    |                |                |                |                  |
| Steam Piping/Pump              | 100%           | Now   | \$39,500       | 2032               | * *            | 4              | \$2,500        | B                |
|                                |                | Steam Traps Faulty, Extent : Light, Area Affected : 40% |                |                    |                |                |                |                  |
|                                |                | Location : Various Locations                            |                |                    |                |                |                |                  |
| Terminal Devices               |                |   |                |                    |                |                |                |                  |
| Convactor/Radiator             | 90%            |   |                | 2027               | * *            | 1              | \$14,500       | B                |
| Unit Heater-Stm/HW             | 10%            |   |                | 2027               | * *            | 4              | \$700          | B                |
| Air Conditioning               |                |   |                |                    |                |                |                |                  |
| Energy Source                  |                |   |                |                    |                |                |                |                  |
| Electricity                    | 100%           |   |                | 2030               | * *            | 1              |                | B                |
| Conversion Equipment           |                |   |                |                    |                |                |                |                  |
| Window/Wall Unit               | 5%             |   |                | 2017               | \$5,800        | 1              |                | B                |
| No Component                   | 95%            |   |                |                    |                |                |                | D                |
| Ventilation                    |                |   |                |                    |                |                |                |                  |
| Distribution                   |                |   |                |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%           |   |                | LIFE               | * *            | 2-5            | \$27,700       | B                |
| Exhaust Fans                   |                |   |                |                    |                |                |                |                  |
| Roof                           | 100%           |   |                | 2017               | \$45,000       | 2              | \$1,500        | B                |
| Plumbing                       |                |   |                |                    |                |                |                |                  |
| H/C Water Piping               |                |   |                |                    |                |                |                |                  |
| Brass/Copper                   | 100%           |   |                | 2032               | * *            | 1              |                | B                |
| Water Heater                   |                |   |                |                    |                |                |                |                  |
| Gas Fired                      | 100%           |   |                | 2017               | \$13,200       | 2              | \$700          | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                |                | Location : Boiler Room                                  |                |                    |                |                |                |                  |
|                                |                | Explanation : 250 Gallon Capacity                       |                |                    |                |                |                |                  |
| Sanitary Piping                |                |   |                |                    |                |                |                |                  |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping             |                |   |                |                    |                |                |                |                  |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                   |                |   |                |                    |                |                |                |                  |
| Rigid Piping                   | 100%           |   |                | 2027               | * *            | 4              | \$2,000        | B                |
| Fixtures                       |                |   |                |                    |                |                |                |                  |
| Generic                        | 100%           |   |                |                    |                |                |                | B                |
| Fire Suppression               |                |   |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 85 - Q

Asset # : 1619

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 86 - BK THE IRVINGTON SCHOOL  
**Address** : 220 IRVING AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K086  
**Program / Asset #** : BOE0401.000 / 1394 **Yr Built/Renovated** : 1892 / 2001  
**Area Sq Ft** : 37,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3289 **Lot** : 27 **BIN** : 3075109

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$49,000              |
| Interior Architecture | \$222,900             |                       |
| Electrical            | \$56,100              | \$56,300              |
| Mechanical            |                       | \$355,000             |
| <b>Total</b>          | <b>\$279,100</b>      | <b>\$460,400</b>      |
| Priority A            |                       | \$49,000              |
| Priority B            | \$56,100              | \$411,300             |
| Priority C            | \$222,900             |                       |
| <b>Total</b>          | <b>\$279,100</b>      | <b>\$460,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$13,200        |                | \$400           |                |
| Interior Architecture | \$11,000        |                | \$19,700        | \$2,300        |
| Electrical            | \$14,000        | \$200          | \$40,900        | \$200          |
| Mechanical            | \$9,500         | \$4,900        | \$15,100        | \$4,800        |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$5,100</b> | <b>\$76,100</b> | <b>\$7,300</b> |
| Priority A            | \$13,200        |                | \$400           |                |
| Priority B            | \$34,500        | \$5,100        | \$56,100        | \$4,900        |
| Priority C            |                 |                | \$19,700        | \$2,300        |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$5,100</b> | <b>\$76,100</b> | <b>\$7,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 86 - BK THE IRVINGTON SCHOOL**  
**Asset # : 1394**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$49,000       | A             |  |
| Masonry: Brownstone    | 10%   |                   |                | LIFE    | * *                | 5           | \$4,100        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2043    | * *                | 5           | \$15,700       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   | Now               | \$5,600        | LIFE    | * *                | 5           | \$3,900        | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Southwest Corner                                     |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| No Component           | 90%   |                   |                |         |                    |             |                | D             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle        | 98%   | Now               | \$7,600        | 2030    | * *                |             |                | A             |  |
|                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Near SW Stair  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 2%  |                   |                | 2026    | * *                | 10          | \$400          | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 15%   |                   |                | LIFE    | * *                | 5           | \$15,300       | C             |  |
| Vinyl Tile             | 40%   | Now               | \$177,700      | 2031    | * *                | 3           | \$7,000        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Severe, Area Affected : 100%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Severe, Area Affected : 80%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tile  |                   |                |         |                    |             |                |               |  |
| Wood                   | 45%   |                   |                | 2036    | * *                | 5           | \$39,300       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%   |                   |                | LIFE    | * *                |             |                | C             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 1%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Storage Area Behind Tank Room                        |                   |                |         |                    |             |                |               |  |
| Plaster                | 85%   | Now               | \$45,200       | LIFE    | * *                | 5           | \$14,800       | C             |  |
|                        | Loose/Delam Surface, Extent : Severe, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Southwest Stair Tower - All Floors                   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Southwest Stair Tower - All Floors                   |                   |                |         |                    |             |                |               |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 86 - BK THE IRVINGTON SCHOOL**  
**Asset # : 1394**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Embossed Metal

40% 0-2

\$7,400

LIFE

\* \*

5

\$8,400

B

*Bent/Warped Elements, Extent : Moderate, Area Affected : 10%**Location : Basement**Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%**Location : Basement*

Exposed Concrete

10% 4+

\$3,600

LIFE

\* \*

5

\$700

B

*Diagonal Cracks, Extent : Moderate, Area Affected : 2%**Location : Basement Storage Area*

Plaster

50%

LIFE

\* \*

5

\$14,600

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2041

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

50%

2041

\* \*

5

\$100

B

Molded Case Bkrs

50%

2041

\* \*

5

\$400

B

## Raceway

Conduit

70%

2021

\$25,300

1

B

Conduit

30%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2037

\* \*

5

B

Molded Case Bkrs

55%

2020

\$31,100

5

\$400

B

Molded Case Bkrs

40%

2037

\* \*

5

\$300

B

## Wiring

Braided Cloth

40% 2-4

\$13,900

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2041

\* \*

1

B

Thermoplastic

40%

2021

\$13,900

1

B

## Motor Controllers

Locally Mounted

100%

2034

\* \*

5

\$200

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$400

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 86 - BK THE IRVINGTON SCHOOL**  
**Asset # : 1394**

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 20%  |                   |                | 2016               | \$56,100       | 10          | \$5,700        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 95%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent                 | 73%  |                   |                | 2026               | * *            | 10          | \$20,900       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                         | 2%   |                   |                | 2026               | * *            | 10          |                | B             |
| Incandescent                | 5%   |                   |                | 2016               | \$14,000       | 2           |                | B             |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Service          | 50%  |                   |                | 2021               | \$2,600        | 1           |                | B             |
| Exit, Service               | 50%  |                   |                | 2021               | \$2,600        | 1           |                | B             |
| Exterior Lighting           |  |                   |                |                    |                |             |                |               |
| HID                         | 100%   |                   |                | 2021               | \$12,600       | 10          | \$100          | B             |
|                             |  |                   |                |                    |                |             |                |               |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2034               | * *            | 1           | \$30,900       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2031               | * *            | 4           | \$2,300        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 90%  |                   |                | 2019               | \$301,800      | 1           | \$9,100        | B             |
| Fan Coil Unit/Heat          | 10%  |                   |                | 2021               | \$53,200       | 1           | \$1,000        | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 15%  |                   |                | 2016               | \$11,000       | 1           |                | B             |
| No Component                | 85%  |                   |                |                    |                |             |                | D             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   | 2-4               | \$5,300        | 2026               | * *            | 1           |                | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                             | Location : Water Main, Basement                            |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 86 - BK THE IRVINGTON SCHOOL**  
**Asset # : 1394**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Water Heater       |                |                   |                    |         |                |             |                |               |
|            | Gas Fired          | 100%           |                   |                    | 2020    | \$8,300        | 2           | \$500          | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Rigid Piping       | 100%           |                   |                    | 2029    | * *            | 4           | \$1,300        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 86 - Q  
**Address** : 87-41 PARSONS BLVD  
**Borough** : QUEENS **Agency's Number** : Q086  
**Program / Asset #** : BOE0737.000 / 2766 **Yr Built/Renovated** : 1970 / 2007  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 9774 **Lot** : 1 **BIN** : 4438678

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,600             | \$136,000             |
| Interior Architecture | \$351,200             | \$769,900             |
| Electrical            |                       | \$634,300             |
| Mechanical            | \$51,800              | \$244,500             |
| <b>Total</b>          | <b>\$528,500</b>      | <b>\$1,784,700</b>    |
| Priority A            | \$125,600             | \$136,000             |
| Priority B            | \$270,300             | \$878,800             |
| Priority C            | \$132,600             | \$769,900             |
| <b>Total</b>          | <b>\$528,500</b>      | <b>\$1,784,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$75,400         | \$12,300        |                | \$600           |
| Interior Architecture | \$72,300         |                 |                | \$22,400        |
| Electrical            | \$10,100         | \$1,100         | \$1,300        | \$2,200         |
| Mechanical            | \$36,800         | \$3,800         | \$7,700        | \$6,300         |
| <b>Total</b>          | <b>\$194,600</b> | <b>\$17,100</b> | <b>\$9,000</b> | <b>\$31,600</b> |
| Priority A            | \$75,400         | \$12,300        |                | \$600           |
| Priority B            | \$57,500         | \$4,800         | \$9,000        | \$8,500         |
| Priority C            | \$61,700         |                 |                | \$22,400        |
| <b>Total</b>          | <b>\$194,600</b> | <b>\$17,100</b> | <b>\$9,000</b> | <b>\$31,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 40%   | Now               | \$72,400       | LIFE               | * *            | 5           | \$21,500       | A             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Metal Coiling Doors   | 5%  | Now               | \$16,500       | 2028               | * *            | 5           | \$4,200        | A             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 55%   | Now               | \$53,200       | LIFE               | * *            | 5           | \$96,300       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Expansion Jnt Failure, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  |                   |                | 2045               | * *            | 5           | \$12,100       | A             |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 3%  |                   |                | 2067               | * *            | 5           | \$1,300        | A             |
| Masonry: Brick        | 35%   |                   |                | LIFE               | * *            | 5-10        | \$21,100       | A             |
| Metal Rail            | 10%   |                   |                | 2040               | * *            | 5-10        | \$15,900       | A             |
| Pre-Cast Concrete     | 50%   |                   |                | LIFE               | * *            | 5           | \$55,400       | A             |
| Pre-Cast Concrete     | 2%  | Now               | \$7,100        | LIFE               | * *            | 5           | \$1,100        | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Coping At Lower Parapet                              |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                       | Location : Coping At Lower Parapet                              |                   |                |                    |                |             |                |               |
|                       | Misaligned/Bulging, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Coping At Lower Parapet                              |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 35%   | Now               | \$6,100        | 2028               | * *            |             |                | A             |
|                       | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 62%   |                   |                | 2031               | * *            | 10          | \$39,800       | A             |
| Copper/Terne          | 3%  |                   |                | 2058               | * *            | 10          | \$4,800        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$3,000        | LIFE               | **             | 5           | \$21,300       | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$4,900        | C             |
| Panel/Paver: Cer/Brk   | 2%   | Now               | \$8,400        | 2039               | **             | 5           | \$2,200        | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 60%  | Now               | \$111,300      | 2023               | \$556,500      | 3           | \$21,900       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 23%  | Now               | \$21,300       | 2018               | \$213,300      | 3           | \$8,400        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 10          | \$10,800       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : North Wall In Basement                                |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 23%  |                   |                | 2032               | **             | 5           | \$19,800       | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$6,900        | C             |
| Folding Partition      | 2%   | Now               | \$9,000        | 2039               | **             | 5           | \$2,200        | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             | 10          | \$1,300        | C             |
| Metal Panel            | 2%   |                   |                | LIFE               | **             | 10          | \$800          | C             |
| Plaster                | 53%  |                   |                | LIFE               | **             | 5-10        | \$38,800       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 20%  | Now               | \$117,300      | 2043               | **             | 5           | \$9,700        | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%              |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%   |                   |                | 2028               | **             | 5           | \$6,100        | B             |
| Exposed Concrete       | 5%   | Now               | \$37,500       | LIFE               | **             | 5           | \$800          | B             |
|                        | Corrosion/Rusting, Extent : Severe, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Reinforcing Bars At Beam In Basement                  |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Ceiling And Beams At North Side Of Basement           |                   |                |                    |                |             |                |               |
|                        | Exposed Reinforcement, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Beam In Basement                                      |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Ceiling And Beams At North Side Of Basement           |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 60%  |                   |                | LIFE               | **             | 5-10        | \$72,900       | B             |
| Plaster                | 10%  |                   |                | LIFE               | **             | 5-10        | \$16,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2023               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Fused Toggle Switch  | 3%         | 2-4               | \$3,000        | 2048               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 87%        |                   |                | 2022               | \$88,400       | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2023               | \$89,600       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$58,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2018               | \$11,700       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2018               | \$8,100        | 10          | \$4,700        | B             |
| Emergency, Battery   | 20%        |                   |                | 2028               | * *            | 10          | \$3,100        | B             |
| Exit, Service  | 10%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 40%        |                   |                | 2018               | \$4,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$26,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$223,200      | 1-3         | \$12,000       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

| Mechanical   |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                    |                |                   |                |                    |                |             |                |               |
| Energy Source  | Campus Steam       | 100%           |                   |                | 2033               | **             | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |                    |                |                   |                |                    |                |             |                |               |
| Location : Hillcrest High School                           |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Supplied From Adjacent High School           |                    |                |                   |                |                    |                |             |                |               |
| Distribution   | Steam Piping/Pump  | 100%           | Now               | \$51,800       | 2033               | **             | 4           | \$3,200        | B             |
| Broken, Extent : Moderate, Area Affected : 5%              |                    |                |                   |                |                    |                |             |                |               |
| Location : Pneumatic Controls                              |                    |                |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 10%         |                    |                |                   |                |                    |                |             |                |               |
| Location : Vacuum Pumps - Basement Level                   |                    |                |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |                    |                |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |                    |                |                   |                |                    |                |             |                |               |
| Terminal Devices   | Air Handler        | 25%            | Now               | \$5,000        | 2023               | \$99,900       | 1           | \$9,100        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |                    |                |                   |                |                    |                |             |                |               |
| Location : Heating Coils In Air Handlers                   |                    |                |                   |                |                    |                |             |                |               |
|  | Convactor/Radiator | 75%            | Now               | \$10,500       | 2028               | **             | 1           | \$14,200       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%     |                    |                |                   |                |                    |                |             |                |               |
| Location : Thermostats Throughout                          |                    |                |                   |                |                    |                |             |                |               |
| Air Conditioning   |                    |                |                   |                |                    |                |             |                |               |
| Energy Source  | District C.W.      | 5%             | Now               | \$100          | 2033               | **             | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |                    |                |                   |                |                    |                |             |                |               |
| Location : Not In Service Due To Control Valve Leakage     |                    |                |                   |                |                    |                |             |                |               |
|  | Electricity        | 95%            |                   |                | 2039               | **             | 1           |                | B             |
| Conversion Equipment                                       | Window/Wall Unit   | 60%            |                   |                | 2018               | \$91,500       | 1           |                | B             |
|  | No Component       | 40%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                    |                |                   |                |                    |                |             |                |               |
| Distribution   | Ductwork/Diffusers | 100%           |                   |                | LIFE               | **             | 2-5         | \$57,400       | B             |
| Exhaust Fans   | Interior           | 10%            |                   |                | 2023               | \$8,200        | 2           | \$200          | B             |
|  | Roof               | 90%            |                   |                | 2023               | \$53,100       | 2           | \$1,800        | B             |
| Plumbing   |                    |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   | Galv Iron/Steel    | 100%           |                   |                | 2028               | **             | 1           |                | B             |
| HW Heat Exchanger  | Low Temp           | 100%           |                   |                | 2033               | **             | 4           | \$6,400        | B             |
| Sanitary Piping  | Cast Iron          | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping   | Cast Iron          | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   | Rigid Piping       | 100%           |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 86 - Q

Asset # : 2766

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 87 - M  
**Address** : 160 WEST 78 STREET  
**Borough** : MANHATTAN **Agency's Number** : M087  
**Program / Asset #** : BOE0051.000 / 1685 **Yr Built/Renovated** : 1955 / 2006  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Oct-2009 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1149 **Lot** : 7 **BIN** : 1030196

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$811,000             | \$431,200             |
| Interior Architecture | \$981,000             |                       |
| Electrical            | \$120,200             | \$872,400             |
| Mechanical            | \$64,300              | \$141,300             |
| <b>Total</b>          | <b>\$1,976,500</b>    | <b>\$1,444,900</b>    |
| Priority A            | \$811,000             | \$431,200             |
| Priority B            | \$301,600             | \$1,013,700           |
| Priority C            | \$863,900             |                       |
| <b>Total</b>          | <b>\$1,976,500</b>    | <b>\$1,444,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$400           |                 |                 | \$5,700         |
| Interior Architecture | \$32,300        | \$2,800         | \$23,800        |                 |
| Electrical            | \$300           |                 | \$14,700        | \$200           |
| Mechanical            | \$11,500        | \$10,500        | \$46,300        | \$11,800        |
| <b>Total</b>          | <b>\$44,500</b> | <b>\$13,300</b> | <b>\$84,800</b> | <b>\$17,700</b> |
| Priority A            | \$400           |                 |                 | \$5,700         |
| Priority B            | \$44,100        | \$10,500        | \$61,100        | \$12,000        |
| Priority C            |                 | \$2,800         | \$23,800        |                 |
| <b>Total</b>          | <b>\$44,500</b> | <b>\$13,300</b> | <b>\$84,800</b> | <b>\$17,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | * *            | 5           | \$57,800       | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Granite Panels  | 12%        |                   |                | LIFE               | * *            | 5           | \$6,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 45%        |                   |                | 2037               | * *            | 5           | \$11,400       | A             |
| Aluminum  | 45%        | Now               | \$593,000      | 2046               | * *            | 5           | \$5,700        | A             |
| Air Infiltration, Extent : Light, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : North Facade,East Facade                             |            |                   |                |                    |                |             |                |               |
| Aluminum  | 10%        |                   |                | 2043               | * *            | 5           | \$2,500        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium,Gymnasium                                 |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | * *            | 5           | \$3,600        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Metal Rail  | 70%        |                   |                | 2034               | * *            | 5-10        | \$181,600      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 60%        |                   |                | 2026               | * *            | 10          | \$47,400       | A             |
| Copper/Terne  | 2%         | Now               | \$400          | 2056               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 38%        | Now               | \$60,400       | 2021               | \$302,100      |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Room 219  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Over Kindergarden Classrooms                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2022               | \$35,700       | 3           | \$8,400        | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | * *            | 5           | \$5,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$4,400        | C             |
| Vinyl Tile  | 75%        |                   |                | 2016               | \$863,900      | 3           | \$31,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile In Corridors                             |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2036               | * *            | 5           | \$21,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Concrete Masonry Unit  | 5%  |  |  | LIFE | ** | 5 | \$2,300  | C |
| Plaster                | 40% |  |  | LIFE | ** | 5 | \$13,500 | C |
| SGFT/Glazed Masonry    | 50% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered    | 35% |     |           | 2034 | ** | 5 | \$38,900 | B |
| AcousTileConcealSpLn | 17% |     |           | 2034 | ** | 5 | \$23,600 | B |
| AcousTileSusp.Lay-In | 2%  |     |           | 2034 | ** | 5 | \$2,200  | B |
| Metal Panel          | 6%  | Now | \$117,100 | LIFE | ** | 5 | \$8,300  | B |

*Bent/Warped Elements, Extent : Severe, Area Affected : 100%**Location : Gymnasium**Deformed/Dented, Extent : Severe, Area Affected : 100%**Location : Gymnasium*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 40% |  |  | LIFE | ** | 5 | \$27,800 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$31,000 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated @ 600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$115,700 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |         |   |
|------------------|-----|--|--|------|---------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2020 | \$7,300 | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2043 | **      | 5 | \$1,800 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$120,200 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2047 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$22,900 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

95%  
2021 \$691,600 10 \$65,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Lamp T-12*

HID 3% 2029 \* \* 10 \$100 B  
Incandescent 2% 2016 \$14,600 2 B

Egress Lighting

Emergency, Service 50% 2029 \* \* 1 B  
Exit, Service 50% 2029 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 6 100% 2041 \* \* 5 \$23,100 B

Conversion Equipment

Steam Boiler 100% 2026 \* \* 1 \$74,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% Now \$64,300 2031 \* \* 4 \$3,700 B  
*Leak Evident, Extent : Severe, Area Affected : 20%*  
*Location : Thermostats, Traps, Throughout*

Terminal Devices

Air Handler 10% 2021 \$49,600 1 \$4,600 B  
Convactor/Radiator 90% 2026 \* \* 1 \$21,800 B

## Air Conditioning

Energy Source

Electricity 100% 2037 \* \* 1 B

Conversion Equipment

Window/Wall Unit 10% 2016 \$18,900 1 B  
No Component 90% D

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$41,700 B

Exhaust Fans

Interior 90% 2021 \$91,600 2 \$2,100 B  
Roof 10% 2021 \$7,300 2 \$200 B

## Plumbing

H/C Water Piping

Galv Iron/Steel 100% 2026 \* \* 1 B

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## DEPARTMENT OF EDUCATION - 040

P. S. 87 - M

Asset # : 1685

| Mechanical                   |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                     |            |                   |   |                    |                |             |                |               |
| HW Heat Exchanger Low Temp   | 100%       | Now               | \$1,400   | 2021               | \$28,600       | 4           | \$7,400        | B             |
|                              |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                              |            |                   | <i>Location : Basement</i>                                      |                    |                |             |                |               |
| Sanitary Piping Cast Iron    | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping    | 100%       |                   |   | 2021               | \$11,200       | 4           | \$1,300        | B             |
| Sewage Ejector(s) Electric   | 100%       |                   |   | 2021               | \$11,200       | 4           | \$1,300        | B             |
| Fixtures Generic             | 100%       |                   |   |                    |                |             |                | B             |
|                              |            |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |               |
|                              |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 87 - Q  
**Address** : 67-54 80 STREET  
**Borough** : QUEENS **Agency's Number** : Q087  
**Program / Asset #** : BOE0738.000 / 1605 **Yr Built/Renovated** : 1906 / 2007  
**Area Sq Ft** : 64,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,S  
**Block** : 3782 **Lot** : 27 **BIN** : 4091737

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$185,800             |
| Interior Architecture | \$326,300             | \$620,600             |
| Electrical            | \$544,200             | \$214,300             |
| Mechanical            |                       | \$101,000             |
| <b>Total</b>          | <b>\$870,500</b>      | <b>\$1,121,700</b>    |
| Priority A            |                       | \$185,800             |
| Priority B            | \$544,200             | \$359,700             |
| Priority C            | \$326,300             | \$576,200             |
| <b>Total</b>          | <b>\$870,500</b>      | <b>\$1,121,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 | \$12,700        |                |
| Interior Architecture |                 | \$9,600         | \$3,800         |                |
| Electrical            | \$5,300         | \$400           | \$14,700        |                |
| Mechanical            | \$29,200        | \$7,200         | \$7,100         | \$7,200        |
| <b>Total</b>          | <b>\$34,500</b> | <b>\$17,200</b> | <b>\$38,200</b> | <b>\$7,200</b> |
| Priority A            |                 |                 | \$12,700        |                |
| Priority B            | \$34,500        | \$7,700         | \$21,700        | \$7,200        |
| Priority C            |                 | \$9,600         | \$3,800         |                |
| <b>Total</b>          | <b>\$34,500</b> | <b>\$17,200</b> | <b>\$38,200</b> | <b>\$7,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | * *                | 5           | \$66,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$77,000       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2046    | * *                | 5           | \$25,500       | A             |  |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$10,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | * *                | 5           | \$3,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2029    | * *                | 10          | \$42,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2030    | * *                | 5           | \$4,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Traffic Topping        | 15%  | 2-4               | \$326,300      | 2031    | * *                | 5           | \$7,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement, Cafeteria                               |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria, Basement                               |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 75%  |                   |                | 2021    | \$576,200          | 3           | \$22,700       | C             |  |
| Wood                   | 5%   |                   |                | 2036    | * *                | 5           | \$7,600        | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 10%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 85%  |                   |                | LIFE    | * *                | 5           | \$25,600       | C             |  |
| SGFT/Glazed Masonry    | 5%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 10%  |                   |                | LIFE    | * *                | 5           | \$1,300        | B             |  |
| Exposed Struc: Steel   | 2%   |                   |                | LIFE    | * *                |             |                | B             |  |
| Plaster                | 88%  |                   |                | LIFE    | * *                | 5           | \$44,300       | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - Q

## Asset # : 1605

| Electrical      |                          | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |   |           |                    |      |                |       |                |          |
|                 | Service Equipment        |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2021 | \$28,700       | 5     | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch          |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2021 | \$89,400       | 5     | \$200          | B        |
|                 | Raceway                  |   |           |                    |      |                |       |                |          |
|                 | Conduit                  | 75%   |           |                    | 2021 | \$63,900       | 1     |                | B        |
|                 | Conduit                  | 20%   |           |                    | 2031 | * *            | 1     |                | B        |
|                 | Conduit                  | 5%  |           |                    | 2047 | * *            | 1     |                | B        |
|                 | Panelboards              |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%   |           |                    | 2029 | * *            | 5     | \$100          | B        |
|                 | Fused Knife Sw           | 5%  | 2-4       | \$5,100            | 2046 | * *            | 5     |                | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement   |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 60%   |           |                    | 2020 | \$61,000       | 5     | \$800          | B        |
|                 | Molded Case Bkrs         | 20%   |           |                    | 2029 | * *            | 5     | \$300          | B        |
|                 | Molded Case Bkrs         | 5%  |           |                    | 2043 | * *            | 5     | \$100          | B        |
|                 | Wiring                   |   |           |                    |      |                |       |                |          |
|                 | Braided Cloth            | 70%   | 2-4       | \$62,700           | 2046 | * *            | 1     |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                          |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 25%   |           |                    | 2031 | * *            | 1     |                | B        |
|                 | Thermoplastic            | 5%  |           |                    | 2047 | * *            | 1     |                | B        |
|                 | Motor Controllers        |   |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%  |           |                    | 2026 | * *            | 5     | \$400          | B        |
|                 | Ground                   |   |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |   |           |                    |      |                |       |                |          |
|                 | Not Accessible           | 100%  |           |                    |      |                |       |                | D        |
|                 | Lighting                 |   |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |   |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 90%   |           |                    | 2016 | \$437,000      | 10    | \$44,500       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                          |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Using T-12 Lamps                              |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 6%  |           |                    | 2029 | * *            | 10    | \$3,000        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                          | Location : Sub Basement                                     |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Using T-8 Lamps                               |           |                    |      |                |       |                |          |
|                 | HID                      | 2%  |           |                    | 2016 | \$4,500        | 10    |                | B        |
|                 | Incandescent             | 2%  |           |                    | 2016 | \$9,700        | 2     |                | B        |
|                 | Egress Lighting          |   |           |                    |      |                |       |                |          |
|                 | Emergency, Battery       | 50%   |           |                    | 2021 | \$11,200       | 10    | \$6,500        | B        |
|                 | Exit, Service            | 50%   |           |                    | 2021 | \$4,500        | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 87 - Q

Asset # : 1605

| Mechanical       |                             | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |  |           |                |                    |                |             |                |          |
|                  | Energy Source               |  |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%   |           |                | 2041               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 100%   |           |                | 2034               | * *            | 1           | \$53,400       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                  |                             | Location : Sub Basement                                    |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 2 Units                                      |           |                |                    |                |             |                |          |
|                  | Distribution                |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump           | 100%   | Now       | \$21,400       | 2041               | * *            | 4           | \$2,700        | B        |
|                  |                             | Leak Evident, Extent : Light, Area Affected : 2%           |           |                |                    |                |             |                |          |
|                  |                             | Location : Traps   |           |                |                    |                |             |                |          |
|                  |                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 50% |           |                |                    |                |             |                |          |
|                  |                             | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                  | Terminal Devices            |  |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator          | 100%   |           |                | 2026               | * *            | 1           | \$17,400       | B        |
| Air Conditioning |                             |  |           |                |                    |                |             |                |          |
|                  | Energy Source               |  |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%   |           |                | 2029               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit            | 80%  |           |                | 2019               | \$101,000      | 1           |                | B        |
|                  | No Component                | 20%  |           |                |                    |                |             |                | D        |
| Plumbing         |                             |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping            |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel             | 100%   |           |                | 2026               | * *            | 1           |                | B        |
|                  | Water Heater                |  |           |                |                    |                |             |                |          |
|                  | Gas Fired                   | 100%   |           |                | 2019               | \$14,300       | 2           | \$800          | B        |
|                  | Sanitary Piping             |  |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping          |  |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)                |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping                | 100%   |           |                | 2026               | * *            | 4           | \$2,000        | B        |
|                  | Fixtures                    |  |           |                |                    |                |             |                |          |
|                  | Generic                     | 100%   |           |                |                    |                |             |                | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 88 - Q  
**Address** : 60-85 CATALPA AVENUE @FRESH POND ROAD  
**Borough** : QUEENS **Agency's Number** : Q088  
**Program / Asset #** : BOE0739.000 / 1606 **Yr Built/Renovated** : 1908 / 2006  
**Area Sq Ft** : 57,718 **Project Type** : EDUCATION  
**Date of Survey** : 08-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3534 **Lot** : 12 **BIN** : 4085173

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,200              | \$136,300             |
| Interior Architecture | \$370,700             | \$101,500             |
| Electrical            | \$42,000              | \$32,900              |
| Mechanical            |                       | \$91,400              |
| <b>Total</b>          | <b>\$479,900</b>      | <b>\$362,000</b>      |
| Priority A            | \$67,200              | \$136,300             |
| Priority B            | \$90,000              | \$124,200             |
| Priority C            | \$322,600             | \$101,500             |
| <b>Total</b>          | <b>\$479,900</b>      | <b>\$362,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$48,000        | \$4,500         | \$3,700         | \$6,400         |
| Interior Architecture | \$1,300         | \$10,900        | \$2,700         |                 |
| Electrical            | \$27,200        | \$6,400         | \$5,500         | \$3,300         |
| Mechanical            | \$13,500        | \$15,000        | \$18,400        | \$9,500         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$97,900</b> | <b>\$44,600</b> | <b>\$38,300</b> | <b>\$27,000</b> |
| Priority A            | \$48,000        | \$4,500         | \$3,700         | \$6,400         |
| Priority B            | \$48,600        | \$30,800        | \$31,800        | \$20,600        |
| Priority C            | \$1,300         | \$9,300         | \$2,700         |                 |
| <b>Total</b>          | <b>\$97,900</b> | <b>\$44,600</b> | <b>\$38,300</b> | <b>\$27,000</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%             | Now               | \$20,200       | LIFE               | * *            | 5           | \$19,500       | A             |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Over 4th Floor Window At East Side</i>                |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 35%            |                   |                | LIFE               | * *            | 5           | \$17,500       | A             |
| Masonry: Brick  | 40%            | Now               | \$67,200       | LIFE               | * *            | 5           | \$20,000       | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : North Facade</i>                                      |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : North Facade</i>                                      |                |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%             |                   |                | LIFE               | * *            | 5           | \$1,900        | A             |
| Masonry: Limestone  | 5%             |                   |                | LIFE               | * *            | 5           | \$1,900        | A             |
| Pre-Cast Concrete   | 5%             |                   |                | LIFE               | * *            | 5           | \$8,100        | A             |
| Stucco Cement   | 5%             |                   |                | 2025               | * *            | 5           | \$6,200        | A             |
| Windows   |                |                   |                |                    |                |             |                |               |
| Aluminum  | 35%            |                   |                | 2036               | * *            | 5           | \$7,500        | A             |
| Aluminum  | 60%            |                   |                | 2042               | * *            | 5           | \$12,800       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Glass Block   | 5%             |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Parapets  |                |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%            |                   |                | LIFE               | * *            | 5           | \$6,400        | A             |
| Masonry: Brick  | 30%            |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%            | Now               | \$27,700       | LIFE               | * *            | 5           | \$4,200        | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : 1908 Wing</i>   |                |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : 1908 Wing</i>   |                |                   |                |                    |                |             |                |               |
| Metal Rail  | 5%             |                   |                | 2033               | * *            | 5-10        | \$7,500        | A             |
| Pre-Cast Concrete   | 5%             |                   |                | LIFE               | * *            | 5           | \$2,600        | A             |
| Roof  |                |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 55%            |                   |                | 2028               | * *            | 10          | \$14,600       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Main Building</i>                                     |                |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 40%            |                   |                | 2020               | \$98,800       | 10          | \$10,600       | A             |
| Single Ply Membrane   | 5%             |                   |                | 2025               | * *            | 10          | \$1,300        | A             |

Interior

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## DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$6,800  | C |
| Ceramic Tile           | 2%  |  |  | 2029 | **        | 5 | \$1,200  | C |
| Ceramic Tile           | 3%  |  |  | 2023 | \$41,300  | 5 | \$1,900  | C |
| Vinyl Tile             | 35% |  |  | 2025 | **        | 3 | \$8,200  | C |
| Vinyl Tile             | 45% |  |  | 2015 | \$266,400 | 3 | \$10,500 | C |
| Wood                   | 5%  |  |  | 2035 | **        | 5 | \$5,800  | C |
| Wood                   | 5%  |  |  | 2035 | **        | 5 | \$5,800  | C |

## Interior Walls

|                       |     |     |          |      |          |   |         |   |
|-----------------------|-----|-----|----------|------|----------|---|---------|---|
| Ceramic Tile          | 2%  |     |          | 2029 | **       | 5 | \$1,400 | C |
| Ceramic Tile          | 3%  |     |          | 2023 | \$60,200 | 5 | \$2,000 | C |
| Concrete Masonry Unit | 30% |     |          | LIFE | **       | 5 | \$8,200 | C |
| Gypsum Board          | 5%  |     |          | LIFE | **       | 5 | \$2,000 | C |
| Plaster               | 45% | Now | \$56,200 | LIFE | **       | 5 | \$9,200 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : 2nd Floor,3rd Floor,4th Floor,5th Floor,Classrooms

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor,3rd Floor,4th Floor,5th Floor,Classrooms

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered    | 5%  |     |          | 2025 | ** | 5 | \$3,100  | B |
| AcousTileSusp.Lay-In | 35% |     |          | 2033 | ** | 5 | \$21,700 | B |
| Gypsum Board         | 15% |     |          | LIFE | ** | 5 | \$11,600 | B |
| Plaster              | 45% | Now | \$48,000 | LIFE | ** | 5 | \$17,500 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : 2nd Floor,3rd Floor,4th Floor,5th Floor,Classrooms

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor,3rd Floor,4th Floor,5th Floor,Classrooms

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Disconnect Switches Rated At 1600 &amp; 1200 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2030 | **       | 1 |  | B |
| Conduit | 20% |  |  | 2020 | \$17,000 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2028 | **       | 5 | \$1,000 | B |
| Molded Case Bkrs | 20% |  |  | 2019 | \$15,800 | 5 | \$300   | B |

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## DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 20%  | 2-4               | \$17,900       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 80%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$700          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2033               | * *            | 1           | \$14,600       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2029               | * *            | 1           | \$18,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 250 Kw Caterpillar Genset                    |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2014               | \$600          | 5           | \$10,500       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2036               | * *            | 5           | \$4,400        | B             |
| Main Tank             | 50%  |                   |                | 2048               | * *            | 5           | \$700          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2025               | * *            | 10          | \$42,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T12                                     |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%  |                   |                | 2025               | * *            | 10          | \$2,900        | B             |
| Exit, Service         | 75%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$46,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | * *            | 4           | \$2,300        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2025               | * *            | 1           | \$5,900        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2033               | * *            | 1           | \$12,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating   | 50%        |                   |                | 2020               | \$91,400       | 1           | \$11,000       | B             |
| Compr/Chiller   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%         |                   |                | 2015               | \$5,500        | 1           |                | B             |
| No Component  | 45%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 50%        |                   |                | 2030               | * *            | 4           | \$1,700        | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 50%        |                   |                | 2025               | * *            | 1           | \$14,600       | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 50%        |                   |                | 2020               | \$29,600       | 2           | \$16,500       | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$26,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2025               | * *            | 2           | \$600          | B             |
| Roof  | 60%        |                   |                | 2020               | \$25,700       | 2           | \$900          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$12,500       | 2           | \$700          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2025               | * *            | 1           | \$2,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 88 - Q

Asset # : 1606

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Geared Traction       | 80%        |   |                | LIFE               |                | * *         |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 80%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-4</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                   |                |                    |                |             |                |               |
| Hydraulic             | 20%        |   |                | LIFE               |                | * *         |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 20%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-1</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 89 - Q  
**Address** : 85-28 BRITTON AVENUE @HAMPTON ST.  
**Borough** : QUEENS **Agency's Number** : Q089  
**Program / Asset #** : BOE0740.000 / 1607 **Yr Built/Renovated** : 1906 / 1999  
**Area Sq Ft** : 82,113 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1514 **Lot** : 1 **BIN** : 4037370

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$482,200             | \$149,800             |
| Interior Architecture | \$144,300             | \$469,200             |
| Electrical            | \$65,400              | \$544,700             |
| Mechanical            |                       | \$485,700             |
| <b>Total</b>          | <b>\$691,800</b>      | <b>\$1,649,400</b>    |
| Priority A            | \$482,200             | \$149,800             |
| Priority B            | \$131,800             | \$1,068,400           |
| Priority C            | \$77,900              | \$431,300             |
| <b>Total</b>          | <b>\$691,800</b>      | <b>\$1,649,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$132,900        |                 | \$7,400         |                 |
| Interior Architecture | \$69,400         |                 | \$28,800        | \$8,200         |
| Electrical            | \$8,200          | \$6,600         | \$8,800         | \$7,300         |
| Mechanical            | \$51,200         | \$17,700        | \$18,500        | \$17,700        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$273,500</b> | <b>\$36,100</b> | <b>\$75,300</b> | <b>\$45,000</b> |
| Priority A            | \$132,900        |                 | \$7,400         |                 |
| Priority B            | \$71,200         | \$36,100        | \$61,200        | \$36,900        |
| Priority C            | \$69,400         |                 | \$6,600         | \$8,200         |
| <b>Total</b>          | <b>\$273,500</b> | <b>\$36,100</b> | <b>\$75,300</b> | <b>\$45,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$68,600       | A             |  |
| Masonry: Brick   | 50%        | Now               | \$147,500      | LIFE    | **                 | 5           | \$43,900       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1906 Wing   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5           | \$43,900       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |  |
| Metal Panel  | 2%         |                   |                | 2043    | **                 | 5-10        | \$12,100       | A             |  |
| Pre-Cast Concrete  | 8%         |                   |                | LIFE    | **                 | 5           | \$45,700       | A             |  |
| Stucco Cement  | 5%         |                   |                | 2028    | **                 | 5           | \$11,000       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        | Now               | \$272,000      | 2039    | **                 | 5           | \$14,100       | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,900        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$19,200       | A             |  |
| Masonry: Brick   | 55%        |                   |                | LIFE    | **                 | 5-10        | \$25,400       | A             |  |
| Masonry: Limestone   | 15%        |                   |                | LIFE    | **                 | 5-10        | \$12,300       | A             |  |
| Metal Panel  | 3%         |                   |                | 2043    | **                 | 5           | \$800          | A             |  |
| Metal Rail   | 10%        |                   |                | 2036    | **                 | 5-10        | \$12,200       | A             |  |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 45%        | Now               | \$62,700       | 2033    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Over Fourth Floor Of 1906 Wing                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 423, 429 And Various Others In 1906 Wing      |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2051    | **                 | 10          | \$3,200        | A             |  |
| IRMA/Protected Membrane  | 35%        |                   |                | 2023    | \$83,900           | 10          | \$9,000        | A             |  |
| Traffic Topping  | 15%        |                   |                | 2028    | **                 | 10          | \$6,400        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$22,000       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$5,000        | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2028    | **                 | 3           | \$11,300       | C             |  |
| Vinyl Tile   | 25%        |                   |                | 2023    | \$239,600          | 3           | \$12,600       | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2018    | \$191,700          | 3           | \$10,100       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors In 1906 Wing                              |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 15%        |                   |                | 2038    | **                 | 5           | \$28,300       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 5%  |     |          | 2026 | ** | 5 | \$5,700  | C |
| Concrete Masonry Unit | 15% |     |          | LIFE | ** | 5 | \$13,800 | C |
| Masonry: Brick        | 5%  | Now | \$77,900 | LIFE | ** |   |          | C |

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Boiler Room**Worn/Eroded, Extent : Severe, Area Affected : 50%**Location : Boiler Room*

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Plaster             | 50% |  |  | LIFE | ** | 5-10 | \$48,700 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** | 10   | \$14,300 | C |

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2036 | ** | 5    | \$19,000  | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2036 | ** | 5    | \$25,300  | B |
| Plaster              | 60% |  |  | LIFE | ** | 5-10 | \$104,300 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Fourth Floor Of 1906 Wing*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switches Rated @ 2-1200 Amperes And 1-2000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2033 | ** | 5 | \$200 | B |
| Fused Disc Sw | 30% |  |  | 2023 |    | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 70% |  |  | 2023 |    | 1 |  | B |
| Conduit | 30% |  |  | 2033 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 5%  |  |  | 2031 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 45% |  |  | 2022 |    | 5 | \$800 | B |
| Molded Case Bkrs | 50% |  |  | 2031 | ** | 5 | \$900 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$65,400 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |       |   |
|----------------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted      | 50% |  |  | 2021 |    | 5 | \$200 | B |
| Motor Control Center | 50% |  |  | 2028 | ** | 5 | \$900 | B |

## Ground

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## DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2028               | * *            | 1           | \$20,700       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2026               | * *            | 1           | \$26,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : One 188 Kva Kohler Generator                              |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2016               | \$600          | 5           | \$2,500        | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Main Tank   | 100%       |                   |                | 2038               | * *            | 5           | \$2,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Gallons Capacity                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2028               | * *            | 10          | \$61,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 25%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service   | 75%        |                   |                | 2028               | * *            | 1           |                | B             |
| Lightning Protection  |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 5           | \$2,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Explanation : Copper And Steel  |            |                   |                |                    |                |             |                |               |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2023               | \$69,500       | 1           | \$7,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Hallways And Outside   |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Surveillance Camera System And Intrusio Alarm System |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2023               | \$238,000      | 1-3         | \$12,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Strobe Lights, Manual Pull Station And Alarm Bells        |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel  | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2036               | * *            | 1           | \$66,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 40%        |                   |                | 2039               | * *            | 4           | \$2,000        | B             |
| Steam Piping/Pump  | 60%        | Now               | \$16,000       | 2033               | * *            | 4           | \$2,000        | B             |
| Other Observation, Extent : Severe, Area Affected : 20%                            |            |                   |                |                    |                |             |                |               |
| Location : Various Locations   |            |                   |                |                    |                |             |                |               |
| Explanation : Lack Of Control. Thermostats And Pneumatic Valves Are Malfunctioning |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2023               | \$165,200      | 1           | \$16,600       | B             |
| Convactor/Radiator   | 60%        |                   |                | 2028               | * *            | 1           | \$13,100       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller  | 40%        |                   |                | 2023               | \$104,000      | 1           | \$12,500       | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 40%                              |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2018               | \$15,800       | 1           |                | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 40%        |                   |                | 2033               | * *            | 4           | \$1,300        | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 40%        |                   |                | 2023               | \$65,100       | 1           | \$16,600       | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 40%        |                   |                | 2023               | \$30,600       | 2           | \$18,700       | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$59,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2023               | \$60,900       | 2           | \$2,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 20%        |                   |                | 2021               | \$45,800       | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$17,800       | 2           | \$1,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 89 - Q

Asset # : 1607

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%   |                   |                    | 2018    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 70%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 70% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C, B ,1, 2, 3, 4                            |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Two Passenger Units                      |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 30%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 30% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C, B, 1                                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Freight Unit                         |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%   |                   |                    | 2023    | \$44,700       | 1-2         | \$900          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 9 - BX MINISCHOOL  
**Address** : E. 183RD ST. & RYER AVENUE  
**Borough** : BRONX **Agency's Number** : X009  
**Program / Asset #** : BOE0162.010 / 13449 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 6,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3150 **Lot** : 10 **BIN** : 2013561

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Mechanical     |                       | \$73,300              |
| <b>Total</b>   |                       | <b>\$73,300</b>       |
| Priority B     |                       | \$73,300              |
| <b>Total</b>   |                       | <b>\$73,300</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$22,400        |                |                | \$600          |
| Interior Architecture | \$4,400         |                |                | \$900          |
| Electrical            |                 |                | \$5,100        | \$100          |
| Mechanical            | \$300           | \$200          | \$1,600        | \$200          |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$200</b>   | <b>\$6,700</b> | <b>\$1,800</b> |
| Priority A            | \$22,400        |                |                | \$600          |
| Priority B            | \$3,800         | \$200          | \$6,700        | \$300          |
| Priority C            | \$900           |                |                | \$900          |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$200</b>   | <b>\$6,700</b> | <b>\$1,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BX MINISCHOOL

Asset # : 13449

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$6,100 2041 \* \* 5 \$14,400 A  
*Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2037 \* \* 5 \$1,200 A

## Roof

## Single Ply Membrane

100% Now \$16,300 2026 \* \* A  
*Water Penetration, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

## Interior

## Floors

## Vinyl Tile

100% 2026 \* \* 3 \$3,700 C

## Interior Walls

## Gypsum Board

100% LIFE \* \* 5 \$4,000 C

## Ceilings

## AcousTileSusp.Lay-In

95% 2034 \* \* 5 \$6,900 B

## Gypsum Board

5% LIFE \* \* 5 \$500 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100% 2041 \* \* 5 \$100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Mech Room And Electrical Room*  
*Explanation : One1000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2041 \* \* 5 \$100 B

## Raceway

## Conduit

100% 2041 \* \* 1 B

## Panelboards

## Molded Case Bkrs

100% 2037 \* \* 5 \$100 B

## Wiring

## Thermoplastic

100% 2041 \* \* 1 B

## Ground

## Grounding Devices

## Not Accessible

100% D

## Lighting

## Interior Lighting

## Fluorescent

95% 2026 \* \* 10 \$4,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T8 Lamps*

## HID

5% 2026 \* \* 10 B

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 9 - BX MINISCHOOL**  
**Asset # : 13449**

| Electrical |           | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

**Lighting**

|                    |     |  |  |      |  |     |    |       |   |
|--------------------|-----|--|--|------|--|-----|----|-------|---|
| Egress Lighting    |     |  |  |      |  |     |    |       |   |
| Emergency, Battery | 50% |  |  | 2026 |  | * * | 10 | \$600 | B |
| Exit, Service      | 50% |  |  | 2026 |  | * * | 1  |       | B |

| Mechanical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Heating**

|                      |      |  |  |      |  |     |   |         |   |
|----------------------|------|--|--|------|--|-----|---|---------|---|
| Energy Source        |      |  |  |      |  |     |   |         |   |
| Electricity          | 100% |  |  | 2041 |  | * * | 1 |         | B |
| Conversion Equipment |      |  |  |      |  |     |   |         |   |
| Furnace              | 100% |  |  | 2026 |  | * * | 1 | \$2,500 | B |

**Air Conditioning**

|                        |      |  |  |      |  |          |   |       |   |
|------------------------|------|--|--|------|--|----------|---|-------|---|
| Energy Source          |      |  |  |      |  |          |   |       |   |
| Electricity            | 100% |  |  | 2037 |  | * *      | 1 |       | B |
| Conversion Equipment   |      |  |  |      |  |          |   |       |   |
| Int Pkg Unit - Cooling | 100% |  |  | 2022 |  | \$73,300 | 2 | \$300 | B |

**Ventilation**

|                    |      |  |  |      |  |     |     |         |   |
|--------------------|------|--|--|------|--|-----|-----|---------|---|
| Distribution       |      |  |  |      |  |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE |  | * * | 2-5 | \$2,800 | B |
| Exhaust Fans       |      |  |  |      |  |     |     |         |   |
| Interior           | 100% |  |  | 2026 |  | * * | 2   | \$200   | B |

**Plumbing**

|                  |      |  |  |      |  |       |   |  |   |
|------------------|------|--|--|------|--|-------|---|--|---|
| H/C Water Piping |      |  |  |      |  |       |   |  |   |
| Brass/Copper     | 100% |  |  | 2031 |  | * *   | 1 |  | B |
| Water Heater     |      |  |  |      |  |       |   |  |   |
| Electric         | 100% |  |  | 2016 |  | \$900 | 4 |  | B |
| Sanitary Piping  |      |  |  |      |  |       |   |  |   |
| Cast Iron        | 100% |  |  | LIFE |  | * *   | 1 |  | B |
| Fixtures         |      |  |  |      |  |       |   |  |   |
| Generic          | 100% |  |  |      |  |       |   |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 9 - BX (OL 115)  
**Address** : E. 183RD ST. & RYER AVENUE  
**Borough** : BRONX **Agency's Number** : X009  
**Program / Asset #** : BOE0162.000 / 530 **Yr Built/Renovated** : 1938 / 2007  
**Area Sq Ft** : 154,321 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3150 **Lot** : 10 **BIN** : 2013561

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$226,700             |
| Interior Architecture | \$925,100             | \$231,900             |
| Electrical            | \$170,600             | \$1,132,100           |
| Mechanical            | \$685,500             | \$1,139,800           |
| <b>Total</b>          | <b>\$1,781,200</b>    | <b>\$2,730,600</b>    |
| Priority A            |                       | \$226,700             |
| Priority B            | \$914,300             | \$2,377,800           |
| Priority C            | \$866,900             | \$126,000             |
| <b>Total</b>          | <b>\$1,781,200</b>    | <b>\$2,730,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,000         |                 | \$5,500         | \$23,400        |
| Interior Architecture | \$22,300        |                 |                 | \$9,700         |
| Electrical            | \$21,500        |                 | \$800           |                 |
| Mechanical            | \$11,400        | \$31,100        | \$83,500        | \$17,800        |
| <b>Total</b>          | <b>\$64,200</b> | <b>\$31,100</b> | <b>\$89,700</b> | <b>\$50,900</b> |
| Priority A            | \$9,000         |                 | \$5,500         | \$23,400        |
| Priority B            | \$32,900        | \$31,100        | \$84,200        | \$17,800        |
| Priority C            | \$22,300        |                 |                 | \$9,700         |
| <b>Total</b>          | <b>\$64,200</b> | <b>\$31,100</b> | <b>\$89,700</b> | <b>\$50,900</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BX (OL 115)

## Asset # : 530

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%   |                   |                | LIFE               | * *            | 5           | \$119,300      | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Granite      | 5%  |                   |                | LIFE               | * *            | 5           | \$5,000        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | * *            | 5           | \$5,000        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  |                   |                | 2037               | * *            | 5           | \$46,800       | A             |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 65%   |                   |                | LIFE               | * *            | 5           | \$12,900       | A             |
|                       | Recent Construction, Extent : Light, Area Affected : 60%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 25%   |                   |                | LIFE               | * *            | 5           | \$6,300        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 60%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence     | 10%   |                   |                | 2034               | * *            | 5-10        | \$15,400       | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 98%   |                   |                | 2029               | * *            | 10          | \$107,400      | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 2%  |                   |                | 2056               | * *            | 10          | \$5,500        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 6%  |                   |                | 2024               | * *            | 5           | \$11,600       | C             |
| Marble Panels         | 2%  |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| Terrazzo              | 2%  | Now               | \$11,600       | LIFE               | * *            | 5           | \$3,000        | C             |
|                       | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                       | Location : Rear Exit Vestibule                                  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 40%   | Now               | \$37,000       | 2016               | \$739,000      | 3           | \$29,100       | C             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout All 9x9 Tiles                             |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 75%             |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                  | 50%   |                   |                | 2036               | * *            | 5           | \$181,700      | C             |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  |                   |                | 2024               | * *            | 5           | \$9,800        | C             |
| Masonry: Brick        | 5%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster               | 60%   |                   |                | LIFE               | * *            | 5           | \$35,100       | C             |
| SGFT/Glazed Masonry   | 30%   |                   |                | LIFE               | * *            |             |                | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BX (OL 115)

## Asset # : 530

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

12%

LIFE

\* \*

5

\$3,600

B

Plaster

88%

Now

\$58,200

LIFE

\* \*

5

\$105,900

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 2%**Location : Throughout**Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2031

\* \*

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 0%**Location : Electrical Room**Explanation : Main 1200 Amp*

## Switchgear / Switchboard

Fused Disc Sw

100%

2031

\* \*

5

\$600

B

## Raceway

Conduit

100%

2031

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2029

\* \*

5

\$300

B

Molded Case Bkrs

90%

2029

\* \*

5

\$3,000

B

## Wiring

Braided Cloth

30%

2-4

\$53,800

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

70%

2031

\* \*

1

B

## Motor Controllers

Locally Mounted

60%

2-4

\$19,800

2041

\* \*

5

\$300

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Locally Mounted

40%

2026

\* \*

5

\$300

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,900

B

## Lighting

## Interior Lighting

Fluorescent

88%

2021

\$1,027,600

10

\$104,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T8 Lamps*

HID

2%

2029

\* \*

10

\$100

B

Incandescent

10%

2016

\$116,800

2

\$300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 9 - BX (OL 115)

## Asset # : 530

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Egress Lighting  
Emergency, Service  
Exit, Service

50%  
50%

2021  
2021

\$10,700  
\$10,700

1  
1

B  
B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 6

100%

2041

\*\*

5

\$40,100

B

Conversion Equipment

Steam Boiler

100%

Now

\$143,800

2026

\*\*

1

\$115,600

B

*Not in Service, Extent : Severe, Area Affected : 50%*

*Location : #2 Boiler, Basement*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$51,600

2031

\*\*

4

\$6,400

B

*Broken, Extent : Severe, Area Affected : 20%*

*Location : Vacuum Pump, Basement*

Terminal Devices

Air Handler

20%

2016

\$159,300

1

\$16,000

B

Convactor/Radiator

70%

2019

\$976,500

1

\$29,300

B

Fan Coil Unit/Heat

10%

2016

\$221,100

1

\$4,200

B

## Air Conditioning

Energy Source

Electricity

100%

2037

\*\*

1

B

Conversion Equipment

Window/Wall Unit

20%

Now

\$6,100

2016

\$60,700

1

B

*Not in Service, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

No Component

80%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$72,200

B

Exhaust Fans

Interior

100%

Now

\$49,000

2021

\$163,300

2

\$3,200

B

*Not in Service, Extent : Severe, Area Affected : 25%*

*Location : House Exhaust, Basement*

## Plumbing

H/C Water Piping

Brass/Copper

75%

2031

\*\*

1

B

Galv Iron/Steel

25%

2026

\*\*

1

B

Water Heater

Gas Fired

100%

2016

\$34,400

2

\$1,900

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 9 - BX (OL 115)

Asset # : 530

| Mechanical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|  | Low Temp           | 100%           |                   |                    | 2031    | * *            | 4           | \$19,300       | B             |
|  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|  | Submersible        | 100%           |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |                    |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                    |                    |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 90 - BK  
**Address** : 2840 WEST 12 STREET BTWN: SURF AVE., NEPTUNE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K090  
**Program / Asset #** : BOE0403.000 / 1397 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7266 **Lot** : 40 **BIN** : 3196558

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$41,900         | \$46,600           |
| Interior Architecture |  | \$83,800         | \$459,900          |
| Electrical            |  |                  | \$932,900          |
| Mechanical            |  | \$183,500        | \$1,623,900        |
| <b>Total</b>          |  | <b>\$309,300</b> | <b>\$3,063,300</b> |
| Priority A            |  | \$41,900         | \$46,600           |
| Priority B            |  | \$183,500        | \$2,556,800        |
| Priority C            |  | \$83,800         | \$459,900          |
| <b>Total</b>          |  | <b>\$309,300</b> | <b>\$3,063,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$32,900         |                 |                 | \$3,500          |
| Interior Architecture | \$10,000         | \$9,400         |                 | \$20,100         |
| Electrical            | \$300            | \$600           | \$1,000         | \$33,900         |
| Mechanical            | \$60,600         | \$8,600         | \$23,900        | \$64,600         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$107,600</b> | <b>\$22,600</b> | <b>\$28,900</b> | <b>\$126,100</b> |
| Priority A            | \$32,900         |                 |                 | \$3,500          |
| Priority B            | \$69,100         | \$13,200        | \$28,900        | \$117,100        |
| Priority C            | \$5,700          | \$9,400         |                 | \$5,500          |
| <b>Total</b>          | <b>\$107,600</b> | <b>\$22,600</b> | <b>\$28,900</b> | <b>\$126,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BK

## Asset # : 1397

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$46,600       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$11,600       | A             |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2042               | **             | 5           | \$800          | A             |
| Masonry: Brick   | 88%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 68%        |                   |                | 2027               | **             | 10          | \$41,900       | A             |
| Copper/Terne   | 2%         |                   |                | 2037               | **             | 10          | \$3,100        | A             |
| Single Ply Membrane  | 30%        | Now               | \$32,900       | 2027               | **             |             |                | A             |
| Blisters, Extent : Severe, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                      |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        | Now               | \$5,700        | LIFE               | **             | 5           | \$40,900       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Storage Areas                              |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2035               | **             | 5           | \$2,800        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Toilet Rooms  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Vinyl Tile   | 47%        | 0-2               | \$83,800       | 2022               | \$419,000      | 3           | \$16,500       | C             |
| Misaligned/Bulging, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Classrooms 303 And 305                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2027               | **             | 3           | \$7,000        | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$8,800        | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BK

## Asset # : 1397

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2035               | **             | 5           | \$2,500        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Toilet Rooms                                      |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Concrete Masonry Unit  | 3%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Plaster  | 47%        |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| SGFT/Glazed Masonry  | 32%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2027               | **             | 5           | \$23,400       | B             |
| AcousTileConcealSpLn   | 5%         |                   |                | 2027               | **             | 5           | \$5,800        | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$2,200        | B             |
| Paint Peeling, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fiber Board  | 5%         | Now               | \$4,300        | 2027               | **             |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$29,200       | B             |
| Paint Peeling, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1600 Amps                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2021               | \$91,500       | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2022               | \$89,600       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Lighting

## Interior Lighting

Fluorescent

93%

2022

\$523,900

10

\$53,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamps T-12*

HID

2%

2022

\$5,200

10

B

Incandescent

5%

2017

\$28,200

2

\$100

B

## Egress Lighting

Emergency, Service

50%

2017

\$5,200

1

B

Emergency, Service

50%

2027

\* \*

1

B

## Exterior Lighting

HID

100%

2022

\$25,300

10

\$200

B

## Alarm

## Security System

No Component

95%

D

Generic

5%

2022

\$10,400

1

\$1,100

B

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2030

\* \*

1-3

\$1,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2032

\* \*

5

\$19,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gal Each*

## Conversion Equipment

Steam Boiler

100%

Now

\$34,700

2020

\$346,900

1

\$55,800

B

*Not in Service, Extent : Light, Area Affected : 50%**Location : Boiler Room**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

2022

\$497,500

4

\$4,600

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

| Mechanical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |  |                   |                |         |                    |             |                |               |  |
| Terminal Devices      |  |                   |                |         |                    |             |                |               |  |
| Air Handler           | 20%  |                   |                | 2017    | \$76,800           | 1           | \$7,700        | B             |  |
| Convactor/Radiator    | 70%  |                   |                | 2020    | \$471,100          | 1           | \$14,200       | B             |  |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2017    | \$106,700          | 1           | \$2,000        | B             |  |
| Air Conditioning      |  |                   |                |         |                    |             |                |               |  |
| Energy Source         |  |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%   |                   |                | 2021    | \$40,400           | 1           |                | B             |  |
| Conversion Equipment  |  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 20%  |                   |                | 2017    | \$29,300           | 1           |                | B             |  |
| No Component          | 80%  |                   |                |         |                    |             |                | D             |  |
| Ventilation           |  |                   |                |         |                    |             |                |               |  |
| Distribution          |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE    | * *                | 2-5         | \$34,900       | B             |  |
| Exhaust Fans          |  |                   |                |         |                    |             |                |               |  |
| Interior              | 70%  | Now               | \$5,500        | 2022    | \$55,100           | 2           | \$1,100        | B             |  |
|                       | Not in Service, Extent : Severe, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Roof                  | 30%  | Now               | \$900          | 2017    | \$17,000           | 2           | \$500          | B             |  |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 15%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof  |                   |                |         |                    |             |                |               |  |
| Plumbing              |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |  |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%   |                   |                | 2020    | \$212,800          | 1           |                | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger     |  |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%   |                   |                | 2032    | * *                | 4           | \$6,200        | B             |  |
| Sanitary Piping       |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   | Now               | \$15,500       | LIFE    | * *                | 1           |                | B             |  |
|                       | Blockage /Clogged, Extent : Severe, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement, Sanitary Trap                         |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping    |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |  |                   |                |         |                    |             |                |               |  |
| Submersible           | 100%   |                   |                | 2016    | \$6,200            | 4           | \$1,300        | B             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Fixtures              |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                |         |                    |             |                | B             |  |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Vertical Transport    |  |                   |                |         |                    |             |                |               |  |
| Elevators             |  |                   |                |         |                    |             |                |               |  |
| Hydraulic             | 100%   |                   |                | LIFE    | * *                |             |                | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                       | Location : 1st : 3rd Floor                                 |                   |                |         |                    |             |                |               |  |
|                       | Explanation : One Unit                                     |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 90 - BK

Asset # : 1397

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 90 - Q  
**Address** : 86-50 109 STREET  
**Borough** : QUEENS **Agency's Number** : Q090  
**Program / Asset #** : BOE0741.000 / 1609 **Yr Built/Renovated** : 1909 / 2001  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 9204 **Lot** : 28 **BIN** : 4192167

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$476,900             | \$137,900             |
| Interior Architecture | \$307,300             | \$721,000             |
| Electrical            | \$35,800              | \$818,900             |
| Mechanical            | \$215,300             | \$84,900              |
| <b>Total</b>          | <b>\$1,035,400</b>    | <b>\$1,762,700</b>    |
| Priority A            | \$476,900             | \$137,900             |
| Priority B            | \$251,100             | \$966,700             |
| Priority C            | \$307,300             | \$658,000             |
| <b>Total</b>          | <b>\$1,035,400</b>    | <b>\$1,762,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$17,000        |
| Interior Architecture | \$6,300         | \$9,400         |                 | \$10,300        |
| Electrical            | \$700           | \$400           | \$200           |                 |
| Mechanical            | \$28,500        | \$41,200        | \$15,500        | \$10,300        |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$51,100</b> | <b>\$15,700</b> | <b>\$37,600</b> |
| Priority A            |                 |                 |                 | \$17,000        |
| Priority B            | \$29,200        | \$41,700        | \$15,700        | \$10,300        |
| Priority C            | \$6,300         | \$9,400         |                 | \$10,300        |
| <b>Total</b>          | <b>\$35,500</b> | <b>\$51,100</b> | <b>\$15,700</b> | <b>\$37,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - Q

## Asset # : 1609

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$46,000       | A             |
| Copper/Terne  | 2%         |                   |                | 2040               | **             | 10          | \$5,500        | A             |
| Masonry: Brick  | 73%        | Now               | \$289,000      | LIFE               | **             | 5           | \$86,000       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Masonry: Limestone  | 10%        | Now               | \$148,000      | LIFE               | **             | 5           | \$8,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 5%                 |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2042               | **             | 5           | \$33,900       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 92%        |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
| Metal Rail  | 3%         |                   |                | 2033               | **             | 5-10        | \$6,000        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2025               | **             | 10          | \$39,900       | A             |
| Copper/Terne  | 5%         |                   |                | 2048               | **             | 10          | \$5,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$67,000       | 5           | \$3,000        | C             |
| Vinyl Tile  | 50%        |                   |                | 2020               | \$480,200      | 3           | \$25,200       | C             |
| Vinyl Tile  | 32%        | Now               | \$307,300      | 2030               | **             | 3           | \$12,100       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridor(s)                               |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%             |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors                                 |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2035               | **             | 5           | \$18,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$110,900      | 5           | \$3,800        | C             |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Masonry: Brick  | 7%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 87%        |                   |                | LIFE               | **             | 5           | \$32,700       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Plaster   | 100%       |                   |                | LIFE               | **             | 5           | \$63,000       | B             |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : No Ratings Available                         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$89,400       | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 70%  |           |                | 2020               | \$59,700       | 1           |                | B        |
|                 | Conduit                  | 25%  |           |                | 2030               | * *            | 1           |                | B        |
|                 | Conduit                  | 5%   |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2036               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 15%  |           |                | 2036               | * *            | 5           | \$300          | B        |
|                 | Molded Case Bkrs         | 80%  |           |                | 2019               | \$81,300       | 5           | \$1,400        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 40%  | 2-4       | \$35,800       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Upper Floor                                     |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 55%  |           |                | 2030               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 5%   |           |                | 2040               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 70%  |           |                | 2025               | * *            | 5           | \$300          | B        |
|                 | Locally Mounted          | 30%  |           |                | 2033               | * *            | 5           | \$100          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,000        | B        |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 88%  |           |                | 2020               | \$534,200      | 10          | \$54,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Upper Floor                                     |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2028               | * *            | 10          | \$6,200        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2020               | \$5,600        | 10          |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 40%  |           |                | 2025               | * *            | 1           |                | B        |
|                 | Exit, Service            | 60%  |           |                | 2025               | * *            | 1           |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 90 - Q

Asset # : 1609

| Mechanical       |                             | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                | 2040               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 100%  |           |                | 2033               | * *            | 1           | \$66,800       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                             | Location : Boiler Room                                  |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 2 Units                                   |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump           | 100%  |           |                | 2030               | * *            | 4           | \$5,000        | B        |
|                  | Terminal Devices            |   |           |                |                    |                |             |                |          |
|                  | Air Handler                 | 20%   |           |                | 2015               | \$82,800       | 1           | \$8,300        | B        |
|                  | Convactor/Radiator          | 80%   |           |                | 2025               | * *            | 1           | \$17,400       | B        |
| Air Conditioning |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%  |           |                | 2036               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit            | 20%   |           |                | 2015               | \$31,600       | 1           |                | B        |
|                  | No Component                | 80%   |           |                |                    |                |             |                | D        |
| Ventilation      |                             |   |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%  | Now       | \$132,500      | LIFE               | * *            | 2-5         | \$37,500       | B        |
|                  |                             | Not in Service, Extent : Severe, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement                                     |           |                |                    |                |             |                |          |
|                  | Exhaust Fans                |   |           |                |                    |                |             |                |          |
|                  | Interior                    | 100%  | Now       | \$17,000       | 2020               | \$84,900       | 2           | \$1,700        | B        |
|                  |                             | Not in Service, Extent : Severe, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement                                     |           |                |                    |                |             |                |          |
| Plumbing         |                             |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping            |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel             | 100%  |           |                | 2025               | * *            | 1           |                | B        |
|                  | Water Heater                |   |           |                |                    |                |             |                |          |
|                  | Gas Fired                   | 100%  |           |                | 2018               | \$17,900       | 2           | \$1,000        | B        |
|                  | Sanitary Piping             |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping          |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)                |   |           |                |                    |                |             |                |          |
|                  | Rigid Piping                | 100%  |           |                | 2025               | * *            | 4           | \$1,300        | B        |
|                  | Backflow Preventer          |   |           |                |                    |                |             |                |          |
|                  | Generic                     | 100%  |           |                | 2025               | * *            | 1           | \$4,200        | B        |
|                  | Fixtures                    |   |           |                |                    |                |             |                |          |
|                  | Generic                     | 100%  |           |                |                    |                |             |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 91 - BK MINISCHOOL  
**Address** : 532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE  
**Borough** : BROOKLYN **Agency's Number** : K891  
**Program / Asset #** : BOE0404.010 / 1399 **Yr Built/Renovated** : 1971 / 2003  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4794 **Lot** : 26 **BIN** : 3106599

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,600              | \$168,400             |
| Electrical            |                       | \$81,900              |
| Mechanical            |                       | \$129,800             |
| <b>Total</b>          | <b>\$49,600</b>       | <b>\$380,100</b>      |
| Priority A            | \$49,600              | \$168,400             |
| Priority B            |                       | \$211,700             |
| <b>Total</b>          | <b>\$49,600</b>       | <b>\$380,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|----------------|----------------|----------------|-----------------|
| Exterior Architecture |                |                | \$1,000        | \$25,500        |
| Interior Architecture |                | \$1,600        | \$300          | \$6,400         |
| Electrical            |                | \$100          |                | \$1,700         |
| Mechanical            | \$600          | \$2,000        | \$1,300        | \$400           |
| <b>Total</b>          | <b>\$600</b>   | <b>\$3,700</b> | <b>\$2,700</b> | <b>\$34,100</b> |
| Priority A            |                |                | \$1,000        | \$25,500        |
| Priority B            | \$600          | \$2,100        | \$1,300        | \$8,600         |
| Priority C            |                | \$1,600        | \$300          |                 |
| <b>Total</b>          | <b>\$600</b>   | <b>\$3,700</b> | <b>\$2,700</b> | <b>\$34,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BK MINISCHOOL

Asset # : 1399

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                |      |  |  |      |           |      |          |   |
|----------------|------|--|--|------|-----------|------|----------|---|
| Exterior Walls |      |  |  |      |           |      |          |   |
| Metal Panel    | 100% |  |  | 2042 | * *       | 5-10 | \$93,600 | A |
| Windows        |      |  |  |      |           |      |          |   |
| Aluminum       | 100% |  |  | 2021 | \$100,300 | 5    | \$2,100  | A |
| Roof           |      |  |  |      |           |      |          |   |
| Metal Panel    | 100% |  |  | 2035 | * *       | 10   | \$49,600 | A |

## Interior

|                       |      |  |  |      |     |   |          |   |
|-----------------------|------|--|--|------|-----|---|----------|---|
| Floors                |      |  |  |      |     |   |          |   |
| Ceramic Tile          | 5%   |  |  | 2031 | * * | 5 | \$700    | C |
| Vinyl Tile            | 95%  |  |  | 2027 | * * | 3 | \$4,700  | C |
| Interior Walls        |      |  |  |      |     |   |          |   |
| Concrete Masonry Unit | 35%  |  |  | LIFE | * * | 5 | \$1,600  | C |
| Metal Panel           | 65%  |  |  | LIFE | * * |   |          | C |
| Ceilings              |      |  |  |      |     |   |          |   |
| AcousTileSusp.Lay-In  | 100% |  |  | 2027 | * * | 5 | \$12,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|  |      |  |  |      |     |   |       |   |
|--|------|--|--|------|-----|---|-------|---|
| Service Equipment  |      |  |  |      |     |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2032 | * * | 5 |       | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |     |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |     |   |       |   |
| Explanation : One 600 Amps Main Disconnect Switch          |      |  |  |      |     |   |       |   |
| Raceway  |      |  |  |      |     |   |       |   |
| Conduit  | 100% |  |  | 2032 | * * | 1 |       | B |
| Panelboards  |      |  |  |      |     |   |       |   |
| Fused Disc Sw  | 30%  |  |  | 2030 | * * | 5 | \$100 | B |
| Molded Case Bkrs   | 70%  |  |  | 2030 | * * | 5 | \$200 | B |
| Wiring   |      |  |  |      |     |   |       |   |
| Thermoplastic  | 100% |  |  | 2032 | * * | 1 |       | B |
| Motor Controllers  |      |  |  |      |     |   |       |   |
| Locally Mounted  | 100% |  |  | 2027 | * * | 5 | \$100 | B |

## Ground

|  |      |  |  |  |  |  |  |   |
|--|------|--|--|--|--|--|--|---|
| Grounding Devices  |      |  |  |  |  |  |  |   |
| Not Accessible   | 100% |  |  |  |  |  |  | D |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |  |  |  |  |   |
| Location :   |      |  |  |  |  |  |  |   |
| Explanation : Covered With Insulation                      |      |  |  |  |  |  |  |   |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BK MINISCHOOL

Asset # : 1399

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

98%

2022

\$81,900

10

\$7,900

B

*Other Observation, Extent : Moderate, Area Affected : 95%**Location : Throughout**Explanation : Using T-8 Lamps*

## Incandescent

2%

2017

\$1,700

2

B

## Egress Lighting

## Emergency, Service

50%

2022

\$700

1

B

## Exit, Service

50%

2022

\$700

1

B

## Exterior Lighting

## HID

100%

2022

\$100

10

B

## Alarm

## Security System

## Not Accessible

100%

D

## Fire/Smoke Detection

## Not Accessible

100%

D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Natural Gas

100%

2042

\* \*

1

B

## Conversion Equipment

## Furnace

100%

2022

\$12,300

1

\$4,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : 2 Units*

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Int Pkg Unit - Cooling

100%

2020

\$129,800

2

\$500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Equipment Room**Explanation : 2 Units*

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,900

B

## Exhaust Fans

## Interior

90%

2022

\$10,000

2

\$200

B

## Roof

10%

2022

\$800

2

B

## Plumbing

## H/C Water Piping

## Brass/Copper

100%

2032

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BK MINISCHOOL

Asset # : 1399

| Mechanical |                 | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component       | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type            | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing   |                 |                |           |                    |      |                |       |                |          |
|            | Water Heater    |                |           |                    |      |                |       |                |          |
|            | Electric        | 100%           |           |                    | 2015 | \$1,600        | 4     | \$100          | B        |
|            | Sanitary Piping |                |           |                    |      |                |       |                |          |
|            | Cast Iron       | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|            | Fixtures        |                |           |                    |      |                |       |                |          |
|            | Generic         | 100%           |           |                    |      |                |       |                | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 91 - BK THE ALBANY AVE SCHOOL  
**Address** : 532 ALBANY AVENUE BTWN: EAST NEW YORK AVE., MAPLE  
**Borough** : BROOKLYN **Agency's Number** : K091  
**Program / Asset #** : BOE0404.000 / 1398 **Yr Built/Renovated** : 1904 / 2001  
**Area Sq Ft** : 73,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4794 **Lot** : 26 **BIN** : 3106599

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,400              | \$133,400             |
| Interior Architecture | \$378,100             | \$662,300             |
| Electrical            | \$71,700              | \$661,000             |
| Mechanical            | \$62,000              | \$75,500              |
| <b>Total</b>          | <b>\$550,000</b>      | <b>\$1,532,200</b>    |
| Priority A            | \$38,400              | \$133,400             |
| Priority B            | \$133,600             | \$785,400             |
| Priority C            | \$378,100             | \$613,500             |
| <b>Total</b>          | <b>\$550,000</b>      | <b>\$1,532,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|----------------|-----------------|------------------|
| Exterior Architecture | \$7,100         |                |                 |                  |
| Interior Architecture |                 |                | \$10,300        | \$9,800          |
| Electrical            | \$5,100         | \$200          | \$600           | \$67,500         |
| Mechanical            | \$28,800        | \$9,400        | \$13,600        | \$39,400         |
| <b>Total</b>          | <b>\$41,000</b> | <b>\$9,600</b> | <b>\$24,500</b> | <b>\$116,700</b> |
| Priority A            | \$7,100         |                |                 |                  |
| Priority B            | \$33,800        | \$9,600        | \$14,200        | \$107,000        |
| Priority C            |                 |                | \$10,300        | \$9,800          |
| <b>Total</b>          | <b>\$41,000</b> | <b>\$9,600</b> | <b>\$24,500</b> | <b>\$116,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 91 - BK THE ALBANY AVE SCHOOL**  
**Asset # : 1398**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$42,000              | A                    |
| Masonry: Brick   | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$91,400              | A                    |
| Masonry: Granite   | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$2,400               | A                    |
| Masonry: Limestone   | 4%                |                          |                       | LIFE                      | **                    | 5                  | \$3,200               | A                    |
| Pre-Cast Concrete  | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$10,500              | A                    |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum   | 100%              |                          |                       | 2038                      | **                    | 5                  | \$31,000              | A                    |
| Parapets   |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$3,000               | A                    |
| Masonry: Brick   | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$6,000               | A                    |
| Metal Rail   | 10%               |                          |                       | 2039                      | **                    | 5-10               | \$18,100              | A                    |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)   | 100%              |                          |                       | 2027                      | **                    | 10                 | \$38,400              | A                    |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 5%                |                          |                       | 2031                      | **                    | 5                  | \$4,600               | C                    |
| Marble Panels  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,400               | C                    |
| Vinyl Tile   | 10%               | 0-2                      | \$87,600              | 2032                      | **                    | 3                  | \$3,400               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile   | 70%               |                          |                       | 2022                      | \$613,500             | 3                  | \$24,100              | C                    |
| Wood   | 10%               |                          |                       | 2037                      | **                    | 5                  | \$17,200              | C                    |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 10%               | Now                      | \$134,900             | 2031                      | **                    | 5                  | \$5,700               | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : At Stairs #7 And #8</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 10%               | Now                      | \$155,500             | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 10%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Marble Panels  | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Plaster  | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$22,300              | C                    |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$2,200               | B                    |
| Plaster  | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$48,800              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 91 - BK THE ALBANY AVE SCHOOL**  
**Asset # : 1398**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$28,700              | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 600 Amps Main Disconnect Switch</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2022                      | \$89,400              | 5                  | \$300                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2022                      | \$68,200              | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2038                      | * *                   | 5                  | \$100                 | B                    |
| Fused Toggle Switch   | 5%                | 2-4                      | \$5,100               | 2047                      | * *                   | 5                  |                       | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 15%               |                          |                       | 2038                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2021                      | \$76,200              | 5                  | \$1,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$71,700              | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2035                      | * *                   | 5                  | \$200                 | B                    |
| Locally Mounted   | 50%               |                          |                       | 2020                      | \$10,600              | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$900                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 25%               |                          |                       | 2027                      | * *                   | 10                 | \$14,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Hallways</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 70%               |                          |                       | 2022                      | \$387,700             | 10                 | \$39,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-12 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2017                      | \$27,700              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2017                      | \$12,700              | 10                 | \$7,400               | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$5,100               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 91 - BK THE ALBANY AVE SCHOOL**  
**Asset # : 1398**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection  
Not Accessible

100%

D

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$60,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$9,800

2032

\* \*

4

\$3,000

B

*Leak Evident, Extent : Moderate, Area Affected : 15%**Location : Vacuum Pump, Basement*

## Terminal Devices

Air Handler

20%

2022

\$75,500

1

\$7,600

B

Convactor/Radiator

80%

2027

\* \*

1

\$15,900

B

**Air Conditioning**

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

15%

2027

\* \*

2

\$600

B

*Other Observation, Extent : Light, Area Affected : 15%**Location : Auditorium Roof**Explanation : 1 Unit*

Window/Wall Unit

10%

2017

\$14,400

1

B

No Component

75%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$34,300

B

## Exhaust Fans

Interior

80%

Now

\$62,000

2032

\* \*

2

\$1,200

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Throughout**Obsolete Equipment, Extent : Severe, Area Affected : 60%**Location : Basement*

Roof

20%

2022

\$11,100

2

\$400

B

**Plumbing**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 91 - BK THE ALBANY AVE SCHOOL**  
**Asset # : 1398**

| <b>Mechanical</b>                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$10,500              | 2027                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main In Basement</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2017                      | \$16,300              | 2                  | \$900                 | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Fire Suppression                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fire Pump  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 91 - Q  
**Address** : 69 ST & CENTRAL AVENUE BTWN: 68 ST., 68 PL.  
**Borough** : QUEENS **Agency's Number** : Q091  
**Program / Asset #** : BOE0742.000 / 1611 **Yr Built/Renovated** : 1915 / 2001  
**Area Sq Ft** : 104,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3683 **Lot** : 1 **BIN** : 4089566

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,300              | \$206,600             |
| Interior Architecture | \$48,000              | \$379,700             |
| Electrical            | \$107,400             | \$698,400             |
| Mechanical            | \$37,700              | \$277,000             |
| <b>Total</b>          | <b>\$236,400</b>      | <b>\$1,561,600</b>    |
| Priority A            | \$43,300              | \$206,600             |
| Priority B            | \$145,100             | \$1,017,900           |
| Priority C            | \$48,000              | \$337,100             |
| <b>Total</b>          | <b>\$236,400</b>      | <b>\$1,561,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$3,700          |
| Interior Architecture |                 | \$27,800        | \$11,800        | \$30,700         |
| Electrical            | \$11,800        | \$6,900         | \$7,100         | \$17,500         |
| Mechanical            | \$19,300        | \$29,900        | \$35,000        | \$86,500         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$41,000</b> | <b>\$74,500</b> | <b>\$63,700</b> | <b>\$148,200</b> |
| Priority A            |                 |                 |                 | \$3,700          |
| Priority B            | \$41,000        | \$66,300        | \$52,000        | \$113,800        |
| Priority C            |                 | \$8,200         | \$11,800        | \$30,700         |
| <b>Total</b>          | <b>\$41,000</b> | <b>\$74,500</b> | <b>\$63,700</b> | <b>\$148,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$63,500       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$97,600       | A             |
| Masonry: Brick  | 28%        |                   |                | LIFE               | **             | 5           | \$45,500       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$10,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2038               | **             | 5           | \$45,000       | A             |
| Metal Louvers   | 2%         |                   |                | 2031               | **             | 10          | \$5,700        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Masonry: Brick  | 27%        |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Metal Panel   | 10%        |                   |                | 2042               | **             | 5           | \$4,600        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2027               | **             | 10          | \$43,300       | A             |
| Copper/Terne  | 2%         |                   |                | 2050               | **             | 10          | \$2,300        | A             |
| Modified Bitumen  | 3%         |                   |                | 2027               | **             | 10          | \$1,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$38,700       | 3           | \$9,800        | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$14,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$6,600        | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Vinyl Tile  | 27%        |                   |                | 2022               | \$337,100      | 3           | \$13,300       | C             |
| Vinyl Tile  | 30%        |                   |                | 2027               | **             | 3           | \$14,700       | C             |
| Wood  | 25%        |                   |                | 2037               | **             | 5           | \$61,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$48,000       | 2025               | **             | 5           | \$4,100        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Stair C  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Stair C  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$8,200        | C             |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 52%        |                   |                | LIFE               | **             | 5           | \$25,400       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 30%        |                   |                | 2035               | **             | 5           | \$39,300       | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$3,100        | B             |
| Exposed Struc: Steel  | 3%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$4,100        | B             |
| Plaster   | 47%        |                   |                | LIFE               | **             | 5           | \$38,500       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One Electrical Service Rated @ 5000 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2022               | \$100,600      | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2021               | \$40,600       | 5           | \$700          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2044               | * *            | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Old Wing  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2039               | * *            | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2039               | * *            | 1           | \$26,300       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2035               | * *            | 1           | \$33,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$19,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2044               | * *            | 5           | \$8,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 50 Gals                                      |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2057               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Gals                                     |            |                   |                |                    |                |             |                |               |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2022               | \$473,500      | 10          | \$48,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 40%  |                   |                | 2030               | * *            | 10          | \$32,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%  |                   |                | 2030               | * *            | 10          | \$5,300        | B             |
| Exit, Service         | 75%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$35,500       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2027               | * *            | 1           | \$3,200        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2027               | * *            | 1-3         | \$5,300        | B             |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 100%   |                   |                | 2032               | * *            | 5           | \$27,100       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2027               | * *            | 1           | \$86,800       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   |                   |                | 2032               | * *            | 4           | \$4,300        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Vacuum Pump Scheduled To Be Changed          |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2022               | \$107,600      | 1           | \$10,800       | B             |
| Convactor/Radiator    | 80%  | 0-2               | \$37,700       | 2027               | * *            | 1           | \$20,400       | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

| Mechanical                     | Current Repair |  |                | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|----------------|--|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years)                                   | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning               |                |  |                |                    |                |                |                |                  |
| Conversion Equipment           |                |  |                |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller | 50%            |  |                | 2022               | \$169,400      | 1              | \$20,300       | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 50% |                |                    |                |                |                |                  |
|                                |                | Location : Mech Room @ 5th Floor                       |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 Units                                  |                |                    |                |                |                |                  |
| Window/Wall Unit               | 5%             |  |                | 2017               | \$10,300       | 1              |                | B                |
| No Component                   | 45%            |  |                |                    |                |                |                | D                |
| Distribution                   |                |  |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump          | 50%            |  |                | 2032               | * *            | 4              | \$2,200        | B                |
| No Component                   | 50%            |  |                |                    |                |                |                | D                |
| Terminal Devices               |                |  |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht            | 50%            |  |                | 2027               | * *            | 1              | \$27,100       | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 50% |                |                    |                |                |                |                  |
|                                |                | Location : Penthouse Mech Room                         |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 Units                                  |                |                    |                |                |                |                  |
| No Component                   | 50%            |  |                |                    |                |                |                | D                |
| Heat Rejection                 |                |  |                |                    |                |                |                |                  |
| Air Condenser Unit             | 50%            |  |                | 2027               | * *            | 2              | \$30,500       | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 50% |                |                    |                |                |                |                  |
|                                |                | Location : Lower Roof                                  |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 Units                                  |                |                    |                |                |                |                  |
| No Component                   | 50%            |  |                |                    |                |                |                | D                |
| Ventilation                    |                |  |                |                    |                |                |                |                  |
| Distribution                   |                |  |                |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%           |  |                | LIFE               | * *            | 2-5            | \$48,800       | B                |
| Exhaust Fans                   |                |  |                |                    |                |                |                |                  |
| Roof                           | 100%           |  |                | 2027               | * *            | 2              | \$2,700        | B                |
| Plumbing                       |                |  |                |                    |                |                |                |                  |
| H/C Water Piping               |                |  |                |                    |                |                |                |                  |
| Brass/Copper                   | 100%           |  |                | 2032               | * *            | 1              |                | B                |
| Water Heater                   |                |  |                |                    |                |                |                |                  |
| Gas Fired                      | 100%           |  |                | 2017               | \$23,200       | 2              | \$1,300        | B                |
| Sanitary Piping                |                |  |                |                    |                |                |                |                  |
| Cast Iron                      | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping             |                |  |                |                    |                |                |                |                  |
| Cast Iron                      | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                   |                |  |                |                    |                |                |                |                  |
| Rigid Piping                   | 50%            |  |                | 2027               | * *            | 4              | \$1,000        | B                |
| Submersible                    | 50%            |  |                | 2016               | \$3,100        | 4              | \$700          | B                |
| Backflow Preventer             |                |  |                |                    |                |                |                |                  |
| Generic                        | 100%           |  |                | 2027               | * *            | 1              | \$5,400        | B                |
| Fixtures                       |                |  |                |                    |                |                |                |                  |
| Generic                        | 100%           |  |                |                    |                |                |                | B                |
| Vertical Transport             |                |  |                |                    |                |                |                |                  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 91 - Q

Asset # : 1611

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : C-5</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-5         | \$44,200       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 70%        |  |                |                    |                |             |                | D             |
| Generic               | 30%        |  |                | 2042               | * *            | 1-2         | \$7,400        | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2025               | * *            | 1           | \$16,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 92 - BK  
**Address** : 601 PARKSIDE AVENUE BTWN: ROGERS AVE., BEDFORD AVE.  
**Borough** : BROOKLYN **Agency's Number** : K092  
**Program / Asset #** : BOE0405.000 / 1386 **Yr Built/Renovated** : 1906 / 2010  
**Area Sq Ft** : 112,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5049 **Lot** : 55 **BIN** : 3115866

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$103,000             | \$212,900             |
| Interior Architecture | \$642,600             | \$653,600             |
| Electrical            | \$443,300             | \$375,700             |
| Mechanical            | \$175,900             | \$95,100              |
| <b>Total</b>          | <b>\$1,364,900</b>    | <b>\$1,337,100</b>    |
| Priority A            | \$103,000             | \$212,900             |
| Priority B            | \$619,300             | \$519,200             |
| Priority C            | \$642,600             | \$605,100             |
| <b>Total</b>          | <b>\$1,364,900</b>    | <b>\$1,337,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$30,100         | \$14,800        | \$1,900         |                  |
| Interior Architecture | \$66,800         | \$5,300         | \$3,500         | \$51,100         |
| Electrical            | \$2,300          | \$1,500         | \$2,100         | \$55,200         |
| Mechanical            | \$23,100         | \$14,100        | \$21,500        | \$35,600         |
| <b>Total</b>          | <b>\$122,200</b> | <b>\$35,700</b> | <b>\$28,900</b> | <b>\$141,900</b> |
| Priority A            | \$30,100         | \$14,800        | \$1,900         |                  |
| Priority B            | \$51,700         | \$15,600        | \$23,500        | \$116,300        |
| Priority C            | \$40,400         | \$5,300         | \$3,500         | \$25,600         |
| <b>Total</b>          | <b>\$122,200</b> | <b>\$35,700</b> | <b>\$28,900</b> | <b>\$141,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$64,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$148,400      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 90%  | Now               | \$103,000      | 2038               | **             | 5           | \$21,400       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block            | 5%   |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Steel                  | 5%   |                   |                | 2030               | **             | 5           | \$29,700       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2066               | **             | 5           | \$3,700        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 83%  |                   |                | LIFE               | **             | 5           | \$12,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%   | Now               | \$25,500       | 2027               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%                 |                   |                |                    |                |             |                |               |
|                        | Location : Over Fan Room, 4th Floor Boys Restroom, Corridor Near Room 411 |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2062               | * *            | 10          | \$7,400        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  | Now               | \$4,000        | 2035               | * *            |             |                | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roll Roofing           | 5%  | Now               | \$700          | 2021               | \$13,200       | 5           | \$2,500        | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%                    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%  |                   |                | 2042               | * *            | 10          | \$9,800        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$15,400       | C             |
| Ceramic Tile           | 5%  |                   |                | 2031               | * *            | 5           | \$7,100        | C             |
| Quarry Tile            | 5%  |                   |                | 2035               | * *            | 5           | \$10,600       | C             |
| Terrazzo               | 5%  | 0-2               | \$10,600       | LIFE               | * *            | 5           | \$5,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%                   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 45%   | Now               | \$242,000      | 2022               | \$605,100      | 3           | \$23,800       | C             |
|                        | Adhesion Failure, Extent : Severe, Area Affected : 50%                    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%             |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%                  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%   | Now               | \$336,100      | 2032               | * *            | 3           | \$13,200       | C             |
|                        | Adhesion Failure, Extent : Severe, Area Affected : 60%                    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles   |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%             |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 50%                  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2037               | * *            | 5           | \$26,500       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - BK

## Asset # : 1386

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |    |     |          |      |    |   |         |   |
|-----------------------|----|-----|----------|------|----|---|---------|---|
| Concrete Masonry Unit | 5% |     |          | LIFE | ** | 5 | \$3,500 | C |
| Masonry: Brick        | 5% | Now | \$29,800 | LIFE | ** |   |         | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|               |     |     |          |      |    |   |          |   |
|---------------|-----|-----|----------|------|----|---|----------|---|
| Marble Panels | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster       | 55% |     |          | LIFE | ** | 5 | \$29,000 | C |
| Plaster       | 5%  | Now | \$64,400 | LIFE | ** | 5 | \$2,600  | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 40%**Location : Throughout**Spalling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |    |     |         |      |    |   |         |   |
|-------------------|----|-----|---------|------|----|---|---------|---|
| AcousTile,Adhered | 5% | 0-2 | \$2,100 | 2027 | ** | 5 | \$3,500 | B |
|-------------------|----|-----|---------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Basement Corridor*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |     |          | 2027 | ** | 5 | \$44,100 | B |
| AcousTileSusp.Lay-In | 5%  |     |          | 2027 | ** | 5 | \$7,100  | B |
| Exposed Concrete     | 10% |     |          | LIFE | ** | 5 | \$2,200  | B |
| Plaster              | 50% |     |          | LIFE | ** | 5 | \$44,100 | B |
| Plaster              | 5%  | Now | \$24,200 | LIFE | ** | 5 | \$4,400  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : 4th Floor Boys Restroom, Corridor Near Room 411**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Boys Restroom*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2022 | \$107,300 | 5 | \$400 | B |
| Fused Disc Sw | 10% |  |  | 2032 | **        | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **        | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Fused Disc Sw         | 5%   |                   |                | 2021               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs      | 80%  |                   |                | 2021               | \$108,400      | 5           | \$1,900        | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2022               | \$30,700       | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%  |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 80%  |                   |                | 2020               | \$26,400       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 94%  |                   |                | 2027               | * *            | 10          | \$81,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2017               | \$11,800       | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Mercury                                      |                   |                |                    |                |             |                |               |
| Incandescent          | 3%   |                   |                | 2017               | \$25,500       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$7,800        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$7,800        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$38,200       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2017               | \$216,400      | 1-3         | \$11,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Old System, Partial Installation             |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

| Mechanical       |                             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |  |                   |                |                    |                |             |                |               |
|                  | Energy Source               |  |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 1 Tank Of 6000 Gal                         |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment        |  |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 100%   |                   |                | 2027               | * *            | 1           | \$93,500       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 3 Units                                    |                   |                |                    |                |             |                |               |
|                  | Distribution                |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 100%   | Now               | \$37,500       | 2032               | * *            | 4           | \$4,700        | B             |
|                  |                             | Corroded, Extent : Severe, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                  |                             | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
|                  |                             | Leak Evident, Extent : Severe, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                  |                             | Location : Condensate Return Piping                      |                   |                |                    |                |             |                |               |
|                  |                             | Steam Traps Faulty, Extent : Severe, Area Affected : 35% |                   |                |                    |                |             |                |               |
|                  |                             | Location : Throughout                                    |                   |                |                    |                |             |                |               |
|                  | Terminal Devices            |  |                   |                |                    |                |             |                |               |
|                  | Air Handler                 | 10%  |                   |                | 2017               | \$58,000       | 1           | \$5,800        | B             |
|                  | Convactor/Radiator          | 85%  |                   |                | 2027               | * *            | 1           | \$25,900       | B             |
|                  | Fan Coil Unit/Heat          | 5%   |                   |                | 2017               | \$80,500       | 1           | \$1,500        | B             |
| Air Conditioning |                             |  |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment        |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit            | 10%  |                   |                | 2017               | \$22,100       | 1           |                | B             |
|                  | No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                             |  |                   |                |                    |                |             |                |               |
|                  | Distribution                |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$52,600       | B             |
|                  | Exhaust Fans                |  |                   |                |                    |                |             |                |               |
|                  | Interior                    | 80%  | Now               | \$4,800        | 2022               | \$95,100       | 2           | \$1,900        | B             |
|                  |                             | Broken, Extent : Severe, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement, One Air Handler                     |                   |                |                    |                |             |                |               |
|                  | Roof                        | 20%  |                   |                | 2027               | * *            | 2           | \$600          | B             |
| Plumbing         |                             |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping            |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper                | 20%  |                   |                | 2032               | * *            | 1           |                | B             |
|                  | Galv Iron/Steel             | 80%  |                   |                | 2027               | * *            | 1           |                | B             |
|                  | Water Heater                |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired                   | 100%   |                   |                | 2020               | \$25,000       | 2           | \$1,400        | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 92 - BK

Asset # : 1386

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$4,700        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | Now               | \$500          | 2027               | * *            | 1           | \$5,200        | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 35%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Device Is Leaking</i>                       |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2042               | * *            | 1-2         | \$1,300        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 92 - M  
**Address** : 222 WEST 134 STREET BTWN 7TH AVE. - 8TH AVE.  
**Borough** : MANHATTAN **Agency's Number** : M092  
**Program / Asset #** : BOE0053.000 / 213 **Yr Built/Renovated** : 1966 / 2012  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-May-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1939 **Lot** : 11 **BIN** : 1058808

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$330,900             | \$124,200             |
| Interior Architecture | \$840,200             | \$1,004,500           |
| Electrical            | \$159,000             | \$1,393,400           |
| Mechanical            | \$77,700              | \$1,085,200           |
| <b>Total</b>          | <b>\$1,407,700</b>    | <b>\$3,607,400</b>    |
| Priority A            | \$330,900             | \$124,200             |
| Priority B            | \$412,900             | \$2,533,900           |
| Priority C            | \$664,000             | \$949,400             |
| <b>Total</b>          | <b>\$1,407,700</b>    | <b>\$3,607,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$83,400         |                 | \$16,100        |                 |
| Interior Architecture | \$86,300         |                 | \$2,600         | \$12,500        |
| Electrical            | \$16,300         | \$2,500         | \$3,100         | \$4,100         |
| Mechanical            | \$49,000         | \$13,800        | \$21,700        | \$17,800        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$242,800</b> | <b>\$24,200</b> | <b>\$51,400</b> | <b>\$42,200</b> |
| Priority A            | \$83,400         |                 | \$16,100        |                 |
| Priority B            | \$100,800        | \$24,200        | \$32,700        | \$29,700        |
| Priority C            | \$58,700         |                 | \$2,600         | \$12,500        |
| <b>Total</b>          | <b>\$242,800</b> | <b>\$24,200</b> | <b>\$51,400</b> | <b>\$42,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | * *            | 5           | \$116,400      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$221,700      | LIFE               | * *            | 5           | \$66,000       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : North Facade, Bulkhead A                          |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Sealant Failure                                |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 93%        |                   |                | 2039               | * *            | 5           | \$16,200       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Steel  | 5%         | Now               | \$30,600       | 2031               | * *            | 5           | \$5,400        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Severe, Area Affected : 60%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Wood   | 2%         |                   |                | 2031               | * *            | 5           | \$3,500        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 15%        |                   |                | LIFE               | * *            | 5           | \$39,400       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        | Now               | \$50,900       | LIFE               | * *            | 5           | \$7,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads 1 Thru 3                                |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence  | 25%        |                   |                | 2036               | * *            | 5-10        | \$24,600       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$25,000       | 2028               | * *            |             |                | A             |
| Ponding, Extent : Moderate, Area Affected : 15%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : All Bulkheads                                     |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - M

## Asset # : 213

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$61,400       | C             |  |
| Ceramic Tile   | 5%         | Now               | \$46,600       | 2026    | **                 | 5           | \$3,500        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Mosaic Tile  | 2%         |                   |                | 2028    | **                 | 5           | \$7,000        | C             |  |
| Terrazzo   | 10%        | Now               | \$21,000       | LIFE    | **                 | 5           | \$11,000       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 40%        | Now               | \$160,500      | 2018    | \$534,800          | 3           | \$21,000       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                              |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 31%        |                   |                | 2018    | \$414,500          | 3           | \$21,700       | C             |  |
| Wood   | 2%         |                   |                | 2051    | **                 | 5           | \$5,300        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$54,800       | 2026    | **                 | 5           | \$3,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 23%        | Now               | \$54,000       | LIFE    | **                 | 5           | \$11,400       | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 3%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Corridor At Rooms B6 And B7, Throughout  |            |                   |                |         |                    |             |                |               |  |
| Mosaic Tile  | 2%         |                   |                | LIFE    | **                 | 10          | \$1,600        | C             |  |
| Plaster  | 45%        | Now               | \$204,900      | LIFE    | **                 | 5           | \$16,800       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        | Now               | \$143,100      | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 63%        | Now               | \$68,100       | 2036    | **                 | 5           | \$55,200       | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 20%        | Now               | \$108,100      | LIFE    | **                 | 5           | \$4,400        | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkhead #1                                       |            |                   |                |         |                    |             |                |               |  |
| Fiber Board  | 10%        |                   |                | 2028    | **                 |             |                | B             |  |
| Metal Panel  | 2%         |                   |                | LIFE    | **                 | 5           | \$7,000        | B             |  |
| Plaster  | 5%         | Now               | \$24,100       | LIFE    | **                 | 5           | \$4,400        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

| Electrical               |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |   |                   |                |         |                    |             |                |               |  |
| Service Equipment        |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 50%   |                   |                | 2033    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 2000 Amps Main Disconnect Switch              |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 50%   |                   |                | 2033    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 200 Amps Main Disconnect Switch For Emergency |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 100%  |                   |                | 2033    | * *                | 5           | \$400          | B             |  |
| Raceway                  |   |                   |                |         |                    |             |                |               |  |
| Conduit                  | 90%   |                   |                | 2023    | \$129,300          | 1           |                | B             |  |
| Conduit                  | 10%   |                   |                | 2033    | * *                | 1           |                | B             |  |
| Panelboards              |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 10%   |                   |                | 2022    | \$13,600           | 5           | \$200          | B             |  |
| Molded Case Bkrs         | 75%   |                   |                | 2022    | \$101,600          | 5           | \$1,800        | B             |  |
| Molded Case Bkrs         | 15%   |                   |                | 2031    | * *                | 5           | \$400          | B             |  |
| Wiring                   |   |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 70%   | 2-4               | \$107,400      | 2048    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 30%   |                   |                | 2033    | * *                | 1           |                | B             |  |
| Motor Controllers        |   |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 100%  |                   |                | 2021    | \$33,000           | 5           | \$600          | B             |  |
| Lighting                 |   |                   |                |         |                    |             |                |               |  |
| Interior Lighting        |   |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 5%  |                   |                | 2028    | * *                | 10          | \$4,300        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                          | Location : Some Classrooms                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-8 Lamps   |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 30%   |                   |                | 2023    | \$253,500          | 10          | \$25,800       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-12 Lamps  |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 60%   |                   |                | 2018    | \$507,000          | 10          | \$51,600       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-12 Lamps  |                   |                |         |                    |             |                |               |  |
| Incandescent             | 5%  |                   |                | 2018    | \$42,300           | 2           | \$100          | B             |  |
| Egress Lighting          |   |                   |                |         |                    |             |                |               |  |
| Emergency, Battery       | 40%   |                   |                | 2018    | \$15,500           | 10          | \$9,100        | B             |  |
| Emergency, Battery       | 10%   | Now               | \$3,900        | 2033    | * *                |             |                | B             |  |
|                          | Damaged Fixtures, Extent : Severe, Area Affected : 100%         |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Exit, Service            | 50%   |                   |                | 2018    | \$7,800            | 1           |                | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Exterior Lighting                                       |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2018               | \$37,900       | 10          | \$300          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2033               | * *            | 1           | \$10,200       | B             |
| Fire/Smoke Detection                                    |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2018               | \$321,800      | 1-3         | \$17,300       | B             |
|   |            |                   |                |                    |                |             |                |               |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2023               | \$263,300      | 5           | \$29,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Tank Vault                                   |            |                   |                |                    |                |             |                |               |
| Explanation : (2) 7,500 Gallon Tanks                    |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2021               | \$520,300      | 1           | \$92,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : (2) Boilers                               |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$37,300       | 2033               | * *            | 4           | \$4,600        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Various Areas                                |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2023               | \$115,300      | 1           | \$11,600       | B             |
| Convactor/Radiator                                      | 80%        | Now               | \$40,400       | 2028               | * *            | 1           | \$21,800       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Various Areas                                |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 50%        |                   |                | 2018               | \$109,900      | 1           |                | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$82,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 92 - M

Asset # : 213

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 10%            |                   |                    | 2023    | \$11,800       | 2           | \$300          | B             |
|                    | Roof  | 90%            | Now               | \$7,700            | 2023    | \$76,500       | 2           | \$2,100        | B             |
|                    | Not in Service, Extent : Severe, Area Affected : 30%                          |                |                   |                    |         |                |             |                |               |
|                    | Location : Motors, Roof   |                |                   |                    |         |                |             |                |               |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 20%            |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel   | 80%            |                   |                    | 2028    | * *            | 1           |                | B             |
|                    | No Water Meter, Extent : Light, Area Affected : 100%                          |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement   |                |                   |                    |         |                |             |                |               |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2018    | \$24,900       | 2           | \$1,400        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : (2) Gas Fired Instantaneous / Back Up When Boilers Are Off Line |                |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                    | Low Temp  | 100%           |                   |                    | 2033    | * *            | 4           | \$9,300        | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                    |         |                |             |                |               |
|                    | Location : Boiler Room  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : Dual Unit   |                |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                    | Electric  | 100%           |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                    |         |                |             |                |               |
|                    | Location : (1) B-3 (1) B-1 Freight  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Units   |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 5%             |                   |                    | 2033    | * *            | 1-2         | \$1,300        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 92 - Q  
**Address** : 34TH AVE. & 100TH ST.  
**Borough** : QUEENS **Agency's Number** : Q092  
**Program / Asset #** : BOE0980.000 / 4144 **Yr Built/Renovated** : 1992 / 2010  
**Area Sq Ft** : 71,557 **Project Type** : EDUCATION  
**Date of Survey** : 22-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,ph  
**Block** : 1714 **Lot** : 18 **BIN** : 4042496

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$238,800             | \$1,270,700           |
| Interior Architecture |                       | \$44,100              |
| Electrical            | \$52,600              |                       |
| Mechanical            | \$46,600              | \$90,700              |
| <b>Total</b>          | <b>\$338,100</b>      | <b>\$1,405,500</b>    |
| Priority A            | \$238,800             | \$1,270,700           |
| Priority B            | \$99,200              | \$134,800             |
| <b>Total</b>          | <b>\$338,100</b>      | <b>\$1,405,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$15,000        |                 | \$16,700        |
| Interior Architecture | \$1,600         | \$39,600        | \$300           |                 |
| Electrical            | \$9,600         | \$11,300        | \$11,300        | \$10,000        |
| Mechanical            | \$18,700        | \$29,800        | \$23,200        | \$27,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$33,800</b> | <b>\$99,600</b> | <b>\$38,800</b> | <b>\$57,700</b> |
| Priority A            |                 | \$15,000        |                 | \$16,700        |
| Priority B            | \$33,800        | \$67,100        | \$38,400        | \$41,000        |
| Priority C            |                 | \$17,500        | \$300           |                 |
| <b>Total</b>          | <b>\$33,800</b> | <b>\$99,600</b> | <b>\$38,800</b> | <b>\$57,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 70%   |                   |                | LIFE               | * *            | 5           | \$41,100       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 15%   |                   |                | 2042               | * *            | 5-10        | \$60,600       | A             |
| Stucco Cement           | 15%   |                   |                | 2035               | * *            | 5           | \$22,000       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   | Now               | \$163,500      | 2038               | * *            | 5           | \$8,500        | A             |
|                         | Glazing Clouded, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Library, Rooms 401, 402                            |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Library, Rooms 401, 402                            |                   |                |                    |                |             |                |               |
| Metal Louvers           | 5%  |                   |                | 2031               | * *            | 10          | \$5,600        | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE               | * *            | 5           | \$2,400        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 3%  |                   |                | 2042               | * *            | 5           | \$300          | A             |
| Metal Rail              | 12%   |                   |                | 2035               | * *            | 5-10        | \$6,500        | A             |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 70%   |                   |                | 2022               | \$1,070,500    | 10          | \$115,000      | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 25%   |                   |                | 2035               | * *            | 10          | \$75,300       | A             |
| Skylight, Metal/Glass   | 5%  |                   |                | 2042               | * *            | 10          | \$27,400       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Terrazzo                | 5%  |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Vinyl Tile              | 85%   |                   |                | 2027               | * *            | 3           | \$27,900       | C             |
| Wood                    | 10%   |                   |                | 2050               | * *            | 5           | \$16,400       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%  |                   |                | 2031               | * *            | 5           | \$700          | C             |
| Concrete Masonry Unit   | 27%   |                   |                | LIFE               | * *            | 5           | \$2,500        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 3%        |                   |                |                    |                |             |                |               |
|                         | Location : Stairs   |                   |                |                    |                |             |                |               |
| Glass Block             | 2%  |                   |                | LIFE               | * *            |             |                | C             |
| Gypsum Board            | 35%   |                   |                | LIFE               | * *            | 5           | \$4,800        | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | * *            |             |                | C             |
| Wood                    | 8%  |                   |                | LIFE               | * *            | 5           | \$7,300        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |    |   |          |   |
|----------------------|-----|-----|---------|------|----|---|----------|---|
| AcousTileConcealSpLn | 28% |     |         | 2035 | ** | 5 | \$30,900 | B |
| AcousTileSusp.Lay-In | 15% |     |         | 2035 | ** | 5 | \$13,200 | B |
| Exposed Struc: Steel | 5%  |     |         | LIFE | ** |   |          | B |
| Gypsum Board         | 40% |     |         | LIFE | ** | 5 | \$44,100 | B |
| Metal Panel          | 10% |     |         | LIFE | ** | 5 | \$11,000 | B |
| Wood                 | 2%  | Now | \$1,600 | LIFE | ** | 5 | \$15,400 | B |

*Dry Rot/Decay, Extent : Moderate, Area Affected : 5%**Location : Auditorium**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Auditorium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Bolted Pressure Contact Disconnect Switch Rated @ 4000 Amperes*

## Transformers

|          |    |  |  |      |    |   |  |   |
|----------|----|--|--|------|----|---|--|---|
| Dry Type | 5% |  |  | 2035 | ** | 5 |  | B |
|----------|----|--|--|------|----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 1 - 15 Kva Dry Type*

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 95% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 30% |  |  | 2038 | ** | 5 | \$400   | B |
| Molded Case Bkrs | 70% |  |  | 2038 | ** | 5 | \$1,100 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$18,100 | B |
|-----------|------|--|--|------|----|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power Generators   |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2031               | * *            | 1           | \$22,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Penthouse 2  |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 250 Kw  |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2016               | \$600          | 5           | \$2,200        | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | * *            | 5           | \$5,400        | B             |
| Main Tank   | 50%        |                   |                | 2050               | * *            | 5           | \$900          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 88%        |                   |                | 2027               | * *            | 10          | \$47,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2027               | * *            | 10          | \$5,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2027               | * *            | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$21,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV - Suveillance Camera System And Intrusion Alarm System         |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1-3         | \$36,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Alarm Bells, Strobe Lights, Smoke Detectors And Manual Pull Station |            |                   |                |                    |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

| Mechanical           |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                      |  |                   |                |                    |                |             |                |               |
|                      | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                      | Steam Boiler         | 100%   |                   |                | 2035               | **             | 1           | \$58,100       | B             |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                      |                      | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                      |                      | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution         |                      |  |                   |                |                    |                |             |                |               |
|                      | Steam Piping/Pump    | 100%   | Now               | \$46,600       | 2042               | **             | 4           | \$2,900        | B             |
|                      |                      | Leak Evident, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                      |                      | Location : Vacuum Pump, Boiler Room                      |                   |                |                    |                |             |                |               |
|                      |                      | Steam Traps Faulty, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                      |                      | Location : Various                                       |                   |                |                    |                |             |                |               |
| Terminal Devices     |                      |  |                   |                |                    |                |             |                |               |
|                      | Air Handler          | 50%  |                   |                | 2027               | **             | 1           | \$18,100       | B             |
|                      | Convactor/Radiator   | 50%  |                   |                | 2035               | **             | 1           | \$9,500        | B             |
| Air Conditioning     |                      |  |                   |                |                    |                |             |                |               |
|                      | Energy Source        |  |                   |                |                    |                |             |                |               |
|                      | Electricity          | 100%   |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment |                      |  |                   |                |                    |                |             |                |               |
|                      | Reciprocating        | 80%  |                   |                | 2027               | **             | 1           | \$21,700       | B             |
|                      | Compr/Chiller        |  |                   |                |                    |                |             |                |               |
|                      | Window/Wall Unit     | 5%   |                   |                | 2017               | \$6,900        | 1           |                | B             |
|                      | No Component         | 15%  |                   |                |                    |                |             |                | D             |
| Terminal Devices     |                      |  |                   |                |                    |                |             |                |               |
|                      | Direct Expansion     | 100%   |                   |                | 2027               | **             | 1           |                | B             |
| Heat Rejection       |                      |  |                   |                |                    |                |             |                |               |
|                      | Air Condenser Unit   | 80%  |                   |                | 2022               | \$90,700       | 2           | \$32,600       | B             |
|                      | No Component         | 20%  |                   |                |                    |                |             |                | D             |
| Ventilation          |                      |  |                   |                |                    |                |             |                |               |
|                      | Distribution         |  |                   |                |                    |                |             |                |               |
|                      | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | **             | 2-5         | \$32,600       | B             |
| Exhaust Fans         |                      |  |                   |                |                    |                |             |                |               |
|                      | Interior             | 100%   |                   |                | 2027               | **             | 2           | \$1,800        | B             |
| Plumbing             |                      |  |                   |                |                    |                |             |                |               |
|                      | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                      | Brass/Copper         | 100%   |                   |                | 2042               | **             | 1           |                | B             |
| Water Heater         |                      |  |                   |                |                    |                |             |                |               |
|                      | Gas Fired            | 100%   |                   |                | 2015               | \$15,500       | 2           | \$900          | B             |
|                      |                      | Other Observation, Extent : Light, Area Affected : 1%    |                   |                |                    |                |             |                |               |
|                      |                      | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
|                      |                      | Explanation : 1 Obsolete Unit                            |                   |                |                    |                |             |                |               |
| Sanitary Piping      |                      |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron            | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping   |                      |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron            | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)         |                      |  |                   |                |                    |                |             |                |               |
|                      | Rigid Piping         | 100%   |                   |                | 2027               | **             | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 92 - Q

Asset # : 4144

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-4</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2042               | * *            | 1-5         | \$29,600       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 85%        |  |                |                    |                |             |                | D             |
| Generic               | 15%        |  |                | 2042               | * *            | 1-2         | \$2,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 93 - BK  
**Address** : 31 NEW YORK AVENUE BTWN: HERKIMER ST, ATLANTIC AVE.  
**Borough** : BROOKLYN **Agency's Number** : K093  
**Program / Asset #** : BOE0406.000 / 1371 **Yr Built/Renovated** : 1909 / 2009  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1868 **Lot** : 7 **BIN** : 3053993

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$393,300             | \$105,500             |
| Interior Architecture | \$388,200             |                       |
| Electrical            | \$836,100             | \$118,200             |
| Mechanical            | \$52,900              | \$361,700             |
| <b>Total</b>          | <b>\$1,670,500</b>    | <b>\$585,400</b>      |
| Priority A            | \$393,300             | \$105,500             |
| Priority B            | \$888,900             | \$479,900             |
| Priority C            | \$388,200             |                       |
| <b>Total</b>          | <b>\$1,670,500</b>    | <b>\$585,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$40,100        |                 |                 | \$28,300         |
| Interior Architecture | \$2,400         | \$12,700        | \$5,400         | \$18,800         |
| Electrical            | \$17,300        | \$400           | \$400           | \$58,900         |
| Mechanical            | \$9,800         | \$16,200        | \$18,900        | \$19,400         |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$29,300</b> | <b>\$24,700</b> | <b>\$125,400</b> |
| Priority A            | \$40,100        |                 |                 | \$28,300         |
| Priority B            | \$27,100        | \$16,600        | \$19,300        | \$90,400         |
| Priority C            | \$2,400         | \$12,700        | \$5,400         | \$6,700          |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$29,300</b> | <b>\$24,700</b> | <b>\$125,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BK

## Asset # : 1371

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 2%   |                   |                | LIFE               | **             | 5           | \$17,700       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 93%  |                   |                | LIFE               | **             | 5           | \$105,500      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 70%  |                   |                | 2044               | **             | 5           | \$22,900       | A             |
| Aluminum               | 25%  | 2-4               | \$393,300      | 2047               | **             | 5           | \$4,100        | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : 1955 Wing   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : 1955 Wing   |                   |                |                    |                |             |                |               |
| Steel                  | 5%   | Now               | \$28,600       | 2038               | **             | 5           | \$10,200       | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 60%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 7%   |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 25%  |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Masonry: Brick         | 63%  |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Pre-Cast Concrete      | 3%   |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : 1955 Wing   |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 70%  |                   |                | 2027               | **             | 10          | \$28,300       | A             |
| Built-Up (BUR)         | 25%  |                   |                | 2030               | **             | 10          | \$10,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 2%   |                   |                | 2062               | **             | 10          | \$2,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 3%   |                   |                | 2050               | **             | 10          | \$3,000        | A             |

## Interior

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## DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,900        | C             |
| Vinyl Tile   | 20%        |                   |                | 2032               | **             | 3           | \$9,700        | C             |
| Recent Installation, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2027               | **             | 3           | \$10,900       | C             |
| Vinyl Tile   | 35%        | Now               | \$64,700       | 2017               | \$323,500      | 3           | \$12,700       | C             |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$18,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,000        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$18,100       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%        |                   |                | 2027               | **             | 5           | \$24,200       | B             |
| Exposed Concrete   | 30%        |                   |                | LIFE               | **             | 5           | \$4,500        | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$30,300       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Electrical Services Rated @ 400 Amps Each   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 0-2               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2022               | \$81,000       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2042               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BK

## Asset # : 1371

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 60%        | 2-4               | \$61,000       | 2047               | * *            | 5           | \$400          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        | 2-4               | \$17,000       | 2042               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 20%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 94%        |                   |                | 2017               | \$549,200      | 10          | \$55,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2017               | \$2,700        | 10          |                | B             |
| Incandescent  | 5%         |                   |                | 2017               | \$29,200       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$26,300       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$10,900       | 1           | \$1,200        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$37,200       | 1-3         | \$1,900        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 93 - BK

Asset # : 1371

| Mechanical           |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                    |   |                   |                    |         |                |             |                |               |
|                      | Energy Source      |   |                   |                    |         |                |             |                |               |
|                      | Fuel Oil No 6      | 100%  |                   |                    | 2032    | * *            | 5           | \$20,100       | B             |
|                      |                    | Buried Tank(s), Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |               |
|                      |                    | Location : School Yard                                  |                   |                    |         |                |             |                |               |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Buried Underground                           |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : 2 - 7,500 Gallon Tanks                    |                   |                    |         |                |             |                |               |
| Conversion Equipment |                    |   |                   |                    |         |                |             |                |               |
|                      | Steam Boiler       | 100%  | Now               | \$7,200            | 2027    | * *            | 1           | \$57,800       | B             |
|                      |                    | Damaged, Extent : Severe, Area Affected : 50%           |                   |                    |         |                |             |                |               |
|                      |                    | Location : Boiler Approaching Plugged Tube Limit        |                   |                    |         |                |             |                |               |
| Distribution         |                    |   |                   |                    |         |                |             |                |               |
|                      | Steam Piping/Pump  | 100%  |                   |                    | 2032    | * *            | 4           | \$3,200        | B             |
| Terminal Devices     |                    |   |                   |                    |         |                |             |                |               |
|                      | Air Handler        | 20%   |                   |                    | 2022    | \$79,700       | 1           | \$8,000        | B             |
|                      | Convector/Radiator | 60%   |                   |                    | 2027    | * *            | 1           | \$12,600       | B             |
|                      | Fan Coil Unit/Heat | 20%   |                   |                    | 2022    | \$221,300      | 1           | \$4,200        | B             |
| Air Conditioning     |                    |   |                   |                    |         |                |             |                |               |
|                      | Energy Source      |   |                   |                    |         |                |             |                |               |
|                      | Electricity        | 100%  |                   |                    | 2038    | * *            | 1           |                | B             |
| Conversion Equipment |                    |   |                   |                    |         |                |             |                |               |
|                      | Window/Wall Unit   | 40%   |                   |                    | 2020    | \$60,800       | 1           |                | B             |
|                      | No Component       | 60%   |                   |                    |         |                |             |                | D             |
| Ventilation          |                    |   |                   |                    |         |                |             |                |               |
|                      | Distribution       |   |                   |                    |         |                |             |                |               |
|                      | Ductwork/Diffusers | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$36,100       | B             |
| Exhaust Fans         |                    |   |                   |                    |         |                |             |                |               |
|                      | Interior           | 10%   |                   |                    | 2022    | \$8,200        | 2           | \$200          | B             |
|                      | Roof               | 90%   |                   |                    | 2017    | \$52,900       | 2           | \$1,800        | B             |
| Plumbing             |                    |   |                   |                    |         |                |             |                |               |
|                      | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                      | Galv Iron/Steel    | 100%  |                   |                    | 2027    | * *            | 1           |                | B             |
| HW Heat Exchanger    |                    |   |                   |                    |         |                |             |                |               |
|                      | Low Temp           | 100%  |                   |                    | 2032    | * *            | 4           | \$6,400        | B             |
| Sanitary Piping      |                    |   |                   |                    |         |                |             |                |               |
|                      | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping   |                    |   |                   |                    |         |                |             |                |               |
|                      | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)         |                    |   |                   |                    |         |                |             |                |               |
|                      | Submersible        | 100%  |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
| Fixtures             |                    |   |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression     |                    |   |                   |                    |         |                |             |                |               |
|                      | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                      | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                      | Generic            | 5%  |                   |                    | 2032    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 93 - BK AX -ECF-BD STUY ECC1-BK  
**Address** : 234 HERKIMER STREET BTWN: HERKIMER ST, ATLANTIC AVE  
**Borough** : BROOKLYN **Agency's Number** : K853  
**Program / Asset #** : BOE0406.010 / 188 **Yr Built/Renovated** : 1974 / 2008  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1868 **Lot** : 28 **BIN** : 3323075

| <b>CAPITAL</b> |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|--|-----------------------|-----------------------|
| Electrical     |  |                       | \$131,700             |
| Mechanical     |  |                       | \$226,400             |
| <b>Total</b>   |  |                       | <b>\$358,100</b>      |
| Priority B     |  |                       | \$358,100             |
| <b>Total</b>   |  |                       | <b>\$358,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$4,300         |                |                | \$800          |
| Interior Architecture |                 | \$1,700        | \$300          |                |
| Electrical            |                 | \$100          | \$200          | \$1,800        |
| Mechanical            | \$17,800        | \$700          | \$2,800        | \$1,900        |
| <b>Total</b>          | <b>\$22,100</b> | <b>\$2,500</b> | <b>\$3,300</b> | <b>\$4,500</b> |
| Priority A            | \$4,300         |                |                | \$800          |
| Priority B            | \$17,800        | \$800          | \$3,000        | \$3,700        |
| Priority C            |                 | \$1,700        | \$300          |                |
| <b>Total</b>          | <b>\$22,100</b> | <b>\$2,500</b> | <b>\$3,300</b> | <b>\$4,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 93 - BK AX -ECF-BD STUY ECC1-BK**  
**Asset # : 188**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Masonry: Brick  | 75%        | Now               | \$4,300        | LIFE               | **             | 5           | \$2,500        | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Below Deflecting Window Sills At Courtyard Side</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Below Deflecting Window Sills At Courtyard Side</i>   |            |                   |                |                    |                |             |                |               |
| Window Wall   | 10%        |                   |                | 2042               | **             | 5           | \$1,300        | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 25%        |                   |                | 2047               | **             | 5           | \$300          | A             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Aluminum  | 75%        |                   |                | 2038               | **             | 5           | \$900          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$10,400       | A             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$100          | A             |
| Metal Security Bars   | 30%        |                   |                | 2037               | **             |             |                | A             |
| No Component  | 25%        |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 100%       |                   |                | 2032               | **             | 10          | \$18,300       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$700          | C             |
| Vinyl Tile  | 95%        |                   |                | 2030               | **             | 3           | \$5,000        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 60%        |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 100%       |                   |                | LIFE               | **             | 5           | \$2,200        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 93 - BK AX -ECF-BD STUY ECC1-BK**  
**Asset # : 188**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |                   |   |                       |                           |                       |                    |                       |                      |
| Service Equipment            |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |   |                       | 2022                      | \$3,000               | 5                  |                       | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Electrical Room</i>                                 |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 1200 Amps</i>                                    |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |   |                       | 2022                      | \$49,700              | 5                  |                       | B                    |
| Raceway                      |                   |   |                       |                           |                       |                    |                       |                      |
| Conduit                      | 95%               |   |                       | 2022                      | \$14,400              | 1                  |                       | B                    |
| Conduit                      | 5%                |   |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |                   |   |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs             | 95%               |   |                       | 2021                      | \$21,500              | 5                  | \$200                 | B                    |
| Molded Case Bkrs             | 5%                |   |                       | 2038                      | * *                   | 5                  |                       | B                    |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 95%               |   |                       | 2022                      | \$12,300              | 1                  |                       | B                    |
| Thermoplastic                | 5%                |   |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 100%              |   |                       | 2020                      | \$12,700              | 5                  | \$100                 | B                    |
| <b>Ground</b>                |                   |   |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>              |                   |   |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 98%               |   |                       | 2022                      | \$82,100              | 10                 | \$8,400               | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Throughout The Building</i>                         |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : T-12 Lamps</i>                                   |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 2%                |   |                       | 2017                      | \$1,700               | 2                  |                       | B                    |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%               |   |                       | 2030                      | * *                   | 10                 | \$1,100               | B                    |
| Exit, Service                | 50%               |   |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                      |
| HID                          | 100%              |   |                       | 2022                      | \$3,800               | 10                 |                       | B                    |
| <b>Alarm</b>                 |                   |   |                       |                           |                       |                    |                       |                      |
| Security System              |                   |   |                       |                           |                       |                    |                       |                      |
| No Component                 | 95%               |   |                       |                           |                       |                    |                       | D                    |
| Generic                      | 5%                |   |                       | 2022                      | \$1,600               | 1                  | \$200                 | B                    |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                      |
| No Component                 | 95%               |   |                       |                           |                       |                    |                       | D                    |
| Generic                      | 5%                |   |                       | 2022                      | \$5,300               | 1-3                | \$300                 | B                    |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |   |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 93 - BK AX -ECF-BD STUY ECC1-BK**  
**Asset # : 188**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat   | 50%               | 0-2                      | \$15,900              | 2022                      | \$79,300              | 1                  | \$1,400               | B                    |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Classrooms, Vestibule And Hallway -units Are Defective And Replacement Parts Are Obsolete</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 100%              |                          |                       | 2022                      | \$83,800              | 1                  | \$5,800               | B                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 100%              |                          |                       | 2022                      | \$63,300              | 2                  | \$6,500               | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$5,200               | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 10%               |                          |                       | 2017                      | \$1,200               | 2                  |                       | B                    |
| Roof   | 90%               |                          |                       | 2022                      | \$7,600               | 2                  | \$300                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2021                      | \$1,600               | 4                  | \$100                 | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 94 - BK  
**Address** : 5010 6TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K094  
**Program / Asset #** : BOE0407.000 / 1372 **Yr Built/Renovated** : 1908 / 2010  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 792 **Lot** : 26 **BIN** : 3332126

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$439,700             | \$223,500             |
| Interior Architecture |  | \$428,100             | \$337,500             |
| Electrical            |  | \$220,400             | \$1,227,600           |
| Mechanical            |  |                       | \$58,000              |
| <b>Total</b>          |  | <b>\$1,088,100</b>    | <b>\$1,846,600</b>    |
| Priority A            |  | \$439,700             | \$223,500             |
| Priority B            |  | \$292,300             | \$1,338,000           |
| Priority C            |  | \$356,200             | \$285,100             |
| <b>Total</b>          |  | <b>\$1,088,100</b>    | <b>\$1,846,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$64,300         |                 |                 |                 |
| Interior Architecture | \$24,200         |                 | \$14,200        | \$11,200        |
| Electrical            | \$13,200         | \$1,500         | \$1,800         | \$2,700         |
| Mechanical            | \$56,500         | \$12,200        | \$45,700        | \$11,500        |
| <b>Total</b>          | <b>\$158,100</b> | <b>\$13,700</b> | <b>\$61,800</b> | <b>\$25,500</b> |
| Priority A            | \$64,300         |                 |                 |                 |
| Priority B            | \$69,700         | \$13,700        | \$61,800        | \$14,300        |
| Priority C            | \$24,200         |                 |                 | \$11,200        |
| <b>Total</b>          | <b>\$158,100</b> | <b>\$13,700</b> | <b>\$61,800</b> | <b>\$25,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$109,300      | A             |  |
| Masonry: Brick   | 65%        |                   |                | LIFE    | **                 | 5           | \$181,900      | A             |  |
| Masonry: Brick   | 20%        | Now               | \$188,000      | LIFE    | **                 | 5           | \$28,000       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%                                     |            |                   |                |         |                    |             |                |               |  |
| Location : New Addition In Courtyard At Room 302, And Below Sills In Room 318, 314, 218, 214 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$21,000       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 70%        | Now               | \$67,900       | 2031    | **                 | 5           | \$14,100       | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%                                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 30%        |                   |                | 2048    | **                 | 5           | \$12,100       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$37,000       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5-10        | \$44,600       | A             |  |
| Pre-Cast Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$41,000       | A             |  |
| Stucco Cement  | 15%        | Now               | \$6,300        | 2028    | **                 | 5           | \$2,500        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 100%       |                   |                | 2033    | **                 | 10          | \$49,900       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 7%         | Now               | \$6,400        | LIFE    | **                 | 5           | \$18,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$4,000        | 2026    | **                 | 5           | \$1,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 25%        | Now               | \$28,500       | 2018    | \$285,100          | 3           | \$11,200       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9 X 9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 50%        | Now               | \$28,500       | 2028    | **                 | 3           | \$22,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 15%        | 0-2               | \$38,100       | 2038    | **                 | 5           | \$16,800       | C             |  |
| Dry Rot/Decay, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BK

## Asset # : 1372

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | 0-2               | \$2,600        | 2026               | * *            | 5           | \$2,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | 0-2               | \$50,600       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Oil Tank Room                                     |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%          |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Plaster  | 77%        | Now               | \$210,500      | LIFE               | * *            | 5           | \$34,400       | C             |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | * *            | 10          | \$11,200       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2036               | * *            | 5           | \$6,000        | B             |
| AcousTile,Adhered  | 10%        |                   |                | 2028               | * *            | 5           | \$12,000       | B             |
| AcousTileConcealSpLn   | 15%        |                   |                | 2036               | * *            | 5           | \$22,400       | B             |
| Plaster  | 70%        | Now               | \$72,000       | LIFE               | * *            | 5           | \$52,400       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 70%        |                   |                | 2023               | \$20,100       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 30%        |                   |                | 2023               | \$8,600        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2023               | \$5,200        | 5           |                | B             |
| Fused Knife Sw  | 95%        | 2-4               | \$99,100       | 2053               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BK

## Asset # : 1372

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 80%  |                   |                | 2023               | \$95,200       | 1           |                | B             |
| Conduit               | 20%  |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 60%  |                   |                | 2022               | \$81,300       | 5           | \$1,200        | B             |
| Molded Case Bkrs      | 30%  |                   |                | 2031               | * *            | 5           | \$600          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 40%  | 2-4               | \$52,300       | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 40%  |                   |                | 2023               | \$52,300       | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2028               | * *            | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 94%  |                   |                | 2018               | \$677,600      | 10          | \$68,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2018               | \$10,000       | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2018               | \$21,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2018               | \$16,600       | 10          | \$9,700        | B             |
| Exit, Service         | 50%  |                   |                | 2018               | \$6,600        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$32,400       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 65%  |                   |                |                    |                |             |                | D             |
| Generic               | 35%  |                   |                | 2018               | \$321,300      | 1-3         | \$17,300       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : Oil # 2 , One Tank With 7500 Gals         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 94 - BK

Asset # : 1372

| Mechanical       |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler         | 100%  |                   |                | 2036               | **             | 1           | \$79,300       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : 3 Units                                   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%  | Now               | \$12,700       | 2033               | **             | 4           | \$3,900        | B             |
|                  |                      | Malfunctioning, Extent : Moderate, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                  |                      | Location : Thermostats, Throughout                      |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%   |                   |                | 2028               | **             | 1           | \$9,900        | B             |
|                  | Convactor/Radiator   | 80%   |                   |                | 2028               | **             | 1           | \$20,700       | B             |
| Air Conditioning |                      |   |                   |                |                    |                |             |                |               |
|                  | Energy Source        |   |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%  |                   |                | 2039               | **             | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 15%   |                   |                | 2016               | \$28,100       | 1           |                | B             |
|                  | No Component         | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | **             | 2-5         | \$70,600       | B             |
|                  | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                  | Interior             | 20%   |                   |                | 2028               | **             | 2           | \$500          | B             |
|                  | Roof                 | 80%   |                   |                | 2023               | \$58,000       | 2           | \$2,000        | B             |
| Plumbing         |                      |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                  | Brass/Copper         | 15%   |                   |                | 2033               | **             | 1           |                | B             |
|                  | Galv Iron/Steel      | 85%   |                   |                | 2028               | **             | 1           |                | B             |
|                  | Water Heater         |   |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%  |                   |                | 2018               | \$21,200       | 2           | \$1,200        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : One 225 Gal. Unit                         |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  | Now               | \$6,400        | LIFE               | **             | 1           |                | B             |
|                  |                      | Cracked, Extent : Moderate, Area Affected : 15%         |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |   |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression |                      |   |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |   |                   |                |                    |                |             |                |               |
|                  | No Component         | 95%   |                   |                |                    |                |             |                | D             |
|                  | Generic              | 5%  |                   |                | 2033               | **             | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**

**P. S. 94 - BK**

**Asset # : 1372**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 94 - Q  
**Address** : 41-77 LITTLE NECK PKWY  
**Borough** : QUEENS **Agency's Number** : Q094  
**Program / Asset #** : BOE0745.000 / 1614 **Yr Built/Renovated** : 1914 / 1974  
**Area Sq Ft** : 38,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8135 **Lot** : 29 **BIN** : 4169468

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023     |
|-----------------------|--|-----------------|--------------------|
| Exterior Architecture |  | \$80,000        | \$198,400          |
| Interior Architecture |  |                 | \$599,800          |
| Electrical            |  |                 | \$385,500          |
| Mechanical            |  |                 | \$208,500          |
| <b>Total</b>          |  | <b>\$80,000</b> | <b>\$1,392,300</b> |
| Priority A            |  | \$80,000        | \$198,400          |
| Priority B            |  |                 | \$594,000          |
| Priority C            |  |                 | \$599,800          |
| <b>Total</b>          |  | <b>\$80,000</b> | <b>\$1,392,300</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$5,000         | \$7,600         |                 |
| Interior Architecture | \$41,000        | \$2,400         |                 | \$5,600         |
| Electrical            | \$10,600        | \$8,600         |                 | \$200           |
| Mechanical            | \$5,700         | \$8,500         | \$7,400         | \$5,500         |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$24,500</b> | <b>\$14,900</b> | <b>\$11,200</b> |
| Priority A            |                 | \$5,000         | \$7,600         |                 |
| Priority B            | \$16,200        | \$19,500        | \$7,400         | \$5,700         |
| Priority C            | \$41,000        |                 |                 | \$5,600         |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$24,500</b> | <b>\$14,900</b> | <b>\$11,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - Q

## Asset # : 1614

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

## Stucco Cement

100% Now \$80,000 2025 \* \* 5 \$63,500 A  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*  
*Staining/Discoloring, Extent : Light, Area Affected : 25%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2036 \* \* 5 \$15,100 A

## Parapets

## Copper/Terne

5% 2040 \* \* 5 \$1,600 A

## Masonry: Brick

45% LIFE \* \* 5 \$2,900 A

## Stucco Cement

50% 2025 \* \* 5 \$8,400 A

## Roof

## Built-Up (BUR)

100% 2020 \$134,900 10 \$25,000 A

## Interior

## Floors

## Ceramic Tile

2% 2023 \$21,200 5 \$1,000 C

## Vinyl Tile

93% 2020 \$424,300 3 \$22,300 C

## Wood

5% Now \$15,200 2048 \* \* 5 \$2,200 C

*Deflection Evident, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Split/Cracked, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

## Interior Walls

## Ceramic Tile

10% 2023 \$175,600 5 \$6,000 C

## Masonry: Brick

10% Now \$20,200 LIFE \* \* C

*Vertical Cracks, Extent : Moderate, Area Affected : 5%*

*Location : Column At Gymnasium*

## Marble Panels

3% LIFE \* \* C

## Plaster

77% LIFE \* \* 5 \$13,800 C

## Ceilings

## AcousTile,Adhered

10% 2025 \* \* 5 \$4,800 B

## Exposed Concrete

20% LIFE \* \* 5 \$1,500 B

## Plaster

70% LIFE \* \* 5 \$20,900 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2020 \$5,200 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Custodian Room*

*Explanation : Main Service Protector Rated @ 800 Amperes.*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2020               | \$53,600       | 5           | \$100          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2046               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 40%        |                   |                | 2019               | \$22,600       | 5           | \$300          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 0-2               | \$10,400       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2020               | \$17,300       | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$10,200       | 5           | \$200          | B             |
| Locally Mounted  | 20%        |                   |                | 2037               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$500          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2020               | \$276,800      | 10          | \$28,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$2,700        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$5,800        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$31,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 94 - Q

Asset # : 1614

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2030               | * *            | 4           | \$2,400        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 30%        |                   |                | 2020               | \$59,000       | 1           | \$5,900        | B             |
| Convactor/Radiator    | 50%        |                   |                | 2025               | * *            | 1           | \$5,200        | B             |
| Fan Coil Unit/Heat    | 20%        |                   |                | 2020               | \$109,200      | 1           | \$2,100        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 5%         |                   |                | 2015               | \$3,700        | 1           |                | B             |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$17,800       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2020               | \$40,300       | 2           | \$1,000        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 90%        |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2019               | \$8,500        | 2           | \$500          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2028               | * *            | 1           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 95 - BK  
**Address** : 345 VAN SICKLEN ST. BTWN: GRAVESEND NECK RD., AVE. U  
**Borough** : BROOKLYN **Agency's Number** : K095  
**Program / Asset #** : BOE0408.000 / 2514 **Yr Built/Renovated** : 1915 / 2011  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 7123 **Lot** : 66 **BIN** : 3192661

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$246,600             |
| Interior Architecture | \$830,500             | \$56,900              |
| Electrical            | \$1,561,700           | \$343,800             |
| Mechanical            | \$140,800             | \$322,300             |
| <b>Total</b>          | <b>\$2,533,000</b>    | <b>\$969,600</b>      |
| Priority A            |                       | \$246,600             |
| Priority B            | \$1,702,500           | \$723,000             |
| Priority C            | \$830,500             |                       |
| <b>Total</b>          | <b>\$2,533,000</b>    | <b>\$969,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$33,500         |
| Interior Architecture |                 | \$3,600         |                 | \$9,100          |
| Electrical            | \$6,600         | \$4,100         | \$4,800         | \$83,500         |
| Mechanical            | \$36,300        | \$28,900        | \$17,800        | \$20,900         |
| <b>Total</b>          | <b>\$42,900</b> | <b>\$36,700</b> | <b>\$22,600</b> | <b>\$147,100</b> |
| Priority A            |                 |                 |                 | \$33,500         |
| Priority B            | \$42,900        | \$33,100        | \$22,600        | \$104,500        |
| Priority C            |                 | \$3,600         |                 | \$9,100          |
| <b>Total</b>          | <b>\$42,900</b> | <b>\$36,700</b> | <b>\$22,600</b> | <b>\$147,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 95 - BK

## Asset # : 2514

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE               | **             | 5           | \$97,800       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$112,700      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 50%        |                   |                | 2038               | **             | 5           | \$18,000       | A             |
| Under Construction   | 50%        |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 40%        |                   |                | LIFE               | **             | 5           | \$36,100       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        |                   |                | 2027               | **             | 10          | \$33,500       | A             |
| Paver: Asphalt   | 25%        |                   |                | 2031               | **             | 10          | \$16,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$3,200        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Vinyl Tile   | 68%        | Now               | \$693,900      | 2032               | **             | 3           | \$27,300       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 35%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout Corridor(s), Classroom(s), Cafeteria   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 35%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Corridor(s), Cafeteria, Classroom(s)   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout Corridor(s), Classroom(s), Cafeteria   |            |                   |                |                    |                |             |                |               |
| Wood   | 22%        | Now               | \$99,900       | 2025               | **             | 5           | \$22,100       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$4,000        | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 15%        | Now               | \$36,700       | LIFE               | **             | 5           | \$6,000        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Rooms 217, 225, 323, 325                          |            |                   |                |                    |                |             |                |               |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 95 - BK

## Asset # : 2514

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

15%

LIFE

\* \*

5

\$2,500

B

Plaster

85%

LIFE

\* \*

5

\$56,900

B

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Auditorium*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$104,300

5

\$300

B

## Raceway

Conduit

100%

2022

\$118,900

1

B

## Panelboards

Fused Disc Sw

10%

2021

\$13,600

5

\$200

B

Fused Knife Sw

1%

2-4

\$1,400

2047

\* \*

5

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

89%

2021

\$120,600

5

\$1,600

B

## Wiring

Braided Cloth

80%

2-4

\$104,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2022

\$26,200

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$21,200

5

\$500

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 95 - BK

## Asset # : 2514

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

89%

2017

\$574,000

10

\$58,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

5%

2027

\* \*

10

\$3,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## HID

3%

2022

\$9,000

10

\$100

B

## Incandescent

3%

2017

\$19,300

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2017

\$14,800

10

\$8,600

B

## Exit, Service

50%

2017

\$5,900

1

B

## Exterior Lighting

## HID

100%

2017

\$29,000

10

\$200

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2017

\$821,300

1-3

\$44,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

99%

2042

\* \*

5

\$21,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Underground**Explanation : 1 10,000 Gallon Tank*

## Fuel Oil No 4

1%

Now

\$2,000

2052

\* \*

5

\$100

B

*Broken, Extent : Moderate, Area Affected : 5%**Location : Basement, Defective Fresh Air Intake Dampers*

## Conversion Equipment

## Steam Boiler

100%

Now

\$19,900

2027

\* \*

1

\$63,800

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Basement, 3 Of 3 Boilers Do Not Go To High Fire Setting, Defective Burner**Control Panel On Boiler #1**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 - #4 Oil Burning Steam Boilers*

## Distribution

## Steam Piping/Pump

90%

2032

\* \*

4

\$3,200

B

## Steam Piping/Pump

10%

Now

\$57,000

2052

\* \*

4

\$400

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Throughout, Defective Steam Traps, Defective Vacuum Pump Seals, Defective Room Thermostats*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 95 - BK

Asset # : 2514

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                |                    |                |             |                |               |
|                  | Terminal Devices   |                |                   |                |                    |                |             |                |               |
|                  | Air Handler  | 25%            |                   |                | 2022               | \$110,000      | 1           | \$11,100       | B             |
|                  | Convactor/Radiator                                       | 65%            |                   |                | 2027               | * *            | 1           | \$15,100       | B             |
|                  | Fan Coil Unit/Heat                                       | 10%            |                   |                | 2022               | \$122,100      | 1           | \$2,300        | B             |
| Air Conditioning |  |                |                   |                |                    |                |             |                |               |
|                  | Energy Source  |                |                   |                |                    |                |             |                |               |
|                  | Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment                                     |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit   | 50%            |                   |                | 2017               | \$83,900       | 1           |                | B             |
|                  | No Component   | 50%            |                   |                |                    |                |             |                | D             |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers                                       | 100%           |                   |                | LIFE               | * *            | 2-5         | \$39,900       | B             |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Interior   | 100%           | Now               | \$9,000        | 2022               | \$90,200       | 2           | \$1,800        | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 20%  |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement                                      |                |                   |                |                    |                |             |                |               |
|                  | Explanation : House Blowers Out Of Service               |                |                   |                |                    |                |             |                |               |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel  | 100%           |                   |                | 2027               | * *            | 1           |                | B             |
|                  | Water Heater   |                |                   |                |                    |                |             |                |               |
|                  | Gas Fired  | 100%           | Now               | \$1,900        | 2015               | \$19,000       | 2           | \$900          | B             |
|                  | Malfunctioning, Extent : Severe, Area Affected : 100%    |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement                                      |                |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures   |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Throughout                                    |                |                   |                |                    |                |             |                |               |
| Fire Suppression |  |                |                   |                |                    |                |             |                |               |
|                  | Sprinkler  |                |                   |                |                    |                |             |                |               |
|                  | No Component   | 98%            |                   |                |                    |                |             |                | D             |
|                  | Generic  | 2%             |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 95 - BX  
**Address** : 3961 HILLMAN AVENUE @SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : X095  
**Program / Asset #** : BOE0236.000 / 428 **Yr Built/Renovated** : 1933 / 2000  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3252 **Lot** : 182 **BIN** : 2015472

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$147,600             | \$414,300             |
| Interior Architecture | \$40,000              | \$499,400             |
| Electrical            | \$65,400              | \$227,700             |
| Mechanical            | \$57,300              | \$681,000             |
| <b>Total</b>          | <b>\$310,300</b>      | <b>\$1,822,300</b>    |
| Priority A            | \$147,600             | \$414,300             |
| Priority B            | \$122,700             | \$961,600             |
| Priority C            | \$40,000              | \$446,500             |
| <b>Total</b>          | <b>\$310,300</b>      | <b>\$1,822,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,400         |                 |                 |                 |
| Interior Architecture | \$18,800        | \$6,100         | \$1,500         | \$5,300         |
| Electrical            | \$7,200         | \$16,000        | \$1,000         |                 |
| Mechanical            | \$14,900        | \$12,200        | \$19,200        | \$12,800        |
| <b>Total</b>          | <b>\$43,200</b> | <b>\$34,200</b> | <b>\$21,700</b> | <b>\$18,200</b> |
| Priority A            | \$2,400         |                 |                 |                 |
| Priority B            | \$32,500        | \$34,200        | \$20,200        | \$12,800        |
| Priority C            | \$8,400         |                 | \$1,500         | \$5,300         |
| <b>Total</b>          | <b>\$43,200</b> | <b>\$34,200</b> | <b>\$21,700</b> | <b>\$18,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$80,600 | A |
| Masonry: Brick     | 3%  |  |  | LIFE | ** | 5 | \$2,700  | A |
| Masonry: Granite   | 2%  |  |  | LIFE | ** | 5 | \$1,300  | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$3,400  | A |

## Windows

|          |      |     |           |      |    |   |          |   |
|----------|------|-----|-----------|------|----|---|----------|---|
| Aluminum | 100% | Now | \$147,600 | 2036 | ** | 5 | \$15,300 | A |
|----------|------|-----|-----------|------|----|---|----------|---|

*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%**Location : Rooms 301, 305, 410 And Various Others*

## Parapets

|                |      |  |  |      |    |   |          |   |
|----------------|------|--|--|------|----|---|----------|---|
| Masonry: Brick | 100% |  |  | LIFE | ** | 5 | \$10,400 | A |
|----------------|------|--|--|------|----|---|----------|---|

## Roof

|                       |     |  |  |      |           |    |          |   |
|-----------------------|-----|--|--|------|-----------|----|----------|---|
| Built-Up (BUR)        | 90% |  |  | 2020 | \$279,400 | 10 | \$51,700 | A |
| Roll Roofing          | 5%  |  |  | 2019 | \$12,800  | 5  | \$4,800  | A |
| Skylight, Metal/Glass | 5%  |  |  | 2030 | **        | 10 | \$9,600  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$26,700 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | **        | 5 | \$6,100  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$4,800  | C |
| Vinyl Tile             | 10% |  |  | 2025 | **        | 3 | \$4,600  | C |
| Vinyl Tile             | 35% |  |  | 2020 | \$406,500 | 3 | \$21,300 | C |
| Wood                   | 35% |  |  | 2035 | **        | 5 | \$80,000 | C |

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick      | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 55% |  |  | LIFE | ** | 5 | \$20,200 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 10% |     |          | 2025 | ** | 5 | \$12,100 | B |
| Exposed Concrete  | 20% |     |          | LIFE | ** | 5 | \$3,800  | B |
| Plaster           | 65% |     |          | LIFE | ** | 5 | \$49,200 | B |
| Plaster           | 5%  | Now | \$10,400 | LIFE | ** | 5 | \$3,800  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Stairs 3/4 And 6/7**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Stairs 3/4 And 6/7*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2046               | * *            | 5           | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Service Rated @ 2500 Amps                    |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2046               | * *            | 5           | \$400          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2020               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 25%  |           |                | 2036               | * *            | 5           | \$500          | B        |
|                 | Molded Case Bkrs         | 40%  |           |                | 2036               | * *            | 5           | \$800          | B        |
|                 | Molded Case Bkrs         | 35%  |           |                | 2019               | \$47,400       | 5           | \$700          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 50%  | 2-4       | \$65,400       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 40%  |           |                | 2046               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 90%  |           |                | 2018               | \$19,100       | 5           | \$500          | B        |
|                 | Locally Mounted          | 10%  |           |                | 2033               | * *            | 5           | \$100          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,200        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected With Main Water Pipe               |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 98%  |           |                | 2028               | * *            | 10          | \$73,200       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T8 Lamps                                     |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   | Now       | \$6,800        | 2030               | * *            |             |                | B        |
|                 |                          | Not in Service, Extent : Moderate, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Exterior  |           |                |                    |                |             |                |          |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 40%  |           |                | 2025               | * *            | 10          | \$7,900        | B        |
|                 | Exit, Service            | 60%  |           |                | 2015               | \$8,100        | 1           |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 95 - BX

Asset # : 428

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2037               | * *            | 1           | \$80,700       | B             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |                   |                | 2030               | * *            | 4           | \$6,000        | B             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Air Handler                 | 60%        |                   |                | 2020               | \$300,300      | 1           | \$30,300       | B             |
| Convactor/Radiator          | 20%        |                   |                | 2025               | * *            | 1           | \$5,300        | B             |
| Fan Coil Unit/Heat          | 20%        |                   |                | 2020               | \$278,000      | 1           | \$5,300        | B             |
| Air Conditioning            |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Electricity                 | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 30%        |                   |                | 2015               | \$57,300       | 1           |                | B             |
| No Component                | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation                 |            |                   |                |                    |                |             |                |               |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |                | LIFE               | * *            | 2-5         | \$45,400       | B             |
| Exhaust Fans                |            |                   |                |                    |                |             |                |               |
| Interior                    | 100%       |                   |                | 2020               | \$102,600      | 2           | \$2,500        | B             |
| Plumbing                    |            |                   |                |                    |                |             |                |               |
| H/C Water Piping            |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater                |            |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |                | 2018               | \$21,600       | 2           | \$1,200        | B             |
| Sanitary Piping             |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |            |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures                    |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 95 - Q  
**Address** : 179-01 90 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q095  
**Program / Asset #** : BOE0746.000 / 2767 **Yr Built/Renovated** : 1915 / 1998  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 9914 **Lot** : 1 **BIN** : 4446042

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$219,600             | \$156,200             |
| Interior Architecture | \$849,400             | \$100,900             |
| Electrical            | \$183,800             | \$1,577,700           |
| Mechanical            |                       | \$794,200             |
| <b>Total</b>          | <b>\$1,252,800</b>    | <b>\$2,629,000</b>    |
| Priority A            | \$219,600             | \$156,200             |
| Priority B            | \$299,100             | \$2,437,700           |
| Priority C            | \$734,100             | \$35,000              |
| <b>Total</b>          | <b>\$1,252,800</b>    | <b>\$2,629,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$90,500         |                 | \$7,000         |                 |
| Interior Architecture | \$50,300         |                 | \$8,800         | \$8,800         |
| Electrical            | \$15,700         | \$3,800         | \$4,300         | \$5,600         |
| Mechanical            | \$37,600         | \$13,600        | \$18,200        | \$14,200        |
| <b>Total</b>          | <b>\$194,100</b> | <b>\$17,500</b> | <b>\$38,300</b> | <b>\$28,600</b> |
| Priority A            | \$90,500         |                 | \$7,000         |                 |
| Priority B            | \$66,100         | \$17,500        | \$22,500        | \$19,800        |
| Priority C            | \$37,500         |                 | \$8,800         | \$8,800         |
| <b>Total</b>          | <b>\$194,100</b> | <b>\$17,500</b> | <b>\$38,300</b> | <b>\$28,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$107,000      | A             |
| Masonry: Brick         | 75%  |                   |                | LIFE               | **             | 5           | \$205,400      | A             |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | **             | 5           | \$30,800       | A             |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | **             | 5           | \$44,500       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | **             | 5           | \$39,500       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | **             | 5-10        | \$74,200       | A             |
| Metal Rail             | 5%   |                   |                | 2036               | **             | 5-10        | \$11,500       | A             |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$25,100       | 2028               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2051               | **             | 10          | \$6,100        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$51,200       | C             |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$5,900        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Vinyl Tile             | 60%  | Now               | \$669,900      | 2033               | **             | 3           | \$26,400       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2031               | **             | 3           | \$6,600        | C             |
| Wood                   | 5%   |                   |                | 2038               | **             | 5           | \$11,000       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$7,300        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$4,400        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$2,900        | C             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5-10        | \$99,200       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 10%  |                   |                | LIFE               | **             | 5-10        | \$14,600       | B             |
| Plaster                | 90%  |                   |                | LIFE               | **             | 5-10        | \$181,200      | B             |
|                        |  |                   |                |                    |                |             |                |               |
| Electrical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$104,300      | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2022               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 65%  |                   |                | 2022               | \$88,100       | 5           | \$1,300        | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%  | 2-4               | \$117,700      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 30%  |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Locally Mounted          | 60%  |                   |                | 2021               | \$12,700       | 5           | \$300          | B             |
| Motor Control Center     | 10%  |                   |                | 2021               | \$17,500       | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2028               | * *            | 10          | \$3,600        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Boiler  |                   |                |                    |                |             |                |               |
|                          | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent              | 92%  |                   |                | 2018               | \$649,200      | 10          | \$66,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2018               | \$9,800        | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2018               | \$16,200       | 10          | \$9,500        | B             |
| Exit, Service            | 50%  |                   |                | 2018               | \$6,500        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$31,800       | 10          | \$200          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$8,500

B

## Fire/Smoke Detection

No Component

30%

D

Generic

70%

2018

\$629,100

1-3

\$33,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 4000 Gals*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$77,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,900

B

## Terminal Devices

Air Handler

40%

2023

\$192,500

1

\$19,400

B

Convactor/Radiator

60%

2021

\$505,800

1

\$15,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

5%

2028

\* \*

2

\$200

B

*Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : For Auditorium*

Window/Wall Unit

20%

2021

\$36,700

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$69,100

B

## Exhaust Fans

Interior

60%

2018

\$59,200

2

\$1,500

B

Roof

40%

2023

\$28,400

2

\$1,000

B

## Plumbing

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## DEPARTMENT OF EDUCATION - 040

P. S. 95 - Q

Asset # : 2767

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$20,800       | 2           | \$1,200        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$4,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 96 - M  
**Address** : 216 EAST 120 STREET @2ND - 3RD AVES.  
**Borough** : MANHATTAN **Agency's Number** : M096  
**Program / Asset #** : BOE0054.000 / 1686 **Yr Built/Renovated** : 1964 / 2001  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1784 **Lot** : 12 **BIN** : 1074333

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$59,800         | \$113,600          |
| Interior Architecture |  |                  | \$1,037,700        |
| Electrical            |  | \$535,500        | \$376,200          |
| Mechanical            |  | \$93,800         | \$136,500          |
| <b>Total</b>          |  | <b>\$689,100</b> | <b>\$1,664,000</b> |
| Priority A            |  | \$59,800         | \$113,600          |
| Priority B            |  | \$629,400        | \$550,100          |
| Priority C            |  |                  | \$1,000,300        |
| <b>Total</b>          |  | <b>\$689,100</b> | <b>\$1,664,000</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$11,800         | \$4,900          |                 | \$3,100         |
| Interior Architecture | \$36,300         | \$10,000         |                 | \$11,900        |
| Electrical            | \$5,300          | \$54,300         |                 |                 |
| Mechanical            | \$48,300         | \$39,600         | \$15,300        | \$9,400         |
| <b>Total</b>          | <b>\$101,700</b> | <b>\$108,800</b> | <b>\$15,300</b> | <b>\$24,300</b> |
| Priority A            | \$11,800         | \$4,900          |                 | \$3,100         |
| Priority B            | \$53,600         | \$103,900        | \$15,300        | \$9,400         |
| Priority C            | \$36,300         |                  |                 | \$11,900        |
| <b>Total</b>          | <b>\$101,700</b> | <b>\$108,800</b> | <b>\$15,300</b> | <b>\$24,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - M

## Asset # : 1686

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 6%  | Now               | \$11,800       | LIFE               | * *            | 5           | \$15,500       | A             |
|                       | Loose Units, Extent : Moderate, Area Affected : 40%             |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%   |                   |                | LIFE               | * *            | 5           | \$49,700       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 2%  |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Granite Panels        | 2%  |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 50%   | Now               | \$59,800       | 2036               | * *            | 5           | \$3,100        | A             |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 60%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Aluminum              | 50%   |                   |                | 2042               | * *            | 5           | \$6,200        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 100%  |                   |                | LIFE               | * *            | 5           | \$9,000        | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 97%   |                   |                | 2028               | * *            | 10          | \$63,800       | A             |
|                       | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne          | 2%  |                   |                | 2035               | * *            | 10          | \$3,300        | A             |
| Copper/Terne          | 1%  |                   |                | 2055               | * *            | 10          | \$1,600        | A             |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 2%  |                   |                | 2023               | \$44,200       | 5           | \$2,000        | C             |
| Terrazzo              | 3%  |                   |                | LIFE               | * *            | 5           | \$2,300        | C             |
| Vinyl Tile            | 95%   |                   |                | 2020               | \$904,100      | 3           | \$47,400       | C             |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 2%  |                   |                | 2023               | \$52,000       | 5           | \$1,800        | C             |
| Concrete Masonry Unit | 10%   |                   |                | LIFE               | * *            | 5           | \$3,500        | C             |
| Plaster               | 58%   |                   |                | LIFE               | * *            | 5           | \$15,400       | C             |
| SGFT/Glazed Masonry   | 30%   | 4+                | \$24,400       | LIFE               | * *            |             |                | C             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium And Corridors Throughout                  |                   |                |                    |                |             |                |               |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 20%   |                   |                | 2025               | * *            | 5           | \$20,000       | B             |
| Exposed Concrete      | 20%   |                   |                | LIFE               | * *            | 5           | \$3,100        | B             |
| Plaster               | 60%   |                   |                | LIFE               | * *            | 5           | \$37,400       | B             |
| Electrical            |   |                   |                |                    |                |             |                |               |
|                       |   |                   |                |                    |                |             |                |               |
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - M

## Asset # : 1686

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$89,400       | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2020               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2019               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2019               | \$81,300       | 5           | \$1,400        | B             |
| Molded Case Bkrs  | 15%        | 4+                | \$4,600        | 2028               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Additional Power Outlets Needed In All Classrooms |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 20%        |                   |                | 2020               | \$120,300      | 10          | \$12,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 70%        |                   |                | 2015               | \$421,000      | 10          | \$42,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID   | 5%         |                   |                | 2015               | \$13,900       | 10          | \$100          | B             |
| Incandescent  | 5%         |                   |                | 2015               | \$30,100       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 40%        |                   |                | 2020               | \$4,400        | 1           |                | B             |
| Emergency, Battery  | 10%        |                   |                | 2015               | \$2,800        | 10          | \$1,600        | B             |
| Exit, Service   | 50%        |                   |                | 2015               | \$5,500        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - M

## Asset # : 1686

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2030               | * *            | 5           | \$20,700       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$18,500       | 2025               | * *            | 1           | \$59,500       | B             |
| Other Observation, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units. #1 Boiler Is Down, Oil Leakage   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$10,600       | 2030               | * *            | 4           | \$3,300        | B             |
| Leak Evident, Extent : Severe, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump Is Leaking                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$82,000       | 1           | \$8,300        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2025               | * *            | 1           | \$17,300       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2015               | \$93,800       | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 10%        |                   |                | 2020               | \$8,400        | 2           | \$200          | B             |
| Roof  | 90%        | Now               | \$5,400        | 2020               | \$54,400       | 2           | \$1,500        | B             |
| Not in Service, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : 3 Roof Units Are Down                        |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | Now               | \$4,500        | 2025               | * *            | 1           |                | B             |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Hot Water Circulating Pump In Boiler Room    |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$17,700       | 2           | \$1,000        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$9,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$3,300        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Shelter                             |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 80%        |                   |                | 2028               | * *            | 4           | \$1,100        | B             |
| Rigid Piping  | 20%        |                   |                | 2015               | \$2,100        | 4           | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 96 - M

Asset # : 1686

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 96 - Q  
**Address** : 130-01 ROCKAWAY BLVD BTWN: 130 ST., 131 ST.  
**Borough** : QUEENS **Agency's Number** : Q096  
**Program / Asset #** : BOE0747.000 / 1615 **Yr Built/Renovated** : 1915 / 2011  
**Area Sq Ft** : 30,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 11694 **Lot** : 27 **BIN** : 4253028

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$36,100              |
| Interior Architecture | \$38,800              | \$399,000             |
| Electrical            | \$59,600              | \$61,200              |
| Mechanical            | \$93,100              |                       |
| <b>Total</b>          | <b>\$191,600</b>      | <b>\$496,200</b>      |
| Priority A            |                       | \$36,100              |
| Priority B            | \$152,700             | \$61,200              |
| Priority C            | \$38,800              | \$399,000             |
| <b>Total</b>          | <b>\$191,600</b>      | <b>\$496,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|----------------|-----------------|------------------|
| Exterior Architecture | \$1,000         |                | \$800           | \$18,700         |
| Interior Architecture |                 |                | \$5,200         | \$16,500         |
| Electrical            | \$24,200        | \$300          | \$500           | \$38,600         |
| Mechanical            | \$4,900         | \$4,700        | \$6,500         | \$46,500         |
| <b>Total</b>          | <b>\$30,200</b> | <b>\$5,000</b> | <b>\$13,000</b> | <b>\$120,400</b> |
| Priority A            | \$1,000         |                | \$800           | \$18,700         |
| Priority B            | \$29,100        | \$5,000        | \$7,000         | \$85,100         |
| Priority C            |                 |                | \$5,200         | \$16,500         |
| <b>Total</b>          | <b>\$30,200</b> | <b>\$5,000</b> | <b>\$13,000</b> | <b>\$120,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$36,100       | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5           | \$3,000        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 50%        |                   |                | 2038    | **                 | 5           | \$6,000        | A             |  |
| Under Construction  | 50%        |                   |                |         |                    |             |                | D             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE    | **                 | 5           | \$1,200        | A             |  |
| Masonry: Brick  | 92%        |                   |                | LIFE    | **                 | 5           | \$4,700        | A             |  |
| Pre-Cast Concrete   | 5%         | Now               | \$1,000        | LIFE    | **                 | 5           | \$1,600        | A             |  |
| Open Joints, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        |                   |                | 2027    | **                 | 10          | \$18,700       | A             |  |
| Drains Clogged, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : Northeast Corner                                   |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing  | 5%         |                   |                | 2021    | \$4,400            | 5           | \$1,600        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | **                 | 5           | \$1,900        | C             |  |
| Traffic Topping   | 25%        |                   |                | 2022    | \$254,900          | 5           | \$11,800       | C             |  |
| Vinyl Tile  | 40%        |                   |                | 2022    | \$144,100          | 3           | \$5,700        | C             |  |
| Wood  | 30%        |                   |                | 2037    | **                 | 5           | \$21,300       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 10%        |                   |                | 2031    | **                 | 5           | \$4,700        | C             |  |
| Plaster   | 90%        | Now               | \$38,800       | LIFE    | **                 | 5           | \$12,700       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : Over Door To Stair #5 At Basement Level            |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$1,500        | B             |  |
| Plaster   | 70%        |                   |                | LIFE    | **                 | 5           | \$16,500       | B             |  |
| Plaster   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,200        | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stair 2  |            |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$3,000        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 600 Amps        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$59,600       | 2052               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 60%        |                   |                | 2022               | \$21,700       | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2032               | * *            | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$5,600        | 5           | \$100          | B             |
| Fused Toggle Switch   | 10%        | 2-4               | \$5,600        | 2047               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$39,500       | 5           | \$500          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 50%        | 2-4               | \$17,300       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Thermoplastic   | 40%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Locally Mounted   | 50%        |                   |                | 2020               | \$6,400        | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2030               | * *            | 10          | \$22,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2022               | \$2,100        | 10          |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |     |    |       |   |
|-------------------|------|--|--|------|-----|----|-------|---|
| Egress Lighting   |      |  |  |      |     |    |       |   |
| Exit, Service     | 50%  |  |  | 2027 | * * | 1  |       | B |
| Exit, Battery     | 50%  |  |  | 2027 | * * | 10 | \$900 | B |
| Exterior Lighting |      |  |  |      |     |    |       |   |
| HID               | 100% |  |  | 2030 | * * | 10 | \$100 | B |

## Alarm

|                      |     |  |  |      |          |     |         |   |
|----------------------|-----|--|--|------|----------|-----|---------|---|
| Security System      |     |  |  |      |          |     |         |   |
| No Component         | 90% |  |  |      |          |     |         | D |
| Generic              | 10% |  |  | 2017 | \$8,500  | 1   | \$900   | B |
| Fire/Smoke Detection |     |  |  |      |          |     |         |   |
| No Component         | 90% |  |  |      |          |     |         | D |
| Generic              | 10% |  |  | 2017 | \$29,000 | 1-3 | \$1,600 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |     |         |      |          |   |          |   |
|---|------|-----|---------|------|----------|---|----------|---|
| Energy Source   |      |     |         |      |          |   |          |   |
| Interruptible Gas/Dual Fuel                             | 100% |     |         | 2042 | * *      | 1 |          | B |
| Conversion Equipment                                    |      |     |         |      |          |   |          |   |
| Steam Boiler  | 100% |     |         | 2035 | * *      | 1 | \$25,000 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |     |         |      |          |   |          |   |
| Location : Basement Boiler Room                         |      |     |         |      |          |   |          |   |
| Explanation : 2 Units                                   |      |     |         |      |          |   |          |   |
| Distribution  |      |     |         |      |          |   |          |   |
| Steam Piping/Pump                                       | 100% |     |         | 2032 | * *      | 4 | \$1,200  | B |
| Terminal Devices  |      |     |         |      |          |   |          |   |
| Air Handler   | 60%  | Now | \$1,900 | 2017 | \$93,100 | 1 | \$8,400  | B |
| Other Observation, Extent : Severe, Area Affected : 10% |      |     |         |      |          |   |          |   |
| Location : Boiler Room                                  |      |     |         |      |          |   |          |   |
| Explanation : The Louvers Of Ahu Are Inoperable         |      |     |         |      |          |   |          |   |
| Convactor/Radiator                                      | 40%  |     |         | 2027 | * *      | 1 | \$3,300  | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2030 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 30%  |  |  | 2017 | \$17,800 | 1 |  | B |
| No Component         | 70%  |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *      | 2-5 | \$14,100 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 20%  |  |  | 2017 | \$6,400  | 2   | \$200    | B |
| Roof               | 80%  |  |  | 2017 | \$18,300 | 2   | \$600    | B |

## Plumbing

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 96 - Q

Asset # : 1615

| Mechanical                      |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type           | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                        |            |                   |                |                    |                |             |                |               |
| H/C Water Piping Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater Gas Fired          | 100%       |                   |                | 2020               | \$6,700        | 2           | \$400          | B             |
| Sanitary Piping Cast Iron       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron    | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping       | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer No Component | 50%        |                   |                |                    |                |             |                | D             |
| Generic                         | 50%        |                   |                | 2030               | * *            | 1           | \$800          | B             |
| Fixtures                        |            |                   |                |                    |                |             |                |               |
| Generic                         | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                |            |                   |                |                    |                |             |                |               |
| Sprinkler No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic                         | 5%         |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 97 - BK  
**Address** : 1855 STILLWELL AVE. BTWN: 81 ST, 82 ST.  
**Borough** : BROOKLYN **Agency's Number** : K097  
**Program / Asset #** : BOE0410.000 / 15 **Yr Built/Renovated** : 1921 / 2010  
**Area Sq Ft** : 70,216 **Project Type** : EDUCATION  
**Date of Survey** : 17-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6667 **Lot** : 24 **BIN** : 3177680

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$245,400             | \$138,600             |
| Interior Architecture | \$496,400             | \$429,100             |
| Electrical            | \$62,700              | \$819,300             |
| Mechanical            | \$839,700             | \$519,500             |
| <b>Total</b>          | <b>\$1,644,200</b>    | <b>\$1,906,500</b>    |
| Priority A            | \$245,400             | \$138,600             |
| Priority B            | \$902,400             | \$1,388,500           |
| Priority C            | \$496,400             | \$379,300             |
| <b>Total</b>          | <b>\$1,644,200</b>    | <b>\$1,906,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$32,400        | \$2,200         | \$5,000         | \$7,500         |
| Electrical            | \$16,300        | \$1,500         | \$1,600         | \$8,500         |
| Mechanical            | \$8,700         | \$8,400         | \$13,300        | \$44,300        |
| <b>Total</b>          | <b>\$57,400</b> | <b>\$12,100</b> | <b>\$19,900</b> | <b>\$60,200</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$25,000        | \$9,900         | \$14,900        | \$52,700        |
| Priority C            | \$32,400        | \$2,200         | \$5,000         | \$7,500         |
| <b>Total</b>          | <b>\$57,400</b> | <b>\$12,100</b> | <b>\$19,900</b> | <b>\$60,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BK

## Asset # : 15

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$40,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%  |                   |                | LIFE               | **             | 5           | \$67,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : East Facade                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 30%  | Now               | \$208,500      | LIFE               | **             | 5           | \$31,000       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2038               | **             | 5           | \$29,800       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 93%  |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2027               | **             | 10          | \$36,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$9,700        | C             |
| Ceramic Tile           | 5%   |                   |                | 2025               | **             | 5           | \$4,400        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Vinyl Tile             | 30%  | Now               | \$75,900       | 2017               | \$252,900      | 3           | \$9,900        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 45%  |                   |                | 2022               | \$379,300      | 3           | \$14,900       | C             |
| Wood                   | 5%   |                   |                | 2037               | **             | 5           | \$8,300        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$32,400       | 2025               | **             | 5           | \$2,800        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 83%  | Now               | \$167,700      | LIFE               | **             | 5           | \$27,400       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BK

## Asset # : 15

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

Exposed Concrete

10%

LIFE

\* \*

5

\$1,400

B

Plaster

90%

LIFE

\* \*

5

\$49,700

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 1600 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$89,400

5

\$300

B

## Raceway

Conduit

90%

2022

\$76,700

1

B

Conduit

10%

2042

\* \*

1

B

## Panelboards

Fused Disc Sw

20%

2021

\$20,300

5

\$300

B

Fused Toggle Switch

15%

2-4

\$15,200

2047

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs

55%

2021

\$55,900

5

\$800

B

Molded Case Bkrs

10%

2038

\* \*

5

\$200

B

## Wiring

Braided Cloth

70%

2-4

\$62,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$21,200

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Room 111**Explanation : Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BK

## Asset # : 15

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

95%  
2022 \$506,100 10 \$51,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2022 \$4,900 10 B  
Incandescent 3% 2022 \$16,000 2 B

## Egress Lighting

Emergency, Battery 50% 2027 \* \* 10 \$7,100 B  
Exit, Service 50% 2027 \* \* 1 B

## Exterior Lighting

HID 100% 2022 \$24,000 10 \$200 B

## Alarm

## Security System

No Component 80% D  
Generic 20% 2022 \$39,600 1 \$4,300 B

## Fire/Smoke Detection

No Component 80% D  
Generic 20% 2030 \* \* 1-3 \$7,100 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4 100% 2032 \* \* 5 \$18,300 B

## Conversion Equipment

Steam Boiler 100% 0-2 \$328,000 2042 \* \* 1 \$52,700 B  
*Obsolete Equipment, Extent : Light, Area Affected : 100%*  
*Location : Basement*

## Distribution

Steam Piping/Pump 100% Now \$94,100 2032 \* \* 4 \$2,900 B  
*Obsolete Equipment, Extent : Moderate, Area Affected : 15%*  
*Location : Vacuum Pump*  
*Steam Traps Faulty, Extent : Moderate, Area Affected : 10%*  
*Location : Through Out*

## Terminal Devices

Air Handler 25% 2017 \$90,800 1 \$9,200 B  
Convactor/Radiator 50% 2020 \$318,200 1 \$9,600 B  
Fan Coil Unit/Heat 25% 2017 \$252,200 1 \$4,800 B

## Air Conditioning

## Energy Source

Electricity 100% 2038 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 10% 2020 \$13,900 1 B  
No Component 90% D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BK

## Asset # : 15

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$1,500        | 2017               | \$74,500       | 2           | \$1,500        | B             |
| <i>Broken, Extent : Moderate, Area Affected : 5%</i>            |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2020               | \$201,300      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2017               | \$15,700       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$4,700        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 97 - M (BARD H.S. EARLY COLLEGE)  
**Address** : 525 EAST HOUSTON STREET  
**Borough** : MANHATTAN **Agency's Number** : M097  
**Program / Asset #** : BOE0055.000 / 1687 **Yr Built/Renovated** : 1915 / 2009  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 325 **Lot** : 25 **BIN** : 1004062

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$37,300              | \$77,700              |
| Interior Architecture |                       | \$39,100              |
| Electrical            | \$44,800              | \$661,500             |
| Mechanical            | \$155,400             |                       |
| <b>Total</b>          | <b>\$237,500</b>      | <b>\$778,300</b>      |
| Priority A            | \$37,300              | \$77,700              |
| Priority B            | \$200,200             | \$700,600             |
| <b>Total</b>          | <b>\$237,500</b>      | <b>\$778,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$31,100        |
| Interior Architecture | \$29,600        | \$16,200        |                 | \$2,500         |
| Electrical            | \$5,700         | \$5,000         | \$3,800         | \$24,200        |
| Mechanical            | \$12,200        | \$8,300         | \$14,500        | \$8,300         |
| <b>Total</b>          | <b>\$47,500</b> | <b>\$29,500</b> | <b>\$18,400</b> | <b>\$66,100</b> |
| Priority A            |                 |                 |                 | \$31,100        |
| Priority B            | \$17,900        | \$17,800        | \$18,400        | \$32,500        |
| Priority C            | \$29,600        | \$11,700        |                 | \$2,500         |
| <b>Total</b>          | <b>\$47,500</b> | <b>\$29,500</b> | <b>\$18,400</b> | <b>\$66,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 97 - M (BARD H.S. EARLY COLLEGE)**  
**Asset # : 1687**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | * *                | 5           | \$66,600       | A             |  |
| Masonry: Brick   | 10%        | Now               | \$37,300       | LIFE    | * *                | 5           | \$11,100       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 30%        |                   |                | LIFE    | * *                | 5           | \$25,000       | A             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Painted Surface                                |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2038    | * *                | 5           | \$31,400       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 15%        |                   |                | LIFE    | * *                | 5           | \$9,400        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : North, South And West Walls                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 75%        |                   |                | LIFE    | * *                | 5           | \$6,100        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | * *                | 5           | \$500          | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | * *                | 5           | \$2,600        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       |                   |                | 2027    | * *                | 10          | \$31,100       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Poured   | 5%         | Now               | \$29,600       | 2042    | * *                | 5           | \$1,100        | C             |  |
| Worn/Eroded, Extent : Severe, Area Affected : 50%            |            |                   |                |         |                    |             |                |               |  |
| Location : Stair(s)  |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Severe, Area Affected : 35%              |            |                   |                |         |                    |             |                |               |  |
| Location : Stair(s)  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE    | * *                | 5           | \$9,800        | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         |                   |                | LIFE    | * *                | 5           | \$3,400        | C             |  |
| Terrazzo   | 2%         |                   |                | LIFE    | * *                | 5           | \$1,400        | C             |  |
| Vinyl Tile   | 80%        |                   |                | 2030    | * *                | 3           | \$26,800       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 3%         |                   |                | 2037    | * *                | 5           | \$5,000        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 97 - M (BARD H.S. EARLY COLLEGE)**  
**Asset # : 1687**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$5,600        | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Recent Construction, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor                                       |            |                   |                |                    |                |             |                |               |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 10%        |                   |                | 2035               | **             | 5           | \$8,900        | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$2,800        | B             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$33,500       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$5,600        | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                              |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 800 Amperes      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 60%        |                   |                | 2022               | \$51,100       | 1           |                | B             |
| Conduit  | 40%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 2%         | 2-4               | \$2,000        | 2047               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 80%        |                   |                | 2038               | * *            | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 18%        |                   |                | 2021               | \$18,300       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 0-2               | \$44,800       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 97 - M (BARD H.S. EARLY COLLEGE)**  
**Asset # : 1687**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Corroded Metal Water Pipe       |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 93%  |                   |                | 2022               | \$501,000      | 10          | \$51,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2027               | * *            | 10          | \$2,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2017               | \$5,000        | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2027               | * *            | 10          | \$7,200        | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| Incandescent          | 10%  |                   |                | 2017               | \$5,200        | 2           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Outside   |                   |                |                    |                |             |                |               |
|                       | Explanation : Entrance Door Only                           |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2022               | \$40,100       | 1           | \$4,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Motion Sensors                               |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2030               | * *            | 1-3         | \$35,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Smoke Detectors And Strobe Lights            |                   |                |                    |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 97 - M (BARD H.S. EARLY COLLEGE)**  
**Asset # : 1687**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$59,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2032               | * *            | 4           | \$3,000        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        |                   |                | 2030               | * *            | 1           | \$3,700        | B             |
| Convactor/Radiator                                      | 85%        |                   |                | 2027               | * *            | 1           | \$16,400       | B             |
| Unit Heater-Stm/HW                                      | 5%         |                   |                | 2022               | \$22,000       | 4           | \$400          | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2017               | \$112,100      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2030               | * *            | 2           | \$400          | B             |
| Roof  | 80%        |                   |                | 2017               | \$43,300       | 2           | \$1,500        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$15,900       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$3,000        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Under Play Ground - Outside Of Building      |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 97 - Q  
**Address** : 85-52 85 STREET  
**Borough** : QUEENS **Agency's Number** : Q097  
**Program / Asset #** : BOE0748.000 / 1616 **Yr Built/Renovated** : 1916 / 1999  
**Area Sq Ft** : 90,585 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4,c  
**Block** : 8855 **Lot** : 20 **BIN** : 4181565

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$418,100             | \$67,600              |
| Interior Architecture | \$188,500             | \$867,000             |
| Electrical            | \$119,300             | \$670,400             |
| Mechanical            |                       | \$312,100             |
| <b>Total</b>          | <b>\$725,800</b>      | <b>\$1,917,000</b>    |
| Priority A            | \$418,100             | \$67,600              |
| Priority B            | \$167,800             | \$982,500             |
| Priority C            | \$139,900             | \$867,000             |
| <b>Total</b>          | <b>\$725,800</b>      | <b>\$1,917,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$125,600        |                 | \$18,900        |                 |
| Interior Architecture | \$98,600         |                 | \$13,900        | \$14,300        |
| Electrical            | \$34,800         | \$2,100         | \$2,900         | \$2,700         |
| Mechanical            | \$63,400         | \$15,300        | \$25,800        | \$15,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$326,300</b> | <b>\$21,300</b> | <b>\$65,400</b> | <b>\$36,000</b> |
| Priority A            | \$125,600        |                 | \$18,900        |                 |
| Priority B            | \$125,000        | \$21,300        | \$46,500        | \$21,700        |
| Priority C            | \$75,800         |                 |                 | \$14,300        |
| <b>Total</b>          | <b>\$326,300</b> | <b>\$21,300</b> | <b>\$65,400</b> | <b>\$36,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$62,900       | LIFE               | **             | 5           | \$30,400       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 30%   |                   |                | LIFE               | **             | 5           | \$46,600       | A             |
| Masonry: Brick         | 57%   | Now               | \$29,800       | LIFE               | **             | 5           | \$44,300       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | Now               | \$24,400       | LIFE               | **             | 5           | \$2,900        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 3%  | Now               | \$1,800        | 2033               | **             | 5           | \$4,400        | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$230,700      | 2039               | **             | 5           | \$12,000       | A             |
|                        | Glazing Clouded, Extent : Severe, Area Affected : 40%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%   | Now               | \$124,500      | LIFE               | **             | 5           | \$9,300        | A             |
|                        | Expansion Jnt Failure, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : 1916 Wing  |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : At Expansion Joint Of 1916 Wing                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 16%   |                   |                | LIFE               | **             | 5-10        | \$15,700       | A             |
| Metal Rail             | 12%   |                   |                | 2036               | **             | 5-10        | \$31,100       | A             |
| Pre-Cast Concrete      | 2%  | Now               | \$600          | LIFE               | **             | 5           | \$1,800        | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$9,000        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Single Ply Membrane    | 80%   | Now               | \$27,800       | 2028               | **             |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : 1999 Wing  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Rooms 319 And 320                                  |                   |                |                    |                |             |                |               |
| Single Ply Membrane    | 20%   |                   |                | 2031               | **             | 10          | \$9,800        | A             |

Interior

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## DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$12,300       | 2026               | **             | 5           | \$2,800        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$3,300        | C             |
| Terrazzo   | 5%         | Now               | \$16,600       | LIFE               | **             | 5           | \$4,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 55%        | Now               | \$29,100       | 2023               | \$581,500      | 3           | \$22,900       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 27%        | Now               | \$28,500       | 2018               | \$285,500      | 3           | \$11,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2063               | **             | 5           | \$10,400       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$2,500        | 2026               | **             | 5           | \$2,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$2,600        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Gypsum Board   | 25%        |                   |                | LIFE               | **             | 5-10        | \$36,700       | C             |
| Marble Panels  | 5%         | Now               | \$18,900       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 10%        | Now               | \$7,900        | LIFE               | **             | 5           | \$2,600        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Stair #6 At 4th Floor Level                       |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Stair #6 At 4th Floor Level                       |            |                   |                |                    |                |             |                |               |
| Plaster  | 47%        | Now               | \$74,400       | LIFE               | **             | 5           | \$12,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2028               | **             | 5           | \$27,700       | B             |
| AcousTileSusp.Lay-In   | 25%        |                   |                | 2036               | **             | 5           | \$27,700       | B             |
| Exposed Concrete   | 5%         | Now               | \$10,700       | LIFE               | **             | 5           | \$900          | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5-10        | \$19,100       | B             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5-10        | \$76,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |   |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|---|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |   |
| Service Equipment  |            |                   |                |                    |                |             |                |               |   |
| Fused Disc Sw  | 100%       |                   |                | 2043               | * *            | 5           | \$300          | B             |   |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |   |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |   |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |   |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |   |
| Fused Disc Sw  | 70%        |                   |                | 2043               | * *            | 5           | \$200          | B             |   |
| Fused Knife Sw   | 30%        | 2-4               | \$31,300       | 2053               | * *            | 5           | \$100          | B             |   |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |   |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |   |
| Raceway  |            |                   |                |                    |                |             |                |               |   |
| Conduit  | 80%        |                   |                | 2023               |                | \$95,200    | 1              | B             |   |
| Conduit  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |   |
| Panelboards  |            |                   |                |                    |                |             |                |               |   |
| Fused Disc Sw  | 5%         |                   |                | 2022               |                | \$6,800     | 5              | \$100         | B |
| Fused Disc Sw  | 5%         |                   |                | 2039               | * *            | 5           |                | \$100         | B |
| Molded Case Bkrs   | 60%        |                   |                | 2022               |                | \$81,300    | 5              | \$1,200       | B |
| Molded Case Bkrs   | 30%        |                   |                | 2039               | * *            | 5           |                | \$600         | B |
| Wiring   |            |                   |                |                    |                |             |                |               |   |
| Braided Cloth  | 60%        | 2-4               | \$78,500       | 2048               | * *            | 1           |                |               | B |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |   |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |   |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                |               | B |
| Thermoplastic  | 20%        |                   |                | 2023               |                | \$26,200    | 1              |               | B |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |   |
| Locally Mounted  | 70%        |                   |                | 2021               |                | \$14,800    | 5              | \$400         | B |
| Locally Mounted  | 20%        |                   |                | 2036               | * *            | 5           |                | \$100         | B |
| Motor Control Center                                       | 10%        |                   |                | 2036               | * *            | 5           |                | \$200         | B |
| Ground   |            |                   |                |                    |                |             |                |               |   |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |   |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        |               | B |
| Lighting   |            |                   |                |                    |                |             |                |               |   |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |   |
| Fluorescent  | 60%        |                   |                | 2018               |                | \$400,900   | 10             | \$40,800      | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |   |
| Location : Throughout The Old Wings                        |            |                   |                |                    |                |             |                |               |   |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |   |
| Fluorescent  | 30%        |                   |                | 2028               | * *            | 10          | \$20,400       |               | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |   |
| Location : New Wings And Basement Of Old Wings             |            |                   |                |                    |                |             |                |               |   |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |   |
| Incandescent   | 10%        |                   |                | 2018               |                | \$66,800    | 2              | \$200         | B |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |   |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$9,000        |               | B |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                |               | B |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |   |
| HID  | 100%       |                   |                | 2023               |                | \$30,900    | 10             | \$200         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$8,300

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2028

\* \*

1-3

\$13,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2033

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 5,000 Gal Tank*

## Conversion Equipment

Steam Boiler

100%

Now

\$20,600

2028

\* \*

1

\$66,100

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Both Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,700

B

## Terminal Devices

Air Handler

20%

Now

\$4,600

2023

\$91,100

1

\$8,300

B

*Broken, Extent : Light, Area Affected : 10%**Location : Basement Fan Room, Fan Enclosures Are Missing**Unit Inoperable, Extent : Moderate, Area Affected : 10%**Location : House Blower*

Convector/Radiator

80%

2028

\* \*

1

\$19,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Heating/Cooling

30%

2023

\$167,200

2

\$1,400

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof A C Units**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 5 Units Supply Cold And Hot Forced Air, And One Unit Supplies Only Heat*

Window/Wall Unit

10%

2021

\$17,400

1

B

No Component

60%

D

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## DEPARTMENT OF EDUCATION - 040

P. S. 97 - Q

Asset # : 1616

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                |                    |                |             |                |               |
|                    | Distribution  |                |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers                                      | 30%            |                   |                | LIFE               | * *            | 2           | \$36,200       | B             |
|                    | No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Ventilation        |   |                |                   |                |                    |                |             |                |               |
|                    | Distribution  |                |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$65,400       | B             |
|                    | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                    | Interior  | 20%            |                   |                | 2018               | \$18,700       | 2           | \$500          | B             |
|                    | Roof  | 80%            | Now               | \$2,700        | 2023               | \$53,800       | 2           | \$1,500        | B             |
|                    | Noisy/Vibrating, Extent : Moderate, Area Affected : 10% |                |                   |                |                    |                |             |                |               |
|                    | Location : Roof   |                |                   |                |                    |                |             |                |               |
| Plumbing           |   |                |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel   | 100%           |                   |                | 2028               | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                |                    |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                | 2021               | \$19,700       | 2           | \$1,100        | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                    | Location : Basement                                     |                |                   |                |                    |                |             |                |               |
|                    | Explanation : One Unit                                  |                |                   |                |                    |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer                                      |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2028               | * *            | 1           | \$4,600        | B             |
|                    | Fixtures  |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport |   |                |                   |                |                    |                |             |                |               |
|                    | Elevators   |                |                   |                |                    |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                    | Location : First : 3rd Floor                            |                |                   |                |                    |                |             |                |               |
|                    | Explanation : One Unit                                  |                |                   |                |                    |                |             |                |               |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |               |
|                    | Standpipe   |                |                   |                |                    |                |             |                |               |
|                    | Generic   | 100%           |                   |                | 2033               | * *            | 1-5         | \$37,400       | B             |
|                    | Sprinkler   |                |                   |                |                    |                |             |                |               |
|                    | No Component  | 75%            |                   |                |                    |                |             |                | D             |
|                    | Generic   | 25%            |                   |                | 2043               | * *            | 1-2         | \$5,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 98 - M  
**Address** : 512 WEST 212 STREET  
**Borough** : MANHATTAN **Agency's Number** : M098  
**Program / Asset #** : BOE0056.000 / 1712 **Yr Built/Renovated** : 1924 / 2008  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 2229 **Lot** : 12 **BIN** : 1064871

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$135,500             | \$183,600             |
| Interior Architecture | \$54,600              | \$221,200             |
| Electrical            | \$69,500              |                       |
| Mechanical            |                       | \$366,200             |
| <b>Total</b>          | <b>\$259,600</b>      | <b>\$771,000</b>      |
| Priority A            | \$135,500             | \$183,600             |
| Priority B            | \$69,500              | \$423,500             |
| Priority C            | \$54,600              | \$163,900             |
| <b>Total</b>          | <b>\$259,600</b>      | <b>\$771,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$3,400          |                 |                 |                 |
| Interior Architecture | \$67,000         | \$8,600         | \$5,400         | \$8,600         |
| Electrical            | \$8,600          | \$5,200         | \$5,800         | \$6,100         |
| Mechanical            | \$42,600         | \$11,200        | \$27,000        | \$12,600        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$29,900</b> | <b>\$43,100</b> | <b>\$32,200</b> |
| Priority A            | \$3,400          |                 |                 |                 |
| Priority B            | \$87,700         | \$21,300        | \$37,700        | \$23,600        |
| Priority C            | \$35,400         | \$8,600         | \$5,400         | \$8,600         |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$29,900</b> | <b>\$43,100</b> | <b>\$32,200</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$55,600       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Horizontal Bands                                  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 70%  |                   |                | LIFE    | * *                | 5           | \$99,600       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 20%  | Now               | \$95,600       | LIFE    | * *                | 5           | \$28,500       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads, South Facade                           |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads, Foundation, South Facade               |                   |                |         |                    |             |                |               |  |
| Masonry: Granite       | 5%   |                   |                | LIFE    | * *                | 5           | \$5,300        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2043    | * *                | 5           | \$40,200       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$4,000        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Coping  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 92%  |                   |                | LIFE    | * *                | 5           | \$9,600        | A             |  |
|                        | Efflorescence, Extent : Moderate, Area Affected : 15%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Interior Face                                     |                   |                |         |                    |             |                |               |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 3%   |                   |                | 2034    | * *                | 5-10        | \$5,600        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2026    | * *                | 10          | \$39,800       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$12,500       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2030    | * *                | 5           | \$5,700        | C             |  |
| Quarry Tile            | 5%   |                   |                | 2034    | * *                | 5           | \$8,600        | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | * *                | 5           | \$4,500        | C             |  |
| Vinyl Tile             | 5%   | Now               | \$54,600       | 2031    | * *                | 3           | \$2,100        | C             |  |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Compressor Room In Basement                       |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Compressor Room In Basement                       |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Compressor Room In Basement                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 55%  |                   |                | 2029    | * *                | 3           | \$31,500       | C             |  |
| Vinyl Tile             | 15%  |                   |                | 2021    | \$163,900          | 3           | \$6,400        | C             |  |
| Wood                   | 5%   |                   |                | 2036    | * *                | 5           | \$10,700       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$23,300 | LIFE | ** |  |  | C |
|------------------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Storage Area, Meter Room In Basement**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Storage Area, Meter Room In Basement*

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$7,100  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$5,700  | C |
| Gypsum Board          | 2%  |  |  | LIFE | ** | 5 | \$1,700  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$25,700 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair C At First Floor*

|                     |    |  |  |      |    |  |  |   |
|---------------------|----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 3% |  |  | LIFE | ** |  |  | C |
|---------------------|----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |     |          |      |    |   |         |   |
|----------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 5%  |     |          | 2034 | ** | 5 | \$5,700 | B |
| Exposed Concrete     | 13% | Now | \$28,700 | LIFE | ** | 5 | \$2,300 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Gas Meter Room, Basement Restroom**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Gas Meter Room, Basement Restroom*

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 2%  |  |  | LIFE | ** | 5 | \$2,900  | B |
| Plaster      | 80% |  |  | LIFE | ** | 5 | \$57,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Service Protector Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2041 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2037 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2037 | ** | 5 | \$1,600 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2041 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Stand-by Power

Transfer Switches

Automatic

100%

2034

\* \*

1

\$23,000

B

Generators

Diesel

100%

2030

\* \*

1

\$28,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 100 Kw, Onan Genset*

Batteries

Lead/Acid

100%

2014

\$600

5

\$2,800

B

Fuel Storage

Main Tank

100%

2049

\* \*

5

\$2,300

B

## Lighting

Interior Lighting

Fluorescent

99%

2026

\* \*

10

\$69,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

1%

2026

\* \*

10

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : High Pressure Sodium, Metal Halide*

Egress Lighting

Emergency, Service

100%

2026

\* \*

1

B

Exterior Lighting

HID

100%

2026

\* \*

10

\$200

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2041

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$75,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 98 - M

Asset # : 1712

| Mechanical             |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |            |  |                |                    |                |             |                |               |
| Distribution           |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%       | Now  | \$30,500       | 2041               | * *            | 4           | \$3,800        | B             |
|                        |            | <i>Leak Evident, Extent : Light, Area Affected : 5%</i>  |                |                    |                |             |                |               |
|                        |            | <i>Location : Condensate Return Lines And Pumps</i>  |                |                    |                |             |                |               |
| Terminal Devices       |            |  |                |                    |                |             |                |               |
| Air Handler            | 30%        |  |                | 2021               | \$141,300      | 1           | \$14,200       | B             |
| Convactor/Radiator     | 70%        |  |                | 2026               | * *            | 1           | \$17,400       | B             |
| Air Conditioning       |            |  |                |                    |                |             |                |               |
| Energy Source          |            |  |                |                    |                |             |                |               |
| Electricity            | 100%       |  |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment   |            |  |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 20%        |  |                | 2022               | \$224,900      | 2           | \$900          | B             |
| Window/Wall Unit       | 5%         |  |                | 2016               | \$9,000        | 1           |                | B             |
| No Component           | 75%        |  |                |                    |                |             |                | D             |
| Ventilation            |            |  |                |                    |                |             |                |               |
| Distribution           |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |  |                | LIFE               | * *            | 2-5         | \$42,700       | B             |
| Exhaust Fans           |            |  |                |                    |                |             |                |               |
| Roof                   | 100%       |  |                | 2026               | * *            | 2           | \$2,400        | B             |
| Plumbing               |            |  |                |                    |                |             |                |               |
| H/C Water Piping       |            |  |                |                    |                |             |                |               |
| Brass/Copper           | 20%        |  |                | 2047               | * *            | 1           |                | B             |
| Galv Iron/Steel        | 80%        |  |                | 2026               | * *            | 1           |                | B             |
| Water Heater           |            |  |                |                    |                |             |                |               |
| Gas Fired              | 100%       |  |                | 2020               | \$20,300       | 2           | \$1,100        | B             |
|                        |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                    |                |             |                |               |
|                        |            | <i>Location : Boiler Room</i>  |                |                    |                |             |                |               |
|                        |            | <i>Explanation : 3 Storage Tanks Connected To Instantaneous Gas Fired Water Heater</i>                   |                |                    |                |             |                |               |
| Sanitary Piping        |            |  |                |                    |                |             |                |               |
| Cast Iron              | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |  |                |                    |                |             |                |               |
| Cast Iron              | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |            |  |                |                    |                |             |                |               |
| Rigid Piping           | 100%       |  |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)      |            |  |                |                    |                |             |                |               |
| Electric               | 100%       |  |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer     |            |  |                |                    |                |             |                |               |
| Generic                | 100%       |  |                | 2026               | * *            | 1           | \$4,700        | B             |
| Fixtures               |            |  |                |                    |                |             |                |               |
| Generic                | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport     |            |  |                |                    |                |             |                |               |
| Elevators              |            |  |                |                    |                |             |                |               |
| Hydraulic              | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                        |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                    |                |             |                |               |
|                        |            | <i>Location : 1-5</i>  |                |                    |                |             |                |               |
|                        |            | <i>Explanation : One Hydraulic Passenger Elevator, One Electric Hoist Basement - Mezzanine - Kitchen</i> |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 98 - M MINISCHOOL  
**Address** : 512 WEST 212 STREET  
**Borough** : MANHATTAN **Agency's Number** : M852  
**Program / Asset #** : BOE0056.010 / 693 **Yr Built/Renovated** : 1985 / 2008  
**Area Sq Ft** : 6,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2229 **Lot** : 12 **BIN** : 1064871

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$38,500              |
| Interior Architecture |                       | \$67,700              |
| Electrical            |                       | \$47,200              |
| Mechanical            |                       | \$73,300              |
| <b>Total</b>          |                       | <b>\$226,700</b>      |
| Priority A            |                       | \$38,500              |
| Priority B            |                       | \$120,600             |
| Priority C            |                       | \$67,700              |
| <b>Total</b>          |                       | <b>\$226,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$22,900        |                | \$14,400        |                |
| Interior Architecture | \$400           | \$900          | \$3,600         |                |
| Electrical            | \$100           |                | \$100           |                |
| Mechanical            | \$300           | \$300          | \$700           | \$300          |
| <b>Total</b>          | <b>\$23,600</b> | <b>\$1,200</b> | <b>\$18,900</b> | <b>\$300</b>   |
| Priority A            | \$22,900        |                | \$14,400        |                |
| Priority B            | \$400           | \$300          | \$4,500         | \$300          |
| Priority C            | \$400           | \$900          |                 |                |
| <b>Total</b>          | <b>\$23,600</b> | <b>\$1,200</b> | <b>\$18,900</b> | <b>\$300</b>   |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 98 - M MINISCHOOL**  
**Asset # : 693**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|   |      |     |          |      |     |      |          |   |
|---|------|-----|----------|------|-----|------|----------|---|
| Exterior Walls  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% |     |          | 2041 | * * | 5-10 | \$52,900 | A |
| Windows   |      |     |          |      |     |      |          |   |
| Aluminum  | 100% |     |          | 2043 | * * | 5    | \$1,200  | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |
| Roof  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% | Now | \$22,900 | 2034 | * * |      |          | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>    |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |      |     |          |      |     |      |          |   |
| <i>Location : Classrooms</i>  |      |     |          |      |     |      |          |   |

## Interior

|   |      |  |  |      |     |   |         |   |
|---|------|--|--|------|-----|---|---------|---|
| Floors  |      |  |  |      |     |   |         |   |
| Ceramic Tile  | 5%   |  |  | 2024 | * * | 5 | \$400   | C |
| Vinyl Tile  | 95%  |  |  | 2021 |     | 3 | \$2,700 | C |
| Interior Walls  |      |  |  |      |     |   |         |   |
| Ceramic Tile  | 5%   |  |  | 2024 | * * | 5 | \$300   | C |
| Glass: Single Pane  | 5%   |  |  | LIFE | * * | 5 | \$200   | C |
| Gypsum Board  | 90%  |  |  | LIFE | * * | 5 | \$3,600 | C |
| Ceilings  |      |  |  |      |     |   |         |   |
| AcousTileSusp.Lay-In  | 100% |  |  | 2026 | * * | 5 | \$7,200 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |      |  |  |      |     |   |         |   |
| <i>Location : Classrooms</i>  |      |  |  |      |     |   |         |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |      |  |  |      |     |   |         |   |
| <i>Location : Classrooms</i>  |      |  |  |      |     |   |         |   |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|                          |      |  |  |      |     |   |       |   |
|--------------------------|------|--|--|------|-----|---|-------|---|
| Switchgear / Switchboard |      |  |  |      |     |   |       |   |
| Fused Disc Sw            | 100% |  |  | 2031 | * * | 5 |       | B |
| Raceway                  |      |  |  |      |     |   |       |   |
| Conduit                  | 100% |  |  | 2031 | * * | 1 |       | B |
| Panelboards              |      |  |  |      |     |   |       |   |
| Fused Disc Sw            | 30%  |  |  | 2029 | * * | 5 |       | B |
| Molded Case Bkrs         | 70%  |  |  | 2029 | * * | 5 | \$100 | B |
| Wiring                   |      |  |  |      |     |   |       |   |
| Thermoplastic            | 100% |  |  | 2031 | * * | 1 |       | B |
| Motor Controllers        |      |  |  |      |     |   |       |   |
| Locally Mounted          | 100% |  |  | 2026 | * * | 5 |       | B |

## Ground

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Grounding Devices |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 98 - M MINISCHOOL

Asset # : 693

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent                           | 100%       |                   |                | 2021               | \$47,200       | 10          | \$4,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting<br>Exit, Service                           | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting<br>HID                                   | 100%       |                   |                | 2016               | \$100          | 10          |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Natural Gas                               | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment<br>Furnace                            | 100%       |                   |                | 2026               | * *            | 1           | \$2,500        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                       |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity                               | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment<br>Int Pkg Unit - Cooling             | 100%       |                   |                | 2022               | \$73,300       | 2           | \$300          | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution<br>Ductwork/Diffusers                         | 100%       |                   |                | LIFE               | * *            | 2-5         | \$2,800        | B             |
| Exhaust Fans<br>Interior                                   | 100%       |                   |                | 2026               | * *            | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                        | 100%       |                   |                | 2034               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                                  | 100%       |                   |                | 2019               | \$1,300        | 2           | \$100          | B             |
| Sanitary Piping<br>Cast Iron                               | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures<br>Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 98 - Q  
**Address** : 40-20 235 STREET BTWN: 40 AVE., 41 AVE.  
**Borough** : QUEENS **Agency's Number** : Q098  
**Program / Asset #** : BOE0749.000 / 1617 **Yr Built/Renovated** : 1931 / 2002  
**Area Sq Ft** : 37,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8082 **Lot** : 285 **BIN** : 4168629

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$46,800              | \$46,800              |
| Interior Architecture |  |                       | \$66,400              |
| Electrical            |  | \$107,300             | \$346,800             |
| Mechanical            |  |                       | \$183,400             |
| <b>Total</b>          |  | <b>\$154,000</b>      | <b>\$643,400</b>      |
| Priority A            |  | \$46,800              | \$46,800              |
| Priority B            |  | \$107,300             | \$530,200             |
| Priority C            |  |                       | \$66,400              |
| <b>Total</b>          |  | <b>\$154,000</b>      | <b>\$643,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$7,500         |                |                | \$4,400         |
| Interior Architecture | \$600           |                | \$1,600        | \$16,000        |
| Electrical            | \$49,600        | \$1,000        | \$1,100        | \$38,900        |
| Mechanical            | \$10,000        | \$4,900        | \$6,900        | \$11,500        |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$5,800</b> | <b>\$9,500</b> | <b>\$70,700</b> |
| Priority A            | \$7,500         |                |                | \$4,400         |
| Priority B            | \$59,600        | \$5,800        | \$8,000        | \$50,300        |
| Priority C            | \$600           |                | \$1,600        | \$16,000        |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$5,800</b> | <b>\$9,500</b> | <b>\$70,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$17,900       | A             |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : East Facade                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  | Now               | \$7,500        | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Southeast Exit                                    |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Southeast Exit                                    |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 7%   |                   |                | LIFE               | * *            | 5           | \$1,200        | A             |
| Granite Panels         | 3%   |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Wood                   | 100%   |                   |                | 2044               | * *            | 5           | \$93,500       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 100%   |                   |                | LIFE               | * *            | 5           | \$10,000       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 10%  |                   |                | 2027               | * *            | 10          | \$4,400        | A             |
| Slate                  | 90%  |                   |                | LIFE               | * *            |             |                | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 20%  |                   |                | 2042               | * *            | 5           | \$4,600        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Basement Corridor And Stair Landings              |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 17%  |                   |                | LIFE               | * *            | 5           | \$17,300       | C             |
| Ceramic Tile           | 3%   |                   |                | 2031               | * *            | 5           | \$1,400        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$1,800        | C             |
| Vinyl Tile             | 10%  |                   |                | 2032               | * *            | 3           | \$2,300        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2022               | \$66,400       | 3           | \$2,600        | C             |
| Wood                   | 30%  |                   |                | 2037               | * *            | 5           | \$26,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%  |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 80%  |                   |                | LIFE               | * *            | 5           | \$11,200       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Plaster                | 100%   |                   |                | LIFE               | * *            | 5           | \$28,900       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 2000 Amperes  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 70%        |                   |                | 2022               | \$41,700       | 5           | \$100          | B             |
| Fused Disc Sw   | 30%        |                   |                | 2042               | **             | 5           |                | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 85%        |                   |                | 2022               | \$30,700       | 1           |                | B             |
| Conduit   | 15%        |                   |                | 2042               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2038               | **             | 5           |                | B             |
| Fused Knife Sw  | 40%        | 2-4               | \$22,600       | 2047               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 5%         |                   |                | 2038               | **             | 5           |                | B             |
| Molded Case Bkrs  | 50%        |                   |                | 2021               | \$28,200       | 5           | \$400          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 75%        | 2-4               | \$26,000       | 2047               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 25%        |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2035               | **             | 5           | \$200          | B             |
| Locally Mounted   | 20%        |                   |                | 2020               | \$2,500        | 5           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%   |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2022               | \$274,400      | 10          | \$27,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2022               | \$2,600        | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2030               | **             | 10          | \$3,800        | B             |
| Exit, Service   | 50%        |                   |                | 2030               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Exterior Lighting

## HID

50%

2017

\$6,300

10

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : Front Of The Building Only*

## No Component

50%

D

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2017

\$31,300

1

\$3,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensors*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2017

\$107,300

1-3

\$5,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Main Control Panel. Alarm Bells And Manual Pull Stations Only*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

## Conversion Equipment

## Steam Boiler

100%

Now

\$3,400

2035

\* \*

1

\$27,700

B

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Fuel Switch Control, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$4,900

2032

\* \*

4

\$1,500

B

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Boiler Room**Explanation : Vacuum Pump Leaks And Is Noisy*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 98 - Q

Asset # : 1617

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$38,200       | 1           | \$3,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Pneumatic Compressor Is Not In Service      |            |                   |                |                    |                |             |                |               |
| Convector/Radiator  | 50%        |                   |                | 2027               | * *            | 1           | \$5,000        | B             |
| Fan Coil Unit/Heat  | 20%        |                   |                | 2022               | \$106,000      | 1           | \$2,000        | B             |
| Unit Heater-Stm/HW  | 10%        |                   |                | 2022               | \$22,900       | 4           | \$400          | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2017               | \$7,300        | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$17,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2022               | \$39,100       | 2           | \$1,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$8,200        | 2           | \$500          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 99 - BK  
**Address** : 1120 EAST 10 STREET @ AVENUE K  
**Borough** : BROOKLYN **Agency's Number** : K099  
**Program / Asset #** : BOE0411.000 / 1373 **Yr Built/Renovated** : 1914 / 2000  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6535 **Lot** : 11 **BIN** : 3171478

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$737,100             | \$144,300             |
| Interior Architecture | \$467,900             | \$387,900             |
| Electrical            | \$115,800             | \$1,039,200           |
| Mechanical            |                       | \$253,400             |
| <b>Total</b>          | <b>\$1,320,700</b>    | <b>\$1,824,800</b>    |
| Priority A            | \$737,100             | \$144,300             |
| Priority B            | \$192,700             | \$1,348,500           |
| Priority C            | \$390,900             | \$331,900             |
| <b>Total</b>          | <b>\$1,320,700</b>    | <b>\$1,824,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,300         |                 |                 |                 |
| Interior Architecture | \$70,600         | \$3,700         | \$1,900         | \$4,400         |
| Electrical            | \$31,100         | \$1,100         | \$1,300         | \$2,100         |
| Mechanical            | \$67,500         | \$9,500         | \$12,000        | \$9,500         |
| <b>Total</b>          | <b>\$188,400</b> | <b>\$14,300</b> | <b>\$15,200</b> | <b>\$16,000</b> |
| Priority A            | \$19,300         |                 |                 |                 |
| Priority B            | \$117,700        | \$10,600        | \$13,400        | \$11,600        |
| Priority C            | \$51,400         | \$3,700         | \$1,900         | \$4,400         |
| <b>Total</b>          | <b>\$188,400</b> | <b>\$14,300</b> | <b>\$15,200</b> | <b>\$16,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$90,900       | A             |
| Masonry: Brick         | 85%   | Now               | \$332,300      | LIFE               | **             | 5           | \$98,900       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Room 309, Auditorium                               |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   | Now               | \$146,100      | LIFE               | **             | 5           | \$8,700        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                        | Location : Building Base                                      |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$80,700       | 2039               | **             | 5           | \$16,800       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   | Now               | \$19,300       | LIFE               | **             | 5           | \$8,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   | Now               | \$65,200       | LIFE               | **             | 5           | \$9,800        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  | Now               | \$67,300       | 2028               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 30%           |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$21,800       | C             |
| Ceramic Tile           | 5%  | Now               | \$33,100       | 2026               | **             | 5           | \$2,500        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Quarry Tile            | 5%  |                   |                | 2040               | **             | 5           | \$7,500        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%   | Now               | \$99,600       | 2018               | \$331,900      | 3           | \$13,100       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%   |                   |                | 2028               | **             | 3           | \$5,600        | C             |
| Wood                   | 30%   |                   |                | 2038               | **             | 5           | \$56,000       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        | Now               | \$109,500      | 2026               | **             | 5           | \$6,200        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$3,700        | C             |
| Plaster  | 80%        | Now               | \$181,800      | LIFE               | **             | 5           | \$29,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        | Now               | \$19,200       | LIFE               | **             | 5           | \$1,600        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Plaster  | 90%        | Now               | \$77,000       | LIFE               | **             | 5           | \$56,000       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$89,400       | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2023               | \$68,200       | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2022               | \$10,200       | 5           | \$200          | B             |
| Fused Knife Sw  | 20%        | 2-4               | \$20,300       | 2048               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 70%        |                   |                | 2022               | \$71,100       | 5           | \$1,200        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2023               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2018               | \$521,500      | 10          | \$53,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$8,300        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2018               | \$59,900       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$13,800       | 10          | \$8,000        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$5,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$27,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$229,000      | 1-3         | \$12,300       | B             |

| Mechanical           |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                             |   |                   |                    |         |                |             |                |               |
|                      | Energy Source               |   |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2033    | * *            | 1           |                | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : One Tank - 6000 Gallons                   |                   |                    |         |                |             |                |               |
| Conversion Equipment |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Boiler                | 100%  |                   |                    | 2036    | * *            | 1           | \$65,900       | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 99 - BK

## Asset # : 1373

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$26,500       | 2033               | * *            | 4           | \$3,300        | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Steam Traps, Throughout                        |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 10%   | Now               | \$4,100        | 2023               | \$40,900       | 1           | \$3,700        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room                                       |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 75%   | Now               | \$10,700       | 2028               | * *            | 1           | \$14,500       | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Controls, Thermostats, Throughout              |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 15%   |                   |                | 2023               | \$170,300      | 1           | \$3,200        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%   |                   |                | 2018               | \$15,600       | 1           |                | B             |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 50%   |                   |                | LIFE               | * *            | 2-5         | \$29,400       | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 30%   |                   |                | 2023               | \$25,100       | 2           | \$600          | B             |
| Roof                  | 70%   | Now               | \$800          | 2023               | \$42,200       | 2           | \$1,100        | B             |
|                       | Broken, Extent : Moderate, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$17,600       | 2           | \$1,000        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  | Now               | \$5,300        | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  | Now               | \$2,100        | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Severe, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Generic               | 50%   |                   |                | 2028               | * *            | 1           | \$2,100        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 99 - BK

Asset # : 1373

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority Code |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) |               |
| Fire Suppression |                |                |                   |                    |         |                |             |               |
| Sprinkler        |                |                |                   |                    |         |                |             |               |
|                  | No Component   | 98%            |                   |                    |         |                |             | D             |
|                  | Generic        | 2%             |                   |                    | 2033    | * *            | 1-2         | \$400 B       |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 99 - Q  
**Address** : 82-37 KEW GARDENS ROAD  
**Borough** : QUEENS **Agency's Number** : Q099  
**Program / Asset #** : BOE0750.000 / 668 **Yr Built/Renovated** : 1924 / 2002  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ph  
**Block** : 3360 **Lot** : 1 **BIN** : 4080168

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$101,900        | \$140,400          |
| Interior Architecture |  | \$64,100         | \$334,300          |
| Electrical            |  | \$53,700         | \$650,500          |
| Mechanical            |  |                  | \$1,083,000        |
| <b>Total</b>          |  | <b>\$219,700</b> | <b>\$2,208,300</b> |
| Priority A            |  | \$101,900        | \$140,400          |
| Priority B            |  | \$117,800        | \$1,770,100        |
| Priority C            |  |                  | \$297,700          |
| <b>Total</b>          |  | <b>\$219,700</b> | <b>\$2,208,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$145,200        |                 | \$5,200         |                 |
| Interior Architecture | \$120,700        |                 | \$5,400         | \$8,300         |
| Electrical            | \$2,100          | \$2,000         | \$2,600         | \$2,500         |
| Mechanical            | \$25,900         | \$15,000        | \$12,900        | \$10,000        |
| <b>Total</b>          | <b>\$293,800</b> | <b>\$17,000</b> | <b>\$26,100</b> | <b>\$20,800</b> |
| Priority A            | \$145,200        |                 | \$5,200         |                 |
| Priority B            | \$76,400         | \$17,000        | \$15,600        | \$12,500        |
| Priority C            | \$72,200         |                 | \$5,400         | \$8,300         |
| <b>Total</b>          | <b>\$293,800</b> | <b>\$17,000</b> | <b>\$26,100</b> | <b>\$20,800</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$41,400       | A             |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | **             | 5           | \$64,700       | A             |
| Masonry: Brick          | 20%  |                   |                | LIFE               | **             | 5           | \$33,100       | A             |
| Masonry: Brick          | 58%  |                   |                | LIFE               | **             | 5           | \$96,100       | A             |
| Masonry: Granite        | 2%   |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Stucco Cement           | 5%   |                   |                | 2036               | **             | 5           | \$10,400       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2039               | **             | 5           | \$24,700       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%  |                   |                | LIFE               | **             | 5           | \$54,900       | A             |
| Masonry: Brick          | 60%  |                   |                | LIFE               | **             | 5-10        | \$43,700       | A             |
| Metal: Cage/Fence       | 10%  |                   |                | 2028               | **             | 5-10        | \$8,200        | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%  |                   |                | 2028               | **             | 10          | \$20,400       | A             |
| Cast in Place Concrete  | 30%  | Now               | \$29,500       | LIFE               | **             |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%                                    |                   |                |                    |                |             |                |               |
|                         | Location : Over Cafeteria  |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%                                 |                   |                |                    |                |             |                |               |
|                         | Location : School Yard Over Boiler Room And Cafeteria  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%                                      |                   |                |                    |                |             |                |               |
|                         | Location : Boiler Room, Cafeteria, Kitchen Storage Room, Stair 1, Room Adjacent To School Yard |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 20%  | Now               | \$15,200       | 2023               | \$75,800       |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%                                    |                   |                |                    |                |             |                |               |
|                         | Location : Over Room 120   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%                                      |                   |                |                    |                |             |                |               |
|                         | Location : Over Room 120   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Carpet                  | 5%   |                   |                | 2022               | \$23,100       | 3           | \$5,900        | C             |
| Ceramic Tile            | 5%   |                   |                | 2032               | **             | 5           | \$3,900        | C             |
| Terrazzo                | 10%  |                   |                | LIFE               | **             | 5           | \$12,200       | C             |
| Vinyl Tile              | 35%  |                   |                | 2028               | **             | 3           | \$10,200       | C             |
| Vinyl Tile              | 40%  |                   |                | 2023               | \$297,700      | 3           | \$15,600       | C             |
| Wood                    | 5%   |                   |                | 2038               | **             | 5           | \$7,300        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Ceramic Tile

5%

2032

\* \*

5

\$4,900

C

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Restroom Adjacent To Kitchen*

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$7,800

C

Masonry: Brick

5%

LIFE

\* \*

10

\$1,500

C

Masonry: Brick

10%

LIFE

\* \*

10

\$2,900

C

Plaster

60%

LIFE

\* \*

5-10

\$49,600

C

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Kitchen Storage Room*

SGFT/Glazed Masonry

5%

LIFE

\* \*

10

\$2,400

C

Wood

5%

LIFE

\* \*

5

\$38,900

C

## Ceilings

AcousTileConcealSpLn

5%

Now

\$30,100

2043

\* \*

5

\$2,400

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Space Near Gymnasium Entrance**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Space Near Gymnasium Entrance*

Exposed Concrete

10%

LIFE

\* \*

5-10

\$9,800

B

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room, Electrical Room, Room 120*

Metal Panel

10%

LIFE

\* \*

5

\$19,500

B

*Deteriorated Finish, Extent : Moderate, Area Affected : 50%**Location : Gymnasium**Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Gymnasium**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Kitchen*

Plaster

75%

LIFE

\* \*

5-10

\$100,700

B

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair 11*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2043

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2043

\* \*

5

\$200

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2022               | \$5,100        | 5           | \$100          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 75%        |                   |                | 2022               | \$76,200       | 5           | \$1,000        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 60%        | 2-4               | \$53,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2021               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted   | 20%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 96%        |                   |                | 2023               | \$451,600      | 10          | \$45,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                              |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2023               | \$2,200        | 10          |                | B             |
| Incandescent  | 3%         |                   |                | 2018               | \$14,100       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2028               | * *            | 10          | \$6,300        | B             |
| Exit, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2028               | * *            | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2028               | * *            | 1           | \$5,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only, Motion Sensors              |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2028               | * *            | 1-3         | \$15,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Strobe Lights, Manual Pull Stations, Horns, Bells |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2033               | * *            | 5           | \$16,200       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2021               | \$289,700      | 1           | \$51,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2023               | \$415,400      | 4           | \$3,900        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 50%        |                   |                | 2018               | \$160,400      | 1           | \$16,200       | B             |
| Convactor/Radiator                                      | 40%        |                   |                | 2028               | * *            | 1           | \$6,800        | B             |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2028               | * *            | 1           | \$1,700        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 15%        |                   |                | 2023               | \$30,300       | 1           | \$3,600        | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Refrigeration Room                           |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2018               | \$12,200       | 1           |                | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 15%        |                   |                | 2033               | * *            | 4           | \$400          | B             |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 15%        |                   |                | 2018               | \$9,500        | 1           | \$4,900        | B             |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 15%        |                   |                | 2023               | \$4,500        | 2           | \$5,500        | B             |
| No Component  | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$46,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2018               | \$59,200       | 2           | \$1,500        | B             |
| Roof  | 10%        |                   |                | 2018               | \$4,700        | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 50%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 50%        |                   |                | 2021               | \$88,900       | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2023               | \$18,500       | 4           | \$7,800        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 99 - Q

Asset # : 668

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2023               | \$69,500       | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 1 - BX  
**Address** : 335 EAST 152 STREET @ COURTLANDT AVE.  
**Borough** : BRONX **Agency's Number** : X001  
**Program / Asset #** : BOE0155.000 / 522 **Yr Built/Renovated** : 1961 / 2010  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2411 **Lot** : 119 **BIN** : 2001881

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$138,300        | \$888,300          |
| Interior Architecture |  | \$274,100        | \$864,700          |
| Electrical            |  | \$117,700        | \$752,900          |
| Mechanical            |  | \$225,000        | \$569,100          |
| <b>Total</b>          |  | <b>\$755,200</b> | <b>\$3,074,900</b> |
| Priority A            |  | \$138,300        | \$888,300          |
| Priority B            |  | \$454,900        | \$1,377,100        |
| Priority C            |  | \$161,900        | \$809,500          |
| <b>Total</b>          |  | <b>\$755,200</b> | <b>\$3,074,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,700          |                 |                 |                 |
| Interior Architecture | \$185,100        |                 | \$1,200         | \$10,600        |
| Electrical            | \$4,500          | \$1,900         | \$2,100         | \$3,300         |
| Mechanical            | \$86,600         | \$12,900        | \$17,900        | \$16,200        |
| <b>Total</b>          | <b>\$280,900</b> | <b>\$14,800</b> | <b>\$21,300</b> | <b>\$30,200</b> |
| Priority A            | \$4,700          |                 |                 |                 |
| Priority B            | \$137,800        | \$14,800        | \$21,300        | \$19,500        |
| Priority C            | \$138,400        |                 |                 | \$10,600        |
| <b>Total</b>          | <b>\$280,900</b> | <b>\$14,800</b> | <b>\$21,300</b> | <b>\$30,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BX

## Asset # : 522

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%  | Now               | \$4,700        | 2033               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : At Columns On North Facade                           |                   |                |                    |                |             |                |               |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : At Columns On North Facade                           |                   |                |                    |                |             |                |               |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   |                   |                | LIFE               | * *            | 5           | \$127,600      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 2%  |                   |                | 2043               | * *            | 5-10        | \$9,200        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2048               | * *            | 5           | \$15,100       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%   |                   |                | LIFE               | * *            | 5-10        | \$45,100       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 30%   |                   |                | LIFE               | * *            | 5-10        | \$40,200       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Security Bars     | 10%   |                   |                | 2038               | * *            |             |                | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%  |                   |                | 2023               | \$744,500      | 10          | \$80,000       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | * *            | 5           | \$53,100       | C             |
| Ceramic Tile            | 5%  | Now               | \$13,400       | 2032               | * *            | 5           | \$3,000        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terrazzo                | 5%  | Now               | \$9,100        | LIFE               | * *            | 5           | \$4,700        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 70%   | Now               | \$161,900      | 2023               | \$809,500      | 3           | \$31,800       | C             |
|                         | Loose/Delam Surface, Extent : Moderate, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                                 |                   |                |                    |                |             |                |               |
| Wood                    | 10%   | Now               | \$12,900       | 2051               | * *            | 5           | \$11,400       | C             |
|                         | Deteriorated Finish, Extent : Light, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BX

## Asset # : 522

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$8,600  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** | 10   | \$4,800  | C |
| Plaster               | 55% |  |  | LIFE | ** | 5-10 | \$50,200 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$13,400 | C |
| Wood                  | 5%  |  |  | LIFE | ** | 5    | \$42,900 | C |

## Ceilings

|  |     |     |           |      |          |      |          |   |
|--|-----|-----|-----------|------|----------|------|----------|---|
| AcousTile,Adhered  | 25% | Now | \$9,100   | 2028 | **       | 5    | \$15,200 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>     |     |     |           |      |          |      |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |          |      |          |   |
| AcousTileSusp.Lay-In   | 2%  |     |           | 2036 | **       | 5    | \$2,400  | B |
| Exposed Concrete   | 48% | Now | \$112,200 | LIFE | **       | 5    | \$9,100  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>     |     |     |           |      |          |      |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |          |      |          |   |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>                |     |     |           |      |          |      |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |          |      |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>       |     |     |           |      |          |      |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |          |      |          |   |
| Exposed Struc: Steel   | 5%  |     |           | LIFE | **       | 10   | \$12,100 | B |
| Fiber Board  | 5%  | Now | \$5,500   | 2023 | \$55,200 |      |          | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i> |     |     |           |      |          |      |          |   |
| <i>Location : Gymnasium</i>  |     |     |           |      |          |      |          |   |
| Plaster  | 15% |     |           | LIFE | **       | 5-10 | \$31,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$28,700 | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : No Rating Available</i>                          |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2023 | \$104,300 | 5 | \$2,100 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$113,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 3%  |  |  | 2039 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 2%  |  |  | 2039 | **        | 5 |         | B |
| Molded Case Bkrs | 95% |  |  | 2022 | \$128,700 | 5 | \$2,000 | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BX

## Asset # : 522

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$117,700      | 2048               | **             | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 90%  |                   |                | 2021               | \$19,100       | 5           | \$500          | B             |
| Locally Mounted       | 10%  | 2-4               | \$2,100        | 2043               | **             | 5           |                | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Insulation                      |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 100%   |                   |                | 2028               | **             | 10          | \$74,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2023               | \$6,700        | 1           |                | B             |
| Exit, Battery         | 50%  |                   |                | 2023               | \$33,600       | 10          | \$2,700        | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$32,800       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2018               | \$54,200       | 1           | \$5,900        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2018               | \$278,300      | 1-3         | \$15,000       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2023               | \$227,700      | 5           | \$25,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 1 - BX

## Asset # : 522

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | 0-2               | \$225,000      | 2028               | * *            | 1           | \$72,300       | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boilers Basement                                |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$32,300       | 2043               | * *            | 4           | \$4,000        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Vacuum Condensate Pump                 |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        | Now               | \$19,900       | 2023               | \$199,400      | 1           | \$18,100       | B             |
| Other Observation, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                               |            |                   |                |                    |                |             |                |               |
| Explanation : Heating Coil For Gym Leaks                   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 60%        |                   |                | 2036               | * *            | 1           | \$15,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 30%        |                   |                | 2018               | \$57,000       | 1           |                | B             |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$71,600       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2023               | \$40,900       | 2           | \$1,000        | B             |
| Roof   | 60%        |                   |                | 2023               | \$44,100       | 2           | \$1,500        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 30%        |                   |                | 2028               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 70%        |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$8,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$6,500        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Gym Ceiling                                     |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 1 - BX

Asset # : 522

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 100 - BK  
**Address** : 2951 WEST 3 STREET @W. BRIGHTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K100  
**Program / Asset #** : BOE0412.000 / 1374 **Yr Built/Renovated** : 1924 / 2011  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 7281 **Lot** : 1 **BIN** : 3196595

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$895,200             | \$328,200             |
| Interior Architecture | \$829,300             | \$55,300              |
| Electrical            | \$80,600              | \$250,900             |
| Mechanical            | \$222,200             | \$794,600             |
| <b>Total</b>          | <b>\$2,027,300</b>    | <b>\$1,428,900</b>    |
| Priority A            | \$895,200             | \$328,200             |
| Priority B            | \$454,700             | \$1,100,700           |
| Priority C            | \$677,300             |                       |
| <b>Total</b>          | <b>\$2,027,300</b>    | <b>\$1,428,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,500         |                 | \$5,200         | \$1,400         |
| Interior Architecture | \$80,300         |                 | \$9,800         | \$600           |
| Electrical            | \$2,300          | \$1,200         | \$1,800         | \$1,900         |
| Mechanical            | \$55,300         | \$10,900        | \$14,600        | \$9,500         |
| <b>Total</b>          | <b>\$161,400</b> | <b>\$12,100</b> | <b>\$31,300</b> | <b>\$13,500</b> |
| Priority A            | \$23,500         |                 | \$5,200         | \$1,400         |
| Priority B            | \$76,500         | \$12,100        | \$16,300        | \$11,400        |
| Priority C            | \$61,400         |                 | \$9,800         | \$600           |
| <b>Total</b>          | <b>\$161,400</b> | <b>\$12,100</b> | <b>\$31,300</b> | <b>\$13,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BK

## Asset # : 1374

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$454,200      | LIFE               | * *            | 5           | \$95,300       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  | Now               | \$348,400      | LIFE               | * *            | 5           | \$103,700      | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2049               | * *            | 5-10        | \$41,900       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 70%  |                   |                | 2039               | * *            | 5           | \$24,100       | A             |
| Aluminum               | 30%  |                   |                | 2031               | * *            | 5           | \$10,300       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$39,000       | LIFE               | * *            | 5           | \$6,900        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$53,600       | LIFE               | * *            | 5           | \$8,000        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 25%  |                   |                | 2028               | * *            | 10          | \$8,500        | A             |
| Built-Up (BUR)         | 70%  |                   |                | 2023               | \$129,300      | 10          | \$23,900       | A             |
| Roll Roofing           | 5%   |                   |                | 2022               | \$7,600        | 5           | \$2,800        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BK

## Asset # : 1374

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$43,000       | C             |  |
| Cast in Place Concrete   | 5%         | Now               | \$15,000       | LIFE    | **                 | 5           | \$10,700       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Steps, Throughout                                   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$10,900       | 2026    | **                 | 5           | \$2,500        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms, Throughout                               |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms, Throughout                               |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$7,400        | C             |  |
| Terrazzo   | 5%         | 0-2               | \$73,600       | LIFE    | **                 | 5           | \$3,800        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor Lobby                                  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 50%        |                   |                | 2028    | **                 | 3           | \$18,400       | C             |  |
| Vinyl Tile   | 5%         | Now               | \$14,000       | 2028    | **                 | 3           | \$1,800        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 15%        | 0-2               | \$62,500       | 2051    | **                 | 5           | \$13,800       | C             |  |
| Dry Rot/Decay, Extent : Light, Area Affected : 10%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        | Now               | \$166,200      | LIFE    | **                 |             |                | C             |  |
| Diagonal Cracks, Extent : Severe, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room Over Roof                           |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room Over Roof                           |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         | 2-4               | \$53,500       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 35%        | Now               | \$265,500      | LIFE    | **                 | 5           | \$12,800       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Light, Area Affected : 10%                  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 50%        | 0-2               | \$56,100       | LIFE    | **                 | 5           | \$18,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BK

## Asset # : 1374

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

10% Now

\$18,900 LIFE

\* \*

5

\$1,500

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room Over Roof**Exposed Reinforcement, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room Over Roof*

Plaster

90% Now

\$152,000 LIFE

\* \*

5

\$55,300

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2053

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2053

\* \*

5

\$300

B

## Raceway

Conduit

90%

2023

\$76,700

1

B

Conduit

10%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2039

\* \*

5

\$100

B

Fused Disc Sw

15%

2022

\$15,200

5

\$200

B

Molded Case Bkrs

10%

2039

\* \*

5

\$200

B

Molded Case Bkrs

70%

2022

\$71,100

5

\$1,200

B

## Wiring

Braided Cloth

90%

2-4

\$80,600

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

10%

2043

\* \*

1

B

## Motor Controllers

Locally Mounted

30%

2028

\* \*

5

\$100

B

Locally Mounted

30%

2021

\$6,400

5

\$100

B

Locally Mounted

40%

2036

\* \*

5

\$200

B

## Ground

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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BK

## Asset # : 1374

| Electrical           |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component            | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground               |                      |  |                   |                    |         |                |             |                |               |
|                      | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                      | Generic              | 50%  |                   |                    | LIFE    | * *            | 5           | \$900          | B             |
|                      |                      | Other Observation, Extent : Severe, Area Affected : 50%    |                   |                    |         |                |             |                |               |
|                      |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : Connected With Main Water Pipe               |                   |                    |         |                |             |                |               |
|                      | Generic              | 50%  |                   |                    | LIFE    | * *            | 5           | \$900          | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 50%  |                   |                    |         |                |             |                |               |
|                      |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : Connected With Main Water Pipe               |                   |                    |         |                |             |                |               |
| Lighting             |                      |  |                   |                    |         |                |             |                |               |
|                      | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                      | Fluorescent          | 98%  |                   |                    | 2033    | * *            | 10          | \$59,000       | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Incandescent         | 2%   |                   |                    | 2023    | \$11,800       | 2           |                | B             |
|                      | Egress Lighting      |  |                   |                    |         |                |             |                |               |
|                      | Exit, Service        | 50%  |                   |                    | 2023    | \$5,400        | 1           |                | B             |
|                      | Exit, Battery        | 50%  |                   |                    | 2023    | \$27,200       | 10          | \$2,200        | B             |
|                      | Exterior Lighting    |  |                   |                    |         |                |             |                |               |
|                      | HID                  | 100%   |                   |                    | 2023    | \$26,600       | 10          | \$200          | B             |
| Lightning Protection |                      |  |                   |                    |         |                |             |                |               |
|                      | Arresters/Cabling    |  |                   |                    |         |                |             |                |               |
|                      | Generic              | 100%   |                   |                    | 2026    | * *            | 5           | \$400          | B             |
| Alarm                |                      |  |                   |                    |         |                |             |                |               |
|                      | Security System      |  |                   |                    |         |                |             |                |               |
|                      | No Component         | 80%  |                   |                    |         |                |             |                | D             |
|                      | Generic              | 20%  |                   |                    | 2023    | \$44,000       | 1           | \$4,800        | B             |
|                      | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                      | No Component         | 80%  |                   |                    |         |                |             |                | D             |
|                      | Generic              | 20%  |                   |                    | 2031    | * *            | 1-3         | \$7,900        | B             |

| Mechanical |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                      |  |                   |                    |         |                |             |                |               |
|            | Energy Source        |  |                   |                    |         |                |             |                |               |
|            | Fuel Oil No 6        | 100%   |                   |                    | 2023    | \$184,400      | 5           | \$20,300       | B             |
|            |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|            |                      | Location : Basement Vault  |                   |                    |         |                |             |                |               |
|            |                      | Explanation : 2 7500 Gallon Tanks  |                   |                    |         |                |             |                |               |
|            |                      |  |                   |                    |         |                |             |                |               |
|            | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|            | Steam Boiler         | 100%   | Now               | \$18,200           | 2021    | \$364,400      | 1           | \$58,600       | B             |
|            |                      | Damaged, Extent : Moderate, Area Affected : 50%  |                   |                    |         |                |             |                |               |
|            |                      | Location : Basement, 6 Plugged Tubes On Boiler #2, Defective Oil Heater, Defective Combustion Air Damper Motor |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BK

## Asset # : 1374

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           | Now               | \$104,500      | 2033               | * *            | 4           | \$3,200        | B             |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>                  |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout, Deteriorated Steam And Condensate Piping</i> |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            | Now               | \$8,100        | 2023               | \$80,700       | 1           | \$7,300        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 66%</i>            |                |                   |                |                    |                |             |                |               |
| <i>Location : Defective Supply Fan Motors</i>                          |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 75%            | Now               | \$53,000       | 2028               | * *            | 1           | \$14,300       | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>            |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout, Defective Steam Traps</i>                    |                |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 5%             |                   |                | 2028               | * *            | 1           | \$1,100        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 75%            |                   |                | 2021               | \$115,400      | 1           |                | B             |
| No Component   | 25%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           | 2-4               | \$64,600       | LIFE               | * *            | 2-5         | \$36,600       | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |               |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 60%            |                   |                | 2023               | \$49,700       | 2           | \$1,200        | B             |
| Roof   | 40%            |                   |                | 2028               | * *            | 2           | \$800          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           | 0-2               | \$11,200       | 2028               | * *            | 1           |                | B             |
| <i>Broken, Extent : Severe, Area Affected : 60%</i>                    |                |                   |                |                    |                |             |                |               |
| <i>Location : Defective Riser Isolation Take-off Gate Valve</i>        |                |                   |                |                    |                |             |                |               |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           | Now               | \$17,400       | 2023               | \$17,400       | 2           | \$800          | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| <i>Broken, Extent : Moderate, Area Affected : 25%</i>                  |                |                   |                |                    |                |             |                |               |
| <i>Location : Various Risers, Defective Roof Drain Piping</i>          |                |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
| Electric   | 100%           |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 100 - BK

Asset # : 1374

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler                                  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2033               | * *            | 1-2         | \$1,800        | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 100 - BX  
**Address** : 800 TAYLOR AVENUE @LAFAYETTE AVE.  
**Borough** : BRONX **Agency's Number** : X100  
**Program / Asset #** : BOE0240.000 / 431 **Yr Built/Renovated** : 1961 / 2007  
**Area Sq Ft** : 81,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3641 **Lot** : 1 **BIN** : 2022550

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$550,600          | \$50,400           |
| Interior Architecture | \$847,700          |                    |
| Electrical            | \$117,700          | \$1,166,200        |
| Mechanical            |                    | \$121,300          |
| <b>Total</b>          | <b>\$1,516,000</b> | <b>\$1,337,900</b> |
| Priority A            | \$550,600          | \$50,400           |
| Priority B            | \$184,900          | \$1,287,500        |
| Priority C            | \$780,600          |                    |
| <b>Total</b>          | <b>\$1,516,000</b> | <b>\$1,337,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$91,300         | \$5,300         | \$33,700        |                 |
| Interior Architecture | \$93,900         |                 | \$1,400         | \$11,800        |
| Electrical            | \$3,500          | \$1,900         | \$2,100         | \$3,000         |
| Mechanical            | \$42,600         | \$14,600        | \$14,700        | \$9,900         |
| <b>Total</b>          | <b>\$231,300</b> | <b>\$21,700</b> | <b>\$51,900</b> | <b>\$24,700</b> |
| Priority A            | \$91,300         | \$5,300         | \$33,700        |                 |
| Priority B            | \$73,900         | \$16,500        | \$16,800        | \$12,900        |
| Priority C            | \$66,100         |                 | \$1,400         | \$11,800        |
| <b>Total</b>          | <b>\$231,300</b> | <b>\$21,700</b> | <b>\$51,900</b> | <b>\$24,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BX

## Asset # : 431

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 2%         | Now               | \$16,300       | LIFE               | **             | 5           | \$6,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Overhang At Auditorium East Wall                  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Overhang At Auditorium East Wall                  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 10%        |                   |                | LIFE               | **             | 5           | \$59,000       | A             |
| Masonry: Brick   | 10%        | Now               | \$21,200       | LIFE               | **             | 5           | \$6,300        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : West Facade                                       |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : West Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$88,200       | A             |
| Metal Panel  | 5%         |                   |                | 2043               | **             | 5-10        | \$21,600       | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 87%        |                   |                | 2039               | **             | 5           | \$11,800       | A             |
| Metal Louvers  | 3%         |                   |                | 2032               | **             | 10          | \$2,500        | A             |
| Steel  | 10%        | 0-2               | \$79,300       | 2048               | **             | 5           | \$8,500        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Basemnet                                  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Basement                                  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        | Now               | \$9,900        | LIFE               | **             | 5           | \$1,500        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5-10        | \$2,700        | A             |
| Metal Panel  | 2%         |                   |                | 2043               | **             | 5           | \$600          | A             |
| Metal Rail   | 25%        |                   |                | 2036               | **             | 5-10        | \$33,500       | A             |
| Metal Rail   | 10%        |                   |                | 2040               | **             | 5-10        | \$13,400       | A             |
| Metal: Cage/Fence  | 40%        |                   |                | 2036               | **             | 5-10        | \$23,000       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 10%        |                   |                | 2031               | **             | 10          | \$5,400        | A             |
| Copper/Terne   | 5%         |                   |                | 2051               | **             | 10          | \$6,700        | A             |
| IRMA/Protected Membrane                                      | 85%        | 0-2               | \$427,200      | 2033               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BX

## Asset # : 431

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 7%  |     |           | LIFE | ** | 5 | \$31,400 | C |
| Ceramic Tile           | 3%  |     |           | 2032 | ** | 5 | \$3,100  | C |
| Terrazzo               | 5%  |     |           | LIFE | ** | 5 | \$8,000  | C |
| Vinyl Tile             | 80% | 0-2 | \$780,600 | 2033 | ** | 3 | \$30,700 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Worn/Eroded, Extent : Moderate, Area Affected : 50%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : 9x9 Tiles

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2038 | ** | 5 | \$9,600 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile          | 3%  |  |  | 2026 | ** | 5    | \$2,700  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$7,200  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** | 10   | \$1,600  | C |
| Marble Panels         | 2%  |  |  | LIFE | ** | 10   | \$700    | C |
| Plaster               | 63% |  |  | LIFE | ** | 5-10 | \$48,500 | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** | 10   | \$9,100  | C |

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered    | 10% |  |  | 2028 | ** | 5    | \$10,200 | B |
| AcousTileConcealSpLn | 10% |  |  | 2028 | ** | 5    | \$12,800 | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5-10 | \$76,700 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10   | \$10,200 | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5    | \$12,800 | B |
| Plaster              | 10% |  |  | LIFE | ** | 5-10 | \$17,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches No Ratings Available

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2043 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2023 | \$83,400 | 5 | \$1,400 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2022 | \$121,900 | 5 | \$1,600 | B |
| Molded Case Bkrs | 10% |  |  | 2039 | **        | 5 | \$200   | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BX

## Asset # : 431

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2048               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 77%        |                   |                | 2023               | \$474,800      | 10          | \$48,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 14%        |                   |                | 2028               | * *            | 10          | \$8,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 4%         |                   |                | 2023               | \$24,700       | 10          | \$2,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl - Compact Fluorescent Light Fixtures     |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2018               | \$2,900        | 10          |                | B             |
| Incandescent   | 4%         |                   |                | 2018               | \$24,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$8,300        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$27,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2023               | \$68,600       | 1           | \$7,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - BX

## Asset # : 431

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$234,800

1-3

\$12,600

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe lights, Manual Pull Station, Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 4

100%

2033

\* \*

5

\$21,200

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$67,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$10,900

2033

\* \*

4

\$3,400

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Pump In Fan Room, Basement*

## Terminal Devices

Air Handler

20%

2023

\$84,100

1

\$8,500

B

Convactor/Radiator

80%

2028

\* \*

1

\$17,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$16,000

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$60,400

B

## Exhaust Fans

Interior

40%

2023

\$34,500

2

\$800

B

Roof

60%

2023

\$37,200

2

\$1,300

B

## Plumbing

## H/C Water Piping

Brass/Copper

80%

2033

\* \*

1

B

Galv Iron/Steel

20%

2028

\* \*

1

B

## HW Heat Exchanger

Low Temp

100%

2023

\$24,200

4

\$10,200

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 100 - BX

Asset # : 431

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 2%             |                   |                    | 2043    | * *            | 1-2         | \$400          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 100 - Q  
**Address** : 111-11 118 STREET  
**Borough** : QUEENS **Agency's Number** : Q100  
**Program / Asset #** : BOE0751.000 / 1618 **Yr Built/Renovated** : 1930 / 2001  
**Area Sq Ft** : 130,439 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 11623 **Lot** : 1 **BIN** : 4250416

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$226,300             | \$501,800             |
| Interior Architecture | \$249,900             | \$264,500             |
| Electrical            | \$804,000             | \$244,300             |
| Mechanical            | \$294,800             | \$653,300             |
| <b>Total</b>          | <b>\$1,575,100</b>    | <b>\$1,663,900</b>    |
| Priority A            | \$226,300             | \$501,800             |
| Priority B            | \$1,098,800           | \$957,500             |
| Priority C            | \$249,900             | \$204,700             |
| <b>Total</b>          | <b>\$1,575,100</b>    | <b>\$1,663,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,700         |                 |                 |                 |
| Interior Architecture | \$105,900        |                 | \$5,000         | \$11,000        |
| Electrical            | \$38,200         | \$12,100        | \$29,600        | \$12,900        |
| Mechanical            | \$26,000         | \$21,200        | \$33,700        | \$28,600        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$207,700</b> | <b>\$41,200</b> | <b>\$76,100</b> | <b>\$60,400</b> |
| Priority A            | \$29,700         |                 |                 |                 |
| Priority B            | \$126,800        | \$41,200        | \$71,100        | \$49,400        |
| Priority C            | \$51,100         |                 | \$5,000         | \$11,000        |
| <b>Total</b>          | <b>\$207,700</b> | <b>\$41,200</b> | <b>\$76,100</b> | <b>\$60,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - Q

## Asset # : 1618

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$137,500      | LIFE               | * *            | 5           | \$57,700       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 82%        |                   |                | LIFE               | * *            | 5           | \$60,500       | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,800        | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$88,800       | 2037               | * *            | 5           | \$18,400       | A             |
| Air Infiltration, Extent : Light, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Masonry: Brick   | 70%        | Now               | \$10,300       | LIFE               | * *            | 5           | \$3,100        | A             |
| Repointing Failure, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Interior Face   |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Interior Face   |            |                   |                |                    |                |             |                |               |
| Metal Cornice  | 25%        | 2-4               | \$13,600       | 2036               | * *            |             |                | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Paint Peeling                                      |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2021               | \$323,700      | 10          | \$59,900       | A             |
| Metal Panel  | 5%         |                   |                | 2034               | * *            | 10          | \$5,800        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 2%         |                   |                | 2026               | * *            | 5           | \$8,000        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | * *            | 5           | \$3,700        | C             |
| Vinyl Tile   | 45%        |                   |                | 2029               | * *            | 3           | \$35,900       | C             |
| Vinyl Tile   | 5%         |                   |                | 2016               | \$76,100       | 3           | \$3,000        | C             |
| Other Observation, Extent : Light, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        | Now               | \$30,400       | 2021               | \$152,200      | 3           | \$6,000        | C             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 35%        |                   |                | 2036               | * *            | 5           | \$104,800      | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - Q

## Asset # : 1618

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Cast in Place Concrete

5% Now

\$37,300 LIFE

\* \*

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 5%**Location : Area Under Sidewalk Hatch**Spalling, Extent : Severe, Area Affected : 5%**Location : Area Under Sidewalk Hatch*

Glass: Single Pane

3% Now

\$1,700 LIFE

\* \*

5

\$2,600

C

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Masonry: Brick

10%

LIFE

\* \*

C

Marble Panels

2% Now

\$10,000 LIFE

\* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

80% Now

\$84,000 LIFE

\* \*

5

\$27,500

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In

30%

2034

\* \*

5

\$47,900

B

Exposed Concrete

10% Now

\$30,800 LIFE

\* \*

5

\$2,500

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

Plaster

60%

LIFE

\* \*

5

\$59,900

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2047

\* \*

5

\$500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps, One 1600 Amps, And 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

30%

2021

\$40,200

5

\$100

B

Fused Disc Sw

70%

2041

\* \*

5

\$300

B

## Raceway

Conduit

90%

2021

\$153,200

1

B

Conduit

10%

2041

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - Q

## Asset # : 1618

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2020               | \$8,500        | 5           | \$100          | B             |
| Fused Knife Sw  | 15%        | 2-4               | \$25,400       | 2046               | **             | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 50%        |                   |                | 2043               | **             | 5           | \$1,400        | B             |
| Molded Case Bkrs  | 30%        |                   |                | 2020               | \$50,800       | 5           | \$900          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$125,600      | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2047               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2038               | **             | 5           | \$400          | B             |
| Locally Mounted   | 50%        |                   |                | 2019               | \$16,500       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 50%        |                   |                | LIFE               | **             | 5           | \$800          | B             |
| Generic   | 50%        |                   |                | LIFE               | **             | 5           | \$800          | B             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2038               | **             | 1           | \$32,900       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2034               | **             | 1           | \$41,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One 375 Kva                                   |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium  | 100%       |                   |                | 2016               | \$600          | 5           | \$23,800       | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Main Tank   | 100%       |                   |                | 2056               | **             | 5           | \$3,200        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 30%        |                   |                | 2029               | **             | 10          | \$29,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 64%        |                   |                | 2016               | \$615,800      | 10          | \$62,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2021               | \$13,400       | 10          | \$100          | B             |
| Incandescent  | 3%         |                   |                | 2021               | \$28,900       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2026               | **             | 1           |                | B             |
| Exit, Battery   | 50%        |                   |                | 2026               | **             | 10          | \$3,600        | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - Q

## Asset # : 1618

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

2026

\* \*

1

\$12,000

D

Generic

30%

## Fire/Smoke Detection

No Component

50%

2026

\* \*

1-3

\$33,900

D

Generic

50%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$105,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$85,000

2031

\* \*

4

\$5,300

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Throughout*

## Terminal Devices

Air Handler

10%

2016

\$65,600

1

\$6,600

B

Air Handler

30%

2026

\* \*

1

\$19,800

B

Convactor/Radiator

50%

2019

\$574,700

1

\$17,300

B

Unit Heater-Stm/HW

10%

2021

\$78,600

4

\$1,000

B

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

Reciprocating

30%

2026

\* \*

1

\$14,900

B

Compr/Chiller

Window/Wall Unit

20%

2016

\$50,000

1

B

No Component

50%

D

## Distribution

Chilled Wtr Pipe/Pump

30%

2041

\* \*

4

\$1,600

B

No Component

70%

D

## Terminal Devices

Air Handler/Cool/Ht

30%

2026

\* \*

1

\$19,800

B

No Component

70%

D

## Heat Rejection

Air Condenser Unit

30%

2026

\* \*

2

\$22,300

B

No Component

70%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 100 - Q

## Asset # : 1618

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 30%        |                   |                | LIFE               | * *            | 2-5         | \$17,900       | B             |
| Ductwork/Diffusers                                      | 70%        |                   |                | LIFE               | * *            | 2-5         | \$41,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2016               | \$94,200       | 2           | \$2,300        | B             |
| Roof  | 30%        |                   |                | 2026               | * *            | 2           | \$1,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 70%        |                   |                | 2031               | * *            | 1           |                | B             |
| Brass/Copper  | 30%        |                   |                | 2047               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$28,300       | 2           | \$1,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2029               | * *            | 1           | \$6,600        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) B-1                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2047               | * *            | 1-5         | \$16,800       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2047               | * *            | 1-2         | \$9,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 101 - BK  
**Address** : 2360 BENSON AVE. @ 24TH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K101  
**Program / Asset #** : BOE0413.000 / 14 **Yr Built/Renovated** : 1927 / 2003  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6875 **Lot** : 32 **BIN** : 3185973

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$1,205,300        | \$54,700         |
| Interior Architecture |  | \$392,200          | \$333,100        |
| Electrical            |  | \$104,300          | \$9,000          |
| Mechanical            |  | \$69,100           | \$70,900         |
| <b>Total</b>          |  | <b>\$1,770,900</b> | <b>\$467,600</b> |
| Priority A            |  | \$1,205,300        | \$54,700         |
| Priority B            |  | \$173,400          | \$121,600        |
| Priority C            |  | \$392,200          | \$291,300        |
| <b>Total</b>          |  | <b>\$1,770,900</b> | <b>\$467,600</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$6,800         |                |                 | \$5,900         |
| Interior Architecture | \$29,100        |                | \$2,100         | \$10,900        |
| Electrical            | \$4,500         | \$600          |                 | \$300           |
| Mechanical            | \$22,700        | \$9,200        | \$12,300        | \$12,300        |
| <b>Total</b>          | <b>\$63,000</b> | <b>\$9,800</b> | <b>\$14,400</b> | <b>\$29,400</b> |
| Priority A            | \$6,800         |                |                 | \$5,900         |
| Priority B            | \$27,200        | \$9,800        | \$12,300        | \$12,600        |
| Priority C            | \$29,100        |                | \$2,100         | \$10,900        |
| <b>Total</b>          | <b>\$63,000</b> | <b>\$9,800</b> | <b>\$14,400</b> | <b>\$29,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - BK

## Asset # : 14

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  | Now               | \$183,800      | LIFE               | * *            | 5           | \$54,700       | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Foundation  |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   | 0-2               | \$978,700      | 2044               | * *            | 5           | \$10,200       | A             |
|                         | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Unit Inoperable, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Severe, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : Installation Was Defective                       |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$3,300        | A             |
| Masonry: Brick          | 85%  |                   |                | LIFE               | * *            | 5           | \$7,400        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Metal Panel             | 5%   |                   |                | 2039               | * *            | 5           | \$1,700        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2034               | * *            | 10          | \$5,900        | A             |
| Copper/Terne            | 5%   |                   |                | 2047               | * *            | 10          | \$5,900        | A             |
| IRMA/Protected Membrane | 90%  |                   |                | 2024               | * *            | 10          | \$42,800       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | Now               | \$12,800       | LIFE               | * *            | 5           | \$18,400       | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Boiler Room, Basement                               |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2022               | \$55,900       | 5           | \$2,500        | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | * *            | 5           | \$3,300        | C             |
| Vinyl Tile              | 20%  |                   |                | 2019               | \$160,400      | 3           | \$6,300        | C             |
| Vinyl Tile              | 42%  |                   |                | 2014               | \$336,900      | 3           | \$17,700       | C             |
| Wood                    | 5%   |                   |                | 2047               | * *            | 5           | \$7,900        | C             |
| Wood                    | 15%  |                   |                | 2034               | * *            | 5           | \$23,700       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | Now               | \$55,200       | LIFE               | * *            |             |                | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Electrical Room                                     |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Severe, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                         | Location : Basement, Boiler Room                               |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2022               | \$74,900       | 5           | \$2,500        | C             |
| Concrete Masonry Unit   | 5%   |                   |                | LIFE               | * *            | 5           | \$1,700        | C             |
| Marble Panels           | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                 | 80%  |                   |                | LIFE               | * *            | 5           | \$20,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - BK

## Asset # : 14

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

20%

LIFE

\* \*

5

\$2,600

B

Plaster

80%

LIFE

\* \*

5

\$41,800

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2019

\$28,700

5

\$200

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Electrical Room**Explanation : Evidence Of Water Penetration Through The Walls In The Electrical Room.*

## Switchgear / Switchboard

Fused Disc Sw

100%

2039

\* \*

5

\$200

B

## Raceway

Conduit

75%

2039

\* \*

1

B

Conduit

25%

2029

\* \*

1

B

## Panelboards

Molded Case Bkrs

80%

2035

\* \*

5

\$1,200

B

Molded Case Bkrs

20%

2027

\* \*

5

\$300

B

## Wiring

Braided Cloth

60%

2-4

\$53,700

2044

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

30%

2039

\* \*

1

B

Thermoplastic

10%

2019

\$9,000

1

B

## Motor Controllers

Locally Mounted

10%

2024

\* \*

5

B

Locally Mounted

90%

2032

\* \*

5

\$300

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Connected To Main Water Pipe*

## Lighting

## Interior Lighting

Fluorescent

98%

2024

\* \*

10

\$50,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T12 Lamps*

HID

1%

2014

\$2,300

10

B

HID

1%

2019

\$2,300

10

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - BK

## Asset # : 14

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                 |     |  |  |      |     |    |         |   |
|-----------------|-----|--|--|------|-----|----|---------|---|
| Egress Lighting |     |  |  |      |     |    |         |   |
| Exit, Service   | 50% |  |  | 2024 | * * | 1  |         | B |
| Exit, Battery   | 50% |  |  | 2024 | * * | 10 | \$1,900 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                      |      |  |  |      |          |   |          |   |
|----------------------|------|--|--|------|----------|---|----------|---|
| Energy Source        |      |  |  |      |          |   |          |   |
| Fuel Oil No 2        | 5%   |  |  | 2045 | * *      | 5 | \$900    | B |
| HTHW/HW              | 95%  |  |  | 2045 | * *      | 1 |          | B |
| Conversion Equipment |      |  |  |      |          |   |          |   |
| Steam Boiler         | 100% |  |  | 2032 | * *      | 1 | \$55,800 | B |
| Distribution         |      |  |  |      |          |   |          |   |
| Steam Piping/Pump    | 100% |  |  | 2029 | * *      | 4 | \$2,800  | B |
| Terminal Devices     |      |  |  |      |          |   |          |   |
| Air Handler          | 20%  |  |  | 2014 | \$69,100 | 1 | \$7,000  | B |
| Convactor/Radiator   | 80%  |  |  | 2024 | * *      | 1 | \$14,600 | B |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *      | 2-5 | \$31,400 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 100% |  |  | 2019 | \$70,900 | 2   | \$1,700  | B |

## Plumbing

|   |      |     |          |      |          |   |         |   |
|---|------|-----|----------|------|----------|---|---------|---|
| H/C Water Piping                                      |      |     |          |      |          |   |         |   |
| Brass/Copper  | 100% |     |          | 2029 | * *      | 1 |         | B |
| Water Heater  |      |     |          |      |          |   |         |   |
| Gas Fired   | 100% | Now | \$14,900 | 2019 | \$14,900 | 2 | \$700   | B |
| Malfunctioning, Extent : Severe, Area Affected : 100% |      |     |          |      |          |   |         |   |
| Location : Basement                                   |      |     |          |      |          |   |         |   |
| HW Heat Exchanger                                     |      |     |          |      |          |   |         |   |
| Low Temp  | 100% |     |          | 2029 | * *      | 4 | \$5,600 | B |
| Sanitary Piping                                       |      |     |          |      |          |   |         |   |
| Cast Iron   | 100% |     |          | LIFE | * *      | 1 |         | B |
| Storm Drain Piping                                    |      |     |          |      |          |   |         |   |
| Cast Iron   | 100% |     |          | LIFE | * *      | 1 |         | B |
| Sump Pump(s)  |      |     |          |      |          |   |         |   |
| Rigid Piping  | 100% |     |          | 2027 | * *      | 4 | \$2,000 | B |
| Fixtures  |      |     |          |      |          |   |         |   |
| Generic   | 100% |     |          |      |          |   |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 101 - M  
**Address** : 141 EAST 111 STREET  
**Borough** : MANHATTAN **Agency's Number** : M101  
**Program / Asset #** : BOE0058.000 / 1714 **Yr Built/Renovated** : 1910 / 2000  
**Area Sq Ft** : 119,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1639 **Lot** : 1 **BIN** : 1081346

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$41,200              | \$276,600             |
| Interior Architecture | \$334,800             | \$331,300             |
| Electrical            | \$867,300             | \$297,300             |
| Mechanical            | \$39,900              | \$815,100             |
| <b>Total</b>          | <b>\$1,283,100</b>    | <b>\$1,720,300</b>    |
| Priority A            | \$41,200              | \$276,600             |
| Priority B            | \$907,200             | \$1,196,700           |
| Priority C            | \$334,800             | \$247,000             |
| <b>Total</b>          | <b>\$1,283,100</b>    | <b>\$1,720,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$1,700          | \$26,300        |
| Interior Architecture | \$93,100         |                 | \$18,700         | \$14,600        |
| Electrical            | \$300            | \$1,100         | \$77,600         | \$500           |
| Mechanical            | \$30,800         | \$19,300        | \$37,000         | \$15,100        |
| <b>Total</b>          | <b>\$124,300</b> | <b>\$20,400</b> | <b>\$135,200</b> | <b>\$56,500</b> |
| Priority A            |                  |                 | \$1,700          | \$26,300        |
| Priority B            | \$60,100         | \$20,400        | \$114,700        | \$15,600        |
| Priority C            | \$64,200         |                 | \$18,700         | \$14,600        |
| <b>Total</b>          | <b>\$124,300</b> | <b>\$20,400</b> | <b>\$135,200</b> | <b>\$56,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - M

## Asset # : 1714

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$72,700       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$167,500      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | **             | 5           | \$52,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Sandstone   | 5%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Asphalt Macadam  | 10%        |                   |                | 2031               | **             | 5           | \$3,500        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 70%        |                   |                | 2029               | **             | 10          | \$36,500       | A             |
| Panel/Paver: Cer/Brk   | 20%        | Now               | \$41,200       | 2031               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Over Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Under Construction                             |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - M

## Asset # : 1714

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$16,600       | 2030               | **             | 5           | \$3,700        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo               | 2%   | 4+                | \$4,500        | LIFE               | **             | 5           | \$2,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Lobby   |                   |                |                    |                |             |                |               |
| Traffic Topping        | 5%   |                   |                | 2021               | \$202,200      | 5           | \$9,400        | C             |
| Vinyl Tile             | 10%  | Now               | \$142,900      | 2031               | **             | 3           | \$5,600        | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s), Throughout                           |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s), Throughout                           |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s), Throughout                           |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 68%  |                   |                | 2026               | **             | 3           | \$51,000       | C             |
| Wood                   | 10%  |                   |                | 2036               | **             | 5           | \$28,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | 0-2               | \$30,400       | LIFE               | **             |             |                | C             |
|                        | Paint Peeling, Extent : Light, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 15%       |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$55,000       | 2024               | **             | 5           | \$4,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass: Single Pane     | 5%   |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 80%  | Now               | \$137,000      | LIFE               | **             | 5           | \$44,800       | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Classroom(s), 5th Floor At South, Soffit(s)       |                   |                |                    |                |             |                |               |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 10%  | Now               | \$28,900       | LIFE               | **             | 5           | \$2,300        | B             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room, Old Coal Bunker                      |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Light, Area Affected : 5%                 |                   |                |                    |                |             |                |               |
|                        | Location : At Ceiling Beams                                  |                   |                |                    |                |             |                |               |
| Plaster                | 90%  |                   |                | LIFE               | **             | 5           | \$84,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - M

## Asset # : 1714

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2047               | * *            | 5           | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 50%  |           |                | 2047               | * *            | 5           | \$200          | B        |
|                 | Molded Case Bkrs         | 50%  |           |                | 2021               | \$59,600       | 5           | \$1,300        | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2021               | \$129,300      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2047               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2020               | \$6,800        | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 15%  |           |                | 2037               | * *            | 5           | \$400          | B        |
|                 | Molded Case Bkrs         | 80%  |           |                | 2020               | \$108,400      | 5           | \$2,100        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 70%  | 2-4       | \$107,400      | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%  |           |                | 2041               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2047               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2019               | \$33,000       | 5           | \$700          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,400        | B        |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 70%  |           |                | 2016               | \$632,000      | 10          | \$64,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Upper Floors                                    |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-12 Lamps                             |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 25%  |           |                | 2026               | * *            | 10          | \$23,000       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-8 Lamps                              |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2016               | \$8,400        | 10          | \$100          | B        |
|                 | Incandescent             | 3%   |           |                | 2016               | \$27,100       | 2           | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2016               | \$20,800       | 10          | \$12,100       | B        |
|                 | Exit, Service            | 50%  |           |                | 2016               | \$8,300        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2016               | \$40,600       | 10          | \$300          | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - M

## Asset # : 1714

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 6        | 100%   |                   |                    | 2041    | * *            | 5           | \$31,000       | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%   |                   |                    | 2019    | \$555,900      | 1           | \$99,300       | B             |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement Boiler Room                            |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 2 Units                                      |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$39,900           | 2031    | * *            | 4           | \$4,900        | B             |
|                  |                      | Leak Evident, Extent : Light, Area Affected : 5%           |                   |                    |         |                |             |                |               |
|                  |                      | Location : Traps And Condensate Pumps                      |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |  |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 20%  |                   |                    | 2021    | \$123,100      | 1           | \$12,400       | B             |
|                  | Convactor/Radiator   | 75%  |                   |                    | 2026    | * *            | 1           | \$24,300       | B             |
|                  | Fan Coil Unit/Heat   | 5%   |                   |                    | 2021    | \$85,500       | 1           | \$1,600        | B             |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%  |                   |                    | 2019    | \$23,500       | 1           |                | B             |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$55,900       | B             |
|                  | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                  | Interior             | 40%  |                   |                    | 2021    | \$50,500       | 2           | \$1,200        | B             |
|                  | Roof                 | 60%  |                   |                    | 2029    | * *            | 2           | \$1,900        | B             |
|                  |                      | Recent Repair Evident, Extent : Light, Area Affected : 60% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Roof  |                   |                    |         |                |             |                |               |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   | 0-2               | \$17,100           | 2026    | * *            | 1           |                | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 5%            |                   |                    |         |                |             |                |               |
|                  |                      | Location : Water Meter Area                                |                   |                    |         |                |             |                |               |
|                  | HW Heat Exchanger    |  |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                    | 2031    | * *            | 4           | \$14,900       | B             |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 101 - Q  
**Address** : 2 RUSSELL PLACE  
**Borough** : QUEENS **Agency's Number** : Q101  
**Program / Asset #** : BOE0752.000 / 1592 **Yr Built/Renovated** : 1927 / 2008  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3  
**Block** : 3270 **Lot** : 1 **BIN** : 4078312

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$269,400             |                       |
| Interior Architecture |                       | \$400,000             |
| Electrical            | \$53,700              | \$619,100             |
| Mechanical            | \$160,900             | \$348,000             |
| <b>Total</b>          | <b>\$484,100</b>      | <b>\$1,367,100</b>    |
| Priority A            | \$269,400             |                       |
| Priority B            | \$214,600             | \$967,100             |
| Priority C            |                       | \$400,000             |
| <b>Total</b>          | <b>\$484,100</b>      | <b>\$1,367,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$6,100         | \$7,800         |                 |
| Interior Architecture | \$37,800        | \$5,200         | \$400           | \$4,800         |
| Electrical            | \$1,400         | \$1,800         | \$100           |                 |
| Mechanical            | \$8,000         | \$6,500         | \$9,700         | \$6,500         |
| <b>Total</b>          | <b>\$47,200</b> | <b>\$19,500</b> | <b>\$18,000</b> | <b>\$11,200</b> |
| Priority A            |                 | \$6,100         | \$7,800         |                 |
| Priority B            | \$17,100        | \$8,200         | \$9,700         | \$6,500         |
| Priority C            | \$30,100        | \$5,200         | \$400           | \$4,800         |
| <b>Total</b>          | <b>\$47,200</b> | <b>\$19,500</b> | <b>\$18,000</b> | <b>\$11,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - Q

## Asset # : 1592

| Architecture                | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Exterior                    |                |                      |  |                    |                |                |                |                  |
| Exterior Walls              |                |                      |  |                    |                |                |                |                  |
| Masonry: Brick              | 70%            | Now                  | \$98,800   | LIFE               | * *            | 5              | \$29,400       | A                |
|                             |                |                      | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Storage Area In Basement</i>                             |                    |                |                |                |                  |
| Masonry: Limestone          | 5%             |                      |  | LIFE               | * *            | 5              | \$1,600        | A                |
| Pre-Cast Concrete           | 5%             |                      |  | LIFE               | * *            | 5              | \$6,800        | A                |
| Under Construction          | 20%            |                      |  |                    |                |                |                | D                |
| Windows                     |                |                      |  |                    |                |                |                |                  |
| Aluminum                    | 100%           |                      |  | 2036               | * *            | 5              | \$15,600       | A                |
| Roof                        |                |                      |  |                    |                |                |                |                  |
| Cast in Place Concrete      | 5%             |                      |  | LIFE               | * *            |                |                | A                |
| Clay Tile                   | 90%            | Now                  | \$170,600  | 2040               | * *            |                |                | A                |
|                             |                |                      | <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>     |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Over Corridors</i>                                       |                    |                |                |                |                  |
|                             |                |                      | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Stairs, Corridors,Auditorium, Rooms 302, 303</i>         |                    |                |                |                |                  |
| Copper/Terne                | 5%             |                      |  | 2035               | * *            | 10             | \$6,100        | A                |
| Interior                    |                |                      |  |                    |                |                |                |                  |
| Floors                      |                |                      |  |                    |                |                |                |                  |
| Cast in Place Concrete      | 25%            |                      |  | LIFE               | * *            | 5              | \$37,800       | C                |
| Ceramic Tile                | 5%             |                      |  | 2029               | * *            | 5              | \$3,500        | C                |
| Slate                       | 2%             |                      |  | LIFE               | * *            | 5              | \$1,500        | C                |
| Vinyl Tile                  | 55%            |                      |  | 2020               | \$362,200      | 3              | \$19,000       | C                |
| Vinyl Tile                  | 5%             |                      |  | 2028               | * *            | 3              | \$1,300        | C                |
|                             |                |                      | <i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Auditorium</i>   |                    |                |                |                |                  |
| Wood                        | 8%             |                      |  | 2035               | * *            | 5              | \$10,400       | C                |
| Interior Walls              |                |                      |  |                    |                |                |                |                  |
| Cast in Place Concrete      | 5%             |                      |  | LIFE               | * *            |                |                | C                |
|                             |                |                      | <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>       |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>   |                    |                |                |                |                  |
| Concrete Masonry Unit       | 5%             |                      |  | LIFE               | * *            | 5              | \$1,400        | C                |
| Masonry: Brick              | 5%             | Now                  | \$23,600   | LIFE               | * *            |                |                | C                |
|                             |                |                      | <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>         |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Tower</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Blower Room In Basement</i>                              |                    |                |                |                |                  |
| Plaster                     | 55%            |                      |  | LIFE               | * *            | 5              | \$11,500       | C                |
|                             |                |                      | <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>          |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement Stair</i>                                       |                    |                |                |                |                  |
| Under Construction          | 30%            |                      |  |                    |                |                |                | D                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - Q

## Asset # : 1592

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 5% Now \$1,000 2025 \* \* 5 \$1,700 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Rooms 302, 303*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Rooms 302, 303*

Exposed Concrete 5% Now \$6,600 LIFE \* \* 5 \$500 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Tower, Basement Storage Room*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 5%*

*Location : Basement Storage Room*

Exposed Concrete 25% LIFE \* \* 5 \$2,700 B

Plaster 65% LIFE \* \* 5 \$27,900 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2020 \$16,000 5 \$200 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Disconnect Switch Rated At 4000 Amps*

## Switchgear / Switchboard

Fused Disc Sw 100% 2020 \$89,400 5 \$200 B

## Raceway

Conduit 90% 2020 \$76,700 1 B

Conduit 10% 2040 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2019 \$7,900 5 \$100 B

Molded Case Bkrs 10% 2036 \* \* 5 \$100 B

Molded Case Bkrs 80% 2019 \$63,200 5 \$1,000 B

## Wiring

Braided Cloth 60% 2-4 \$53,700 2045 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 10% 2040 \* \* 1 B

Thermoplastic 30% 2030 \* \* 1 B

## Motor Controllers

Locally Mounted 15% 2033 \* \* 5 B

Locally Mounted 85% 2018 \$10,800 5 \$300 B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 101 - Q

## Asset # : 1592

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|   |     |       |      |     |   |       |   |
|---|-----|-------|------|-----|---|-------|---|
| 100%  | 2-4 | \$900 | LIFE | * * | 5 | \$700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |       |      |     |   |       |   |
| <i>Location : Basement / Water Main</i>                           |     |       |      |     |   |       |   |
| <i>Explanation : Corroded</i>                                     |     |       |      |     |   |       |   |

## Lighting

## Interior Lighting

## Fluorescent

|   |      |     |    |         |   |
|---|------|-----|----|---------|---|
| 10%   | 2028 | * * | 10 | \$4,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |    |         |   |
| <i>Location : Basement Only</i>                                   |      |     |    |         |   |
| <i>Explanation : T- 8 Lamp</i>                                    |      |     |    |         |   |

## Fluorescent

|   |      |           |    |          |   |
|---|------|-----------|----|----------|---|
| 85%   | 2020 | \$353,800 | 10 | \$36,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |           |    |          |   |
| <i>Location : Throughout</i>                                      |      |           |    |          |   |
| <i>Explanation : T-12 Lamp</i>                                    |      |           |    |          |   |

## HID

|    |  |  |      |         |    |  |   |
|----|--|--|------|---------|----|--|---|
| 3% |  |  | 2020 | \$5,800 | 10 |  | B |
|----|--|--|------|---------|----|--|---|

## Incandescent

|    |  |  |      |         |   |  |   |
|----|--|--|------|---------|---|--|---|
| 2% |  |  | 2020 | \$8,300 | 2 |  | B |
|----|--|--|------|---------|---|--|---|

## Egress Lighting

## Exit, Service

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 50% |  |  | 2025 | * * | 1 |  | B |
|-----|--|--|------|-----|---|--|---|

## Exit, Battery

|     |  |  |      |     |    |         |   |
|-----|--|--|------|-----|----|---------|---|
| 50% |  |  | 2025 | * * | 10 | \$1,600 | B |
|-----|--|--|------|-----|----|---------|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2040 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Conversion Equipment

## Steam Boiler

|  |      |     |   |          |   |
|--|------|-----|---|----------|---|
| 100%   | 2033 | * * | 1 | \$45,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |          |   |
| <i>Location : Basement</i>                                     |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |     |   |          |   |

## Distribution

## Steam Piping/Pump

|      |  |  |      |     |   |         |   |
|------|--|--|------|-----|---|---------|---|
| 100% |  |  | 2030 | * * | 4 | \$3,400 | B |
|------|--|--|------|-----|---|---------|---|

## Terminal Devices

## Air Handler

|     |  |  |      |          |   |         |   |
|-----|--|--|------|----------|---|---------|---|
| 30% |  |  | 2015 | \$85,100 | 1 | \$8,600 | B |
|-----|--|--|------|----------|---|---------|---|

## Convactor/Radiator

|     |  |  |      |           |   |          |   |
|-----|--|--|------|-----------|---|----------|---|
| 70% |  |  | 2018 | \$348,000 | 1 | \$10,500 | B |
|-----|--|--|------|-----------|---|----------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2028 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Conversion Equipment

## Window/Wall Unit

|     |  |  |      |          |   |  |   |
|-----|--|--|------|----------|---|--|---|
| 70% |  |  | 2015 | \$75,800 | 1 |  | B |
|-----|--|--|------|----------|---|--|---|

## No Component

|     |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|---|
| 30% |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|---|

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 101 - Q

Asset # : 1592

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 60%        |                   |                | LIFE               | * *            | 2-5         | \$15,400       | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 60%        |                   |                | 2020               | \$34,900       | 2           | \$900          | B             |
| Wall Unit  | 20%        |                   |                | 2020               | \$15,900       | 2           | \$300          | B             |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$12,300       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 102 - BK  
**Address** : 211 72 STREET BTWN: 3 AVE., RIDGE BLVD.  
**Borough** : BROOKLYN **Agency's Number** : K102  
**Program / Asset #** : BOE0414.000 / 1375 **Yr Built/Renovated** : 1900 / 2010  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5890 **Lot** : 1 **BIN** : 3146491

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$198,200             | \$281,700             |
| Interior Architecture | \$728,300             | \$210,600             |
| Electrical            | \$861,700             | \$1,066,900           |
| Mechanical            | \$134,000             | \$1,150,400           |
| <b>Total</b>          | <b>\$1,922,200</b>    | <b>\$2,709,600</b>    |
| Priority A            | \$198,200             | \$281,700             |
| Priority B            | \$1,163,700           | \$2,278,400           |
| Priority C            | \$560,300             | \$149,500             |
| <b>Total</b>          | <b>\$1,922,200</b>    | <b>\$2,709,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$9,000         |                 |                 | \$6,400          |
| Interior Architecture | \$37,700        | \$2,300         |                 | \$800            |
| Electrical            | \$6,500         | \$4,300         | \$6,300         | \$84,000         |
| Mechanical            | \$26,400        | \$12,100        | \$18,500        | \$11,400         |
| <b>Total</b>          | <b>\$79,500</b> | <b>\$18,700</b> | <b>\$24,800</b> | <b>\$102,600</b> |
| Priority A            | \$9,000         |                 |                 | \$6,400          |
| Priority B            | \$32,900        | \$16,400        | \$24,800        | \$95,400         |
| Priority C            | \$37,700        | \$2,300         |                 | \$800            |
| <b>Total</b>          | <b>\$79,500</b> | <b>\$18,700</b> | <b>\$24,800</b> | <b>\$102,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BK

## Asset # : 1375

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | * *            | 5           | \$167,400      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | * *            | 5           | \$114,300      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$198,200      | 2038               | * *            | 5           | \$20,600       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Glazing Clouded, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : 1st Floor  |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$10,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | * *            | 5           | \$10,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 80%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Cornice          | 15%   |                   |                | 2057               | * *            | 10          | \$6,400        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 30%   |                   |                | 2031               | * *            | 10          | \$2,500        | A             |
| Built-Up (BUR)         | 65%   | Now               | \$9,000        | 2027               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2050               | * *            | 10          | \$6,400        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BK

## Asset # : 1375

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$53,500       | C             |  |
| Ceramic Tile  | 3%         | Now               | \$24,400       | 2025    | **                 | 5           | \$1,800        | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Sheet Vinyl/Rubber  | 5%         | Now               | \$95,000       | 2032    | **                 | 5           | \$4,600        | C             |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,900        | C             |  |
| Vinyl Tile  | 5%         | Now               | \$58,200       | 2032    | **                 | 3           | \$2,300        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : 1st Floor 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : 1st Floor 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 15%        |                   |                | 2027    | **                 | 3           | \$6,900        | C             |  |
| Wood  | 50%        | Now               | \$129,500      | 2037    | **                 | 5           | \$57,300       | C             |  |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 15%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         | Now               | \$40,300       | 2025    | **                 | 5           | \$2,300        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels   | 2%         | Now               | \$13,300       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 85%        | Now               | \$237,200      | LIFE    | **                 | 5           | \$38,800       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$3,800        | B             |  |
| Plaster   | 80%        | Now               | \$168,000      | LIFE    | **                 | 5           | \$61,100       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BK

## Asset # : 1375

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2022               | \$104,300      | 5           | \$400          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 2%  | 0-2               | \$2,700        | 2047               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 20%   |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs         | 78%   |                   |                | 2021               | \$105,700      | 5           | \$1,600        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%   | 2-4               | \$104,700      | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 90%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2039               | * *            | 5           | \$500          | B             |
|                          | Recent Installation, Extent : Moderate, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                          | Location : Mech Room  |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 10%   |                   |                | 2027               | * *            | 10          | \$7,500        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent              | 84%   |                   |                | 2017               | \$618,200      | 10          | \$62,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Though Out                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2017               | \$10,200       | 10          | \$100          | B             |
| Incandescent             | 3%  |                   |                | 2017               | \$22,100       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%   |                   |                | 2017               | \$6,800        | 1           |                | B             |
| Exit, Service            | 50%   |                   |                | 2017               | \$6,800        | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2017               | \$33,100       | 10          | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BK

## Asset # : 1375

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

75%

D

Generic

25%

Now

\$68,500

2032

\* \*

1

\$6,700

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : First Floor Only*

## Fire/Smoke Detection

No Component

20%

D

Generic

80%

2022

\$749,800

1-3

\$39,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

B

Fuel

## Conversion Equipment

Steam Boiler

100%

Now

\$9,100

2035

\* \*

1

\$72,800

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : #2 Boiler Tubes**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$6,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Vacuum Pumps Vibrate And Are Making Noise*

## Terminal Devices

Air Handler

25%

2022

\$125,500

1

\$12,600

B

Convactor/Radiator

75%

Now

\$13,200

2020

\$659,400

1

\$17,800

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Various Locations*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

70%

2017

\$134,000

1

B

No Component

30%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$45,500

B

## Exhaust Fans

Interior

85%

2022

\$87,500

2

\$2,100

B

Roof

15%

2022

\$11,100

2

\$400

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 102 - BK

Asset # : 1375

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |                | 2022               | \$278,000      | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2020               | \$21,700       | 2           | \$1,200        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 97%        |                   |                |                    |                |             |                | D             |
| Generic               | 3%         |                   |                | 2032               | * *            | 1-2         | \$700          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 102 - BX  
**Address** : 1827 ARCHER STREET @TAYLOR AVE.  
**Borough** : BRONX **Agency's Number** : X102  
**Program / Asset #** : BOE0242.000 / 145 **Yr Built/Renovated** : 1931 / 2011  
**Area Sq Ft** : 136,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3921 **Lot** : 30 **BIN** : 2028640

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$547,200             |
| Interior Architecture |                       | \$877,400             |
| Electrical            | \$175,400             | \$102,000             |
| <b>Total</b>          | <b>\$175,400</b>      | <b>\$1,526,600</b>    |
| Priority A            |                       | \$547,200             |
| Priority B            | \$175,400             | \$149,700             |
| Priority C            |                       | \$829,700             |
| <b>Total</b>          | <b>\$175,400</b>      | <b>\$1,526,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$25,700         | \$20,600        |                 | \$21,100         |
| Interior Architecture | \$32,000         | \$8,500         | \$6,400         | \$53,500         |
| Electrical            | \$26,900         | \$8,900         | \$7,700         | \$9,400          |
| Mechanical            | \$76,500         | \$30,900        | \$51,400        | \$83,300         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$165,100</b> | <b>\$72,900</b> | <b>\$69,500</b> | <b>\$171,300</b> |
| Priority A            | \$25,700         | \$20,600        |                 | \$21,100         |
| Priority B            | \$107,300        | \$43,700        | \$63,100        | \$143,300        |
| Priority C            | \$32,000         | \$8,500         | \$6,400         | \$6,900          |
| <b>Total</b>          | <b>\$165,100</b> | <b>\$72,900</b> | <b>\$69,500</b> | <b>\$171,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BX

## Asset # : 145

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                   | 5%         |                   |                | LIFE               | **             | 5           | \$45,600       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$70,100       | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$29,200       | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Metal Panel  | 5%         |                   |                | 2039               | **             | 5-10        | \$40,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2035               | **             | 5           | \$41,200       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                   | 10%        |                   |                | LIFE               | **             | 5           | \$13,600       | A             |
| Concrete Masonry Unit                                    | 20%        |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Copper/Terne   | 3%         |                   |                | 2054               | **             | 5           | \$2,500        | A             |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Metal Cornice  | 10%        |                   |                | 2047               | **             | 10          | \$5,700        | A             |
| Metal Security Bars                                      | 5%         |                   |                | 2034               | **             |             |                | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Stucco Cement  | 15%        |                   |                | 2032               | **             | 5           | \$6,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 65%        |                   |                | 2019               | \$339,500      | 10          | \$62,800       | A             |
| Copper/Terne   | 5%         |                   |                | 2047               | **             | 10          | \$12,100       | A             |
| IRMA/Protected Membrane                                  | 30%        | 0-2               | \$13,500       | 2024               | **             |             |                | A             |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Near Parapets                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2022               | \$189,200      | 5           | \$8,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| Vinyl Tile   | 40%        |                   |                | 2024               | **             | 3           | \$25,600       | C             |
| Vinyl Tile   | 30%        |                   |                | 2019               | \$488,500      | 3           | \$19,200       | C             |
| Wood   | 20%        |                   |                | 2034               | **             | 5           | \$64,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2022               | \$152,000      | 5           | \$5,200        | C             |
| Concrete Masonry Unit                                    | 35%        |                   |                | LIFE               | **             | 5           | \$24,100       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 25%        |                   |                | LIFE               | **             | 5           | \$12,900       | C             |
| SGFT/Glazed Masonry                                      | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2032               | **             | 5           | \$17,000       | B             |
| AcousTileConcealSpLn                                     | 20%        |                   |                | 2032               | **             | 5           | \$42,400       | B             |
| AcousTileSusp.Lay-In                                     | 20%        |                   |                | 2032               | **             | 5           | \$33,900       | B             |
| Exposed Struc: Steel                                     | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$47,700       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BX

## Asset # : 145

| Electrical      |                          | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |   |           |                    |      |                |       |                |          |
|                 | Service Equipment        |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2039 | * *            | 5     | \$500          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Three Electrical Services Rated At 1200a, 1600a, And 1600a. |           |                    |      |                |       |                |          |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Transformers             |   |           |                    |      |                |       |                |          |
|                 | Dry Type                 | 100%  |           |                    | 2032 | * *            | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room And Generator Room                             |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Two Rated At 120/208 And One Rated At 270/408               |           |                    |      |                |       |                |          |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2039 | * *            | 5     | \$500          | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Raceway                  |   |           |                    |      |                |       |                |          |
|                 | Conduit                  | 60%   |           |                    | 2039 | * *            | 1     |                | B        |
|                 | Conduit                  | 40%   |           |                    | 2019 | \$68,100       | 1     |                | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Panelboards              |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 20%   |           |                    | 2035 | * *            | 5     | \$500          | B        |
|                 | Molded Case Bkrs         | 60%   |           |                    | 2035 | * *            | 5     | \$1,800        | B        |
|                 | Molded Case Bkrs         | 20%   |           |                    | 2018 | \$33,900       | 5     | \$600          | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Wiring                   |   |           |                    |      |                |       |                |          |
|                 | Braided Cloth            | 40%   | 2-4       | \$71,800           | 2044 | * *            | 1     |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%                  |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout   |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 60%   |           |                    | 2039 | * *            | 1     |                | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Motor Controllers        |   |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 10%   |           |                    | 2032 | * *            | 5     | \$100          | B        |
|                 | Motor Control Center     | 90%   |           |                    | 2032 | * *            | 5     | \$2,700        | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
| Ground          |                          |   |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |   |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%  |           |                    | LIFE | * *            | 5     | \$1,600        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement   |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Connected With Main Water Pipe                              |           |                    |      |                |       |                |          |
|                 |                          |   |           |                    |      |                |       |                |          |
| Stand-by Power  |                          |   |           |                    |      |                |       |                |          |
|                 | Transfer Switches        |   |           |                    |      |                |       |                |          |
|                 | Automatic                | 100%  |           |                    | 2032 | * *            | 1     | \$34,400       | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Generators               |   |           |                    |      |                |       |                |          |
|                 | Diesel                   | 100%  |           |                    | 2028 | * *            | 1     | \$43,100       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                |           |                    |      |                |       |                |          |
|                 |                          | Location : Generator Room   |           |                    |      |                |       |                |          |
|                 |                          | Explanation : 300kva  |           |                    |      |                |       |                |          |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Batteries                |   |           |                    |      |                |       |                |          |
|                 | Nickel Cadmium           | 100%  |           |                    | 2014 | \$600          | 5     | \$24,800       | B        |
|                 |                          |   |           |                    |      |                |       |                |          |
|                 | Fuel Storage             |   |           |                    |      |                |       |                |          |
|                 | Main Tank                | 100%  |           |                    | 2034 | * *            | 5     | \$3,400        | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - BX

## Asset # : 145

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

99%  
Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout  
Explanation : T8 Lamps

2024 \* \* 10 \$103,700 B

HID

1% 2024 \* \* 10 B

Egress Lighting

Exit, Service

50% 2024 \* \* 1 B

Exit, Battery

50% 2024 \* \* 10 \$3,900 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2039 \* \* 1 B

Conversion Equipment

Steam Boiler

100% 2032 \* \* 1 \$113,200 B

Distribution

Hot Wtr Piping/Pump

40% 2035 \* \* 4 \$3,400 B

Steam Piping/Pump

60% Now \$27,300 2039 \* \* 4 \$3,400 B

Leak Evident, Extent : Light, Area Affected : 5%  
Location : Traps And Condensate Pumps

Terminal Devices

Air Handler

30% 2024 \* \* 1 \$21,200 B

Convactor/Radiator

50% 2032 \* \* 1 \$18,500 B

Fan Coil Unit/Heat

20% 2024 \* \* 1 \$7,400 B

## Air Conditioning

Energy Source

Electricity

100% 2035 \* \* 1 B

Conversion Equipment

Reciprocating

40% Now \$8,800 2024 \* \* 1 \$19,100 B

Compr/Chiller

Damaged, Extent : Moderate, Area Affected : 5%  
Location : One Compressor Burnt Out

Window/Wall Unit

10% 2017 \$26,800 1 B

No Component

50% D

Distribution

Chilled Wtr Pipe/Pump

100% 2039 \* \* 4 \$8,500 B

Terminal Devices

Air Handler/Cool/Ht

100% 2024 \* \* 1 \$70,700 B

Heat Rejection

Air Condenser Unit

100% 2024 \* \* 2 \$79,500 B

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 102 - BX

Asset # : 145

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$63,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2024               | * *            | 2           | \$3,500        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2017               | \$30,300       | 2           | \$1,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2019               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2024               | * *            | 1           | \$7,100        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-4  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 102 - M  
**Address** : 315 EAST 113 STREET @SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : M102  
**Program / Asset #** : BOE0444.000 / 1345 **Yr Built/Renovated** : 1914 / 2008  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 1684 **Lot** : 101 **BIN** : 1081366

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$353,500             | \$139,200             |
| Interior Architecture | \$207,100             | \$159,400             |
| Electrical            | \$610,700             | \$108,800             |
| Mechanical            |                       | \$217,900             |
| <b>Total</b>          | <b>\$1,171,200</b>    | <b>\$625,400</b>      |
| Priority A            | \$353,500             | \$139,200             |
| Priority B            | \$610,700             | \$326,800             |
| Priority C            | \$207,100             | \$159,400             |
| <b>Total</b>          | <b>\$1,171,200</b>    | <b>\$625,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,400          | \$6,000         |                 |                 |
| Interior Architecture | \$81,700         |                 | \$7,100         | \$2,700         |
| Electrical            | \$35,500         | \$33,600        |                 |                 |
| Mechanical            | \$20,500         | \$44,200        | \$12,800        | \$8,000         |
| <b>Total</b>          | <b>\$140,000</b> | <b>\$83,900</b> | <b>\$19,900</b> | <b>\$10,700</b> |
| Priority A            | \$2,400          | \$6,000         |                 |                 |
| Priority B            | \$73,900         | \$77,800        | \$12,800        | \$8,000         |
| Priority C            | \$63,800         |                 | \$7,100         | \$2,700         |
| <b>Total</b>          | <b>\$140,000</b> | <b>\$83,900</b> | <b>\$19,900</b> | <b>\$10,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - M

## Asset # : 1345

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$42,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$97,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$4,000        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%  | Now               | \$264,300      | 2036    | * *                | 5           | \$13,700       | A             |  |
|                        | Air Infiltration, Extent : Light, Area Affected : 40%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Glass Block            | 5%   |                   |                | LIFE    | * *                | 5           | \$1,000        | A             |  |
| Steel                  | 5%   | 0-2               | \$89,100       | 2045    | * *                | 5           | \$9,500        | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkheads   |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$3,100        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$7,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 73%  | 0-2               | \$2,400        | 2025    | * *                |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Light, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%   |                   |                | 2048    | * *                | 10          | \$3,800        | A             |  |
| IRMA/Protected         | 20%  |                   |                | 2025    | * *                | 10          | \$6,000        | A             |  |
| Membrane               |  |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass  | 2%   |                   |                | 2040    | * *                | 10          | \$2,000        | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - M

## Asset # : 1345

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | * *                | 5           | \$4,300        | C             |  |
| Vinyl Tile   | 25%        | Now               | \$20,700       | 2015    | \$207,100          | 3           | \$8,100        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Lunch Room, Throughout                            |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 65%        |                   |                | 2025    | * *                | 3           | \$21,200       | C             |  |
| Wood   | 5%         |                   |                | 2048    | * *                | 5           | \$8,100        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$15,900       | 2023    | \$159,400          | 5           | \$2,700        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Bathrooms                              |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | * *                |             |                | C             |  |
| Marble Panels  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Loose/Delam Surface, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : 2nd Floor Next To General Office                  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 55%        |                   |                | LIFE    | * *                | 5           | \$17,900       | C             |  |
| SGFT/Glazed Masonry  | 25%        | Now               | \$25,000       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%       |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 35%        |                   |                | LIFE    | * *                | 5           | \$4,800        | B             |  |
| Paint Peeling, Extent : Light, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : 5th Floor   |            |                   |                |         |                    |             |                |               |  |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE    | * *                |             |                | B             |  |
| Corrosion/Rusting, Extent : Light, Area Affected : 40%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 60%        | 2-4               | \$17,900       | LIFE    | * *                | 5           | \$32,600       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2050               | * *            | 5           | \$300          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2050               | * *            | 5           | \$300          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - M

## Asset # : 1345

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$68,200       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2050               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 30%        | 2-4               | \$30,500       | 2045               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2019               | \$40,600       | 5           | \$600          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2045               | * *            | 5           | \$300          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement,First Floor And Kitchen                |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2050               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement And First Floor                        |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2040               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        | 2-4               | \$500          | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corrosion                                    |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2015               | \$497,400      | 10          | \$50,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2015               | \$26,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2025               | * *            | 10          | \$7,000        | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - M

## Asset # : 1345

| Mechanical       |                      | Current Repair |   | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|----------------|---|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of           | Fail Date   | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |                |   |                    |      |                |       |                |          |
|                  | Energy Source        |                |   |                    |      |                |       |                |          |
|                  | Fuel Oil No 4        | 100%           |   |                    | 2030 | * *            | 5     | \$18,000       | B        |
|                  | Conversion Equipment |                |   |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%           |   |                    | 2025 | * *            | 1     | \$57,600       | B        |
|                  | Distribution         |                |   |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%           | Now   | \$9,200            | 2030 | * *            | 4     | \$2,900        | B        |
|                  |                      |                | Leak Evident, Extent : Moderate, Area Affected : 5% |                    |      |                |       |                |          |
|                  |                      |                | Location : Traps, Throughout                        |                    |      |                |       |                |          |
|                  | Terminal Devices     |                |   |                    |      |                |       |                |          |
|                  | Air Handler          | 20%            |   |                    | 2020 | \$71,400       | 1     | \$7,200        | B        |
|                  | Convactor/Radiator   | 70%            |   |                    | 2025 | * *            | 1     | \$13,200       | B        |
|                  | Fan Coil Unit/Heat   | 10%            |   |                    | 2020 | \$99,100       | 1     | \$1,900        | B        |
| Air Conditioning |                      |                |   |                    |      |                |       |                |          |
|                  | Energy Source        |                |   |                    |      |                |       |                |          |
|                  | Electricity          | 100%           |   |                    | 2028 | * *            | 1     |                | B        |
|                  | Conversion Equipment |                |   |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 20%            |   |                    | 2015 | \$27,200       | 1     |                | B        |
|                  | No Component         | 80%            |   |                    |      |                |       |                | D        |
| Ventilation      |                      |                |   |                    |      |                |       |                |          |
|                  | Distribution         |                |   |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%           |   |                    | LIFE | * *            | 2-5   | \$32,400       | B        |
|                  | Exhaust Fans         |                |   |                    |      |                |       |                |          |
|                  | Interior             | 10%            |   |                    | 2020 | \$7,300        | 2     | \$200          | B        |
|                  | Roof                 | 90%            |   |                    | 2020 | \$47,400       | 2     | \$1,600        | B        |
| Plumbing         |                      |                |   |                    |      |                |       |                |          |
|                  | H/C Water Piping     |                |   |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%           |   |                    | 2025 | * *            | 1     |                | B        |
|                  | HW Heat Exchanger    |                |   |                    |      |                |       |                |          |
|                  | Low Temp             | 100%           |   |                    | 2030 | * *            | 4     | \$8,600        | B        |
|                  | Sanitary Piping      |                |   |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |   |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |                |   |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |   |                    | LIFE | * *            | 1     |                | B        |
|                  | Fixtures             |                |   |                    |      |                |       |                |          |
|                  | Generic              | 100%           |   |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 102 - Q  
**Address** : 55-24 VAN HORN STREET  
**Borough** : QUEENS **Agency's Number** : Q102  
**Program / Asset #** : BOE0753.000 / 1583 **Yr Built/Renovated** : 1923 / 2010  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2879 **Lot** : 31 **BIN** : 4437597

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$313,500             | \$436,500             |
| Interior Architecture | \$412,000             | \$164,400             |
| Electrical            |                       | \$298,500             |
| <b>Total</b>          | <b>\$725,500</b>      | <b>\$899,400</b>      |
| Priority A            | \$313,500             | \$436,500             |
| Priority B            |                       | \$399,200             |
| Priority C            | \$412,000             | \$63,700              |
| <b>Total</b>          | <b>\$725,500</b>      | <b>\$899,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,300         |                 |                 |                 |
| Interior Architecture | \$115,900        | \$12,600        | \$2,900         | \$3,900         |
| Electrical            | \$13,500         | \$11,100        | \$10,700        | \$9,800         |
| Mechanical            | \$45,300         | \$15,400        | \$19,700        | \$14,900        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$209,900</b> | <b>\$51,000</b> | <b>\$45,100</b> | <b>\$40,400</b> |
| Priority A            | \$23,300         |                 |                 |                 |
| Priority B            | \$130,000        | \$38,400        | \$42,200        | \$36,500        |
| Priority C            | \$56,500         | \$12,600        | \$2,900         | \$3,900         |
| <b>Total</b>          | <b>\$209,900</b> | <b>\$51,000</b> | <b>\$45,100</b> | <b>\$40,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - Q

## Asset # : 1583

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | * *            | 5           | \$141,500      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 20%  |                   |                | LIFE               | * *            | 5           | \$72,500       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%  |                   |                | LIFE               | * *            | 5           | \$217,400      | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 2010 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 3%   |                   |                | LIFE               | * *            | 5           | \$8,200        | A             |
| Stucco Cement           | 2%   |                   |                | 2028               | * *            | 5           | \$9,100        | A             |
| Window Wall             | 10%  |                   |                | 2053               | * *            | 5           | \$67,900       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 2010 Wing                                       |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 67%  |                   |                | 2048               | * *            | 5           | \$35,000       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 2010 Wing                                       |                   |                |                    |                |             |                |               |
| Aluminum                | 30%  |                   |                | 2039               | * *            | 5           | \$15,700       | A             |
| Glass Block             | 3%   |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 25%  |                   |                | LIFE               | * *            | 5           | \$87,200       | A             |
| Cast Stone/Terra Cotta  | 3%   |                   |                | LIFE               | * *            | 5-10        | \$14,400       | A             |
| Masonry: Brick          | 25%  |                   |                | LIFE               | * *            | 5-10        | \$28,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1923 Wing                                       |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 30%  |                   |                | LIFE               | * *            | 5-10        | \$34,700       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : 2010 Wing                                       |                   |                |                    |                |             |                |               |
| Metal Panel             | 2%   |                   |                | 2043               | * *            | 5           | \$1,300        | A             |
| Metal Panel             | 5%   |                   |                | 2053               | * *            | 5           | \$3,300        | A             |
| Metal Rail              | 10%  |                   |                | 2043               | * *            | 5-10        | \$30,500       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 40%  |                   |                | 2023               | \$139,800      | 10          | \$25,900       | A             |
| IRMA/Protected Membrane | 58%  |                   |                | 2033               | * *            | 10          | \$37,500       | A             |
| Skylight, Metal/Glass   | 2%   |                   |                | 2053               | * *            | 10          | \$4,300        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - Q

## Asset # : 1583

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |     |           | LIFE | ** | 5 | \$33,900 | C |
| Ceramic Tile           | 3%  |     |           | 2038 | ** | 5 | \$4,600  | C |
| Terrazzo               | 3%  |     |           | LIFE | ** | 5 | \$7,300  | C |
| Vinyl Tile             | 20% | Now | \$295,300 | 2033 | ** | 3 | \$11,600 | C |

Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%

Location : Corridor(s) 1923 Wing

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Corridor(s) 1923 Wing

Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1923 Wing

Explanation : 9x9 Tiles

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Vinyl Tile | 65% |  |  | 2033 | ** | 3 | \$37,800 | C |
| Wood       | 2%  |  |  | 2063 | ** | 5 | \$5,800  | C |
| Wood       | 2%  |  |  | 2038 | ** | 5 | \$5,800  | C |

## Interior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Ceramic Tile          | 3%  |  |  | 2026 | ** | 5    | \$5,800   | C |
| Ceramic Tile          | 3%  |  |  | 2038 | ** | 5    | \$5,800   | C |
| Concrete Masonry Unit | 7%  |  |  | LIFE | ** | 5    | \$10,800  | C |
| Folding Partition     | 2%  |  |  | 2048 | ** | 5    | \$9,600   | C |
| Glass: Single Pane    | 3%  |  |  | LIFE | ** | 5    | \$8,700   | C |
| Gypsum Board          | 55% |  |  | LIFE | ** | 5-10 | \$180,300 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** | 10   | \$2,900   | C |
| Plaster               | 22% |  |  | LIFE | ** | 5-10 | \$36,100  | C |

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileConcealSpLn | 5%  |  |  | 2028 | ** | 5    | \$9,700   | B |
| AcousTileSusp.Lay-In | 65% |  |  | 2043 | ** | 5    | \$100,700 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | ** | 5-10 | \$9,700   | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$26,600  | B |
| Plaster              | 20% |  |  | LIFE | ** | 5-10 | \$53,300  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 4000 Amperes

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2033               | * *            | 5           |                | B             |
| Fused Disc Sw  | 90%        |                   |                | 2049               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 25%        |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Conduit  | 75%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2045               | * *            | 5           | \$1,900        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2031               | * *            | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 75%        |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic  | 25%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 95%        |                   |                | 2040               | * *            | 5           | \$600          | B             |
| Locally Mounted  | 5%         |                   |                | 2021               | \$1,700        | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,000        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2040               | * *            | 1           | \$31,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2036               | * *            | 1           | \$39,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 300 Kw                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2018               | \$600          | 5           | \$3,700        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2058               | * *            | 5           | \$3,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Gallons Tank Capacity                    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - Q

## Asset # : 1583

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2023               | \$186,700      | 10          | \$19,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Second And Third Floor - Old Building                   |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                                      |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2031               | * *            | 10          | \$4,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Gym  |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent Lights                           |                   |                |                    |                |             |                |               |
| Fluorescent           | 75%  |                   |                | 2031               | * *            | 10          | \$71,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The New Wing And Fisrt Floor Of Old Building |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                                      |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 20%  |                   |                | 2023               | \$8,600        | 10          | \$5,000        | B             |
| Exit, Service         | 80%  |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2031               | * *            | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2031               | * *            | 1           | \$11,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Hallways And Outside                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV Surveillance System                             |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2031               | * *            | 1-3         | \$18,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations |                   |                |                    |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Natural Gas                 | 70%        |                   |                | 2049               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel | 30%        |                   |                | 2043               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 102 - Q

## Asset # : 1583

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Furnace                        | 70%  |                   |                | 2031               | * *            | 1           | \$35,900       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Roof Top Units                         |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 30%  |                   |                | 2036               | * *            | 1           | \$30,800       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                                | Location : Basement Boiler Room                        |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 30%  |                   |                | 2033               | * *            | 4           | \$1,500        | B             |
| No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 10%  |                   |                | 2031               | * *            | 1           | \$6,400        | B             |
| Convactor/Radiator             | 20%  |                   |                | 2028               | * *            | 1           | \$6,700        | B             |
| No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 70%  |                   |                | 2031               | * *            | 2           | \$4,500        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Roof Top Package Units                 |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%   |                   |                | 2018               | \$12,100       | 1           |                | B             |
| No Component                   | 25%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 30%  |                   |                | LIFE               | * *            | 2-5         | \$27,400       | B             |
| Ductwork/Diffusers             | 70%  |                   |                | LIFE               | * *            | 2-5         | \$64,000       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 10%  |                   |                | 2031               | * *            | 2           | \$300          | B             |
| Roof                           | 70%  |                   |                | 2031               | * *            | 2           | \$2,200        | B             |
| No Component                   | 20%  |                   |                |                    |                |             |                | D             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 70%  |                   |                | 2049               | * *            | 1           |                | B             |
| Brass/Copper                   | 30%  |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2022               | \$27,500       | 2           | \$1,600        | B             |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 30%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron                      | 70%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 30%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron                      | 70%  |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 102 - Q

Asset # : 1583

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2031    | * *            | 1           | \$6,400        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (2) B-4 (1) B-1                              |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 3 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 30%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 70%   |                   |                    | 2049    | * *            | 1-2         | \$20,300       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 30%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 70%   |                   |                    | 2036    | * *            | 1           | \$13,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 103 - BX  
**Address** : 4125 CARPENTER AVENUE @E. 229 STREET  
**Borough** : BRONX **Agency's Number** : X103  
**Program / Asset #** : BOE0243.000 / 433 **Yr Built/Renovated** : 1932 / 2007  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4823 **Lot** : 1 **BIN** : 2062883

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$306,900        | \$185,800          |
| Interior Architecture |  | \$141,600        | \$674,800          |
| Electrical            |  | \$104,700        | \$1,081,600        |
| Mechanical            |  |                  | \$1,015,800        |
| <b>Total</b>          |  | <b>\$553,200</b> | <b>\$2,958,000</b> |
| Priority A            |  | \$306,900        | \$185,800          |
| Priority B            |  | \$204,400        | \$2,154,400        |
| Priority C            |  | \$41,900         | \$617,800          |
| <b>Total</b>          |  | <b>\$553,200</b> | <b>\$2,958,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$26,000         |                 |                 |                 |
| Interior Architecture | \$66,600         |                 |                 | \$13,500        |
| Electrical            | \$12,000         | \$2,000         | \$2,800         | \$2,800         |
| Mechanical            | \$35,500         | \$10,500        | \$16,900        | \$12,300        |
| <b>Total</b>          | <b>\$140,100</b> | <b>\$12,500</b> | <b>\$19,700</b> | <b>\$28,600</b> |
| Priority A            | \$26,000         |                 |                 |                 |
| Priority B            | \$65,100         | \$12,500        | \$19,700        | \$15,000        |
| Priority C            | \$49,000         |                 |                 | \$13,500        |
| <b>Total</b>          | <b>\$140,100</b> | <b>\$12,500</b> | <b>\$19,700</b> | <b>\$28,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 103 - BX

## Asset # : 433

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                     |     |  |  |      |    |   |           |   |
|---------------------|-----|--|--|------|----|---|-----------|---|
| Masonry: Brick      | 75% |  |  | LIFE | ** | 5 | \$110,800 | A |
| Masonry: Fieldstone | 10% |  |  | LIFE | ** | 5 | \$11,100  | A |
| Masonry: Granite    | 3%  |  |  | LIFE | ** | 5 | \$3,300   | A |
| Masonry: Limestone  | 12% |  |  | LIFE | ** | 5 | \$13,300  | A |

## Windows

|      |      |  |  |      |    |   |           |   |
|------|------|--|--|------|----|---|-----------|---|
| Wood | 100% |  |  | 2045 | ** | 5 | \$260,800 | A |
|------|------|--|--|------|----|---|-----------|---|

## Parapets

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5-10 | \$68,300 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5-10 | \$13,500 | A |

## Roof

|                |     |     |          |      |    |  |  |   |
|----------------|-----|-----|----------|------|----|--|--|---|
| Built-Up (BUR) | 95% | Now | \$62,700 | 2028 | ** |  |  | A |
|----------------|-----|-----|----------|------|----|--|--|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Over Fourth Floor*

|              |    |  |  |      |    |    |         |   |
|--------------|----|--|--|------|----|----|---------|---|
| Copper/Terne | 5% |  |  | 2051 | ** | 10 | \$7,600 | A |
|--------------|----|--|--|------|----|----|---------|---|

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$47,300 | C |
| Ceramic Tile           | 5%  |  |  | 2032 | **        | 5 | \$5,400  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$8,400  | C |
| Vinyl Tile             | 40% |  |  | 2018 | \$411,900 | 3 | \$21,600 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Tiles*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 20% |  |  | 2023 | \$205,900 | 3 | \$10,800 | C |
| Wood       | 20% |  |  | 2038 | **        | 5 | \$40,500 | C |

## Interior Walls

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile        | 5%  |  |  | 2032 | ** | 5    | \$5,400  | C |
| Marble Panels       | 5%  |  |  | LIFE | ** | 10   | \$2,200  | C |
| Plaster             | 70% |  |  | LIFE | ** | 5-10 | \$64,700 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10   | \$10,900 | C |

## Ceilings

|                  |     |  |  |      |    |      |           |   |
|------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5-10 | \$20,100  | B |
| Plaster          | 85% |  |  | LIFE | ** | 5-10 | \$156,800 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Rooms Facing Carpenter Avenue, Gymnasium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Nameplate Ratings*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 103 - BX

## Asset # : 433

| Electrical      |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |   |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2023               | \$104,300      | 5           | \$300          | B        |
|                 | Raceway                  |   |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%   |           |                | 2023               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%   |           |                | 2043               | * *            | 1           |                | B        |
|                 | Panelboards              |   |           |                |                    |                |             |                |          |
|                 | Fused Toggle Switch      | 5%  | 2-4       | \$6,800        | 2048               | * *            | 5           |                | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%         |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 85%   |           |                | 2022               | \$115,200      | 5           | \$1,600        | B        |
|                 | Molded Case Bkrs         | 10%   |           |                | 2039               | * *            | 5           | \$200          | B        |
| Wiring          |                          |   |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%   | 2-4       | \$104,700      | 2048               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%          |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                                |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%   |           |                | 2043               | * *            | 1           |                | B        |
|                 | Motor Controllers        |   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 60%   |           |                | 2036               | * *            | 5           | \$300          | B        |
|                 | Locally Mounted          | 10%   | 2-4       | \$2,100        | 2043               | * *            | 5           |                | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%         |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
|                 | Motor Control Center     | 30%   |           |                | 2021               | \$52,500       | 5           | \$600          | B        |
| Ground          |                          |   |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |   |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%  |           |                | LIFE               | * *            | 5           | \$2,100        | B        |
| Lighting        |                          |   |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 98%   |           |                | 2023               | \$637,700      | 10          | \$64,900       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                                |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps   |           |                |                    |                |             |                |          |
|                 | HID                      | 2%  |           |                | 2023               | \$6,000        | 10          |                | B        |
|                 | Egress Lighting          |   |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 30%   |           |                | 2028               | * *            | 10          | \$5,200        | B        |
|                 | Exit, Service            | 70%   |           |                | 2028               | * *            | 1           |                | B        |
|                 | Exterior Lighting        |   |           |                |                    |                |             |                |          |
|                 | HID                      | 100%  |           |                | 2023               | \$29,400       | 10          | \$200          | B        |
| Alarm           |                          |   |           |                |                    |                |             |                |          |
|                 | Security System          |   |           |                |                    |                |             |                |          |
|                 | No Component             | 70%   |           |                |                    |                |             |                | D        |
|                 | Generic                  | 30%   |           |                | 2031               | * *            | 1           | \$7,900        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |           |                |                    |                |             |                |          |
|                 |                          | Location : Outside, Hallways                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : CCTV Surveillance System And Intrusion Alarm System |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 103 - BX

## Asset # : 433

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2031

\* \*

1-3

\$13,000

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$71,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,600

B

## Terminal Devices

Air Handler

30%

2023

\$133,100

1

\$13,400

B

Convactor/Radiator

70%

2021

\$544,200

1

\$16,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2018

\$50,800

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$63,700

B

## Exhaust Fans

Interior

100%

Now

\$1,800

2023

\$91,000

2

\$1,800

B

*Broken, Extent : Severe, Area Affected : 15%**Location : 2 Sets Of Bearings. Basement*

## Plumbing

## H/C Water Piping

Brass/Copper

20%

2033

\* \*

1

B

Galv Iron/Steel

80%

2021

\$196,700

1

B

## Water Heater

Gas Fired

100%

2021

\$19,200

2

\$1,100

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 103 - BX

Asset # : 433

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 104 - BK  
**Address** : 9115 5TH AVENUE @92 STREET  
**Borough** : BROOKLYN **Agency's Number** : K104  
**Program / Asset #** : BOE0415.000 / 1376 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6088 **Lot** : 1 **BIN** : 3154775

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$135,700             |
| Interior Architecture | \$81,500              | \$996,600             |
| Electrical            | \$39,200              | \$1,164,000           |
| Mechanical            | \$356,400             | \$592,500             |
| <b>Total</b>          | <b>\$477,200</b>      | <b>\$2,888,800</b>    |
| Priority A            |                       | \$135,700             |
| Priority B            | \$395,600             | \$1,829,100           |
| Priority C            | \$81,500              | \$924,000             |
| <b>Total</b>          | <b>\$477,200</b>      | <b>\$2,888,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$35,400         | \$20,600        |                 |
| Interior Architecture | \$31,200         | \$34,400         |                 | \$8,700         |
| Electrical            | \$22,200         | \$24,800         |                 |                 |
| Mechanical            | \$48,600         | \$11,800         | \$18,500        | \$11,800        |
| <b>Total</b>          | <b>\$102,000</b> | <b>\$106,400</b> | <b>\$39,100</b> | <b>\$20,500</b> |
| Priority A            |                  | \$35,400         | \$20,600        |                 |
| Priority B            | \$94,300         | \$36,600         | \$18,600        | \$11,800        |
| Priority C            | \$7,600          | \$34,400         |                 | \$8,700         |
| <b>Total</b>          | <b>\$102,000</b> | <b>\$106,400</b> | <b>\$39,100</b> | <b>\$20,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - BK

## Asset # : 1376

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | * *            | 5           | \$135,700      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | * *            | 5           | \$41,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,200        | A             |
| Masonry: Brick  | 30%        |                   |                | LIFE               | * *            | 5           | \$4,000        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | * *            | 5           | \$5,300        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Under Construction  | 20%        |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 30%        |                   |                | 2029               | * *            | 10          | \$2,500        | A             |
| Built-Up (BUR)  | 62%        |                   |                | 2025               | * *            | 10          | \$31,600       | A             |
| Copper/Terne  | 5%         |                   |                | 2048               | * *            | 10          | \$6,400        | A             |
| Copper/Terne  | 3%         |                   |                | 2035               | * *            | 10          | \$3,800        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$13,400       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Crawl Space In Basement                            |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$81,200       | 5           | \$3,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$4,800        | C             |
| Vinyl Tile  | 50%        |                   |                | 2020               | \$582,300      | 3           | \$30,500       | C             |
| Vinyl Tile  | 7%         | Now               | \$81,500       | 2030               | * *            | 3           | \$3,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Cafetereia   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Severe, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Wood  | 30%        |                   |                | 2035               | * *            | 5           | \$68,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$224,100      | 5           | \$7,600        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,000        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 80%        |                   |                | LIFE               | * *            | 5           | \$36,500       | C             |
| Repairs in Progress, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Classrooms                            |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 5%         | Now               | \$23,600       | LIFE               | * *            | 5           | \$1,000        | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Plaster   | 95%        |                   |                | LIFE               | * *            | 5           | \$72,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - BK

## Asset # : 1376

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Service Equipment   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 100%       |                   |                | 2020    | \$28,700           | 5           | \$400          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Main Service Protector Rated @ 1600 Amperes   |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                    |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 95%        |                   |                | 2020    | \$99,100           | 5           | \$300          | B             |  |
| Fused Disc Sw   | 5%         |                   |                | 2040    | * *                | 5           |                | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 100%       |                   |                | 2020    | \$118,900          | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 15%        |                   |                | 2019    | \$20,300           | 5           | \$300          | B             |  |
| Fused Disc Sw   | 5%         |                   |                | 2036    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 80%        |                   |                | 2019    | \$108,400          | 5           | \$1,700        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 30%        | 2-4               | \$39,200       | 2045    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Floors                                     |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 70%        |                   |                | 2020    | \$91,600           | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 100%       | 2-4               | \$21,200       | 2040    | * *                | 5           | \$300          | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | LIFE    | * *                | 5           | \$1,200        | B             |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 92%        |                   |                | 2020    | \$677,100          | 10          | \$68,900       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 4%         |                   |                | 2025    | * *                | 10          | \$3,000        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-5 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| HID   | 2%         |                   |                | 2020    | \$6,800            | 10          | \$100          | B             |  |
| Incandescent  | 2%         |                   |                | 2015    | \$14,700           | 2           |                | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service  | 50%        |                   |                | 2015    | \$6,800            | 1           |                | B             |  |
| Exit, Service   | 50%        |                   |                | 2028    | * *                | 1           |                | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - BK

## Asset # : 1376

| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 4        | 100%   | Now       | \$4,600            | 2040 | * *            | 5     | \$12,600       | B        |
|                  |                      | Malfunctioning, Extent : Light, Area Affected : 2%     |           |                    |      |                |       |                |          |
|                  |                      | Location : Petrometers                                 |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%   |           |                    | 2018 | \$453,200      | 1     | \$80,900       | B        |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%   | Now       | \$32,500           | 2030 | * *            | 4     | \$4,000        | B        |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 10%   |           |                    |      |                |       |                |          |
|                  |                      | Location : Traps And Vacuum Condensate Pumps           |           |                    |      |                |       |                |          |
|                  | Terminal Devices     |  |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%  |           |                    | 2015 | \$100,400      | 1     | \$10,100       | B        |
|                  | Convactor/Radiator   | 70%  |           |                    | 2025 | * *            | 1     | \$18,500       | B        |
|                  | Fan Coil Unit/Heat   | 10%  |           |                    | 2020 | \$139,400      | 1     | \$2,600        | B        |
| Air Conditioning |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%   |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 80%  |           |                    | 2015 | \$153,100      | 1     |                | B        |
|                  | No Component         | 20%  |           |                    |      |                |       |                | D        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | * *            | 2-5   | \$45,500       | B        |
|                  | Exhaust Fans         |  |           |                    |      |                |       |                |          |
|                  | Interior             | 100%   |           |                    | 2015 | \$102,900      | 2     | \$2,500        | B        |
| Plumbing         |                      |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |  |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%   |           |                    | 2025 | * *            | 1     |                | B        |
|                  | Water Heater         |  |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%   |           |                    | 2018 | \$21,700       | 2     | \$1,200        | B        |
|                  | Sanitary Piping      |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |  |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%   |           |                    | 2020 | \$10,300       | 4     | \$1,300        | B        |
|                  | Backflow Preventer   |  |           |                    |      |                |       |                |          |
|                  | No Component         | 90%  |           |                    |      |                |       |                | D        |
|                  | Generic              | 10%  |           |                    | 2020 | \$900          | 1     | \$500          | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 10% |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Feed Line                            |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Boiler Only                              |           |                    |      |                |       |                |          |
|                  | Fixtures             |  |           |                    |      |                |       |                |          |
|                  | Generic              | 100%   |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 104 - Q  
**Address** : 26-01 MOTT AVENUE @BAY 28 STREET  
**Borough** : QUEENS **Agency's Number** : Q104  
**Program / Asset #** : BOE0754.000 / 1585 **Yr Built/Renovated** : 1937 / 1998  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 15693 **Lot** : 1 **BIN** : 4442313

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$363,200        | \$378,600          |
| Interior Architecture |  | \$65,900         | \$202,900          |
| Electrical            |  | \$161,100        | \$777,300          |
| Mechanical            |  |                  | \$1,622,100        |
| <b>Total</b>          |  | <b>\$590,200</b> | <b>\$2,981,000</b> |
| Priority A            |  | \$363,200        | \$378,600          |
| Priority B            |  | \$227,000        | \$2,437,100        |
| Priority C            |  |                  | \$165,200          |
| <b>Total</b>          |  | <b>\$590,200</b> | <b>\$2,981,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,100         |                 |                 |                 |
| Interior Architecture | \$70,300         |                 | \$11,900        | \$3,500         |
| Electrical            | \$28,900         | \$2,100         | \$2,600         | \$2,700         |
| Mechanical            | \$39,700         | \$8,500         | \$12,700        | \$8,500         |
| <b>Total</b>          | <b>\$170,000</b> | <b>\$10,600</b> | <b>\$27,300</b> | <b>\$14,700</b> |
| Priority A            | \$31,100         |                 |                 |                 |
| Priority B            | \$81,500         | \$10,600        | \$21,800        | \$11,200        |
| Priority C            | \$57,400         |                 | \$5,400         | \$3,500         |
| <b>Total</b>          | <b>\$170,000</b> | <b>\$10,600</b> | <b>\$27,300</b> | <b>\$14,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - Q

## Asset # : 1585

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$89,600       | A             |  |
| Masonry: Brick  | 5%         | Now               | \$8,900        | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney  |            |                   |                |         |                    |             |                |               |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Chimney  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,000        | A             |  |
| Granite Panels  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,000        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$189,000      | 2039    | **                 | 5           | \$9,800        | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 85%        | Now               | \$63,200       | LIFE    | **                 | 5           | \$9,500        | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Interior Face                                      |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Interior Face                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 15%        |                   |                | LIFE    | **                 | 5-10        | \$20,400       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       | Now               | \$66,200       | 2023    | \$331,200          |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Over Third Floor                                   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Over Third Floor, Room 309                         |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$19,000       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2032    | **                 | 5           | \$2,600        | C             |  |
| Terrazzo  | 2%         |                   |                | LIFE    | **                 | 5           | \$2,700        | C             |  |
| Vinyl Tile  | 50%        |                   |                | 2028    | **                 | 3           | \$16,300       | C             |  |
| Vinyl Tile  | 20%        |                   |                | 2018    | \$165,200          | 3           | \$8,700        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs Corridors                                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units                                       |            |                   |                |         |                    |             |                |               |  |
| Wood  | 20%        |                   |                | 2038    | **                 | 5           | \$32,500       | C             |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - Q

## Asset # : 1585

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5    | \$3,500  | C |
| Glass: Single Pane    | 5%  |  |  | LIFE | ** | 5    | \$6,500  | C |
| Masonry: Brick        | 8%  |  |  | LIFE | ** | 10   | \$2,100  | C |
| Operable Wall         | 2%  |  |  | 2033 | ** | 5    | \$6,100  | C |
| Plaster               | 55% |  |  | LIFE | ** | 5-10 | \$40,800 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$10,900 | C |

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTile,Adhered    | 15% |  |  | 2036 | ** | 5    | \$12,900  | B |
| AcousTileSusp.Lay-In | 3%  |  |  | 2028 | ** | 5    | \$2,600   | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5-10 | \$10,800  | B |
| Exposed Struc: Steel | 2%  |  |  | LIFE | ** | 10   | \$3,400   | B |
| Plaster              | 70% |  |  | LIFE | ** | 5-10 | \$103,600 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches Rated @ 1200 Amperes Each*

## Switchgear / Switchboard

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |          | 2043 | ** | 5 |       | B |
| Fused Knife Sw | 90% | 2-4 | \$80,500 | 2053 | ** | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Obsolete Equipment*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **       | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - Q

## Asset # : 1585

| Electrical  |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component          | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                    |                |                   |                |                    |                |             |                |               |
| Panelboards   |                    |                |                   |                |                    |                |             |                |               |
|   | Fused Disc Sw      | 5%             | 2-4               | \$5,100        | 2048               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%     |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                    |                |                   |                |                    |                |             |                |               |
|   | Fused Disc Sw      | 5%             |                   |                | 2022               | \$5,100        | 5           | \$100          | B             |
|   | Fused Knife Sw     | 10%            | 2-4               | \$10,200       | 2048               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%   |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                    |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                              |                    |                |                   |                |                    |                |             |                |               |
|   | Molded Case Bkrs   | 75%            |                   |                | 2022               | \$76,200       | 5           | \$1,100        | B             |
|   | Molded Case Bkrs   | 5%             |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring  |                    |                |                   |                |                    |                |             |                |               |
|   | Braided Cloth      | 90%            | 2-4               | \$80,600       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%      |                    |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                            |                    |                |                   |                |                    |                |             |                |               |
|   | Thermoplastic      | 10%            |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers   |                    |                |                   |                |                    |                |             |                |               |
|   | Locally Mounted    | 50%            | 2-4               | \$10,600       | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%     |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                    |                |                   |                |                    |                |             |                |               |
|   | Locally Mounted    | 50%            |                   |                | 2021               | \$10,600       | 5           | \$200          | B             |
| Ground  |                    |                |                   |                |                    |                |             |                |               |
| Grounding Devices   |                    |                |                   |                |                    |                |             |                |               |
|   | Generic            | 100%           | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe. On Extended Life. |                    |                |                   |                |                    |                |             |                |               |
| Lighting  |                    |                |                   |                |                    |                |             |                |               |
|   | Interior Lighting  |                |                   |                |                    |                |             |                |               |
|   | Fluorescent        | 95%            |                   |                | 2023               | \$496,000      | 10          | \$50,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |                    |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                            |                    |                |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                      |                    |                |                   |                |                    |                |             |                |               |
|   | HID                | 1%             |                   |                | 2023               | \$2,400        | 10          |                | B             |
|   | Incandescent       | 4%             |                   |                | 2018               | \$20,900       | 2           | \$100          | B             |
| Egress Lighting   |                    |                |                   |                |                    |                |             |                |               |
|   | Emergency, Battery | 50%            |                   |                | 2028               | * *            | 10          | \$7,000        | B             |
|   | Exit, Service      | 50%            |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting   |                    |                |                   |                |                    |                |             |                |               |
|   | HID                | 100%           |                   |                | 2023               | \$23,600       | 10          | \$200          | B             |
| Alarm   |                    |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 104 - Q

## Asset # : 1585

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

60%

D

Generic

40%

2023

\$77,900

1

\$8,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm, Motion Sensors*

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2031

\* \*

1-3

\$13,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2023

\$162,700

5

\$17,900

B

## Conversion Equipment

Steam Boiler

100%

Now

\$6,400

2021

\$321,500

1

\$51,700

B

*Leak Evident, Extent : Severe, Area Affected : 30%**Location : #2 Boiler Tubes**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$9,200

2023

\$461,100

4

\$2,900

B

*Leak Evident, Extent : Severe, Area Affected : 5%**Location : Return Pump, And Return Pipe Behind The Boiler Room*

## Terminal Devices

Air Handler

30%

2023

\$106,800

1

\$10,800

B

Convector/Radiator

60%

2021

\$374,200

1

\$11,300

B

Fan Coil Unit/Heat

10%

2018

\$98,900

1

\$1,900

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2018

\$33,900

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$51,100

B

## Exhaust Fans

Interior

80%

2023

\$58,400

2

\$1,400

B

Roof

20%

2018

\$10,500

2

\$400

B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 104 - Q

Asset # : 1585

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger<br>Low Temp  | 100%       | Now               | \$2,000        | 2023               | \$20,500       | 4           | \$5,700        | B             |
| Corroded, Extent : Severe, Area Affected : 20%<br>Location : Boiler Room |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures<br>Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2023               | \$38,600       | 1-2         | \$800          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 105 - BK  
**Address** : 1031 59 STREET @ FT. HAMILTON PKWY.  
**Borough** : BROOKLYN **Agency's Number** : K105  
**Program / Asset #** : BOE0416.000 / 2850 **Yr Built/Renovated** : 1926 / 2000  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5702 **Lot** : 1 **BIN** : 3140612

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$338,000             | \$194,300             |
| Interior Architecture | \$451,900             | \$498,900             |
| Electrical            | \$169,500             | \$1,042,300           |
| Mechanical            | \$36,400              | \$294,200             |
| <b>Total</b>          | <b>\$995,700</b>      | <b>\$2,029,700</b>    |
| Priority A            | \$338,000             | \$194,300             |
| Priority B            | \$332,300             | \$1,408,800           |
| Priority C            | \$325,500             | \$426,700             |
| <b>Total</b>          | <b>\$995,700</b>      | <b>\$2,029,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,800         |                 |                 |                 |
| Interior Architecture | \$61,600         |                 | \$10,400        | \$8,600         |
| Electrical            | \$3,300          | \$1,700         | \$2,300         | \$2,500         |
| Mechanical            | \$57,600         | \$13,500        | \$20,300        | \$13,500        |
| <b>Total</b>          | <b>\$152,200</b> | <b>\$15,200</b> | <b>\$33,000</b> | <b>\$24,600</b> |
| Priority A            | \$29,800         |                 |                 |                 |
| Priority B            | \$83,200         | \$15,200        | \$22,700        | \$16,000        |
| Priority C            | \$39,200         |                 | \$10,400        | \$8,600         |
| <b>Total</b>          | <b>\$152,200</b> | <b>\$15,200</b> | <b>\$33,000</b> | <b>\$24,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - BK

## Asset # : 2850

| Architecture   |                        | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component              | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type                   | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior       |                        |  |           |                    |      |                |       |                |          |
| Exterior Walls |                        |  |           |                    |      |                |       |                |          |
|                | Cast in Place Concrete | 5%   | Now       | \$16,200           | LIFE | * *            | 5     | \$25,100       | A        |
|                |                        | Water Penetration, Extent : Light, Area Affected : 5%        |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout  |           |                    |      |                |       |                |          |
|                | Cast Stone/Terra Cotta | 5%   |           |                    | LIFE | * *            | 5     | \$78,600       | A        |
|                | Masonry: Brick         | 90%  | Now       | \$152,100          | LIFE | * *            | 5     | \$90,500       | A        |
|                |                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout West Wing                              |           |                    |      |                |       |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout  |           |                    |      |                |       |                |          |
| Windows        |                        |  |           |                    |      |                |       |                |          |
|                | Aluminum               | 100%   | Now       | \$82,900           | 2039 | * *            | 5     | \$17,200       | A        |
|                |                        | Water Penetration, Extent : Light, Area Affected : 5%        |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout  |           |                    |      |                |       |                |          |
| Parapets       |                        |  |           |                    |      |                |       |                |          |
|                | Cast Stone/Terra Cotta | 5%   |           |                    | LIFE | * *            | 5-10  | \$16,600       | A        |
|                | Masonry: Brick         | 93%  |           |                    | LIFE | * *            | 5-10  | \$74,600       | A        |
|                | Pre-Cast Concrete      | 2%   |           |                    | LIFE | * *            | 5     | \$2,900        | A        |
| Roof           |                        |  |           |                    |      |                |       |                |          |
|                | Built-Up (BUR)         | 100%   |           |                    | 2028 | * *            | 10    | \$64,500       | A        |
| Interior       |                        |  |           |                    |      |                |       |                |          |
| Floors         |                        |  |           |                    |      |                |       |                |          |
|                | Cast in Place Concrete | 3%   |           |                    | LIFE | * *            | 5     | \$18,000       | C        |
|                | Ceramic Tile           | 3%   |           |                    | 2026 | * *            | 5     | \$4,100        | C        |
|                | Marble Panels          | 2%   | Now       | \$3,300            | LIFE | * *            | 5     | \$2,100        | C        |
|                |                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%    |           |                    |      |                |       |                |          |
|                |                        | Location : Exits #2 And #8                                   |           |                    |      |                |       |                |          |
|                | Vinyl Tile             | 41%  |           |                    | 2028 | * *            | 3     | \$21,100       | C        |
|                | Vinyl Tile             | 30%  |           |                    | 2018 | \$391,500      | 3     | \$20,500       | C        |
|                |                        | Other Observation, Extent : Light, Area Affected : 100%      |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout  |           |                    |      |                |       |                |          |
|                |                        | Explanation : 9x9  |           |                    |      |                |       |                |          |
|                | Vinyl Tile             | 20%  | Now       | \$261,000          | 2033 | * *            | 3     | \$10,300       | C        |
|                |                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                |                        | Location : Throughout 9x9 Tiles                              |           |                    |      |                |       |                |          |
|                | Wood                   | 1%   |           |                    | 2051 | * *            | 5     | \$2,600        | C        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - BK

## Asset # : 2850

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Masonry: Brick

10% Now

\$18,700 LIFE

\* \*

C

*Water Penetration, Extent : Severe, Area Affected : 20%**Location : East Facade - At Fifth, Fourth, And Third Floors**Other Observation, Extent : Severe, Area Affected : 5%**Location : Fifth Floor**Explanation : Open Joint At Rusted Spandrel Beam*

Metal Panel

5%

LIFE

\* \*

10

\$3,100

C

Plaster

85%

LIFE

\* \*

5-10

\$99,600

C

*Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Throughout*

## Ceilings

Exposed Concrete

15%

LIFE

\* \*

5-10

\$25,500

B

Plaster

85%

LIFE

\* \*

5-10

\$198,700

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2023

\$16,300

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amps Main Disconnect Disconnect Switch*

Fused Disc Sw

50%

2049

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Fused Disc Sw

100%

2023

\$119,200

5

\$400

B

## Raceway

Conduit

95%

2023

\$136,500

1

B

Conduit

5%

2049

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2045

\* \*

5

\$100

B

Fused Disc Sw

5%

2022

\$6,800

5

\$100

B

Molded Case Bkrs

80%

2022

\$108,400

5

\$1,900

B

Molded Case Bkrs

10%

2045

\* \*

5

\$200

B

## Wiring

Braided Cloth

70%

2-4

\$107,400

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2023

\$30,700

1

B

Thermoplastic

10%

2049

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - BK

## Asset # : 2850

| Electrical        |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System            | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                      |  |                   |                    |         |                |             |                |               |
|                   | Motor Controllers    |  |                   |                    |         |                |             |                |               |
|                   | Locally Mounted      | 100%   |                   |                    | 2021    | \$33,000       | 5           | \$600          | B             |
| Ground            |                      |  |                   |                    |         |                |             |                |               |
|                   | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                   | Generic              | 100%   |                   |                    | LIFE    | * *            | 5           | \$2,600        | B             |
| Lighting          |                      |  |                   |                    |         |                |             |                |               |
|                   | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                   | Fluorescent          | 20%  |                   |                    | 2028    | * *            | 10          | \$16,800       | B             |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                   |                      | Location : Basement, Kitchen, Bathrooms And Stairs         |                   |                    |         |                |             |                |               |
|                   |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                   | Fluorescent          | 74%  |                   |                    | 2018    | \$610,300      | 10          | \$62,100       | B             |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                   |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                   |                      | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
|                   | HID                  | 3%   |                   |                    | 2018    | \$11,500       | 10          | \$100          | B             |
|                   | Incandescent         | 3%   |                   |                    | 2018    | \$24,700       | 2           | \$100          | B             |
| Egress Lighting   |                      |  |                   |                    |         |                |             |                |               |
|                   | Emergency, Service   | 50%  |                   |                    | 2018    | \$7,600        | 1           |                | B             |
|                   | Exit, Service        | 50%  |                   |                    | 2018    | \$7,600        | 1           |                | B             |
| Exterior Lighting |                      |  |                   |                    |         |                |             |                |               |
|                   | HID                  | 100%   |                   |                    | 2018    | \$37,200       | 10          | \$300          | B             |
| Alarm             |                      |  |                   |                    |         |                |             |                |               |
|                   | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                   | No Component         | 70%  |                   |                    |         |                |             |                | D             |
|                   | Generic              | 30%  |                   |                    | 2028    | * *            | 1-3         | \$16,500       | B             |

| Mechanical           |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                             |   |                   |                    |         |                |             |                |               |
|                      | Energy Source               |   |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2033    | * *            | 1           |                | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : One 10,000 Gal Tank                       |                   |                    |         |                |             |                |               |
| Conversion Equipment |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Boiler                | 100%  |                   |                    | 2028    | * *            | 1           | \$90,700       | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - BK

## Asset # : 2850

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$36,400  | 2033               | * *            | 4           | \$4,500        | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 5%</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
|                       |                |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Vacuum Condensate Pump</i>                          |                    |                |             |                |               |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 15%            |                   |   | 2023               | \$84,400       | 1           | \$8,500        | B             |
| Convactor/Radiator    | 75%            |                   |   | 2028               | * *            | 1           | \$22,200       | B             |
| Fan Coil Unit/Heat    | 10%            |                   |   | 2023               | \$156,200      | 1           | \$3,000        | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 25%            |                   |   | 2018               | \$53,600       | 1           |                | B             |
| No Component          | 75%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$80,800       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 30%            | Now               | \$6,900   | 2023               | \$34,600       | 2           | \$700          | B             |
|                       |                |                   | <i>Other Observation, Extent : Severe, Area Affected : 30%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement Boiler Room</i>                            |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Auditorium And House Exhaust Broken</i>          |                    |                |             |                |               |
| Roof                  | 10%            |                   |   | 2023               | \$8,300        | 2           | \$300          | B             |
| No Component          | 60%            |                   |   |                    |                |             |                | D             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 25%            |                   |   | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 75%            |                   |   | 2028               | * *            | 1           |                | B             |
|                       |                |                   | <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2021               | \$24,300       | 2           | \$1,400        | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : One 225 Gal Unit</i>                             |                    |                |             |                |               |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$7,300   | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | <i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : 1st Fl, Kitchen, Basement And Outdoor Play Yard</i> |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 105 - BK

Asset # : 2850

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       | Now               | \$500          | 2028               | * *            | 4           | \$1,300        | B             |
| <i>Unit Inoperable, Extent : Light, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                  |            |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment                                       |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$5,700        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,300        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 105 - BX  
**Address** : 725 BRADY AVENUE @CRUGER AVE.  
**Borough** : BRONX **Agency's Number** : X105  
**Program / Asset #** : BOE0245.000 / 2688 **Yr Built/Renovated** : 1930 / 2001  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 4288 **Lot** : 1 **BIN** : 2048794

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$131,700             |
| Interior Architecture | \$710,600             | \$388,900             |
| Electrical            | \$78,500              | \$1,005,600           |
| Mechanical            | \$173,500             | \$240,000             |
| <b>Total</b>          | <b>\$962,600</b>      | <b>\$1,766,300</b>    |
| Priority A            |                       | \$131,700             |
| Priority B            | \$287,400             | \$1,296,900           |
| Priority C            | \$675,300             | \$337,600             |
| <b>Total</b>          | <b>\$962,600</b>      | <b>\$1,766,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$66,800         | \$7,900         | \$14,300        |                 |
| Interior Architecture | \$4,400          | \$14,400        |                 | \$4,400         |
| Electrical            | \$1,700          | \$21,200        |                 | \$500           |
| Mechanical            | \$37,800         | \$11,100        | \$19,900        | \$11,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$114,700</b> | <b>\$58,600</b> | <b>\$38,100</b> | <b>\$19,900</b> |
| Priority A            | \$66,800         | \$7,900         | \$14,300        |                 |
| Priority B            | \$43,400         | \$36,200        | \$23,800        | \$15,500        |
| Priority C            | \$4,400          | \$14,400        |                 | \$4,400         |
| <b>Total</b>          | <b>\$114,700</b> | <b>\$58,600</b> | <b>\$38,100</b> | <b>\$19,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - BX

## Asset # : 2688

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$63,100       | A             |  |
| Masonry: Brick   | 75%        |                   |                | LIFE    | **                 | 5           | \$60,600       | A             |  |
| Masonry: Brick   | 10%        | Now               | \$27,100       | LIFE    | **                 | 5           | \$8,100        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,000        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2036    | **                 | 5           | \$28,500       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         | Now               | \$5,400        | LIFE    | **                 | 5           | \$4,700        | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Coping  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 10%        |                   |                | 2040    | **                 | 5           | \$5,900        | A             |  |
| Masonry: Brick   | 83%        |                   |                | LIFE    | **                 | 5           | \$10,100       | A             |  |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,500        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        | Now               | \$34,300       | 2025    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Over Room 419                                     |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 2%         |                   |                | 2048    | **                 | 10          | \$3,300        | A             |  |
| Copper/Terne   | 3%         |                   |                | 2035    | **                 | 10          | \$5,000        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,600        | C             |  |
| Vinyl Tile   | 60%        |                   |                | 2015    | \$675,300          | 3           | \$26,600       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 30%        |                   |                | 2020    | \$337,600          | 3           | \$17,700       | C             |  |
| Wood   | 5%         |                   |                | 2035    | **                 | 5           | \$11,100       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 60%        |                   |                | LIFE    | **                 | 5           | \$21,400       | C             |  |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 5%         | Now               | \$35,400       | 2040    | **                 | 5           | \$2,900        | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 25%        |                   |                | LIFE    | **                 | 5           | \$4,600        | B             |  |
| Plaster  | 70%        |                   |                | LIFE    | **                 | 5           | \$51,300       | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Room 419  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 2000 Amperes. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$118,900      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$27,100       | 5           | \$400          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2019               | \$81,300       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$78,500       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 86%        |                   |                | 2020               | \$611,700      | 10          | \$62,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$7,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$6,600        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$14,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel  | 100%           |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2033               | * *            | 1           | \$78,200       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                      |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                       |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2040               | * *            | 4           | \$3,900        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 30%            |                   |                | 2020               | \$145,500      | 1           | \$14,700       | B             |
| Convactor/Radiator   | 60%            |                   |                | 2025               | * *            | 1           | \$15,300       | B             |
| Fan Coil Unit/Heat   | 10%            |                   |                | 2015               | \$134,700      | 1           | \$2,600        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%            |                   |                | 2018               | \$18,500       | 1           |                | B             |
| No Component   | 90%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           | Now               | \$38,800       | LIFE               | * *            | 2-5         | \$44,000       | B             |
| <i>Damaged, Extent : Moderate, Area Affected : 5%</i>              |                |                   |                |                    |                |             |                |               |
| <i>Location : Vibration Separators Ripped</i>                      |                |                   |                |                    |                |             |                |               |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 95%            |                   |                | 2020               | \$94,500       | 2           | \$2,300        | B             |
| Roof   | 5%             |                   |                | 2020               | \$3,600        | 2           | \$100          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           | Now               | \$13,400       | 2025               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>              |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2018               | \$20,900       | 2           | \$1,200        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$12,600       | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |               |
| <i>Location : Storm Drain Leaking And Washing Away Front Steps</i> |                |                   |                |                    |                |             |                |               |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 105 - BX

Asset # : 2688

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : C-4**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 105 - Q  
**Address** : 420 BEACH 51 STREET  
**Borough** : QUEENS **Agency's Number** : Q105  
**Program / Asset #** : BOE0755.000 / 1586 **Yr Built/Renovated** : 1958 / 2009  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 15974 **Lot** : 3 **BIN** : 4302397

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$807,800          | \$67,700           |
| Interior Architecture |  | \$957,500          | \$36,900           |
| Electrical            |  | \$493,100          | \$582,500          |
| Mechanical            |  | \$250,300          | \$2,008,800        |
| <b>Total</b>          |  | <b>\$2,508,700</b> | <b>\$2,696,000</b> |
| Priority A            |  | \$807,800          | \$67,700           |
| Priority B            |  | \$826,100          | \$2,628,200        |
| Priority C            |  | \$874,800          |                    |
| <b>Total</b>          |  | <b>\$2,508,700</b> | <b>\$2,696,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$47,800        | \$3,200         |                  |                 |
| Interior Architecture | \$26,900        |                 | \$13,400         | \$11,100        |
| Electrical            | \$3,100         | \$3,400         | \$49,900         | \$2,600         |
| Mechanical            | \$18,100        | \$10,600        | \$60,200         | \$16,000        |
| <b>Total</b>          | <b>\$95,900</b> | <b>\$17,200</b> | <b>\$123,500</b> | <b>\$29,700</b> |
| Priority A            | \$47,800        | \$3,200         |                  |                 |
| Priority B            | \$21,100        | \$14,000        | \$123,500        | \$18,600        |
| Priority C            | \$26,900        |                 |                  | \$11,100        |
| <b>Total</b>          | <b>\$95,900</b> | <b>\$17,200</b> | <b>\$123,500</b> | <b>\$29,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - Q

## Asset # : 1586

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$16,400       | A             |
| Masonry: Brick          | 40%   |                   |                | LIFE               | **             | 5           | \$26,300       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 55%   | 0-2               | \$330,200      | LIFE               | **             | 5           | \$67,700       | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$353,400      | 2029               | **             | 5           | \$12,200       | A             |
|                         | Air Infiltration, Extent : Severe, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : 3rd Floor, South Facade & Throughout               |                   |                |                    |                |             |                |               |
|                         | Explanation : Seals at Window Heads Defective/Missing         |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   | Now               | \$24,700       | LIFE               | **             | 5           | \$10,700       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 50%   | Now               | \$23,200       | LIFE               | **             | 5           | \$6,900        | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Weepholes Not Funct, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : South Wing, North Facade                           |                   |                |                    |                |             |                |               |
| Metal Rail              | 35%   |                   |                | 2034               | **             | 5-10        | \$87,700       | A             |
| Granite Panels          | 5%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 2%  |                   |                | 2049               | **             | 10          | \$3,800        | A             |
| IRMA/Protected Membrane | 93%   |                   |                | 2026               | **             | 10          | \$71,000       | A             |
| Roll Roofing            | 5%  |                   |                | 2020               | \$17,100       | 5           | \$6,400        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 105 - Q

## Asset # : 1586

| Architecture   |   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component   | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type  | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Interior       |   |                |           |                |                    |                |             |                |          |
| Floors         |   |                |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 5%             |           |                | LIFE               | **             | 5           | \$11,800       | C        |
|                | Ceramic Tile  | 3%             | Now       | \$14,400       | 2030               | **             | 5           | \$1,600        | C        |
|                | Misaligned/Bulging, Extent : Moderate, Area Affected : 20%      |                |           |                |                    |                |             |                |          |
|                | Location : 2nd Floor Boys And Girls Toilets                     |                |           |                |                    |                |             |                |          |
|                | Terrazzo  | 5%             |           |                | LIFE               | **             | 5           | \$4,200        | C        |
|                | Vinyl Tile  | 62%            | Now       | \$191,500      | 2016               | \$638,400      | 3           | \$25,100       | C        |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                |           |                |                    |                |             |                |          |
|                | Location : Throughout   |                |           |                |                    |                |             |                |          |
|                | Loose Units, Extent : Moderate, Area Affected : 20%             |                |           |                |                    |                |             |                |          |
|                | Location : Throughout   |                |           |                |                    |                |             |                |          |
|                | Vinyl Tile  | 20%            |           |                | 2026               | **             | 3           | \$10,800       | C        |
|                | Wood  | 5%             |           |                | 2049               | **             | 5           | \$10,100       | C        |
| Interior Walls |   |                |           |                |                    |                |             |                |          |
|                | Ceramic Tile  | 3%             | Now       | \$4,800        | 2030               | **             | 5           | \$1,600        | C        |
|                | Broken/Missing Elements, Extent : Light, Area Affected : 5%     |                |           |                |                    |                |             |                |          |
|                | Location : Throughout   |                |           |                |                    |                |             |                |          |
|                | Concrete Masonry Unit   | 10%            |           |                | LIFE               | **             | 5           | \$4,400        | C        |
|                | Glazed Ceramic Panel  | 35%            |           |                | LIFE               | **             |             |                | C        |
|                | Masonry: Brick  | 2%             |           |                | LIFE               | **             |             |                | C        |
|                | Plaster   | 45%            | Now       | \$44,900       | LIFE               | **             | 5           | \$14,700       | C        |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                |           |                |                    |                |             |                |          |
|                | Location : 3rd Floor Corridor And Classrooms At Windows         |                |           |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 3%        |                |           |                |                    |                |             |                |          |
|                | Location : 3rd Floor At Windows                                 |                |           |                |                    |                |             |                |          |
|                | Wood  | 5%             |           |                | LIFE               | **             | 5           | \$21,800       | C        |
| Ceilings       |   |                |           |                |                    |                |             |                |          |
|                | AcousTile,Adhered   | 25%            |           |                | 2026               | **             | 5           | \$26,800       | B        |
|                | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                |           |                |                    |                |             |                |          |
|                | Location : Throughout   |                |           |                |                    |                |             |                |          |
|                | Exposed Concrete  | 20%            | Now       | \$82,700       | LIFE               | **             | 5           | \$3,400        | B        |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                |           |                |                    |                |             |                |          |
|                | Location : Crawl Space At South Wing                            |                |           |                |                    |                |             |                |          |
|                | Plaster   | 55%            |           |                | LIFE               | **             | 5           | \$36,900       | B        |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

| Electrical               |                   | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|-------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component         | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type              | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                   |  |           |                    |      |                |       |                |          |
|                          | Service Equipment |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw     | 100%   |           |                    | 2051 | * *            | 5     | \$300          | B        |
|                          |                   | Recent Installation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                          |                   | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                   | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                   | Explanation : One 1200 Amps Main Disconnect Switch         |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                   |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw     | 100%   |           |                    | 2051 | * *            | 5     | \$300          | B        |
|                          |                   | Recent Installation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                          |                   | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
| Raceway                  |                   |  |           |                    |      |                |       |                |          |
|                          | Conduit           | 90%  |           |                    | 2021 | \$107,100      | 1     |                | B        |
|                          | Conduit           | 10%  |           |                    | 2051 | * *            | 1     |                | B        |
|                          |                   | Recent Installation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                          |                   | Location : Basement  |           |                    |      |                |       |                |          |
| Panelboards              |                   |  |           |                    |      |                |       |                |          |
|                          | Molded Case Bkrs  | 80%  |           |                    | 2020 | \$108,400      | 5     | \$1,500        | B        |
|                          | Molded Case Bkrs  | 20%  |           |                    | 2029 | * *            | 5     | \$400          | B        |
| Wiring                   |                   |  |           |                    |      |                |       |                |          |
|                          | Thermoplastic     | 95%  |           |                    | 2021 | \$124,300      | 1     |                | B        |
|                          | Thermoplastic     | 5%   |           |                    | 2051 | * *            | 1     |                | B        |
|                          |                   | Recent Installation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                          |                   | Location : Basement  |           |                    |      |                |       |                |          |
| Motor Controllers        |                   |  |           |                    |      |                |       |                |          |
|                          | Locally Mounted   | 100%   |           |                    | 2019 | \$21,200       | 5     | \$500          | B        |
|                          |                   | Obsolete Equipment, Extent : Moderate, Area Affected : 90% |           |                    |      |                |       |                |          |
|                          |                   | Location : Mech Room                                       |           |                    |      |                |       |                |          |
| Ground                   |                   |  |           |                    |      |                |       |                |          |
|                          | Grounding Devices |  |           |                    |      |                |       |                |          |
|                          | Generic           | 100%   |           |                    | LIFE | * *            | 5     | \$1,000        | B        |
| Lighting                 |                   |  |           |                    |      |                |       |                |          |
|                          | Interior Lighting |  |           |                    |      |                |       |                |          |
|                          | Fluorescent       | 66%  |           |                    | 2016 | \$429,500      | 10    | \$43,700       | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 90%  |           |                    |      |                |       |                |          |
|                          |                   | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          |                   | Explanation : Using T-12 Lamps                             |           |                    |      |                |       |                |          |
|                          | Fluorescent       | 30%  |           |                    | 2026 | * *            | 10    | \$19,900       | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                   | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          |                   | Explanation : Using T-8 Lamps                              |           |                    |      |                |       |                |          |
|                          | HID               | 3%   |           |                    | 2016 | \$9,000        | 10    | \$100          | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                   | Location : Gym   |           |                    |      |                |       |                |          |
|                          |                   | Explanation : Sodium                                       |           |                    |      |                |       |                |          |
|                          | Incandescent      | 1%   |           |                    | 2016 | \$6,500        | 2     |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Service | 40%  |  |  | 2026 | **       | 1  |         | B |
| Emergency, Battery | 10%  |  |  | 2026 | **       | 10 | \$1,700 | B |
| Exit, Service      | 50%  |  |  | 2026 | **       | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$29,400 | 10 | \$200   | B |

## Alarm

|                 |      |  |  |      |           |   |          |   |
|-----------------|------|--|--|------|-----------|---|----------|---|
| Security System |      |  |  |      |           |   |          |   |
| Generic         | 100% |  |  | 2021 | \$242,800 | 1 | \$26,300 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |           |   |          |   |
|---|------|--|--|------|-----------|---|----------|---|
| Energy Source   |      |  |  |      |           |   |          |   |
| Fuel Oil No 6   | 100% |  |  | 2021 | \$202,700 | 5 | \$22,400 | B |
| Conversion Equipment                                    |      |  |  |      |           |   |          |   |
| Steam Boiler  | 100% |  |  | 2019 | \$400,700 | 1 | \$71,600 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |           |   |          |   |
| Location : Boiler Room                                  |      |  |  |      |           |   |          |   |
| Explanation : Two Units                                 |      |  |  |      |           |   |          |   |
| Distribution  |      |  |  |      |           |   |          |   |
| Steam Piping/Pump                                       | 100% |  |  | 2021 | \$574,700 | 4 | \$3,600  | B |
| Terminal Devices  |      |  |  |      |           |   |          |   |
| Air Handler   | 40%  |  |  | 2016 | \$177,500 | 1 | \$17,900 | B |
| Convactor/Radiator                                      | 60%  |  |  | 2019 | \$466,500 | 1 | \$14,000 | B |

## Air Conditioning

|                      |      |  |  |      |           |   |  |   |
|----------------------|------|--|--|------|-----------|---|--|---|
| Energy Source        |      |  |  |      |           |   |  |   |
| Electricity          | 100% |  |  | 2029 | **        | 1 |  | B |
| Conversion Equipment |      |  |  |      |           |   |  |   |
| Window/Wall Unit     | 70%  |  |  | 2019 | \$118,400 | 1 |  | B |
| No Component         | 30%  |  |  |      |           |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$40,300 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 80%  |  |  | 2016 | \$72,800 | 2   | \$1,800  | B |
| Roof               | 20%  |  |  | 2016 | \$13,100 | 2   | \$400    | B |

## Plumbing

|                   |      |  |  |      |           |   |         |   |
|-------------------|------|--|--|------|-----------|---|---------|---|
| H/C Water Piping  |      |  |  |      |           |   |         |   |
| Galv Iron/Steel   | 100% |  |  | 2019 | \$245,800 | 1 |         | B |
| Water Heater      |      |  |  |      |           |   |         |   |
| Gas Fired         | 100% |  |  | 2016 | \$19,200  | 2 | \$1,100 | B |
| HW Heat Exchanger |      |  |  |      |           |   |         |   |
| Low Temp          | 100% |  |  | 2021 | \$25,500  | 4 | \$7,200 | B |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 105 - Q

Asset # : 1586

| Mechanical       |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |  |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                  | Submersible        | 100%   |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                  | Fixtures           |  |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%   |                   |                    |         |                |             |                | B             |
|                  |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                    | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                    |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                  | No Component       | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic            | 10%  |                   |                    | 2031    | * *            | 1-2         | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 106 - BK  
**Address** : 1314 PUTNAM AVENUE BTWN: WILSON AVE., KNICKERBOCKER  
**Borough** : BROOKLYN **Agency's Number** : K106  
**Program / Asset #** : BOE0417.000 / 1377 **Yr Built/Renovated** : 1894 / 2000  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3376 **Lot** : 34 **BIN** : 3077286

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$169,600             | \$91,700              |
| Interior Architecture | \$99,600              | \$386,400             |
| Electrical            | \$378,800             | \$361,800             |
| Mechanical            |                       | \$119,300             |
| <b>Total</b>          | <b>\$648,100</b>      | <b>\$959,100</b>      |
| Priority A            | \$169,600             | \$91,700              |
| Priority B            | \$378,800             | \$518,700             |
| Priority C            | \$99,600              | \$348,800             |
| <b>Total</b>          | <b>\$648,100</b>      | <b>\$959,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$11,500         |
| Interior Architecture | \$3,900         | \$6,900         | \$4,600         | \$38,200         |
| Electrical            | \$2,700         | \$1,600         | \$2,000         | \$52,800         |
| Mechanical            | \$21,600        | \$28,400        | \$10,300        | \$42,600         |
| <b>Total</b>          | <b>\$28,200</b> | <b>\$36,900</b> | <b>\$17,000</b> | <b>\$145,200</b> |
| Priority A            |                 |                 |                 | \$11,500         |
| Priority B            | \$24,300        | \$31,000        | \$12,400        | \$95,500         |
| Priority C            | \$3,900         | \$5,900         | \$4,600         | \$38,200         |
| <b>Total</b>          | <b>\$28,200</b> | <b>\$36,900</b> | <b>\$17,000</b> | <b>\$145,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BK

## Asset # : 1377

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  |                   |                | LIFE               | **             | 5           | \$91,700       | A             |
|                        | Painted Surfaces, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brownstone    | 15%  |                   |                | LIFE               | **             | 5           | \$13,800       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Metal Panel            | 5%   |                   |                | 2042               | **             | 5-10        | \$42,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$169,600      | 2038               | **             | 5           | \$17,600       | A             |
|                        | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 90%  |                   |                | 2031               | **             | 10          | \$6,500        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 10%  |                   |                | 2032               | **             | 10          | \$4,400        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Flat Sections                                       |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 5%   |                   |                | 2023               | \$30,900       | 3           | \$10,500       | C             |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$22,900       | C             |
| Ceramic Tile           | 5%   |                   |                | 2025               | **             | 5           | \$5,200        | C             |
| Vinyl Tile             | 35%  |                   |                | 2022               | \$348,800      | 3           | \$13,700       | C             |
| Vinyl Tile             | 10%  |                   |                | 2017               | \$99,600       | 3           | \$5,200        | C             |
| Wood                   | 35%  |                   |                | 2037               | **             | 5           | \$68,600       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2025               | **             | 5           | \$6,500        | C             |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 85%  |                   |                | LIFE               | **             | 5           | \$33,200       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 2%   |                   |                | 2035               | **             | 5           | \$2,100        | B             |
| Embossed Metal         | 80%  |                   |                | LIFE               | **             | 5           | \$37,600       | B             |
| Gypsum Board           | 5%   |                   |                | LIFE               | **             | 5           | \$6,500        | B             |
| Plaster                | 13%  |                   |                | LIFE               | **             | 5           | \$8,500        | B             |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Fourth Floor  |                   |                |                    |                |             |                |               |
|                        |  |                   |                |                    |                |             |                |               |
| Electrical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BK

## Asset # : 1377

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2022               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps For Emergency Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 85%        |                   |                | 2022               | \$101,100      | 1           |                | B             |
| Conduit   | 15%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs  | 15%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$94,800       | 5           | \$1,300        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 75%        | 2-4               | \$98,100       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic   | 15%        |                   |                | 2022               | \$19,600       | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Locally Mounted   | 50%        |                   |                | 2020               | \$10,600       | 5           | \$200          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Water Main   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 96%        |                   |                | 2030               | * *            | 10          | \$61,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                              |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2022               | \$5,800        | 10          |                | B             |
| Incandescent  | 2%         |                   |                | 2017               | \$12,600       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2027               | * *            | 10          | \$8,400        | B             |
| Exit, Service   | 40%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service   | 10%        |                   |                | 2017               | \$1,200        | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BK

## Asset # : 1377

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

HID

100%

2017

\$28,300

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

65%

D

Generic

35%

2017

\$280,700

1-3

\$15,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 7500 Gals*

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$69,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$11,100

2032

\* \*

4

\$3,500

B

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Vacuum / Condensate Pump*

## Terminal Devices

Convactor/Radiator

90%

2027

\* \*

1

\$20,400

B

Fan Coil Unit/Heat

10%

2022

\$119,300

1

\$2,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2017

\$32,800

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

10%

LIFE

\* \*

2-5

\$3,900

B

No Component

90%

D

## Exhaust Fans

Wall Unit

10%

2022

\$12,100

2

\$200

B

No Component

90%

D

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 106 - BK

Asset # : 1377

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2015               | \$18,500       | 2           | \$1,000        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement                                     |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit Of 250 Gals                      |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Basement                                     |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Units Dual System                       |                |                    |                |             |                |               |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2022               | \$7,700        | 1           | \$4,300        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 106 - BX  
**Address** : 2120 ST. RAYMOND AVENUE @ODELL ST.  
**Borough** : BRONX **Agency's Number** : X106  
**Program / Asset #** : BOE0246.000 / 407 **Yr Built/Renovated** : 1932 / 2008  
**Area Sq Ft** : 78,200 **Project Type** : EDUCATION  
**Date of Survey** : 28-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3946 **Lot** : 7 **BIN** : 2041211

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$98,500         | \$106,900          |
| Interior Architecture |  | \$126,900        | \$836,800          |
| Electrical            |  | \$121,000        | \$978,400          |
| Mechanical            |  |                  | \$994,700          |
| <b>Total</b>          |  | <b>\$346,300</b> | <b>\$2,916,700</b> |
| Priority A            |  | \$98,500         | \$106,900          |
| Priority B            |  | \$201,100        | \$2,107,700        |
| Priority C            |  | \$46,800         | \$702,200          |
| <b>Total</b>          |  | <b>\$346,300</b> | <b>\$2,916,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,600         | \$20,100        |                 |                 |
| Interior Architecture | \$100,400        |                 | \$2,500         | \$9,800         |
| Electrical            | \$3,000          | \$1,300         | \$1,500         | \$2,300         |
| Mechanical            | \$58,100         | \$9,600         | \$14,500        | \$8,900         |
| <b>Total</b>          | <b>\$204,100</b> | <b>\$30,900</b> | <b>\$18,400</b> | <b>\$21,100</b> |
| Priority A            | \$42,600         | \$20,100        |                 |                 |
| Priority B            | \$71,700         | \$10,800        | \$16,000        | \$11,200        |
| Priority C            | \$89,800         |                 | \$2,500         | \$9,800         |
| <b>Total</b>          | <b>\$204,100</b> | <b>\$30,900</b> | <b>\$18,400</b> | <b>\$21,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BX

## Asset # : 407

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$71,700       | A             |
| Masonry: Brick   | 5%         | Now               | \$20,100       | LIFE               | **             | 5           | \$3,000        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Masonry: Limestone   | 30%        |                   |                | LIFE               | **             | 5           | \$26,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | **             | 5           | \$22,200       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5-10        | \$73,300       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$7,700        | A             |
| Metal Rail   | 10%        |                   |                | 2040               | **             | 5-10        | \$22,800       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 98%        |                   |                | 2028               | **             | 10          | \$68,000       | A             |
| Copper/Terne   | 2%         |                   |                | 2051               | **             | 10          | \$3,500        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 7%         |                   |                | LIFE               | **             | 5           | \$30,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$4,900        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| Vinyl Tile   | 50%        |                   |                | 2018               | \$468,100      | 3           | \$24,600       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2023               | \$234,100      | 3           | \$12,300       | C             |
| Vinyl Tile   | 5%         | Now               | \$46,800       | 2033               | **             | 3           | \$1,800        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stair Landings                                    |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Stair Landings                                    |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Stair Landings                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 3%         |                   |                | 2038               | **             | 5           | \$5,500        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$3,000        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$2,000        | C             |
| Plaster  | 10%        | Now               | \$18,100       | LIFE               | **             | 5           | \$3,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5-10        | \$33,600       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             | 10          | \$14,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BX

## Asset # : 407

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |  |  |      |          |      |           |   |
|-------------------|-----|--|--|------|----------|------|-----------|---|
| AcousTile,Adhered | 5%  |  |  | 2028 | * *      | 5    | \$4,900   | B |
| Exposed Concrete  | 10% |  |  | LIFE | * *      | 5-10 | \$12,200  | B |
| Fiber Board       | 10% |  |  | 2023 | \$88,800 |      |           | B |
| Plaster           | 75% |  |  | LIFE | * *      | 5-10 | \$125,800 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps And One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2043 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 70% |  |  | 2022 | \$71,100 | 5 | \$1,200 | B |
| Molded Case Bkrs | 20% |  |  | 2039 | * *      | 5 | \$300   | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2036 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |       |   |
|---------|------|-----|-------|------|-----|---|-------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | * * | 5 | \$900 | B |
|---------|------|-----|-------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded And Connected To Main Water Pipe*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - BX

## Asset # : 407

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

10%

2028

\* \*

10

\$6,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Fluorescent

82%

2018

\$485,200

10

\$49,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

3%

2031

\* \*

10

\$1,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium**Explanation : T-12 Lamps*

## HID

3%

2023

\$8,200

10

\$100

B

## Incandescent

2%

2018

\$11,800

2

B

## Egress Lighting

## Emergency, Battery

50%

2023

\$13,600

10

\$7,900

B

## Exit, Service

50%

2023

\$5,400

1

B

## Exterior Lighting

## HID

100%

2018

\$26,700

10

\$200

B

## Alarm

## Fire/Smoke Detection

## No Component

65%

D

## Generic

35%

2018

\$264,500

1-3

\$14,200

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 2

100%

2043

\* \*

5

\$20,300

B

## Conversion Equipment

## Steam Boiler

100%

2036

\* \*

1

\$65,100

B

*Repairs In Progress, Extent : Light, Area Affected : 100%**Location : Both Boilers Undergoing Repair, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$26,100

2033

\* \*

4

\$3,200

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Traps, Vacuum Condensate Pumps And Return Lines*

## Terminal Devices

## Air Handler

10%

2018

\$40,400

1

\$4,100

B

## Convactor/Radiator

60%

2021

\$424,100

1

\$12,800

B

## Fan Coil Unit/Heat

30%

2018

\$336,200

1

\$6,400

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 106 - BX

Asset # : 407

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total                                      | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 75%   |                   |                | 2018               | \$115,400      | 1           |                | B             |
| No Component          | 25%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$58,000       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 95%   | Now               | \$1,600        | 2018               | \$78,600       | 2           | \$1,500        | B             |
|                       | Damaged, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Flexible Connections, Basement       |                   |                |                    |                |             |                |               |
| Roof                  | 5%  |                   |                | 2023               | \$3,000        | 2           | \$100          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$17,400       | 2           | \$1,000        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 98%   |                   |                |                    |                |             |                | D             |
| Generic               | 2%  |                   |                | 2023               | \$17,500       | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 106 - Q  
**Address** : 180 BEACH 35 STREET  
**Borough** : QUEENS **Agency's Number** : Q106  
**Program / Asset #** : BOE0756.000 / 1587 **Yr Built/Renovated** : 1931 / 2008  
**Area Sq Ft** : 23,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 15861 **Lot** : 35 **BIN** : 4441244

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$94,500              |                       |
| Interior Architecture |  |                       | \$261,600             |
| Electrical            |  |                       | \$45,200              |
| Mechanical            |  | \$36,200              |                       |
| <b>Total</b>          |  | <b>\$130,700</b>      | <b>\$306,800</b>      |
| Priority A            |  | \$94,500              |                       |
| Priority B            |  | \$36,200              | \$45,200              |
| Priority C            |  |                       | \$261,600             |
| <b>Total</b>          |  | <b>\$130,700</b>      | <b>\$306,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$38,000        | \$2,600         |                |                |
| Interior Architecture | \$14,200        | \$1,100         |                | \$3,400        |
| Electrical            | \$19,700        | \$21,200        |                |                |
| Mechanical            | \$6,700         | \$27,000        | \$4,300        | \$3,300        |
| <b>Total</b>          | <b>\$78,600</b> | <b>\$51,800</b> | <b>\$4,300</b> | <b>\$6,800</b> |
| Priority A            | \$38,000        | \$2,600         |                |                |
| Priority B            | \$26,400        | \$48,200        | \$4,300        | \$3,300        |
| Priority C            | \$14,200        | \$1,100         |                | \$3,400        |
| <b>Total</b>          | <b>\$78,600</b> | <b>\$51,800</b> | <b>\$4,300</b> | <b>\$6,800</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q

## Asset # : 1587

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Under Construction   | 85%        |                   |                |                    |                |             |                | D             |
| Under Construction   | 15%        |                   |                |                    |                |             |                | D             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$94,500       | 2042               | * *            | 5           | \$3,300        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 60%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$10,500       | LIFE               | * *            | 5           | \$3,200        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Light, Area Affected : 3%            |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Sidewalk Shed in Place                           |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 74%        |                   |                | 2028               | * *            | 10          | \$15,100       | A             |
| Copper/Terne   | 5%         |                   |                | 2055               | * *            | 10          | \$2,600        | A             |
| Skylight, Metal/Glass  | 1%         | Now               | \$27,500       | 2050               | * *            |             |                | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Open Joints, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 20%        |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 3%         |                   |                | 2025               | * *            | 5           | \$2,200        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$500          | C             |
| Vinyl Tile   | 50%        |                   |                | 2020               | \$137,700      | 3           | \$7,200        | C             |
| Vinyl Tile   | 45%        |                   |                | 2020               | \$123,900      | 3           | \$6,500        | C             |
| Worn/Eroded, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout Classrooms                               |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q

## Asset # : 1587

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                     |     |     |          |      |    |   |         |   |
|---------------------|-----|-----|----------|------|----|---|---------|---|
| Glass: Single Pane  | 2%  |     |          | LIFE | ** | 5 | \$400   | C |
| Masonry: Brick      | 10% |     |          | LIFE | ** |   |         | C |
| Plaster             | 80% |     |          | LIFE | ** | 5 | \$7,000 | C |
| SGFT/Glazed Masonry | 8%  | Now | \$10,700 | LIFE | ** |   |         | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 10%*

*Location : Exit @ Stair #8*

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5 | \$700    | B |
| Plaster          | 85% |  |  | LIFE | ** | 5 | \$15,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Rating Available*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |       |   |
|------------------|------|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2030 | ** | 5 | \$500 | B |
|------------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 70% |  |  | 2030 | ** | 1 |  | B |
| Conduit | 30% |  |  | 2040 | ** | 1 |  | B |

## Panelboards

|                |     |     |         |      |    |   |  |   |
|----------------|-----|-----|---------|------|----|---|--|---|
| Fused Knife Sw | 10% | 0-2 | \$5,600 | 2045 | ** | 5 |  | B |
|----------------|-----|-----|---------|------|----|---|--|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 10%*

*Location : Basement*

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 80% |  |  | 2019 | \$45,200 | 5 | \$400 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2028 | ** | 5 | \$100 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 40% | 0-2 | \$13,900 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2030 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2025 | ** | 5 | \$100 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$300 | B |
|---------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Connected With Main Water Pipe*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q

## Asset # : 1587

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

98% 2025 \* \* 10 \$17,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T8 Lamps*

## Incandescent

2% 2015 \$3,500 2 B

## Egress Lighting

## Emergency, Service

50% 2020 \$1,600 1 B

## Exit, Service

50% 2020 \$1,600 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2040 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2033 \* \* 1 \$19,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% 2030 \* \* 4 \$1,400 B

## Terminal Devices

## Air Handler

20% 2025 \* \* 1 \$2,400 B

## Convactor/Radiator

80% 2025 \* \* 1 \$5,000 B

## Air Conditioning

## Energy Source

## Electricity

100% 2028 \* \* 1 B

## Conversion Equipment

## Window/Wall Unit

80% 2015 \$36,200 1 B

## No Component

20% D

## Ventilation

## Distribution

## Ductwork/Diffusers

100% LIFE \* \* 2-5 \$10,800 B

## Exhaust Fans

## Interior

100% Now \$2,400 2015 \$24,300 2 \$500 B  
*Broken, Extent : Severe, Area Affected : 60%*  
*Location : Flexible Connections - Basement Fan Room*  
*Not in Service, Extent : Severe, Area Affected : 20%*  
*Location : Basement Fan Room*

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 106 - Q

Asset # : 1587

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                    |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel                                     | 80%        | Now               | \$1,100        | 2025               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                     |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$5,100        | 2           | \$300          | B             |
| Sanitary Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 106 - Q MINISCHOOL  
**Address** : 180 BEACH 35 STREET  
**Borough** : QUEENS **Agency's Number** : Q806  
**Program / Asset #** : BOE0756.010 / 2765 **Yr Built/Renovated** : 1973 / 1999  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 15861 **Lot** : 35 **BIN** : 4441244

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$76,900              |
| Electrical            |                       | \$89,700              |
| <b>Total</b>          |                       | <b>\$166,700</b>      |
| Priority A            |                       | \$76,900              |
| Priority B            |                       | \$89,700              |
| <b>Total</b>          |                       | <b>\$166,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$13,700        | \$28,900        |                 |                |
| Interior Architecture | \$25,000        |                 | \$18,700        |                |
| Electrical            | \$900           |                 |                 |                |
| Mechanical            | \$2,500         | \$500           | \$1,500         | \$500          |
| <b>Total</b>          | <b>\$42,100</b> | <b>\$29,400</b> | <b>\$20,200</b> | <b>\$500</b>   |
| Priority A            | \$13,700        | \$28,900        |                 |                |
| Priority B            | \$3,400         | \$500           | \$1,500         | \$500          |
| Priority C            | \$25,000        |                 | \$18,700        |                |
| <b>Total</b>          | <b>\$42,100</b> | <b>\$29,400</b> | <b>\$20,200</b> | <b>\$500</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q MINISCHOOL

Asset # : 2765

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100%

2030

\* \*

5-10

\$105,800

A

*Deformed/Dented, Extent : Light, Area Affected : 25%**Location : Throughout**Painted Surfaces, Extent : Moderate, Area Affected : 100%**Location : Wall Mural*

## Windows

## Aluminum

100%

Now

\$2,300

2028

\* \*

5

\$1,200

A

*Glazing Clouded, Extent : Moderate, Area Affected : 100%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 40%**Location : Room M211, M3, Medical Room*

## Roof

## Metal Panel

100%

Now

\$11,400

2033

\* \*

A

*Not Insulated, Extent : Moderate, Area Affected : 40%**Location : Perimeter*

## Interior

## Floors

## Ceramic Tile

5%

2016

\$16,600

5

\$700

C

*Patching Evident, Extent : Moderate, Area Affected : 25%**Location : Throughout*

## Vinyl Tile

95%

2025

\* \*

3

\$5,300

C

## Interior Walls

## Concrete Masonry Unit

50%

Now

\$25,000

LIFE

\* \*

5

\$2,600

C

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Mechanical Room*

## Metal Panel

50%

LIFE

\* \*

C

## Ceilings

## AcousTileSusp.Lay-In

100%

2033

\* \*

5

\$14,500

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Switchgear / Switchboard

## Fused Disc Sw

100%

2030

\* \*

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : First Floor Mech Room**Explanation : Combination Of Service Equipment And Switchgear Rated At 800 Amps*

## Raceway

## Conduit

100%

2030

\* \*

1

B

## Panelboards

## Molded Case Bkrs

100%

2028

\* \*

5

\$300

B

## Wiring

## Thermoplastic

100%

2030

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q MINISCHOOL

## Asset # : 2765

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$4,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : First Floor Mech Room                           |            |                   |                |                    |                |             |                |               |
| Explanation : Corrosion                                    |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2020               | \$89,700       | 10          | \$8,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2020               | \$4,700        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2020               | \$13,900       | 1           | \$5,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Equipment Room                        |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                             | 100%       |                   |                | 2018               | \$6,200        | 2           | \$600          | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,600        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2020               | \$12,600       | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 106 - Q MINISCHOOL

Asset # : 2765

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater Electric   | 100%       |                   |                | 2014               | \$1,800        | 4           | \$100          | B             |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1 Old Unit, 1st Floor</i>                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 107 - BK  
**Address** : 1301 8TH AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0418.000 / 1378  
**Area Sq Ft** : 40,000  
**Date of Survey** : 07-Dec-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1101      **Lot** : 1      **BIN** : 3026517  
**Agency's Number** : K107  
**Yr Built/Renovated** : 1894 / 2010  
**Project Type** : EDUCATION  
**Landmark Status** : EXTERIOR, HISTORICAL DISTRICT

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$46,000              |
| Interior Architecture | \$38,900              |                       |
| Electrical            |                       | \$335,900             |
| Mechanical            | \$64,000              |                       |
| <b>Total</b>          | <b>\$102,900</b>      | <b>\$381,900</b>      |
| Priority A            |                       | \$46,000              |
| Priority B            | \$64,000              | \$335,900             |
| Priority C            | \$38,900              |                       |
| <b>Total</b>          | <b>\$102,900</b>      | <b>\$381,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                |                 |                 |
| Interior Architecture | \$23,000        | \$2,200        | \$4,700         | \$4,700         |
| Electrical            | \$400           |                | \$300           |                 |
| Mechanical            | \$6,200         | \$5,200        | \$8,800         | \$6,100         |
| <b>Total</b>          | <b>\$29,600</b> | <b>\$7,400</b> | <b>\$13,700</b> | <b>\$10,900</b> |
| Priority A            |                 |                |                 |                 |
| Priority B            | \$6,600         | \$5,200        | \$9,000         | \$6,100         |
| Priority C            | \$23,000        | \$2,200        | \$4,700         | \$4,700         |
| <b>Total</b>          | <b>\$29,600</b> | <b>\$7,400</b> | <b>\$13,700</b> | <b>\$10,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - BK

## Asset # : 1378

| Architecture |  | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--------------|--|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component  | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|              | Type   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior     |  |                |           |                |                    |                |             |                |          |
|              | Exterior Walls   |                |           |                |                    |                |             |                |          |
|              | Cast Stone/Terra Cotta                                     | 10%            |           |                | LIFE               | **             | 5           | \$46,000       | A        |
|              | Masonry: Brownstone  | 10%            |           |                | LIFE               | **             | 5           | \$4,400        | A        |
|              | Under Construction   | 80%            |           |                |                    |                |             |                | D        |
|              | Other Observation, Extent : Light, Area Affected : 0%      |                |           |                |                    |                |             |                |          |
|              | Location : Throughout                                      |                |           |                |                    |                |             |                |          |
|              | Explanation : Sidewalk Shed Installed                      |                |           |                |                    |                |             |                |          |
|              | Windows  |                |           |                |                    |                |             |                |          |
|              | Under Construction   | 100%           |           |                |                    |                |             |                | D        |
|              | Parapets   |                |           |                |                    |                |             |                |          |
|              | Under Construction   | 100%           |           |                |                    |                |             |                | D        |
|              | Roof   |                |           |                |                    |                |             |                |          |
|              | Under Construction   | 100%           |           |                |                    |                |             |                | D        |
| Interior     |  |                |           |                |                    |                |             |                |          |
|              | Floors   |                |           |                |                    |                |             |                |          |
|              | Cast in Place Concrete                                     | 10%            |           |                | LIFE               | **             | 5           | \$11,000       | C        |
|              | Ceramic Tile   | 5%             |           |                | 2030               | **             | 5           | \$2,500        | C        |
|              | Vinyl Tile   | 75%            | Now       | \$38,900       | 2026               | **             | 3           | \$14,200       | C        |
|              | Blisters, Extent : Moderate, Area Affected : 10%           |                |           |                |                    |                |             |                |          |
|              | Location : Cafeteria, Basement                             |                |           |                |                    |                |             |                |          |
|              | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |                |           |                |                    |                |             |                |          |
|              | Location : Throughout                                      |                |           |                |                    |                |             |                |          |
|              | Wood   | 10%            |           |                | 2056               | **             | 5           | \$9,400        | C        |
|              | Recent Installation, Extent : Light, Area Affected : 100%  |                |           |                |                    |                |             |                |          |
|              | Location : Library   |                |           |                |                    |                |             |                |          |
|              | Interior Walls   |                |           |                |                    |                |             |                |          |
|              | Ceramic Tile   | 3%             |           |                | 2030               | **             | 5           | \$1,900        | C        |
|              | Concrete Masonry Unit                                      | 7%             |           |                | LIFE               | **             | 5           | \$1,800        | C        |
|              | Masonry: Brick   | 10%            | Now       | \$23,000       | LIFE               | **             |             |                | C        |
|              | Paint Peeling, Extent : Moderate, Area Affected : 25%      |                |           |                |                    |                |             |                |          |
|              | Location : Stairs A/b, C/d                                 |                |           |                |                    |                |             |                |          |
|              | Water Penetration, Extent : Light, Area Affected : 5%      |                |           |                |                    |                |             |                |          |
|              | Location : Electrical Room, Stairs A/b, C/d                |                |           |                |                    |                |             |                |          |
|              | Plaster  | 80%            |           |                | LIFE               | **             | 5           | \$15,100       | C        |
|              | Water Penetration, Extent : Moderate, Area Affected : 10%  |                |           |                |                    |                |             |                |          |
|              | Location : Rooms 301, 305, 307                             |                |           |                |                    |                |             |                |          |
|              | Ceilings   |                |           |                |                    |                |             |                |          |
|              | Plaster  | 100%           |           |                | LIFE               | **             | 5           | \$31,500       | B        |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - BK

## Asset # : 1378

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2031 | * *            | 5     | \$100          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2031 | * *            | 5     | \$100          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 80%  |           |                    | 2031 | * *            | 1     |                | B        |
|                 | Conduit                  | 20%  |           |                    | 2021 | \$7,800        | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%  |           |                    | 2029 | * *            | 5     | \$100          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                    | 2029 | * *            | 5     | \$800          | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%   |           |                    | 2031 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%   |           |                    | 2026 | * *            | 5     | \$200          | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$500          | B        |
| Lighting        |                          |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |  |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 100%   |           |                    | 2021 | \$328,100      | 10    | \$30,900       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Using T8 Lamps                               |           |                    |      |                |       |                |          |
|                 | Egress Lighting          |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery       | 50%  |           |                    | 2021 | \$7,500        | 10    | \$4,100        | B        |
|                 | Exit, Service            | 50%  |           |                    | 2021 | \$3,000        | 1     |                | B        |
|                 | Exterior Lighting        |  |           |                    |      |                |       |                |          |
|                 | HID                      | 100%   |           |                    | 2021 | \$14,800       | 10    | \$100          | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | * *            | 1           | \$33,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Heat Exchangers Convert Hot Water For Heating Devices |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 90%        |                   |                | 2037               | * *            | 4           | \$1,500        | B             |
| Steam Piping/Pump   | 10%        |                   |                | 2041               | * *            | 4           | \$200          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 107 - BK

Asset # : 1378

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%        |                   |                | 2026               | **             | 1           | \$6,300        | B             |
| Convactor/Radiator          | 70%        |                   |                | 2034               | **             | 1           | \$7,600        | B             |
| Air Conditioning            |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Electricity                 | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 15%        |                   |                | 2026               | **             | 1           | \$2,300        | B             |
| Window/Wall Unit            | 75%        |                   |                | 2016               | \$64,000       | 1           |                | B             |
| No Component                | 10%        |                   |                |                    |                |             |                | D             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 15%        |                   |                | 2041               | **             | 4           | \$300          | B             |
| No Component                | 85%        |                   |                |                    |                |             |                | D             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Direct Expansion            | 15%        |                   |                | 2026               | **             | 1           |                | B             |
| No Component                | 85%        |                   |                |                    |                |             |                | D             |
| Heat Rejection              |            |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 15%        |                   |                | 2026               | **             | 2           | \$3,500        | B             |
| No Component                | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation                 |            |                   |                |                    |                |             |                |               |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |                | LIFE               | **             | 2-5         | \$18,800       | B             |
| Exhaust Fans                |            |                   |                |                    |                |             |                |               |
| Interior                    | 90%        |                   |                | 2026               | **             | 2           | \$900          | B             |
| Roof                        | 10%        |                   |                | 2021               | \$3,300        | 2           | \$100          | B             |
| Plumbing                    |            |                   |                |                    |                |             |                |               |
| H/C Water Piping            |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |                   |                | 2026               | **             | 1           |                | B             |
| Water Heater                |            |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |                | 2020               | \$9,700        | 2           | \$500          | B             |
| Sanitary Piping             |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Backflow Preventer          |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                | 2029               | **             | 1           | \$2,100        | B             |
| Fixtures                    |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 107 - BX  
**Address** : 1695 SEWARD AVENUE  
**Borough** : BRONX **Agency's Number** : X107  
**Program / Asset #** : BOE0247.000 / 408 **Yr Built/Renovated** : 1937 / 2002  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3591 **Lot** : 50 **BIN** : 2021972

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,900              | \$57,200              |
| Interior Architecture | \$398,700             | \$84,000              |
| Electrical            | \$109,000             | \$719,100             |
| Mechanical            | \$154,700             |                       |
| <b>Total</b>          | <b>\$712,300</b>      | <b>\$860,300</b>      |
| Priority A            | \$49,900              | \$57,200              |
| Priority B            | \$263,700             | \$762,400             |
| Priority C            | \$398,700             | \$40,700              |
| <b>Total</b>          | <b>\$712,300</b>      | <b>\$860,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,000         |                 |                 | \$11,200        |
| Interior Architecture | \$29,300        |                 | \$26,400        | \$600           |
| Electrical            | \$3,300         | \$4,100         | \$3,400         | \$2,800         |
| Mechanical            | \$40,800        | \$10,600        | \$21,600        | \$9,000         |
| <b>Total</b>          | <b>\$79,300</b> | <b>\$14,700</b> | <b>\$51,500</b> | <b>\$23,700</b> |
| Priority A            | \$6,000         |                 |                 | \$11,200        |
| Priority B            | \$70,100        | \$14,700        | \$25,100        | \$11,900        |
| Priority C            | \$3,300         |                 | \$26,400        | \$600           |
| <b>Total</b>          | <b>\$79,300</b> | <b>\$14,700</b> | <b>\$51,500</b> | <b>\$23,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - BX

## Asset # : 408

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$57,200       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$22,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Masonry: Limestone  | 25%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2026               | **             | 10          | \$49,900       | A             |
| Copper/Terne  | 5%         | Now               | \$6,000        | 2049               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over 401a And 401b Rooms                         |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms 401a 401b                                  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 20%        |                   |                | LIFE               | **             | 5           | \$40,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$4,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Entrance   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        |                   |                | 2016               | \$354,400      | 3           | \$13,900       | C             |
| Vinyl Tile  | 5%         | 0-2               | \$44,300       | 2031               | **             | 3           | \$1,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Wood  | 25%        |                   |                | 2036               | **             | 5           | \$43,600       | C             |
| Worn/Eroded, Extent : Light, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2024               | **             | 5           | \$1,900        | C             |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$16,800       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - BX

## Asset # : 408

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTile,Adhered

22%

2034

\* \*

5

\$20,300

B

Exposed Concrete

3%

LIFE

\* \*

5

\$400

B

*Paint Peeling, Extent : Light, Area Affected : 30%**Location : Gym*

Plaster

10%

Now

\$15,900

LIFE

\* \*

5

\$5,800

B

*Paint Peeling, Extent : Severe, Area Affected : 25%**Location : Rooms 401a And 401b**Water Penetration, Extent : Severe, Area Affected : 5%**Location : Rooms 401a And 401b*

Plaster

60%

LIFE

\* \*

5

\$34,600

B

Plaster

5%

LIFE

\* \*

5

\$2,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium**Explanation : Decorative Plaster*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Swich*

## Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$89,400

5

\$300

B

## Raceway

Conduit

80%

2021

\$68,200

1

B

Conduit

20%

2031

\* \*

1

B

## Panelboards

Molded Case Bkrs

60%

2020

\$61,000

5

\$1,000

B

Molded Case Bkrs

40%

2029

\* \*

5

\$600

B

## Wiring

Braided Cloth

60%

2-4

\$53,700

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

40%

2031

\* \*

1

B

## Motor Controllers

Locally Mounted

60%

2019

\$12,700

5

\$200

B

Locally Mounted

40%

2026

\* \*

5

\$200

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - BX

## Asset # : 408

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

97% 2026 \* \* 10 \$55,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 Lamps*

## HID

3% 2026 \* \* 10 \$100 B

## Egress Lighting

Emergency, Battery  
Exit, Service

50% 2029 \* \* 10 \$7,500 B  
 50% 2029 \* \* 1 B

## Exterior Lighting

## HID

100% 2026 \* \* 10 \$200 B

## Alarm

## Security System

No Component  
Generic

80%  
 20% 2026 \* \* 1 \$4,500 B

## Fire/Smoke Detection

No Component  
Generic

30%  
 70% 2021 \$500,500 1-3 \$26,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2041 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2034 \* \* 1 \$61,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% 2031 \* \* 4 \$4,600 B

## Terminal Devices

Air Handler  
Convactor/Radiator

20% 2016 \$76,400 1 \$7,700 B  
 80% 2026 \* \* 1 \$16,100 B

## Air Conditioning

## Energy Source

## Electricity

100% 2029 \* \* 1 B

## Conversion Equipment

Window/Wall Unit  
No Component

5% 2016 \$7,300 1 B  
 95% D

## Ventilation

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## DEPARTMENT OF EDUCATION - 040

P. S. 107 - BX

Asset # : 408

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                  | 100%       | Now               | \$30,600       | LIFE               | * *            | 2-5         | \$34,600       | B             |
| <i>Broken, Extent : Severe, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Flexible Connections</i>              |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2016               | \$78,300       | 2           | \$1,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                    |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 90%        |                   |                | 2031               | * *            | 1           |                | B             |
| Galv Iron/Steel                                     | 10%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$16,500       | 2           | \$900          | B             |
| Sanitary Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$3,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                    |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2031               | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 107 - Q  
**Address** : 167-02 45 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q107  
**Program / Asset #** : BOE0757.000 / 189 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 119,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 5446 **Lot** : 18 **BIN** : 4123454

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$199,200             | \$173,900             |
| Interior Architecture | \$621,900             | \$373,200             |
| Electrical            | \$115,000             | \$1,936,100           |
| Mechanical            |                       | \$211,800             |
| <b>Total</b>          | <b>\$936,200</b>      | <b>\$2,695,000</b>    |
| Priority A            | \$199,200             | \$173,900             |
| Priority B            | \$115,000             | \$2,147,900           |
| Priority C            | \$621,900             | \$373,200             |
| <b>Total</b>          | <b>\$936,200</b>      | <b>\$2,695,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,800        |                 | \$13,900        |                 |
| Interior Architecture | \$7,000         | \$4,900         | \$8,200         | \$5,700         |
| Electrical            | \$13,300        | \$16,700        | \$41,800        | \$17,100        |
| Mechanical            | \$23,100        | \$16,100        | \$20,400        | \$14,300        |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$47,600</b> | <b>\$94,200</b> | <b>\$47,000</b> |
| Priority A            | \$16,800        |                 | \$13,900        |                 |
| Priority B            | \$46,300        | \$42,700        | \$72,100        | \$41,300        |
| Priority C            | \$7,000         | \$4,900         | \$8,200         | \$5,700         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$47,600</b> | <b>\$94,200</b> | <b>\$47,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - Q

## Asset # : 189

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$36,600       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$93,700       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : New Face Brick                                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 28%        | Now               | \$146,900      | LIFE               | **             | 5           | \$43,700       | A             |
| Misaligned/Bulging, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : South Facade, 2001 Wing                            |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair 2001 Wing                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 97%        |                   |                | 2043               | **             | 5           | \$44,100       | A             |
| Glass Block   | 3%         | Now               | \$1,600        | LIFE               | **             | 5           | \$900          | A             |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                      |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$15,200       | LIFE               | **             | 5           | \$6,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout Coping                                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$11,100       | A             |
| Masonry: Brick  | 27%        |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        |                   |                | 2026               | **             | 10          | \$13,900       | A             |
| Copper/Terne  | 3%         |                   |                | 2049               | **             | 10          | \$5,200        | A             |
| Modified Bitumen  | 27%        | Now               | \$27,200       | 2026               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : 2001 Wing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Rooms 220, 221, 2001 Wing                          |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 50%        | Now               | \$25,200       | 2026               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Reooms 507, 513                                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : Roof Is Covered With Rubber Pads.               |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - Q

## Asset # : 189

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$14,300       | C             |
| Ceramic Tile  | 3%         |                   |                | 2024               | **             | 5           | \$3,900        | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
| Vinyl Tile  | 30%        |                   |                | 2021               | \$373,200      | 3           | \$14,700       | C             |
| Vinyl Tile  | 30%        | 4+                | \$373,200      | 2031               | **             | 3           | \$14,700       | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 2001 Wing  |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : 2001 Wing  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 5%         |                   |                | 2029               | **             | 3           | \$3,300        | C             |
| Vinyl Tile  | 20%        |                   |                | 2016               | \$248,800      | 3           | \$9,800        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors, 1925 Wing                               |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 4%         |                   |                | 2036               | **             | 5           | \$9,800        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2024               | **             | 5           | \$2,100        | C             |
| Ceramic Tile  | 9%         |                   |                | 2034               | **             | 5           | \$6,300        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair 2001 Wing                                    |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 58%        |                   |                | LIFE               | **             | 5           | \$12,200       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 25%        |                   |                | 2038               | **             | 5           | \$20,300       | B             |
| Staining/Discoloring, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 220, 221                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 220, 221                                     |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | B             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | B             |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$30,400       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 507, 513                                     |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - Q

## Asset # : 189

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2041    | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Service Switch Rated @ 2500 Amperes.    |                |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 50%            |                   |                    | 2041    | * *            | 5           | \$200          | B             |
| Fused Disc Sw  |                | 50%            |                   |                    | 2021    | \$59,600       | 5           | \$200          | B             |
| Raceway  |                |                |                   |                    |         |                |             |                |               |
| Conduit  |                | 25%            |                   |                    | 2041    | * *            | 1           |                | B             |
| Conduit  |                | 75%            |                   |                    | 2021    | \$107,700      | 1           |                | B             |
| Panelboards  |                |                |                   |                    |         |                |             |                |               |
| Molded Case Bkrs   |                | 25%            |                   |                    | 2037    | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   |                | 75%            |                   |                    | 2020    | \$101,600      | 5           | \$1,900        | B             |
| Wiring   |                |                |                   |                    |         |                |             |                |               |
| Braided Cloth  |                | 75%            | 2-4               | \$115,000          | 2046    | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                |                |                   |                    |         |                |             |                |               |
| Location : Old Wing  |                |                |                   |                    |         |                |             |                |               |
| Thermoplastic  |                | 25%            |                   |                    | 2041    | * *            | 1           |                | B             |
| Motor Controllers  |                |                |                   |                    |         |                |             |                |               |
| Locally Mounted  |                | 100%           |                   |                    | 2019    | \$33,000       | 5           | \$700          | B             |
| Ground   |                |                |                   |                    |         |                |             |                |               |
| Grounding Devices  |                |                |                   |                    |         |                |             |                |               |
| Generic  |                | 100%           |                   |                    | LIFE    | * *            | 5           | \$1,400        | B             |
| Stand-by Power   |                |                |                   |                    |         |                |             |                |               |
| Transfer Switches  |                |                |                   |                    |         |                |             |                |               |
| Automatic  |                | 100%           |                   |                    | 2034    | * *            | 1           | \$30,100       | B             |
| Generators   |                |                |                   |                    |         |                |             |                |               |
| Diesel   |                | 100%           |                   |                    | 2030    | * *            | 1           | \$37,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Roof  |                |                |                   |                    |         |                |             |                |               |
| Explanation : 300 Kw                                       |                |                |                   |                    |         |                |             |                |               |
| Batteries  |                |                |                   |                    |         |                |             |                |               |
| Lead/Acid  |                | 100%           |                   |                    | 2015    | \$600          | 5           | \$3,600        | B             |
| Fuel Storage   |                |                |                   |                    |         |                |             |                |               |
| Day Tank   |                | 50%            |                   |                    | 2037    | * *            | 5           | \$9,000        | B             |
| Main Tank  |                | 50%            |                   |                    | 2049    | * *            | 5           | \$1,400        | B             |
| Lighting   |                |                |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - Q

## Asset # : 189

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

76%

2021

\$667,100

10

\$67,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Old Wing**Explanation : T-12 Lamps*

## Fluorescent

20%

2026

\* \*

10

\$17,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : T- 8 Lamps*

## Fluorescent

2%

2026

\* \*

10

\$1,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Compact Fluorescent Lamp*

## HID

2%

2026

\* \*

10

\$100

B

## Egress Lighting

## Emergency, Battery

40%

2026

\* \*

10

\$9,400

B

## Exit, Service

60%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2021

\$40,600

10

\$300

B

## Alarm

## Security System

## No Component

40%

D

## Generic

60%

2021

\$201,600

1

\$21,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV And Intrusion Alarm Systems Are Functional*

## Fire/Smoke Detection

## No Component

40%

D

## Generic

60%

2021

\$689,900

1-3

\$36,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

75%

Now

\$10,300

2031

\* \*

5

\$11,300

B

*Broken, Extent : Moderate, Area Affected : 5%**Location : Fuel Oil Heaters*

## Natural Gas

25%

2041

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 107 - Q

## Asset # : 189

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Furnace               | 25%   |                   |                | 2026               | * *            | 1           | \$12,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Roof Of 2001 Addition                          |                   |                |                    |                |             |                |               |
|                       | Explanation : 6 Roof Top Units Furnace / A C              |                   |                |                    |                |             |                |               |
| Steam Boiler          | 75%   |                   |                | 2026               | * *            | 1           | \$72,400       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 75%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Units                                     |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 75%   |                   |                | 2031               | * *            | 4           | \$5,400        | B             |
| No Component          | 25%   |                   |                |                    |                |             |                | D             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2021               | \$119,700      | 1           | \$12,100       | B             |
| Convactor/Radiator    | 55%   |                   |                | 2026               | * *            | 1           | \$17,300       | B             |
| No Component          | 25%   |                   |                |                    |                |             |                | D             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit -        | 25%   |                   |                | 2026               | * *            | 2           | \$1,500        | B             |
| Heating/Cooling       |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%   |                   |                | 2019               | \$22,800       | 1           |                | B             |
| No Component          | 65%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$54,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 75%   |                   |                | 2021               | \$92,100       | 2           | \$2,300        | B             |
| Roof                  | 25%   |                   |                | 2026               | * *            | 2           | \$800          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 40%   |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 60%   |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$25,800       | 2           | \$1,500        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2026               | * *            | 1           | \$6,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 107 - Q

Asset # : 189

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Geared Traction       | 80%        |   |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 80%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-5</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                   |                |                    |                |             |                |               |
| Hydraulic             | 20%        |   |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 20%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : 1-2</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Generic               | 25%        |   |                | 2041               | * *            | 1-2         | \$6,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 108 - BK  
**Address** : 200 LINWOOD STREET @ ARLINGTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K108  
**Program / Asset #** : BOE0419.000 / 1379 **Yr Built/Renovated** : 1895 / 2004  
**Area Sq Ft** : 65,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3926 **Lot** : 45 **BIN** : 3087131

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$603,200          | \$219,200          |
| Interior Architecture | \$323,500          | \$329,800          |
| Electrical            | \$107,900          | \$714,200          |
| Mechanical            |                    | \$855,900          |
| <b>Total</b>          | <b>\$1,034,600</b> | <b>\$2,119,100</b> |
| Priority A            | \$603,200          | \$219,200          |
| Priority B            | \$107,900          | \$1,570,000        |
| Priority C            | \$323,500          | \$329,800          |
| <b>Total</b>          | <b>\$1,034,600</b> | <b>\$2,119,100</b> |

| EXPENSE               | FY 2014          | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$10,800         |                |                 |                 |
| Interior Architecture | \$84,500         |                | \$2,500         | \$5,100         |
| Electrical            | \$2,400          | \$1,500        | \$2,000         | \$2,200         |
| Mechanical            | \$7,200          | \$7,500        | \$7,900         | \$8,800         |
| <b>Total</b>          | <b>\$105,000</b> | <b>\$9,000</b> | <b>\$12,400</b> | <b>\$16,100</b> |
| Priority A            | \$10,800         |                |                 |                 |
| Priority B            | \$59,700         | \$9,000        | \$9,900         | \$11,000        |
| Priority C            | \$34,500         |                | \$2,500         | \$5,100         |
| <b>Total</b>          | <b>\$105,000</b> | <b>\$9,000</b> | <b>\$12,400</b> | <b>\$16,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - BK

## Asset # : 1379

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | Now               | \$449,300      | LIFE               | **             | 5           | \$81,400       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Foundation                                     |            |                   |                |                    |                |             |                |               |
| Masonry: Brownstone                                       | 15%        |                   |                | LIFE               | **             | 5           | \$21,500       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$93,500       | 2039               | **             | 5           | \$137,900      | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Slate   | 85%        | Now               | \$60,400       | LIFE               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 15%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                    | 15%        |                   |                | LIFE               | **             | 5           | \$53,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$4,100        | C             |
| Vinyl Tile  | 30%        |                   |                | 2023               | \$253,100      | 3           | \$12,300       | C             |
| Wood  | 50%        |                   |                | 2038               | **             | 5           | \$76,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$5,100        | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 10          | \$4,600        | C             |
| Plaster   | 80%        | Now               | \$323,500      | LIFE               | **             | 5           | \$24,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Basement Throughout Perimeter Walls            |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Embossed Metal  | 75%        |                   |                | LIFE               | **             | 5           | \$55,300       | B             |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5-10        | \$35,200       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$31,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$48,300       | 5           | \$100          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2023               | \$48,300       | 5           | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - BK

## Asset # : 1379

| Electrical           |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts      |                    |  |                   |                |                    |                |             |                |               |
| Raceway              |                    |  |                   |                |                    |                |             |                |               |
|                      | Conduit            | 100%   |                   |                | 2023               | \$92,100       | 1           |                | B             |
| Panelboards          |                    |  |                   |                |                    |                |             |                |               |
|                      | Fused Disc Sw      | 10%  |                   |                | 2022               | \$11,000       | 5           | \$100          | B             |
|                      | Molded Case Bkrs   | 90%  |                   |                | 2022               | \$98,900       | 5           | \$1,300        | B             |
| Wiring               |                    |  |                   |                |                    |                |             |                |               |
|                      | Braided Cloth      | 70%  | 2-4               | \$67,800       | 2048               | * *            | 1           |                | B             |
|                      |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                      | Thermoplastic      | 30%  |                   |                | 2023               | \$29,100       | 1           |                | B             |
| Motor Controllers    |                    |  |                   |                |                    |                |             |                |               |
|                      | Locally Mounted    | 50%  |                   |                | 2021               | \$11,500       | 5           | \$200          | B             |
|                      | Locally Mounted    | 50%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Ground               |                    |  |                   |                |                    |                |             |                |               |
| Grounding Devices    |                    |  |                   |                |                    |                |             |                |               |
|                      | Generic            | 100%   |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting             |                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting    |                    |  |                   |                |                    |                |             |                |               |
|                      | Fluorescent        | 80%  |                   |                | 2018               | \$426,500      | 10          | \$40,100       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                      |                    | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
|                      | Fluorescent        | 20%  |                   |                | 2028               | * *            | 10          | \$10,000       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Egress Lighting      |                    |  |                   |                |                    |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                | 2023               | \$12,300       | 10          | \$6,600        | B             |
|                      | Exit, Service      | 50%  |                   |                | 2023               | \$4,900        | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                |                    |                |             |                |               |
|                      | HID                | 100%   |                   |                | 2018               | \$24,000       | 10          | \$200          | B             |
| Alarm                |                    |  |                   |                |                    |                |             |                |               |
| Security System      |                    |  |                   |                |                    |                |             |                |               |
|                      | No Component       | 70%  |                   |                |                    |                |             |                | D             |
|                      | Generic            | 30%  |                   |                | 2031               | * *            | 1           | \$6,000        | B             |
| Fire/Smoke Detection |                    |  |                   |                |                    |                |             |                |               |
|                      | No Component       | 70%  |                   |                |                    |                |             |                | D             |
|                      | Generic            | 30%  |                   |                | 2031               | * *            | 1-3         | \$9,800        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2043               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 108 - BK

Asset # : 1379

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2036               | * *            | 1           | \$54,200       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2033               | * *            | 4           | \$2,700        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 90%        |                   |                | 2021               | \$573,200      | 1           | \$15,900       | B             |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2018               | \$101,000      | 1           | \$1,800        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 30%        |                   |                | 2018               | \$41,600       | 1           |                | B             |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 50%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 50%        |                   |                | 2021               | \$100,700      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$15,700       | 2           | \$800          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2023               | \$39,400       | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 108 - BX  
**Address** : 1166 NEILL AVENUE BTWN: HERING AVE., YATES AVE.  
**Borough** : BRONX **Agency's Number** : X108  
**Program / Asset #** : BOE0248.000 / 409 **Yr Built/Renovated** : 1938 / 2010  
**Area Sq Ft** : 36,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4275 **Lot** : 1 **BIN** : 2048608

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$77,000              | \$52,800              |
| Interior Architecture |  | \$280,500             |                       |
| Electrical            |  | \$416,200             | \$59,100              |
| Mechanical            |  |                       | \$168,200             |
| <b>Total</b>          |  | <b>\$773,700</b>      | <b>\$280,100</b>      |
| Priority A            |  | \$77,000              | \$52,800              |
| Priority B            |  | \$416,200             | \$227,400             |
| Priority C            |  | \$280,500             |                       |
| <b>Total</b>          |  | <b>\$773,700</b>      | <b>\$280,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>   |
|-----------------------|-----------------|----------------|----------------|------------------|
| Exterior Architecture |                 |                |                |                  |
| Interior Architecture | \$23,900        | \$2,300        |                | \$20,500         |
| Electrical            | \$24,900        | \$600          | \$700          | \$62,600         |
| Mechanical            | \$12,700        | \$5,100        | \$8,900        | \$22,000         |
| <b>Total</b>          | <b>\$61,600</b> | <b>\$7,900</b> | <b>\$9,600</b> | <b>\$105,100</b> |
| Priority A            |                 |                |                |                  |
| Priority B            | \$37,700        | \$5,700        | \$9,600        | \$87,300         |
| Priority C            | \$23,900        | \$2,300        |                | \$17,800         |
| <b>Total</b>          | <b>\$61,600</b> | <b>\$7,900</b> | <b>\$9,600</b> | <b>\$105,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - BX

## Asset # : 409

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$35,500       | LIFE               | **             | 5           | \$52,800       | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | 0-2               | \$41,500       | 2038               | **             | 5           | \$8,600        | A             |
| Air Infiltration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2032               | **             | 10          | \$29,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2062               | **             | 10          | \$3,900        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | C             |
| Ceramic Tile   | 3%         | Now               | \$1,800        | 2025               | **             | 5           | \$800          | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 2%         | Now               | \$1,600        | LIFE               | **             | 5           | \$800          | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 40%        | Now               | \$20,500       | 2017               | \$205,300      | 3           | \$8,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2027               | **             | 3           | \$4,000        | C             |
| Wood   | 30%        |                   |                | 2037               | **             | 5           | \$30,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$1,800        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 67%        | 2-4               | \$75,200       | LIFE               | **             | 5           | \$12,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - BX

## Asset # : 409

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTile,Adhered

10%

2027

\* \*

5

\$5,400

B

Plaster

90%

LIFE

\* \*

5

\$30,300

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

## Raceway

Conduit

70%

2022

\$25,300

1

B

Conduit

30%

2042

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2038

\* \*

5

\$100

B

Molded Case Bkrs

60%

2021

\$33,900

5

\$500

B

Molded Case Bkrs

30%

2038

\* \*

5

\$200

B

## Wiring

Braided Cloth

70%

2-4

\$24,300

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2035

\* \*

5

\$200

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$400

B

## Lighting

## Interior Lighting

Fluorescent

88%

2017

\$311,800

10

\$29,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

10%

2027

\* \*

10

\$3,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors And Gym**Explanation : T-8 Lamps*

Incandescent

2%

2017

\$6,500

2

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - BX

## Asset # : 409

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

|                    |     |  |  |      |         |    |         |   |
|--------------------|-----|--|--|------|---------|----|---------|---|
| Emergency, Battery | 20% |  |  | 2027 | * *     | 10 | \$1,700 | B |
| Emergency, Battery | 30% |  |  | 2017 | \$4,500 | 10 | \$2,600 | B |
| Exit, Service      | 20% |  |  | 2027 | * *     | 1  |         | B |
| Exit, Service      | 30% |  |  | 2017 | \$1,800 | 1  |         | B |

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2017 | \$12,300 | 10 | \$100 | B |
|-----|------|--|--|------|----------|----|-------|---|

## Alarm

## Fire/Smoke Detection

|              |     |  |  |      |           |     |         |   |
|--------------|-----|--|--|------|-----------|-----|---------|---|
| No Component | 70% |  |  |      |           |     |         | D |
| Generic      | 30% |  |  | 2017 | \$104,400 | 1-3 | \$5,600 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Natural Gas | 100% |  |  | 2048 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2039 | * * | 1 | \$35,700 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

## Distribution

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2048 | * * | 4 | \$1,800 | B |
|-------------------|------|--|--|------|-----|---|---------|---|

## Terminal Devices

|                    |     |  |  |      |           |   |         |   |
|--------------------|-----|--|--|------|-----------|---|---------|---|
| Air Handler        | 20% |  |  | 2030 | * *       | 1 | \$4,500 | B |
| Convactor/Radiator | 60% |  |  | 2035 | * *       | 1 | \$7,000 | B |
| Fan Coil Unit/Heat | 20% |  |  | 2022 | \$122,900 | 1 | \$2,300 | B |

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2038 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 20% |  |  | 2017 | \$16,900 | 1 |  | B |
| No Component     | 80% |  |  |      |          |   |  | D |

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$20,100 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

## Exhaust Fans

|          |      |     |       |      |          |   |       |   |
|----------|------|-----|-------|------|----------|---|-------|---|
| Interior | 100% | Now | \$900 | 2022 | \$45,400 | 2 | \$900 | B |
|----------|------|-----|-------|------|----------|---|-------|---|

*Broken, Extent : Moderate, Area Affected : 10%*

*Location : Basement*

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 108 - BX

Asset # : 409

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       | Now   | \$6,100        | 2027               | * *            | 1           |                | B             |
|                       |            | <i>Corroded, Extent : Severe, Area Affected : 10%</i>           |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement Level</i>                                |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2021               | \$9,500        | 2           | \$500          | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |            | <i>Location : Boiler Room</i>                                   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 400 Gals</i>                                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 108 - M  
**Address** : 1615 MADISON AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M108  
**Program / Asset #** : BOE0060.000 / 1702 **Yr Built/Renovated** : 1952 / 1999  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1614 **Lot** : 21 **BIN** : 1051584

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$68,000              |
| Electrical            | \$823,600             | \$239,700             |
| Mechanical            | \$72,700              | \$464,300             |
| <b>Total</b>          | <b>\$896,300</b>      | <b>\$772,100</b>      |
| Priority A            |                       | \$68,000              |
| Priority B            | \$896,300             | \$704,000             |
| <b>Total</b>          | <b>\$896,300</b>      | <b>\$772,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$33,800         |                 |                  | \$12,700        |
| Interior Architecture | \$31,300         |                 | \$5,500          | \$12,400        |
| Electrical            | \$28,400         | \$600           | \$73,100         |                 |
| Mechanical            | \$11,600         | \$15,600        | \$46,700         | \$10,100        |
| <b>Total</b>          | <b>\$105,100</b> | <b>\$16,300</b> | <b>\$125,300</b> | <b>\$35,300</b> |
| Priority A            | \$33,800         |                 |                  | \$12,700        |
| Priority B            | \$53,700         | \$16,300        | \$125,300        | \$10,100        |
| Priority C            | \$17,600         |                 |                  | \$12,400        |
| <b>Total</b>          | <b>\$105,100</b> | <b>\$16,300</b> | <b>\$125,300</b> | <b>\$35,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - M

## Asset # : 1702

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$68,000 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$5,700  | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2037 | ** | 5 | \$25,400 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$800    | A |

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$10,800 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$700    | A |

## Roof

|  |      |     |          |      |    |  |  |   |
|--|------|-----|----------|------|----|--|--|---|
| Built-Up (BUR)   | 100% | Now | \$33,800 | 2026 | ** |  |  | A |
| <i>Miss/Damaged Flashings, Extent : Light, Area Affected : 30%</i> |      |     |          |      |    |  |  |   |
| <i>Location : Throughout</i>                                       |      |     |          |      |    |  |  |   |

## Interior

## Floors

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Terrazzo   | 5%  |  |  | LIFE | ** | 5 | \$4,300  | C |
| Vinyl Tile | 90% |  |  | 2026 | ** | 3 | \$49,700 | C |
| Wood       | 5%  |  |  | 2049 | ** | 5 | \$10,400 | C |

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 75% |  |  | LIFE | ** | 5 | \$25,000 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2034 | ** | 5 | \$27,500 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2026 | ** | 5 | \$11,000 | B |
| Exposed Concrete     | 70% |  |  | LIFE | ** | 5 | \$12,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2031 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : Two 400 Amps Main Disconnect Switch</i>          |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|   |      |     |           |      |    |   |       |   |
|---|------|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$104,300 | 2051 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |           |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |           |      |    |   |       |   |
| <i>Explanation : Obsolete Equipment</i>                           |      |     |           |      |    |   |       |   |

## Raceway

|         |      |  |  |      |  |   |  |   |
|---------|------|--|--|------|--|---|--|---|
| Conduit | 100% |  |  | 2021 |  | 1 |  | B |
|---------|------|--|--|------|--|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - M

## Asset # : 1702

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Fused Knife Sw   | 20%        | 2-4               | \$27,100       | 2046               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                           |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 25%        |                   |                | 2020               | \$33,900       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                           |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2020               | \$54,200       | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 82%        |                   |                | 2016               | \$546,000      | 10          | \$55,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2021               | \$66,600       | 10          | \$6,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$9,200        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$33,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2021               | \$15,300       | 10          | \$8,900        | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$6,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$30,000       | 10          | \$200          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - M

## Asset # : 1702

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2041    | * *                | 5           | \$22,900       | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2026    | * *                | 1           | \$73,200       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                            |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       |                   |                | 2031    | * *                | 4           | \$5,500        | B             |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator   | 75%        |                   |                | 2026    | * *                | 1           | \$17,900       | B             |  |
| Fan Coil Unit/Heat   | 25%        |                   |                | 2021    | \$315,300          | 1           | \$6,000        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2037    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 35%        |                   |                | 2019    | \$60,600           | 1           |                | B             |  |
| No Component   | 65%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       | Now               | \$72,700       | LIFE    | * *                | 2-5         | \$41,200       | B             |  |
| Damaged, Extent : Severe, Area Affected : 10%              |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 95%        |                   |                | 2021    | \$88,500           | 2           | \$2,200        | B             |  |
| Roof   | 5%         | Now               | \$700          | 2021    | \$3,300            | 2           | \$100          | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Roof  |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       |                   |                | 2026    | * *                | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2016    | \$19,600           | 2           | \$1,100        | B             |  |
| HW Heat Exchanger  |            |                   |                |         |                    |             |                |               |  |
| Low Temp   | 100%       |                   |                | 2031    | * *                | 4           | \$11,000       | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       | Now               | \$1,000        | 2021    | \$10,300           | 4           | \$1,300        | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 108 - Q  
**Address** : 108-10 109 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q108  
**Program / Asset #** : BOE0758.000 / 1588 **Yr Built/Renovated** : 1925 / 2000  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 11475 **Lot** : 11 **BIN** : 4247572

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$790,500             | \$324,700             |
| Interior Architecture | \$166,400             | \$673,300             |
| Electrical            | \$35,900              | \$412,400             |
| Mechanical            | \$74,500              | \$1,342,300           |
| <b>Total</b>          | <b>\$1,067,300</b>    | <b>\$2,752,600</b>    |
| Priority A            | \$790,500             | \$324,700             |
| Priority B            | \$214,200             | \$1,819,400           |
| Priority C            | \$62,600              | \$608,500             |
| <b>Total</b>          | <b>\$1,067,300</b>    | <b>\$2,752,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$80,600         |                 | \$8,600         |                 |
| Interior Architecture | \$136,300        |                 | \$28,000        | \$13,800        |
| Electrical            | \$30,900         | \$11,000        | \$12,800        | \$12,000        |
| Mechanical            | \$56,400         | \$27,200        | \$39,700        | \$25,600        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$309,200</b> | <b>\$43,100</b> | <b>\$94,000</b> | <b>\$56,400</b> |
| Priority A            | \$80,600         |                 | \$8,600         |                 |
| Priority B            | \$143,200        | \$43,100        | \$79,000        | \$42,600        |
| Priority C            | \$85,400         |                 | \$6,500         | \$13,800        |
| <b>Total</b>          | <b>\$309,200</b> | <b>\$43,100</b> | <b>\$94,000</b> | <b>\$56,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - Q

## Asset # : 1588

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$167,300      | A             |
| Masonry: Brick  | 50%        | Now               | \$359,900      | LIFE               | **             | 5           | \$107,100      | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : North Facde  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads 4 And 5, Auditorium, North Facade        |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$128,500      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$139,200      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 97%        |                   |                | 2039               | **             | 5           | \$58,700       | A             |
| Metal Louvers   | 3%         |                   |                | 2032               | **             | 10          | \$11,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5-10        | \$22,300       | A             |
| Masonry: Brick  | 63%        | Now               | \$131,900      | LIFE               | **             | 5           | \$9,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Interior Face Of 1925 Wing                         |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5-10        | \$16,100       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5-10        | \$3,800        | A             |
| Metal Rail  | 5%         |                   |                | 2036               | **             | 5-10        | \$14,200       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$19,700       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 65%        | Now               | \$42,200       | 2028               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : At Junction Of 1925 And 2000 Wings                 |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Junction Of 1925 And 2000 Wings, Bulkheads         |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2038               | **             | 10          | \$7,500        | A             |
| Modified Bitumen  | 30%        | Now               | \$39,100       | 2031               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : 2000 Wing  |            |                   |                |                    |                |             |                |               |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : At Junction Of 2000 And 1925 Wings                 |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : At Junction Of 2000 And 1925 Wings                 |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - Q

## Asset # : 1588

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$37,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$5,200        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$13,500       | C             |
| Vinyl Tile   | 30%        |                   |                | 2028               | **             | 3           | \$19,400       | C             |
| Vinyl Tile   | 27%        |                   |                | 2023               | \$444,100      | 3           | \$23,300       | C             |
| Vinyl Tile   | 10%        |                   |                | 2018               | \$164,500      | 3           | \$8,600        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 20%        |                   |                | 2038               | **             | 5           | \$64,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$6,400        | C             |
| Concrete Masonry Unit                                      | 25%        |                   |                | LIFE               | **             | 5           | \$43,000       | C             |
| Glass Block  | 2%         |                   |                | LIFE               | **             | 10          | \$1,700        | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$36,500       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$3,200        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 10          | \$1,700        | C             |
| Plaster  | 53%        |                   |                | LIFE               | **             | 5-10        | \$96,800       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 25%        |                   |                | 2036               | **             | 5           | \$43,100       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Corridor Of 2000 Wing                           |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5-10        | \$21,600       | B             |
| Exposed Struc: Steel                                       | 5%         |                   |                | LIFE               | **             | 10          | \$17,300       | B             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5-10        | \$163,100      | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : At 4th Floor Junction Of 1925 And 2000 Wings    |            |                   |                |                    |                |             |                |               |
| Plaster  | 5%         | Now               | \$14,800       | LIFE               | **             | 5           | \$5,400        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads                                       |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - Q

## Asset # : 1588

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : New Electrical Room                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Switch Rated @ 4000 Amperes            |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2023               | \$16,300       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Old Electrical Room                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%   |                   |                | 2023               | \$40,200       | 5           | \$200          | B             |
| Fused Disc Sw            | 70%   |                   |                | 2043               | * *            | 5           | \$400          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 60%   |                   |                | 2023               | \$102,200      | 1           |                | B             |
| Conduit                  | 40%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 70%   |                   |                | 2022               | \$118,600      | 5           | \$2,100        | B             |
| Molded Case Bkrs         | 30%   |                   |                | 2039               | * *            | 5           | \$900          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 20%   | 2-4               | \$35,900       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                          | Location : Old Wing   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 40%   |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic            | 40%   |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2021               | \$16,500       | 5           | \$400          | B             |
| Locally Mounted          | 50%   |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$3,300        | B             |
| Stand-by Power           |   |                   |                |                    |                |             |                |               |
| Transfer Switches        |   |                   |                |                    |                |             |                |               |
| Automatic                | 100%  |                   |                | 2036               | * *            | 1           | \$34,600       | B             |
| Generators               |   |                   |                |                    |                |             |                |               |
| Diesel                   | 100%  |                   |                | 2032               | * *            | 1           | \$43,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Roof Top Of New Addition                               |                   |                |                    |                |             |                |               |
|                          | Explanation : Ratings 500 Kva                                     |                   |                |                    |                |             |                |               |
| Batteries                |   |                   |                |                    |                |             |                |               |
| Nickel Cadmium           | 100%  |                   |                | 2018               | \$600          | 5           | \$25,000       | B             |
| Fuel Storage             |   |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%   |                   |                | 2039               | * *            | 5           | \$10,700       | B             |
| Main Tank                | 50%   |                   |                | 2051               | * *            | 5           | \$1,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : One 275 Gallon Tank                                 |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - Q

## Asset # : 1588

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

99% 2028 \* \* 10 \$104,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 Lamps*

## Incandescent

1% 2023 \$10,400 2 B

## Egress Lighting

## Emergency, Service

35% 2023 \$6,700 1 B

## Emergency, Service

15% 2028 \* \* 1 B

## Exit, LED

15% 2051 \* \* 1 B

## Exit, Service

35% 2023 \$6,700 1 B

## Exterior Lighting

## HID

100% 2023 \$46,800 10 \$400 B

## Lightning Protection

## Arresters/Cabling

## Generic

100% 2038 \* \* 5 \$600 B

## Alarm

## Security System

## No Component

70% D

## Generic

30% 2028 \* \* 1 \$12,600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Outside Building*

*Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 2028 \* \* 1-3 \$20,800 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Alarm Bells, Strobe Lights, Manual Pull Station And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2043 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2036 \* \* 1 \$114,300 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% Now \$45,900 2033 \* \* 4 \$5,700 B

*Steam Traps Faulty, Extent : Severe, Area Affected : 25%*

*Location : Various Locations*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 108 - Q

## Asset # : 1588

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 30%        |                   |                | 2028    | * *                | 1           | \$21,400       | B             |  |
| Air Handler  | 10%        | Now               | \$7,100        | 2018    | \$70,900           | 1           | \$6,400        | B             |  |
| Not Energy Efficient, Extent : Severe, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Gym & Auditorium                                |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator   | 60%        |                   |                | 2021    | \$745,100          | 1           | \$22,400       | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2039    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller                                | 30%        |                   |                | 2028    | * *                | 1           | \$16,100       | B             |  |
| R-22 Refrigerant, Extent : Light, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Penthouse Of New Wing                           |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 50%        |                   |                | 2018    | \$135,100          | 1           |                | B             |  |
| No Component   | 20%        |                   |                |         |                    |             |                | D             |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump                                      | 30%        |                   |                | 2043    | * *                | 4           | \$2,600        | B             |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler/Cool/Ht  | 30%        |                   |                | 2028    | * *                | 1           | \$21,400       | B             |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Heat Rejection   |            |                   |                |         |                    |             |                |               |  |
| Remote Air Cond  | 30%        |                   |                | 2028    | * *                | 2           | \$24,100       | B             |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | * *                | 2-5         | \$101,800      | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 80%        | Now               | \$11,600       | 2023    | \$116,300          | 2           | \$2,300        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 60%       |            |                   |                |         |                    |             |                |               |  |
| Location : House Exhaust - Basement Fan Room               |            |                   |                |         |                    |             |                |               |  |
| Roof   | 20%        |                   |                | 2028    | * *                | 2           | \$700          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 30%        |                   |                | 2049    | * *                | 1           |                | B             |  |
| Galv Iron/Steel  | 70%        |                   |                | 2021    | \$274,900          | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2021    | \$30,600           | 2           | \$1,700        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2023    | \$10,300           | 4           | \$2,000        | B             |  |
| Backflow Preventer   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2028    | * *                | 1           | \$7,100        | B             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 108 - Q

Asset # : 1588

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : C, G, 1-5</i>                                    |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| No Component          | 70%        |  |                |                    |                |             |                | D             |
| Generic               | 30%        |  |                | 2043               | * *            | 1-5         | \$17,500       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 65%        |  |                |                    |                |             |                | D             |
| Generic               | 35%        |  |                | 2043               | * *            | 1-2         | \$11,300       | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2032               | * *            | 1           | \$21,600       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 109 - BK  
**Address** : 1001 EAST 45TH STREET @FARRAGUT ROAD  
**Borough** : BROOKLYN **Agency's Number** : K109  
**Program / Asset #** : BOE1032.000 / 13585 **Yr Built/Renovated** : 2004 /  
**Area Sq Ft** : 137,500 **Project Type** : EDUCATION  
**Date of Survey** : 02-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ph  
**Block** : 5022 **Lot** : 2 **BIN** : 3114526

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$80,000              | \$220,200             |
| Interior Architecture | \$75,800              | \$211,800             |
| Electrical            |                       | \$98,000              |
| <b>Total</b>          | <b>\$155,800</b>      | <b>\$530,000</b>      |
| Priority A            | \$80,000              | \$220,200             |
| Priority B            | \$75,800              | \$173,800             |
| Priority C            |                       | \$136,100             |
| <b>Total</b>          | <b>\$155,800</b>      | <b>\$530,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$21,000         | \$17,400        |
| Interior Architecture |                 | \$15,800        | \$17,900         | \$20,200        |
| Electrical            | \$7,800         | \$24,300        | \$8,300          | \$9,700         |
| Mechanical            | \$56,700        | \$29,500        | \$55,600         | \$29,500        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900          | \$4,900         |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$74,600</b> | <b>\$107,800</b> | <b>\$81,800</b> |
| Priority A            |                 |                 | \$21,000         | \$17,400        |
| Priority B            | \$69,500        | \$58,800        | \$68,900         | \$44,100        |
| Priority C            |                 | \$15,800        | \$17,900         | \$20,200        |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$74,600</b> | <b>\$107,800</b> | <b>\$81,800</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 109 - BK

## Asset # : 13585

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| Glass Block       | 2%  |  |  | LIFE | ** | 5    | \$2,000   | A |
| Masonry: Brick    | 83% |  |  | LIFE | ** | 5    | \$133,000 | A |
| Metal Panel       | 5%  |  |  | 2046 | ** | 5-10 | \$55,100  | A |
| Pre-Cast Concrete | 3%  |  |  | LIFE | ** | 5    | \$15,600  | A |
| Window Wall       | 7%  |  |  | 2046 | ** | 5    | \$42,100  | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 98% |  |  | 2042 | ** | 5  | \$23,700 | A |
| Metal Louvers | 2%  |  |  | 2033 | ** | 10 | \$3,000  | A |

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 92% |  |  | LIFE | ** | 5    | \$15,700 | A |
| Metal Rail        | 3%  |  |  | 2037 | ** | 5-10 | \$9,200  | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$5,400  | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 80% |  |  | 2028 | ** | 10 | \$87,100 | A |
| Metal Panel    | 20% |  |  | 2037 | ** | 10 | \$39,900 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$18,400 | C |
| Vinyl Tile             | 85% |  |  | 2028 | ** | 3 | \$53,700 | C |
| Wood                   | 10% |  |  | 2055 | ** | 5 | \$31,600 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Concrete Masonry Unit  | 55% |  |  | LIFE | ** | 5 | \$71,300 | C |
| Folding Partition      | 5%  |  |  | 2042 | ** | 5 | \$40,500 | C |
| Gypsum Board           | 5%  |  |  | LIFE | ** | 5 | \$9,700  | C |
| SGFT/Glazed Masonry    | 25% |  |  | LIFE | ** |   |          | C |
| Wood                   | 5%  |  |  | LIFE | ** | 5 | \$64,800 | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 90% |  |  | 2037 | ** | 5 | \$151,500 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$10,500  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Protectors Rated At 4000a And 2000a*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2046 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 109 - BK

## Asset # : 13585

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2042               | **             | 5           | \$300          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2042               | **             | 5           | \$2,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2046               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | **             | 5           | \$800          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Bar Connected To Metal Water Pipe.    |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2037               | **             | 1           | \$34,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2033               | **             | 1           | \$43,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 500kw Caterpillar Genset.                    |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$25,100       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2055               | **             | 5           | \$3,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2028               | **             | 10          | \$87,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8                                     |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | **             | 10          | \$10,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors                                       |            |                   |                |                    |                |             |                |               |
| Explanation : High Hats Cfl.                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2028               | **             | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2028               | **             | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2028               | **             | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2055               | **             | 5           | \$3,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Steel And Copper                             |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2046    | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2037    | **             | 1           | \$111,600      | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2046    | **             | 4           | \$8,300        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 45%   |                   |                    | 2028    | **             | 1           | \$31,400       | B             |
|                  | Convactor/Radiator          | 50%   |                   |                    | 2037    | **             | 1           | \$18,200       | B             |
|                  | Fan Coil Unit/Heat          | 5%  |                   |                    | 2028    | **             | 1           | \$1,800        | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2045    | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Reciprocating Compr/Chiller | 100%  |                   |                    | 2028    | **             | 1           | \$52,200       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Penthouse                                    |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : Rotary Screw Units                        |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2046    | **             | 4           | \$8,300        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 100%  |                   |                    | 2028    | **             | 1           | \$69,700       | B             |
|                  | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                  | Evap Condenser              | 100%  |                   |                    | 2028    | **             | 2           | \$78,400       | B             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$62,700       | B             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Roof                        | 100%  |                   |                    | 2028    | **             | 2           | \$3,500        | B             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 100%  |                   |                    | 2046    | **             | 1           |                | B             |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2019    | \$29,900       | 2           | \$1,700        | B             |
|                  | HW Heat Exchanger           |   |                   |                    |         |                |             |                |               |
|                  | Low Temp                    | 100%  |                   |                    | 2046    | **             | 4           | \$16,700       | B             |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping                | 100%  |                   |                    | 2028    | **             | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 109 - BK

Asset # : 13585

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$7,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-3, B-ph                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 109 - BX  
**Address** : 1771 POPHAM AVENUE  
**Borough** : BRONX **Agency's Number** : X109  
**Program / Asset #** : BOE0249.000 / 410 **Yr Built/Renovated** : 1971 / 2008  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2877 **Lot** : 393 **BIN** : 2094549

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$62,400              | \$53,700              |
| Interior Architecture |  | \$385,100             |                       |
| Electrical            |  | \$225,300             | \$168,200             |
| Mechanical            |  | \$43,700              | \$253,600             |
| <b>Total</b>          |  | <b>\$716,500</b>      | <b>\$475,400</b>      |
| Priority A            |  | \$62,400              | \$53,700              |
| Priority B            |  | \$344,000             | \$421,700             |
| Priority C            |  | \$310,100             |                       |
| <b>Total</b>          |  | <b>\$716,500</b>      | <b>\$475,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 | \$10,500        |                |
| Interior Architecture | \$10,900        | \$14,500        |                 |                |
| Electrical            | \$8,000         | \$3,100         | \$100           |                |
| Mechanical            | \$74,100        | \$25,300        | \$14,700        | \$9,500        |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$43,000</b> | <b>\$25,300</b> | <b>\$9,500</b> |
| Priority A            |                 |                 | \$10,500        |                |
| Priority B            | \$82,100        | \$34,200        | \$14,700        | \$9,500        |
| Priority C            | \$10,900        | \$8,700         |                 |                |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$43,000</b> | <b>\$25,300</b> | <b>\$9,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 109 - BX

## Asset # : 410

| Architecture   |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                        |   |                   |                |                    |                |             |                |               |
| Exterior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$53,700       | A             |
|                | Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows        |                        |   |                   |                |                    |                |             |                |               |
|                | Aluminum               | 100%  |                   |                | 2036               | **             | 5           | \$21,000       | A             |
| Parapets       |                        |   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$11,300       | A             |
|                | Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof           |                        |   |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)         | 95%   |                   |                | 2025               | **             | 10          | \$62,400       | A             |
|                | Copper/Terne           | 5%  |                   |                | 2048               | **             | 10          | \$8,200        | A             |
| Interior       |                        |   |                   |                |                    |                |             |                |               |
| Floors         |                        |   |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$20,300       | C             |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile           | 5%  |                   |                | 2029               | **             | 5           | \$4,600        | C             |
|                | Vinyl Tile             | 35%   |                   |                | 2015               | \$310,100      | 3           | \$12,200       | C             |
|                |                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Corridors<br>Explanation : 9x9 Units   |                   |                |                    |                |             |                |               |
|                | Vinyl Tile             | 40%   |                   |                | 2030               | **             | 3           | \$13,900       | C             |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Classrooms   |                   |                |                    |                |             |                |               |
|                | Wood                   | 10%   |                   |                | 2048               | **             | 5           | \$17,400       | C             |
| Interior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
|                | Glazed Ceramic Panel   | 5%  |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster                | 5%  | Now               | \$8,600        | LIFE               | **             | 5           | \$1,400        | C             |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Exit To Cafeteria Roof<br>Water Penetration, Extent : Severe, Area Affected : 10%<br>Location : Basement Exit On To Popham Avenue  |                   |                |                    |                |             |                |               |
|                | Plaster                | 55%   |                   |                | LIFE               | **             | 5           | \$15,400       | C             |
|                | SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Ceilings       |                        |   |                   |                |                    |                |             |                |               |
|                | AcousTileConcealSpLn   | 10%   |                   |                | 2025               | **             | 5           | \$11,500       | B             |
|                | Exposed Concrete       | 60%   |                   |                | LIFE               | **             | 5           | \$8,700        | B             |
|                | Metal Panel            | 5%  | 4+                | \$75,000       | LIFE               | **             | 5           | \$5,800        | B             |
|                |                        | Bent/Warped Elements, Extent : Moderate, Area Affected : 25%<br>Location : Gymnasium<br>Deteriorated Finish, Extent : Moderate, Area Affected : 50%<br>Location : Gymnasium<br>Staining/Discoloring, Extent : Moderate, Area Affected : 50%<br>Location : Gymnasium |                   |                |                    |                |             |                |               |
|                | Plaster                | 25%   |                   |                | LIFE               | **             | 5           | \$14,400       | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Services Rated @ 400 Amps Each             |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2019               | \$91,500       | 5           | \$1,400        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 30%        | 2-4               | \$6,400        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 70%        |                   |                | 2018               | \$14,800       | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 97%        |                   |                | 2025               | * *            | 10          | \$55,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2020               | \$5,200        | 10          |                | B             |
| Incandescent  | 1%         |                   |                | 2020               | \$5,600        | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 20%        |                   |                | 2025               | * *            | 10          | \$3,000        | B             |
| Exit, Service   | 80%        |                   |                | 2025               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 109 - BX

## Asset # : 410

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4   | 100%       |                   |                | 2030    | * *                | 5           | \$19,200       | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2025    | * *                | 1           | \$61,600       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump                                       | 100%       | Now               | \$24,700       | 2030    | * *                | 4           | \$3,100        | B             |  |
| Leak Evident, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                     |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 50%        |                   |                | 2020    | \$190,900          | 1           | \$19,200       | B             |  |
| Convactor/Radiator                                      | 50%        |                   |                | 2025    | * *                | 1           | \$10,100       | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2036    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 30%        |                   |                | 2015    | \$43,700           | 1           |                | B             |  |
| No Component  | 70%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE    | * *                | 2-5         | \$34,600       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 80%        |                   |                | 2020    | \$62,600           | 2           | \$1,500        | B             |  |
| Roof  | 20%        |                   |                | 2020    | \$11,300           | 2           | \$400          | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       | 2-4               | \$21,200       | 2025    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                   |            |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger                                       |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       | Now               | \$4,400        | 2030    | * *                | 4           | \$6,200        | B             |  |
| Corroded, Extent : Severe, Area Affected : 20%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                     |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       | Now               | \$7,700        | LIFE    | * *                | 1           |                | B             |  |
| Leak Evident, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : 3rd Floor Boys Bathroom                      |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping                                      |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Submersible   | 100%       | Now               | \$6,200        | 2015    | \$6,200            | 4           | \$1,300        | B             |  |
| Broken, Extent : Severe, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                     |            |                   |                |         |                    |             |                |               |  |
| Backflow Preventer                                      |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | 2020    | \$6,900            | 1           | \$3,800        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 109 - BX

Asset # : 410

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 109 - BX MINISCHOOL  
**Address** : 1771 POPHAM AVENUE  
**Borough** : BRONX **Agency's Number** : X899  
**Program / Asset #** : BOE0249.010 / 411 **Yr Built/Renovated** : 1971 / 2006  
**Area Sq Ft** : 8,860 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2877 **Lot** : 393 **BIN** : 2094549

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$98,200              |                       |
| Interior Architecture |  |                       | \$99,900              |
| Electrical            |  |                       | \$66,500              |
| <b>Total</b>          |  | <b>\$98,200</b>       | <b>\$166,400</b>      |
| Priority A            |  | \$98,200              |                       |
| Priority B            |  |                       | \$66,500              |
| Priority C            |  |                       | \$99,900              |
| <b>Total</b>          |  | <b>\$98,200</b>       | <b>\$166,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|----------------|----------------|----------------|
| Exterior Architecture |                |                |                |                |
| Interior Architecture | \$3,800        |                |                | \$6,700        |
| Electrical            |                |                |                |                |
| Mechanical            | \$500          | \$500          | \$1,100        | \$500          |
| <b>Total</b>          | <b>\$4,200</b> | <b>\$500</b>   | <b>\$1,100</b> | <b>\$7,200</b> |
| Priority A            |                |                |                |                |
| Priority B            | \$500          | \$500          | \$1,100        | \$5,800        |
| Priority C            | \$3,800        |                |                | \$1,300        |
| <b>Total</b>          | <b>\$4,200</b> | <b>\$500</b>   | <b>\$1,100</b> | <b>\$7,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 109 - BX MINISCHOOL**  
**Asset # : 411**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

Exterior Walls  
Metal Panel

100% 2046 \* \* 5-10 \$78,100 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : This Component Is Actually Corten Steel*

## Windows

## Aluminum

100% 2028 \* \* 5 \$1,700 A

## Roof

## Metal Panel

100% 2037 \* \* 10 \$41,400 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Interior

## Floors

## Ceramic Tile

5% Now \$2,400 2029 \* \* 5 \$300 C  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*  
*Location : At Entrance*

## Vinyl Tile

95% 2020 \$99,900 3 \$5,200 C

## Interior Walls

## Concrete Masonry Unit

50% LIFE \* \* 5 \$1,900 C

## Metal Panel

50% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% 2037 \* \* 5 \$10,700 B  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2030 \* \* 5 B

## Raceway

## Conduit

100% 2030 \* \* 1 B

## Panelboards

## Fused Disc Sw

50% 2028 \* \* 5 \$100 B

## Molded Case Bkrs

50% 2028 \* \* 5 \$100 B

## Wiring

## Thermoplastic

100% 2030 \* \* 1 B

## Lighting

## Interior Lighting

## Fluorescent

100% 2020 \$66,500 10 \$6,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The The Building*  
*Explanation : T-12 Lamps*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 109 - BX MINISCHOOL

## Asset # : 411

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Battery

50%

2028

\* \*

10

\$900

B

Exit, Service

50%

2028

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2040

\* \*

1

B

## Conversion Equipment

Furnace

100%

2025

\* \*

1

\$3,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 Unit*

## Air Conditioning

## Energy Source

Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2021

\$4,600

2

\$500

B

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,100

B

## Exhaust Fans

Interior

100%

2020

\$9,300

2

\$200

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2033

\* \*

1

B

## Water Heater

Electric

100%

2020

\$1,300

4

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Backflow Preventer

Generic

100%

2020

\$800

1

\$500

B

## Fixtures

Generic

100%

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 11 - BX  
**Address** : 1257 OGDEN AVENUE @ W.169 ST.  
**Borough** : BRONX **Agency's Number** : X011  
**Program / Asset #** : BOE0163.000 / 504 **Yr Built/Renovated** : 1890 / 1999  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2529 **Lot** : 81 **BIN** : 2003519

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$263,500        | \$72,700           |
| Interior Architecture |  | \$74,000         | \$397,100          |
| Electrical            |  |                  | \$619,200          |
| Mechanical            |  |                  | \$702,300          |
| <b>Total</b>          |  | <b>\$337,500</b> | <b>\$1,791,300</b> |
| Priority A            |  | \$263,500        | \$72,700           |
| Priority B            |  |                  | \$1,321,500        |
| Priority C            |  | \$74,000         | \$397,100          |
| <b>Total</b>          |  | <b>\$337,500</b> | <b>\$1,791,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$70,500         |                 |                 |                 |
| Interior Architecture | \$97,700         |                 | \$4,800         | \$7,000         |
| Electrical            | \$31,000         | \$900           | \$1,400         | \$1,500         |
| Mechanical            | \$40,500         | \$10,700        | \$12,700        | \$8,600         |
| <b>Total</b>          | <b>\$239,600</b> | <b>\$11,600</b> | <b>\$18,900</b> | <b>\$17,100</b> |
| Priority A            | \$70,500         |                 |                 |                 |
| Priority B            | \$110,300        | \$11,600        | \$18,400        | \$10,100        |
| Priority C            | \$58,900         |                 | \$500           | \$7,000         |
| <b>Total</b>          | <b>\$239,600</b> | <b>\$11,600</b> | <b>\$18,900</b> | <b>\$17,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BX

## Asset # : 504

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5           | \$45,400       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$90,900       | A             |  |
| Masonry: Brick   | 5%         | Now               | \$16,500       | LIFE    | **                 | 5           | \$4,500        | A             |  |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Rooms 305, 306, 307, 312               |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brownstone  | 10%        |                   |                | LIFE    | **                 | 5           | \$13,600       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$13,600       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$140,800      | 2039    | **                 | 5           | \$13,500       | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5-10        | \$63,900       | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$14,200       | A             |  |
| No Component   | 10%        |                   |                |         |                    |             |                | D             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 70%        | Now               | \$18,300       | 2028    | **                 |             |                | A             |  |
| Drains Clogged, Extent : Moderate, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 20%        |                   |                | 2028    | **                 | 10          | \$8,900        | A             |  |
| Slate  | 10%        | Now               | \$9,300        | LIFE    | **                 |             |                | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$37,500       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$4,300        | C             |  |
| Vinyl Tile   | 45%        |                   |                | 2023    | \$397,100          | 3           | \$19,300       | C             |  |
| Vinyl Tile   | 5%         |                   |                | 2028    | **                 | 3           | \$1,600        | C             |  |
| Wood   | 35%        |                   |                | 2038    | **                 | 5           | \$56,200       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         | Now               | \$18,800       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$18,100       | C             |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 | 10          | \$4,800        | C             |  |
| Plaster  | 70%        | Now               | \$74,000       | LIFE    | **                 | 5           | \$22,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BX

## Asset # : 504

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |         |      |     |   |          |   |
|----------------------|-----|-----|---------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |     |         | 2036 | * * | 5 | \$8,600  | B |
| Embossed Metal       | 80% |     |         | LIFE | * * | 5 | \$61,700 | B |
| Plaster              | 10% | Now | \$8,000 | LIFE | * * | 5 | \$5,400  | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Gymnasium

Paint Peeling, Extent : Moderate, Area Affected : 15%

Location : Gymnasium

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 90% |  |  | 2033 | * * | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * * | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2022 | \$16,500 | 5 | \$200   | B |
| Molded Case Bkrs | 65% |  |  | 2022 | \$71,400 | 5 | \$1,000 | B |
| Molded Case Bkrs | 20% |  |  | 2039 | * *      | 5 | \$300   | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$29,100 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 40% |  |  | 2043 | * *      | 1 |  | B |
| Thermoplastic | 30% |  |  | 2023 | \$29,100 | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |          |   |       |   |
|----------------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted      | 60% |  |  | 2021 | \$13,800 | 5 | \$200 | B |
| Locally Mounted      | 30% |  |  | 2036 | * *      | 5 | \$100 | B |
| Motor Control Center | 10% |  |  | 2028 | * *      | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,600 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BX

## Asset # : 504

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2023               | \$474,100      | 10          | \$44,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2028               | * *            | 10          | \$5,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$11,200       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$12,800       | 10          | \$6,900        | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$5,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$25,100       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1-3         | \$10,300       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : One Tank Of 5,000 Gals                    |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2036               | * *            | 1           | \$56,700       | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                             | Location : Both Boilers Control System                  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2043               | * *            | 4           | \$4,200        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2018               | \$114,100      | 1           | \$10,600       | B             |
| Convactor/Radiator          | 60%   |                   |                | 2021               | \$399,800      | 1           | \$11,100       | B             |
| Fan Coil Unit/Heat          | 10%   |                   |                | 2023               | \$105,600      | 1           | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 11 - BX

## Asset # : 504

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%  |                   |                | 2018               | \$43,500       | 1           |                | B             |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$50,500       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 30%  | Now               | \$1,200        | 2023               | \$23,400       | 2           | \$400          | B             |
|                       | Broken, Extent : Light, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Roof                  | 70%  |                   |                | 2023               | \$39,300       | 2           | \$1,200        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 15%  |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 85%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2021               | \$16,400       | 2           | \$900          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit Of 400 Gals                       |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$7,700        | LIFE               | * *            | 1           |                | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$4,900        | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                       | Location : Side Yard                                     |                   |                |                    |                |             |                |               |
|                       | Leak Evident, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Roof Drain                                    |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2023               | \$11,200       | 4           | \$2,000        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2023               | \$2,100        | 1           | \$1,100        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 98%  |                   |                |                    |                |             |                | D             |
| Generic               | 2%   |                   |                | 2033               | * *            | 1-2         | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 110 - BK  
**Address** : 124 MONITOR STREET @DRIGGS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K110  
**Program / Asset #** : BOE0420.000 / 1380 **Yr Built/Renovated** : 1895 / 2001  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2688 **Lot** : 42 **BIN** : 3067144

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$834,200             | \$269,000             |
| Interior Architecture | \$44,900              | \$535,200             |
| Electrical            | \$225,400             | \$320,200             |
| Mechanical            |                       | \$68,300              |
| <b>Total</b>          | <b>\$1,104,400</b>    | <b>\$1,192,800</b>    |
| Priority A            | \$834,200             | \$269,000             |
| Priority B            | \$225,400             | \$388,500             |
| Priority C            | \$44,900              | \$535,200             |
| <b>Total</b>          | <b>\$1,104,400</b>    | <b>\$1,192,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,300        | \$35,600        |                 |                 |
| Interior Architecture | \$4,200         |                 | \$5,700         | \$2,100         |
| Electrical            | \$27,000        | \$29,500        | \$200           | \$600           |
| Mechanical            | \$8,100         | \$8,200         | \$13,700        | \$9,000         |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$73,300</b> | <b>\$19,700</b> | <b>\$11,700</b> |
| Priority A            | \$30,300        | \$35,600        |                 |                 |
| Priority B            | \$35,100        | \$37,800        | \$14,000        | \$9,600         |
| Priority C            | \$4,200         |                 | \$5,700         | \$2,100         |
| <b>Total</b>          | <b>\$69,600</b> | <b>\$73,300</b> | <b>\$19,700</b> | <b>\$11,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BK

## Asset # : 1380

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$87,500       | A             |  |
| Metal Panel            | 10%   |                   |                | 2040    | * *                | 5-10        | \$66,800       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 5%  | Now               | \$6,700        | 2036    | * *                | 5           | \$700          | A             |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Attic  |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%   | Now               | \$87,800       | 2045    | * *                | 5           | \$14,000       | A             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 50%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Wood                   | 85%   | 4+                | \$746,400      | 2045    | * *                | 5           | \$119,000      | A             |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 100%  |                   |                | LIFE    | * *                | 5           | \$9,100        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 50%   | Now               | \$23,600       | 2033    | * *                |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Fourth Floor Classrooms                              |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Fourth Floor Classrooms                              |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 50%   |                   |                | 2025    | * *                | 10          | \$17,300       | A             |  |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Flat Roof  |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$18,200       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2029    | * *                | 5           | \$4,200        | C             |  |
| Traffic Topping        | 10%   | Now               | \$44,900       | 2020    | \$224,300          | 5           | \$5,200        | C             |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 55%   |                   |                | 2025    | * *                | 3           | \$17,100       | C             |  |
| Vinyl Tile             | 20%   |                   |                | 2020    | \$158,500          | 3           | \$8,300        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BK

## Asset # : 1380

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |  |  |      |           |   |          |   |
|-----------------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2023 | \$152,500 | 5 | \$5,200  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | * *       | 5 | \$2,100  | C |
| Glass: Single Pane    | 5%  |  |  | LIFE | * *       | 5 | \$3,900  | C |
| Masonry: Brick        | 15% |  |  | LIFE | * *       |   |          | C |
| Plaster               | 70% |  |  | LIFE | * *       | 5 | \$21,700 | C |

## Ceilings

|                |     |  |  |      |     |   |          |   |
|----------------|-----|--|--|------|-----|---|----------|---|
| Embossed Metal | 50% |  |  | LIFE | * * | 5 | \$18,700 | B |
|----------------|-----|--|--|------|-----|---|----------|---|

*Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Room 106*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 50% |  |  | LIFE | * * | 5 | \$26,000 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 301, 404, 408*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Recent Installation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% |  |  | 2020 | \$59,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 30% |  |  | 2046 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

*Recent Installation, Extent : Moderate, Area Affected : 30%**Location : Throughout*

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2019 | \$10,200 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2019 | \$10,200 | 5 | \$100 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2028 | * * | 5 | \$400 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 50% |  |  | 2042 | * * | 5 | \$700 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$26,900 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 30%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2046 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 50% |  |  | 2030 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2037 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BK

## Asset # : 1380

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 35%  |                   |                | 2015               | \$175,300      | 10          | \$17,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 50%  |                   |                | 2020               | \$250,400      | 10          | \$25,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2015               | \$11,600       | 10          | \$100          | B             |
| Incandescent          | 10%  |                   |                | 2015               | \$50,100       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2020               | \$4,600        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2020               | \$4,600        | 1           |                | B             |

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Natural Gas                 | 90%  |                   |                | 2050               | **             | 1           |                | B             |
| Interruptible Gas/Dual Fuel | 10%  |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2033               | **             | 1           | \$55,100       | B             |
|                             | Other Observation, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2040               | **             | 4           | \$2,700        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  |                   |                | 2020               | \$68,300       | 1           | \$6,900        | B             |
| Convactor/Radiator          | 75%  |                   |                | 2033               | **             | 1           | \$13,500       | B             |
| Unit Heater-Stm/HW          | 5%   |                   |                | 2025               | **             | 4           | \$300          | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2018               | \$13,000       | 1           |                | B             |
| No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | **             | 2-5         | \$31,000       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 100%   |                   |                | 2025               | **             | 2           | \$1,700        | B             |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   |                   |                | 2033               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 110 - BK

Asset # : 1380

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Water Heater       |                |                   |                    |         |                |             |                |               |
|            | Gas Fired          | 100%           |                   |                    | 2018    | \$14,700       | 2           | \$800          | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Rigid Piping       | 100%           |                   |                    | 2025    | * *            | 4           | \$1,300        | B             |
|            | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    | 2025    | * *            | 1           | \$3,400        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 110 - BX  
**Address** : 580 CROTONA PARK SOUTH @FULTON AVENUE  
**Borough** : BRONX **Agency's Number** : X110  
**Program / Asset #** : BOE0250.000 / 199 **Yr Built/Renovated** : 1964 / 2008  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2932 **Lot** : 1 **BIN** : 2009718

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$169,400             |
| Interior Architecture | \$96,200              | \$962,500             |
| Electrical            | \$847,800             | \$326,500             |
| Mechanical            | \$37,200              | \$538,300             |
| <b>Total</b>          | <b>\$981,300</b>      | <b>\$1,996,600</b>    |
| Priority A            |                       | \$169,400             |
| Priority B            | \$885,100             | \$864,800             |
| Priority C            | \$96,200              | \$962,500             |
| <b>Total</b>          | <b>\$981,300</b>      | <b>\$1,996,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$8,700         | \$7,900         |                 |
| Interior Architecture | \$31,100         |                 |                 | \$12,600        |
| Electrical            | \$15,900         | \$7,100         | \$100           | \$100           |
| Mechanical            | \$55,400         | \$23,700        | \$21,900        | \$11,400        |
| <b>Total</b>          | <b>\$102,400</b> | <b>\$39,400</b> | <b>\$29,900</b> | <b>\$24,100</b> |
| Priority A            |                  | \$8,700         | \$7,900         |                 |
| Priority B            | \$99,400         | \$30,800        | \$22,000        | \$11,500        |
| Priority C            | \$3,000          |                 |                 | \$12,600        |
| <b>Total</b>          | <b>\$102,400</b> | <b>\$39,400</b> | <b>\$29,900</b> | <b>\$24,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BX

## Asset # : 199

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$18,300       | A             |  |
| Glazed Ceramic Panel   | 15%        |                   |                | LIFE    | **                 | 5           | \$51,400       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 60%                   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5           | \$58,500       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2036    | **                 | 5           | \$15,700       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,900        | A             |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$7,300        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%                  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2040    | **                 | 5           | \$1,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2028    | **                 | 10          | \$59,500       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2035    | **                 | 10          | \$7,800        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$26,000       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$5,900        | C             |  |
| Vinyl Tile   | 85%        | Now               | \$96,200       | 2020    | \$962,500          | 3           | \$37,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%                   |            |                   |                |         |                    |             |                |               |  |
| Location :   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 98%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 70%        |                   |                | LIFE    | **                 | 5           | \$22,100       | C             |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 25%        | Now               | \$17,900       | 2025    | **                 | 5           | \$14,800       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15%              |            |                   |                |         |                    |             |                |               |  |
| Location : At Main Entrance, Corridors Near Rooms 129, 234 And Exits 4 And 5 |            |                   |                |         |                    |             |                |               |  |
| Embossed Metal   | 55%        |                   |                | LIFE    | **                 | 5           | \$29,400       | B             |  |
| Metal Panel  | 10%        |                   |                | LIFE    | **                 | 5           | \$14,800       | B             |  |
| Plaster  | 10%        | 0-2               | \$10,200       | LIFE    | **                 | 5           | \$7,400        | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%                     |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BX

## Asset # : 199

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 2000 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$104,300      | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 10%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Conduit                  | 90%  |           |                | 2020               | \$107,100      | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2042               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2036               | * *            | 5           | \$200          | B        |
|                 | Molded Case Bkrs         | 85%  |           |                | 2019               | \$115,200      | 5           | \$1,700        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 95%  | 0-2       | \$124,300      | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 15%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 5%   |           |                | 2040               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 40%  | 2-4       | \$8,500        | 2040               | * *            | 5           | \$100          | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 15%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Boiler Room                                     |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 60%  |           |                | 2018               | \$12,700       | 5           | \$300          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 60%  |           |                | 2015               | \$429,400      | 10          | \$43,700       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 30%  | Now       | \$214,700      | 2030               | * *            |             |                | B        |
|                 |                          | Not in Service, Extent : Moderate, Area Affected : 30%     |           |                |                    |                |             |                |          |
|                 |                          | Location : 2,4 Floors                                      |           |                |                    |                |             |                |          |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                 | HID                      | 5%   |           |                | 2025               | * *            | 10          | \$100          | B        |
|                 | Incandescent             | 5%   |           |                | 2015               | \$35,800       | 2           | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%  |           |                | 2015               | \$6,600        | 1           |                | B        |
|                 | Exit, Service            | 50%  | 2-4       | \$6,600        | 2030               | * *            | 1           |                | B        |
|                 |                          | Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - BX

## Asset # : 199

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2040               | * *            | 5           | \$24,600       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | Now               | \$22,000       | 2018               | \$440,600      | 1           | \$70,800       | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Tubes, Boiler Room                           |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2030               | * *            | 4           | \$5,900        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2020               | \$97,600       | 1           | \$9,800        | B             |
| Convactor/Radiator    | 70%   | Now               | \$29,900       | 2025               | * *            | 1           | \$16,200       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Thermostats, Throughout                      |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 10%   |                   |                | 2025               | * *            | 1           | \$2,600        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%   |                   |                | 2015               | \$37,200       | 1           |                | B             |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$44,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 80%   |                   |                | 2025               | * *            | 2           | \$2,000        | B             |
| Roof                  | 20%   |                   |                | 2025               | * *            | 2           | \$500          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$21,100       | 2           | \$1,200        | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2040               | * *            | 4           | \$7,900        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 110 - M  
**Address** : 285 DELANCEY STREET @LEWIS ST.  
**Borough** : MANHATTAN **Agency's Number** : M110  
**Program / Asset #** : BOE0062.000 / 1690 **Yr Built/Renovated** : 1902 / 2001  
**Area Sq Ft** : 52,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 332 **Lot** : 52 **BIN** : 1004066

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$128,600             |
| Interior Architecture | \$1,087,900           | \$204,600             |
| Electrical            | \$247,800             | \$76,700              |
| Mechanical            | \$71,800              | \$149,100             |
| <b>Total</b>          | <b>\$1,407,500</b>    | <b>\$558,900</b>      |
| Priority A            |                       | \$128,600             |
| Priority B            | \$319,600             | \$266,700             |
| Priority C            | \$1,087,900           | \$163,600             |
| <b>Total</b>          | <b>\$1,407,500</b>    | <b>\$558,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$29,300        | \$11,500        |                 |
| Interior Architecture | \$6,000         |                 |                 | \$7,100         |
| Electrical            | \$900           | \$2,800         | \$200           |                 |
| Mechanical            | \$7,100         | \$6,200         | \$6,100         | \$6,800         |
| <b>Total</b>          | <b>\$14,000</b> | <b>\$38,200</b> | <b>\$17,800</b> | <b>\$13,900</b> |
| Priority A            |                 | \$29,300        | \$11,500        |                 |
| Priority B            | \$8,000         | \$8,900         | \$6,300         | \$6,800         |
| Priority C            | \$6,000         |                 |                 | \$7,100         |
| <b>Total</b>          | <b>\$14,000</b> | <b>\$38,200</b> | <b>\$17,800</b> | <b>\$13,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - M

## Asset # : 1690

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |      |          |   |
|------------------------|-----|--|--|------|----|------|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5    | \$63,500 | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5    | \$65,000 | A |
| Masonry: Granite       | 5%  |  |  | LIFE | ** | 5    | \$3,000  | A |
| Metal Panel            | 5%  |  |  | 2040 | ** | 5-10 | \$27,900 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$23,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                |     |  |  |      |    |   |         |   |
|----------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick | 85% |  |  | LIFE | ** | 5 | \$5,100 | A |
|----------------|-----|--|--|------|----|---|---------|---|

*Efflorescence, Extent : Moderate, Area Affected : 30%  
Location : Throughout*

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| Pre-Cast Concrete | 15% |  |  | LIFE | ** | 5 | \$5,600 | A |
|-------------------|-----|--|--|------|----|---|---------|---|

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2025 | ** | 10 | \$21,600 | A |
| Metal Panel    | 5%  |  |  | 2033 | ** | 10 | \$2,100  | A |

## Interior

## Floors

|                 |     |     |           |      |          |   |         |   |
|-----------------|-----|-----|-----------|------|----------|---|---------|---|
| Ceramic Tile    | 3%  |     |           | 2023 | \$43,500 | 5 | \$2,000 | C |
| Traffic Topping | 10% | Now | \$176,700 | 2030 | **       | 5 | \$4,100 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  
Location : Stairs, Cafeteria*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%  
Location : Stairs, Cafeteria*

|            |     |     |           |      |    |   |          |   |
|------------|-----|-----|-----------|------|----|---|----------|---|
| Vinyl Tile | 87% | Now | \$543,100 | 2030 | ** | 3 | \$21,400 | C |
|------------|-----|-----|-----------|------|----|---|----------|---|

*Adhesion Failure, Extent : Moderate, Area Affected : 25%  
Location : Throughout*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  
Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 80%  
Location : Throughout*

## Interior Walls

|                    |    |     |         |      |           |   |         |   |
|--------------------|----|-----|---------|------|-----------|---|---------|---|
| Ceramic Tile       | 5% |     |         | 2023 | \$120,100 | 5 | \$4,100 | C |
| Glass: Single Pane | 3% | Now | \$6,000 | LIFE | **        | 5 | \$1,800 | C |

*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%  
Location : Stairs*

|                |     |     |           |      |    |   |          |   |
|----------------|-----|-----|-----------|------|----|---|----------|---|
| Masonry: Brick | 10% |     |           | LIFE | ** |   |          | C |
| Plaster        | 82% | Now | \$368,100 | LIFE | ** | 5 | \$20,100 | C |

*Misaligned/Bulging, Extent : Moderate, Area Affected : 25%  
Location : West Wall Separating From Stair Stringer, Throughout*

## Ceilings

|         |      |  |  |      |    |   |          |   |
|---------|------|--|--|------|----|---|----------|---|
| Plaster | 100% |  |  | LIFE | ** | 5 | \$40,900 | B |
|---------|------|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - M

## Asset # : 1690

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Disconnected Switch Rated @ 800 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Fused Toggle Switch   | 60%        | 2-4               | \$47,400       | 2045               | * *            | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 30%        |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement And Water Main                          |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2025               | * *            | 10          | \$39,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 25%        |                   |                | 2025               | * *            | 10          | \$2,600        | B             |
| Exit, Service   | 75%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 110 - M

## Asset # : 1690

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2037               | * *            | 1           | \$43,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$3,200        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 100%       |                   |                | 2025               | * *            | 1           | \$14,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 70%        |                   |                | 2015               | \$71,800       | 1           |                | B             |
| No Component  | 30%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Wall Unit   | 10%        |                   |                | 2020               | \$7,500        | 2           | \$100          | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2018               | \$149,100      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$11,600       | 2           | \$700          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$2,700        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 111 - BX  
**Address** : 3740 BAYCHESTER AVENUE  
**Borough** : BRONX **Agency's Number** : X111  
**Program / Asset #** : BOE0251.000 / 2677 **Yr Built/Renovated** : 1963 / 2001  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4916 **Lot** : 1 **BIN** : 2065992

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$768,300             |
| Electrical            | \$117,700             | \$1,027,700           |
| Mechanical            | \$46,800              | \$2,163,300           |
| <b>Total</b>          | <b>\$164,600</b>      | <b>\$3,959,400</b>    |
| Priority A            |                       | \$768,300             |
| Priority B            | \$164,600             | \$3,191,100           |
| <b>Total</b>          | <b>\$164,600</b>      | <b>\$3,959,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$11,100        |                 | \$23,100         | \$5,900         |
| Interior Architecture | \$51,800        | \$4,100         |                  | \$11,100        |
| Electrical            | \$200           | \$900           | \$33,100         |                 |
| Mechanical            | \$35,500        | \$11,000        | \$79,600         | \$17,200        |
| <b>Total</b>          | <b>\$98,700</b> | <b>\$16,100</b> | <b>\$135,800</b> | <b>\$34,300</b> |
| Priority A            | \$11,100        |                 | \$23,100         | \$5,900         |
| Priority B            | \$63,900        | \$11,900        | \$112,700        | \$17,300        |
| Priority C            | \$23,700        | \$4,100         |                  | \$11,100        |
| <b>Total</b>          | <b>\$98,700</b> | <b>\$16,100</b> | <b>\$135,800</b> | <b>\$34,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - BX

## Asset # : 2677

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$15,400       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$43,100       | A             |
| Masonry: Fieldstone  | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Panel  | 20%        |                   |                | 2041               | **             | 5-10        | \$84,600       | A             |
| Mosaic Tile  | 3%         |                   |                | 2041               | **             | 10          | \$5,800        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Entry   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 85%        |                   |                | 2037               | **             | 5           | \$11,700       | A             |
| Glass Block  | 15%        |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       | Now               | \$4,400        | 2034               | **             | 5           | \$71,500       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Pitch Pockets                                     |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 35%        |                   |                | 2021               |                | 10          | \$25,700       | A             |
| IRMA/Protected Membrane                                      | 60%        |                   |                | 2021               |                | 10          | \$44,000       | A             |
| Metal Panel  | 5%         |                   |                | 2034               | **             | 10          | \$6,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 12%        |                   |                | LIFE               | **             | 5           | \$29,200       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$3,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Vinyl Tile   | 80%        |                   |                | 2026               | **             | 3           | \$44,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         | Now               | \$6,400        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : At Louvers  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$4,900        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Folding Partition  | 5%         |                   |                | 2029               | **             | 5           | \$12,300       | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 30%        | 2-4               | \$10,100       | 2026               | **             | 5           | \$16,700       | B             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 55%        |                   |                | LIFE               | **             | 5           | \$9,600        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Metal Panel  | 5%         | Now               | \$18,100       | LIFE               | **             | 5           | \$6,900        | B             |
| Bent/Warped Elements, Extent : Severe, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Level Corridors                          |            |                   |                |                    |                |             |                |               |
| Plaster  | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - BX

## Asset # : 2677

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : 2 Services Of 800 Amps Each                  |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$104,300      | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2021               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2041               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 90%  |           |                | 2020               | \$121,900      | 5           | \$1,700        | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2043               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 90%  | 2-4       | \$117,700      | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2041               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2019               | \$21,200       | 5           | \$500          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Main Water Pipe                              |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 85%  |           |                | 2021               | \$569,500      | 10          | \$57,900       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 95%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Lamp T-12                                    |           |                |                    |                |             |                |          |
|                 | HID                      | 5%   |           |                | 2021               | \$15,500       | 10          | \$100          | B        |
|                 | Incandescent             | 10%  |           |                | 2021               | \$67,000       | 2           | \$200          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Exit, Service            | 50%  |           |                | 2026               | * *            | 1           |                | B        |
|                 | Exit, Battery            | 50%  |           |                | 2026               | * *            | 10          | \$2,500        | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2016               | \$30,000       | 10          | \$200          | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2021               | \$208,700      | 5           | \$23,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 111 - BX

Asset # : 2677

| Mechanical       |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |   |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%  |                   |                    | 2019    | \$412,500      | 1           | \$73,700       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Two Units                                 |                   |                    |         |                |             |                |               |
|                  | Distribution         |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%  |                   |                    | 2021    | \$591,700      | 4           | \$3,700        | B             |
|                  | Terminal Devices     |   |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 30%   |                   |                    | 2021    | \$137,100      | 1           | \$13,800       | B             |
|                  | Convactor/Radiator   | 70%   |                   |                    | 2019    | \$560,300      | 1           | \$16,800       | B             |
| Air Conditioning |                      |   |                   |                    |         |                |             |                |               |
|                  | Energy Source        |   |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%  |                   |                    | 2029    | * *            | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%   |                   |                    | 2016    | \$17,400       | 1           |                | B             |
|                  | Window/Wall Unit     | 10%   |                   |                    | 2014    | \$17,400       | 1           |                | B             |
|                  | No Component         | 80%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |   |                   |                    |         |                |             |                |               |
|                  | Distribution         |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$41,400       | B             |
|                  | Exhaust Fans         |   |                   |                    |         |                |             |                |               |
|                  | Interior             | 50%   |                   |                    | 2016    | \$46,800       | 2           | \$1,100        | B             |
|                  | Roof                 | 50%   |                   |                    | 2016    | \$33,700       | 2           | \$1,100        | B             |
| Plumbing         |                      |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%  |                   |                    | 2019    | \$253,100      | 1           |                | B             |
|                  | HW Heat Exchanger    |   |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%  |                   |                    | 2021    | \$26,300       | 4           | \$7,400        | B             |
|                  | Sanitary Piping      |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                    |         |                |             |                |               |
|                  | Submersible          | 100%  |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)    |   |                   |                    |         |                |             |                |               |
|                  | Compressed Air       | 100%  |                   |                    | 2021    | \$26,600       | 4           | \$1,300        | B             |
|                  | Backflow Preventer   |   |                   |                    |         |                |             |                |               |
|                  | No Component         | 90%   |                   |                    |         |                |             |                | D             |
|                  | Generic              | 10%   |                   |                    | 2021    | \$800          | 1           | \$500          | B             |
|                  | Fixtures             |   |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |   |                   |                    |         |                |             |                |               |
|                  | No Component         | 80%   |                   |                    |         |                |             |                | D             |
|                  | Generic              | 20%   |                   |                    | 2041    | * *            | 1-2         | \$4,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 111 - M  
**Address** : 440 WEST 53 STREET @10TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M111  
**Program / Asset #** : BOE0063.000 / 1691 **Yr Built/Renovated** : 1958 / 2008  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1062 **Lot** : 3 **BIN** : 1026740

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$522,000             |
| Interior Architecture | \$592,600             |                       |
| Electrical            | \$813,400             | \$333,300             |
| Mechanical            | \$224,700             | \$38,100              |
| <b>Total</b>          | <b>\$1,630,800</b>    | <b>\$893,400</b>      |
| Priority A            |                       | \$522,000             |
| Priority B            | \$1,038,100           | \$371,400             |
| Priority C            | \$592,600             |                       |
| <b>Total</b>          | <b>\$1,630,800</b>    | <b>\$893,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$44,600        | \$1,400         |                 |
| Interior Architecture | \$2,800         | \$18,300        | \$2,100         |                 |
| Electrical            | \$3,000         | \$1,200         | \$100           |                 |
| Mechanical            | \$23,800        | \$23,100        | \$17,100        | \$11,400        |
| <b>Total</b>          | <b>\$29,600</b> | <b>\$87,100</b> | <b>\$20,700</b> | <b>\$11,400</b> |
| Priority A            |                 | \$44,600        | \$1,400         |                 |
| Priority B            | \$26,800        | \$34,700        | \$17,200        | \$11,400        |
| Priority C            | \$2,800         | \$7,800         | \$2,100         |                 |
| <b>Total</b>          | <b>\$29,600</b> | <b>\$87,100</b> | <b>\$20,700</b> | <b>\$11,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - M

## Asset # : 1691

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 20%        |                   |                | LIFE               | **             | 5           | \$72,500       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$54,100       | A             |
| Metal/Glass Curt Wall  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Metal Panel  | 5%         |                   |                | 2030               | **             | 5-10        | \$26,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 10%        |                   |                | 2036               | **             | 5           | \$2,700        | A             |
| Aluminum   | 90%        |                   |                | 2045               | **             | 5           | \$24,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Metal Panel  | 12%        |                   |                | 2030               | **             | 5           | \$5,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$8,000        | A             |
| IRMA/Protected Membrane                                      | 35%        |                   |                | 2025               | **             | 10          | \$22,400       | A             |
| IRMA/Protected Membrane                                      | 60%        |                   |                | 2020               | \$357,000      | 10          | \$38,400       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$24,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$5,700        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,400        | C             |
| Vinyl Tile   | 15%        |                   |                | 2025               | **             | 3           | \$6,400        | C             |
| Vinyl Tile   | 55%        |                   |                | 2015               | \$592,600      | 3           | \$23,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2048               | **             | 5           | \$21,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$6,800        | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$17,100       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2033               | **             | 5           | \$11,200       | B             |
| AcousTileConcealSpLn   | 15%        |                   |                | 2025               | **             | 5           | \$21,100       | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$10,500       | B             |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$10,500       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - M

## Asset # : 1691

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Protectors Rated @ 600 Amperes Each. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2020               | \$104,300      | 5           | \$2,000        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$121,900      | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                 |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2018               | \$19,100       | 5           | \$400          | B             |
| Locally Mounted  | 10%        | 2-4               | \$2,100        | 2040               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe                         |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2015               | \$578,900      | 10          | \$58,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                 |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2025               | * *            | 10          | \$3,500        | B             |
| HID  | 2%         |                   |                | 2020               | \$6,300        | 10          |                | B             |
| Incandescent   | 8%         |                   |                | 2015               | \$54,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2020               | \$15,700       | 10          | \$9,100        | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$6,300        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - M

## Asset # : 1691

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%           |                   |                | 2040               | * *            | 5           | \$23,400       | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2025               | * *            | 1           | \$74,900       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2030               | * *            | 4           | \$5,600        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 30%            |                   |                | 2015               | \$139,300      | 1           | \$14,000       | B             |
| Convactor/Radiator   | 70%            |                   |                | 2025               | * *            | 1           | \$17,100       | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 25%            |                   |                | 2015               | \$44,300       | 1           |                | B             |
| No Component   | 75%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$42,100       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 40%            |                   |                | 2020               | \$38,100       | 2           | \$900          | B             |
| Roof   | 60%            |                   |                | 2015               | \$41,100       | 2           | \$1,400        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2030               | * *            | 4           | \$11,200       | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Submersible  | 100%           |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                | 2020               | \$8,400        | 1           | \$4,700        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 111 - Q  
**Address** : 37-15 13 STREET  
**Borough** : QUEENS **Agency's Number** : Q111  
**Program / Asset #** : BOE0760.000 / 1590 **Yr Built/Renovated** : 1950 / 2001  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,p  
**Block** : 363 **Lot** : 1 **BIN** : 4004419

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$304,800             |
| Interior Architecture | \$63,400              | \$781,200             |
| Electrical            | \$222,000             | \$919,500             |
| Mechanical            | \$375,400             | \$475,400             |
| <b>Total</b>          | <b>\$660,900</b>      | <b>\$2,481,000</b>    |
| Priority A            |                       | \$304,800             |
| Priority B            | \$597,500             | \$1,395,000           |
| Priority C            | \$63,400              | \$781,200             |
| <b>Total</b>          | <b>\$660,900</b>      | <b>\$2,481,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,900          |                 | \$7,000         |                 |
| Interior Architecture |                  | \$14,600        | \$13,000        |                 |
| Electrical            | \$50,000         | \$900           |                 |                 |
| Mechanical            | \$61,400         | \$10,700        | \$27,400        | \$10,700        |
| <b>Total</b>          | <b>\$120,300</b> | <b>\$26,200</b> | <b>\$47,400</b> | <b>\$10,700</b> |
| Priority A            | \$8,900          |                 | \$7,000         |                 |
| Priority B            | \$111,400        | \$11,600        | \$30,100        | \$10,700        |
| Priority C            |                  | \$14,600        | \$10,200        |                 |
| <b>Total</b>          | <b>\$120,300</b> | <b>\$26,200</b> | <b>\$47,400</b> | <b>\$10,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - Q

## Asset # : 1590

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                    |                |                    |                |             |                |               |
| Exterior Walls   |            |                    |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                    |                | LIFE               | **             | 5           | \$67,300       | A             |
| Masonry: Limestone                                       | 5%         |                    |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Panel  | 3%         |                    |                | 2031               | **             | 5-10        | \$15,400       | A             |
| Window Wall  | 2%         |                    |                | 2031               | **             | 5           | \$5,600        | A             |
| Windows  |            |                    |                |                    |                |             |                |               |
| Aluminum   | 95%        |                    |                | 2043               | **             | 5           | \$25,100       | A             |
| Glass Block  | 5%         |                    |                | LIFE               | **             | 5           | \$800          | A             |
| Parapets   |            |                    |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                   | 10%        |                    |                | LIFE               | **             | 5           | \$8,700        | A             |
| Masonry: Brick   | 90%        |                    |                | LIFE               | **             | 5           | \$10,100       | A             |
| Roof   |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                    |                | 2021               | \$200,500      | 10          | \$37,100       | A             |
| Modified Bitumen   | 40%        | Now                | \$8,900        | 2026               | **             |             |                | A             |
| Seams Open/Split, Extent : Moderate, Area Affected : 5%  |            |                    |                |                    |                |             |                |               |
| Location : Over Cafeteria                                |            |                    |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 5% |            |                    |                |                    |                |             |                |               |
| Location : Cafeteria                                     |            |                    |                |                    |                |             |                |               |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                   | 10%        |                    |                | LIFE               | **             | 5           | \$23,900       | C             |
| Other Observation, Extent : Light, Area Affected : 5%    |            |                    |                |                    |                |             |                |               |
| Location : Basement                                      |            |                    |                |                    |                |             |                |               |
| Explanation : Ground Water Penetration                   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                    |                | 2030               | **             | 5           | \$3,300        | C             |
| Terrazzo   | 2%         |                    |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile   | 75%        |                    |                | 2021               | \$781,200      | 3           | \$30,700       | C             |
| Wood   | 10%        |                    |                | 2036               | **             | 5           | \$20,500       | C             |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                    |                | 2030               | **             | 5           | \$5,500        | C             |
| Concrete Masonry Unit                                    | 10%        |                    |                | LIFE               | **             | 5           | \$4,400        | C             |
| Plaster  | 60%        |                    |                | LIFE               | **             | 5           | \$19,800       | C             |
| SGFT/Glazed Masonry                                      | 25%        | 2-4                | \$63,400       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                    |                |                    |                |             |                |               |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                    |                | 2026               | **             | 5           | \$5,400        | B             |
| Exposed Concrete   | 50%        |                    |                | LIFE               | **             | 5           | \$8,500        | B             |
| Plaster  | 45%        |                    |                | LIFE               | **             | 5           | \$30,500       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                    | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - Q

## Asset # : 1590

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  | 2-4               | \$28,700       | 2051               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : 1 Electrical Service - No Rating Available    |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$104,300      | 2051               | * *            | 5           | \$200          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Fused Disc Sw            | 10%   |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 5%  |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 80%   |                   |                | 2020               | \$108,400      | 5           | \$1,500        | B             |
|                          | On Extended Life, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  | 2-4               | \$21,200       | 2041               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected With Main Water Pipe                |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - Q

## Asset # : 1590

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

88% 2021 \$579,300 10 \$58,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2021 \$6,100 10 B  
 Incandescent 10% 2021 \$65,800 2 \$200 B

## Egress Lighting

Emergency, Battery 50% 2021 \$15,100 10 \$8,800 B  
 Exit, Service 50% 2021 \$6,100 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6 100% 2031 \* \* 5 \$22,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Outside Of Bldg*  
*Explanation : Old Oil Tank Is Still In Ground*

## Conversion Equipment

Steam Boiler 100% Now \$121,600 2026 \* \* 1 \$65,200 B  
*Other Observation, Extent : Moderate, Area Affected : 50%*  
*Location : Boiler Room*  
*Explanation : Brick Foundation Under Boiler Is Dissolving From Ground Water Erosion*

## Distribution

Steam Piping/Pump 100% Now \$29,100 2031 \* \* 4 \$3,600 B  
*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Terminal Devices

Air Handler 30% 2021 \$134,700 1 \$13,600 B  
 Convector/Radiator 70% Now \$110,100 2026 \* \* 1 \$14,900 B  
*Leak Evident, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*

## Air Conditioning

## Energy Source

Electricity 100% 2029 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 10% 2019 \$17,100 1 B  
 No Component 90% D

## Ventilation

## Distribution

Ductwork/Diffusers 100% Now \$143,700 LIFE \* \* 2-5 \$40,700 B  
*Corroded, Extent : Severe, Area Affected : 50%*  
*Location : Air Plenum*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 111 - Q

## Asset # : 1590

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2021               | \$92,100       | 2           | \$2,300        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2019               | \$248,700      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2014               | \$19,400       | 2           | \$1,100        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$10,300       | 2031               | * *            | 4           | \$1,300        | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Bsement Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Explanation : Unit Is Undersized                         |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       | Now               | \$1,000        | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Not in Service, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : One Pump Is Out Of Service                    |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 112 - BK  
**Address** : 7115 15 AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K112  
**Program / Asset #** : BOE0422.000 / 1382 **Yr Built/Renovated** : 1905 / 2011  
**Area Sq Ft** : 45,972 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6180 **Lot** : 1 **BIN** : 3157760

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$649,300             | \$185,600             |
| Interior Architecture | \$228,700             | \$413,900             |
| Electrical            |                       | \$463,000             |
| Mechanical            |                       | \$35,100              |
| <b>Total</b>          | <b>\$878,000</b>      | <b>\$1,097,600</b>    |
| Priority A            | \$649,300             | \$185,600             |
| Priority B            | \$37,300              | \$498,100             |
| Priority C            | \$191,400             | \$413,900             |
| <b>Total</b>          | <b>\$878,000</b>      | <b>\$1,097,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$39,300         |                |                 |                 |
| Interior Architecture | \$60,500         |                |                 | \$5,400         |
| Electrical            | \$11,000         | \$1,000        | \$900           | \$900           |
| Mechanical            | \$20,800         | \$6,400        | \$9,700         | \$5,200         |
| <b>Total</b>          | <b>\$131,600</b> | <b>\$7,300</b> | <b>\$10,600</b> | <b>\$11,600</b> |
| Priority A            | \$39,300         |                |                 |                 |
| Priority B            | \$47,400         | \$7,300        | \$10,600        | \$6,100         |
| Priority C            | \$44,900         |                |                 | \$5,400         |
| <b>Total</b>          | <b>\$131,600</b> | <b>\$7,300</b> | <b>\$10,600</b> | <b>\$11,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BK

## Asset # : 1382

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$96,000       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | **             | 5           | \$92,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%   | Now               | \$31,000       | LIFE               | **             | 5           | \$9,200        | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : At Chimney Stack                                   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 10%   |                   |                | 2039               | **             | 5           | \$1,800        | A             |
| Wood                   | 90%   | Now               | \$516,100      | 2048               | **             | 5           | \$82,300       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5-10        | \$45,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 15%   |                   |                | LIFE               | **             | 5           | \$14,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2028               | **             | 10          | \$30,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BK

## Asset # : 1382

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE               | **             | 5           | \$12,700       | C             |
| Cast in Place Concrete                                      | 5%         | Now               | \$2,200        | LIFE               | **             | 5           | \$6,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$3,200        | 2026               | **             | 5           | \$1,400        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        | Now               | \$19,300       | 2018               | \$193,200      | 3           | \$7,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                             |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        | Now               | \$66,200       | 2023               | \$220,800      | 3           | \$8,700        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Uneven Substrate, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Cafeteria                             |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | Now               | \$24,600       | 2038               | **             | 5           | \$5,400        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$5,300        | 2026               | **             | 5           | \$1,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 10          | \$3,200        | C             |
| Plaster   | 80%        | Now               | \$105,800      | LIFE               | **             | 5           | \$17,300       | C             |
| Water Penetration, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Stairs & Throughout                              |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        | Now               | \$3,500        | 2028               | **             | 5           | \$2,900        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         | Now               | \$1,000        | 2028               | **             | 5           | \$1,400        | B             |
| Loose/Delam Surface, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        | Now               | \$11,200       | LIFE               | **             | 5           | \$900          | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Plaster   | 75%        | Now               | \$37,300       | LIFE               | **             | 5           | \$27,100       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BK

## Asset # : 1382

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 1200 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$74,500       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$43,000       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 40%        |                   |                | 2022               | \$31,600       | 5           | \$400          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2039               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$9,500        | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 60%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 50%        |                   |                | 2040               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Various Areas                                   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2023               | \$313,900      | 10          | \$31,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Most Of The Building                            |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2028               | * *            | 10          | \$1,300        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2028               | * *            | 1           | \$2,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

80%

2028

\* \*

1-3

\$4,600

D

Generic

20%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

Now

\$4,300

2036

\* \*

1

\$34,500

B

*Broken, Extent : Moderate, Area Affected : 50%**Location : One Boiler Is Malfunctioning**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2043

\* \*

4

\$2,900

B

Terminal Devices

Air Handler

10%

Now

\$500

2023

\$23,800

1

\$2,200

B

*Not in Service, Extent : Severe, Area Affected : 10%**Location : Cafeteria Fan*

Convactor/Radiator

80%

2028

\* \*

1

\$10,000

B

Unit Heater-Stm/HW

10%

2023

\$28,500

4

\$500

B

## Air Conditioning

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

5%

2028

\* \*

2

\$100

B

Window/Wall Unit

30%

2018

\$27,200

1

B

No Component

65%

D

Distribution

Ductwork/Diffusers

5%

LIFE

\* \*

2

\$3,200

B

No Component

95%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$34,200

B

Exhaust Fans

Roof

100%

Now

\$1,800

2023

\$35,100

2

\$1,000

B

*Unit Inoperable, Extent : Moderate, Area Affected : 10%**Location : Stairway Heating And Exhaust Fans*

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 112 - BK

Asset # : 1382

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 90%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$10,300       | 2           | \$600          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement, Boiler Room                        |            |                   |                |                    |                |             |                |               |
| Explanation : Capacity Is Too Small                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2033               | * *            | 1-2         | \$200          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 112 - BX  
**Address** : 1925 SCHIEFFELIN AVENUE @E. 229 STREET  
**Borough** : BRONX **Agency's Number** : X112  
**Program / Asset #** : BOE0252.000 / 412 **Yr Built/Renovated** : 1953 / 2007  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 49050 **Lot** : 500 **BIN** : 2065991

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$364,200             | \$43,400              |
| Interior Architecture | \$47,800              |                       |
| Electrical            | \$201,700             | \$658,600             |
| Mechanical            | \$47,400              | \$140,900             |
| <b>Total</b>          | <b>\$661,200</b>      | <b>\$842,900</b>      |
| Priority A            | \$364,200             | \$43,400              |
| Priority B            | \$297,000             | \$799,500             |
| <b>Total</b>          | <b>\$661,200</b>      | <b>\$842,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|------------------|-----------------|----------------|
| Exterior Architecture | \$53,200         |                  |                 |                |
| Interior Architecture |                  | \$11,100         | \$10,600        |                |
| Electrical            | \$10,500         | \$58,700         |                 |                |
| Mechanical            | \$55,200         | \$47,800         | \$13,100        | \$8,200        |
| <b>Total</b>          | <b>\$118,900</b> | <b>\$117,600</b> | <b>\$23,700</b> | <b>\$8,200</b> |
| Priority A            | \$53,200         |                  |                 |                |
| Priority B            | \$65,700         | \$117,600        | \$13,100        | \$8,200        |
| Priority C            |                  |                  | \$10,600        |                |
| <b>Total</b>          | <b>\$118,900</b> | <b>\$117,600</b> | <b>\$23,700</b> | <b>\$8,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BX

## Asset # : 412

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        | Now               | \$291,600      | LIFE               | **             | 5           | \$43,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%                                   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Gym, Rooms 118, 319 & Fan Room                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 15%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Masonry: Limestone  | 5%         | Now               | \$17,000       | LIFE               | **             | 5           | \$2,000        | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5%                                |            |                   |                |                    |                |             |                |               |
| Location : Around Window Frames Throughout, Damage Resulting From Recent Window Replacement |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$19,400       | 2042               | **             | 5           | \$10,100       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%                                   |            |                   |                |                    |                |             |                |               |
| Location : South Facade Around Frames, Wind Blown Rain                                      |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | 0-2               | \$72,600       | LIFE               | **             | 5           | \$10,900       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        | 0-2               | \$16,700       | 2025               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                   |            |                   |                |                    |                |             |                |               |
| Location : Around Drains Above Fan Room   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 2%         |                   |                | 2048               | **             | 10          | \$3,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Vinyl Tile  | 95%        |                   |                | 2025               | **             | 3           | \$31,800       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 30%                                 |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$17,500       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2025               | **             | 5           | \$22,100       | B             |
| Exposed Concrete  | 70%        | 4+                | \$47,800       | LIFE               | **             | 5           | \$9,700        | B             |
| Water Penetration, Extent : Severe, Area Affected : 15%                                     |            |                   |                |                    |                |             |                |               |
| Location : At Pipe Enclosure Pilaster In Basement   |            |                   |                |                    |                |             |                |               |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BX

## Asset # : 412

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Rated At 600 Amps                |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2020               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 0-2               | \$10,200       | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 40%        | 2-4               | \$40,600       | 2045               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2019               | \$40,600       | 5           | \$600          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 0-2               | \$71,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2020               | \$483,500      | 10          | \$49,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Lamps T12                                     |            |                   |                |                    |                |             |                |               |
| HID   | 5%         |                   |                | 2020               | \$12,400       | 10          | \$100          | B             |
| Incandescent  | 5%         |                   |                | 2015               | \$26,900       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 50%        |                   |                | 2015               | \$4,900        | 1           |                | B             |
| Exit, Battery   | 50%        |                   |                | 2015               | \$24,700       | 10          | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - BX

## Asset # : 412

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 4        | 100%  |           |                    | 2030 | **             | 5     | \$18,500       | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  | Now       | \$33,100           | 2025 | **             | 1     | \$53,200       | B        |
|                  |                      | Insul. Deteriorating, Extent : Moderate, Area Affected : 20%    |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Room  |           |                    |      |                |       |                |          |
|                  |                      | Other Observation, Extent : Severe, Area Affected : 50%         |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement Boiler Room                                 |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units. #2 Is Not In Service Due To Tube Leakage |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  | Now       | \$47,400           | 2030 | **             | 4     | \$2,900        | B        |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 10%            |           |                    |      |                |       |                |          |
|                  |                      | Location : Supply Line In Cross Bay, Vacuum Pump, Boiler Room   |           |                    |      |                |       |                |          |
|                  |                      | Steam Traps Faulty, Extent : Moderate, Area Affected : 20%      |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout   |           |                    |      |                |       |                |          |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%   |           |                    | 2020 | \$73,300       | 1     | \$7,400        | B        |
|                  | Convactor/Radiator   | 80%   |           |                    | 2025 | **             | 1     | \$15,400       | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2028 | **             | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 10%   |           |                    | 2015 | \$14,000       | 1     |                | B        |
|                  | No Component         | 90%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                    | LIFE | **             | 2-5   | \$33,200       | B        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 90%   | Now       | \$6,800            | 2020 | \$67,600       | 2     | \$1,300        | B        |
|                  |                      | Not in Service, Extent : Severe, Area Affected : 50%            |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement   |           |                    |      |                |       |                |          |
|                  | Roof                 | 10%   |           |                    | 2015 | \$5,400        | 2     | \$200          | B        |
| Plumbing         |                      |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%  | Now       | \$10,100           | 2025 | **             | 1     |                | B        |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 10%                |           |                    |      |                |       |                |          |
|                  |                      | Location : Water Main, Piping Throughout Basement               |           |                    |      |                |       |                |          |
|                  |                      | Leak Evident, Extent : Severe, Area Affected : 10%              |           |                    |      |                |       |                |          |
|                  |                      | Location : From 3rd Floor Restroom To Basement                  |           |                    |      |                |       |                |          |
|                  | HW Heat Exchanger    |   |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%  |           |                    | 2030 | **             | 4     | \$8,900        | B        |
|                  | Sanitary Piping      |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Storm Drain Piping   |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Sump Pump(s)         |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%  |           |                    | 2015 | \$10,300       | 4     | \$2,000        | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 112 - BX

Asset # : 412

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 112 - M (TANDEM M206 04)  
**Address** : 535 EAST 119 STREET BTWN: PLEASANT AVE., DEAD END  
**Borough** : MANHATTAN **Agency's Number** : M112  
**Program / Asset #** : BOE0064.000 / 1692 **Yr Built/Renovated** : 1968 / 2001  
**Area Sq Ft** : 128,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1816 **Lot** : 1 **BIN** : 1084005

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,027,600           | \$94,500              |
| Interior Architecture | \$1,590,800           | \$73,600              |
| Electrical            | \$156,100             | \$1,208,100           |
| Mechanical            | \$240,700             | \$1,267,500           |
| <b>Total</b>          | <b>\$3,015,300</b>    | <b>\$2,643,700</b>    |
| Priority A            | \$1,027,600           | \$94,500              |
| Priority B            | \$646,200             | \$2,549,100           |
| Priority C            | \$1,341,500           |                       |
| <b>Total</b>          | <b>\$3,015,300</b>    | <b>\$2,643,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$50,600        |                 | \$6,000         | \$25,700        |
| Electrical            | \$7,200         | \$7,900         | \$7,100         | \$24,800        |
| Mechanical            | \$25,700        | \$22,600        | \$33,000        | \$32,400        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$87,500</b> | <b>\$34,500</b> | <b>\$50,000</b> | <b>\$86,900</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$36,900        | \$34,500        | \$44,000        | \$69,300        |
| Priority C            | \$50,600        |                 | \$6,000         | \$17,600        |
| <b>Total</b>          | <b>\$87,500</b> | <b>\$34,500</b> | <b>\$50,000</b> | <b>\$86,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - M (TANDEM M206 04)

Asset # : 1692

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$158,900      | LIFE               | **             | 5           | \$94,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Room 131  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 5%         | 0-2               | \$51,600       | 2047               | **             | 5           | \$500          | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Hallways, Offices                                   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Hallways, Offices                                   |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2038               | **             | 5           | \$19,300       | A             |
| Steel  | 5%         | Now               | \$62,700       | 2047               | **             | 5           | \$6,700        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Pre-Cast Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$22,100       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 95%        | Now               | \$754,400      | 2032               | **             |             |                | A             |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roll Roofing   | 5%         |                   |                | 2018               | \$19,100       | 5           | \$7,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 8%         |                   |                | LIFE               | **             | 5           | \$28,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$4,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Vinyl Tile   | 87%        |                   |                | 2017               | \$1,341,500    | 3           | \$70,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - M (TANDEM M206 04)

Asset # : 1692

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | **                 | 5           | \$7,200        | C             |  |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE    | **                 | 5           | \$8,600        | C             |  |
| Folding Partition  | 5%         |                   |                | 2038    | **                 | 5           | \$17,900       | C             |  |
| Plaster  | 50%        |                   |                | LIFE    | **                 | 5           | \$21,500       | C             |  |
| SGFT/Glazed Masonry  | 5%         | Now               | \$33,000       | LIFE    | **                 |             |                | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Stair 5, Corridor Near Room 222                   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 20%        | 2-4               | \$249,400      | 2042    | **                 | 5           | \$20,200       | B             |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor, Cafeteria                            |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor                                       |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 10%        |                   |                | 2027    | **                 | 5           | \$16,200       | B             |  |
| Exposed Concrete   | 50%        |                   |                | LIFE    | **                 | 5           | \$12,600       | B             |  |
| Fiber Board  | 5%         |                   |                | 2022    | \$73,600           |             |                | B             |  |
| Metal Panel  | 5%         |                   |                | LIFE    | **                 | 5           | \$10,100       | B             |  |
| Plaster  | 10%        |                   |                | LIFE    | **                 | 5           | \$10,100       | B             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2044               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$135,500      | 5           | \$2,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2022               | \$30,700       | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - M (TANDEM M206 04)

Asset # : 1692

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%  |                   |                | 2020               | \$6,600        | 5           | \$100          | B             |
| Motor Control Center  | 80%  |                   |                | 2039               | * *            | 5           | \$2,300        | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2022               | \$828,300      | 10          | \$84,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2030               | * *            | 10          | \$9,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Hallways                           |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$48,700       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 30%  |                   |                | 2030               | * *            | 1           |                | B             |
| Emergency, Battery    | 20%  |                   |                | 2017               | \$9,000        | 10          | \$5,200        | B             |
| Exit, Service         | 25%  |                   |                | 2017               | \$4,500        | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2030               | * *            | 1-3         | \$64,700       | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%   |                   |                | 2022               | \$303,600      | 5           | \$33,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Vault   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 - 10,000 Gallon Tanks For #6 Fuel          |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2020               | \$600,000      | 1           | \$107,200      | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Repairs In Progress, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Re-brick Boilers                                |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Boilers                                    |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - M (TANDEM M206 04)

Asset # : 1692

| Mechanical         |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                      |  |                   |                |                    |                |             |                |               |
|                    | Distribution         |  |                   |                |                    |                |             |                |               |
|                    | Steam Piping/Pump    | 100%   |                   |                | 2032               | * *            | 4           | \$5,300        | B             |
|                    | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                    | Air Handler          | 40%  |                   |                | 2022               | \$265,800      | 1           | \$26,800       | B             |
|                    | Convactor/Radiator   | 60%  |                   |                | 2027               | * *            | 1           | \$21,000       | B             |
| Air Conditioning   |                      |  |                   |                |                    |                |             |                |               |
|                    | Energy Source        |  |                   |                |                    |                |             |                |               |
|                    | Electricity          | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
|                    | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                    | Window/Wall Unit     | 95%  |                   |                | 2017               | \$240,700      | 1           |                | B             |
|                    | No Component         | 5%   |                   |                |                    |                |             |                | D             |
| Ventilation        |                      |  |                   |                |                    |                |             |                |               |
|                    | Distribution         |  |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$60,300       | B             |
|                    | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                    | Roof                 | 100%   | Now               | \$9,800        | 2022               | \$98,000       | 2           | \$2,700        | B             |
|                    |                      | Unit Inoperable, Extent : Severe, Area Affected : 90%      |                   |                |                    |                |             |                |               |
|                    |                      | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing           |                      |  |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel      | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
|                    | HW Heat Exchanger    |  |                   |                |                    |                |             |                |               |
|                    | Low Temp             | 100%   |                   |                | 2032               | * *            | 4           | \$10,700       | B             |
|                    | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                    | Submersible          | 100%   |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                    |                      | Location : Basement  |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : Duplex Pumps                                 |                   |                |                    |                |             |                |               |
|                    | Fixtures             |  |                   |                |                    |                |             |                |               |
|                    | Generic              | 100%   |                   |                |                    |                |             |                | B             |
|                    |                      | Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                      | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vertical Transport |                      |  |                   |                |                    |                |             |                |               |
|                    | Elevators            |  |                   |                |                    |                |             |                |               |
|                    | Hydraulic            | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                    |                      | Location : Street To 1                                     |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : 1 Unit                                       |                   |                |                    |                |             |                |               |
| Fire Suppression   |                      |  |                   |                |                    |                |             |                |               |
|                    | Sprinkler            |  |                   |                |                    |                |             |                |               |
|                    | No Component         | 90%  |                   |                |                    |                |             |                | D             |
|                    | Generic              | 10%  |                   |                | 2032               | * *            | 1-2         | \$3,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 112 - Q  
**Address** : 25-05 37 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q112  
**Program / Asset #** : BOE0761.000 / 1591 **Yr Built/Renovated** : 1953 / 2003  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 344 **Lot** : 1 **BIN** : 4004170

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$55,700              | \$48,900              |
| Interior Architecture | \$395,100             | \$158,000             |
| Electrical            | \$170,000             | \$706,100             |
| Mechanical            |                       | \$162,900             |
| <b>Total</b>          | <b>\$620,800</b>      | <b>\$1,076,000</b>    |
| Priority A            | \$55,700              | \$48,900              |
| Priority B            | \$170,000             | \$869,100             |
| Priority C            | \$395,100             | \$158,000             |
| <b>Total</b>          | <b>\$620,800</b>      | <b>\$1,076,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$9,400         |                 |
| Interior Architecture | \$3,300         | \$7,800         | \$1,600         | \$2,100         |
| Electrical            | \$30,300        | \$13,700        |                 |                 |
| Mechanical            | \$17,600        | \$7,600         | \$13,800        | \$8,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$33,000</b> | <b>\$28,700</b> | <b>\$14,300</b> |
| Priority A            |                 |                 | \$9,400         |                 |
| Priority B            | \$51,800        | \$27,800        | \$17,800        | \$12,200        |
| Priority C            | \$3,300         | \$5,200         | \$1,600         | \$2,100         |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$33,000</b> | <b>\$28,700</b> | <b>\$14,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - Q

## Asset # : 1591

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 97%  |                   |                | LIFE               | **             | 5           | \$48,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium Wing                                  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 3%   |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | **             | 5           | \$18,800       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2025               | **             | 10          | \$55,700       | A             |
| Copper/Terne           | 5%   |                   |                | 2048               | **             | 10          | \$7,300        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads                                       |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$9,100        | C             |
| Ceramic Tile           | 3%   |                   |                | 2029               | **             | 5           | \$2,500        | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Vinyl Tile             | 20%  |                   |                | 2020               | \$158,000      | 3           | \$8,300        | C             |
| Vinyl Tile             | 15%  |                   |                | 2025               | **             | 3           | \$4,700        | C             |
| Vinyl Tile             | 50%  |                   |                | 2015               | \$395,100      | 3           | \$15,500       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Classrooms                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units                                    |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2048               | **             | 5           | \$7,800        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Glazed Ceramic Panel   | 3%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 70%  |                   |                | LIFE               | **             | 5           | \$17,500       | C             |
| SGFT/Glazed Masonry    | 22%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%   |                   |                | 2025               | **             | 5           | \$5,100        | B             |
| Exposed Concrete       | 65%  |                   |                | LIFE               | **             | 5           | \$8,400        | B             |
| Metal Panel            | 5%   |                   |                | LIFE               | **             | 5           | \$5,100        | B             |
| Plaster                | 25%  |                   |                | LIFE               | **             | 5           | \$12,900       | B             |
|                        |  |                   |                |                    |                |             |                |               |
| Electrical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - Q

## Asset # : 1591

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 2-4               | \$28,700       | 2050               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2-600 Amperes; On Extended Life.              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2020               | \$81,000       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2019               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2019               | \$91,500       | 5           | \$1,300        | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 0-2               | \$80,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 95%        |                   |                | 2018               | \$20,100       | 5           | \$300          | B             |
| Locally Mounted   | 5%         |                   |                | 2033               | * *            | 5           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 97%        |                   |                | 2020               | \$484,400      | 10          | \$49,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2015               | \$4,600        | 10          |                | B             |
| Incandescent  | 1%         |                   |                | 2015               | \$5,000        | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 30%        |                   |                | 2025               | * *            | 10          | \$4,000        | B             |
| Exit, Service   | 70%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 112 - Q

## Asset # : 1591

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%           |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           |                   |                | 2033               | * *            | 1           | \$54,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |                |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%           |                   |                | 2040               | * *            | 4           | \$2,700        | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2020               | \$68,100       | 1           | \$6,900        | B             |
| Convactor/Radiator                                      | 80%            |                   |                | 2025               | * *            | 1           | \$14,300       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%            |                   |                | 2018               | \$39,000       | 1           |                | B             |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$30,900       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 80%            |                   |                | 2020               | \$55,900       | 2           | \$1,400        | B             |
| Roof  | 20%            |                   |                | 2020               | \$10,000       | 2           | \$300          | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           | Now               | \$9,400        | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 20%        |                |                   |                |                    |                |             |                |               |
| Location : Main Risers                                  |                |                   |                |                    |                |             |                |               |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2018               | \$14,700       | 2           | \$800          | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : 1,2,3  |                |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 113 - M  
**Address** : 240 WEST 113 STREET  
**Borough** : MANHATTAN **Agency's Number** : M113  
**Program / Asset #** : BOE0065.000 / 1693 **Yr Built/Renovated** : 1938 / 2008  
**Area Sq Ft** : 105,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1828 **Lot** : 15 **BIN** : 1055111

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,088,200           | \$737,600             |
| Interior Architecture | \$495,000             | \$997,000             |
| Electrical            | \$107,400             | \$361,700             |
| Mechanical            | \$682,100             | \$1,315,900           |
| <b>Total</b>          | <b>\$2,372,700</b>    | <b>\$3,412,300</b>    |
| Priority A            | \$1,088,200           | \$737,600             |
| Priority B            | \$954,300             | \$1,743,800           |
| Priority C            | \$330,200             | \$930,900             |
| <b>Total</b>          | <b>\$2,372,700</b>    | <b>\$3,412,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$55,500         |                 |                 |                 |
| Interior Architecture | \$56,900         |                 | \$10,800        | \$12,200        |
| Electrical            | \$43,300         | \$1,600         | \$2,700         | \$2,300         |
| Mechanical            | \$61,900         | \$13,300        | \$18,700        | \$16,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$221,700</b> | <b>\$18,900</b> | <b>\$36,100</b> | <b>\$35,300</b> |
| Priority A            | \$55,500         |                 |                 |                 |
| Priority B            | \$139,700        | \$18,900        | \$25,300        | \$23,100        |
| Priority C            | \$26,500         |                 | \$10,800        | \$12,200        |
| <b>Total</b>          | <b>\$221,700</b> | <b>\$18,900</b> | <b>\$36,100</b> | <b>\$35,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - M

## Asset # : 1693

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$838,900      | LIFE               | **             | 5           | \$124,800      | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$11,000       | A             |
| Masonry: Limestone   | 10%        | Now               | \$184,500      | LIFE               | **             | 5           | \$11,000       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2048               | **             | 5           | \$29,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | Now               | \$64,800       | LIFE               | **             | 5           | \$9,700        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        | Now               | \$19,400       | LIFE               | **             | 5           | \$1,400        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 100%       | Now               | \$30,600       | 2023               | \$612,800      |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Roof Over 4th Floor                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$4,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Vinyl Tile   | 30%        |                   |                | 2028               | **             | 3           | \$18,300       | C             |
| Vinyl Tile   | 60%        | Now               | \$279,300      | 2018               | \$930,900      | 3           | \$36,600       | C             |
| Blisters, Extent : Light, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$15,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$6,000        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$2,200        | C             |
| Plaster  | 62%        |                   |                | LIFE               | **             | 5-10        | \$78,800       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$18,700       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - M

## Asset # : 1693

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 5% Now \$49,100 2043 \* \* 5 \$4,100 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Cafeteria*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Cafeteria*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Cafeteria*

AcousTileConcealSpLn 15% Now \$3,800 2028 \* \* 5 \$15,300 B

*Cracking/Crumbling, Extent : Light, Area Affected : 2%*

*Location : Throughout*

Exposed Concrete 15% LIFE \* \* 5-10 \$30,500 B

Plaster 65% LIFE \* \* 5-10 \$181,900 B

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Corridor Near Room 411 A*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 75% 2023 \$24,400 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 800 Amps Main Disconnect Switch*

Fused Disc Sw 25% 2033 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 70% 2023 \$83,400 5 \$300 B

Fused Disc Sw 30% 2033 \* \* 5 \$100 B

## Raceway

Conduit 70% 2023 \$100,600 1 B

Conduit 30% 2033 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2031 \* \* 5 \$100 B

Fused Disc Sw 10% 2022 \$13,600 5 \$200 B

Fused Knife Sw 10% 2-4 \$13,600 2048 \* \* 5 \$100 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Molded Case Bkrs 50% 2022 \$67,700 5 \$1,100 B

Molded Case Bkrs 25% 2031 \* \* 5 \$600 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - M

## Asset # : 1693

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$107,400      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2021               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted  | 50%        | 2-4               | \$16,500       | 2043               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Connected To Main Water Pipe In The Basement    |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2028               | * *            | 10          | \$74,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$10,800       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$23,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$17,800       | 10          | \$10,400       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$7,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$35,900       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 66%        |                   |                |                    |                |             |                | D             |
| Generic  | 34%        |                   |                | 2031               | * *            | 1-3         | \$18,000       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2033               | * *            | 5           | \$26,600       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 15,000 Gals                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - M

## Asset # : 1693

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | 0-2               | \$476,900      | 2043               | * *            | 1           | \$76,700       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Burner Controls                               |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Boilers                                  |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | 0-2               | \$205,200      | 2043               | * *            | 4           | \$4,200        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Pump And Steam Traps        |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 25%        | Now               | \$6,600        | 2023               | \$132,100      | 1           | \$12,000       | B             |
| Broken, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Flexible Duct Connections                     |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Pneumatic Controls                            |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                       | 60%        |                   |                | 2021               | \$555,200      | 1           | \$16,700       | B             |
| Fan Coil Unit/Heat                                       | 15%        | Now               | \$11,000       | 2018               | \$220,000      | 1           | \$3,800        | B             |
| Broken, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Classrooms Throughout                         |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2018               | \$40,300       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$75,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 70%        |                   |                | 2023               | \$75,800       | 2           | \$1,900        | B             |
| Roof   | 30%        |                   |                | 2023               | \$23,400       | 2           | \$800          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | Now               | \$14,600       | 2021               | \$292,600      | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Shut Off Valves Basement                      |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2033               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - M

## Asset # : 1693

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | Obsolete Fixtures, Extent : Moderate, Area Affected : 60% |                |                    |                |             |                |               |
|                       |            | Location : Throughout                                     |                |                    |                |             |                |               |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |            | Location : B - 4  |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2033               | * *            | 1-2         | \$1,200        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 113 - Q  
**Address** : 87-21 79 AVENUE BTWN: 87 ST., 88 ST.  
**Borough** : QUEENS **Agency's Number** : Q113  
**Program / Asset #** : BOE0762.000 / 1566 **Yr Built/Renovated** : 1928 / 2009  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3846 **Lot** : 40 **BIN** : 4094055

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$57,900              | \$147,400             |
| Interior Architecture |                       | \$225,100             |
| Electrical            | \$65,400              | \$425,900             |
| Mechanical            | \$135,100             | \$313,900             |
| <b>Total</b>          | <b>\$258,400</b>      | <b>\$1,112,300</b>    |
| Priority A            | \$57,900              | \$147,400             |
| Priority B            | \$200,500             | \$739,800             |
| Priority C            |                       | \$225,100             |
| <b>Total</b>          | <b>\$258,400</b>      | <b>\$1,112,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,100        | \$4,900         |                 | \$17,600        |
| Interior Architecture | \$32,300        | \$18,100        | \$4,100         | \$11,100        |
| Electrical            | \$6,100         | \$7,000         | \$6,300         | \$33,900        |
| Mechanical            | \$10,100        | \$9,700         | \$16,300        | \$9,100         |
| Elevators/Escalators  | \$15,800        | \$15,800        | \$15,800        | \$15,800        |
| <b>Total</b>          | <b>\$82,300</b> | <b>\$55,600</b> | <b>\$42,500</b> | <b>\$87,400</b> |
| Priority A            | \$18,100        | \$4,900         |                 | \$17,600        |
| Priority B            | \$64,200        | \$38,400        | \$38,300        | \$58,800        |
| Priority C            |                 | \$12,300        | \$4,100         | \$11,100        |
| <b>Total</b>          | <b>\$82,300</b> | <b>\$55,600</b> | <b>\$42,500</b> | <b>\$87,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cement-Fiber Panel   | 3%         |                   |                | 2027               | **             | 10          | \$6,700        | A             |
| Masonry: Brick   | 7%         |                   |                | LIFE               | **             | 5           | \$5,000        | A             |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$21,500       | A             |
| Masonry: Brick   | 53%        |                   |                | LIFE               | **             | 5           | \$38,100       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 2009 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Masonry: Marble  | 3%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 45%        | Now               | \$57,900       | 2038               | **             | 5           | \$6,000        | A             |
| Hardware Missing, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Rooms 206, 208, 209, Exit 6                       |            |                   |                |                    |                |             |                |               |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Rooms 206, 208, 209, Exit 6                       |            |                   |                |                    |                |             |                |               |
| Aluminum   | 55%        |                   |                | 2044               | **             | 5           | \$14,700       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 2009 Wing   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 35%        |                   |                | LIFE               | **             | 5           | \$41,100       | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Metal Rail   | 10%        |                   |                | 2039               | **             | 5-10        | \$27,400       | A             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle  | 5%         |                   |                | 2031               | **             | 10          | \$700          | A             |
| Asphalt Shingle  | 35%        |                   |                | 2025               | **             | 10          | \$4,900        | A             |
| Copper/Terne   | 2%         |                   |                | 2037               | **             | 10          | \$4,200        | A             |
| IRMA/Protected Membrane                                      | 50%        |                   |                | 2030               | **             | 10          | \$41,700       | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : 2009 Wing   |            |                   |                |                    |                |             |                |               |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 2009 Wing   |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 8%         |                   |                | 2027               | **             | 10          | \$6,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$12,900       | C             |
| Ceramic Tile   | 2%         |                   |                | 2031               | **             | 5           | \$2,400        | C             |
| Vinyl Tile   | 28%        |                   |                | 2027               | **             | 3           | \$12,400       | C             |
| Vinyl Tile   | 20%        |                   |                | 2022               | \$225,100      | 3           | \$8,900        | C             |
| Vinyl Tile   | 35%        |                   |                | 2030               | **             | 3           | \$15,500       | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$11,100       | C             |
| Wood   | 5%         |                   |                | 2057               | **             | 5           | \$11,100       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - Q

## Asset # : 1566

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2035 | ** | 5 | \$5,900  | C |
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5 | \$9,500  | C |
| Gypsum Board          | 7%  |  |  | LIFE | ** | 5 | \$5,000  | C |
| Gypsum Board          | 23% |  |  | LIFE | ** | 5 | \$16,400 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 33% |  |  | LIFE | ** | 5 | \$11,800 | C |
| SGFT/Glazed Masonry   | 7%  |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2035 | ** | 5 | \$11,700 | B |
| AcousTileSusp.Lay-In | 55% |  |  | 2039 | ** | 5 | \$64,500 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$22,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service Rated @ 4000 Amps, 1200 Amps, & 2000 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$52,200 | 5 | \$200 | B |
| Fused Disc Sw | 50% |  |  | 2042 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 75% |  |  | 2022 | \$89,200 | 1 |  | B |
| Conduit | 25% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2021 | \$27,100 | 5 | \$400   | B |
| Molded Case Bkrs | 55% |  |  | 2030 | **       | 5 | \$1,100 | B |
| Molded Case Bkrs | 25% |  |  | 2038 | **       | 5 | \$500   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$65,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 25% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 25% |  |  | 2042 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

| Electrical           |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground               |                      |  |                   |                    |         |                |             |                |               |
|                      | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                      | Generic              | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,100        | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : Water Main                                   |                   |                    |         |                |             |                |               |
| Stand-by Power       |                      |  |                   |                    |         |                |             |                |               |
|                      | Transfer Switches    |  |                   |                    |         |                |             |                |               |
|                      | Automatic            | 100%   |                   |                    | 2039    | * *            | 1           | \$23,700       | B             |
|                      | Generators           |  |                   |                    |         |                |             |                |               |
|                      | Diesel               | 100%   |                   |                    | 2035    | * *            | 1           | \$29,800       | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : Rear Yard                                       |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : 65 Kw Generac                                |                   |                    |         |                |             |                |               |
|                      | Batteries            |  |                   |                    |         |                |             |                |               |
|                      | Lead/Acid            | 100%   |                   |                    | 2017    | \$600          | 5           | \$2,800        | B             |
|                      | Fuel Storage         |  |                   |                    |         |                |             |                |               |
|                      | Main Tank            | 100%   |                   |                    | 2057    | * *            | 5           | \$2,300        | B             |
| Lighting             |                      |  |                   |                    |         |                |             |                |               |
|                      | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                      | Fluorescent          | 40%  |                   |                    | 2030    | * *            | 10          | \$28,900       | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : New Building                                    |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Fluorescent          | 40%  |                   |                    | 2022    | \$284,500      | 10          | \$28,900       | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : Classrooms                                      |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
|                      | Fluorescent          | 20%  |                   |                    | 2027    | * *            | 10          | \$14,500       | B             |
|                      |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Egress Lighting      |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery   | 50%  |                   |                    | 2027    | * *            | 10          | \$9,500        | B             |
|                      | Exit, Service        | 50%  |                   |                    | 2027    | * *            | 1           |                | B             |
|                      | Exterior Lighting    |  |                   |                    |         |                |             |                |               |
|                      | HID                  | 100%   |                   |                    | 2022    | \$32,100       | 10          | \$200          | B             |
| Lightning Protection |                      |  |                   |                    |         |                |             |                |               |
|                      | Arresters/Cabling    |  |                   |                    |         |                |             |                |               |
|                      | Generic              | 100%   |                   |                    | 2057    | * *            | 5           | \$900          | B             |
| Alarm                |                      |  |                   |                    |         |                |             |                |               |
|                      | Security System      |  |                   |                    |         |                |             |                |               |
|                      | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                      | Generic              | 10%  |                   |                    | 2027    | * *            | 1           | \$2,900        | B             |
|                      | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                      | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                      | Generic              | 10%  |                   |                    | 2027    | * *            | 1-3         | \$4,800        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 113 - Q

## Asset # : 1566

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Natural Gas                    | 60%   |                   |                | 2042               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel    | 40%   |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 60%   |                   |                | 2027               | * *            | 1           | \$23,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Roof Top Units                          |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 40%   |                   |                | 2035               | * *            | 1           | \$31,300       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Old Wing Basement Boiler Room                |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units For Old Wing                      |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 40%   |                   |                | 2032               | * *            | 4           | \$1,600        | B             |
| No Component                   | 60%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 10%   |                   |                | 2027               | * *            | 1           | \$4,900        | B             |
| Convactor/Radiator             | 20%   |                   |                | 2027               | * *            | 1           | \$5,100        | B             |
| Fan Coil Unit/Heat             | 10%   |                   |                | 2022               | \$134,700      | 1           | \$2,600        | B             |
| No Component                   | 60%   |                   |                |                    |                |             |                | D             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 10%   |                   |                | 2020               | \$179,200      | 2           | \$500          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                                | Location : Penthouse Mech Room                          |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 60%   |                   |                | 2027               | * *            | 2           | \$2,900        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Units                                   |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 30%   |                   |                | 2017               | \$55,500       | 1           |                | B             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$44,000       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 80%   |                   |                | 2017               | \$79,600       | 2           | \$2,000        | B             |
| Roof                           | 20%   |                   |                | 2030               | * *            | 2           | \$500          | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2042               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 113 - Q

Asset # : 1566

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2020               | \$20,900       | 2           | \$1,200        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Boiler Room                                  |                |                    |                |             |                |               |
|                       |            | Explanation : 250 Gals                                  |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2030               | * *            | 1           | \$4,900        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : (3) C-3 (1) C-1                              |                |                    |                |             |                |               |
|                       |            | Explanation : 4 Units                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 40%        |   |                |                    |                |             |                | D             |
| Generic               | 60%        |   |                | 2042               | * *            | 1-2         | \$13,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 114 - BK  
**Address** : 1077 REMSEN AVENUE @BAYVIEW PL.  
**Borough** : BROOKLYN **Agency's Number** : K114  
**Program / Asset #** : BOE0424.000 / 1384 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 104,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8160 **Lot** : 22 **BIN** : 3229159

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$323,300             | \$186,300             |
| Interior Architecture | \$661,700             | \$57,300              |
| Electrical            | \$654,000             | \$309,500             |
| Mechanical            | \$75,400              | \$107,600             |
| <b>Total</b>          | <b>\$1,714,400</b>    | <b>\$660,800</b>      |
| Priority A            | \$323,300             | \$186,300             |
| Priority B            | \$729,400             | \$474,500             |
| Priority C            | \$661,700             |                       |
| <b>Total</b>          | <b>\$1,714,400</b>    | <b>\$660,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$37,800         |                 |                 |
| Interior Architecture | \$76,800         |                  | \$4,900         | \$8,700         |
| Electrical            | \$8,900          | \$29,000         | \$6,300         | \$5,900         |
| Mechanical            | \$61,000         | \$32,900         | \$18,600        | \$12,400        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$150,700</b> | <b>\$103,600</b> | <b>\$33,800</b> | <b>\$30,900</b> |
| Priority A            |                  | \$37,800         |                 |                 |
| Priority B            | \$73,900         | \$65,900         | \$28,800        | \$22,200        |
| Priority C            | \$76,800         |                  | \$4,900         | \$8,700         |
| <b>Total</b>          | <b>\$150,700</b> | <b>\$103,600</b> | <b>\$33,800</b> | <b>\$30,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 114 - BK

Asset # : 1384

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$54,300       | A             |  |
| Masonry: Brick         | 30%  | Now               | \$70,100       | LIFE    | **                 | 5           | \$41,700       | A             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 65%  | Now               | \$151,800      | LIFE    | **                 | 5           | \$90,300       | A             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2045    | **                 | 5           | \$41,400       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  | Now               | \$53,600       | LIFE    | **                 | 5           | \$16,100       | A             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 10%  |                   |                | 2033    | **                 | 5-10        | \$32,200       | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%  |                   |                | 2025    | **                 | 10          | \$47,800       | A             |  |
| Metal Panel            | 5%   |                   |                | 2033    | **                 | 10          | \$6,300        | A             |  |
| Single Ply Membrane    | 25%  |                   |                | 2025    | **                 | 10          | \$17,100       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2029    | **                 | 5           | \$6,600        | C             |  |
| Marble Panels          | 2%   |                   |                | LIFE    | **                 | 5           | \$2,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Lobby   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 30%  |                   |                | 2025    | **                 | 3           | \$14,700       | C             |  |
| Vinyl Tile             | 53%  | Now               | \$33,100       | 2015    | \$661,700          | 3           | \$26,000       | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9 X 9  |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2048    | **                 | 5           | \$24,600       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - BK

## Asset # : 1384

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |         |      |    |   |          |   |
|-----------------------|-----|-----|---------|------|----|---|----------|---|
| Concrete Masonry Unit | 15% |     |         | LIFE | ** | 5 | \$9,800  | C |
| Gypsum Board          | 15% |     |         | LIFE | ** | 5 | \$14,700 | C |
| Masonry: Brick        | 10% |     |         | LIFE | ** |   |          | C |
| Marble Panels         | 2%  | Now | \$5,700 | LIFE | ** |   |          | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 3%**Location : Lobby*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 58% | Now | \$34,700 | LIFE | ** | 5 | \$28,400 | C |
|---------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 30% |  |  | 2033 | ** | 5 | \$39,300 | B |
| Plaster              | 70% |  |  | LIFE | ** | 5 | \$57,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room - Newer Wing**Explanation : One 400 Amps Main Disconnect Switch In Newer Wing*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room - Older Wing**Explanation : One 1200 Amps Main Disconnect Switch In Older Wing*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2040 | **       | 5 | \$100 | B |
| Fused Disc Sw | 70% |  |  | 2020 | \$83,400 | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 30% |  |  | 2040 | **        | 1 |  | B |
| Conduit | 70% |  |  | 2020 | \$100,600 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 30% |  |  | 2036 | **       | 5 | \$700   | B |
| Molded Case Bkrs | 70% |  |  | 2019 | \$94,800 | 5 | \$1,600 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$76,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout Newer Wing*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 30% |  |  | 2040 | **       | 1 |  | B |
| Thermoplastic | 20% |  |  | 2020 | \$30,700 | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - BK

## Asset # : 1384

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 70%        |                   |                | 2018               | \$23,100       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$26,300       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$33,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement - Newer Wing                           |            |                   |                |                    |                |             |                |               |
| Explanation : One 363 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$3,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2048               | * *            | 5           | \$2,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 314 Gallon Tank                          |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2025               | * *            | 10          | \$24,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout Newer Wing                           |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 60%        |                   |                | 2015               | \$473,500      | 10          | \$48,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout Older Wing                           |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2015               | \$11,000       | 10          | \$100          | B             |
| HID  | 2%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Incandescent   | 1%         |                   |                | 2025               | * *            | 2           |                | B             |
| Incandescent   | 4%         |                   |                | 2015               | \$31,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 10%        |                   |                | 2025               | * *            | 1           |                | B             |
| Emergency, Service   | 40%        |                   |                | 2015               | \$5,800        | 1           |                | B             |
| Exit, Service  | 40%        |                   |                | 2015               | \$5,800        | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - BK

## Asset # : 1384

| Mechanical         |                                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |  |                   |                |                    |                |             |                |               |
|                    | Energy Source                  |  |                   |                |                    |                |             |                |               |
|                    | Interruptible Gas/Dual Fuel    | 100%   |                   |                | 2046               | **             | 1           |                | B             |
|                    | Conversion Equipment           |  |                   |                |                    |                |             |                |               |
|                    | Furnace                        | 10%  |                   |                | 2028               | **             | 1           | \$4,300        | B             |
|                    | Steam Boiler                   | 90%  |                   |                | 2037               | **             | 1           | \$78,100       | B             |
|                    | Distribution                   |  |                   |                |                    |                |             |                |               |
|                    | Steam Piping/Pump              | 100%   | Now               | \$34,800       | 2030               | **             | 4           | \$4,300        | B             |
|                    |                                | Leak Evident, Extent : Moderate, Area Affected : 10%<br>Location : Vacuum Pump,Basement        |                   |                |                    |                |             |                |               |
|                    | Terminal Devices               |  |                   |                |                    |                |             |                |               |
|                    | Air Handler                    | 20%  | Now               | \$10,800       | 2020               | \$107,600      | 1           | \$9,800        | B             |
|                    |                                | Not in Service, Extent : Severe, Area Affected : 20%<br>Location : Auditorium Blower, Basement |                   |                |                    |                |             |                |               |
|                    | Convactor/Radiator             | 80%  | Now               | \$75,400       | 2025               | **             | 1           | \$20,400       | B             |
|                    |                                | Malfunctioning, Extent : Severe, Area Affected : 20%<br>Location : Throughout                  |                   |                |                    |                |             |                |               |
| Air Conditioning   |                                |  |                   |                |                    |                |             |                |               |
|                    | Energy Source                  |  |                   |                |                    |                |             |                |               |
|                    | Electricity                    | 100%   |                   |                | 2036               | **             | 1           |                | B             |
|                    | Conversion Equipment           |  |                   |                |                    |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 20%  |                   |                | 2025               | **             | 2           | \$1,100        | B             |
|                    | Window/Wall Unit               | 10%  |                   |                | 2015               | \$20,500       | 1           |                | B             |
|                    | No Component                   | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation        |                                |  |                   |                |                    |                |             |                |               |
|                    | Distribution                   |  |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%   |                   |                | LIFE               | **             | 2-5         | \$48,800       | B             |
|                    | Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
|                    | Interior                       | 50%  |                   |                | 2025               | **             | 2           | \$1,400        | B             |
|                    | Roof                           | 50%  |                   |                | 2025               | **             | 2           | \$1,400        | B             |
| Plumbing           |                                |  |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping               |  |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel                | 100%   |                   |                | 2033               | **             | 1           |                | B             |
|                    | Water Heater                   |  |                   |                |                    |                |             |                |               |
|                    | Gas Fired                      | 100%   |                   |                | 2018               | \$23,200       | 2           | \$1,300        | B             |
|                    | Sanitary Piping                |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                    | Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
|                    | Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
|                    | Submersible                    | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
|                    | Fixtures                       |  |                   |                |                    |                |             |                |               |
|                    | Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                                |  |                   |                |                    |                |             |                |               |
|                    | Elevators                      |  |                   |                |                    |                |             |                |               |
|                    | Hydraulic                      | 100%   |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 114 - BK**

**Asset # : 1384**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                |                           |               |
|--------------------------|--------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 114 - BX               |                           |               |
| <b>Address</b>           | : 1155 CROMWELL AVENUE         |                           |               |
| <b>Borough</b>           | : BRONX                        | <b>Agency's Number</b>    | : X114        |
| <b>Program / Asset #</b> | : BOE0254.000 / 200            | <b>Yr Built/Renovated</b> | : 1941 / 2000 |
| <b>Area Sq Ft</b>        | : 69,000                       | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 05-Jan-2010                  | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,2,3 |                           |               |
| <b>Block</b>             | : 2495                         | <b>Lot</b>                | : 100         |
|                          |                                | <b>BIN</b>                | : 2003022     |

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  |                  | \$42,200           |
| Interior Architecture |  |                  | \$206,500          |
| Electrical            |  | \$251,300        | \$644,700          |
| Mechanical            |  | \$46,100         | \$574,300          |
| <b>Total</b>          |  | <b>\$297,400</b> | <b>\$1,467,700</b> |
| Priority A            |  |                  | \$42,200           |
| Priority B            |  | \$297,400        | \$1,219,000        |
| Priority C            |  |                  | \$206,500          |
| <b>Total</b>          |  | <b>\$297,400</b> | <b>\$1,467,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$43,700         |                 | \$4,900         | \$9,800         |
| Interior Architecture | \$8,100          | \$6,200         | \$21,600        | \$4,900         |
| Electrical            | \$21,800         |                 | \$12,200        |                 |
| Mechanical            | \$42,600         | \$11,200        | \$21,400        | \$9,000         |
| <b>Total</b>          | <b>\$116,100</b> | <b>\$17,400</b> | <b>\$60,100</b> | <b>\$23,700</b> |
| Priority A            | \$43,700         |                 | \$4,900         | \$9,800         |
| Priority B            | \$64,300         | \$11,200        | \$47,000        | \$9,000         |
| Priority C            | \$8,100          | \$6,200         | \$8,100         | \$4,900         |
| <b>Total</b>          | <b>\$116,100</b> | <b>\$17,400</b> | <b>\$60,100</b> | <b>\$23,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - BX

## Asset # : 200

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 80% |  |  | LIFE | ** | 5    | \$42,200 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5    | \$2,000  | A |
| Metal Panel        | 5%  |  |  | 2031 | ** | 5-10 | \$18,100 | A |
| Slate Panels       | 10% |  |  | LIFE | ** | 5    | \$4,000  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$19,600 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 85% |  |  | LIFE | ** | 5    | \$9,500  | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5    | \$700    | A |
| Metal Rail         | 10% |  |  | 2034 | ** | 5-10 | \$20,100 | A |

## Roof

|                |     |     |          |      |    |  |  |   |
|----------------|-----|-----|----------|------|----|--|--|---|
| Built-Up (BUR) | 95% | Now | \$31,500 | 2026 | ** |  |  | A |
|----------------|-----|-----|----------|------|----|--|--|---|

*Blisters, Extent : Moderate, Area Affected : 20%*

*Location : Over Third Floor*

|              |    |  |  |      |    |    |         |   |
|--------------|----|--|--|------|----|----|---------|---|
| Copper/Terne | 5% |  |  | 2049 | ** | 10 | \$7,700 | A |
|--------------|----|--|--|------|----|----|---------|---|

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$19,000 | C |
| Ceramic Tile           | 3%  |  |  | 2030 | **        | 5 | \$2,600  | C |
| Quarry Tile            | 5%  |  |  | 2034 | **        | 5 | \$6,500  | C |
| Terrazzo               | 2%  |  |  | LIFE | **        | 5 | \$1,400  | C |
| Vinyl Tile             | 25% |  |  | 2021 | \$206,500 | 3 | \$8,100  | C |
| Vinyl Tile             | 45% |  |  | 2026 | **        | 3 | \$19,500 | C |
| Wood                   | 10% |  |  | 2036 | **        | 5 | \$16,300 | C |

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 5%  |  |  | 2030 | ** | 5 | \$4,400  | C |
| Masonry: Brick      | 7%  |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 3%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 55% |  |  | LIFE | ** | 5 | \$14,400 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |
| Wood                | 5%  |  |  | LIFE | ** | 5 | \$17,500 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | ** | 5 | \$26,900 | B |
| Exposed Concrete     | 20% |  |  | LIFE | ** | 5 | \$2,700  | B |
| Plaster              | 55% |  |  | LIFE | ** | 5 | \$29,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Electrical Services, Rated @ 400 Amperes Each*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - BX

## Asset # : 200

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$89,400       | 2051               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 95%   |                   |                | 2021               | \$81,000       | 1           |                | B             |
| Conduit                  | 5%  |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 2%  |                   |                | 2037               | * *            | 5           |                | B             |
| Fused Knife Sw           | 10%   | 2-4               | \$10,200       | 2046               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 80%   | 2-4               | \$81,300       | 2046               | * *            | 5           | \$500          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 5%  |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs         | 3%  |                   |                | 2037               | * *            | 5           |                | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   | 2-4               | \$10,600       | 2041               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2019               | \$10,600       | 5           | \$200          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

98%

2021

\$511,700

10

\$52,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## HID

2%

2016

\$4,800

10

B

## Egress Lighting

## Emergency, Battery

50%

2026

\* \*

10

\$7,000

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2026

\* \*

10

\$200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$17,900

B

## Conversion Equipment

## Steam Boiler

100%

2019

\$321,500

1

\$57,400

B

*Repairs In Progress, Extent : Light, Area Affected : 5%**Location : 2 Units, 1 Unit Is Being Rebricked*

## Distribution

## Steam Piping/Pump

100%

Now

\$46,100

2031

\* \*

4

\$2,900

B

*Leak Evident, Extent : Light, Area Affected : 10%**Location : Basement*

## Terminal Devices

## Air Handler

20%

Now

\$3,600

2021

\$71,200

1

\$6,500

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Steam Coils Leaking*

## Convactor/Radiator

80%

2026

\* \*

1

\$15,000

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

80%

2019

\$108,600

1

B

## No Component

20%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$32,300

B

## Exhaust Fans

## Interior

100%

2021

\$73,000

2

\$1,800

B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2026

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 114 - BX

Asset # : 200

| Mechanical                   |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                     |            |                   |  |                    |                |             |                |               |
| Water Heater Electric        | 100%       | Now               | \$3,100  | 2019               | \$10,200       | 4           | \$300          | B             |
|                              |            |                   | Not in Service, Extent : Moderate, Area Affected : 30% |                    |                |             |                |               |
|                              |            |                   | Location : Heating Coil Burnt Out                      |                    |                |             |                |               |
| HW Heat Exchanger Low Temp   | 100%       |                   |  | 2031               | * *            | 4           | \$8,600        | B             |
| Sanitary Piping Cast Iron    | 100%       | Now               | \$28,700   | LIFE               | * *            | 1           |                | B             |
|                              |            |                   | Broken, Extent : Moderate, Area Affected : 10%         |                    |                |             |                |               |
|                              |            |                   | Location : Kitchen Sewer Line To Street                |                    |                |             |                |               |
| Storm Drain Piping Cast Iron | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping    | 100%       |                   |  | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures Generic             | 100%       |                   |  |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 114 - Q  
**Address** : CRONSTON AVE & BEACH 135  
**Borough** : QUEENS **Agency's Number** : Q114  
**Program / Asset #** : BOE0763.000 / 190 **Yr Built/Renovated** : 1926 / 2010  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 16257 **Lot** : 1 **BIN** : 4305615

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$96,700              | \$99,300              |
| Interior Architecture | \$91,700              | \$206,500             |
| Electrical            | \$53,700              | \$231,500             |
| Mechanical            |                       | \$730,000             |
| <b>Total</b>          | <b>\$242,200</b>      | <b>\$1,267,300</b>    |
| Priority A            | \$96,700              | \$99,300              |
| Priority B            | \$99,500              | \$961,500             |
| Priority C            | \$46,000              | \$206,500             |
| <b>Total</b>          | <b>\$242,200</b>      | <b>\$1,267,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$52,200         |                 |                 |                 |
| Interior Architecture | \$95,400         |                 | \$10,500        | \$4,200         |
| Electrical            | \$3,200          | \$1,000         | \$1,600         | \$1,400         |
| Mechanical            | \$21,100         | \$9,700         | \$11,600        | \$8,300         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$175,800</b> | <b>\$14,700</b> | <b>\$27,600</b> | <b>\$17,900</b> |
| Priority A            | \$52,200         |                 |                 |                 |
| Priority B            | \$73,800         | \$14,700        | \$17,100        | \$13,600        |
| Priority C            | \$49,800         |                 | \$10,500        | \$4,200         |
| <b>Total</b>          | <b>\$175,800</b> | <b>\$14,700</b> | <b>\$27,600</b> | <b>\$17,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - Q

## Asset # : 190

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$40,000       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$40,900       | A             |
| Masonry: Brick   | 8%         | Now               | \$13,800       | LIFE               | **             | 5           | \$4,100        | A             |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 38%        |                   |                | LIFE               | **             | 5           | \$38,900       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : New Face Brick                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Marble  | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | **             | 5           | \$19,100       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5-10        | \$66,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Security Bars  | 2%         |                   |                | 2038               | **             |             |                | A             |
| Pre-Cast Concrete  | 8%         |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 93%        |                   |                | 2028               | **             | 10          | \$55,300       | A             |
| Copper/Terne   | 5%         |                   |                | 2051               | **             | 10          | \$7,400        | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2043               | **             | 10          | \$4,000        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 25%        |                   |                | LIFE               | **             | 5           | \$92,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$4,200        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Vinyl Tile   | 40%        |                   |                | 2028               | **             | 3           | \$12,600       | C             |
| Vinyl Tile   | 20%        |                   |                | 2018               | \$160,400      | 3           | \$8,400        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1955 Addition On South Side                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 8%         |                   |                | 2051               | **             | 5           | \$12,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$3,800        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Plaster  | 68%        |                   |                | LIFE               | **             | 5-10        | \$49,000       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             | 10          | \$8,500        | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 114 - Q

## Asset # : 190

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Ceilings

|                      |     |     |          |      |    |      |          |   |
|----------------------|-----|-----|----------|------|----|------|----------|---|
| AcousTileConcealSpLn | 10% |     |          | 2028 | ** | 5    | \$10,500 | B |
| Exposed Concrete     | 35% |     |          | LIFE | ** | 5-10 | \$36,600 | B |
| Metal Panel          | 5%  | Now | \$13,600 | LIFE | ** | 5    | \$5,200  | B |

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Deformed/Dented, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 50% |  |  | LIFE | ** | 5-10 | \$71,800 | B |
|---------|-----|--|--|------|----|------|----------|---|

| Electrical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |          |   |       |   |
|---------------|-----|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 |  | \$14,400 | 5 | \$100 | B |
|---------------|-----|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |  |          |   |       |   |
|---------------|-----|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 |  | \$14,400 | 5 | \$100 | B |
|---------------|-----|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 200 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |     |      |          |   |       |   |
|---------------|-----|------|----------|---|-------|---|
| Fused Disc Sw | 80% | 2023 | \$71,500 | 5 | \$200 | B |
| Fused Disc Sw | 20% | 2049 | * *      | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |    |          |   |  |   |
|---------|-----|--|--|------|----|----------|---|--|---|
| Conduit | 70% |  |  | 2023 |    | \$59,700 | 1 |  | B |
| Conduit | 25% |  |  | 2033 | ** | 1        |   |  | B |
| Conduit | 5%  |  |  | 2049 | ** | 1        |   |  | B |

## Panelboards

|                  |     |      |          |   |       |   |
|------------------|-----|------|----------|---|-------|---|
| Fused Disc Sw    | 10% | 2022 | \$10,200 | 5 | \$100 | B |
| Molded Case Bkrs | 30% | 2031 | * *      | 5 | \$400 | B |
| Molded Case Bkrs | 50% | 2022 | \$50,800 | 5 | \$700 | B |
| Molded Case Bkrs | 10% | 2045 | * *      | 5 | \$100 | B |

## Wiring

|               |     |     |          |      |    |   |  |  |   |
|---------------|-----|-----|----------|------|----|---|--|--|---|
| Braided Cloth | 60% | 2-4 | \$53,700 | 2048 | ** | 1 |  |  | B |
|---------------|-----|-----|----------|------|----|---|--|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |  |   |
|---------------|-----|--|--|------|----|---|--|--|---|
| Thermoplastic | 30% |  |  | 2033 | ** | 1 |  |  | B |
| Thermoplastic | 10% |  |  | 2049 | ** | 1 |  |  | B |

## Motor Controllers

|                 |     |      |          |   |       |   |
|-----------------|-----|------|----------|---|-------|---|
| Locally Mounted | 60% | 2021 | \$12,700 | 5 | \$200 | B |
| Locally Mounted | 40% | 2028 | * *      | 5 | \$100 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,600

B

## Lighting

## Interior Lighting

Fluorescent

96%

2028

\* \*

10

\$49,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Using T-8 Lamps*

HID

2%

2018

\$4,700

10

B

HID

2%

2028

\* \*

10

B

## Egress Lighting

Emergency, Battery

40%

2028

\* \*

10

\$5,400

B

Emergency, Battery

10%

2018

\$2,300

10

\$1,400

B

Exit, Service

40%

2028

\* \*

1

B

Exit, Service

10%

2018

\$900

1

B

## Exterior Lighting

HID

100%

2023

\$22,900

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$10,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$55,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2043

\* \*

4

\$4,200

B

## Terminal Devices

Air Handler

20%

2023

\$69,100

1

\$7,000

B

Convactor/Radiator

70%

2021

\$424,000

1

\$12,700

B

Fan Coil Unit/Heat

10%

2018

\$96,000

1

\$1,800

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

80%

2021

\$105,500

1

B

No Component

20%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 114 - Q

Asset # : 190

| Mechanical            | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |                |   |                |                    |                |             |                |               |
| Distribution          |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 60%            |   |                | LIFE               | * *            | 2-5         | \$29,800       | B             |
| No Component          | 40%            |   |                |                    |                |             |                | D             |
| Exhaust Fans          |                |   |                |                    |                |             |                |               |
| Interior              | 50%            | Now   | \$1,800        | 2023               | \$35,400       | 2           | \$700          | B             |
|                       |                | <i>Broken, Extent : Moderate, Area Affected : 5%</i>            |                |                    |                |             |                |               |
|                       |                | <i>Location : Basement</i>                                      |                |                    |                |             |                |               |
| Roof                  | 10%            | Now   | \$300          | 2023               | \$5,100        | 2           | \$100          | B             |
|                       |                | <i>Broken, Extent : Moderate, Area Affected : 5%</i>            |                |                    |                |             |                |               |
|                       |                | <i>Location : Bathroom</i>                                      |                |                    |                |             |                |               |
| No Component          | 40%            |   |                |                    |                |             |                | D             |
| Plumbing              |                |   |                |                    |                |             |                |               |
| H/C Water Piping      |                |   |                |                    |                |             |                |               |
| Brass/Copper          | 20%            |   |                | 2049               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%            |   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |                |   |                |                    |                |             |                |               |
| Gas Fired             | 100%           |   |                | 2021               | \$14,900       | 2           | \$800          | B             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |                | <i>Location : Basement</i>                                      |                |                    |                |             |                |               |
|                       |                | <i>Explanation : One Unit Of 400 Gallons</i>                    |                |                    |                |             |                |               |
| Sanitary Piping       |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |   |                |                    |                |             |                |               |
| Cast Iron             | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%           |   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |                |   |                |                    |                |             |                |               |
| Generic               | 100%           |   |                | 2031               | * *            | 1           | \$3,500        | B             |
| Fixtures              |                |   |                |                    |                |             |                |               |
| Generic               | 100%           |   |                |                    |                |             |                | B             |
|                       |                | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> |                |                    |                |             |                |               |
|                       |                | <i>Location : Boys Bathroom</i>                                 |                |                    |                |             |                |               |
|                       |                | <i>Explanation : Insufficient Fixtures In Handicap Unit</i>     |                |                    |                |             |                |               |
| Vertical Transport    |                |   |                |                    |                |             |                |               |
| Elevators             |                |   |                |                    |                |             |                |               |
| Hydraulic             | 100%           |   |                | LIFE               | * *            |             |                | C             |
|                       |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                    |                |             |                |               |
|                       |                | <i>Location : 1-3</i>   |                |                    |                |             |                |               |
|                       |                | <i>Explanation : 1 Unit</i>                                     |                |                    |                |             |                |               |
| Fire Suppression      |                |   |                |                    |                |             |                |               |
| Sprinkler             |                |   |                |                    |                |             |                |               |
| No Component          | 95%            |   |                |                    |                |             |                | D             |
| Generic               | 5%             |   |                | 2033               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 115 - BK  
**Address** : EAST 92ND ST. & AVENUE M BTWN: AVE. L, AVE. M  
**Borough** : BROOKLYN **Agency's Number** : K115  
**Program / Asset #** : BOE0425.000 / 13 **Yr Built/Renovated** : 1922 / 2011  
**Area Sq Ft** : 125,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8256 **Lot** : 1 **BIN** : 3232559

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$342,700             | \$212,200             |
| Interior Architecture | \$36,900              | \$536,300             |
| Electrical            | \$43,400              | \$732,700             |
| Mechanical            |                       | \$299,000             |
| <b>Total</b>          | <b>\$423,100</b>      | <b>\$1,780,200</b>    |
| Priority A            | \$342,700             | \$212,200             |
| Priority B            | \$43,400              | \$1,080,800           |
| Priority C            | \$36,900              | \$487,100             |
| <b>Total</b>          | <b>\$423,100</b>      | <b>\$1,780,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$7,600         | \$15,100         |                 | \$9,400         |
| Interior Architecture |                 | \$30,500         | \$5,900         |                 |
| Electrical            | \$7,600         | \$8,100          | \$10,200        | \$8,000         |
| Mechanical            | \$44,700        | \$42,400         | \$34,300        | \$43,200        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$67,800</b> | <b>\$104,000</b> | <b>\$58,300</b> | <b>\$68,500</b> |
| Priority A            | \$7,600         | \$15,100         |                 | \$9,400         |
| Priority B            | \$60,200        | \$82,100         | \$52,400        | \$59,100        |
| Priority C            |                 | \$6,900          | \$5,900         |                 |
| <b>Total</b>          | <b>\$67,800</b> | <b>\$104,000</b> | <b>\$58,300</b> | <b>\$68,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - BK

## Asset # : 13

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$65,300       | A             |
| Masonry: Brick  | 58%        |                   |                | LIFE               | **             | 5           | \$96,900       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%    |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$50,100       | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Metal Panel   | 3%         |                   |                | 2042               | **             | 5-10        | \$34,500       | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        | Now               | \$215,500      | 2038               | **             | 5           | \$22,400       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 10%        |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$8,300        | A             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Brick  | 18%        |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Metal Rail  | 5%         |                   |                | 2039               | **             | 5-10        | \$19,400       | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Under Construction  | 60%        |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 25%        |                   |                | 2030               | **             | 10          | \$20,500       | A             |
| Metal Panel   | 10%        |                   |                | 2035               | **             | 10          | \$15,100       | A             |
| Skylight, Metal/Glass   | 5%         | Now               | \$127,200      | 2032               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing  |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : 1922 Wing  |            |                   |                |                    |                |             |                |               |
| Under Construction  | 60%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$34,400       | C             |
| Vinyl Tile  | 30%        |                   |                | 2022               | \$450,200      | 3           | \$17,700       | C             |
| Vinyl Tile  | 35%        |                   |                | 2027               | **             | 3           | \$20,700       | C             |
| Wood  | 25%        |                   |                | 2037               | **             | 5           | \$73,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 25%        |                   |                | LIFE               | **             | 5           | \$19,600       | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$11,800       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$26,500       | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - BK

## Asset # : 13

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 30% |  |  | 2035 | * * | 5 | \$47,200 | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$2,500  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | * * | 5 | \$9,800  | B |
| Plaster              | 50% |  |  | LIFE | * * | 5 | \$49,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 35% |  |  | 2048 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Service Size 1200 Amp*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 65% |  |  | 2042 | * * | 5 | \$300 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Service Size 2000 Amp*

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2035 | * * | 5 | \$400 | B |
|----------|------|--|--|------|-----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2022 | \$71,800 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 50% |  |  | 2042 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2038 | * * | 5 | \$2,700 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | * * | 5 | \$700 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,500 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Water Main*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2035 | * * | 1 | \$31,600 | B |
|-----------|------|--|--|------|-----|---|----------|---|

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - BK

## Asset # : 13

| Electrical                |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power Generators |            |  |                |                    |                |             |                |               |
| Diesel                    | 100%       |  |                | 2031               | * *            | 1           | \$39,600       | B             |
|                           |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                           |            | Location : Roof  |                |                    |                |             |                |               |
|                           |            | Explanation : Outdoor Enclosed Unit                        |                |                    |                |             |                |               |
| Batteries                 |            |  |                |                    |                |             |                |               |
| Lead/Acid                 | 100%       |  |                | 2016               |                | 5           | \$3,800        | B             |
| Fuel Storage              |            |  |                |                    |                |             |                |               |
| Day Tank                  | 100%       |  |                | 2038               | * *            | 5           | \$19,500       | B             |
|                           |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                           |            | Location : Rooftop Enclosure                               |                |                    |                |             |                |               |
|                           |            | Explanation : With Generator                               |                |                    |                |             |                |               |
| Lighting                  |            |  |                |                    |                |             |                |               |
| Interior Lighting         |            |  |                |                    |                |             |                |               |
| Fluorescent               | 45%        |  |                | 2027               | * *            | 10          | \$43,400       | B             |
|                           |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                           |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                           |            | Explanation : Lamp T-8                                     |                |                    |                |             |                |               |
| Fluorescent               | 45%        |  |                | 2022               | \$426,800      | 10          | \$43,400       | B             |
|                           |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                           |            | Location : Throughout                                      |                |                    |                |             |                |               |
|                           |            | Explanation : Lamp T-12                                    |                |                    |                |             |                |               |
| HID                       | 10%        |  |                | 2022               | \$43,900       | 10          | \$300          | B             |
|                           |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                           |            | Location : Cafeteria, Gym                                  |                |                    |                |             |                |               |
|                           |            | Explanation : Type Sodium                                  |                |                    |                |             |                |               |
| Egress Lighting           |            |  |                |                    |                |             |                |               |
| Exit, Service             | 50%        |  |                | 2022               | \$8,700        | 1           |                | B             |
| Exit, Battery             | 50%        |  |                | 2022               | \$43,600       | 10          | \$3,600        | B             |
| Exterior Lighting         |            |  |                |                    |                |             |                |               |
| HID                       | 100%       |  |                | 2022               | \$42,700       | 10          | \$300          | B             |
| Alarm                     |            |  |                |                    |                |             |                |               |
| Security System           |            |  |                |                    |                |             |                |               |
| No Component              | 95%        |  |                |                    |                |             |                | D             |
| Generic                   | 5%         |  |                | 2022               | \$17,600       | 1           | \$1,900        | B             |
| Fire/Smoke Detection      |            |  |                |                    |                |             |                |               |
| No Component              | 95%        |  |                |                    |                |             |                | D             |
| Generic                   | 5%         |  |                | 2022               | \$60,400       | 1-3         | \$3,200        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - BK

## Asset # : 13

| Mechanical       |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                    | 2032 | **             | 1     |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement                                       |           |                    |      |                |       |                |          |
|                  |                             | Explanation : One Tank Of 7500 Gal                        |           |                    |      |                |       |                |          |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%  |           |                    | 2027 | **             | 1     | \$104,300      | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                             | Location : Boiler Room                                    |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 Boilers                                   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 100%  | 0-2       | \$16,800           | 2032 | **             | 4     | \$5,200        | B        |
|                  |                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 5% |           |                    |      |                |       |                |          |
|                  |                             | Location : Throughout                                     |           |                    |      |                |       |                |          |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Convactor/Radiator          | 20%   |           |                    | 2027 | **             | 1     | \$6,800        | B        |
|                  | Fan Coil Unit/Heat          | 10%   |           |                    | 2022 | \$179,600      | 1     | \$3,400        | B        |
|                  | No Component                | 70%   |           |                    |      |                |       |                | D        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 0%     |           |                    |      |                |       |                |          |
|                  |                             | Location : Throughout                                     |           |                    |      |                |       |                |          |
|                  |                             | Explanation : Air Handlers Covered Under A C              |           |                    |      |                |       |                |          |
| Air Conditioning |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%  |           |                    | 2038 | **             | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Reciprocating               | 70%   |           |                    | 2027 | **             | 1     | \$34,200       | B        |
|                  | Compr/Chiller               |   |           |                    |      |                |       |                |          |
|                  | Ext Pkg Unit -              | 5%  |           |                    | 2027 | **             | 2     | \$300          | B        |
|                  | Heating/Cooling             |   |           |                    |      |                |       |                |          |
|                  | No Component                | 25%   |           |                    |      |                |       |                | D        |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump       | 70%   |           |                    | 2042 | **             | 4     | \$5,500        | B        |
|                  | No Component                | 30%   |           |                    |      |                |       |                | D        |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht         | 70%   |           |                    | 2027 | **             | 1     | \$45,600       | B        |
|                  | No Component                | 30%   |           |                    |      |                |       |                | D        |
|                  | Heat Rejection              |   |           |                    |      |                |       |                |          |
|                  | Air Condenser Unit          | 70%   |           |                    | 2027 | **             | 2     | \$51,300       | B        |
|                  | No Component                | 30%   |           |                    |      |                |       |                | D        |
| Ventilation      |                             |   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                    | LIFE | **             | 2-5   | \$58,700       | B        |
|                  | Exhaust Fans                |   |           |                    |      |                |       |                |          |
|                  | Interior                    | 90%   |           |                    | 2022 | \$119,400      | 2     | \$2,900        | B        |
|                  | Roof                        | 10%   |           |                    | 2022 | \$9,500        | 2     | \$300          | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - BK

## Asset # : 13

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 90%        |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 10%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$27,900       | 2           | \$1,600        | B             |
| Recent Installation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Mechanical Room                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2030               | * *            | 1           | \$6,500        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1st : 3rd Floor                                |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 35%        |                   |                |                    |                |             |                | D             |
| Generic   | 65%        |                   |                | 2042               | * *            | 1-5         | \$34,500       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 35%        |                   |                |                    |                |             |                | D             |
| Generic   | 65%        |                   |                | 2042               | * *            | 1-2         | \$19,200       | B             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| No Component  | 35%        |                   |                |                    |                |             |                | D             |
| Generic   | 65%        |                   |                | 2031               | * *            | 1           | \$12,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 115 - M  
**Address** : 586 WEST 177 STREET BTWN: AUDUBON AVE., ST NICHOLAS  
**Borough** : MANHATTAN **Agency's Number** : M115  
**Program / Asset #** : BOE0066.000 / 1694 **Yr Built/Renovated** : 1914 / 1997  
**Area Sq Ft** : 104,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2133 **Lot** : 40 **BIN** : 1063228

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,076,100           | \$242,400             |
| Interior Architecture | \$1,218,600           | \$402,500             |
| Electrical            | \$138,100             | \$1,172,200           |
| Mechanical            |                       | \$187,000             |
| <b>Total</b>          | <b>\$2,432,800</b>    | <b>\$2,004,100</b>    |
| Priority A            | \$1,076,100           | \$242,400             |
| Priority B            | \$351,900             | \$1,476,400           |
| Priority C            | \$1,004,800           | \$285,200             |
| <b>Total</b>          | <b>\$2,432,800</b>    | <b>\$2,004,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,100          | \$4,200         |                 | \$15,200        |
| Interior Architecture | \$49,100         | \$5,700         |                 | \$9,000         |
| Electrical            | \$1,300          | \$1,000         | \$1,100         | \$27,100        |
| Mechanical            | \$98,100         | \$19,200        | \$19,400        | \$35,500        |
| <b>Total</b>          | <b>\$155,600</b> | <b>\$30,200</b> | <b>\$20,500</b> | <b>\$86,900</b> |
| Priority A            | \$7,100          | \$4,200         |                 | \$15,200        |
| Priority B            | \$101,400        | \$20,300        | \$20,500        | \$62,700        |
| Priority C            | \$47,100         | \$5,700         |                 | \$9,000         |
| <b>Total</b>          | <b>\$155,600</b> | <b>\$30,200</b> | <b>\$20,500</b> | <b>\$86,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - M

## Asset # : 1694

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$151,400      | LIFE               | * *            | 5           | \$63,500       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : North Facade At 5th Floor Windows                              |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%                    |            |                   |                |                    |                |             |                |               |
| Location : At Corners Of Windows Throughout Classrooms On North Elevation |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | 0-2               | \$464,500      | LIFE               | * *            | 5           | \$138,200      | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         | 0-2               | \$51,100       | LIFE               | * *            | 5           | \$6,100        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2032               | * *            | 5-10        | \$55,900       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$221,300      | 2038               | * *            | 5           | \$23,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | Now               | \$150,900      | LIFE               | * *            | 5           | \$11,300       | A             |
| Spalling, Extent : Moderate, Area Affected : 20%                          |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%                 |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         | Now               | \$7,100        | LIFE               | * *            | 5           | \$700          | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 75%        | Now               | \$36,900       | 2027               | * *            |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 10%                          |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Copings, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 505, 512  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2035               | * *            | 10          | \$4,200        | A             |
| Paver: Asphalt  | 20%        |                   |                | 2031               | * *            | 10          | \$13,700       | A             |

## Interior

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - M

## Asset # : 1694

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|  |     |     |          |      |           |   |          |   |
|--|-----|-----|----------|------|-----------|---|----------|---|
| Ceramic Tile   | 3%  | Now | \$4,400  | 2025 | * *       | 5 | \$2,000  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |           |   |          |   |
| Terrazzo   | 2%  | Now | \$7,800  | LIFE | * *       | 5 | \$2,000  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>  |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |           |   |          |   |
| Vinyl Tile   | 55% |     |          | 2017 | \$686,700 | 3 | \$36,000 | C |
| Vinyl Tile   | 35% |     |          | 2030 | * *       | 3 | \$17,200 | C |
| Wood   | 5%  | 4+  | \$13,900 | 2037 | * *       | 5 | \$6,100  | C |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>     |     |     |          |      |           |   |          |   |
| <i>Location : Auditorium Along Walls And Stage</i>             |     |     |          |      |           |   |          |   |

## Interior Walls

|  |     |     |           |      |           |   |          |   |
|--|-----|-----|-----------|------|-----------|---|----------|---|
| Ceramic Tile   | 5%  | Now | \$12,000  | 2018 | \$240,200 | 5 | \$4,100  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>  |     |     |           |      |           |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |           |   |          |   |
| Marble Panels  | 3%  | Now | \$42,800  | LIFE | * *       |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |           |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |           |   |          |   |
| Plaster  | 92% | Now | \$275,300 | LIFE | * *       | 5 | \$45,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |           |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |           |   |          |   |

## Ceilings

|   |     |     |           |      |          |   |          |   |
|---|-----|-----|-----------|------|----------|---|----------|---|
| AcousTile,Adhered   | 5%  | 0-2 | \$2,000   | 2020 | \$39,500 | 5 | \$3,300  | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |          |   |          |   |
| <i>Location : Auditorium</i>  |     |     |           |      |          |   |          |   |
| Plaster   | 95% | Now | \$213,900 | LIFE | * *      | 5 | \$77,800 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>       |     |     |           |      |          |   |          |   |
| <i>Location : Classrooms</i>  |     |     |           |      |          |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |     |     |           |      |          |   |          |   |
| <i>Location : Rooms 505, 512</i>                                    |     |     |           |      |          |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : 1- Electrical Service No Available Ratings</i>   |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2042 | * *      | 5 | \$300 | B |
| Fused Disc Sw | 20% |  |  | 2022 | \$23,800 | 5 | \$100 | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - M

## Asset # : 1694

| Electrical           |                    | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|----------------------|--------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component          | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type               | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts      |                    |  |           |                |                    |                |             |                |          |
|                      | Raceway            |  |           |                |                    |                |             |                |          |
|                      | Conduit            | 90%  |           |                | 2022               | \$129,300      | 1           |                | B        |
|                      | Conduit            | 10%  |           |                | 2042               | * *            | 1           |                | B        |
| Panelboards          |                    |  |           |                |                    |                |             |                |          |
|                      | Fused Disc Sw      | 30%  |           |                | 2021               | \$40,600       | 5           | \$600          | B        |
|                      | Molded Case Bkrs   | 30%  |           |                | 2030               | * *            | 5           | \$700          | B        |
|                      | Molded Case Bkrs   | 30%  |           |                | 2021               | \$40,600       | 5           | \$700          | B        |
|                      | Molded Case Bkrs   | 10%  |           |                | 2038               | * *            | 5           | \$200          | B        |
| Wiring               |                    |  |           |                |                    |                |             |                |          |
|                      | Braided Cloth      | 90%  | 2-4       | \$138,100      | 2047               | * *            | 1           |                | B        |
|                      |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                    | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                      | Thermoplastic      | 10%  |           |                | 2042               | * *            | 1           |                | B        |
| Motor Controllers    |                    |  |           |                |                    |                |             |                |          |
|                      | Locally Mounted    | 100%   |           |                | 2020               | \$33,000       | 5           | \$600          | B        |
| Ground               |                    |  |           |                |                    |                |             |                |          |
|                      | Grounding Devices  |  |           |                |                    |                |             |                |          |
|                      | Generic            | 100%   | 2-4       | \$900          | LIFE               | * *            | 5           | \$1,300        | B        |
|                      |                    | Other Observation, Extent : Severe, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                    | Location : Basement  |           |                |                    |                |             |                |          |
|                      |                    | Explanation : On Extended Life                             |           |                |                    |                |             |                |          |
| Lighting             |                    |  |           |                |                    |                |             |                |          |
|                      | Interior Lighting  |  |           |                |                    |                |             |                |          |
|                      | Fluorescent        | 98%  |           |                | 2022               | \$773,300      | 10          | \$78,700       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                      |                    | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                      |                    | Explanation : T-8 And T-12 Lamps                           |           |                |                    |                |             |                |          |
|                      | Incandescent       | 2%   |           |                | 2017               | \$15,800       | 2           |                | B        |
| Egress Lighting      |                    |  |           |                |                    |                |             |                |          |
|                      | Emergency, Battery | 50%  |           |                | 2027               | * *            | 10          | \$10,600       | B        |
|                      | Exit, Service      | 50%  |           |                | 2027               | * *            | 1           |                | B        |
| Exterior Lighting    |                    |  |           |                |                    |                |             |                |          |
|                      | HID                | 100%   |           |                | 2022               | \$35,500       | 10          | \$300          | B        |
| Alarm                |                    |  |           |                |                    |                |             |                |          |
|                      | Security System    |  |           |                |                    |                |             |                |          |
|                      | No Component       | 95%  |           |                |                    |                |             |                | D        |
|                      | Generic            | 5%   |           |                | 2022               | \$14,700       | 1           | \$1,600        | B        |
| Fire/Smoke Detection |                    |  |           |                |                    |                |             |                |          |
|                      | No Component       | 95%  |           |                |                    |                |             |                | D        |
|                      | Generic            | 5%   |           |                | 2022               | \$50,200       | 1-3         | \$2,600        | B        |
| Heating              |                    |  |           |                |                    |                |             |                |          |
| Mechanical           |                    |  |           |                |                    |                |             |                |          |
| Mechanical           |                    | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
| System               | Component          | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type               | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - M

## Asset # : 1694

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 7,500 Gallon Tank For #2 Fuel           |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$86,800       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | Now               | \$34,800       | 2032               | * *            | 4           | \$4,300        | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   | Now               | \$21,500       | 2022               | \$107,600      | 1           | \$9,800        | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%   |                   |                | 2027               | * *            | 1           | \$22,700       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 5%  |                   |                | 2020               | \$10,300       | 1           |                | B             |
| No Component                | 95%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$48,800       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Roof                        | 100%  | Now               | \$15,900       | 2022               | \$79,400       | 2           | \$2,200        | B             |
|                             | Broken, Extent : Severe, Area Affected : 50%              |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  | Now               | \$14,900       | 2027               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                             | Location : Kitchen  |                   |                |                    |                |             |                |               |
|                             | Explanation : Valves Leak                                 |                   |                |                    |                |             |                |               |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2017               | \$23,200       | 2           | \$1,300        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 98 Gallon Unit / 1 - 65 Gallon Unit     |                   |                |                    |                |             |                |               |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 115 - M

Asset # : 1694

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 99%        |                   |                |                    |                |             |                | D             |
| Generic               | 1%         |                   |                | 2032               | * *            | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 115 - Q  
**Address** : 80-51 261 STREET  
**Borough** : QUEENS **Agency's Number** : Q115  
**Program / Asset #** : BOE0764.000 / 1567 **Yr Built/Renovated** : 1950 / 2006  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8717 **Lot** : 1 **BIN** : 4178127

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$64,800         | \$51,500           |
| Interior Architecture |  | \$665,600        |                    |
| Electrical            |  | \$161,100        | \$412,000          |
| Mechanical            |  |                  | \$631,500          |
| <b>Total</b>          |  | <b>\$891,500</b> | <b>\$1,095,000</b> |
| Priority A            |  | \$64,800         | \$51,500           |
| Priority B            |  | \$263,500        | \$1,043,500        |
| Priority C            |  | \$563,200        |                    |
| <b>Total</b>          |  | <b>\$891,500</b> | <b>\$1,095,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$36,000         |                 | \$7,900         |                 |
| Interior Architecture | \$24,500         | \$3,600         |                 | \$8,400         |
| Electrical            | \$22,800         | \$500           | \$49,100        | \$200           |
| Mechanical            | \$37,500         | \$11,500        | \$29,200        | \$9,200         |
| <b>Total</b>          | <b>\$120,900</b> | <b>\$15,600</b> | <b>\$86,200</b> | <b>\$17,800</b> |
| Priority A            | \$36,000         |                 | \$7,900         |                 |
| Priority B            | \$73,700         | \$12,000        | \$78,300        | \$9,400         |
| Priority C            | \$11,100         | \$3,600         |                 | \$8,400         |
| <b>Total</b>          | <b>\$120,900</b> | <b>\$15,600</b> | <b>\$86,200</b> | <b>\$17,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - Q

## Asset # : 1567

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$34,600       | LIFE               | **             | 5           | \$51,500       | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 2%<br>Location : Northwest Corner   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2043               | **             | 5           | \$20,200       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Masonry: Limestone     | 5%  | 2-4               | \$1,400        | LIFE               | **             | 5           | \$700          | A             |
|                        | Vegetation Growth, Extent : Moderate, Area Affected : 15%<br>Location : Throughout Joints   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$64,800       | 2026               | **             |             |                | A             |
|                        | Water Penetration, Extent : Severe, Area Affected : 10%<br>Location : Auditorium, Gymnasium, East Side Classrooms   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2056               | **             | 10          | \$7,900        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$19,500       | C             |
| Ceramic Tile           | 3%  |                   |                | 2030               | **             | 5           | \$2,700        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Vinyl Tile             | 25%   | Now               | \$10,600       | 2026               | **             | 3           | \$8,400        | C             |
|                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%<br>Location : Basement   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%   | Now               | \$127,500      | 2016               | \$425,000      | 3           | \$16,700       | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tile |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2049               | **             | 5           | \$16,700       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | **             | 5           | \$1,800        | C             |
| Glazed Ceramic Panel   | 5%  | Now               | \$2,800        | LIFE               | **             |             |                | C             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%<br>Location : Toilet(s)  |                   |                |                    |                |             |                |               |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - Q

## Asset # : 1567

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |     |   |          |   |
|----------------------|-----|-----|---------|------|-----|---|----------|---|
| AcousTile,Adhered    | 20% |     |         | 2034 | * * | 5 | \$17,700 | B |
| AcousTileConcealSpLn | 5%  |     |         | 2038 | * * | 5 | \$5,500  | B |
| AcousTileSusp.Lay-In | 5%  | Now | \$1,500 | 2034 | * * | 5 | \$2,200  | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Basement*

|                  |     |     |           |      |     |   |         |   |
|------------------|-----|-----|-----------|------|-----|---|---------|---|
| Exposed Concrete | 60% | Now | \$102,500 | LIFE | * * | 5 | \$8,300 | B |
|------------------|-----|-----|-----------|------|-----|---|---------|---|

*Loose/Delam Surface, Extent : Moderate, Area Affected : 10%*

*Location : 2nd Floor, 3rd Floor, Classroom(s)*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Classroom(s), 2nd Floor, 3rd Floor*

|         |     |     |         |      |     |   |         |   |
|---------|-----|-----|---------|------|-----|---|---------|---|
| Plaster | 10% | Now | \$3,000 | LIFE | * * | 5 | \$5,500 | B |
|---------|-----|-----|---------|------|-----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Auditorium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2041 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2021 | \$20,100 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                |      |     |          |      |     |   |       |   |
|----------------|------|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2051 | * * | 5 | \$100 | B |
|----------------|------|-----|----------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2041 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |    |  |  |      |         |   |       |   |
|---------------|----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2020 | \$5,100 | 5 | \$100 | B |
|---------------|----|--|--|------|---------|---|-------|---|

|                     |     |     |          |      |     |   |       |   |
|---------------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Toggle Switch | 15% | 2-4 | \$15,200 | 2046 | * * | 5 | \$100 | B |
|---------------------|-----|-----|----------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : On Extended Life*

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 25% |  |  | 2037 | * * | 5 | \$400 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 55% |  |  | 2020 | \$55,900 | 5 | \$800 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - Q

## Asset # : 1567

| Electrical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                    |                |                   |                    |         |                |             |                |               |
| Wiring   |                    |                |                   |                    |         |                |             |                |               |
|  | Braided Cloth      | 80%            | 2-4               | \$71,700           | 2046    | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                    |                |                   |                    |         |                |             |                |               |
|  | Thermoplastic      | 20%            |                   |                    | 2041    | * *            | 1           |                | B             |
| Motor Controllers  |                    |                |                   |                    |         |                |             |                |               |
|  | Locally Mounted    | 65%            |                   |                    | 2019    | \$13,800       | 5           | \$300          | B             |
|  | Locally Mounted    | 35%            | 2-4               | \$7,400            | 2041    | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Boiler Room                                     |                    |                |                   |                    |         |                |             |                |               |
| Explanation : On Extended Life                             |                    |                |                   |                    |         |                |             |                |               |
| Ground   |                    |                |                   |                    |         |                |             |                |               |
| Grounding Devices  |                    |                |                   |                    |         |                |             |                |               |
|  | Generic            | 100%           |                   |                    | LIFE    | * *            | 5           | \$900          | B             |
| Lighting   |                    |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 40%            |                   |                    | 2026    | * *            | 10          | \$21,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Using T8 Lamps                               |                    |                |                   |                    |         |                |             |                |               |
|  | Fluorescent        | 52%            |                   |                    | 2021    | \$279,400      | 10          | \$28,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Using T12 Lamps                              |                    |                |                   |                    |         |                |             |                |               |
|  | HID                | 3%             |                   |                    | 2026    | * *            | 10          | \$100          | B             |
|  | Incandescent       | 5%             |                   |                    | 2016    | \$26,900       | 2           | \$100          | B             |
| Egress Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | Emergency, Service | 50%            |                   |                    | 2021    | \$4,900        | 1           |                | B             |
|  | Exit, Service      | 50%            |                   |                    | 2021    | \$4,900        | 1           |                | B             |
| Exterior Lighting  |                    |                |                   |                    |         |                |             |                |               |
|  | HID                | 100%           |                   |                    | 2026    | * *            | 10          | \$200          | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Heating   |            |                   |                |                    |                |             |                |               |  |
| Energy Source   |            |                   |                |                    |                |             |                |               |  |
| Fuel Oil No 4   | 100%       |                   |                | 2021               | \$167,400      | 5           | \$18,500       | B             |  |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |  |
| Steam Boiler  | 100%       | Now               | \$6,600        | 2019               | \$330,800      | 1           | \$53,200       | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |  |
| Location : #1 Boiler Tubes, Boiler Room                 |            |                   |                |                    |                |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |  |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 115 - Q

## Asset # : 1567

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$23,700  | 2031               | * *            | 4           | \$2,900        | B             |
|                       |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>       |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement And Cross Bay</i>                          |                    |                |             |                |               |
|                       |            |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 20%        |                   |   | 2021               | \$73,300       | 1           | \$7,400        | B             |
| Convactor/Radiator    | 80%        |                   |   | 2026               | * *            | 1           | \$15,400       | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 5%         |                   |   | 2016               | \$7,000        | 1           |                | B             |
| No Component          | 95%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$33,200       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 80%        |                   |   | 2021               | \$60,100       | 2           | \$1,500        | B             |
| Roof                  | 20%        |                   |   | 2021               | \$10,800       | 2           | \$400          | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |   | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2020               | \$15,800       | 2           | \$900          | B             |
| HW Heat Exchanger     |            |                   |   |                    |                |             |                |               |
| Low Temp              | 100%       |                   |   | 2031               | * *            | 4           | \$8,900        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$4,700   | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>         |                    |                |             |                |               |
|                       |            |                   | <i>Location : Along The Storm Drain In Basement</i>               |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 116 - BK  
**Address** : 515 KNICKERBOCKER AVENUE @GROVE ST.  
**Borough** : BROOKLYN **Agency's Number** : K116  
**Program / Asset #** : BOE0426.000 / 1385 **Yr Built/Renovated** : 1897 / 2001  
**Area Sq Ft** : 50,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3317 **Lot** : 1 **BIN** : 3075909

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$106,000             | \$224,200             |
| Interior Architecture |                       | \$411,300             |
| Electrical            | \$360,400             | \$185,500             |
| Mechanical            |                       | \$104,800             |
| <b>Total</b>          | <b>\$466,500</b>      | <b>\$925,700</b>      |
| Priority A            | \$106,000             | \$224,200             |
| Priority B            | \$360,400             | \$290,300             |
| Priority C            |                       | \$411,300             |
| <b>Total</b>          | <b>\$466,500</b>      | <b>\$925,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 |                 |                |                |
| Interior Architecture | \$37,900        | \$22,200        |                | \$3,900        |
| Electrical            | \$38,300        | \$48,800        |                |                |
| Mechanical            | \$12,400        | \$16,000        | \$5,400        | \$1,900        |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$86,900</b> | <b>\$5,400</b> | <b>\$5,800</b> |
| Priority A            |                 |                 |                |                |
| Priority B            | \$50,700        | \$66,300        | \$5,400        | \$1,900        |
| Priority C            | \$37,900        | \$20,700        |                | \$3,900        |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$86,900</b> | <b>\$5,400</b> | <b>\$5,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 116 - BK

## Asset # : 1385

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$70,000

A

Masonry: Brownstone

5%

LIFE

\* \*

5

\$2,800

A

## Windows

Wood

100%

2036

\* \*

5

\$212,100

A

## Parapets

Metal Cornice

100%

2048

\* \*

10

\$22,100

A

## Roof

Metal Panel

100%

2033

\* \*

10

\$48,200

A

## Interior

## Floors

Cast in Place Concrete

10%

LIFE

\* \*

5

\$13,800

C

Ceramic Tile

3%

2023

\$41,900

5

\$1,900

C

Traffic Topping

2%

2-4

\$34,000

2030

\* \*

5

\$800

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Stair Landings**Wrinkling, Extent : Moderate, Area Affected : 25%**Location : Stair Landings*

Vinyl Tile

50%

2020

\$300,100

3

\$15,700

C

Wood

35%

2035

\* \*

5

\$41,300

C

## Interior Walls

Ceramic Tile

3%

2023

\$69,300

5

\$2,400

C

Masonry: Brick

20%

LIFE

\* \*

C

Plaster

77%

LIFE

\* \*

5

\$18,100

C

## Ceilings

AcousTileSusp.Lay-In

5%

2025

\* \*

5

\$3,100

B

Exposed Concrete

15%

LIFE

\* \*

5

\$1,500

B

Plaster

80%

LIFE

\* \*

5

\$31,500

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

0-2

\$16,000

2050

\* \*

5

\$100

B

*Enclosure Corroded, Extent : Severe, Area Affected : 100%**Location : Basement*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$74,500

5

\$200

B

*Enclosure Corroded, Extent : Severe, Area Affected : 100%**Location : Basement*

## Raceway

Conduit

100%

2020

\$47,700

1

B

## Panelboards

Fused Disc Sw

20%

2019

\$15,800

5

\$200

B

Molded Case Bkrs

80%

2019

\$63,200

5

\$900

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 116 - BK

## Asset # : 1385

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$14,200       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2020               | \$33,200       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Motor Control Center                                       | 50%        | 0-2               | \$6,600        | 2040               | * *            | 5           | \$300          | B             |
| Enclosure Corroded, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2015               | \$322,500      | 10          | \$32,800       | B             |
| HID  | 5%         |                   |                | 2015               | \$8,800        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$37,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$3,500        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$3,500        | 1           |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2030               | * *            | 5           | \$13,000       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$3,100        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$51,700       | 1           | \$5,200        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : Thermostats, All Floors                         |            |                   |                |                    |                |             |                |               |
| Convector/Radiator   | 80%        |                   |                | 2025               | * *            | 1           | \$10,900       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$23,500       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 116 - BK

Asset # : 1385

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2020               | \$53,000       | 2           | \$1,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | Now               | \$7,200        | 2025               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Only One Water Line Entering The Building</i>  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2015               | \$7,400        | 4           | \$400          | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$6,300        | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Needs Insulation</i>                           |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2020               | \$4,700        | 1           | \$2,600        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 116 - M  
**Address** : 210 EAST 33 STREET  
**Borough** : MANHATTAN **Agency's Number** : M116  
**Program / Asset #** : BOE0067.000 / 2634 **Yr Built/Renovated** : 1926 / 2001  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 913 **Lot** : 7 **BIN** : 1020080

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$95,500              | \$102,800             |
| Interior Architecture | \$592,700             |                       |
| Electrical            | \$402,400             | \$490,800             |
| Mechanical            | \$216,800             | \$1,289,100           |
| <b>Total</b>          | <b>\$1,307,400</b>    | <b>\$1,882,700</b>    |
| Priority A            | \$95,500              | \$102,800             |
| Priority B            | \$619,200             | \$1,779,900           |
| Priority C            | \$592,700             |                       |
| <b>Total</b>          | <b>\$1,307,400</b>    | <b>\$1,882,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$8,600          |                 |                  | \$3,900         |
| Interior Architecture | \$18,500         | \$2,000         | \$7,300          | \$12,200        |
| Electrical            | \$25,400         | \$2,500         | \$37,300         | \$1,900         |
| Mechanical            | \$75,400         | \$7,700         | \$90,300         | \$7,700         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900          | \$4,900         |
| <b>Total</b>          | <b>\$132,800</b> | <b>\$17,100</b> | <b>\$139,900</b> | <b>\$30,600</b> |
| Priority A            | \$8,600          |                 |                  | \$3,900         |
| Priority B            | \$115,500        | \$15,100        | \$132,600        | \$14,500        |
| Priority C            | \$8,600          | \$2,000         | \$7,300          | \$12,200        |
| <b>Total</b>          | <b>\$132,800</b> | <b>\$17,100</b> | <b>\$139,900</b> | <b>\$30,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 116 - M

## Asset # : 2634

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 3%   |                   |                | LIFE    | **                 | 5           | \$13,400       | A             |  |
| Masonry: Brick         | 77%  |                   |                | LIFE    | **                 | 5           | \$44,000       | A             |  |
| Masonry: Granite       | 3%   |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$2,100        | A             |  |
| Stucco Cement          | 12%  |                   |                | 2034    | **                 | 5           | \$17,200       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 40%  |                   |                | 2037    | **                 | 5           | \$7,800        | A             |  |
| Wood                   | 60%  |                   |                | 2037    | **                 | 5           | \$117,500      | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5           | \$5,200        | A             |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2026    | **                 | 10          | \$36,700       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$17,000       | C             |  |
| Ceramic Tile           | 5%   | 0-2               | \$8,600        | 2030    | **                 | 5           | \$1,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 75%  | Now               | \$556,700      | 2031    | **                 | 3           | \$21,900       | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 55%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 55% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout All Tiles - 9x9 And 12x12                |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2061    | **                 | 5           | \$14,600       | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2030    | **                 | 5           | \$3,900        | C             |  |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE    | **                 | 5           | \$3,100        | C             |  |
| Folding Partition      | 5%   |                   |                | 2037    | **                 | 5           | \$9,800        | C             |  |
| Plaster                | 15%  |                   |                | LIFE    | **                 | 5           | \$3,500        | C             |  |
| Plaster                | 50%  | Now               | \$36,000       | LIFE    | **                 | 5           | \$11,800       | C             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Stairwells                               |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 20%  | Now               | \$6,000        | 2034    | **                 | 5           | \$9,700        | B             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                        | Location : Room 118  |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 10%  |                   |                | 2034    | **                 | 5           | \$7,700        | B             |  |
| Exposed Concrete       | 25%  |                   |                | LIFE    | **                 | 5           | \$3,000        | B             |  |
| Plaster                | 45%  |                   |                | LIFE    | **                 | 5           | \$21,800       | B             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$28,700       | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$89,400       | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2021               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2031               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 10%  |           |                | 2029               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                | 2020               | \$91,500       | 5           | \$1,200        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 25%  | 2-4       | \$22,400       | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 65%  |           |                | 2021               | \$58,200       | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2031               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 50%  |           |                | 2026               | * *            | 5           | \$200          | B        |
|                 | Locally Mounted          | 50%  |           |                | 2019               | \$10,600       | 5           | \$200          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   | 2-4       | \$900          | LIFE               | * *            | 5           | \$800          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Corroded                                     |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 76%  |           |                | 2016               | \$356,600      | 10          | \$36,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Old Wing  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-12 Lamps                             |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 20%  |           |                | 2026               | * *            | 10          | \$9,500        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : New Wing  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T-8 Lamps                              |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2016               | \$4,300        | 10          |                | B        |
|                 | Incandescent             | 2%   |           |                | 2016               | \$9,400        | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2021               | \$10,800       | 10          | \$6,300        | B        |
|                 | Exit, Service            | 50%  |           |                | 2021               | \$4,300        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2016               | \$21,200       | 10          | \$200          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 116 - M

## Asset # : 2634

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

## Generic

100%

2021

\$175,000

1

\$19,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2021

\$146,200

5

\$16,100

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$14,400

2019

\$288,900

1

\$46,400

B

*Damaged, Extent : Moderate, Area Affected : 10%**Location : Brickwork**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$20,700

2021

\$414,300

4

\$2,600

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Basement*

## Terminal Devices

## Air Handler

40%

Now

\$6,400

2016

\$128,000

1

\$11,600

B

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Basement*

## Convector/Radiator

50%

Now

\$14,000

2019

\$280,200

1

\$7,600

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Traps, Throughout*

## Fan Coil Unit/Heat

10%

2016

\$88,800

1

\$1,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2014

\$12,200

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$29,000

B

## Exhaust Fans

## Interior

50%

2016

\$32,800

2

\$800

B

## Roof

50%

2016

\$23,600

2

\$800

B

## Plumbing

## H/C Water Piping

## Brass/Copper

10%

2031

\* \*

1

B

## Galv Iron/Steel

90%

2019

\$159,500

1

B

## Water Heater

## Gas Fired

100%

2016

\$13,800

2

\$800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 116 - M

Asset # : 2634

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Through 5th Floor                    |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2031               | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 116 - Q  
**Address** : 107-25 WREN PLACE BTWN: 175 ST., POLHEMAS AVE.  
**Borough** : QUEENS **Agency's Number** : Q116  
**Program / Asset #** : BOE0765.000 / 1568 **Yr Built/Renovated** : 1925 / 2006  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 10250 **Lot** : 1 **BIN** : 4218416

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$155,400             |
| Interior Architecture |                       | \$563,000             |
| Electrical            | \$150,300             | \$808,100             |
| Mechanical            | \$469,700             | \$639,500             |
| <b>Total</b>          | <b>\$620,000</b>      | <b>\$2,166,000</b>    |
| Priority A            |                       | \$155,400             |
| Priority B            | \$620,000             | \$1,502,200           |
| Priority C            |                       | \$508,400             |
| <b>Total</b>          | <b>\$620,000</b>      | <b>\$2,166,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$33,000         |
| Interior Architecture |                 | \$5,400         | \$6,700         | \$25,200         |
| Electrical            | \$1,100         | \$1,700         | \$1,900         | \$49,200         |
| Mechanical            | \$33,200        | \$17,100        | \$14,500        | \$8,800          |
| <b>Total</b>          | <b>\$34,300</b> | <b>\$24,200</b> | <b>\$23,000</b> | <b>\$116,200</b> |
| Priority A            |                 |                 |                 | \$33,000         |
| Priority B            | \$34,300        | \$18,800        | \$16,400        | \$58,000         |
| Priority C            |                 | \$5,400         | \$6,700         | \$25,200         |
| <b>Total</b>          | <b>\$34,300</b> | <b>\$24,200</b> | <b>\$23,000</b> | <b>\$116,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 116 - Q

## Asset # : 1568

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$47,000  | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$108,400 | A |

Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : Throughout

|                    |    |  |  |      |    |   |         |   |
|--------------------|----|--|--|------|----|---|---------|---|
| Masonry: Limestone | 5% |  |  | LIFE | ** | 5 | \$4,500 | A |
|--------------------|----|--|--|------|----|---|---------|---|

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$34,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$3,400 | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$7,900 | A |
| Pre-Cast Concrete      | 5%  |  |  | LIFE | ** | 5 | \$2,800 | A |

## Roof

|                       |     |  |  |      |    |    |          |   |
|-----------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)        | 98% |  |  | 2027 | ** | 10 | \$33,000 | A |
| Skylight, Metal/Glass | 2%  |  |  | 2042 | ** | 10 | \$2,200  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$21,200 | C |
| Ceramic Tile           | 5%  |  |  | 2025 | **        | 5 | \$4,900  | C |
| Mosaic Tile            | 2%  |  |  | 2027 | **        | 5 | \$4,900  | C |
| Terrazzo               | 3%  |  |  | LIFE | **        | 5 | \$2,300  | C |
| Vinyl Tile             | 55% |  |  | 2022 | \$508,400 | 3 | \$20,000 | C |
| Wood                   | 25% |  |  | 2037 | **        | 5 | \$45,500 | C |

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2025 | ** | 5 | \$6,000  | C |
| Gypsum Board   | 10% |  |  | LIFE | ** | 5 | \$7,200  | C |
| Masonry: Brick | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 70% |  |  | LIFE | ** | 5 | \$25,400 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,500  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$54,600 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical

Explanation : One 1200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 15%  |                   |                | 2021               | \$15,200       | 5           | \$200          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2021               | \$86,400       | 5           | \$1,400        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2022               | \$26,900       | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2022               | \$496,600      | 10          | \$50,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 15%  |                   |                | 2017               | \$87,600       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 10%  |                   |                | 2022               | \$2,700        | 10          | \$1,600        | B             |
| Emergency, Battery    | 40%  |                   |                | 2017               | \$10,700       | 10          | \$6,300        | B             |
| Exit, Service         | 10%  |                   |                | 2022               | \$1,100        | 1           |                | B             |
| Exit, Service         | 40%  |                   |                | 2017               | \$4,300        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$26,300       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1-3         | \$11,700       | B             |

| Mechanical |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |   |                |                   |                    |         |                |             |                |               |
|            | Energy Source   |                |                   |                    |         |                |             |                |               |
|            | Interruptible Gas/Dual Fuel                             | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
|            | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|            | Steam Boiler  | 100%           | 0-2               | \$18,000           | 2027    | * *            | 1           | \$57,800       | B             |
|            | Corroded, Extent : Moderate, Area Affected : 10%        |                |                   |                    |         |                |             |                |               |
|            | Location : Bottom Of The Boilers                        |                |                   |                    |         |                |             |                |               |
|            | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|            | Location : Basement Boiler Room                         |                |                   |                    |         |                |             |                |               |
|            | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 116 - Q

Asset # : 1568

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$51,600  | 2032               | * *            | 4           | \$3,200        | B             |
|                       |            |                   | <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>           |                    |                |             |                |               |
|                       |            |                   | <i>Location : Vacuum Pump, Boiler Room</i>                          |                    |                |             |                |               |
|                       |            |                   | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 80%</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Location : Traps And Thermostats, Various Locations</i>          |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 15%        |                   |   | 2017               | \$59,800       | 1           | \$6,000        | B             |
| Convactor/Radiator    | 60%        |                   |   | 2020               | \$418,800      | 1           | \$12,600       | B             |
| Fan Coil Unit/Heat    | 25%        |                   |   | 2017               | \$276,600      | 1           | \$5,200        | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 5%         |                   |   | 2015               | \$7,600        | 1           |                | B             |
| No Component          | 95%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$36,100       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 100%       | Now               | \$8,200   | 2017               | \$81,700       | 2           | \$1,600        | B             |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>    |                    |                |             |                |               |
|                       |            |                   | <i>Location : 1st Floor</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : No Exhaust And Ventilation For Kitchen</i>         |                    |                |             |                |               |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       | Now               | \$4,400   | 2020               | \$220,700      | 1           |                | B             |
|                       |            |                   | <i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2020               | \$17,200       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| No Component          | 98%        |                   |   |                    |                |             |                | D             |
| Generic               | 2%         |                   |   | 2022               | \$17,300       | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 117 - Q  
**Address** : 143 ST & 85 ROAD  
**Borough** : QUEENS **Agency's Number** : Q117  
**Program / Asset #** : BOE0766.000 / 1569 **Yr Built/Renovated** : 1928 / 2001  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 9723 **Lot** : 150 **BIN** : 4208040

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$41,100              | \$60,400              |
| Interior Architecture | \$37,200              | \$262,600             |
| Electrical            | \$98,100              | \$764,700             |
| Mechanical            | \$145,200             |                       |
| <b>Total</b>          | <b>\$321,600</b>      | <b>\$1,087,600</b>    |
| Priority A            | \$41,100              | \$60,400              |
| Priority B            | \$243,300             | \$804,600             |
| Priority C            | \$37,200              | \$222,700             |
| <b>Total</b>          | <b>\$321,600</b>      | <b>\$1,087,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$37,700         |                 |                  | \$13,200        |
| Interior Architecture | \$77,400         | \$8,800         |                  | \$8,000         |
| Electrical            | \$15,600         | \$7,800         | \$84,400         | \$8,800         |
| Mechanical            | \$15,800         | \$15,500        | \$53,100         | \$10,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$150,400</b> | <b>\$36,000</b> | <b>\$141,400</b> | <b>\$44,900</b> |
| Priority A            | \$37,700         |                 |                  | \$13,200        |
| Priority B            | \$55,600         | \$27,200        | \$141,400        | \$23,700        |
| Priority C            | \$57,100         | \$8,800         |                  | \$8,000         |
| <b>Total</b>          | <b>\$150,400</b> | <b>\$36,000</b> | <b>\$141,400</b> | <b>\$44,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 117 - Q

## Asset # : 1569

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$21,300       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$35,500       | A             |  |
| Masonry: Brick   | 5%         | Now               | \$11,900       | LIFE    | **                 | 5           | \$3,600        | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 3rd Floor                                |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$5,300        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2037    | **                 | 5           | \$26,400       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5           | \$3,800        | A             |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$900          | A             |  |
| Metal Rail   | 25%        |                   |                | 2034    | **                 | 5-10        | \$67,800       | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 55%        | Now               | \$12,300       | 2026    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 3rd Floor                                |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2034    | **                 | 10          | \$7,600        | A             |  |
| Single Ply Membrane  | 40%        | Now               | \$5,900        | 2026    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : 1995 Wing   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Room 318 (1995 Wing)                                |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        | Now               | \$8,900        | LIFE    | **                 | 5           | \$25,600       | C             |  |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$6,500        | 2030    | **                 | 5           | \$2,900        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | 2-4               | \$8,700        | LIFE    | **                 | 5           | \$4,600        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Treads  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 55%        |                   |                | 2026    | **                 | 3           | \$32,100       | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2021    | \$222,700          | 3           | \$8,800        | C             |  |
| Wood   | 5%         | Now               | \$37,200       | 2024    | **                 | 5           | \$5,500        | C             |  |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 60%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 117 - Q

## Asset # : 1569

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$7,700 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Basement*

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 10% |     |          | 2030 | ** | 5 | \$11,800 | C |
| Concrete Masonry Unit | 5%  |     |          | LIFE | ** | 5 | \$2,400  | C |
| Gypsum Board          | 20% |     |          | LIFE | ** | 5 | \$14,100 | C |
| Masonry: Brick        | 5%  |     |          | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster               | 40% | Now | \$17,300 | LIFE | ** | 5 | \$14,100 | C |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Stair A*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 35% |  |  | 2034 | ** | 5 | \$40,600 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,800  | B |
| Plaster              | 55% |  |  | LIFE | ** | 5 | \$39,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2021 | \$83,400 | 5 | \$300 | B |
| Fused Disc Sw | 20% |  |  | 2041 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 75% |  |  | 2021 | \$89,200 | 1 |  | B |
| Conduit | 25% |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|                     |    |     |         |      |         |   |       |   |
|---------------------|----|-----|---------|------|---------|---|-------|---|
| Fused Disc Sw       | 5% |     |         | 2020 | \$6,800 | 5 | \$100 | B |
| Fused Toggle Switch | 5% | 2-4 | \$6,800 | 2046 | **      | 5 |       | B |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : On Extended Life*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2020 | \$88,100 | 5 | \$1,300 | B |
| Molded Case Bkrs | 25% |  |  | 2037 | **       | 5 | \$500   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 75% | 2-4 | \$98,100 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 25% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 117 - Q

## Asset # : 1569

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 10%  |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 90%  |                   |                | 2019               | \$19,100       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 30%  |                   |                | 2026               | * *            | 10          | \$21,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 65%  |                   |                | 2021               | \$457,400      | 10          | \$46,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2021               | \$9,800        | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2016               | \$14,100       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2026               | * *            | 10          | \$9,400        | B             |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$31,800       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1           | \$28,500       | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1-3         | \$48,400       | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 2         | 70%  |                   |                | 2041               | * *            | 5           | \$16,900       | B             |
| Natural Gas           | 30%  |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Furnace               | 30%  |                   |                | 2026               | * *            | 1           | \$11,600       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing Roof                               |                   |                |                    |                |             |                |               |
|                       | Explanation : 8 Units For New Wing And Cafeteria       |                   |                |                    |                |             |                |               |
| Steam Boiler          | 70%  |                   |                | 2034               | * *            | 1           | \$54,200       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units For Old Wing                     |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 117 - Q

## Asset # : 1569

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 70%        |   |                | 2031               | * *            | 4           | \$4,000        | B             |
| No Component                   | 30%        |   |                |                    |                |             |                | D             |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler                    | 20%        |   |                | 2016               | \$96,000       | 1           | \$9,700        | B             |
| Convactor/Radiator             | 50%        |   |                | 2026               | * *            | 1           | \$12,600       | B             |
| No Component                   | 30%        |   |                |                    |                |             |                | D             |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 100%       |   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%        |   |                | 2026               | * *            | 2           | \$1,400        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 30%    |                |                    |                |             |                |               |
|                                |            | Location : New Wing Roof                                  |                |                    |                |             |                |               |
|                                |            | Explanation : 8 Roof Units                                |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%         |   |                | 2016               | \$9,100        | 1           |                | B             |
| No Component                   | 65%        |   |                |                    |                |             |                | D             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 70%        |   |                | LIFE               | * *            | 2-5         | \$30,500       | B             |
| No Component                   | 30%        |   |                |                    |                |             |                | D             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Interior                       | 50%        |   |                | 2016               | \$49,200       | 2           | \$1,200        | B             |
| Roof                           | 20%        |   |                | 2021               | \$14,200       | 2           | \$500          | B             |
| No Component                   | 30%        |   |                |                    |                |             |                | D             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%       | 0-2   | \$5,300        | 2026               | * *            | 1           |                | B             |
|                                |            | Other Observation, Extent : Moderate, Area Affected : 50% |                |                    |                |             |                |               |
|                                |            | Location : Basement                                       |                |                    |                |             |                |               |
|                                |            | Explanation : Water Main Does Not Hold                    |                |                    |                |             |                |               |
| Water Heater                   |            |   |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |   |                | 2016               | \$20,700       | 2           | \$1,200        | B             |
| HW Heat Exchanger              |            |   |                |                    |                |             |                |               |
| Low Temp                       | 100%       |   |                | 2031               | * *            | 4           | \$11,600       | B             |
| Sanitary Piping                |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer             |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2021               | \$8,600        | 1           | \$4,800        | B             |
| Fixtures                       |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 117 - Q

Asset # : 1569

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 70%        |  |                |                    |                |             |                | D             |
| Generic               | 30%        |  |                | 2041               | * *            | 1-2         | \$6,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 118 - Q  
**Address** : 190-20 109TH RD. BTWN: 191 ST., 190 PL.  
**Borough** : QUEENS **Agency's Number** : Q118  
**Program / Asset #** : BOE0767.000 / 2531 **Yr Built/Renovated** : 1927 / 2010  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 10926 **Lot** : 50 **BIN** : 4233850

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$42,900         | \$49,000           |
| Interior Architecture |  |                  | \$582,700          |
| Electrical            |  | \$591,900        | \$174,600          |
| Mechanical            |  |                  | \$379,000          |
| <b>Total</b>          |  | <b>\$634,800</b> | <b>\$1,185,400</b> |
| Priority A            |  | \$42,900         | \$49,000           |
| Priority B            |  | \$591,900        | \$599,400          |
| Priority C            |  |                  | \$537,000          |
| <b>Total</b>          |  | <b>\$634,800</b> | <b>\$1,185,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture |                 | \$2,600         | \$7,000         | \$13,300        |
| Electrical            | \$3,700         | \$4,600         | \$3,200         | \$61,400        |
| Mechanical            | \$21,700        | \$14,900        | \$14,500        | \$10,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$29,400</b> | <b>\$26,100</b> | <b>\$28,700</b> | <b>\$89,300</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$29,400        | \$23,500        | \$21,600        | \$76,000        |
| Priority C            |                 | \$2,600         | \$7,000         | \$13,300        |
| <b>Total</b>          | <b>\$29,400</b> | <b>\$26,100</b> | <b>\$28,700</b> | <b>\$89,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 93% |  |  | LIFE | ** | 5 | \$49,000 | A |
| Masonry: Granite   | 2%  |  |  | LIFE | ** | 5 | \$800    | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$2,000  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$19,600 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick     | 80% |  |  | LIFE | ** | 5 | \$8,900 | A |
| Masonry: Limestone | 20% |  |  | LIFE | ** | 5 | \$2,800 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 70% |  |  | 2027 | ** | 10 | \$42,900 | A |
| Built-Up (BUR) | 25% |  |  | 2032 | ** | 10 | \$15,300 | A |

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : New " Green Roof " Over Rooms 301 To 309*

|              |    |  |  |      |    |    |         |   |
|--------------|----|--|--|------|----|----|---------|---|
| Copper/Terne | 5% |  |  | 2062 | ** | 10 | \$7,700 | A |
|--------------|----|--|--|------|----|----|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Bulkheads*

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$19,000 | C |
| Ceramic Tile           | 3%  |  |  | 2025 | ** | 5 | \$2,600  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$3,400  | C |
| Traffic Topping        | 2%  |  |  | 2032 | ** | 5 | \$2,200  | C |

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Auditorium*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 65% |  |  | 2022 | \$537,000 | 3 | \$21,100 | C |
| Wood       | 15% |  |  | 2037 | **        | 5 | \$24,400 | C |

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 3%  |  |  | 2025 | ** | 5 | \$2,600  | C |
| Masonry: Brick | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 3%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 84% |  |  | LIFE | ** | 5 | \$22,000 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5 | \$2,000  | B |
| Plaster          | 85% |  |  | LIFE | ** | 5 | \$45,700 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$89,400       | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 100%   |           |                | 2022               | \$85,200       | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2030               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 70%  |           |                | 2044               | * *            | 5           | \$1,100        | B        |
|                 | Molded Case Bkrs         | 20%  |           |                | 2030               | * *            | 5           | \$300          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 70%  | 2-4       | \$62,700       | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 70%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%  |           |                | 2032               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2048               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2020               | \$21,200       | 5           | \$400          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$800          | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 92%  |           |                | 2017               | \$480,300      | 10          | \$48,900       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 3%   |           |                | 2030               | * *            | 10          | \$1,600        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 3%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Auditorium                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                 | HID                      | 3%   |           |                | 2022               | \$7,300        | 10          | \$100          | B        |
|                 | Incandescent             | 2%   |           |                | 2017               | \$10,400       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2017               | \$12,000       | 10          | \$7,000        | B        |
|                 | Exit, Service            | 50%  |           |                | 2017               | \$4,800        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2017               | \$23,600       | 10          | \$200          | B        |
| Alarm           |                          |  |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | 2030               | * *            | 1-3         | \$34,800       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

| Mechanical                  |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                     |  |                   |                |         |                    |             |                |               |  |
| Energy Source               |  |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042    | * *                | 1           |                | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%              |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement Vault  |                   |                |         |                    |             |                |               |  |
|                             | Explanation : 1 - 7500 Gallon Tank                                   |                   |                |         |                    |             |                |               |  |
| Conversion Equipment        |  |                   |                |         |                    |             |                |               |  |
| Steam Boiler                | 100%   |                   |                | 2027    | * *                | 1           | \$57,400       | B             |  |
|                             | Other Observation, Extent : Severe, Area Affected : 5%               |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                             | Explanation : 2 - Steam Boilers                                      |                   |                |         |                    |             |                |               |  |
| Distribution                |  |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump           | 100%   |                   |                | 2032    | * *                | 4           | \$2,900        | B             |  |
| Terminal Devices            |  |                   |                |         |                    |             |                |               |  |
| Air Handler                 | 20%  | Now               | \$1,400        | 2022    | \$71,200           | 1           | \$6,500        | B             |  |
|                             | Damaged, Extent : Light, Area Affected : 2%                          |                   |                |         |                    |             |                |               |  |
|                             | Location : Damaged Flexible Connection                               |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator          | 60%  |                   |                | 2027    | * *                | 1           | \$11,300       | B             |  |
| Fan Coil Unit/Heat          | 20%  |                   |                | 2022    | \$197,800          | 1           | \$3,800        | B             |  |
| Air Conditioning            |  |                   |                |         |                    |             |                |               |  |
| Energy Source               |  |                   |                |         |                    |             |                |               |  |
| Electricity                 | 100%   |                   |                | 2038    | * *                | 1           |                | B             |  |
| Conversion Equipment        |  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit            | 30%  |                   |                | 2020    | \$40,700           | 1           |                | B             |  |
| No Component                | 70%  |                   |                |         |                    |             |                | D             |  |
| Ventilation                 |  |                   |                |         |                    |             |                |               |  |
| Distribution                |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers          | 100%   | Now               | \$11,400       | LIFE    | * *                | 2-5         | \$32,300       | B             |  |
|                             | Damaged, Extent : Severe, Area Affected : 5%                         |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement - Badly Deteriorated Ductwork - Cafeteria Blower |                   |                |         |                    |             |                |               |  |
| Exhaust Fans                |  |                   |                |         |                    |             |                |               |  |
| Interior                    | 95%  | Now               | \$1,400        | 2022    | \$69,400           | 2           | \$1,400        | B             |  |
|                             | Noisy/Vibrating, Extent : Severe, Area Affected : 20%                |                   |                |         |                    |             |                |               |  |
|                             | Location : House Exhaust, Basement                                   |                   |                |         |                    |             |                |               |  |
| Roof                        | 5%   |                   |                | 2017    | \$2,600            | 2           | \$100          | B             |  |
| Plumbing                    |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping            |  |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel             | 100%   |                   |                | 2027    | * *                | 1           |                | B             |  |
| Water Heater                |  |                   |                |         |                    |             |                |               |  |
| Gas Fired                   | 100%   |                   |                | 2020    | \$15,400           | 2           | \$900          | B             |  |
| Sanitary Piping             |  |                   |                |         |                    |             |                |               |  |
| Cast Iron                   | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping          |  |                   |                |         |                    |             |                |               |  |
| Cast Iron                   | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)                |  |                   |                |         |                    |             |                |               |  |
| Submersible                 | 100%   |                   |                | 2015    | \$6,200            | 4           | \$2,000        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 118 - Q

Asset # : 2531

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 119 - BK  
**Address** : 3829 AVENUE K BTWN: EAST 38 ST., EAST 39 ST.  
**Borough** : BROOKLYN **Agency's Number** : K119  
**Program / Asset #** : BOE0428.000 / 1359 **Yr Built/Renovated** : 1904 / 2009  
**Area Sq Ft** : 52,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,4  
**Block** : 7786 **Lot** : 1 **BIN** : 3215816

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$106,200             | \$124,900             |
| Interior Architecture | \$112,400             |                       |
| Electrical            | \$893,700             | \$187,300             |
| Mechanical            |                       | \$428,400             |
| <b>Total</b>          | <b>\$1,112,300</b>    | <b>\$740,600</b>      |
| Priority A            | \$106,200             | \$124,900             |
| Priority B            | \$893,700             | \$615,600             |
| Priority C            | \$112,400             |                       |
| <b>Total</b>          | <b>\$1,112,300</b>    | <b>\$740,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 |                  |
| Interior Architecture | \$25,600        | \$10,000        |                 | \$3,100          |
| Electrical            | \$7,300         | \$2,500         | \$2,800         | \$58,800         |
| Mechanical            | \$6,600         | \$17,500        | \$10,300        | \$56,100         |
| <b>Total</b>          | <b>\$39,500</b> | <b>\$30,000</b> | <b>\$13,000</b> | <b>\$118,000</b> |
| Priority A            |                 |                 |                 |                  |
| Priority B            | \$13,900        | \$23,300        | \$13,000        | \$114,900        |
| Priority C            | \$25,600        | \$6,700         |                 | \$3,100          |
| <b>Total</b>          | <b>\$39,500</b> | <b>\$30,000</b> | <b>\$13,000</b> | <b>\$118,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 119 - BK

## Asset # : 1359

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$59,800       | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$49,800       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$15,300       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$106,200      | 2038               | **             | 5           | \$11,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$6,800        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 100%       |                   |                | 2032               | **             | 10          | \$27,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Asphalt Poured   | 5%         | Now               | \$21,700       | 2042               | **             | 5           | \$800          | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$2,000        | C             |
| Mosaic Tile  | 2%         |                   |                | 2027               | **             | 5           | \$3,300        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | C             |
| Vinyl Tile   | 70%        |                   |                | 2027               | **             | 3           | \$17,200       | C             |
| Vinyl Tile   | 18%        |                   |                | 2017               | \$112,400      | 3           | \$5,900        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$2,400        | 2025               | **             | 5           | \$2,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : Toilet(s) Over Windows                              |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$19,600       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2035               | **             | 5           | \$6,600        | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,000        | B             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$32,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2022               | \$68,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$4,000        | 5           | \$100          | B             |
| Fused Toggle Switch  | 5%         | 4+                | \$4,000        | 2047               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2044               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2021               | \$47,400       | 5           | \$700          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 80%        |                   |                | 2022               | \$71,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2017               | \$355,100      | 10          | \$36,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2030               | * *            | 10          | \$2,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2017               | \$19,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$9,100        | 10          | \$5,300        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$3,600        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$17,800       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2017               | \$502,500      | 1-3         | \$27,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 119 - BK

Asset # : 1359

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2032               | * *            | 5           | \$13,600       | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$43,400       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                    | 100%       |                   |                | 2032               | * *            | 4           | \$2,200        | B             |
| Terminal Devices                                     |            |                   |                |                    |                |             |                |               |
| Air Handler  | 10%        |                   |                | 2022               | \$26,900       | 1           | \$2,700        | B             |
| Convactor/Radiator                                   | 80%        |                   |                | 2020               | \$377,100      | 1           | \$11,300       | B             |
| Unit Heater-Stm/HW                                   | 10%        |                   |                | 2017               | \$32,200       | 4           | \$400          | B             |
| Air Conditioning                                     |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                     | 50%        |                   |                | 2020               | \$51,300       | 1           |                | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$24,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 15%        |                   |                | 2022               | \$8,300        | 2           | \$200          | B             |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$11,600       | 2           | \$700          | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       | Now               | \$800          | 2022               | \$15,500       | 4           | \$4,300        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                     |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 98%        |                   |                |                    |                |             |                | D             |
| Generic  | 2%         |                   |                | 2032               | * *            | 1-2         | \$200          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 119 - BX  
**Address** : 1075 PUGSLEY AVENUE @BLACKROCK AVENUE  
**Borough** : BRONX **Agency's Number** : X119  
**Program / Asset #** : BOE0259.000 / 418 **Yr Built/Renovated** : 1939 / 1992  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3789 **Lot** : 21 **BIN** : 2025696

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$193,300             |
| Interior Architecture |  |                       | \$428,700             |
| Electrical            |  | \$62,700              | \$628,300             |
| Mechanical            |  |                       | \$210,500             |
| <b>Total</b>          |  | <b>\$62,700</b>       | <b>\$1,460,800</b>    |
| Priority A            |  |                       | \$193,300             |
| Priority B            |  | \$62,700              | \$838,700             |
| Priority C            |  |                       | \$428,700             |
| <b>Total</b>          |  | <b>\$62,700</b>       | <b>\$1,460,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,900        | \$31,200        | \$5,000         |                 |
| Interior Architecture | \$10,300        | \$7,600         | \$3,000         | \$4,200         |
| Electrical            | \$5,300         | \$24,500        | \$100           |                 |
| Mechanical            | \$9,900         | \$18,600        | \$9,700         | \$6,200         |
| <b>Total</b>          | <b>\$51,400</b> | <b>\$81,900</b> | <b>\$17,700</b> | <b>\$10,500</b> |
| Priority A            | \$25,900        | \$31,200        | \$5,000         |                 |
| Priority B            | \$15,200        | \$43,100        | \$9,800         | \$6,200         |
| Priority C            | \$10,300        | \$7,600         | \$3,000         | \$4,200         |
| <b>Total</b>          | <b>\$51,400</b> | <b>\$81,900</b> | <b>\$17,700</b> | <b>\$10,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                    |                |                    |                |             |                |               |
| Exterior Walls   |            |                    |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                    |                | LIFE               | **             | 5           | \$12,400       | A             |
| Masonry: Brick   | 60%        |                    |                | LIFE               | **             | 5           | \$24,700       | A             |
| Masonry: Granite   | 5%         |                    |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Limestone   | 2%         |                    |                | LIFE               | **             | 5           | \$600          | A             |
| Masonry: Limestone   | 3%         |                    |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                    |                |                    |                |             |                |               |
| Aluminum   | 35%        | Now                | \$25,900       | 2036               | **             | 5           | \$2,700        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : 1992 Addition                                       |            |                    |                |                    |                |             |                |               |
| Aluminum   | 65%        |                    |                | 2036               | **             | 5           | \$10,000       | A             |
| Parapets   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        |                    |                | LIFE               | **             | 5           | \$22,500       | A             |
| Masonry: Brick   | 10%        |                    |                | LIFE               | **             | 5           | \$900          | A             |
| Masonry: Brick   | 10%        |                    |                | LIFE               | **             | 5           | \$900          | A             |
| Masonry: Brick   | 45%        |                    |                | LIFE               | **             | 5           | \$3,900        | A             |
| Masonry: Limestone   | 5%         |                    |                | LIFE               | **             | 5           | \$500          | A             |
| Pre-Cast Concrete  | 5%         |                    |                | LIFE               | **             | 5           | \$2,700        | A             |
| Roof   |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)   | 65%        |                    |                | 2025               | **             | 10          | \$31,200       | A             |
| IRMA/Protected Membrane  | 35%        |                    |                | 2020               | \$156,200      | 10          | \$16,800       | A             |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                    |                | 2023               | \$45,100       | 5           | \$2,000        | C             |
| Vinyl Tile   | 50%        |                    |                | 2020               | \$323,300      | 3           | \$17,000       | C             |
| Vinyl Tile   | 35%        |                    |                | 2025               | **             | 3           | \$8,900        | C             |
| Wood   | 12%        |                    |                | 2035               | **             | 5           | \$15,300       | C             |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now                | \$6,000        | 2023               | \$60,400       | 5           | \$1,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                    |                |                    |                |             |                |               |
| Location : First Floor Toilet(s)                               |            |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                    |                | LIFE               | **             | 5           | \$1,400        | C             |
| Plaster  | 77%        |                    |                | LIFE               | **             | 5           | \$15,800       | C             |
| SGFT/Glazed Masonry  | 15%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                    |                | 2033               | **             | 5           | \$21,100       | B             |
| Exposed Concrete   | 15%        |                    |                | LIFE               | **             | 5           | \$1,600        | B             |
| Exposed Struc: Steel   | 5%         |                    |                | LIFE               | **             |             |                | B             |
| Plaster  | 55%        |                    |                | LIFE               | **             | 5           | \$23,200       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 119 - BX

## Asset # : 418

| Electrical      |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |   |           |                |                    |                |             |                |          |
|                 | Service Equipment        |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2020               | \$16,000       | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : No Rating Available                           |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2020               | \$89,400       | 5           | \$200          | B        |
|                 | Raceway                  |   |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%   |           |                | 2020               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%   |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 25%   |           |                | 2019               | \$19,800       | 5           | \$300          | B        |
|                 | Fused Toggle Switch      | 5%  | 2-4       | \$4,000        | 2045               | * *            | 5           |                | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Boiler Room                                      |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 55%   |           |                | 2019               | \$43,500       | 5           | \$600          | B        |
|                 | Molded Case Bkrs         | 15%   |           |                | 2036               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |   |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 70%   | 2-4       | \$62,700       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                       |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%   |           |                | 2020               | \$17,900       | 1           |                | B        |
|                 | Thermoplastic            | 10%   |           |                | 2040               | * *            | 1           |                | B        |
|                 | Motor Controllers        |   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 50%   |           |                | 2018               | \$6,400        | 5           | \$100          | B        |
|                 | Locally Mounted          | 50%   |           |                | 2025               | * *            | 5           | \$100          | B        |
|                 | Ground                   |   |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |   |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%  | 0-2       | \$900          | LIFE               | * *            | 5           | \$700          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement And Water Main                          |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Corroded                                      |           |                |                    |                |             |                |          |
|                 | Lighting                 |   |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 93%   |           |                | 2020               | \$380,000      | 10          | \$38,700       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                          |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T12 Lamps                                     |           |                |                    |                |             |                |          |
|                 | HID                      | 2%  |           |                | 2015               | \$3,800        | 10          |                | B        |
|                 | Incandescent             | 5%  |           |                | 2015               | \$20,400       | 2           | \$100          | B        |
|                 | Egress Lighting          |   |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 40%   |           |                | 2028               | * *            | 10          | \$4,400        | B        |
|                 | Exit, Service            | 60%   |           |                | 2028               | * *            | 1           |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 119 - BX

Asset # : 418

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 4        | 100%  |           |                    | 2030 | * *            | 5     | \$14,000       | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  |           |                    | 2025 | * *            | 1     | \$44,900       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Working Units And 1 Obsolete Unit       |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                    | 2030 | * *            | 4     | \$3,400        | B        |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%   |           |                    | 2020 | \$55,700       | 1     | \$5,600        | B        |
|                  | Convactor/Radiator   | 60%   |           |                    | 2025 | * *            | 1     | \$8,800        | B        |
|                  | Fan Coil Unit/Heat   | 20%   |           |                    | 2020 | \$154,800      | 1     | \$2,900        | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2028 | * *            | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 5%  |           |                    | 2015 | \$5,300        | 1     |                | B        |
|                  | No Component         | 95%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 70%   |           |                    | LIFE | * *            | 2-5   | \$17,700       | B        |
|                  | No Component         | 30%   |           |                    |      |                |       |                | D        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 60%   |           |                    | 2020 | \$34,300       | 2     | \$800          | B        |
|                  | Roof                 | 10%   |           |                    | 2020 | \$4,100        | 2     | \$100          | B        |
|                  | No Component         | 30%   |           |                    |      |                |       |                | D        |
| Plumbing         |                      |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%  |           |                    | 2025 | * *            | 1     |                | B        |
|                  | Water Heater         |   |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%  |           |                    | 2018 | \$12,000       | 2     | \$700          | B        |
|                  | HW Heat Exchanger    |   |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%  |           |                    | 2030 | * *            | 4     | \$6,700        | B        |
|                  | Sanitary Piping      |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%  |           |                    | 2020 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures             |   |           |                    |      |                |       |                |          |
|                  | Generic              | 100%  |           |                    |      |                |       |                | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 12 - BK  
**Address** : 1696 PROSPECT PLACE  
**Borough** : BROOKLYN **Agency's Number** : K012  
**Program / Asset #** : BOE0977.000 / 4140 **Yr Built/Renovated** : 1993 /  
**Area Sq Ft** : 99,286 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3  
**Block** : 1457 **Lot** : 32 **BIN** : 3039174

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$156,100             | \$86,700              |
| Electrical            | \$73,000              |                       |
| <b>Total</b>          | <b>\$229,100</b>      | <b>\$86,700</b>       |
| Priority A            | \$156,100             | \$86,700              |
| Priority B            | \$73,000              |                       |
| <b>Total</b>          | <b>\$229,100</b>      | <b>\$86,700</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,000        | \$6,600         | \$6,800         | \$13,200        |
| Interior Architecture |                 | \$48,700        | \$300           |                 |
| Electrical            | \$10,200        | \$12,600        | \$10,200        | \$20,600        |
| Mechanical            | \$24,300        | \$12,100        | \$15,700        | \$19,400        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$83,900</b> | <b>\$37,000</b> | <b>\$57,100</b> |
| Priority A            | \$12,000        | \$6,600         | \$6,800         | \$13,200        |
| Priority B            | \$38,500        | \$63,400        | \$29,800        | \$43,900        |
| Priority C            |                 | \$14,000        | \$300           |                 |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$83,900</b> | <b>\$37,000</b> | <b>\$57,100</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BK

## Asset # : 4140

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%         | Now               | \$11,400       | LIFE               | **             | 5           | \$8,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%     |            |                   |                |                    |                |             |                |               |
| Location : Concrete Retaining Wall At Fence Along Playground  |            |                   |                |                    |                |             |                |               |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$49,900       | A             |
| Metal Panel   | 7%         |                   |                | 2042               | **             | 5-10        | \$28,300       | A             |
| Window Wall   | 5%         |                   |                | 2042               | **             | 5           | \$11,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 97%        |                   |                | 2038               | **             | 5           | \$17,300       | A             |
| Metal Louvers   | 3%         |                   |                | 2031               | **             | 10          | \$3,400        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 35%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal Rail  | 20%        |                   |                | 2035               | **             | 5-10        | \$10,800       | A             |
| Pre-Cast Concrete   | 5%         | Now               | \$600          | LIFE               | **             | 5           | \$900          | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 95%        |                   |                | 2027               | **             | 10          | \$156,100      | A             |
| Roll Roofing  | 5%         |                   |                | 2021               | \$36,800       | 5           | \$13,700       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,600        | C             |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 90%        |                   |                | 2027               | **             | 3           | \$29,600       | C             |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$8,200        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$700          | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$500          | C             |
| Gypsum Board  | 60%        |                   |                | LIFE               | **             | 5           | \$8,200        | C             |
| SGFT/Glazed Masonry   | 27%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 55%        |                   |                | 2035               | **             | 5           | \$60,600       | B             |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Room 415   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2035               | **             | 5           | \$8,800        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 25%        |                   |                | LIFE               | **             | 5           | \$27,600       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$5,500        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BK

## Asset # : 4140

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$400          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 4000 Amps Main Disconnect Switch         |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2042 | * *            | 5     | \$400          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%  |           |                    | 2038 | * *            | 5     | \$200          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                    | 2038 | * *            | 5     | \$1,900        | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%   |           |                    | 2035 | * *            | 5     | \$500          | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$1,200        | B        |
| Stand-by Power  |                          |  |           |                    |      |                |       |                |          |
|                 | Transfer Switches        |  |           |                    |      |                |       |                |          |
|                 | Automatic                | 100%   |           |                    | 2035 | * *            | 1     | \$25,100       | B        |
|                 | Generators               |  |           |                    |      |                |       |                |          |
|                 | Diesel                   | 100%   |           |                    | 2031 | * *            | 1     | \$31,500       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Generator Room In Basement                      |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 250 Kw                                   |           |                    |      |                |       |                |          |
|                 | Batteries                |  |           |                    |      |                |       |                |          |
|                 | Nickel Cadmium           | 100%   |           |                    | 2017 | \$600          | 5     | \$18,100       | B        |
|                 | Fuel Storage             |  |           |                    |      |                |       |                |          |
|                 | Day Tank                 | 50%  |           |                    | 2038 | * *            | 5     | \$7,500        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Generator Room                                  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : One 75 Gals                                  |           |                    |      |                |       |                |          |
|                 | Main Tank                | 50%  |           |                    | 2050 | * *            | 5     | \$1,200        | B        |
| Lighting        |                          |  |           |                    |      |                |       |                |          |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BK

## Asset # : 4140

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 90%  |                   |                | 2027               | * *            | 10          | \$67,100       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                             | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent                 | 5%   |                   |                | 2027               | * *            | 10          | \$3,700        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Library And Storage Room                        |                   |                |                    |                |             |                |               |
|                             | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent                 | 3%   |                   |                | 2027               | * *            | 10          | \$2,200        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                         | 2%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Service          | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service               | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting           |  |                   |                |                    |                |             |                |               |
| HID                         | 100%   |                   |                | 2027               | * *            | 10          | \$300          | B             |
| Alarm                       |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection        |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | 2027               | * *            | 1-3         | \$50,200       | B             |
|                             |  |                   |                |                    |                |             |                |               |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : (2) 10,000 Gallon Tanks                      |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler            | 100%   |                   |                | 2035               | * *            | 1           | \$40,300       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : (2) Hot Water Boilers                        |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 99%  |                   |                | 2038               | * *            | 4           | \$6,000        | B             |
| Hot Wtr Piping/Pump         | 1%   | 0-2               | \$200          | 2038               | * *            | 4           |                | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 33%        |                   |                |                    |                |             |                |               |
|                             | Location : Basement, 1 Of 3 Defective Pump Motor Bearings  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BK

## Asset # : 4140

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 50%   | 0-2               | \$12,500       | 2027               | * *            | 1           | \$22,600       | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Classrooms, Defective V A V Boxes         |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 50%   |                   |                | 2035               | * *            | 1           | \$13,200       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Direct Expansion      | 20%   | Now               | \$1,200        | 2027               | * *            | 1           |                | B             |
|                       | Damaged, Extent : Moderate, Area Affected : 50%                 |                   |                |                    |                |             |                |               |
|                       | Location : 2nd Floor Mechanical Room, Defective Evaporator Coil |                   |                |                    |                |             |                |               |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Heat Rejection        |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 20%   |                   |                | 2027               | * *            | 2           | \$11,300       | B             |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$45,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Roof                  | 100%  |                   |                | 2027               | * *            | 2           | \$2,500        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$21,600       | 2           | \$1,200        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement To 4th Floor                                |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit  |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| No Component          | 40%   |                   |                |                    |                |             |                | D             |
| Generic               | 60%   |                   |                | 2032               | * *            | 1-5         | \$25,500       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Generic               | 20%   |                   |                | 2032               | * *            | 1-2         | \$4,600        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 12 - BK**

**Asset # : 4140**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 12 - BX  
**Address** : 1450 OVERING STREET @ W.169 ST  
**Borough** : BRONX **Agency's Number** : X012  
**Program / Asset #** : BOE0164.000 / 505 **Yr Built/Renovated** : 1928 / 2004  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3983 **Lot** : 1 **BIN** : 2041864

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$282,400             | \$38,100              |
| Interior Architecture | \$295,100             | \$58,800              |
| Electrical            |                       | \$740,900             |
| Mechanical            | \$83,100              | \$675,600             |
| <b>Total</b>          | <b>\$660,700</b>      | <b>\$1,513,400</b>    |
| Priority A            | \$282,400             | \$38,100              |
| Priority B            | \$83,100              | \$1,416,500           |
| Priority C            | \$295,100             | \$58,800              |
| <b>Total</b>          | <b>\$660,700</b>      | <b>\$1,513,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,400        | \$2,300         |                 | \$2,900         |
| Interior Architecture |                 | \$14,600        | \$5,500         |                 |
| Electrical            | \$36,100        | \$31,400        |                 |                 |
| Mechanical            | \$11,700        | \$28,500        | \$15,500        | \$8,600         |
| <b>Total</b>          | <b>\$82,300</b> | <b>\$76,900</b> | <b>\$21,000</b> | <b>\$11,600</b> |
| Priority A            | \$34,400        | \$2,300         |                 | \$2,900         |
| Priority B            | \$47,800        | \$66,600        | \$15,500        | \$8,600         |
| Priority C            |                 | \$8,000         | \$5,500         |                 |
| <b>Total</b>          | <b>\$82,300</b> | <b>\$76,900</b> | <b>\$21,000</b> | <b>\$11,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BX

## Asset # : 505

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$21,300       | A             |
| Glazed Ceramic Panel  | 5%         | Now               | \$9,700        | LIFE               | **             | 5           | \$12,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$16,300       | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$21,800       | A             |
| Stucco Cement   | 20%        |                   |                | 2033               | **             | 5           | \$27,200       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 50%        |                   |                | 2042               | **             | 5           | \$5,900        | A             |
| Aluminum  | 50%        | Now               | \$282,400      | 2045               | **             | 5           | \$2,900        | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing  |            |                   |                |                    |                |             |                |               |
| Cttrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Metal Rail  | 20%        |                   |                | 2033               | **             | 5-10        | \$23,200       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        | Now               | \$24,700       | 2025               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 2%         |                   |                | 2035               | **             | 10          | \$2,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,700        | C             |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$58,800       | 5           | \$2,700        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Vinyl Tile  | 50%        |                   |                | 2025               | **             | 3           | \$16,600       | C             |
| Vinyl Tile  | 35%        |                   |                | 2015               | \$295,100      | 3           | \$11,600       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2035               | **             | 5           | \$8,300        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 7%         |                   |                | LIFE               | **             | 5           | \$2,200        | C             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | C             |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| SGFT/Glazed Masonrv   | 25%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BX

## Asset # : 505

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 15% |  |  | 2025 | ** | 5 | \$13,300 | B |
| AcousTileConcealSpLn | 10% |  |  | 2033 | ** | 5 | \$11,100 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2033 | ** | 5 | \$17,700 | B |
| Exposed Concrete     | 20% |  |  | LIFE | ** | 5 | \$2,800  | B |
| Plaster              | 35% |  |  | LIFE | ** | 5 | \$19,300 | B |

| Electrical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |          |   |       |   |
|---------------|-----|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 |  | \$31,800 | 5 | \$100 | B |
|---------------|-----|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2030 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |      |          |   |       |   |
|---------------|-----|------|----------|---|-------|---|
| Fused Disc Sw | 50% | 2020 | \$44,700 | 5 | \$100 | B |
| Fused Disc Sw | 50% | 2030 | * *      | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |    |          |   |  |   |
|---------|-----|--|--|------|----|----------|---|--|---|
| Conduit | 70% |  |  | 2020 |    | \$59,700 | 1 |  | B |
| Conduit | 30% |  |  | 2030 | ** | 1        |   |  | B |

## Panelboards

|                  |     |      |          |   |         |   |
|------------------|-----|------|----------|---|---------|---|
| Fused Disc Sw    | 10% | 2028 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 15% | 2028 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 75% | 2019 | \$76,200 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |  |   |
|---------------|-----|-----|----------|------|----|---|--|--|---|
| Braided Cloth | 30% | 2-4 | \$26,900 | 2045 | ** | 1 |  |  | B |
|---------------|-----|-----|----------|------|----|---|--|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |  |   |
|---------------|-----|--|--|------|----|---|--|--|---|
| Thermoplastic | 70% |  |  | 2030 | ** | 1 |  |  | B |
|---------------|-----|--|--|------|----|---|--|--|---|

## Motor Controllers

|                 |     |      |          |   |       |   |
|-----------------|-----|------|----------|---|-------|---|
| Locally Mounted | 30% | 2025 | * *      | 5 | \$100 | B |
| Locally Mounted | 70% | 2018 | \$14,800 | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |       |   |
|---------|------|-----|-------|------|----|---|-------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$800 | B |
|---------|------|-----|-------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BX

## Asset # : 505

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$479,600      | 10          | \$48,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 4%         |                   |                | 2020               | \$9,900        | 10          | \$100          | B             |
| HID  | 1%         | Now               | \$2,500        | 2030               | * *            |             |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium                                       |            |                   |                |                    |                |             |                |               |
| Incandescent   | 4%         |                   |                | 2015               | \$21,300       | 2           | \$100          | B             |
| Incandescent   | 1%         | Now               | \$5,300        | 2030               | * *            | 2           |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stage                                |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$4,900        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$4,900        | 1           |                | B             |

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                    | 2040 | * *            | 5     | \$18,300       | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  |           |                    | 2033 | * *            | 1     | \$58,600       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Room                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                    | 2020 | \$470,600      | 4     | \$2,900        | B        |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 40%   |           |                    | 2020 | \$145,400      | 1     | \$14,600       | B        |
|                  | Convactor/Radiator   | 60%   |           |                    | 2025 | * *            | 1     | \$11,500       | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 60%   |           |                    | 2015 | \$83,100       | 1     |                | B        |
|                  | No Component         | 40%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                    | LIFE | * *            | 2-5   | \$33,000       | B        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 80%   |           |                    | 2020 | \$59,600       | 2     | \$1,500        | B        |
|                  | Roof                 | 20%   |           |                    | 2015 | \$10,700       | 2     | \$400          | B        |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 12 - BX

## Asset # : 505

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 40%        |                   |                | 2019               | \$6,300        | 2           | \$400          | B             |
| No Component          | 60%        |                   |                |                    |                |             |                | D             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$8,800        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 120 - BK  
**Address** : 18 BEAVER STREET  
**Borough** : BROOKLYN **Agency's Number** : K120  
**Program / Asset #** : BOE0429.000 / 1360 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3137 **Lot** : 26 **BIN** : 3071806

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$74,100           | \$859,300          |
| Interior Architecture |  | \$830,900          |                    |
| Electrical            |  | \$612,900          | \$517,300          |
| Mechanical            |  |                    | \$254,300          |
| <b>Total</b>          |  | <b>\$1,517,900</b> | <b>\$1,630,900</b> |
| Priority A            |  | \$74,100           | \$859,300          |
| Priority B            |  | \$612,900          | \$771,700          |
| Priority C            |  | \$830,900          |                    |
| <b>Total</b>          |  | <b>\$1,517,900</b> | <b>\$1,630,900</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$7,400         |                |                 |                 |
| Interior Architecture | \$13,800        | \$3,500        | \$23,000        | \$11,500        |
| Electrical            | \$300           | \$900          | \$44,100        | \$200           |
| Mechanical            | \$41,800        | \$4,100        | \$10,000        | \$3,400         |
| <b>Total</b>          | <b>\$63,300</b> | <b>\$8,400</b> | <b>\$77,100</b> | <b>\$15,100</b> |
| Priority A            | \$7,400         |                |                 |                 |
| Priority B            | \$42,100        | \$5,000        | \$77,100        | \$3,600         |
| Priority C            | \$13,800        | \$3,500        |                 | \$11,500        |
| <b>Total</b>          | <b>\$63,300</b> | <b>\$8,400</b> | <b>\$77,100</b> | <b>\$15,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 120 - BK

## Asset # : 1360

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       |                   |                | LIFE               | * *            | 5           | \$67,800       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$15,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 100%       | Now               | \$74,100       | LIFE               | * *            | 5           | \$11,100       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 95%        |                   |                | 2021               | \$714,700      | 10          | \$76,800       | A             |
| Metal Panel  | 5%         |                   |                | 2034               | * *            | 10          | \$7,400        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$26,800       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | * *            | 5           | \$3,700        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$1,900        | C             |
| Vinyl Tile   | 15%        |                   |                | 2026               | * *            | 3           | \$9,200        | C             |
| Vinyl Tile   | 60%        | Now               | \$70,100       | 2016               | \$701,100      | 3           | \$27,600       | C             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : 9 X 9 Throughout                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2049               | * *            | 5           | \$23,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | * *            | 5           | \$3,300        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$4,300        | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 60%        | Now               | \$59,700       | LIFE               | * *            | 5           | \$19,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 30%        |                   |                | 2026               | * *            | 5           | \$45,900       | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | * *            | 5           | \$9,600        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Plaster  | 15%        |                   |                | LIFE               | * *            | 5           | \$11,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 120 - BK

## Asset # : 1360

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2021               | \$28,700       | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1800 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 90%  |                   |                | 2021               | \$93,900       | 5           | \$300          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2041               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Fused Disc Sw            | 15%  |                   |                | 2020               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 70%  |                   |                | 2020               | \$94,800       | 5           | \$1,500        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%  | 2-4               | \$104,700      | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 62%  |                   |                | 2016               | \$457,900      | 10          | \$46,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Classrooms And Basement                         |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%  |                   |                | 2021               | \$221,500      | 10          | \$22,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2026               | * *            | 10          | \$3,800        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2016               | \$10,300       | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2021               | \$17,000       | 10          | \$9,900        | B             |
| Exit, Service            | 50%  |                   |                | 2021               | \$6,800        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2016               | \$33,100       | 10          | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 120 - BK

## Asset # : 1360

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$32,600       | 2031               | * *            | 4           | \$4,000        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Tank                         |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$100,700      | 1           | \$10,100       | B             |
| Convactor/Radiator  | 70%        |                   |                | 2034               | * *            | 1           | \$18,600       | B             |
| Fan Coil Unit/Heat  | 10%        |                   |                | 2026               | * *            | 1           | \$2,700        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2019               | \$153,600      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$45,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2026               | * *            | 2           | \$500          | B             |
| Roof  | 80%        | Now               | \$5,900        | 2026               | * *            | 2           | \$1,600        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$21,700       | 2           | \$1,200        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 100%       |                   |                |                    |                |             |                | D             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Recent Installation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2026               | * *            | 1           | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : For Boiler Only                             |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 120 - BK

Asset # : 1360

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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 Estimates are rounded to the nearest hundred dollars.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 120 - Q  
**Address** : 58 AVE & 136 STREET  
**Borough** : QUEENS **Agency's Number** : Q120  
**Program / Asset #** : BOE0768.000 / 1556 **Yr Built/Renovated** : 1932 / 2008  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6373 **Lot** : 1 **BIN** : 4139491

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$53,300              |
| Interior Architecture | \$668,100             | \$186,800             |
| Electrical            | \$68,000              | \$303,000             |
| Mechanical            | \$96,000              | \$372,000             |
| <b>Total</b>          | <b>\$832,100</b>      | <b>\$915,100</b>      |
| Priority A            |                       | \$53,300              |
| Priority B            | \$164,000             | \$714,900             |
| Priority C            | \$668,100             | \$146,900             |
| <b>Total</b>          | <b>\$832,100</b>      | <b>\$915,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$55,300        | \$9,300         | \$4,000         |
| Interior Architecture | \$1,200         | \$8,800         | \$1,500         | \$14,500        |
| Electrical            | \$26,900        | \$4,400         | \$300           |                 |
| Mechanical            | \$10,400        | \$10,000        | \$22,500        | \$10,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$82,400</b> | <b>\$37,500</b> | <b>\$33,100</b> |
| Priority A            |                 | \$55,300        | \$9,300         | \$4,000         |
| Priority B            | \$41,200        | \$18,400        | \$26,800        | \$29,200        |
| Priority C            | \$1,200         | \$8,800         | \$1,500         |                 |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$82,400</b> | <b>\$37,500</b> | <b>\$33,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$16,600       | A             |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$21,300       | A             |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$32,000       | A             |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Masonry: Limestone  | 15%        |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 30%        |                   |                | 2042               | **             | 5           | \$7,900        | A             |
| Aluminum  | 70%        |                   |                | 2036               | **             | 5           | \$18,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$5,300        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Under Construction  | 60%        |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 40%        |                   |                | 2025               | **             | 10          | \$33,000       | A             |
| Copper/Terne  | 3%         |                   |                | 2048               | **             | 10          | \$6,200        | A             |
| Modified Bitumen  | 27%        |                   |                | 2025               | **             | 10          | \$22,300       | A             |
| Under Construction  | 30%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$12,800       | C             |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$77,600       | 5           | \$3,500        | C             |
| Ceramic Tile  | 2%         |                   |                | 2029               | **             | 5           | \$2,300        | C             |
| Quarry Tile   | 5%         |                   |                | 2033               | **             | 5           | \$8,800        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Vinyl Tile  | 10%        |                   |                | 2028               | **             | 3           | \$4,400        | C             |
| Vinyl Tile  | 60%        |                   |                | 2015               | \$668,100      | 3           | \$26,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1932 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2048               | **             | 5           | \$21,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2023               | \$69,300       | 5           | \$2,400        | C             |
| Ceramic Tile  | 2%         |                   |                | 2033               | **             | 5           | \$2,400        | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 38%        |                   |                | LIFE               | **             | 5           | \$13,400       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2033               | **             | 5           | \$11,600       | B             |
| AcousTileSusp.Lay-In  | 25%        |                   |                | 2037               | **             | 5           | \$29,000       | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$1,800        | B             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$39,900       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 120 - Q

## Asset # : 1556

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 1200 Amperes. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2020               | \$73,000       | 5           | \$200          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2040               | * *            | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2020               | \$83,300       | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2019               | \$81,300       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2036               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$26,200       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Old Section                                     |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2020               | \$65,400       | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$10,600       | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2025               | * *            | 10          | \$68,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps And Cfl Lamps                      |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2020               | \$9,800        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2020               | \$14,100       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 20%        |                   |                | 2025               | * *            | 10          | \$3,800        | B             |
| Emergency, Battery   | 20%        |                   |                | 2020               | \$6,500        | 10          | \$3,800        | B             |
| Exit, Service  | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 30%        |                   |                | 2020               | \$3,900        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Natural Gas                    | 40%   |                   |                | 2040               | **             | 1           |                | B             |
| Interruptible Gas/Dual Fuel    | 60%   |                   |                | 2046               | **             | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 40%   |                   |                | 2025               | **             | 1           | \$15,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof Mounted Units                           |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Older And 4 New                         |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 60%   |                   |                | 2033               | **             | 1           | \$46,400       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 80%   |                   |                | 2040               | **             | 4           | \$3,100        | B             |
| No Component                   | 20%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 20%   |                   |                | 2015               | \$96,000       | 1           | \$9,700        | B             |
| Convactor/Radiator             | 60%   |                   |                | 2025               | **             | 1           | \$15,200       | B             |
| Fan Coil Unit/Heat             | 20%   |                   |                | 2020               | \$266,500      | 1           | \$5,100        | B             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%   |                   |                | 2025               | **             | 2           | \$1,900        | B             |
| Window/Wall Unit               | 20%   |                   |                | 2018               | \$36,600       | 1           |                | B             |
| No Component                   | 40%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | **             | 2-5         | \$43,500       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 70%   |                   |                | 2020               | \$68,900       | 2           | \$1,700        | B             |
| Roof                           | 30%   |                   |                | 2020               | \$21,200       | 2           | \$700          | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%  |                   |                | 2033               | **             | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2018               | \$20,700       | 2           | \$1,200        | B             |
| HW Heat Exchanger              |   |                   |                |                    |                |             |                |               |
| Low Temp                       | 100%  |                   |                | 2040               | **             | 4           | \$7,700        | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                   |   |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%  |                   |                | 2025               | **             | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 120 - Q

Asset # : 1556

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2025               | * *            | 1           | \$4,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1-3</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 121 - BK  
**Address** : 5301 20 AVENUE @53 STREET  
**Borough** : BROOKLYN **Agency's Number** : K121  
**Program / Asset #** : BOE0430.000 / 1361 **Yr Built/Renovated** : 1929 / 2000  
**Area Sq Ft** : 48,112 **Project Type** : EDUCATION  
**Date of Survey** : 06-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5495 **Lot** : 1101 **BIN** : 3253281

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$58,700              | \$273,700             |
| Interior Architecture | \$448,300             | \$93,900              |
| Electrical            | \$347,400             | \$229,800             |
| Mechanical            |                       | \$50,900              |
| <b>Total</b>          | <b>\$854,300</b>      | <b>\$648,300</b>      |
| Priority A            | \$58,700              | \$273,700             |
| Priority B            | \$388,600             | \$280,700             |
| Priority C            | \$407,000             | \$93,900              |
| <b>Total</b>          | <b>\$854,300</b>      | <b>\$648,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,500         |                 | \$6,800         |                 |
| Interior Architecture | \$124,100        |                 |                 | \$4,500         |
| Electrical            | \$500            | \$40,800        |                 |                 |
| Mechanical            | \$28,800         | \$14,900        | \$8,900         | \$5,400         |
| <b>Total</b>          | <b>\$164,900</b> | <b>\$55,700</b> | <b>\$15,800</b> | <b>\$10,000</b> |
| Priority A            | \$11,500         |                 | \$6,800         |                 |
| Priority B            | \$38,600         | \$55,700        | \$8,900         | \$5,400         |
| Priority C            | \$114,800        |                 |                 | \$4,500         |
| <b>Total</b>          | <b>\$164,900</b> | <b>\$55,700</b> | <b>\$15,800</b> | <b>\$10,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  | Now               | \$58,700       | LIFE    | * *                | 5           | \$34,900       | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   | Now               | \$11,500       | LIFE    | * *                | 5           | \$1,400        | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2036    | * *                | 5           | \$13,700       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$7,400        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5           | \$500          | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2020    | \$231,000          | 10          | \$42,700       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  | Now               | \$1,800        | LIFE    | * *                | 5           | \$13,200       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   | Now               | \$8,000        | 2023    | \$40,200           | 5           | \$900          | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 50%  | Now               | \$28,800       | 2015    | \$288,000          | 3           | \$11,300       | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  | Now               | \$5,800        | 2015    | \$57,600           | 3           | \$2,300        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9 X 9 Tiles                                    |                   |                |         |                    |             |                |               |  |
| Wood                   | 27%  | Now               | \$17,300       | 2035    | * *                | 5           | \$15,300       | C             |  |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 121 - BK

## Asset # : 1361

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|   |     |     |          |      |          |   |          |   |
|---|-----|-----|----------|------|----------|---|----------|---|
| Cast in Place Concrete  | 10% | Now | \$19,800 | LIFE | * *      |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |     |     |          |      |          |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |          |   |          |   |
| Cast Stone/Terra Cotta  | 5%  | 2-4 | \$11,900 | LIFE | * *      |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |     |     |          |      |          |   |          |   |
| <i>Location : Basement</i>  |     |     |          |      |          |   |          |   |
| Ceramic Tile  | 3%  | Now | \$10,800 | 2023 | \$53,800 | 5 | \$900    | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |     |     |          |      |          |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |          |   |          |   |
| Masonry: Brick  | 25% |     |          | LIFE | * *      |   |          | C |
| Marble Panels   | 2%  | Now | \$10,600 | LIFE | * *      |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |          |   |          |   |
| <i>Location : Lobby</i>   |     |     |          |      |          |   |          |   |
| Plaster   | 55% | Now | \$61,400 | LIFE | * *      | 5 | \$10,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |     |     |          |      |          |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |          |   |          |   |

## Ceilings

|  |     |     |          |      |     |   |          |   |
|--|-----|-----|----------|------|-----|---|----------|---|
| Exposed Concrete   | 20% | Now | \$9,300  | LIFE | * * | 5 | \$1,900  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |     |   |          |   |
| Plaster  | 80% | Now | \$41,300 | LIFE | * * | 5 | \$30,000 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |     |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2020 | \$16,000 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1000 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$74,500 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$47,700 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$7,900  | 5 | \$100 | B |
| Molded Case Bkrs | 90% |  |  | 2019 | \$71,100 | 5 | \$900 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$37,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 90%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2020               | \$9,500        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$12,700       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 75%        |                   |                | 2015               | \$273,000      | 10          | \$27,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2020               | \$36,400       | 10          | \$3,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$8,400        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$36,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 45%        |                   |                | 2015               | \$3,000        | 1           |                | B             |
| Emergency, Battery   | 5%         |                   |                | 2015               | \$800          | 10          | \$500          | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$3,300        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$40,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                 |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$16,100       | 2030               | * *            | 4           | \$2,000        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Return Pipes, Basement                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BK

Asset # : 1361

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 10%        |                   |                | 2020               | \$24,800       | 1           | \$2,500        | B             |
| Convactor/Radiator    | 60%        |                   |                | 2025               | * *            | 1           | \$7,800        | B             |
| Fan Coil Unit/Heat    | 30%        |                   |                | 2025               | * *            | 1           | \$3,900        | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2015               | \$9,500        | 1           |                | B             |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$22,500       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2020               | \$50,900       | 2           | \$1,200        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$10,700       | 2           | \$600          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 121 - BX  
**Address** : 2750 THROOP AVENUE @ ARNOW AVENUE  
**Borough** : BRONX **Agency's Number** : X121  
**Program / Asset #** : BOE0261.000 / 2687 **Yr Built/Renovated** : 1953 / 2000  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4526 **Lot** : 1 **BIN** : 2054253

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,252,400           | \$63,900              |
| Interior Architecture | \$924,800             |                       |
| Electrical            | \$152,900             | \$929,700             |
| Mechanical            |                       | \$249,300             |
| <b>Total</b>          | <b>\$2,330,100</b>    | <b>\$1,242,900</b>    |
| Priority A            | \$1,252,400           | \$63,900              |
| Priority B            | \$298,300             | \$1,179,000           |
| Priority C            | \$779,400             |                       |
| <b>Total</b>          | <b>\$2,330,100</b>    | <b>\$1,242,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$6,700         |                 |                 |
| Interior Architecture | \$2,900         | \$28,400        |                 |                 |
| Electrical            | \$21,100        | \$6,700         | \$300           | \$100           |
| Mechanical            | \$50,500        | \$10,700        | \$21,800        | \$10,700        |
| <b>Total</b>          | <b>\$74,500</b> | <b>\$52,400</b> | <b>\$22,100</b> | <b>\$10,800</b> |
| Priority A            |                 | \$6,700         |                 |                 |
| Priority B            | \$71,600        | \$35,500        | \$22,100        | \$10,800        |
| Priority C            | \$2,900         | \$10,200        |                 |                 |
| <b>Total</b>          | <b>\$74,500</b> | <b>\$52,400</b> | <b>\$22,100</b> | <b>\$10,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$63,900       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Fan Room In Basement   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Fan Room, Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Broken Drain Pipe Along Walkway At East Side Of Building Is Causing Water Infiltration. |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Metal Panel   | 5%         |                   |                | 2030    | **                 | 5-10        | \$24,400       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        | 2-4               | \$1,210,000    | 2045    | **                 | 5           | \$12,600       | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%                                       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Glass Block   | 5%         |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 100%       |                   |                | LIFE    | **                 | 5           | \$15,000       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        | Now               | \$42,400       | 2025    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 5%         |                   |                | 2033    | **                 | 10          | \$7,600        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$25,600       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room, Fan Room  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2029    | **                 | 5           | \$5,800        | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,600        | C             |  |
| Vinyl Tile  | 70%        |                   |                | 2015    | \$779,400          | 3           | \$30,700       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2048    | **                 | 5           | \$21,900       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE    | **                 | 5           | \$4,700        | C             |  |
| Plaster   | 65%        |                   |                | LIFE    | **                 | 5           | \$22,900       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |     |           | 2025 | ** | 5 | \$36,300 | B |
| Exposed Concrete     | 65% | Now | \$145,400 | LIFE | ** | 5 | \$11,800 | B |

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Along East Foundaton Wall Basement Level*

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$7,300 | B |
|---------|-----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2046 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 600a.*

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2-600a Service*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2046 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |    |  |  |      |    |   |       |   |
|---------------|----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2042 | ** | 5 | \$100 | B |
|---------------|----|--|--|------|----|---|-------|---|

|                |    |     |         |      |    |   |  |   |
|----------------|----|-----|---------|------|----|---|--|---|
| Fused Knife Sw | 5% | 2-4 | \$6,800 | 2045 | ** | 5 |  | B |
|----------------|----|-----|---------|------|----|---|--|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Fan Room*

|                     |     |     |          |      |    |   |       |   |
|---------------------|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch | 10% | 0-2 | \$13,600 | 2045 | ** | 5 | \$100 | B |
|---------------------|-----|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Fan Room*

|                  |    |  |  |      |    |   |       |   |
|------------------|----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2042 | ** | 5 | \$100 | B |
|------------------|----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2019 | \$101,600 | 5 | \$1,500 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2046 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2018 | \$17,000 | 5 | \$400 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 20% |  |  | 2033 | ** | 5 | \$100 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 121 - BX

Asset # : 2687

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation.*

## Lighting

Interior Lighting  
Fluorescent

93%

2020

\$654,500

10

\$66,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

HID

2%

2015

\$6,500

10

\$100

B

Incandescent

5%

2015

\$35,200

2

\$100

B

## Egress Lighting

Emergency, Service

50%

2025

\* \*

1

B

Exit, Service

50%

2025

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Fuel Oil No 4

100%

Now

\$4,400

2030

\* \*

5

\$12,100

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Petrometer*Conversion Equipment  
Steam Boiler

100%

2025

\* \*

1

\$77,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$31,100

2030

\* \*

4

\$3,900

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pump, Basement*

## Terminal Devices

Air Handler

20%

Now

\$4,800

2020

\$96,000

1

\$8,700

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Pneumatic Controls, Basement*

Convactor/Radiator

80%

2025

\* \*

1

\$20,200

B

## Air Conditioning

Energy Source  
Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2018

\$54,900

1

B

No Component

70%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040****P. S. 121 - BX****Asset # : 2687**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                          |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|--------------------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority<br/>Code</b> |
| Ventilation                          |                       |                              |                       |                           |                       |                        |                       |                          |
| Distribution                         |                       |                              |                       |                           |                       |                        |                       |                          |
| Ductwork/Diffusers                   | 100%                  |                              |                       | LIFE                      | * *                   | 2-5                    | \$43,500              | B                        |
| Exhaust Fans                         |                       |                              |                       |                           |                       |                        |                       |                          |
| Interior                             | 100%                  |                              |                       | 2020                      | \$98,400              | 2                      | \$2,400               | B                        |
| Plumbing                             |                       |                              |                       |                           |                       |                        |                       |                          |
| H/C Water Piping                     |                       |                              |                       |                           |                       |                        |                       |                          |
| Galv Iron/Steel                      | 100%                  |                              |                       | 2025                      | * *                   | 1                      |                       | B                        |
| HW Heat Exchanger                    |                       |                              |                       |                           |                       |                        |                       |                          |
| Low Temp                             | 100%                  |                              |                       | 2020                      | \$27,600              | 4                      | \$7,700               | B                        |
| Sanitary Piping                      |                       |                              |                       |                           |                       |                        |                       |                          |
| Cast Iron                            | 100%                  |                              |                       | LIFE                      | * *                   | 1                      |                       | B                        |
| Storm Drain Piping                   |                       |                              |                       |                           |                       |                        |                       |                          |
| Cast Iron                            | 100%                  |                              |                       | LIFE                      | * *                   | 1                      |                       | B                        |
| Sump Pump(s)                         |                       |                              |                       |                           |                       |                        |                       |                          |
| Rigid Piping                         | 100%                  |                              |                       | 2020                      | \$10,300              | 4                      | \$1,300               | B                        |
| Fixtures                             |                       |                              |                       |                           |                       |                        |                       |                          |
| Generic                              | 100%                  |                              |                       |                           |                       |                        |                       | B                        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 121 - Q  
**Address** : 126-10 109 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q121  
**Program / Asset #** : BOE0770.000 / 1558 **Yr Built/Renovated** : 1925 / 2008  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 11607 **Lot** : 1 **BIN** : 4249769

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$155,400             |
| Interior Architecture | \$394,500             | \$470,500             |
| Electrical            | \$614,400             | \$465,500             |
| Mechanical            | \$473,100             | \$1,185,000           |
| <b>Total</b>          | <b>\$1,481,900</b>    | <b>\$2,276,400</b>    |
| Priority A            |                       | \$155,400             |
| Priority B            | \$1,087,500           | \$1,705,100           |
| Priority C            | \$394,500             | \$416,000             |
| <b>Total</b>          | <b>\$1,481,900</b>    | <b>\$2,276,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$3,100         |                 | \$32,000         | \$17,000        |
| Interior Architecture | \$24,400        | \$2,400         |                  | \$7,900         |
| Electrical            | \$23,200        | \$2,100         | \$45,500         | \$1,200         |
| Mechanical            | \$3,800         | \$9,200         | \$45,700         | \$14,000        |
| <b>Total</b>          | <b>\$54,400</b> | <b>\$13,700</b> | <b>\$123,200</b> | <b>\$40,100</b> |
| Priority A            | \$3,100         |                 | \$32,000         | \$17,000        |
| Priority B            | \$34,500        | \$11,300        | \$91,200         | \$15,200        |
| Priority C            | \$16,900        | \$2,400         |                  | \$7,900         |
| <b>Total</b>          | <b>\$54,400</b> | <b>\$13,700</b> | <b>\$123,200</b> | <b>\$40,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$47,000       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$108,400      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$4,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2037    | **                 | 5           | \$34,000       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5           | \$6,800        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$7,900        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%  |                   |                | 2026    | **                 | 10          | \$32,000       | A             |  |
| Metal Panel            | 5%   |                   |                | 2034    | **                 | 10          | \$3,100        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  | Now               | \$3,000        | LIFE    | **                 | 5           | \$21,200       | C             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2030    | **                 | 5           | \$4,900        | C             |  |
| Quarry Tile            | 5%   |                   |                | 2034    | **                 | 5           | \$7,300        | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$3,800        | C             |  |
| Vinyl Tile             | 10%  |                   |                | 2026    | **                 | 3           | \$4,800        | C             |  |
| Vinyl Tile             | 45%  | Now               | \$124,800      | 2021    | \$416,000          | 3           | \$16,400       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 4th Floor                            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  | Now               | \$92,400       | 2031    | **                 | 3           | \$3,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : 9x9 Tiles Throughout                            |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2049    | **                 | 5           | \$18,200       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 80%  | Now               | \$177,200      | LIFE    | **                 | 5           | \$29,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Exterior Walls Of Toilets Throughout            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 121 - Q

## Asset # : 1558

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

10% Now

\$7,500

LIFE

\* \*

5

\$1,500

B

*Exposed Reinforcement, Extent : Severe, Area Affected : 10%**Location : Basement Gas Meter Room*

Plaster

90%

LIFE

\* \*

5

\$54,600

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$89,400

5

\$300

B

## Raceway

Conduit

90%

2021

\$76,700

1

B

Conduit

10%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2037

\* \*

5

\$100

B

Fused Disc Sw

5%

2020

\$5,100

5

\$100

B

Fused Toggle Switch

5%

2-4

\$5,100

2046

\* \*

5

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

10%

2037

\* \*

5

\$200

B

Molded Case Bkrs

75%

2020

\$76,200

5

\$1,300

B

## Wiring

Braided Cloth

90%

2-4

\$80,600

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

10%

2041

\* \*

1

B

## Motor Controllers

Locally Mounted

20%

2019

\$4,200

5

\$100

B

Locally Mounted

80%

2-4

\$17,000

2041

\* \*

5

\$200

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

82%

2016

\$479,100

10

\$48,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

## Fluorescent

10%

2026

\* \*

10

\$5,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : T C U Room**Explanation : Using T-8 Lamps*

## HID

5%

2026

\* \*

10

\$100

B

## Incandescent

3%

2016

\$17,500

2

B

## Egress Lighting

## Emergency, Service

50%

2021

\$5,400

1

B

## Exit, Service

50%

2021

\$5,400

1

B

## Exterior Lighting

## HID

100%

2016

\$26,300

10

\$200

B

## Alarm

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2021

\$223,200

1-3

\$11,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2031

\* \*

5

\$20,100

B

## Conversion Equipment

## Steam Boiler

100%

0-2

\$359,700

2041

\* \*

1

\$57,800

B

*Boiler Used For Hot Water, Extent : Light, Area Affected : 100%**Location : Basement**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units. Replacement Project Has Been Scheduled For Summer 2010*

## Distribution

## Steam Piping/Pump

100%

2021

\$515,900

4

\$3,200

B

## Terminal Devices

## Air Handler

10%

2016

\$39,800

1

\$4,000

B

## Convactor/Radiator

80%

2019

\$558,400

1

\$16,800

B

## Fan Coil Unit/Heat

10%

2021

\$110,600

1

\$2,100

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 121 - Q

Asset # : 1558

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2016    | \$15,200       | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$36,100       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 90%            |                   |                    | 2016    | \$73,500       | 2           | \$1,800        | B             |
|                  | Roof                 | 10%            |                   |                    | 2016    | \$5,900        | 2           | \$200          | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |                |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%           |                   |                    | 2021    | \$22,900       | 4           | \$6,400        | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Backflow Preventer   |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    | 2021    | \$7,200        | 1           | \$4,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%             |                   |                    | 2031    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 122 - Q  
**Address** : 21-21 DITMARS BLVD.  
**Borough** : QUEENS **Agency's Number** : Q122  
**Program / Asset #** : BOE0771.000 / 2532 **Yr Built/Renovated** : 1925 / 2009  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 880 **Lot** : 1 **BIN** : 4019633

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$193,300             |
| Interior Architecture | \$827,500             | \$1,146,800           |
| Electrical            | \$167,600             | \$1,232,800           |
| Mechanical            | \$86,000              | \$104,100             |
| <b>Total</b>          | <b>\$1,081,200</b>    | <b>\$2,677,000</b>    |
| Priority A            |                       | \$193,300             |
| Priority B            | \$253,600             | \$1,401,200           |
| Priority C            | \$827,500             | \$1,082,400           |
| <b>Total</b>          | <b>\$1,081,200</b>    | <b>\$2,677,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$24,100        |
| Interior Architecture | \$33,900        | \$7,700         | \$10,300        | \$4,300         |
| Electrical            | \$300           | \$1,000         | \$700           | \$200           |
| Mechanical            | \$20,900        | \$13,200        | \$19,900        | \$16,100        |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$21,900</b> | <b>\$30,900</b> | <b>\$44,600</b> |
| Priority A            |                 |                 |                 | \$24,100        |
| Priority B            | \$54,200        | \$14,200        | \$20,600        | \$16,300        |
| Priority C            | \$900           | \$7,700         | \$10,300        | \$4,300         |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$21,900</b> | <b>\$30,900</b> | <b>\$44,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

| Architecture  |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                        |                |                   |                |                    |                |             |                |               |
| Exterior Walls  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast Stone/Terra Cotta | 3%             |                   |                | LIFE               | **             | 5           | \$39,900       | A             |
|   | Masonry: Brick         | 90%            |                   |                | LIFE               | **             | 5           | \$153,400      | A             |
|   | Masonry: Granite       | 5%             |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
|   | Masonry: Marble        | 2%             |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Windows   |                        |                |                   |                |                    |                |             |                |               |
|   | Aluminum               | 100%           |                   |                | 2037               | **             | 5           | \$48,200       | A             |
| Parapets  |                        |                |                   |                |                    |                |             |                |               |
|   | Cast Stone/Terra Cotta | 2%             |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
|   | Masonry: Brick         | 88%            |                   |                | LIFE               | **             | 5           | \$11,000       | A             |
|   | Pre-Cast Concrete      | 10%            |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Roof  |                        |                |                   |                |                    |                |             |                |               |
|   | Not Accessible         | 100%           |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%           |                        |                |                   |                |                    |                |             |                |               |
| Location :  |                        |                |                   |                |                    |                |             |                |               |
| Explanation : Snow Cover  |                        |                |                   |                |                    |                |             |                |               |
| Interior  |                        |                |                   |                |                    |                |             |                |               |
| Floors  |                        |                |                   |                |                    |                |             |                |               |
|   | Ceramic Tile           | 5%             |                   |                | 2030               | **             | 5           | \$6,900        | C             |
|   | Marble Panels          | 3%             |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
|   | Traffic Topping        | 27%            | 2-4               | \$100,000      | 2021               | \$1,000,200    | 5           | \$23,200       | C             |
| Wrinkling, Extent : Moderate, Area Affected : 10%               |                        |                |                   |                |                    |                |             |                |               |
| Location : Stairs   |                        |                |                   |                |                    |                |             |                |               |
|   | Vinyl Tile             | 20%            | Now               | \$261,700      | 2031               | **             | 3           | \$10,300       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 100%              |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |                        |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |                        |                |                   |                |                    |                |             |                |               |
|   | Vinyl Tile             | 5%             |                   |                | 2026               | **             | 3           | \$3,400        | C             |
|   | Wood                   | 32%            | Now               | \$465,800      | 2036               | **             | 5           | \$41,200       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                        |                |                   |                |                    |                |             |                |               |
| Location : Classroom(s), Cafeteria                              |                        |                |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 20%           |                        |                |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |                        |                |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%           |                        |                |                   |                |                    |                |             |                |               |
| Location : Classroom(s)   |                        |                |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Severe, Area Affected : 20%            |                        |                |                   |                |                    |                |             |                |               |
| Location : Classrooms   |                        |                |                   |                |                    |                |             |                |               |
|   | Wood                   | 8%             |                   |                | 2056               | **             | 5           | \$20,600       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |                        |                |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |                        |                |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 122 - Q

## Asset # : 2532

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2030 | ** | 5 | \$8,500  | C |
| Masonry: Brick | 12% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 3%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 80% |  |  | LIFE | ** | 5 | \$41,000 | C |

## Ceilings

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 25% |     |          | LIFE | ** | 5 | \$5,400  | B |
| Plaster          | 5%  |     |          | LIFE | ** | 5 | \$4,300  | B |
| Plaster          | 70% | Now | \$33,000 | LIFE | ** | 5 | \$60,100 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Stair, Fifth Floor Classrooms*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2021 | \$95,400 | 5 | \$300 | B |
| Fused Disc Sw | 20% |  |  | 2041 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2037 | **        | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2020 | \$115,200 | 5 | \$2,000 | B |
| Molded Case Bkrs | 5%  |  |  | 2037 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$130,400 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2034 | **       | 5 | \$300 | B |
| Locally Mounted | 50% |  |  | 2019 | \$16,500 | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,300 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 122 - Q

## Asset # : 2532

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

98%  
 2021 \$810,500 10 \$82,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2021 \$7,700 10 \$100 B

## Egress Lighting

Emergency, Battery 50% 2029 \* \* 10 \$11,100 B  
 Exit, Service 50% 2029 \* \* 1 B

## Exterior Lighting

HID 100% 2016 \$37,200 10 \$300 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2041 \* \* 1 B

## Conversion Equipment

Steam Boiler 100% 2034 \* \* 1 \$91,000 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% 2041 \* \* 4 \$4,500 B

## Terminal Devices

Air Handler 20% 2026 \* \* 1 \$11,400 B  
 Convector/Radiator 80% 2034 \* \* 1 \$23,800 B

## Air Conditioning

## Energy Source

Electricity 100% 2037 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 40% 2016 \$86,000 1 B  
 No Component 60% D

## Ventilation

## Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$51,200 B

## Exhaust Fans

Interior 90% 2021 \$104,100 2 \$2,600 B  
 Roof 10% 2021 \$8,300 2 \$300 B

## Plumbing

## H/C Water Piping

Galv Iron/Steel 100% 2026 \* \* 1 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 122 - Q

Asset # : 2532

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 20%        |                   |                | 2019               | \$3,200        | 4           | \$200          | B             |
| Gas Fired  | 80%        | Now               | \$1,000        | 2019               | \$19,500       | 2           | \$900          | B             |
| Malfunctioning, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Needs Forced Draft Fan For Cold Weather       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 175 Gal                                    |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$7,300        | LIFE               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Street Connection                             |            |                   |                |                    |                |             |                |               |
| Explanation : Needs Check Valve                          |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 123 - BK  
**Address** : 100 IRVING AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K123  
**Program / Asset #** : BOE0431.000 / 1362 **Yr Built/Renovated** : 1901 / 2009  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3203 **Lot** : 1 **BIN** : 3251867

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$245,600             | \$206,600             |
| Interior Architecture | \$1,548,700           | \$146,000             |
| Electrical            |                       | \$323,600             |
| Mechanical            | \$44,500              | \$820,200             |
| <b>Total</b>          | <b>\$1,838,700</b>    | <b>\$1,496,400</b>    |
| Priority A            | \$245,600             | \$206,600             |
| Priority B            | \$169,800             | \$1,289,800           |
| Priority C            | \$1,423,400           |                       |
| <b>Total</b>          | <b>\$1,838,700</b>    | <b>\$1,496,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,600         |                 | \$4,500         |                 |
| Interior Architecture | \$47,900         | \$2,700         |                 | \$8,100         |
| Electrical            | \$300            |                 | \$33,800        |                 |
| Mechanical            | \$38,500         | \$10,400        | \$49,300        | \$11,100        |
| <b>Total</b>          | <b>\$114,300</b> | <b>\$13,100</b> | <b>\$87,600</b> | <b>\$19,200</b> |
| Priority A            | \$27,600         |                 | \$4,500         |                 |
| Priority B            | \$79,100         | \$10,400        | \$83,100        | \$11,100        |
| Priority C            | \$7,500          | \$2,700         |                 | \$8,100         |
| <b>Total</b>          | <b>\$114,300</b> | <b>\$13,100</b> | <b>\$87,600</b> | <b>\$19,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        | Now               | \$117,900      | LIFE    | **                 | 5           | \$98,900       | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$107,700      | A             |  |
| Masonry: Limestone   | 5%         | Now               | \$39,800       | LIFE    | **                 | 5           | \$4,700        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$87,900       | 2037    | **                 | 5           | \$18,200       | A             |  |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 15%        |                   |                | 2034    | **                 | 5-10        | \$32,000       | A             |  |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,500        | A             |  |
| No Component   | 83%        |                   |                |         |                    |             |                | D             |  |
| Other Observation, Extent : Light, Area Affected : 0%          |            |                   |                |         |                    |             |                |               |  |
| Location :   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Sloped Roof                                      |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Macadam  | 15%        | Now               | \$5,100        | 2026    | **                 | 5           | \$2,300        | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : School Yard   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Old Coal Bunker And Boiler Room                     |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle  | 70%        |                   |                | 2030    | **                 | 10          | \$5,300        | A             |  |
| Metal Panel  | 5%         | Now               | \$3,100        | 2034    | **                 |             |                | A             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Painted Surface                                  |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 10%        |                   |                | 2026    | **                 | 10          | \$4,500        | A             |  |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - BK

## Asset # : 1362

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | * *                | 5           | \$23,700       | C             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 2%               |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2030    | * *                | 5           | \$5,400        | C             |  |
| Traffic Topping  | 20%        | Now               | \$584,600      | 2031    | * *                | 5           | \$13,500       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 35%               |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors, Stairs   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%                   |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s) Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Moderate, Area Affected : 50%                      |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s) Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 60%        | Now               | \$619,500      | 2031    | * *                | 3           | \$24,400       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 80%               |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Uneven Substrate, Extent : Moderate, Area Affected : 5%                |            |                   |                |         |                    |             |                |               |  |
| Location : Gym   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Severe, Area Affected : 100%                     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 80%                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile   |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2049    | * *                | 5           | \$10,200       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | * *                | 5           | \$5,400        | C             |  |
| Gypsum Board   | 2%         | Now               | \$2,500        | LIFE    | * *                | 5           | \$1,600        | C             |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 10%            |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        | Now               | \$183,200      | LIFE    | * *                |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%             |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Severe, Area Affected : 20%                         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Basement, Basement Classrooms                    |            |                   |                |         |                    |             |                |               |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%                 |            |                   |                |         |                    |             |                |               |  |
| Location : At Column Near Old Ash Hoist In Basement And Stairs 2 And 4 |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 10%                |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Classroom  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Loose Units  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 73%        | Now               | \$36,100       | LIFE    | * *                | 5           | \$29,500       | C             |  |
| Loose/Delam Surface, Extent : Severe, Area Affected : 5%               |            |                   |                |         |                    |             |                |               |  |
| Location : Room 401  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - BK

## Asset # : 1362

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

Exposed Concrete

10% Now

\$125,300 LIFE

\* \*

5

\$1,700

B

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : Old Coal Bunker And Ceiling Below Stair In Basement**Water Penetration, Extent : Severe, Area Affected : 20%**Location : Old Coal Bunker And Boiler Room*

Fiber Board

10%

2021

\$98,600

B

Masonry: Vault Struct

10% Now

\$14,300 LIFE

\* \*

B

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Attic*

Plaster

70% Now

\$26,100 LIFE

\* \*

5

\$47,400

B

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Music Room And Adjacent Classrooms*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$104,300

5

\$300

B

## Raceway

Conduit

100%

2021

\$118,900

1

B

## Panelboards

Fused Disc Sw

5%

2020

\$6,800

5

\$100

B

Molded Case Bkrs

95%

2046

\* \*

5

\$1,800

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

## Wiring

Thermoplastic

70%

2051

\* \*

1

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

Thermoplastic

30%

2021

\$39,200

1

B

## Motor Controllers

Locally Mounted

100%

2019

\$21,200

5

\$500

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 92%        |                   |                | 2031               | * *            | 10          | \$61,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2016               | \$32,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2021               | \$3,000        | 1           |                | B             |
| Emergency, Battery   | 25%        |                   |                | 2021               | \$7,500        | 10          | \$4,400        | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$6,000        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2031               | * *            | 10          | \$200          | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2038               | * *            | 1           | \$71,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$28,800       | 2041               | * *            | 4           | \$3,600        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : 1 Vacuum Pump, Basement                       |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 10%        |                   |                | 2016               | \$44,500       | 1           | \$4,500        | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2019               | \$623,600      | 1           | \$18,700       | B             |
| Fan Coil Unit/Heat                                       | 10%        |                   |                | 2021               | \$123,600      | 1           | \$2,300        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2016               | \$33,900       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 123 - BK

Asset # : 1362

| Mechanical  |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|-------------|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System      | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|             | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Ventilation |                    |                |           |                    |      |                |       |                |          |
|             | Distribution       |                |           |                    |      |                |       |                |          |
|             | Ductwork/Diffusers | 100%           |           |                    | LIFE | * *            | 2-5   | \$40,400       | B        |
|             | Exhaust Fans       |                |           |                    |      |                |       |                |          |
|             | Interior           | 80%            |           |                    | 2021 | \$73,000       | 2     | \$1,800        | B        |
|             | Roof               | 20%            |           |                    | 2021 | \$13,100       | 2     | \$400          | B        |
| Plumbing    |                    |                |           |                    |      |                |       |                |          |
|             | H/C Water Piping   |                |           |                    |      |                |       |                |          |
|             | Galv Iron/Steel    | 100%           |           |                    | 2026 | * *            | 1     |                | B        |
|             | Water Heater       |                |           |                    |      |                |       |                |          |
|             | Gas Fired          | 100%           |           |                    | 2019 | \$19,200       | 2     | \$1,100        | B        |
|             | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|             | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|             | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|             | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|             | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|             | Rigid Piping       | 100%           |           |                    | 2021 | \$10,300       | 4     | \$1,300        | B        |
|             | Fixtures           |                |           |                    |      |                |       |                |          |
|             | Generic            | 100%           |           |                    |      |                |       |                | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 123 - M  
**Address** : 301 WEST 140 STREET  
**Borough** : MANHATTAN **Agency's Number** : M123  
**Program / Asset #** : BOE0071.000 / 694 **Yr Built/Renovated** : 1959 /  
**Area Sq Ft** : 118,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2042 **Lot** : 35 **BIN** : 1060726

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$235,300             | \$243,200             |
| Interior Architecture |                       | \$917,400             |
| Electrical            | \$973,300             | \$384,800             |
| Mechanical            | \$296,600             | \$837,900             |
| <b>Total</b>          | <b>\$1,505,200</b>    | <b>\$2,383,300</b>    |
| Priority A            | \$235,300             | \$243,200             |
| Priority B            | \$1,269,900           | \$1,358,300           |
| Priority C            |                       | \$781,800             |
| <b>Total</b>          | <b>\$1,505,200</b>    | <b>\$2,383,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  | \$8,300         |
| Interior Architecture | \$3,700         | \$16,000        | \$25,600         | \$3,700         |
| Electrical            | \$1,200         | \$1,300         | \$31,800         |                 |
| Mechanical            | \$45,800        | \$38,000        | \$44,200         | \$35,600        |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$55,300</b> | <b>\$101,700</b> | <b>\$47,700</b> |
| Priority A            |                 |                 |                  | \$8,300         |
| Priority B            | \$47,000        | \$39,300        | \$94,700         | \$35,600        |
| Priority C            | \$3,700         | \$16,000        | \$7,000          | \$3,700         |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$55,300</b> | <b>\$101,700</b> | <b>\$47,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |      |           |   |
|--------------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick     | 60% |  |  | LIFE | ** | 5    | \$49,500  | A |
| Masonry: Limestone | 2%  |  |  | LIFE | ** | 5    | \$1,200   | A |
| Metal Panel        | 33% |  |  | 2041 | ** | 5-10 | \$187,200 | A |
| Granite Panels     | 5%  |  |  | LIFE | ** | 5    | \$3,100   | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 90% |  |  | 2037 | ** | 5 | \$16,700 | A |
| Glass Block | 10% |  |  | LIFE | ** | 5 | \$1,200  | A |

## Parapets

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick    | 37% |  |  | LIFE | ** | 5    | \$5,000   | A |
| Metal Rail        | 60% |  |  | 2026 | ** | 5-10 | \$146,400 | A |
| Pre-Cast Concrete | 3%  |  |  | LIFE | ** | 5    | \$2,500   | A |

## Roof

|                       |     |  |  |      |    |    |          |   |
|-----------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)        | 97% |  |  | 2026 | ** | 10 | \$95,400 | A |
| Copper/Terne          | 2%  |  |  | 2049 | ** | 10 | \$4,900  | A |
| Skylight, Metal/Glass | 1%  |  |  | 2031 | ** | 10 | \$3,300  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$32,600 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | **        | 5 | \$7,500  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$5,800  | C |
| Vinyl Tile             | 20% |  |  | 2026 | **        | 3 | \$14,900 | C |
| Vinyl Tile             | 55% |  |  | 2021 | \$781,800 | 3 | \$30,800 | C |
| Wood                   | 5%  |  |  | 2036 | **        | 5 | \$14,000 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2030 | ** | 5 | \$4,000  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$5,300  | C |
| Glass: Single Pane    | 2%  |  |  | LIFE | ** | 5 | \$2,000  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$21,800 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |           |   |          |   |
|-------------------|-----|--|--|------|-----------|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2026 | **        | 5 | \$37,300 | B |
| Exposed Concrete  | 55% |  |  | LIFE | **        | 5 | \$12,800 | B |
| Fiber Board       | 10% |  |  | 2021 | \$135,600 |   |          | B |
| Plaster           | 10% |  |  | LIFE | **        | 5 | \$9,300  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Main Service Protectors - No Ratings Available

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - M

## Asset # : 694

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2021    | \$119,200          | 5           | \$2,600        | B             |
| Raceway                  |  |                   |                |         |                    |             |                |               |
| Conduit                  | 100%   |                   |                | 2021    | \$143,700          | 1           |                | B             |
| Panelboards              |  |                   |                |         |                    |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2020    | \$13,600           | 5           | \$200          | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2020    | \$121,900          | 5           | \$2,300        | B             |
| Wiring                   |  |                   |                |         |                    |             |                |               |
| Braided Cloth            | 90%  | 2-4               | \$138,100      | 2046    | * *                | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2021    | \$15,300           | 1           |                | B             |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019    | \$33,000           | 5           | \$700          | B             |
| Ground                   |  |                   |                |         |                    |             |                |               |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |
| Generic                  | 100%   | 0-2               | \$900          | LIFE    | * *                | 5           | \$1,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |
|                          | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |
| Lighting                 |  |                   |                |         |                    |             |                |               |
| Interior Lighting        |  |                   |                |         |                    |             |                |               |
| Fluorescent              | 83%  |                   |                | 2016    | \$745,700          | 10          | \$75,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Upper Floors                                    |                   |                |         |                    |             |                |               |
|                          | Explanation : T-12 And Cfl Lamps                           |                   |                |         |                    |             |                |               |
| Fluorescent              | 15%  |                   |                | 2026    | * *                | 10          | \$13,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |         |                    |             |                |               |
| Incandescent             | 2%   |                   |                | 2016    | \$18,000           | 2           |                | B             |
| Egress Lighting          |  |                   |                |         |                    |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2026    | * *                | 10          | \$12,000       | B             |
| Exit, Service            | 50%  |                   |                | 2026    | * *                | 1           |                | B             |
| Exterior Lighting        |  |                   |                |         |                    |             |                |               |
| HID                      | 100%   |                   |                | 2026    | * *                | 10          | \$300          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2031               | * *            | 5           | \$30,900       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - M

## Asset # : 694

| Mechanical         |                       | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                       |   |                   |                |                    |                |             |                |               |
|                    | Conversion Equipment  |   |                   |                |                    |                |             |                |               |
|                    | Steam Boiler          | 100%  |                   |                | 2019               | \$553,200      | 1           | \$98,800       | B             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                    |                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution       |                       |   |                   |                |                    |                |             |                |               |
|                    | Steam Piping/Pump     | 100%  | Now               | \$39,700       | 2031               | * *            | 4           | \$4,900        | B             |
|                    |                       | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                    |                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
| Terminal Devices   |                       |   |                   |                |                    |                |             |                |               |
|                    | Air Handler           | 30%   |                   |                | 2021               | \$183,800      | 1           | \$18,500       | B             |
|                    | Convactor/Radiator    | 70%   |                   |                | 2026               | * *            | 1           | \$22,600       | B             |
| Air Conditioning   |                       |   |                   |                |                    |                |             |                |               |
|                    | Energy Source         |   |                   |                |                    |                |             |                |               |
|                    | Electricity           | 100%  |                   |                | 2037               | * *            | 1           |                | B             |
|                    | Conversion Equipment  |   |                   |                |                    |                |             |                |               |
|                    | Reciprocating         | 20%   | Now               | \$77,100       | 2031               | * *            | 1           | \$8,300        | B             |
|                    | Compr/Chiller         | Not in Service, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                    |                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                    | No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Distribution       |                       |   |                   |                |                    |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump | 100%  |                   |                | 2031               | * *            | 4           | \$7,400        | B             |
| Terminal Devices   |                       |   |                   |                |                    |                |             |                |               |
|                    | Air Handler/Cool/Ht   | 100%  |                   |                | 2016               | \$179,800      | 1           | \$61,700       | B             |
| Heat Rejection     |                       |   |                   |                |                    |                |             |                |               |
|                    | Evap Condenser        | 100%  |                   |                | 2021               | \$18,500       | 2           | \$69,400       | B             |
| Ventilation        |                       |   |                   |                |                    |                |             |                |               |
|                    | Distribution          |   |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$55,600       | B             |
| Exhaust Fans       |                       |   |                   |                |                    |                |             |                |               |
|                    | Interior              | 30%   |                   |                | 2021               | \$37,700       | 2           | \$900          | B             |
|                    | Roof                  | 70%   |                   |                | 2021               | \$63,200       | 2           | \$2,200        | B             |
| Plumbing           |                       |   |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping      |   |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel       | 100%  | Now               | \$17,000       | 2026               | * *            | 1           |                | B             |
|                    |                       | Corroded, Extent : Severe, Area Affected : 2%           |                   |                |                    |                |             |                |               |
|                    |                       | Location : Shut Off Valves                              |                   |                |                    |                |             |                |               |
|                    | HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
|                    | Low Temp              | 100%  | Now               | \$1,800        | 2031               | * *            | 4           | \$9,900        | B             |
|                    |                       | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                    |                       | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
| Sanitary Piping    |                       |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping |                       |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 123 - M

Asset # : 694

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 123 - Q  
**Address** : 145-01 119TH AVE. BTWN: INWOOD ST., 145 ST.  
**Borough** : QUEENS **Agency's Number** : Q123  
**Program / Asset #** : BOE0772.000 / 2533 **Yr Built/Renovated** : 1928 / 2011  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12019 **Lot** : 10 **BIN** : 4260828

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,700              | \$79,100              |
| Interior Architecture | \$398,800             | \$569,700             |
| Electrical            | \$318,000             | \$459,700             |
| Mechanical            | \$72,800              | \$584,900             |
| <b>Total</b>          | <b>\$839,400</b>      | <b>\$1,693,400</b>    |
| Priority A            | \$49,700              | \$79,100              |
| Priority B            | \$443,300             | \$1,112,600           |
| Priority C            | \$346,400             | \$501,700             |
| <b>Total</b>          | <b>\$839,400</b>      | <b>\$1,693,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$12,100        |
| Interior Architecture |                 | \$8,500         | \$9,400         | \$3,400         |
| Electrical            | \$2,400         | \$2,300         | \$2,700         | \$11,000        |
| Mechanical            | \$13,900        | \$13,600        | \$20,900        | \$23,700        |
| <b>Total</b>          | <b>\$16,200</b> | <b>\$24,400</b> | <b>\$33,100</b> | <b>\$50,200</b> |
| Priority A            |                 |                 |                 | \$12,100        |
| Priority B            | \$16,200        | \$24,400        | \$23,600        | \$34,600        |
| Priority C            |                 |                 | \$9,400         | \$3,400         |
| <b>Total</b>          | <b>\$16,200</b> | <b>\$24,400</b> | <b>\$33,100</b> | <b>\$50,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - Q

## Asset # : 2533

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | * *                | 5           | \$79,100       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | * *                | 5           | \$3,100        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2038    | * *                | 5           | \$31,000       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | * *                | 5           | \$16,700       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | * *                | 5           | \$5,500        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        | Now               | \$49,700       | 2027    | * *                |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2037    | * *                | 10          | \$12,100       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$6,800        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | * *                | 5           | \$5,300        | C             |  |
| Vinyl Tile   | 35%        |                   |                | 2022    | \$456,800          | 3           | \$18,000       | C             |  |
| Vinyl Tile   | 20%        | Now               | \$261,000      | 2032    | * *                | 3           | \$10,300       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Auditorium                               |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 35%        |                   |                | 2037    | * *                | 5           | \$89,900       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | * *                |             |                | C             |  |
| Marble Panels  | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster  | 80%        | Now               | \$40,500       | LIFE    | * *                | 5           | \$33,100       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - Q

## Asset # : 2533

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |          | 2035 | * * | 5 | \$17,000 | B |
| Exposed Concrete     | 10% | Now | \$52,400 | LIFE | * * | 5 | \$2,100  | B |

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Roof Stair*

*Exposed Reinforcement, Extent : Severe, Area Affected : 10%*

*Location : Basement*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 80% |  |  | LIFE | * * | 5 | \$68,000 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 1200a*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2022 | \$89,400 | 5 | \$300 | B |
| Fused Disc Sw | 25% |  |  | 2042 | * *      | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$114,900 | 1 |  | B |
| Conduit | 20% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                |     |     |         |      |     |   |       |   |
|----------------|-----|-----|---------|------|-----|---|-------|---|
| Fused Disc Sw  | 20% |     |         | 2038 | * * | 5 | \$400 | B |
| Fused Knife Sw | 1%  | 0-2 | \$1,400 | 2047 | * * | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2038 | * *      | 5 | \$500   | B |
| Molded Case Bkrs | 59% |  |  | 2021 | \$79,900 | 5 | \$1,400 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$107,400 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 30% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | * * | 5 | \$600 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,300 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 123 - Q

## Asset # : 2533

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

97%

2030

\* \*

10

\$81,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

2%

2030

\* \*

10

\$1,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Cfl Compact Fluorescent Light*

## Incandescent

1%

2017

\$8,200

2

B

## Egress Lighting

## Emergency, Battery

50%

2030

\* \*

10

\$11,000

B

## Exit, Service

50%

2030

\* \*

1

B

## Exterior Lighting

## HID

100%

2030

\* \*

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2022

\$92,300

1

\$10,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Motion Sensors*

## Fire/Smoke Detection

## No Component

80%

D

## Generic

20%

0-2

\$210,700

2032

\* \*

1-3

\$10,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment, Bells And Pull Stations*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$90,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 123 - Q

Asset # : 2533

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$72,800  | 2032               | * *            | 4           | \$4,500        | B             |
|                       |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |            |                   | <i>Location : Vacuum Pump</i>                                   |                    |                |             |                |               |
|                       |            |                   | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Various Areas</i>                                 |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 30%        |                   |   | 2022               | \$168,700      | 1           | \$17,000       | B             |
| Convactor/Radiator    | 50%        |                   |   | 2027               | * *            | 1           | \$14,800       | B             |
| Fan Coil Unit/Heat    | 20%        |                   |   | 2022               | \$312,400      | 1           | \$5,900        | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 5%         |                   |   | 2017               | \$10,700       | 1           |                | B             |
| No Component          | 95%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$51,000       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 90%        |                   |   | 2022               | \$103,800      | 2           | \$2,500        | B             |
| Roof                  | 10%        |                   |   | 2022               | \$8,300        | 2           | \$300          | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |   | 2032               | * *            | 1           |                | B             |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2020               | \$24,300       | 2           | \$1,400        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| No Component          | 95%        |                   |   |                    |                |             |                | D             |
| Generic               | 5%         |                   |   | 2032               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 124 - BK  
**Address** : 515 4TH AVENUE @13TH STREET  
**Borough** : BROOKLYN **Agency's Number** : K124  
**Program / Asset #** : BOE0432.000 / 1363 **Yr Built/Renovated** : 1900 / 2008  
**Area Sq Ft** : 33,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1034 **Lot** : 1 **BIN** : 3023391

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$48,200              |                       |
| Interior Architecture | \$264,500             | \$158,500             |
| Electrical            |                       | \$379,600             |
| Mechanical            |                       | \$434,900             |
| <b>Total</b>          | <b>\$312,600</b>      | <b>\$973,000</b>      |
| Priority A            | \$48,200              |                       |
| Priority B            | \$38,600              | \$814,500             |
| Priority C            | \$225,800             | \$158,500             |
| <b>Total</b>          | <b>\$312,600</b>      | <b>\$973,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$71,800         |                |                |                |
| Interior Architecture | \$37,300         |                | \$500          | \$4,400        |
| Electrical            | \$25,900         | \$600          | \$1,000        | \$900          |
| Mechanical            | \$53,400         | \$4,500        | \$3,700        | \$3,800        |
| <b>Total</b>          | <b>\$188,500</b> | <b>\$5,100</b> | <b>\$5,300</b> | <b>\$9,100</b> |
| Priority A            | \$71,800         |                |                |                |
| Priority B            | \$80,200         | \$5,100        | \$4,800        | \$4,700        |
| Priority C            | \$36,400         |                | \$500          | \$4,400        |
| <b>Total</b>          | <b>\$188,500</b> | <b>\$5,100</b> | <b>\$5,300</b> | <b>\$9,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - BK

## Asset # : 1363

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 65%  | Now               | \$48,200       | LIFE               | * *            | 5           | \$28,700       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone | 10%  | Now               | \$10,900       | LIFE               | * *            | 5           | \$3,300        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Stucco Cement          | 25%  | Now               | \$17,400       | 2036               | * *            | 5           | \$13,800       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | * *            | 5           | \$13,100       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5-10        | \$34,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5-10        | \$3,500        | A             |
| Metal Panel            | 5%   |                   |                | 2043               | * *            | 5           | \$1,100        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 70%  | Now               | \$4,100        | 2028               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 30%  |                   |                | 2031               | * *            | 10          | \$6,500        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$9,200        | 2026               | * *            | 5           | \$1,000        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 45%  | Now               | \$178,300      | 2033               | * *            | 3           | \$7,000        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 40%  | Now               | \$47,500       | 2018               | \$158,500      | 3           | \$6,200        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  |                   |                | 2031               | * *            | 3           | \$1,600        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - BK

## Asset # : 1363

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 10% |  |  | LIFE | ** | 10   | \$1,600  | C |
| Plaster        | 75% |  |  | LIFE | ** | 5-10 | \$33,000 | C |
| Plaster        | 15% |  |  | LIFE | ** | 5-10 | \$6,600  | C |

Recent Repair Evident, Extent : Light, Area Affected : 66%

Location : Throughout

## Ceilings

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| AcousTile,Adhered | 10% |  |  | 2028 | ** | 5    | \$4,200  | B |
| Embossed Metal    | 5%  |  |  | LIFE | ** | 5    | \$1,900  | B |
| Plaster           | 70% |  |  | LIFE | ** | 5-10 | \$50,000 | B |
| Plaster           | 15% |  |  | LIFE | ** | 5-10 | \$10,700 | B |

Recent Repair Evident, Extent : Light, Area Affected : 66%

Location : Throughout

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 60% |  |  | 2023 |    | 1 |  | B |
| Conduit | 30% |  |  | 2033 | ** | 1 |  | B |
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 15% |  |  | 2022 |    | 5 | \$100 | B |
| Molded Case Bkrs | 80% |  |  | 2031 | ** | 5 | \$600 | B |
| Molded Case Bkrs | 5%  |  |  | 2039 | ** | 5 |       | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$20,800 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 40% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2036 | ** | 5 | \$200 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - BK

## Asset # : 1363

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

Fluorescent

15%

2018

\$37,600

10

\$3,800

B

Fluorescent

80%

2023

\$200,300

10

\$20,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

Incandescent

5%

2018

\$12,500

2

B

## Egress Lighting

Exit, Service

50%

2023

\$2,300

1

B

Exit, Battery

50%

2023

\$11,500

10

\$900

B

## Exterior Lighting

HID

100%

2023

\$11,300

10

\$100

B

## Alarm

## Security System

No Component

90%

D

Generic

10%

2018

\$9,300

1

\$1,000

B

## Fire/Smoke Detection

No Component

65%

D

Generic

35%

2018

\$111,600

1-3

\$6,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 4000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$27,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$22,100

2033

\* \*

4

\$1,400

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout Basement*

## Terminal Devices

Convactor/Radiator

90%

0-2

\$26,900

2021

\$269,200

1

\$7,300

B

*On Extended Life, Extent : Moderate, Area Affected : 90%**Location : Throughout*

Fan Coil Unit/Heat

10%

2023

\$47,400

1

\$900

B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 124 - BK

Asset # : 1363

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2018               | \$52,100       | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2023               | \$33,300       | 2           | \$800          | B             |
| Roof  | 5%         | Now               | \$100          | 2023               | \$1,300        | 2           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        | Now               | \$1,400        | 2043               | * *            | 1           |                | B             |
| Pump(s) Malfunctioning, Extent : Severe, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Hot Water Piping                                 |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 70%        |                   |                | 2021               | \$66,200       | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$7,400        | 2           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit Of 225 Gals                          |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 124 - M (ECF)  
**Address** : 40 DIVISION STREET  
**Borough** : MANHATTAN **Agency's Number** : M124  
**Program / Asset #** : BOE0072.000 / 164 **Yr Built/Renovated** : 1976 / 2001  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 289 **Lot** : 1 **BIN** : 1075787

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$836,800             | \$232,000             |
| Interior Architecture | \$44,800              | \$66,100              |
| Electrical            |                       | \$1,286,800           |
| Mechanical            | \$297,700             | \$500,800             |
| <b>Total</b>          | <b>\$1,179,300</b>    | <b>\$2,085,700</b>    |
| Priority A            | \$836,800             | \$232,000             |
| Priority B            | \$297,700             | \$1,853,700           |
| Priority C            | \$44,800              |                       |
| <b>Total</b>          | <b>\$1,179,300</b>    | <b>\$2,085,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,600        |                 |                 |                 |
| Interior Architecture |                 | \$2,900         |                 | \$13,100        |
| Electrical            | \$800           | \$900           | \$21,600        | \$100           |
| Mechanical            | \$18,900        | \$20,800        | \$35,800        | \$14,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$28,600</b> | <b>\$61,400</b> | <b>\$31,400</b> |
| Priority A            | \$20,600        |                 |                 |                 |
| Priority B            | \$23,700        | \$25,700        | \$61,400        | \$18,300        |
| Priority C            |                 | \$2,900         |                 | \$13,100        |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$28,600</b> | <b>\$61,400</b> | <b>\$31,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - M (ECF)

## Asset # : 164

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$58,500       | A             |
| Masonry: Brick   | 10%        | Now               | \$10,900       | LIFE               | **             | 5           | \$6,500        | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Metal Louvers  | 2%         | Now               | \$9,600        | 2036               | **             |             |                | A             |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Steel  | 98%        | Now               | \$836,800      | 2046               | **             | 5           | \$89,500       | A             |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 100%       |                   |                | 2029               | **             | 10          | \$77,500       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$12,900       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$5,900        | C             |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Vinyl Tile   | 80%        | Now               | \$44,800       | 2026               | **             | 3           | \$35,300       | C             |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Folding Partition  | 1%         |                   |                | 2037               | **             | 5           | \$2,600        | C             |
| Glass: Single Pane   | 15%        |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| Gypsum Board   | 54%        |                   |                | LIFE               | **             | 5           | \$33,700       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,800        | B             |
| Plaster  | 90%        |                   |                | LIFE               | **             | 5           | \$66,100       | B             |
| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - M (ECF)

## Asset # : 164

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps, One 1600 Amps And One 1200 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Transformers  |            |                   |                |                    |                |             |                |               |
| Dry Type  | 100%       |                   |                | 2019               | \$13,900       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 750 Kva, 480v-208v/120v   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 95%        |                   |                | 2021               | \$99,100       | 5           | \$300          | B             |
| Fused Disc Sw   | 5%         |                   |                | 2041               | * *            | 5           |                | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2021               | \$113,000      | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2020               | \$121,900      | 5           | \$1,800        | B             |
| Molded Case Bkrs  | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 95%        |                   |                | 2021               | \$124,300      | 1           |                | B             |
| Thermoplastic   | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2019               | \$10,600       | 5           | \$300          | B             |
| Motor Control Center  | 50%        |                   |                | 2019               | \$87,400       | 5           | \$1,000        | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 95%        |                   |                | 2021               | \$672,600      | 10          | \$68,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2021               | \$6,600        | 10          | \$100          | B             |
| Incandescent  | 3%         |                   |                | 2016               | \$21,200       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2021               | \$16,300       | 10          | \$9,500        | B             |
| Exit, Service   | 50%        |                   |                | 2021               | \$6,500        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - M (ECF)

## Asset # : 164

| Mechanical       |                        | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component              | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                   | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                        |   |           |                    |      |                |       |                |          |
|                  | Energy Source          |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 2          | 100%  |           |                    | 2041 | * *            | 5     | \$24,300       | B        |
|                  | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler           | 100%  |           |                    | 2034 | * *            | 1     | \$77,900       | B        |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                        | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                        | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution           |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump      | 100%  |           |                    | 2031 | * *            | 4     | \$5,800        | B        |
|                  | Terminal Devices       |   |           |                    |      |                |       |                |          |
|                  | Air Handler            | 20%   |           |                    | 2021 | \$96,600       | 1     | \$9,700        | B        |
|                  | Convactor/Radiator     | 80%   |           |                    | 2026 | * *            | 1     | \$20,300       | B        |
| Air Conditioning |                        |   |           |                    |      |                |       |                |          |
|                  | Energy Source          |   |           |                    |      |                |       |                |          |
|                  | Electricity            | 100%  |           |                    | 2029 | * *            | 1     |                | B        |
|                  | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                  | Reciprocating          | 35%   |           |                    | 2021 | \$106,400      | 1     | \$12,800       | B        |
|                  | Compr/Chiller          |   |           |                    |      |                |       |                |          |
|                  | Ext Pkg Unit - Cooling | 5%  |           |                    | 2021 | \$20,700       | 2     | \$200          | B        |
|                  | Window/Wall Unit       | 60%   |           |                    | 2016 | \$110,500      | 1     |                | B        |
|                  | Distribution           |   |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump  | 35%   |           |                    | 2031 | * *            | 4     | \$2,000        | B        |
|                  | No Component           | 65%   |           |                    |      |                |       |                | D        |
|                  | Terminal Devices       |   |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht    | 35%   |           |                    | 2021 | \$248,000      | 1     | \$17,000       | B        |
|                  | No Component           | 65%   |           |                    |      |                |       |                | D        |
|                  | Heat Rejection         |   |           |                    |      |                |       |                |          |
|                  | Remote Air Cond        | 35%   |           |                    | 2016 | \$187,200      | 2     | \$19,200       | B        |
|                  | No Component           | 65%   |           |                    |      |                |       |                | D        |
| Ventilation      |                        |   |           |                    |      |                |       |                |          |
|                  | Distribution           |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers     | 100%  |           |                    | LIFE | * *            | 2-5   | \$43,800       | B        |
|                  | Exhaust Fans           |   |           |                    |      |                |       |                |          |
|                  | Interior               | 30%   |           |                    | 2021 | \$29,700       | 2     | \$700          | B        |
|                  | Roof                   | 70%   |           |                    | 2021 | \$49,800       | 2     | \$1,700        | B        |
| Plumbing         |                        |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping       |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel        | 100%  |           |                    | 2034 | * *            | 1     |                | B        |
|                  | HW Heat Exchanger      |   |           |                    |      |                |       |                |          |
|                  | Low Temp               | 100%  |           |                    | 2031 | * *            | 4     | \$11,700       | B        |
|                  |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                        | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                        | Explanation : Not Energy Efficient                      |           |                    |      |                |       |                |          |
|                  | Sanitary Piping        |   |           |                    |      |                |       |                |          |
|                  | Cast Iron              | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping     |   |           |                    |      |                |       |                |          |
|                  | Cast Iron              | 100%  |           |                    | LIFE | * *            | 1     |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - M (ECF)

## Asset # : 164

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C - 3  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 124 - Q  
**Address** : 129-15 150 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q124  
**Program / Asset #** : BOE0965.000 / 1182 **Yr Built/Renovated** : 1927 / 2008  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 11882 **Lot** : 1 **BIN** : 4257530

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,900              | \$133,100             |
| Interior Architecture | \$222,200             | \$926,300             |
| Electrical            | \$65,400              | \$773,700             |
| Mechanical            | \$253,100             | \$1,294,100           |
| <b>Total</b>          | <b>\$593,500</b>      | <b>\$3,127,100</b>    |
| Priority A            | \$52,900              | \$133,100             |
| Priority B            | \$318,500             | \$2,117,400           |
| Priority C            | \$222,200             | \$876,600             |
| <b>Total</b>          | <b>\$593,500</b>      | <b>\$3,127,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$25,000        |                 |                 | \$10,400         |
| Interior Architecture | \$24,200        | \$19,900        | \$3,100         | \$25,400         |
| Electrical            | \$6,300         | \$7,800         | \$6,900         | \$32,900         |
| Mechanical            | \$27,300        | \$31,400        | \$29,500        | \$75,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$86,800</b> | <b>\$63,000</b> | <b>\$43,400</b> | <b>\$148,200</b> |
| Priority A            | \$25,000        |                 |                 | \$10,400         |
| Priority B            | \$48,100        | \$61,500        | \$40,400        | \$116,200        |
| Priority C            | \$13,700        | \$1,500         | \$3,100         | \$21,500         |
| <b>Total</b>          | <b>\$86,800</b> | <b>\$63,000</b> | <b>\$43,400</b> | <b>\$148,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - Q

## Asset # : 1182

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 82%   |                   |                | LIFE               | **             | 5           | \$69,000       | A             |
| Masonry: Brick        | 10%   |                   |                | LIFE               | **             | 5           | \$8,400        | A             |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Room 206   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  | Now               | \$52,900       | LIFE               | **             | 5           | \$3,200        | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                       | Location : Various Locations At 1927 Wing                     |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 3%  |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 10%   | Now               | \$7,200        | 2044               | **             | 5           | \$1,500        | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout New Addition                            |                   |                |                    |                |             |                |               |
| Aluminum              | 90%   |                   |                | 2044               | **             | 5           | \$26,800       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : 1927 Wing  |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%   |                   |                | LIFE               | **             | 5           | \$10,100       | A             |
| Masonry: Brick        | 8%  |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Limestone    | 5%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Rail            | 5%  |                   |                | 2039               | **             | 5-10        | \$11,400       | A             |
| Pre-Cast Concrete     | 2%  |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 80%   |                   |                | 2032               | **             | 10          | \$55,700       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : 1927 Wing  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 15%   |                   |                | 2027               | **             | 10          | \$10,400       | A             |
| Copper/Terne          | 5%  |                   |                | 2062               | **             | 10          | \$8,700        | A             |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  |                   |                | 2031               | **             | 5           | \$6,200        | C             |
| Terrazzo              | 5%  |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Traffic Topping       | 25%   |                   |                | 2022               | \$830,400      | 5           | \$38,500       | C             |
| Vinyl Tile            | 15%   |                   |                | 2017               | \$176,000      | 3           | \$9,200        | C             |
| Vinyl Tile            | 10%   |                   |                | 2027               | **             | 3           | \$4,600        | C             |
| Wood                  | 40%   |                   |                | 2037               | **             | 5           | \$92,300       | C             |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 8%  |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Gypsum Board          | 5%  |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Masonry: Brick        | 15%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels         | 3%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster               | 58%   |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Plaster               | 5%  | Now               | \$11,400       | LIFE               | **             | 5           | \$1,900        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Stair E  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 6%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - Q

## Asset # : 1182

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 5%  |  |  | 2027 | ** | 5 | \$7,600  | B |
| AcousTileSusp.Lay-In | 30% |  |  | 2035 | ** | 5 | \$36,700 | B |

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Room206

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 60% |     |          | LIFE | ** | 5 | \$45,900 | B |
| Plaster | 5%  | Now | \$10,500 | LIFE | ** | 5 | \$3,800  | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Stair E

Paint Peeling, Extent : Moderate, Area Affected : 25%

Location : Stair E

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2000 Amps

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 800 Amps

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$52,200 | 5 | \$200 | B |
| Fused Disc Sw | 50% |  |  | 2042 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% |  |  | 2022 | \$83,300 | 1 |  | B |
| Conduit | 30% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2030 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 55% |  |  | 2021 | \$74,500 | 5 | \$1,200 | B |
| Molded Case Bkrs | 30% |  |  | 2038 | **       | 5 | \$600   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$65,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Old Wing

Explanation : Insulation Aged

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 30% |  |  | 2042 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 20% |  |  | 2027 | **       | 5 | \$100 | B |
| Locally Mounted | 50% |  |  | 2020 | \$10,600 | 5 | \$300 | B |
| Locally Mounted | 30% |  |  | 2035 | **       | 5 | \$200 | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - Q

## Asset # : 1182

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2039               | * *            | 1           | \$24,800       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2035               | * *            | 1           | \$31,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 300 Kw Generac Genset                        |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Lead/Acid             | 100%   |                   |                | 2017               | \$600          | 5           | \$3,000        | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 20%  |                   |                | 2038               | * *            | 5           | \$3,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 50 Gals                                      |                   |                |                    |                |             |                |               |
| Main Tank             | 80%  |                   |                | 2050               | * *            | 5           | \$1,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 275 Gals                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 69%  |                   |                | 2022               | \$511,700      | 10          | \$52,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 30%  |                   |                | 2027               | * *            | 10          | \$22,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : New Wing  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2030               | * *            | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 75%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery         | 25%  |                   |                | 2027               | * *            | 10          | \$1,400        | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$33,500       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2030               | * *            | 1           | \$3,000        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2027               | * *            | 1-3         | \$5,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 124 - Q

Asset # : 1182

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2032               | * *            | 5           | \$25,500       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$81,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$131,000      | 2032               | * *            | 4           | \$4,100        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Vaccum Pump, Boiler Room                      |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : Various                                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2027               | * *            | 1           | \$10,200       | B             |
| Convactor/Radiator                                       | 40%        |                   |                | 2027               | * *            | 1           | \$10,700       | B             |
| Fan Coil Unit/Heat                                       | 40%        |                   |                | 2022               | \$561,700      | 1           | \$10,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller                                | 70%        |                   |                | 2031               | * *            | 1           | \$62,400       | B             |
| Ext Pkg Unit - Heating/Cooling                           | 5%         |                   |                | 2017               | \$30,900       | 2           | \$300          | B             |
| No Component   | 25%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 70%        |                   |                | 2032               | * *            | 4           | \$2,800        | B             |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 20%        |                   |                | 2027               | * *            | 1           | \$10,200       | B             |
| Fan Coil - Cool/Heat                                     | 55%        |                   |                | 2022               | \$732,400      | 1           | \$14,600       | B             |
| No Component   | 25%        |                   |                |                    |                |             |                | D             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 20%        |                   |                | 2027               | * *            | 2           | \$11,500       | B             |
| Air Condenser Unit                                       | 50%        |                   |                | 2017               | \$70,300       | 2           | \$28,700       | B             |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$45,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 50%        |                   |                | 2017               | \$51,800       | 2           | \$1,300        | B             |
| Interior   | 20%        |                   |                | 2027               | * *            | 2           | \$500          | B             |
| Roof   | 30%        |                   |                | 2027               | * *            | 2           | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 124 - Q

## Asset # : 1182

| Mechanical                       |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |            |                   |  |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       | 0-2               | \$5,600  | 2032               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>        |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Water Main In Basement</i>                       |                    |                |             |                |               |
| Water Heater<br>Gas Fired        | 100%       |                   |  | 2020               | \$21,800       | 2           | \$1,200        | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping     | 100%       |                   |  | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)<br>Electric    | 100%       |                   |  | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer<br>Generic    | 100%       |                   |  | 2027               | * *            | 1           | \$5,100        | B             |
| Fixtures<br>Generic              | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport               |            |                   |  |                    |                |             |                |               |
| Elevators                        |            |                   |  |                    |                |             |                |               |
| Geared Traction                  | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                                  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                                  |            |                   | <i>Location : B-4</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Explanation : 1 Unit</i>                                    |                    |                |             |                |               |
| Fire Suppression                 |            |                   |  |                    |                |             |                |               |
| Standpipe                        |            |                   |  |                    |                |             |                |               |
| No Component                     | 80%        |                   |  |                    |                |             |                | D             |
| Generic                          | 20%        |                   |  | 2042               | * *            | 1-5         | \$8,300        | B             |
|                                  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 20%</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Staircase Of New Wing</i>                        |                    |                |             |                |               |
|                                  |            |                   | <i>Explanation : New Wing Only</i>                             |                    |                |             |                |               |
| Sprinkler                        |            |                   |  |                    |                |             |                |               |
| No Component                     | 80%        |                   |  |                    |                |             |                | D             |
| Generic                          | 20%        |                   |  | 2042               | * *            | 1-2         | \$4,600        | B             |
|                                  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 20%</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Throughout New Wing</i>                          |                    |                |             |                |               |
|                                  |            |                   | <i>Explanation : New Wing Only</i>                             |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 125 - M  
**Address** : 425 WEST 123 STREET BTWN: MORNINGSIDE AVE.,AMSTERDAM  
**Borough** : MANHATTAN **Agency's Number** : M125  
**Program / Asset #** : BOE0073.000 / 695 **Yr Built/Renovated** : 1925 / 2011  
**Area Sq Ft** : 134,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ATC  
**Block** : 1964 **Lot** : 12 **BIN** : 1059526

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$709,600             | \$199,000             |
| Interior Architecture | \$213,900             | \$686,300             |
| Electrical            | \$53,800              | \$1,071,800           |
| Mechanical            | \$89,800              | \$3,580,300           |
| <b>Total</b>          | <b>\$1,067,100</b>    | <b>\$5,537,400</b>    |
| Priority A            | \$709,600             | \$199,000             |
| Priority B            | \$143,600             | \$4,731,200           |
| Priority C            | \$213,900             | \$607,200             |
| <b>Total</b>          | <b>\$1,067,100</b>    | <b>\$5,537,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$11,700         |
| Interior Architecture |                 | \$19,900        | \$11,600        |                  |
| Electrical            | \$8,000         | \$10,200        | \$7,200         | \$37,000         |
| Mechanical            | \$30,900        | \$30,700        | \$36,100        | \$82,400         |
| Elevators/Escalators  | \$14,800        | \$14,800        | \$14,800        | \$14,800         |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$75,600</b> | <b>\$69,800</b> | <b>\$146,000</b> |
| Priority A            |                 |                 |                 | \$11,700         |
| Priority B            | \$53,700        | \$55,700        | \$58,200        | \$134,200        |
| Priority C            |                 | \$19,900        | \$11,600        |                  |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$75,600</b> | <b>\$69,800</b> | <b>\$146,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 125 - M

## Asset # : 695

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 95%   |                   |                | LIFE    | **                 | 5           | \$199,000      | A             |  |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | **                 | 5           | \$7,900        | A             |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 95%   | Now               | \$270,900      | 2038    | **                 | 5           | \$28,100       | A             |  |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                         | Location : 6th Floor  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : 6th Floor  |                   |                |         |                    |             |                |               |  |
| Metal Clad              | 5%  | Now               | \$176,000      | 2047    | **                 | 5           | \$9,300        | A             |  |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 35%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Pool Area  |                   |                |         |                    |             |                |               |  |
|                         | Unit Inoperable, Extent : Moderate, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                         | Location : Pool Area  |                   |                |         |                    |             |                |               |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 80%   |                   |                | LIFE    | **                 | 5           | \$12,300       | A             |  |
| Masonry: Limestone      | 20%   | Now               | \$36,800       | LIFE    | **                 | 5           | \$3,900        | A             |  |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |  |
|                         | Location : At West Side Coping                                  |                   |                |         |                    |             |                |               |  |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                         | Location : At West Side Coping                                  |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 10%   |                   |                | 2027    | **                 | 10          | \$5,900        | A             |  |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                         | Location : West Side  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 10%   |                   |                | 2027    | **                 | 10          | \$5,900        | A             |  |
| Skylight, Metal/Glass   | 10%   |                   |                | 2042    | **                 | 10          | \$19,600       | A             |  |
| Skylight, Metal/Glass   | 5%  | Now               | \$79,100       | 2032    | **                 |             |                | A             |  |
|                         | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Pool  |                   |                |         |                    |             |                |               |  |
| Slate                   | 65%   | Now               | \$146,800      | LIFE    | **                 |             |                | A             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Roof  |                   |                |         |                    |             |                |               |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Main Roof  |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 125 - M

## Asset # : 695

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2018               | \$49,900       | 3           | \$12,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$5,100        | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$8,400        | C             |
| Mosaic Tile  | 5%         | Now               | \$76,900       | 2027               | **             | 5           | \$10,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Around Pool                                       |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Around Pool                                       |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Terrazzo   | 15%        |                   |                | LIFE               | **             | 5           | \$19,800       | C             |
| Vinyl Tile   | 25%        |                   |                | 2027               | **             | 3           | \$15,800       | C             |
| Vinyl Tile   | 35%        |                   |                | 2022               | \$563,000      | 3           | \$22,200       | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$15,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         | Now               | \$137,000      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Exterior Pool Wall                                |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Exterior Pool Wall                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$44,100       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 23%        |                   |                | LIFE               | **             | 5           | \$6,100        | B             |
| Exposed Struc: Steel   | 2%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 75%        |                   |                | LIFE               | **             | 5           | \$79,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | **             | 5           | \$500          | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room Basement                        |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room Basement                        |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | **             | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2022               | \$85,100       | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2048               | **             | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2030               | * *            | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 55%        |                   |                | 2044               | * *            | 5           | \$1,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$53,800       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 40%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$33,000       | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 84%        |                   |                | 2022               | \$854,000      | 10          | \$86,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 12%        |                   |                | 2030               | * *            | 10          | \$12,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$9,400        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$20,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$9,400        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$9,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$45,800       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2030               | * *            | 1           | \$10,300       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1-3         | \$67,700       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 125 - M

## Asset # : 695

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2032               | * *            | 5           | \$34,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 12,000 Gallon Tank For #4 Fuel           |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2020               | \$626,000      | 1           | \$111,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Boilers, Recent Retube, On Extended Life   |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$89,800       | 2022               | \$897,900      | 4           | \$5,600        | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room And Pool Equipment Area             |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2027               | * *            | 1           | \$27,900       | B             |
| Convactor/Radiator   | 60%        |                   |                | 2020               | \$728,800      | 1           | \$21,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                             | 45%        |                   |                | 2023               | \$1,152,700    | 2           | \$3,100        | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor Interior Units                        |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                             | 45%        |                   |                | 2027               | * *            | 2           | \$3,100        | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2017               | \$26,400       | 1           |                | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$62,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 95%        |                   |                | 2022               | \$135,100      | 2           | \$3,300        | B             |
| Roof   | 5%         |                   |                | 2022               | \$5,100        | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2022               | \$39,900       | 4           | \$16,800       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 125 - M

Asset # : 695

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment Sand                               | 100%       |                   |                | 2027               | **             | 4           |                | B             |
| Fixtures Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators Geared Traction                                | 66%        |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : B - 4 / B - 6                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 34%        |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : B - 4   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Unit                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe Generic  | 100%       |                   |                | 2052               | **             | 1-5         | \$57,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Various                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Under Construction                         |            |                   |                |                    |                |             |                |               |
| Sprinkler Generic  | 100%       |                   |                | 2052               | **             | 1-2         | \$31,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Various                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Under Construction                         |            |                   |                |                    |                |             |                |               |
| Fire Pump Generic  | 100%       |                   |                | 2037               | **             | 1           | \$21,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Under Construction                         |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 126 - M  
**Address** : 80 CATHERINE STREET  
**Borough** : MANHATTAN **Agency's Number** : M126  
**Program / Asset #** : BOE0074.000 / 1697 **Yr Built/Renovated** : 1966 / 2009  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 111 **Lot** : 160 **BIN** : 1083357

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$710,000        | \$116,800          |
| Interior Architecture |  |                  | \$424,000          |
| Electrical            |  | \$145,200        | \$1,036,300        |
| Mechanical            |  | \$139,400        |                    |
| <b>Total</b>          |  | <b>\$994,600</b> | <b>\$1,577,100</b> |
| Priority A            |  | \$710,000        | \$116,800          |
| Priority B            |  | \$284,500        | \$1,036,300        |
| Priority C            |  |                  | \$424,000          |
| <b>Total</b>          |  | <b>\$994,600</b> | <b>\$1,577,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$6,400         |                 |
| Interior Architecture | \$7,000         | \$7,200         | \$17,400        | \$7,000         |
| Electrical            | \$11,200        | \$900           | \$15,600        |                 |
| Mechanical            | \$36,700        | \$2,800         | \$22,200        | \$5,300         |
| <b>Total</b>          | <b>\$54,900</b> | <b>\$10,900</b> | <b>\$61,600</b> | <b>\$12,300</b> |
| Priority A            |                 |                 | \$6,400         |                 |
| Priority B            | \$47,900        | \$3,700         | \$55,200        | \$5,400         |
| Priority C            | \$7,000         | \$7,200         |                 | \$7,000         |
| <b>Total</b>          | <b>\$54,900</b> | <b>\$10,900</b> | <b>\$61,600</b> | <b>\$12,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 126 - M

## Asset # : 1697

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$34,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$58,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2041               | * *            | 5-10        | \$23,500       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$710,000      | 2046               | * *            | 5           | \$7,400        | A             |
|                        | Crrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$8,300        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$6,900        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2029               | * *            | 10          | \$58,700       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$12,200       | C             |
| Ceramic Tile           | 3%   |                   |                | 2030               | * *            | 5           | \$3,300        | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | * *            | 5           | \$1,700        | C             |
| Vinyl Tile             | 40%  |                   |                | 2021               | \$424,000      | 3           | \$16,700       | C             |
| Vinyl Tile             | 50%  |                   |                | 2026               | * *            | 3           | \$27,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | * *            | 5           | \$3,900        | C             |
| Plaster                | 65%  |                   |                | LIFE               | * *            | 5           | \$19,200       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%  |                   |                | 2026               | * *            | 5           | \$34,700       | B             |
| Exposed Concrete       | 50%  |                   |                | LIFE               | * *            | 5           | \$8,700        | B             |
| Plaster                | 25%  |                   |                | LIFE               | * *            | 5           | \$17,400       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 126 - M

## Asset # : 1697

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2021               | \$113,000      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 5%         | 2-4               | \$6,800        | 2046               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2020               | \$121,900      | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Thermoplastic  | 25%        |                   |                | 2021               | \$32,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2019               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2041               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Metal Water Pipe              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2021               | \$603,000      | 10          | \$61,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$6,200        | 10          |                | B             |
| Incandescent   | 8%         |                   |                | 2016               | \$53,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$9,000        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 126 - M

## Asset # : 1697

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Utility Steam   | 100%           |                   |                | 2041               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%                             |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                |                   |                |                    |                |             |                |               |
| Explanation : Steam From Con Edison   |                |                   |                |                    |                |             |                |               |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam   | 100%           |                   |                | 2024               | * *            | 5           | \$4,400        | B             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           |                   |                | 2041               | * *            | 4           | \$3,700        | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2026               | * *            | 1           | \$9,200        | B             |
| Convactor/Radiator  | 80%            |                   |                | 2034               | * *            | 1           | \$19,200       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%            |                   |                | 2016               | \$139,400      | 1           |                | B             |
| No Component  | 20%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$41,400       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 60%            |                   |                | 2026               | * *            | 2           | \$1,400        | B             |
| Not Accessible  | 40%            |                   |                |                    |                |             |                | D             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           | 2-4               | \$5,100        | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 30%                                    |                |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement   |                |                   |                |                    |                |             |                |               |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2016               | \$13,100       | 4           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                          |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                |                   |                |                    |                |             |                |               |
| Explanation : Unit Is Undersized  |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           | Now               | \$26,300       | 2051               | * *            | 4           | \$7,400        | B             |
| Corroded, Extent : Severe, Area Affected : 100%                                     |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%                             |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |                |                   |                |                    |                |             |                |               |
| Explanation : Installation Of A Separate And Larger Hot Water Heater Is recommended |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 126 - M

Asset # : 1697

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 126 -BX (ECF)  
**Address** : 175 WEST 166 STREET @ OGDEN AVE.  
**Borough** : BRONX **Agency's Number** : X126  
**Program / Asset #** : BOE0265.000 / 395 **Yr Built/Renovated** : 1972 / 2007  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2526 **Lot** : 83 **BIN** : 2003495

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$157,100        | \$694,900          |
| Interior Architecture |  | \$92,100         | \$869,200          |
| Electrical            |  | \$56,600         | \$811,200          |
| Mechanical            |  |                  | \$1,103,400        |
| <b>Total</b>          |  | <b>\$305,800</b> | <b>\$3,478,700</b> |
| Priority A            |  | \$157,100        | \$694,900          |
| Priority B            |  | \$105,200        | \$1,914,500        |
| Priority C            |  | \$43,500         | \$869,200          |
| <b>Total</b>          |  | <b>\$305,800</b> | <b>\$3,478,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,700         |                 |                 |                 |
| Interior Architecture | \$171,000        |                 |                 | \$15,500        |
| Electrical            | \$11,400         | \$1,200         | \$2,100         | \$1,600         |
| Mechanical            | \$64,000         | \$11,400        | \$16,000        | \$14,400        |
| <b>Total</b>          | <b>\$279,000</b> | <b>\$12,600</b> | <b>\$18,100</b> | <b>\$31,600</b> |
| Priority A            | \$32,700         |                 |                 |                 |
| Priority B            | \$153,200        | \$12,600        | \$18,100        | \$16,000        |
| Priority C            | \$93,100         |                 |                 | \$15,500        |
| <b>Total</b>          | <b>\$279,000</b> | <b>\$12,600</b> | <b>\$18,100</b> | <b>\$31,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 126 -BX (ECF)

## Asset # : 395

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  |                   |                | LIFE    | * *                | 5           | \$61,500       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%   |                   |                | LIFE    | * *                | 5           | \$3,800        | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%  |                   |                | LIFE    | * *                | 5           | \$104,600      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   | Now               | \$66,600       | 2039    | * *                | 5           | \$6,900        | A             |  |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 65%  |                   |                | LIFE    | * *                | 5-10        | \$44,800       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Rail              | 35%  |                   |                | 2028    | * *                | 5-10        | \$63,700       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 65%  |                   |                | 2023    | \$257,700          | 10          | \$47,700       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 35%  |                   |                | 2023    | \$298,600          | 10          | \$25,700       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  | Now               | \$8,500        | LIFE    | * *                | 5           | \$24,300       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%   |                   |                | 2032    | * *                | 5           | \$3,300        | C             |  |
| Terrazzo                | 5%   |                   |                | LIFE    | * *                | 5           | \$8,700        | C             |  |
| Vinyl Tile              | 82%  | Now               | \$43,500       | 2023    | \$869,200          | 3           | \$34,200       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 126 -BX (ECF)

## Asset # : 395

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |  |  |      |     |    |          |   |
|------------------------|----|--|--|------|-----|----|----------|---|
| Cast in Place Concrete | 5% |  |  | LIFE | * * | 10 | \$12,300 | C |
|------------------------|----|--|--|------|-----|----|----------|---|

*Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout*

|              |    |  |  |      |     |   |         |   |
|--------------|----|--|--|------|-----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2032 | * * | 5 | \$4,900 | C |
|--------------|----|--|--|------|-----|---|---------|---|

|                       |    |  |  |      |     |   |         |   |
|-----------------------|----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 5% |  |  | LIFE | * * | 5 | \$3,900 | C |
|-----------------------|----|--|--|------|-----|---|---------|---|

|                   |    |     |          |      |     |   |         |   |
|-------------------|----|-----|----------|------|-----|---|---------|---|
| Folding Partition | 3% | Now | \$15,400 | 2039 | * * | 5 | \$3,700 | C |
|-------------------|----|-----|----------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Gymnasium, Cafeteria*

|               |    |     |         |      |     |  |  |   |
|---------------|----|-----|---------|------|-----|--|--|---|
| Marble Panels | 2% | Now | \$8,600 | LIFE | * * |  |  | C |
|---------------|----|-----|---------|------|-----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |  |  |      |     |      |          |   |
|---------|-----|--|--|------|-----|------|----------|---|
| Plaster | 55% |  |  | LIFE | * * | 5-10 | \$46,000 | C |
|---------|-----|--|--|------|-----|------|----------|---|

|                     |     |  |  |      |     |    |          |   |
|---------------------|-----|--|--|------|-----|----|----------|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * | 10 | \$12,300 | C |
|---------------------|-----|--|--|------|-----|----|----------|---|

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$33,500 | 2028 | * * | 5 | \$13,900 | B |
|-------------------|-----|-----|----------|------|-----|---|----------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : Throughout*

|                  |     |  |  |      |     |      |          |   |
|------------------|-----|--|--|------|-----|------|----------|---|
| Exposed Concrete | 40% |  |  | LIFE | * * | 5-10 | \$55,600 | B |
|------------------|-----|--|--|------|-----|------|----------|---|

|                      |    |  |  |      |     |    |         |   |
|----------------------|----|--|--|------|-----|----|---------|---|
| Exposed Struc: Steel | 2% |  |  | LIFE | * * | 10 | \$4,400 | B |
|----------------------|----|--|--|------|-----|----|---------|---|

*Repairs in Progress, Extent : Light, Area Affected : 66%**Location : Throughout*

|             |    |  |  |      |  |  |          |   |
|-------------|----|--|--|------|--|--|----------|---|
| Fiber Board | 3% |  |  | 2023 |  |  | \$30,300 | B |
|-------------|----|--|--|------|--|--|----------|---|

|             |     |  |  |      |     |   |          |   |
|-------------|-----|--|--|------|-----|---|----------|---|
| Metal Panel | 20% |  |  | LIFE | * * | 5 | \$55,600 | B |
|-------------|-----|--|--|------|-----|---|----------|---|

|         |     |  |  |      |     |      |          |   |
|---------|-----|--|--|------|-----|------|----------|---|
| Plaster | 10% |  |  | LIFE | * * | 5-10 | \$19,100 | B |
|---------|-----|--|--|------|-----|------|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2043 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 90% |  |  | 2033 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2043 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 126 -BX (ECF)

Asset # : 395

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Fused Toggle Switch  | 5%         | 2-4               | \$6,800        | 2048               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2031               | * *            | 5           | \$1,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 90%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 65%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 25%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$6,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement, Fan Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 83%        |                   |                | 2018               | \$556,100      | 10          | \$56,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2023               | \$15,500       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2018               | \$13,400       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2028               | * *            | 10          | \$7,200        | B             |
| Emergency, Battery   | 10%        |                   |                | 2018               | \$3,100        | 10          | \$1,800        | B             |
| Exit, Service  | 30%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 20%        |                   |                | 2018               | \$2,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$30,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2023               | \$255,100      | 1-3         | \$13,700       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 126 -BX (ECF)

## Asset # : 395

| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%   |           |                    | 2023 | \$208,700      | 5     | \$23,000       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Sub Basement                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units Of 7500 Gals Each                  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%   |           |                    | 2021 | \$412,500      | 1     | \$73,700       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Sub Basement                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                    |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%   | Now       | \$29,600           | 2033 | * *            | 4     | \$3,700        | B        |
|                  |                      | Leak Evident, Extent : Light, Area Affected : 5%         |           |                    |      |                |       |                |          |
|                  |                      | Location : Vacuum Condensate Pump                        |           |                    |      |                |       |                |          |
|                  |                      | Steam Traps Faulty, Extent : Severe, Area Affected : 20% |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                    |           |                    |      |                |       |                |          |
|                  | Terminal Devices     |  |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%  |           |                    | 2023 | \$91,400       | 1     | \$9,200        | B        |
|                  | Convactor/Radiator   | 80%  |           |                    | 2028 | * *            | 1     | \$19,200       | B        |
| Air Conditioning |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%   |           |                    | 2031 | * *            | 1     |                | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 50%  |           |                    | 2018 | \$87,100       | 1     |                | B        |
|                  | No Component         | 50%  |           |                    |      |                |       |                | D        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | * *            | 2-5   | \$65,600       | B        |
|                  | Exhaust Fans         |  |           |                    |      |                |       |                |          |
|                  | Interior             | 25%  |           |                    | 2023 | \$23,400       | 2     | \$600          | B        |
|                  | Roof                 | 75%  |           |                    | 2023 | \$50,500       | 2     | \$1,700        | B        |
| Plumbing         |                      |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |  |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%   |           |                    | 2021 | \$253,100      | 1     |                | B        |
|                  | HW Heat Exchanger    |  |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%   |           |                    | 2033 | * *            | 4     | \$7,400        | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Sub Basement                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Not Energy Efficient                       |           |                    |      |                |       |                |          |
|                  | Sanitary Piping      |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |  |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%   |           |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                  | Fixtures             |  |           |                    |      |                |       |                |          |
|                  | Generic              | 100%   |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 126 -BX (ECF)

Asset # : 395

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2033               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 127 - BK  
**Address** : 7805 7 AVENUE BTWN: 79 ST., 78 ST.  
**Borough** : BROOKLYN **Agency's Number** : K127  
**Program / Asset #** : BOE0434.000 / 2750 **Yr Built/Renovated** : 1900 / 2006  
**Area Sq Ft** : 35,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5973 **Lot** : 1 **BIN** : 3150481

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$37,400              |
| Interior Architecture | \$477,300             |                       |
| Electrical            | \$244,300             | \$329,200             |
| Mechanical            | \$80,400              | \$183,100             |
| <b>Total</b>          | <b>\$802,000</b>      | <b>\$549,700</b>      |
| Priority A            |                       | \$37,400              |
| Priority B            | \$377,700             | \$512,300             |
| Priority C            | \$424,300             |                       |
| <b>Total</b>          | <b>\$802,000</b>      | <b>\$549,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 | \$5,400         |                | \$7,000         |
| Interior Architecture | \$42,300        | \$500           | \$700          | \$11,200        |
| Electrical            | \$22,400        | \$1,500         | \$1,700        | \$54,100        |
| Mechanical            | \$15,900        | \$4,400         | \$7,000        | \$11,000        |
| <b>Total</b>          | <b>\$80,600</b> | <b>\$11,700</b> | <b>\$9,400</b> | <b>\$83,200</b> |
| Priority A            |                 | \$5,400         |                | \$7,000         |
| Priority B            | \$41,700        | \$5,900         | \$8,700        | \$70,600        |
| Priority C            | \$38,900        | \$500           | \$700          | \$5,700         |
| <b>Total</b>          | <b>\$80,600</b> | <b>\$11,700</b> | <b>\$9,400</b> | <b>\$83,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 127 - BK

## Asset # : 2750

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$18,300       | A             |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$37,400       | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5           | \$3,500        | A             |  |
| Stucco Cement   | 5%         |                   |                | 2035    | **                 | 5           | \$5,800        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2047    | **                 | 5           | \$13,900       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 30%        |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Metal Cornice   | 70%        |                   |                | 2050    | **                 | 10          | \$13,600       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle   | 65%        |                   |                | 2035    | **                 | 10          | \$2,500        | A             |  |
| Built-Up (BUR)  | 35%        |                   |                | 2030    | **                 | 10          | \$8,000        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$9,600        | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$1,300        | C             |  |
| Mosaic Tile   | 2%         |                   |                | 2027    | **                 | 5           | \$2,200        | C             |  |
| Vinyl Tile  | 83%        | Now               | \$34,900       | 2017    | \$348,800          | 3           | \$13,700       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 1%         |                   |                | 2027    | **                 | 3           | \$200          | C             |  |
| Wood  | 1%         |                   |                | 2050    | **                 | 5           | \$800          | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$4,000        | 2031    | **                 | 5           | \$1,400        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Glass: Single Pane  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,100        | C             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 75%        | Now               | \$75,500       | LIFE    | **                 | 5           | \$12,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | LIFE    | **                 | 5           | \$11,000       | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 20%        |                   |                | 2027    | **                 | 5           | \$11,000       | B             |  |
| Exposed Concrete  | 10%        | Now               | \$3,400        | LIFE    | **                 | 5           | \$700          | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 1%          |            |                   |                |         |                    |             |                |               |  |
| Location : Room 203   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 70%        | Now               | \$53,000       | LIFE    | **                 | 5           | \$19,300       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 127 - BK

## Asset # : 2750

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$5,200        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2022               | \$29,800       | 5           | \$100          | B             |
| Fused Disc Sw  | 50%        |                   |                | 2048               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2022               | \$28,900       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$2,800        | 5           |                | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2044               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$20,800       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$12,700       | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 92%        |                   |                | 2017               | \$244,300      | 10          | \$24,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2030               | * *            | 10          | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2017               | \$3,700        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$6,100        | 10          | \$3,600        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$2,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$12,000       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2022               | \$270,600      | 1-3         | \$14,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 127 - BK

Asset # : 2750

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4   | 100%       |                   |                | 2022    | \$82,700           | 5           | \$9,100        | B             |  |
| Conversion Equipment                                      |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2027    | * *                | 1           | \$29,200       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Baement Boiler Room                            |            |                   |                |         |                    |             |                |               |  |
| Explanation : 3 Units                                     |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       |                   |                | 2032    | * *                | 4           | \$1,500        | B             |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator  | 90%        |                   |                | 2027    | * *                | 1           | \$8,600        | B             |  |
| Unit Heater-Stm/HW  | 10%        |                   |                | 2022    | \$21,700           | 4           | \$400          | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2030    | * *                | 1           |                | B             |  |
| Conversion Equipment                                      |            |                   |                |         |                    |             |                |               |  |
| Int Pkg Unit - Cooling                                    | 10%        |                   |                | 2016    | \$43,300           | 2           | \$200          | B             |  |
| No Component  | 90%        |                   |                |         |                    |             |                | D             |  |
| Heat Rejection  |            |                   |                |         |                    |             |                |               |  |
| Remote Air Cond   | 10%        |                   |                | 2017    | \$2,000            | 2           | \$2,100        | B             |  |
| No Component  | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | * *                | 2-5         | \$16,400       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 100%       |                   |                | 2017    | \$37,100           | 2           | \$900          | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper  | 100%       |                   |                | 2022    | \$100,300          | 1           |                | B             |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       |                   |                | 2020    | \$7,800            | 2           | \$400          | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       | Now               | \$1,500        | LIFE    | * *                | 1           |                | B             |  |
| Blockage /Clogged, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Under Play Ground, Outside Of Building         |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       | Now               | \$10,300       | 2032    | * *                | 4           | \$1,300        | B             |  |
| Malfunctioning, Extent : Severe, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                       |            |                   |                |         |                    |             |                |               |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |
| Fire Suppression  |            |                   |                |         |                    |             |                |               |  |
| Sprinkler   |            |                   |                |         |                    |             |                |               |  |
| No Component  | 95%        |                   |                |         |                    |             |                | D             |  |
| Generic   | 5%         |                   |                | 2032    | * *                | 1-2         | \$400          | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 127 - BK**

**Asset # : 2750**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 127 - Q  
**Address** : 98 STREET & 25 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q127  
**Program / Asset #** : BOE0775.000 / 2763 **Yr Built/Renovated** : 1927 / 2009  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1109 **Lot** : 16 **BIN** : 4024487

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$134,700             |
| Interior Architecture |                       | \$393,000             |
| Electrical            | \$104,700             | \$1,006,300           |
| Mechanical            | \$73,200              | \$194,400             |
| <b>Total</b>          | <b>\$177,900</b>      | <b>\$1,728,400</b>    |
| Priority A            |                       | \$134,700             |
| Priority B            | \$177,900             | \$1,251,500           |
| Priority C            |                       | \$342,200             |
| <b>Total</b>          | <b>\$177,900</b>      | <b>\$1,728,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$8,300          |                 |
| Interior Architecture | \$1,500         | \$6,600         | \$44,500         | \$1,500         |
| Electrical            | \$300           | \$800           | \$37,500         | \$100           |
| Mechanical            | \$54,400        | \$11,400        | \$16,800         | \$11,400        |
| <b>Total</b>          | <b>\$56,200</b> | <b>\$18,900</b> | <b>\$106,900</b> | <b>\$13,000</b> |
| Priority A            |                 |                 | \$8,300          |                 |
| Priority B            | \$54,700        | \$12,300        | \$65,800         | \$11,600        |
| Priority C            | \$1,500         | \$6,600         | \$32,900         | \$1,500         |
| <b>Total</b>          | <b>\$56,200</b> | <b>\$18,900</b> | <b>\$106,900</b> | <b>\$13,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 127 - Q

## Asset # : 2763

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$71,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 65%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | * *            | 5           | \$6,000        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 65%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2043               | * *            | 5           | \$28,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 65%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$10,800       | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 10%   |                   |                | LIFE               | * *            | 5           | \$7,600        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2029               | * *            | 10          | \$62,800       | A             |
| Copper/Terne           | 5%  |                   |                | 2056               | * *            | 10          | \$8,300        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%   |                   |                | LIFE               | * *            | 5           | \$63,900       | C             |
| Ceramic Tile           | 5%  |                   |                | 2030               | * *            | 5           | \$5,800        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$4,600        | C             |
| Vinyl Tile             | 10%   |                   |                | 2026               | * *            | 3           | \$5,800        | C             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%   |                   |                | 2021               | \$278,400      | 3           | \$11,000       | C             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 30%   |                   |                | 2036               | * *            | 5           | \$65,700       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 12%   |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels          | 3%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 85%   |                   |                | LIFE               | * *            | 5           | \$30,000       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 15%   |                   |                | 2026               | * *            | 5           | \$17,400       | B             |
| AcousTileSusp.Lay-In   | 5%  |                   |                | 2026               | * *            | 5           | \$5,800        | B             |
| Exposed Concrete       | 10%   |                   |                | LIFE               | * *            | 5           | \$1,800        | B             |
| Plaster                | 70%   |                   |                | LIFE               | * *            | 5           | \$50,800       | B             |
| Electrical             |   |                   |                |                    |                |             |                |               |
| Electrical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 127 - Q

## Asset # : 2763

| Electrical               |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                    |  |           |                    |      |                |       |                |          |
|                          | Service Equipment  |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2021 | \$28,700       | 5     | \$300          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                    | Explanation : 1- Electrical Service, No Available Ratings  |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 70%  |           |                    | 2021 | \$73,000       | 5     | \$200          | B        |
|                          | Fused Disc Sw      | 30%  |           |                    | 2041 | * *            | 5     | \$100          | B        |
| Raceway                  |                    |  |           |                    |      |                |       |                |          |
|                          | Conduit            | 80%  |           |                    | 2021 | \$95,200       | 1     |                | B        |
|                          | Conduit            | 20%  |           |                    | 2041 | * *            | 1     |                | B        |
| Panelboards              |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 5%   |           |                    | 2037 | * *            | 5     | \$100          | B        |
|                          | Fused Disc Sw      | 10%  |           |                    | 2020 | \$13,600       | 5     | \$200          | B        |
|                          | Molded Case Bkrs   | 10%  |           |                    | 2037 | * *            | 5     | \$200          | B        |
|                          | Molded Case Bkrs   | 75%  |           |                    | 2020 | \$101,600      | 5     | \$1,500        | B        |
| Wiring                   |                    |  |           |                    |      |                |       |                |          |
|                          | Braided Cloth      | 80%  | 2-4       | \$104,700          | 2046 | * *            | 1     |                | B        |
|                          |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          | Thermoplastic      | 20%  |           |                    | 2041 | * *            | 1     |                | B        |
| Motor Controllers        |                    |  |           |                    |      |                |       |                |          |
|                          | Locally Mounted    | 30%  |           |                    | 2034 | * *            | 5     | \$200          | B        |
|                          | Locally Mounted    | 70%  |           |                    | 2019 | \$14,800       | 5     | \$400          | B        |
| Ground                   |                    |  |           |                    |      |                |       |                |          |
|                          | Grounding Devices  |  |           |                    |      |                |       |                |          |
|                          | Generic            | 100%   |           |                    | LIFE | * *            | 5     | \$1,100        | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Water Main                                      |           |                    |      |                |       |                |          |
|                          |                    | Explanation : Connected With Main Water Pipe               |           |                    |      |                |       |                |          |
| Lighting                 |                    |  |           |                    |      |                |       |                |          |
|                          | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                          | Fluorescent        | 95%  |           |                    | 2021 | \$668,500      | 10    | \$68,000       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                          |                    | Explanation : T12 Lamps                                    |           |                    |      |                |       |                |          |
|                          | HID                | 2%   |           |                    | 2016 | \$6,500        | 10    | \$100          | B        |
|                          | Incandescent       | 3%   |           |                    | 2016 | \$21,100       | 2     | \$100          | B        |
| Egress Lighting          |                    |  |           |                    |      |                |       |                |          |
|                          | Emergency, Battery | 50%  |           |                    | 2026 | * *            | 10    | \$9,400        | B        |
|                          | Exit, Service      | 50%  |           |                    | 2026 | * *            | 1     |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 127 - Q

## Asset # : 2763

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Natural Gas  | 100%       |                   |                | 2041    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2034    | * *                | 1           | \$77,400       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                            |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$31,100       | 2031    | * *                | 4           | \$3,900        | B             |  |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        |                   |                | 2021    | \$96,000           | 1           | \$9,700        | B             |  |
| Convactor/Radiator   | 60%        |                   |                | 2026    | * *                | 1           | \$15,200       | B             |  |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2026    | * *                | 1           | \$5,100        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2037    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 40%        |                   |                | 2016    | \$73,200           | 1           |                | B             |  |
| No Component   | 60%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | * *                | 2-5         | \$43,500       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 100%       |                   |                | 2021    | \$98,400           | 2           | \$2,400        | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 10%        |                   |                | 2041    | * *                | 1           |                | B             |  |
| Galv Iron/Steel  | 90%        | 0-2               | \$12,000       | 2026    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%           |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main And Piping In Basement               |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2019    | \$20,700           | 2           | \$1,200        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2026    | * *                | 4           | \$2,000        | B             |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 128 - BK / P.S. 721 (OTC)  
**Address** : 2075 84 STREET / 8310 21 AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K128  
**Program / Asset #** : BOE0435.000 / 1364 **Yr Built/Renovated** : 1900 / 2011  
**Area Sq Ft** : 116,472 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6329 **Lot** : 32 **BIN** : 3165232

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,399,700           | \$353,000             |
| Interior Architecture | \$822,000             | \$460,500             |
| Electrical            | \$136,900             | \$1,330,100           |
| Mechanical            |                       | \$369,100             |
| <b>Total</b>          | <b>\$2,358,600</b>    | <b>\$2,512,700</b>    |
| Priority A            | \$1,399,700           | \$353,000             |
| Priority B            | \$326,000             | \$1,767,900           |
| Priority C            | \$632,900             | \$391,800             |
| <b>Total</b>          | <b>\$2,358,600</b>    | <b>\$2,512,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$60,000         |                 |                 |                 |
| Interior Architecture | \$96,800         |                 |                 | \$14,700        |
| Electrical            | \$4,500          | \$2,700         | \$3,300         | \$3,900         |
| Mechanical            | \$68,600         | \$14,300        | \$18,000        | \$14,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$233,900</b> | <b>\$21,000</b> | <b>\$25,200</b> | <b>\$36,800</b> |
| Priority A            | \$60,000         |                 |                 |                 |
| Priority B            | \$102,800        | \$21,000        | \$25,200        | \$22,100        |
| Priority C            | \$71,000         |                 |                 | \$14,700        |
| <b>Total</b>          | <b>\$233,900</b> | <b>\$21,000</b> | <b>\$25,200</b> | <b>\$36,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - BK / P.S. 721 (OTC)

Asset # : 1364

| Architecture  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Exterior  |                |                      |                |                    |                |                |                |                  |
| Exterior Walls  |                |                      |                |                    |                |                |                |                  |
| Cast in Place Concrete  | 10%            | Now                  | \$110,700      | LIFE               | **             | 5              | \$85,800       | A                |
| <i>Water Penetration, Extent : Severe, Area Affected : 30%</i>      |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout Basement</i>                               |                |                      |                |                    |                |                |                |                  |
| Cast Stone/Terra Cotta  | 5%             | Now                  | \$138,900      | LIFE               | **             | 5              | \$67,000       | A                |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Masonry: Brick  | 65%            | Now                  | \$374,700      | LIFE               | **             | 5              | \$111,500      | A                |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>    |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Masonry: Limestone  | 10%            | Now                  | \$215,400      | LIFE               | **             | 5              | \$12,900       | A                |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Metal Panel   | 5%             |                      |                | 2043               | **             | 5-10           | \$59,000       | A                |
| Stucco Cement   | 5%             | Now                  | \$27,000       | 2028               | **             | 5              | \$10,700       | A                |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Windows   |                |                      |                |                    |                |                |                |                  |
| Aluminum  | 100%           | Now                  | \$475,900      | 2039               | **             | 5              | \$24,700       | A                |
| <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Parapets  |                |                      |                |                    |                |                |                |                  |
| Cast Stone/Terra Cotta  | 10%            |                      |                | LIFE               | **             | 5-10           | \$45,400       | A                |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Masonry: Brick  | 90%            |                      |                | LIFE               | **             | 5-10           | \$98,400       | A                |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Roof  |                |                      |                |                    |                |                |                |                  |
| Asphalt Shingle   | 25%            |                      |                | 2032               | **             | 10             | \$2,600        | A                |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |                  |
| Built-Up (BUR)  | 70%            |                      |                | 2028               | **             | 10             | \$42,800       | A                |
| Built-Up (BUR)  | 5%             |                      |                | 2028               | **             | 10             | \$3,100        | A                |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - BK / P.S. 721 (OTC)

Asset # : 1364

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        | Now               | \$22,400       | LIFE    | * *                | 5           | \$32,100       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$8,100        | 2026    | * *                | 5           | \$3,700        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%                                     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 55%        | Now               | \$153,800      | 2028    | * *                | 3           | \$30,300       | C             |  |
| Loose/Delam Surface, Extent : Severe, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Third Floor  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 25%        | Now               | \$35,000       | 2018    | \$349,600          | 3           | \$13,800       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         | 4+                | \$3,100        | 2038    | * *                | 5           | \$6,900        | C             |  |
| Deteriorated Finish, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$13,500       | 2026    | * *                | 5           | \$4,600        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 15%        | Now               | \$186,100      | LIFE    | * *                |             |                | C             |  |
| Water Penetration, Extent : Severe, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room Throughout  |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 3%         | Now               | \$24,000       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 77%        | Now               | \$258,000      | LIFE    | * *                | 5           | \$42,200       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : Wing A Rooms 113, 213, 313, And 107, 207, 307. Wing C Rooms 316, 320, Library, 214, 209a |            |                   |                |         |                    |             |                |               |  |
| Repairs in Progress, Extent : Light, Area Affected : 66%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 10%        | Now               | \$1,800        | 2028    | * *                | 5           | \$7,300        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 15%        |                   |                | LIFE    | * *                | 5-10        | \$27,500       | B             |  |
| Plaster   | 75%        | Now               | \$189,100      | LIFE    | * *                | 5           | \$68,800       | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  |            |                   |                |         |                    |             |                |               |  |
| Location : Wing A Upper Floors  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Wing A Upper Floors  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 128 - BK / P.S. 721 (OTC)**  
**Asset # : 1364**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$16,300       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2500 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$16,300       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$119,200      | 5           | \$400          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2023               | \$136,500      | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2022               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2022               | \$108,400      | 5           | \$2,000        | B             |
| Molded Case Bkrs         | 5%   |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 0-2               | \$76,700       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 45%  |                   |                | 2023               | \$69,000       | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 90%  |                   |                | 2028               | * *            | 5           | \$600          | B             |
| Motor Control Center     | 10%  |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,800        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 20%  |                   |                | 2023               | \$176,700      | 10          | \$18,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent              | 67%  |                   |                | 2018               | \$592,100      | 10          | \$60,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2023               | \$12,300       | 10          | \$100          | B             |
| Incandescent             | 10%  |                   |                | 2018               | \$88,400       | 2           | \$200          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2023               | \$20,300       | 10          | \$11,800       | B             |
| Exit, Service            | 50%  |                   |                | 2023               | \$8,100        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - BK / P.S. 721 (OTC)

Asset # : 1364

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

HID

100%

2018

\$39,800

10

\$300

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$10,700

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$17,700

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of Oil #2 Capacity Of 10,000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

Now

\$27,200

2028

\* \*

1

\$87,500

B

*Repairs In Progress, Extent : Light, Area Affected : 30%**Location : #2 Boiler Re-tubing Is Scheduled To Start Soon**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 4 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$15,600

2033

\* \*

4

\$4,800

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 15%**Location : Throughout*

## Terminal Devices

Air Handler

35%

Now

\$10,500

2023

\$210,900

1

\$19,100

B

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Pneumatic Controls, Throughout In Brooklyn Studio*

Convactor/Radiator

65%

2028

\* \*

1

\$20,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2018

\$114,900

1

B

No Component

50%

D

## Ventilation

## Distribution

Ductwork/Diffusers

40%

LIFE

\* \*

2-5

\$34,600

B

No Component

60%

D

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## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - BK / P.S. 721 (OTC)

Asset # : 1364

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 35%        |                   |                | 2023               | \$43,200       | 2           | \$1,100        | B             |
| Roof                  | 5%         |                   |                | 2023               | \$4,400        | 2           | \$200          | B             |
| No Component          | 60%        |                   |                |                    |                |             |                | D             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$26,000       | 2           | \$1,500        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2043               | * *            | 1-2         | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 128 - M  
**Address** : 560 WEST 169 STREET BTWN: AUDUBON AVE., BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M128  
**Program / Asset #** : BOE0075.000 / 1721 **Yr Built/Renovated** : 1961 / 1998  
**Area Sq Ft** : 107,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2125 **Lot** : 1 **BIN** : 1083509

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$53,500         | \$72,400           |
| Interior Architecture |  |                  | \$837,800          |
| Electrical            |  | \$154,700        | \$588,300          |
| Mechanical            |  | \$63,500         | \$1,145,100        |
| <b>Total</b>          |  | <b>\$271,700</b> | <b>\$2,643,600</b> |
| Priority A            |  | \$53,500         | \$72,400           |
| Priority B            |  | \$218,200        | \$1,733,400        |
| Priority C            |  |                  | \$837,800          |
| <b>Total</b>          |  | <b>\$271,700</b> | <b>\$2,643,600</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$7,400         | \$10,700        |                 | \$17,800         |
| Interior Architecture |                 | \$38,900        | \$13,000        | \$6,300          |
| Electrical            | \$14,600        | \$9,800         | \$7,100         | \$18,300         |
| Mechanical            | \$20,000        | \$15,400        | \$27,500        | \$63,400         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$45,900</b> | <b>\$78,800</b> | <b>\$51,500</b> | <b>\$109,800</b> |
| Priority A            | \$7,400         | \$10,700        |                 | \$17,800         |
| Priority B            | \$38,500        | \$63,800        | \$38,500        | \$85,700         |
| Priority C            |                 | \$4,200         | \$13,000        | \$6,300          |
| <b>Total</b>          | <b>\$45,900</b> | <b>\$78,800</b> | <b>\$51,500</b> | <b>\$109,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - M

## Asset # : 1721

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$19,500       | A             |
| Masonry: Brick  | 62%        |                   |                | LIFE               | **             | 5           | \$51,600       | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$20,800       | A             |
| Metal/Glass Curt Wall   | 10%        |                   |                | LIFE               | **             | 5           | \$15,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 75%        |                   |                | 2044               | **             | 5           | \$13,400       | A             |
| Aluminum  | 25%        |                   |                | 2038               | **             | 5           | \$4,500        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Metal Rail  | 10%        |                   |                | 2035               | **             | 5-10        | \$17,700       | A             |
| Pre-Cast Concrete   | 8%         | Now               | \$600          | LIFE               | **             | 5           | \$4,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Coping At 1998 Wing                                |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Coping At 1998 Wing                                |            |                   |                |                    |                |             |                |               |
| Slate   | 2%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 75%        |                   |                | 2027               | **             | 10          | \$53,500       | A             |
| IRMA/Protected Membrane                                       | 25%        |                   |                | 2027               | **             | 10          | \$17,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$4,100        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Vinyl Tile  | 25%        |                   |                | 2027               | **             | 3           | \$12,700       | C             |
| Vinyl Tile  | 65%        |                   |                | 2022               | \$837,800      | 3           | \$33,000       | C             |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$12,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 25%        |                   |                | LIFE               | **             | 5           | \$12,000       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$14,400       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        |                   |                | 2035               | **             | 5           | \$27,000       | B             |
| AcousTileConcealSpLn  | 25%        |                   |                | 2035               | **             | 5           | \$42,200       | B             |
| Exposed Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$8,400        | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$12,700       | B             |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - M

## Asset # : 1721

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Electrical Services Rated @ 1200 Amps Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 75%        |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 25%        |                   |                | 2022               | \$29,800       | 5           | \$600          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2022               | \$71,800       | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2021               | \$67,700       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$76,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Old Wing  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$27,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       | Now               | \$11,500       | 2031               | * *            | 1           | \$30,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Caterpillar Genset Rated @ 250 Kw            |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2015               | \$600          | 5           | \$3,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$8,400        | B             |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - M

## Asset # : 1721

| Electrical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |            |  |                |                    |                |             |                |               |
| Interior Lighting     |            |  |                |                    |                |             |                |               |
| Fluorescent           | 50%        |  |                | 2027               | **             | 10          | \$41,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : New Wing  |                |                    |                |             |                |               |
|                       |            | Explanation : T-12 Lamps                                   |                |                    |                |             |                |               |
| Fluorescent           | 50%        |  |                | 2022               | \$407,300      | 10          | \$41,400       | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Old Wing  |                |                    |                |             |                |               |
|                       |            | Explanation : T-12 Lamps                                   |                |                    |                |             |                |               |
| Egress Lighting       |            |  |                |                    |                |             |                |               |
| Emergency, Battery    | 50%        |  |                | 2027               | **             | 10          | \$10,900       | B             |
| Exit, Service         | 50%        |  |                | 2027               | **             | 1           |                | B             |
| Exterior Lighting     |            |  |                |                    |                |             |                |               |
| HID                   | 100%       |  |                | 2017               | \$36,500       | 10          | \$300          | B             |
| Alarm                 |            |  |                |                    |                |             |                |               |
| Security System       |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2027               | **             | 1           | \$1,600        | B             |
| Fire/Smoke Detection  |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2027               | **             | 1-3         | \$2,700        | B             |
| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |  |                |                    |                |             |                |               |
| Energy Source         |            |  |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |  |                | 2022               | \$253,800      | 5           | \$28,000       | B             |
| Conversion Equipment  |            |  |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |  |                | 2020               | \$501,600      | 1           | \$89,600       | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                       |            | Location : Basement Boiler Room                            |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Units                                      |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 20%        |  |                | 2030               | **             | 4           | \$1,300        | B             |
| Steam Piping/Pump     | 80%        |  |                | 2032               | **             | 4           | \$3,600        | B             |
| Terminal Devices      |            |  |                |                    |                |             |                |               |
| Air Handler           | 20%        |  |                | 2022               | \$111,100      | 1           | \$11,200       | B             |
| Convactor/Radiator    | 80%        |  |                | 2027               | **             | 1           | \$23,400       | B             |
| Air Conditioning      |            |  |                |                    |                |             |                |               |
| Energy Source         |            |  |                |                    |                |             |                |               |
| Electricity           | 100%       |  |                | 2038               | **             | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - M

## Asset # : 1721

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 20%        |                   |                | 2022               | \$69,900       | 1           | \$8,400        | B             |
| Window/Wall Unit  | 30%        |                   |                | 2017               | \$63,500       | 1           |                | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 20%        |                   |                | 2032               | * *            | 4           | \$900          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 20%        |                   |                | 2022               | \$81,500       | 1           | \$11,200       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 20%        |                   |                | 2022               | \$61,500       | 2           | \$12,600       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$50,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$22,800       | 2           | \$600          | B             |
| Roof  | 80%        |                   |                | 2022               | \$65,500       | 2           | \$2,200        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Oil Fired   | 100%       |                   |                | 2017               | \$32,000       | 1           | \$2,700        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$600          | 2032               | * *            | 4           | \$9,000        | B             |
| Not in Service, Extent : Severe, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Circulating Pump, Basement                   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : M, 1-3 New Wing                              |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2042               | * *            | 1-5         | \$9,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 128 - M

Asset # : 1721

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority Code |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) |               |
| Fire Suppression |                |                |                   |                    |         |                |             |               |
| Sprinkler        |                |                |                   |                    |         |                |             |               |
|                  | No Component   | 95%            |                   |                    |         |                |             | D             |
|                  | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,300 B     |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 128 - Q  
**Address** : 69-26 65TH DRIVE BTWN: 70 ST., 69 PL.  
**Borough** : QUEENS **Agency's Number** : Q128  
**Program / Asset #** : BOE0776.000 / 2534 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3027 **Lot** : 37 **BIN** : 4070445

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Electrical     |                       | \$70,500              |
| <b>Total</b>   |                       | <b>\$70,500</b>       |
| Priority B     |                       | \$70,500              |
| <b>Total</b>   |                       | <b>\$70,500</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,400         |                 |                 |                 |
| Interior Architecture | \$6,900         | \$4,000         |                 | \$1,600         |
| Electrical            | \$7,400         | \$6,200         | \$6,100         | \$9,300         |
| Mechanical            | \$10,700        | \$7,400         | \$16,000        | \$7,400         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$39,200</b> | <b>\$29,400</b> | <b>\$33,900</b> | <b>\$30,100</b> |
| Priority A            | \$2,400         |                 |                 |                 |
| Priority B            | \$36,800        | \$25,500        | \$33,900        | \$28,500        |
| Priority C            |                 | \$4,000         |                 | \$1,600         |
| <b>Total</b>          | <b>\$39,200</b> | <b>\$29,400</b> | <b>\$33,900</b> | <b>\$30,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 2534

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

Masonry: Brick

97%

LIFE

\* \*

5

\$15,600

A

*Recent Construction, Extent : Light, Area Affected : 100%**Location : Previous Building Was Demolished. New Building Was Completed In 2009*

Pre-Cast Concrete

3%

LIFE

\* \*

5

\$1,600

A

## Windows

Aluminum

100%

2044

\* \*

5

\$4,800

A

## Parapets

Cast in Place Concrete

45%

LIFE

\* \*

5

\$21,100

A

Masonry: Brick

50%

LIFE

\* \*

5

\$2,300

A

Pre-Cast Concrete

5%

LIFE

\* \*

5

\$1,400

A

## Roof

IRMA/Protected Membrane

100%

2030

\* \*

10

\$32,700

A

## Interior

## Floors

Cast in Place Concrete

10%

LIFE

\* \*

5

\$3,800

C

Ceramic Tile

5%

2035

\* \*

5

\$900

C

Vinyl Tile

75%

2030

\* \*

3

\$4,900

C

Wood

10%

2057

\* \*

5

\$3,200

C

## Interior Walls

Ceramic Tile

10%

2035

\* \*

5

\$3,900

C

Concrete Masonry Unit

35%

LIFE

\* \*

5

\$5,400

C

Gypsum Board

55%

LIFE

\* \*

5

\$12,800

C

## Ceilings

AcousTileSusp.Lay-In

80%

2039

\* \*

5

\$13,800

B

Exposed Struc: Steel

5%

LIFE

\* \*

B

Gypsum Board

15%

LIFE

\* \*

5

\$3,200

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : (1) 4,000 Amps Electrical Service*

## Switchgear / Switchboard

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

## Raceway

Conduit

100%

2048

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2044

\* \*

5

\$2,000

B

## Wiring

Thermoplastic

100%

2048

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - Q

## Asset # : 2534

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2039               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2039               | * *            | 1           | \$23,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2035               | * *            | 1           | \$29,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Outdoor Location                                |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2017               | \$600          | 5           | \$2,800        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2057               | * *            | 5           | \$2,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 250 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2030               | * *            | 10          | \$70,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$2,600        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2030               | * *            | 1           | \$2,900        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2030               | * *            | 1-3         | \$4,800        | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 2534

| Mechanical                     | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |                |   |                |                    |                |             |                |               |
| Conversion Equipment           |                |   |                |                    |                |             |                |               |
| Furnace                        | 100%           |   |                | 2030               | * *            | 1           | \$38,100       | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Roof   |                |                    |                |             |                |               |
|                                |                | Explanation : 6 Roof Top Units                          |                |                    |                |             |                |               |
| Air Conditioning               |                |   |                |                    |                |             |                |               |
| Energy Source                  |                |   |                |                    |                |             |                |               |
| Electricity                    | 100%           |   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment           |                |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%           |   |                | 2030               | * *            | 2           | \$4,800        | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Roof   |                |                    |                |             |                |               |
|                                |                | Explanation : 6 Roof Top Units                          |                |                    |                |             |                |               |
| Ventilation                    |                |   |                |                    |                |             |                |               |
| Distribution                   |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%           |   |                | LIFE               | * *            | 2-5         | \$42,900       | B             |
| Exhaust Fans                   |                |   |                |                    |                |             |                |               |
| Roof                           | 100%           |   |                | 2030               | * *            | 2           | \$2,400        | B             |
| Plumbing                       |                |   |                |                    |                |             |                |               |
| H/C Water Piping               |                |   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%           |   |                | 2042               | * *            | 1           |                | B             |
| Water Heater                   |                |   |                |                    |                |             |                |               |
| Gas Fired                      | 100%           |   |                | 2021               | \$20,400       | 2           | \$1,200        | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Mech Room                                    |                |                    |                |             |                |               |
|                                |                | Explanation : 400 Gal Unit                              |                |                    |                |             |                |               |
| Sanitary Piping                |                |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |                |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)              |                |   |                |                    |                |             |                |               |
| Electric                       | 100%           |   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |                |   |                |                    |                |             |                |               |
| Generic                        | 100%           |   |                | 2030               | * *            | 1           | \$4,800        | B             |
| Fixtures                       |                |   |                |                    |                |             |                |               |
| Generic                        | 100%           |   |                |                    |                |             |                | B             |
| Vertical Transport             |                |   |                |                    |                |             |                |               |
| Elevators                      |                |   |                |                    |                |             |                |               |
| Hydraulic                      | 100%           |   |                | LIFE               | * *            |             |                | C             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : (2) C-4 (1) C-1                              |                |                    |                |             |                |               |
|                                |                | Explanation : 3 Units                                   |                |                    |                |             |                |               |
| Fire Suppression               |                |   |                |                    |                |             |                |               |
| Sprinkler                      |                |   |                |                    |                |             |                |               |
| Generic                        | 100%           |   |                | 2048               | * *            | 1-2         | \$21,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 128 - Q

Asset # : 2534

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2035               | * *            | 1           | \$14,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 128 - Q  
**Address** : 69-10 65TH DRIVE  
**Borough** : QUEENS **Agency's Number** : Q247  
**Program / Asset #** : BOE1093.000 / 14444 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 94,526 **Project Type** : EDUCATION  
**Date of Survey** : 16-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3027 **Lot** : 37 **BIN** : 4070445

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$284,900             |
| Interior Architecture | \$72,900              | \$134,000             |
| Electrical            |                       | \$70,900              |
| <b>Total</b>          | <b>\$72,900</b>       | <b>\$489,800</b>      |
| Priority A            |                       | \$284,900             |
| Priority B            | \$72,900              | \$143,800             |
| Priority C            |                       | \$61,200              |
| <b>Total</b>          | <b>\$72,900</b>       | <b>\$489,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$7,000          |                 |
| Interior Architecture |                 |                 | \$77,300         |                 |
| Electrical            | \$2,200         | \$2,200         | \$5,400          | \$2,200         |
| Mechanical            | \$7,400         | \$10,100        | \$13,400         | \$10,800        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800         | \$11,800        |
| <b>Total</b>          | <b>\$21,400</b> | <b>\$24,100</b> | <b>\$114,900</b> | <b>\$24,800</b> |
| Priority A            |                 |                 | \$7,000          |                 |
| Priority B            | \$21,400        | \$24,100        | \$42,800         | \$24,800        |
| Priority C            |                 |                 | \$65,200         |                 |
| <b>Total</b>          | <b>\$21,400</b> | <b>\$24,100</b> | <b>\$114,900</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - Q

## Asset # : 14444

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                        |      |  |  |      |    |    |           |   |
|------------------------|------|--|--|------|----|----|-----------|---|
| Exterior Walls         |      |  |  |      |    |    |           |   |
| Masonry: Brick         | 100% |  |  | LIFE | ** | 5  | \$124,400 | A |
| Windows                |      |  |  |      |    |    |           |   |
| Aluminum               | 100% |  |  | 2046 | ** | 5  | \$13,900  | A |
| Parapets               |      |  |  |      |    |    |           |   |
| Cast in Place Concrete | 45%  |  |  | LIFE | ** | 5  | \$61,400  | A |
| Cast Stone/Terra Cotta | 10%  |  |  | LIFE | ** | 5  | \$10,200  | A |
| Masonry: Brick         | 45%  |  |  | LIFE | ** | 5  | \$5,900   | A |
| Roof                   |      |  |  |      |    |    |           |   |
| Built-Up (BUR)         | 100% |  |  | 2031 | ** | 10 | \$99,100  | A |

## Interior

|                       |     |  |  |      |    |   |           |   |
|-----------------------|-----|--|--|------|----|---|-----------|---|
| Floors                |     |  |  |      |    |   |           |   |
| Ceramic Tile          | 5%  |  |  | 2036 | ** | 5 | \$9,700   | C |
| Traffic Topping       | 10% |  |  | 2031 | ** | 5 | \$24,300  | C |
| Vinyl Tile            | 80% |  |  | 2031 | ** | 3 | \$58,300  | C |
| Wood                  | 5%  |  |  | 2061 | ** | 5 | \$18,200  | C |
| Interior Walls        |     |  |  |      |    |   |           |   |
| Ceramic Tile          | 25% |  |  | 2036 | ** | 5 | \$39,200  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$6,300   | C |
| Gypsum Board          | 65% |  |  | LIFE | ** | 5 | \$61,200  | C |
| Ceilings              |     |  |  |      |    |   |           |   |
| AcousTileConcealSpLn  | 10% |  |  | 2041 | ** | 5 | \$24,300  | B |
| AcousTileSusp.Lay-In  | 75% |  |  | 2041 | ** | 5 | \$145,800 | B |
| Exposed Struc: Steel  | 10% |  |  | LIFE | ** |   |           | B |
| Metal Panel           | 5%  |  |  | LIFE | ** | 5 | \$12,100  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|  |      |  |  |      |    |   |         |   |
|--|------|--|--|------|----|---|---------|---|
| Service Equipment  |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2051 | ** | 5 | \$300   | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |    |   |         |   |
| Location : Electrical Room                                 |      |  |  |      |    |   |         |   |
| Explanation : 4000 Amps                                    |      |  |  |      |    |   |         |   |
| Switchgear / Switchboard                                   |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2051 | ** | 5 | \$300   | B |
| Raceway  |      |  |  |      |    |   |         |   |
| Conduit  | 100% |  |  | 2051 | ** | 1 |         | B |
| Panelboards  |      |  |  |      |    |   |         |   |
| Fused Disc Sw  | 20%  |  |  | 2046 | ** | 5 | \$400   | B |
| Molded Case Bkrs   | 80%  |  |  | 2046 | ** | 5 | \$1,600 | B |
| Wiring   |      |  |  |      |    |   |         |   |
| Thermoplastic  | 100% |  |  | 2051 | ** | 1 |         | B |
| Motor Controllers  |      |  |  |      |    |   |         |   |
| Locally Mounted  | 100% |  |  | 2041 | ** | 5 | \$500   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - Q

## Asset # : 14444

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Connected With Main Water Pipe*

## Stand-by Power

## Transfer Switches

## Not Accessible

100%

D

## Generators

## Not Accessible

100%

D

## Batteries

## Not Accessible

100%

D

## Fuel Storage

## Not Accessible

100%

D

## Lighting

## Interior Lighting

## Fluorescent

100%

2031

\* \*

10

\$70,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 & T-5 Lamps*

## Egress Lighting

## Exit, LED

100%

2061

\* \*

1

B

## Exterior Lighting

## HID

100%

2031

\* \*

10

\$200

B

## Lightning Protection

## Arresters/Cabling

## Generic

100%

2061

\* \*

5

\$2,300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$8,700

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2031

\* \*

1-3

\$14,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Natural Gas

100%

2047

\* \*

1

B

## Conversion Equipment

## Furnace

100%

2029

\* \*

1

\$38,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Roof Top Units*

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 128 - Q

## Asset # : 14444

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2043    | * *            | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2029    | * *            | 2           | \$4,800        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 6 Units                                   |                   |                    |         |                |             |                |               |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$43,100       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2029    | * *            | 2           | \$2,400        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2047    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2020    | \$20,500       | 2           | \$1,200        | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%  |                   |                    | 2029    | * *            | 4           | \$1,300        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2029    | * *            | 1           | \$4,800        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : (2) C-4 (1) C-1                              |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 3 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                                |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2047    | * *            | 1-2         | \$21,700       | B             |
|                    | Fire Pump                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2034    | * *            | 1           | \$14,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 129 - M  
**Address** : 425 WEST 130 STREET BTWN: ST NICHOLAS TER. CONVENT  
**Borough** : MANHATTAN **Agency's Number** : M129  
**Program / Asset #** : BOE0076.000 / 1722 **Yr Built/Renovated** : 1958 / 2005  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1957 **Lot** : 10 **BIN** : 1059407

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$71,700              | \$57,100              |
| Interior Architecture | \$895,900             |                       |
| Electrical            | \$731,100             | \$1,201,100           |
| Mechanical            | \$140,400             | \$535,500             |
| <b>Total</b>          | <b>\$1,839,100</b>    | <b>\$1,793,700</b>    |
| Priority A            | \$71,700              | \$57,100              |
| Priority B            | \$953,300             | \$1,736,600           |
| Priority C            | \$814,100             |                       |
| <b>Total</b>          | <b>\$1,839,100</b>    | <b>\$1,793,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$35,900        |                 |                 | \$2,400          |
| Interior Architecture | \$10,700        | \$5,000         | \$4,300         | \$27,200         |
| Electrical            | \$20,700        | \$4,700         | \$6,600         | \$53,800         |
| Mechanical            | \$10,900        | \$10,000        | \$15,800        | \$40,000         |
| <b>Total</b>          | <b>\$78,300</b> | <b>\$19,700</b> | <b>\$26,700</b> | <b>\$123,500</b> |
| Priority A            | \$35,900        |                 |                 | \$2,400          |
| Priority B            | \$31,700        | \$14,700        | \$22,400        | \$110,400        |
| Priority C            | \$10,700        | \$5,000         | \$4,300         | \$10,700         |
| <b>Total</b>          | <b>\$78,300</b> | <b>\$19,700</b> | <b>\$26,700</b> | <b>\$123,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - M

## Asset # : 1722

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$15,200       | A             |
| Masonry: Brick  | 88%        |                   |                | LIFE               | **             | 5           | \$57,100       | A             |
| Masonry: Limestone  | 3%         | Now               | \$24,500       | LIFE               | **             | 5           | \$1,500        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Window Sills At South Facade                         |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2042               | **             | 5-10        | \$8,900        | A             |
| Granite Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2044               | **             | 5           | \$23,000       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$13,000       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$9,400        | A             |
| IRMA/Protected Membrane   | 95%        |                   |                | 2027               | **             | 10          | \$71,700       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Vinyl Tile  | 80%        |                   |                | 2017               | \$814,100      | 3           | \$42,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$10,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$3,200        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 57%        |                   |                | LIFE               | **             | 5           | \$18,400       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        | Now               | \$81,800       | 2042               | **             | 5           | \$6,600        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2027               | **             | 5           | \$33,100       | B             |
| Exposed Concrete  | 50%        |                   |                | LIFE               | **             | 5           | \$8,300        | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$9,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - M

## Asset # : 1722

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2022               | \$104,300      | 5           | \$1,800        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$6,800        | 5           | \$100          | B             |
| Fused Knife Sw   | 5%         | 2-4               | \$6,800        | 2047               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$108,400      | 5           | \$1,500        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 88%        | 2-4               | \$115,100      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 12%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |
| Locally Mounted  | 40%        | 2-4               | \$8,500        | 2042               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 86%        |                   |                | 2017               | \$553,100      | 10          | \$56,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2027               | * *            | 10          | \$6,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2017               | \$6,000        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$12,900       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - M

## Asset # : 1722

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2017 | \$14,800 | 10 | \$8,600 | B |
| Exit, Service      | 50%  |  |  | 2017 | \$5,900  | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2022 | \$29,000 | 10 | \$200   | B |

## Alarm

|                      |      |  |  |      |           |     |          |   |
|----------------------|------|--|--|------|-----------|-----|----------|---|
| Security System      |      |  |  |      |           |     |          |   |
| No Component         | 75%  |  |  |      |           |     |          | D |
| Generic              | 25%  |  |  | 2022 | \$60,000  | 1   | \$6,500  | B |
| Fire/Smoke Detection |      |  |  |      |           |     |          |   |
| Generic              | 100% |  |  | 2022 | \$821,300 | 1-3 | \$42,900 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|   |      |     |          |      |           |   |          |   |
|---|------|-----|----------|------|-----------|---|----------|---|
| Energy Source   |      |     |          |      |           |   |          |   |
| Fuel Oil No 4   | 100% |     |          | 2042 | **        | 5 | \$22,100 | B |
| Other Observation, Extent : Light, Area Affected : 100%       |      |     |          |      |           |   |          |   |
| Location : Vault  |      |     |          |      |           |   |          |   |
| Explanation : 1 - 10,000 Gallon Tank For #4 Fuel              |      |     |          |      |           |   |          |   |
| Conversion Equipment  |      |     |          |      |           |   |          |   |
| Steam Boiler  | 100% |     |          | 2020 | \$396,000 | 1 | \$70,700 | B |
| Other Observation, Extent : Light, Area Affected : 100%       |      |     |          |      |           |   |          |   |
| Location : Basement   |      |     |          |      |           |   |          |   |
| Explanation : 2 Boilers                                       |      |     |          |      |           |   |          |   |
| Distribution  |      |     |          |      |           |   |          |   |
| Steam Piping/Pump   | 100% | Now | \$56,800 | 2032 | **        | 4 | \$3,500  | B |
| Leak Evident, Extent : Light, Area Affected : 50%             |      |     |          |      |           |   |          |   |
| Location : Traps, Vacuum Condensate Pumps, Piping In Basement |      |     |          |      |           |   |          |   |
| Terminal Devices  |      |     |          |      |           |   |          |   |
| Air Handler   | 20%  |     |          | 2022 | \$87,700  | 1 | \$8,800  | B |
| Convactor/Radiator  | 80%  |     |          | 2027 | **        | 1 | \$18,500 | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2038 | **       | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 50%  |  |  | 2017 | \$83,600 | 1 |  | B |
| No Component         | 50%  |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$39,800 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 20%  |  |  | 2022 | \$18,000 | 2   | \$400    | B |
| Roof               | 80%  |  |  | 2022 | \$51,800 | 2   | \$1,800  | B |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - M

## Asset # : 1722

| Mechanical                       |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |  |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 90%  |                   |                | 2032               | * *            | 1           |                | B             |
|                                  | <i>Not Insulated, Extent : Light, Area Affected : 10%</i>      |                   |                |                    |                |             |                |               |
|                                  | <i>Location : Basement</i>                                     |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                  | 10%  |                   |                | 2020               | \$24,300       | 1           |                | B             |
| Water Heater<br>Gas Fired        | 100%   |                   |                | 2017               | \$18,900       | 2           | \$1,100        | B             |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                                  | <i>Location : Basement</i>                                     |                   |                |                    |                |             |                |               |
|                                  | <i>Explanation : Instantaneous With Storage Tank</i>           |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron     | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping     | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                                  | <i>Location : Basement</i>                                     |                   |                |                    |                |             |                |               |
|                                  | <i>Explanation : Duplex Unit</i>                               |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic              | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression<br>Sprinkler    |  |                   |                |                    |                |             |                |               |
| No Component                     | 99%  |                   |                |                    |                |             |                | D             |
| Generic                          | 1%   |                   |                | 2032               | * *            | 1-2         | \$200          | B             |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                                  | <i>Location : Storage Area</i>                                 |                   |                |                    |                |             |                |               |
|                                  | <i>Explanation : Serves Storage Area Only</i>                  |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 129 - Q  
**Address** : 128-02 7TH AVENUE  
**Borough** : QUEENS **Agency's Number** : Q129  
**Program / Asset #** : BOE0777.000 / 1561 **Yr Built/Renovated** : 1933 / 2001  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,PH  
**Block** : 3976 **Lot** : 1 **BIN** : 4096774

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$263,400             | \$77,500              |
| Interior Architecture | \$330,300             | \$40,000              |
| Electrical            | \$76,600              | \$997,100             |
| Mechanical            | \$38,200              | \$146,900             |
| <b>Total</b>          | <b>\$708,400</b>      | <b>\$1,261,500</b>    |
| Priority A            | \$263,400             | \$77,500              |
| Priority B            | \$114,800             | \$1,144,100           |
| Priority C            | \$330,300             | \$40,000              |
| <b>Total</b>          | <b>\$708,400</b>      | <b>\$1,261,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,700         |                 | \$700           | \$14,300        |
| Interior Architecture | \$38,800        | \$6,100         |                 | \$6,900         |
| Electrical            | \$13,800        | \$9,800         | \$18,600        | \$13,200        |
| Mechanical            | \$26,500        | \$24,000        | \$41,300        | \$22,700        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$93,800</b> | <b>\$47,700</b> | <b>\$68,600</b> | <b>\$65,000</b> |
| Priority A            | \$6,700         |                 | \$700           | \$14,300        |
| Priority B            | \$84,100        | \$41,600        | \$67,800        | \$43,800        |
| Priority C            | \$3,000         | \$6,100         |                 | \$6,900         |
| <b>Total</b>          | <b>\$93,800</b> | <b>\$47,700</b> | <b>\$68,600</b> | <b>\$65,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - Q

## Asset # : 1561

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        |                   |                | LIFE               | * *            | 5           | \$33,300       | A             |
| Masonry: Brick   | 53%        |                   |                | LIFE               | * *            | 5           | \$44,200       | A             |
| Masonry: Granite   | 2%         |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 40%        |                   |                | 2037               | * *            | 5           | \$11,800       | A             |
| Aluminum   | 57%        |                   |                | 2037               | * *            | 5           | \$16,800       | A             |
| Metal Louvers  | 3%         |                   |                | 2030               | * *            | 10          | \$5,500        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        | Now               | \$6,700        | LIFE               | * *            | 5           | \$5,000        | A             |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Over Mechanical Penthouse                           |            |                   |                |                    |                |             |                |               |
| Explanation : Missing Railing                                  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | * *            | 5           | \$6,300        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Metal Panel  | 3%         |                   |                | 2041               | * *            | 5           | \$1,500        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$3,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        | Now               | \$223,500      | 2031               | * *            |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Rooms 416, 418, 462                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : 1933 Wing, Gymnasium                                |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 40%        | Now               | \$39,900       | 2026               | * *            |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 15%               |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                      |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                      |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$26,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | * *            | 5           | \$6,100        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$4,800        | C             |
| Vinyl Tile   | 25%        | Now               | \$290,300      | 2031               | * *            | 3           | \$11,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 35%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors In 1933 Wing                              |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 35%  |            |                   |                |                    |                |             |                |               |
| Location : Cooridors In 1933 Wing                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : 1933 Wing   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Units                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2026               | * *            | 3           | \$12,200       | C             |
| Wood   | 35%        |                   |                | 2049               | * *            | 5           | \$80,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - Q

## Asset # : 1561

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$6,100  | C |
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5 | \$7,400  | C |
| Gypsum Board          | 15% |  |  | LIFE | ** | 5 | \$11,000 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 35% |  |  | LIFE | ** | 5 | \$12,900 | C |
| SGFT/Glazed Masonry   | 15% |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |          |      |    |   |         |   |
|-------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$14,600 | 2026 | ** | 5 | \$6,100 | B |
|-------------------|-----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Gymnasium*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Gymnasium*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 35% |  |  | 2034 | ** | 5 | \$42,400 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$15,100 | B |
| Plaster              | 40% |  |  | LIFE | ** | 5 | \$30,300 | B |

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Rooms 416, 418, 462*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switches Rated @ 1600 Amperes And 1200 Amperes Respectively*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 65% |  |  | 2041 | **       | 1 |  | B |
| Conduit | 35% |  |  | 2021 | \$41,600 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2037 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 55% |  |  | 2037 | **       | 5 | \$1,200 | B |
| Molded Case Bkrs | 35% |  |  | 2020 | \$47,400 | 5 | \$700   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$39,200 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 70% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - Q

## Asset # : 1561

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2034               | * *            | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2041               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | * *            | 1           | \$24,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | * *            | 1           | \$30,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Genset Rated @ 250 Kw                        |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$17,700       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2037               | * *            | 5           | \$7,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 500 Gallons Capacity                         |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2049               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 4000 Gallons Capacity                        |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 50%        |                   |                | 2026               | * *            | 10          | \$37,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 49%        |                   |                | 2021               | \$359,700      | 10          | \$36,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Building                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2021               | \$7,300        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 25%        |                   |                | 2026               | * *            | 1           |                | B             |
| Emergency, Battery   | 25%        |                   |                | 2021               | \$8,400        | 10          | \$4,900        | B             |
| Exit, Service  | 25%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2021               | \$3,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$33,100       | 10          | \$300          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 129 - Q

## Asset # : 1561

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

50%

D

Generic

50%

2021

\$136,900

1

\$14,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2021

\$374,900

1-3

\$19,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : Main Control Panel Located In The Lobby*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$80,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$6,000

B

## Terminal Devices

Air Handler

15%

2021

\$75,100

1

\$7,600

B

Air Handler

25%

2026

\* \*

1

\$12,600

B

Convactor/Radiator

25%

2026

\* \*

1

\$6,600

B

Convactor/Radiator

35%

2034

\* \*

1

\$9,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

Reciprocating

40%

2026

\* \*

1

\$15,100

B

Compr/Chiller

20%

2016

\$38,200

1

B

No Component

40%

D

## Distribution

Chilled Wtr Pipe/Pump

40%

2047

\* \*

4

\$2,400

B

No Component

60%

D

## Terminal Devices

Air Handler/Cool/Ht

40%

2026

\* \*

1

\$20,200

B

No Component

60%

D

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## DEPARTMENT OF EDUCATION - 040

P. S. 129 - Q

Asset # : 1561

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |                    |                |                   |                    |         |                |             |                |               |
| Heat Rejection  |                    |                |                   |                    |         |                |             |                |               |
|   | Air Condenser Unit | 40%            |                   |                    | 2026    | * *            | 2           | \$22,700       | B             |
|   | No Component       | 60%            |                   |                    |         |                |             |                | D             |
| Ventilation   |                    |                |                   |                    |         |                |             |                |               |
| Distribution  |                    |                |                   |                    |         |                |             |                |               |
|   | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$45,400       | B             |
| Exhaust Fans  |                    |                |                   |                    |         |                |             |                |               |
|   | Interior           | 70%            |                   |                    | 2021    | \$71,800       | 2           | \$1,800        | B             |
|   | Roof               | 30%            |                   |                    | 2026    | * *            | 2           | \$800          | B             |
| Plumbing  |                    |                |                   |                    |         |                |             |                |               |
| H/C Water Piping  |                    |                |                   |                    |         |                |             |                |               |
|   | Brass/Copper       | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
| Water Heater  |                    |                |                   |                    |         |                |             |                |               |
|   | Gas Fired          | 100%           |                   |                    | 2019    | \$21,600       | 2           | \$1,200        | B             |
| Sanitary Piping   |                    |                |                   |                    |         |                |             |                |               |
|   | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                    |                |                   |                    |         |                |             |                |               |
|   | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)  |                    |                |                   |                    |         |                |             |                |               |
|   | Rigid Piping       | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                      |                    |                |                   |                    |         |                |             |                |               |
|   | Generic            | 100%           |                   |                    | 2029    | * *            | 1           | \$5,000        | B             |
| Fixtures  |                    |                |                   |                    |         |                |             |                |               |
|   | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport                                      |                    |                |                   |                    |         |                |             |                |               |
| Elevators   |                    |                |                   |                    |         |                |             |                |               |
|   | Hydraulic          | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |               |
| Location : B-4  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                    |                |                   |                    |         |                |             |                |               |
| Standpipe   |                    |                |                   |                    |         |                |             |                |               |
|   | Generic            | 100%           |                   |                    | 2041    | * *            | 1-5         | \$42,600       | B             |
| Sprinkler   |                    |                |                   |                    |         |                |             |                |               |
|   | No Component       | 40%            |                   |                    |         |                |             |                | D             |
|   | Generic            | 60%            |                   |                    | 2047    | * *            | 1-2         | \$13,700       | B             |
| Fire Pump   |                    |                |                   |                    |         |                |             |                |               |
|   | Generic            | 100%           |                   |                    | 2034    | * *            | 1           | \$15,200       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 130 - BK  
**Address** : 70 OCEAN PARKWAY  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0436.000 / 2751  
**Area Sq Ft** : 44,000  
**Date of Survey** : 21-Oct-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 5319      **Lot** : 1      **BIN** : 3124019  
**Agency's Number** : K130  
**Yr Built/Renovated** : 1903 / 2006  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$99,400              |
| Interior Architecture | \$181,600             |                       |
| Electrical            | \$82,600              | \$345,900             |
| Mechanical            |                       | \$401,900             |
| <b>Total</b>          | <b>\$264,200</b>      | <b>\$847,200</b>      |
| Priority A            |                       | \$99,400              |
| Priority B            | \$82,600              | \$747,800             |
| Priority C            | \$181,600             |                       |
| <b>Total</b>          | <b>\$264,200</b>      | <b>\$847,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                | \$20,700        | \$9,700         |
| Interior Architecture | \$30,400        |                | \$5,400         | \$5,900         |
| Electrical            | \$8,900         | \$100          | \$6,200         |                 |
| Mechanical            | \$7,600         | \$7,300        | \$8,000         | \$6,300         |
| <b>Total</b>          | <b>\$46,800</b> | <b>\$7,400</b> | <b>\$40,300</b> | <b>\$22,000</b> |
| Priority A            |                 |                | \$20,700        | \$9,700         |
| Priority B            | \$40,600        | \$7,400        | \$16,900        | \$6,300         |
| Priority C            | \$6,200         |                | \$2,600         | \$5,900         |
| <b>Total</b>          | <b>\$46,800</b> | <b>\$7,400</b> | <b>\$40,300</b> | <b>\$22,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BK

## Asset # : 2751

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$26,900       | A             |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Masonry: Brick  | 82%        |                   |                | LIFE               | **             | 5           | \$56,400       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$19,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Metal Security Bars   | 10%        |                   |                | 2049               | **             |             |                | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2036               | **             | 10          | \$2,400        | A             |
| Single Ply Membrane   | 95%        |                   |                | 2026               | **             | 10          | \$18,300       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2024               | **             | 5           | \$5,500        | C             |
| Vinyl Tile  | 85%        | Now               | \$134,700      | 2026               | **             | 3           | \$17,700       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Throughout                            |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2056               | **             | 5           | \$5,200        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2024               | **             | 5           | \$6,900        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$2,800        | C             |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Masonry: Brick  | 5%         | Now               | \$46,900       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Throughout                               |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Throughout                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Perimeter Wall Throughout                   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Throughout                               |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 63%        |                   |                | LIFE               | **             | 5           | \$13,000       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |         |   |
|----------------------|-----|-----|----------|------|-----|---|---------|---|
| AcousTile,Adhered    | 10% |     |          | 2034 | * * | 5 | \$5,500 | B |
| AcousTileSusp.Lay-In | 10% |     |          | 2026 | * * | 5 | \$5,500 | B |
| Exposed Concrete     | 5%  | Now | \$21,400 | LIFE | * * | 5 | \$400   | B |

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Basement, Area Under Sidewalk Near Main Entrance**Water Penetration, Extent : Severe, Area Affected : 20%**Location : Basement, Area Under Sidewalk Near Main Entrance*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 75% |  |  | LIFE | * * | 5 | \$26,000 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

|                |     |     |          |      |     |   |       |   |
|----------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw  | 40% |     |          | 2041 | * * | 5 | \$100 | B |
| Fused Knife Sw | 60% | 2-4 | \$44,700 | 2051 | * * | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$43,000 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | * *      | 1 |  | B |

## Panelboards

|                     |     |     |         |      |         |   |       |   |
|---------------------|-----|-----|---------|------|---------|---|-------|---|
| Fused Disc Sw       | 10% |     |         | 2020 | \$7,900 | 5 | \$100 | B |
| Fused Toggle Switch | 10% | 2-4 | \$7,900 | 2046 | * *     | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2020 | \$15,800 | 5 | \$200 | B |
| Molded Case Bkrs | 60% |  |  | 2043 | * *      | 5 | \$600 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$37,900 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 50% |  |  | 2019 | \$6,400 | 5 | \$100 | B |
| Locally Mounted | 50% |  |  | 2038 | * *     | 5 | \$100 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BK

## Asset # : 2751

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |    |   |       |   |
|------|-----|-------|------|----|---|-------|---|
| 100% | 2-4 | \$900 | LIFE | ** | 5 | \$500 | B |
|------|-----|-------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |    |    |         |   |
|-----|--|--|------|----|----|---------|---|
| 10% |  |  | 2026 | ** | 10 | \$3,400 | B |
|-----|--|--|------|----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Fluorescent

|     |  |  |      |           |    |          |   |
|-----|--|--|------|-----------|----|----------|---|
| 86% |  |  | 2021 | \$287,100 | 10 | \$29,200 | B |
|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## HID

|    |  |  |      |    |    |  |   |
|----|--|--|------|----|----|--|---|
| 2% |  |  | 2026 | ** | 10 |  | B |
|----|--|--|------|----|----|--|---|

## Incandescent

|    |  |  |      |         |   |  |   |
|----|--|--|------|---------|---|--|---|
| 2% |  |  | 2021 | \$6,700 | 2 |  | B |
|----|--|--|------|---------|---|--|---|

## Egress Lighting

## Emergency, Battery

|     |  |  |      |    |    |         |   |
|-----|--|--|------|----|----|---------|---|
| 30% |  |  | 2026 | ** | 10 | \$2,700 | B |
|-----|--|--|------|----|----|---------|---|

## Exit, Service

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 20% |  |  | 2026 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Exit, Service

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 50% |  |  | 2021 | \$3,100 | 1 |  | B |
|-----|--|--|------|---------|---|--|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

|      |  |  |      |    |   |  |   |
|------|--|--|------|----|---|--|---|
| 100% |  |  | 2047 | ** | 1 |  | B |
|------|--|--|------|----|---|--|---|

## Conversion Equipment

## Steam Boiler

|      |  |  |      |    |   |          |   |
|------|--|--|------|----|---|----------|---|
| 100% |  |  | 2034 | ** | 1 | \$36,700 | B |
|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

|      |  |  |      |    |   |         |   |
|------|--|--|------|----|---|---------|---|
| 100% |  |  | 2041 | ** | 4 | \$1,800 | B |
|------|--|--|------|----|---|---------|---|

## Terminal Devices

## Air Handler

|     |     |         |      |          |   |         |   |
|-----|-----|---------|------|----------|---|---------|---|
| 20% | Now | \$2,300 | 2021 | \$45,500 | 1 | \$4,100 | B |
|-----|-----|---------|------|----------|---|---------|---|

*Damaged, Extent : Light, Area Affected : 5%**Location : Basement*

## Convactor/Radiator

|     |  |  |      |           |   |         |   |
|-----|--|--|------|-----------|---|---------|---|
| 80% |  |  | 2019 | \$319,100 | 1 | \$9,600 | B |
|-----|--|--|------|-----------|---|---------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |  |  |      |    |   |  |   |
|------|--|--|------|----|---|--|---|
| 100% |  |  | 2037 | ** | 1 |  | B |
|------|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 130 - BK

Asset # : 2751

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%         |                   |                | 2019               | \$4,300        | 1           |                | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$20,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2021               | \$37,300       | 2           | \$900          | B             |
| Roof  | 20%        |                   |                | 2021               | \$6,700        | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$9,800        | 2           | \$600          | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$5,500        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 80% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 130 - BK ANNEX  
**Address** : 70 OCEAN PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : K130  
**Program / Asset #** : BOE0436.010 / 13437 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 6,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5319 **Lot** : 1 **BIN** : 3124019

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$54,300              |
| <b>Total</b>          |                       | <b>\$54,300</b>       |
| Priority A            |                       | \$54,300              |
| <b>Total</b>          |                       | <b>\$54,300</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$10,900        |                |                | \$600          |
| Interior Architecture | \$3,200         | \$500          |                | \$800          |
| Electrical            |                 |                | \$4,400        | \$100          |
| Mechanical            | \$300           | \$200          | \$1,100        | \$200          |
| <b>Total</b>          | <b>\$14,400</b> | <b>\$800</b>   | <b>\$5,600</b> | <b>\$1,700</b> |
| Priority A            | \$10,900        |                |                | \$600          |
| Priority B            | \$2,800         | \$200          | \$5,600        | \$300          |
| Priority C            | \$800           | \$500          |                | \$800          |
| <b>Total</b>          | <b>\$14,400</b> | <b>\$800</b>   | <b>\$5,600</b> | <b>\$1,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BK ANNEX

## Asset # : 13437

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|  |      |     |          |      |          |   |         |   |
|--|------|-----|----------|------|----------|---|---------|---|
| Exterior Walls   |      |     |          |      |          |   |         |   |
| Masonry: Brick   | 100% |     |          | LIFE | * *      | 5 | \$7,700 | A |
| Windows  |      |     |          |      |          |   |         |   |
| Aluminum   | 100% |     |          | 2037 | * *      | 5 | \$1,200 | A |
| Parapets   |      |     |          |      |          |   |         |   |
| Metal Security Bars  | 100% |     |          | 2049 | * *      |   |         | A |
| Roof   |      |     |          |      |          |   |         |   |
| Single Ply Membrane  | 100% | Now | \$10,900 | 2021 | \$54,300 |   |         | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> |      |     |          |      |          |   |         |   |
| <i>Location : Throughout</i>                                     |      |     |          |      |          |   |         |   |

## Interior

|  |      |     |         |      |     |   |         |   |
|--|------|-----|---------|------|-----|---|---------|---|
| Floors   |      |     |         |      |     |   |         |   |
| Cast in Place Concrete   | 5%   |     |         | LIFE | * * | 5 | \$800   | C |
| Ceramic Tile   | 10%  |     |         | 2030 | * * | 5 | \$700   | C |
| Vinyl Tile   | 85%  |     |         | 2026 | * * | 3 | \$3,200 | C |
| Interior Walls   |      |     |         |      |     |   |         |   |
| Ceramic Tile   | 5%   |     |         | 2030 | * * | 5 | \$300   | C |
| Concrete Masonry Unit  | 70%  |     |         | LIFE | * * | 5 | \$1,800 | C |
| Gypsum Board   | 25%  |     |         | LIFE | * * | 5 | \$1,000 | C |
| Ceilings   |      |     |         |      |     |   |         |   |
| AcousTileSusp.Lay-In   | 100% | Now | \$2,400 | 2034 | * * | 5 | \$3,600 | B |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>  |      |     |         |      |     |   |         |   |
| <i>Location : Throughout</i>                                       |      |     |         |      |     |   |         |   |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i> |      |     |         |      |     |   |         |   |
| <i>Location : Throughout</i>                                       |      |     |         |      |     |   |         |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|                   |      |  |  |      |     |   |       |   |
|-------------------|------|--|--|------|-----|---|-------|---|
| Raceway           |      |  |  |      |     |   |       |   |
| Conduit           | 100% |  |  | 2041 | * * | 1 |       | B |
| Panelboards       |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2037 | * * | 5 | \$100 | B |
| Wiring            |      |  |  |      |     |   |       |   |
| Thermoplastic     | 100% |  |  | 2041 | * * | 1 |       | B |
| Motor Controllers |      |  |  |      |     |   |       |   |
| Locally Mounted   | 100% |  |  | 2034 | * * | 5 |       | B |

## Lighting

|   |     |  |  |      |     |    |         |   |
|---|-----|--|--|------|-----|----|---------|---|
| Interior Lighting   |     |  |  |      |     |    |         |   |
| Fluorescent   | 97% |  |  | 2026 | * * | 10 | \$4,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |     |    |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |     |    |         |   |
| <i>Explanation : Lamp T-8</i>                                     |     |  |  |      |     |    |         |   |
| HID   | 3%  |  |  | 2026 | * * | 10 |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BK ANNEX

## Asset # : 13437

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |     |   |  |   |
|--------------------|-----|--|--|------|-----|---|--|---|
| Egress Lighting    |     |  |  |      |     |   |  |   |
| Emergency, Service | 50% |  |  | 2026 | * * | 1 |  | B |
| Exit, Service      | 50% |  |  | 2026 | * * | 1 |  | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Energy Source |     |  |  |      |     |   |  |   |
| Electricity   | 5%  |  |  | 2041 | * * | 1 |  | B |
| Natural Gas   | 95% |  |  | 2041 | * * | 1 |  | B |

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Conversion Equipment |     |  |  |      |     |   |         |   |
| Furnace              | 95% |  |  | 2026 | * * | 1 | \$2,400 | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : 1 Unit*

|              |    |  |  |  |  |  |  |   |
|--------------|----|--|--|--|--|--|--|---|
| No Component | 5% |  |  |  |  |  |  | D |
|--------------|----|--|--|--|--|--|--|---|

|                    |      |  |  |      |     |     |         |   |
|--------------------|------|--|--|------|-----|-----|---------|---|
| Distribution       |      |  |  |      |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$2,800 | B |

|                    |     |  |  |      |     |   |       |   |
|--------------------|-----|--|--|------|-----|---|-------|---|
| Terminal Devices   |     |  |  |      |     |   |       |   |
| Fan Coil Unit/Heat | 5%  |  |  | 2026 | * * | 1 | \$100 | B |
| No Component       | 95% |  |  |      |     |   |       | D |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2037 | * * | 1 |  | B |

|                                |      |  |  |      |     |   |       |   |
|--------------------------------|------|--|--|------|-----|---|-------|---|
| Conversion Equipment           |      |  |  |      |     |   |       |   |
| Ext Pkg Unit - Heating/Cooling | 100% |  |  | 2026 | * * | 2 | \$300 | B |

## Ventilation

|                    |      |  |  |      |     |     |         |   |
|--------------------|------|--|--|------|-----|-----|---------|---|
| Distribution       |      |  |  |      |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$2,800 | B |

|              |      |  |  |      |     |   |       |   |
|--------------|------|--|--|------|-----|---|-------|---|
| Exhaust Fans |      |  |  |      |     |   |       |   |
| Roof         | 100% |  |  | 2026 | * * | 2 | \$200 | B |

## Plumbing

|                  |      |  |  |      |     |   |  |   |
|------------------|------|--|--|------|-----|---|--|---|
| H/C Water Piping |      |  |  |      |     |   |  |   |
| Galv Iron/Steel  | 100% |  |  | 2034 | * * | 1 |  | B |

|                 |      |  |  |      |     |   |  |   |
|-----------------|------|--|--|------|-----|---|--|---|
| Sanitary Piping |      |  |  |      |     |   |  |   |
| Cast Iron       | 100% |  |  | LIFE | * * | 1 |  | B |

|                    |      |  |  |      |     |   |  |   |
|--------------------|------|--|--|------|-----|---|--|---|
| Storm Drain Piping |      |  |  |      |     |   |  |   |
| Cast Iron          | 100% |  |  | LIFE | * * | 1 |  | B |

|          |      |  |  |  |  |  |  |   |
|----------|------|--|--|--|--|--|--|---|
| Fixtures |      |  |  |  |  |  |  |   |
| Generic  | 100% |  |  |  |  |  |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 130 - BX  
**Address** : 750 PROSPECT AVENUE BTWN: EAST 156 ST,  
**Borough** : BRONX **Agency's Number** : X130  
**Program / Asset #** : BOE0268.000 / 201 **Yr Built/Renovated** : 1956 / 2002  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2688 **Lot** : 1 **BIN** : 2005168

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$41,600              |
| Interior Architecture | \$423,300             |                       |
| Electrical            | \$161,100             | \$1,348,500           |
| Mechanical            |                       | \$70,200              |
| <b>Total</b>          | <b>\$584,400</b>      | <b>\$1,460,300</b>    |
| Priority A            |                       | \$41,600              |
| Priority B            | \$161,100             | \$1,418,700           |
| Priority C            | \$423,300             |                       |
| <b>Total</b>          | <b>\$584,400</b>      | <b>\$1,460,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,200         | \$5,500         |                 |                 |
| Interior Architecture | \$22,800         | \$7,700         | \$4,300         | \$4,300         |
| Electrical            | \$13,300         | \$3,400         | \$4,700         | \$24,600        |
| Mechanical            | \$47,500         | \$22,600        | \$14,600        | \$17,100        |
| <b>Total</b>          | <b>\$127,800</b> | <b>\$39,300</b> | <b>\$23,600</b> | <b>\$46,000</b> |
| Priority A            | \$44,200         | \$5,500         |                 |                 |
| Priority B            | \$70,600         | \$26,000        | \$19,300        | \$41,700        |
| Priority C            | \$13,000         | \$7,700         | \$4,300         | \$4,300         |
| <b>Total</b>          | <b>\$127,800</b> | <b>\$39,300</b> | <b>\$23,600</b> | <b>\$46,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BX

## Asset # : 201

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5           | \$41,600       | A             |
| Masonry: Limestone      | 2%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal/Glass Curt Wall   | 16%   |                   |                | LIFE               | **             | 5           | \$15,600       | A             |
| Granite Panels          | 2%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2044               | **             | 5           | \$19,300       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Masonry: Brick          | 90%   |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 80%   | Now               | \$26,100       | 2027               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 15%   | Now               | \$8,400        | 2027               | **             |             |                | A             |
|                         | Ponding, Extent : Moderate, Area Affected : 15%               |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2035               | **             | 10          | \$5,500        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   | Now               | \$13,000       | LIFE               | **             | 5           | \$18,700       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$4,300        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Vinyl Tile              | 40%   | Now               | \$97,700       | 2017               | \$325,700      | 3           | \$12,800       | C             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 35%   |                   |                | 2027               | **             | 3           | \$11,200       | C             |
| Wood                    | 5%  |                   |                | 2050               | **             | 5           | \$8,000        | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$4,300        | C             |
| Concrete Masonry Unit   | 65%   |                   |                | LIFE               | **             | 5           | \$22,400       | C             |
| Marble Panels           | 5%  |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | **             |             |                | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn    | 30%   | Now               | \$9,800        | 2027               | **             | 5           | \$15,900       | B             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Concrete        | 60%   |                   |                | LIFE               | **             | 5           | \$8,000        | B             |
| Exposed Struc: Steel    | 10%   |                   |                | LIFE               | **             |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BX

## Asset # : 201

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 400 Amps Main Disconnect Switch           |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Fused Knife Sw           | 5%  | 2-4               | \$5,100        | 2047               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 5%  | 2-4               | \$5,100        | 2047               | * *            | 5           |                | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 10%   |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 75%   |                   |                | 2021               | \$76,200       | 5           | \$1,100        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%   | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 3%  |                   |                | 2027               | * *            | 10          | \$1,600        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                          | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%   |                   |                | 2022               | \$488,800      | 10          | \$49,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                              |                   |                |                    |                |             |                |               |
| Incandescent             | 2%  |                   |                | 2017               | \$10,300       | 2           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BX

## Asset # : 201

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

50%

2017

\$4,700

1

B

Exit, Service

50%

2017

\$4,700

1

B

## Alarm

## Fire/Smoke Detection

Generic

100%

2022

\$657,100

1-3

\$34,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2042

\* \*

5

\$17,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : One 10,000 Gallon Tank*

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$56,600

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Steam Boilers*

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$2,800

B

## Terminal Devices

Air Handler

20%

2022

\$70,200

1

\$7,100

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Steam Coils*

Convector/Radiator

80%

Now

\$24,600

2027

\* \*

1

\$13,300

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Defective Radiator Control Valves, Pneumatic Control Air Leak, Defective Thermostats Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

5%

2015

\$6,700

1

B

No Component

95%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$31,800

B

## Exhaust Fans

Interior

40%

2022

\$28,800

2

\$700

B

Roof

60%

2022

\$31,100

2

\$1,100

B

## Plumbing

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - BX

## Asset # : 201

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 95%        | 0-2               | \$3,700        | 2027               | * *            | 1           |                | B             |
| Leak Evident, Extent : Light, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Defective Domestic Water Isolation Valve In Boiler Room |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2042               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$9,100        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : Water Backs Up, Back Yard                               |            |                   |                |                    |                |             |                |               |
| Cracked, Extent : Light, Area Affected : 5%                        |            |                   |                |                    |                |             |                |               |
| Location : Cracked Roof Runoff Water Pipe Elbow In Boiler Room     |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1           | \$3,500        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,600        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 130 - M  
**Address** : 143 BAXTER STREET @ HESTER ST.  
**Borough** : MANHATTAN **Agency's Number** : M130  
**Program / Asset #** : BOE0077.000 / 1723 **Yr Built/Renovated** : 1921 / 2008  
**Area Sq Ft** : 95,065 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 236 **Lot** : 38 **BIN** : 1003086

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$491,200             | \$651,700             |
| Interior Architecture |  | \$316,600             |                       |
| Electrical            |  |                       | \$69,200              |
| Mechanical            |  |                       | \$936,000             |
| <b>Total</b>          |  | <b>\$807,800</b>      | <b>\$1,656,900</b>    |
| Priority A            |  | \$491,200             | \$651,700             |
| Priority B            |  | \$227,900             | \$1,005,200           |
| Priority C            |  | \$88,800              |                       |
| <b>Total</b>          |  | <b>\$807,800</b>      | <b>\$1,656,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$87,100         |                 | \$3,600         |                 |
| Interior Architecture | \$148,700        |                 | \$22,200        | \$11,400        |
| Electrical            | \$13,900         | \$6,700         | \$8,900         | \$7,400         |
| Mechanical            | \$101,500        | \$28,600        | \$29,200        | \$27,600        |
| Elevators/Escalators  | \$5,900          | \$5,900         | \$5,900         | \$5,900         |
| <b>Total</b>          | <b>\$357,200</b> | <b>\$41,200</b> | <b>\$69,800</b> | <b>\$52,300</b> |
| Priority A            | \$87,100         |                 | \$3,600         |                 |
| Priority B            | \$159,200        | \$41,200        | \$51,300        | \$40,900        |
| Priority C            | \$111,000        |                 | \$14,900        | \$11,400        |
| <b>Total</b>          | <b>\$357,200</b> | <b>\$41,200</b> | <b>\$69,800</b> | <b>\$52,300</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | **             | 5           | \$76,900       | A             |
| Cast Stone/Terra Cotta                                      | 5%         | Now               | \$39,900       | LIFE               | **             | 5           | \$38,500       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$68,900       | A             |
| Masonry: Brick  | 35%        |                   |                | LIFE               | **             | 5           | \$68,900       | A             |
| Masonry: Brick  | 5%         | Now               | \$8,300        | LIFE               | **             | 5           | \$4,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Explanation : Stucco On Brick                               |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 40%        |                   |                | 2039               | **             | 5           | \$13,100       | A             |
| Metal Louvers   | 2%         |                   |                | 2032               | **             | 10          | \$4,100        | A             |
| Wood  | 20%        | Now               | \$206,000      | 2048               | **             | 5           | \$32,800       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : 1921 Wing  |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : 1921 Wing  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : 1921 Wing  |            |                   |                |                    |                |             |                |               |
| Wood  | 38%        |                   |                | 2022               | \$391,400      | 5           | \$124,800      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5-10        | \$9,500        | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5-10        | \$23,600       | A             |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5-10        | \$53,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$11,500       | LIFE               | **             | 5           | \$1,700        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5-10        | \$5,900        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : East Facade                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Stucco On Brick                               |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5           | \$3,300        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$10,900       | A             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 20%        | Now               | \$12,700       | 2023               | \$42,200       |             |                | A             |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2036               | **             | 10          | \$3,600        | A             |
| Plaza Roof: Stone Panels                                      | 65%        |                   |                | 2043               | **             |             |                | A             |
| Plaza Roof: Stone Panels                                      | 10%        | Now               | \$29,000       | 2033               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$8,900        | LIFE               | **             | 5           | \$12,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                                |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,800        | C             |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$8,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$9,100        | C             |
| Vinyl Tile  | 40%        | Now               | \$88,800       | 2028               | **             | 3           | \$17,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        |                   |                | 2028               | **             | 3           | \$15,300       | C             |
| Wood  | 5%         |                   |                | 2051               | **             | 5           | \$10,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,400        | C             |
| Concrete Masonry Unit   | 25%        |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Glass Block   | 2%         |                   |                | LIFE               | **             | 10          | \$900          | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$18,300       | C             |
| Granite Panels  | 3%         | Now               | \$28,300       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5-10        | \$27,500       | C             |
| Plaster   | 10%        | Now               | \$19,800       | LIFE               | **             | 5           | \$3,200        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             | 10          | \$8,100        | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |          | 2036 | ** | 5 | \$14,600 | B |
| Embossed Metal       | 5%  |     |          | LIFE | ** | 5 | \$5,200  | B |
| Exposed Concrete     | 10% | Now | \$22,400 | LIFE | ** | 5 | \$1,800  | B |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout Tank Room

|                      |     |     |           |      |    |      |          |   |
|----------------------|-----|-----|-----------|------|----|------|----------|---|
| Exposed Concrete     | 10% |     |           | LIFE | ** | 5-10 | \$14,600 | B |
| Exposed Struc: Steel | 10% | Now | \$132,400 | LIFE | ** |      |          | B |

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Gymnasium

|              |     |  |  |      |    |      |          |   |
|--------------|-----|--|--|------|----|------|----------|---|
| Gypsum Board | 20% |  |  | LIFE | ** | 5-10 | \$80,000 | B |
| Plaster      | 35% |  |  | LIFE | ** | 5-10 | \$70,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amps And 1200 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2036 | ** | 5 | \$300 | B |
|----------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 30 Kva 480hv-220/120lv

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2043 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2039 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2039 | ** | 5 | \$1,800 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2043 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |    |  |  |      |    |   |  |   |
|-----------------|----|--|--|------|----|---|--|---|
| Locally Mounted | 5% |  |  | 2036 | ** | 5 |  | B |
|-----------------|----|--|--|------|----|---|--|---|

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Motor Control Center | 95% |  |  | 2036 | ** | 5 | \$2,000 | B |
|----------------------|-----|--|--|------|----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,300 | B |
|---------|------|--|--|------|----|---|---------|---|

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Electrical     |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System         | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power |                      |  |                   |                    |         |                |             |                |               |
|                | Transfer Switches    |  |                   |                    |         |                |             |                |               |
|                | Automatic            | 100%   |                   |                    | 2036    | * *            | 1           | \$24,000       | B             |
|                | Generators           |  |                   |                    |         |                |             |                |               |
|                | Diesel               | 100%   |                   |                    | 2032    | * *            | 1           | \$30,100       | B             |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                |                      | Location : Generator Room                                  |                   |                    |         |                |             |                |               |
|                |                      | Explanation : One 139 Kw                                   |                   |                    |         |                |             |                |               |
|                | Batteries            |  |                   |                    |         |                |             |                |               |
|                | Lead/Acid            | 100%   |                   |                    | 2017    | \$600          | 5           | \$2,900        | B             |
|                | Fuel Storage         |  |                   |                    |         |                |             |                |               |
|                | Day Tank             | 50%  |                   |                    | 2039    | * *            | 5           | \$7,200        | B             |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                |                      | Location : Generator Room                                  |                   |                    |         |                |             |                |               |
|                |                      | Explanation : One 50 Gals                                  |                   |                    |         |                |             |                |               |
|                | Main Tank            | 50%  |                   |                    | 2051    | * *            | 5           | \$1,200        | B             |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                |                      | Location : Generator Room                                  |                   |                    |         |                |             |                |               |
|                |                      | Explanation : One 500 Gals                                 |                   |                    |         |                |             |                |               |
| Lighting       |                      |  |                   |                    |         |                |             |                |               |
|                | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                | Fluorescent          | 97%  |                   |                    | 2028    | * *            | 10          | \$69,200       | B             |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                | HID                  | 3%   |                   |                    | 2028    | * *            | 10          | \$100          | B             |
|                | Egress Lighting      |  |                   |                    |         |                |             |                |               |
|                | Emergency, Battery   | 50%  |                   |                    | 2028    | * *            | 10          | \$9,400        | B             |
|                | Exit, Service        | 50%  |                   |                    | 2028    | * *            | 1           |                | B             |
|                | Exterior Lighting    |  |                   |                    |         |                |             |                |               |
|                | HID                  | 100%   |                   |                    | 2028    | * *            | 10          | \$200          | B             |
| Alarm          |                      |  |                   |                    |         |                |             |                |               |
|                | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                | No Component         | 70%  |                   |                    |         |                |             |                | D             |
|                | Generic              | 30%  |                   |                    | 2028    | * *            | 1-3         | \$14,400       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2033               | * *            | 1           |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 5,000 Gals                    |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2028               | * *            | 1           | \$77,100       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$31,000       | 2033               | * *            | 4           | \$3,800        | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                             | Location : Vacuum Condensate Pump                          |                   |                |                    |                |             |                |               |
|                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 40%  |                   |                | 2023               | \$191,300      | 1           | \$19,300       | B             |
| Convactor/Radiator          | 60%  |                   |                | 2028               | * *            | 1           | \$15,100       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 50%  |                   |                | 2023               | \$150,500      | 1           | \$18,000       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Chillers  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse                                       |                   |                |                    |                |             |                |               |
|                             | Explanation : 4 Units                                      |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 5%   |                   |                | 2023               | \$20,500       | 2           | \$200          | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Gym Roof Top Unit                               |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Gym Area  |                   |                |                    |                |             |                |               |
|                             | Explanation : One Package Unit                             |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 45%  |                   |                | 2018               | \$82,100       | 1           |                | B             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 50%  |                   |                | 2043               | * *            | 4           | \$2,900        | B             |
| Ductwork/Diffusers          | 5%   |                   |                | LIFE               | * *            | 2           | \$6,300        | B             |
| No Component                | 45%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 50%  |                   |                | 2023               | \$188,400      | 1           | \$24,100       | B             |
| No Component                | 50%  |                   |                |                    |                |             |                | D             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 50%  |                   |                | 2023               | \$264,900      | 2           | \$27,100       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
|                             | Explanation : 4 Units                                      |                   |                |                    |                |             |                |               |
| No Component                | 50%  |                   |                |                    |                |             |                | D             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - M

## Asset # : 1723

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$68,700       | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 60%            |                      |                | 2023               | \$58,800       | 2              | \$1,400        | B                |
| Roof   | 40%            |                      |                | 2023               | \$28,200       | 2              | \$1,000        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Brass/Copper   | 100%           | Now                  | \$13,200       | 2043               | * *            | 1              |                | B                |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>         |                |                      |                |                    |                |                |                |                  |
| <i>Location : Booster Pump With Tank, Basement</i>                 |                |                      |                |                    |                |                |                |                  |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Gas Fired  | 100%           |                      |                | 2018               | \$20,600       | 2              | \$1,200        | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : One Unit Of 900 Gals</i>                          |                |                      |                |                    |                |                |                |                  |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           | 0-2                  | \$10,300       | 2033               | * *            | 4              | \$1,300        | B                |
| <i>Broken, Extent : Moderate, Area Affected : 50%</i>              |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>   |                |                      |                |                    |                |                |                |                  |
| Backflow Preventer   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                | 2028               | * *            | 1              | \$4,800        | B                |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport   |                |                      |                |                    |                |                |                |                  |
| Elevators  |                |                      |                |                    |                |                |                |                  |
| Geared Traction  | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                |                      |                |                    |                |                |                |                  |
| <i>Location : C : 6th Floor</i>                                    |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 1 Unit</i>  |                |                      |                |                    |                |                |                |                  |
| Fire Suppression   |                |                      |                |                    |                |                |                |                  |
| Standpipe  |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                | 2043               | * *            | 1-5            | \$39,300       | B                |
| Sprinkler  |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                | 2033               | * *            | 1-2            | \$21,800       | B                |
| <i>Dry System, Extent : Light, Area Affected : 5%</i>              |                |                      |                |                    |                |                |                |                  |
| <i>Location : Penthouse</i>  |                |                      |                |                    |                |                |                |                  |
| Fire Pump  |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                | 2026               | * *            | 1              | \$14,600       | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 130 - Q  
**Address** : 200-01 42 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q130  
**Program / Asset #** : BOE0778.000 / 1562 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6203 **Lot** : 1 **BIN** : 4137034

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$203,200             | \$302,800             |
| Interior Architecture |                       | \$407,700             |
| Electrical            | \$818,900             | \$698,300             |
| Mechanical            |                       | \$249,100             |
| <b>Total</b>          | <b>\$1,022,100</b>    | <b>\$1,658,000</b>    |
| Priority A            | \$203,200             | \$302,800             |
| Priority B            | \$818,900             | \$983,000             |
| Priority C            |                       | \$372,200             |
| <b>Total</b>          | <b>\$1,022,100</b>    | <b>\$1,658,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$35,300         |                 |
| Interior Architecture | \$4,400         | \$7,500         | \$19,500         | \$2,400         |
| Electrical            | \$5,700         | \$5,300         | \$39,400         | \$4,800         |
| Mechanical            | \$48,300        | \$7,400         | \$19,300         | \$7,400         |
| <b>Total</b>          | <b>\$58,400</b> | <b>\$20,200</b> | <b>\$113,600</b> | <b>\$14,700</b> |
| Priority A            |                 |                 | \$35,300         |                 |
| Priority B            | \$56,000        | \$12,700        | \$71,000         | \$12,200        |
| Priority C            | \$2,400         | \$7,500         | \$7,300          | \$2,400         |
| <b>Total</b>          | <b>\$58,400</b> | <b>\$20,200</b> | <b>\$113,600</b> | <b>\$14,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - Q

## Asset # : 1562

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 3%         |                   |                | LIFE               | **             | 5           | \$19,400       | A             |
| Ceramic Tile   | 2%         |                   |                | 2041               | **             | 10          | \$1,600        | A             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$12,400       | A             |
| Masonry: Brick   | 73%        | Now               | \$203,200      | LIFE               | **             | 5           | \$60,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Marble  | 2%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Stucco Cement  | 2%         |                   |                | 2026               | **             | 5           | \$4,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$24,700       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Metal Rail   | 25%        |                   |                | 2026               | **             | 5-10        | \$48,100       | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 70%        |                   |                | 2021               | \$154,100      | 10          | \$28,500       | A             |
| Built-Up (BUR)   | 10%        |                   |                | 2026               | **             | 10          | \$4,100        | A             |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2021               | \$75,800       | 10          | \$8,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$17,100       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,300        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,200        | C             |
| Vinyl Tile   | 50%        |                   |                | 2021               | \$372,200      | 3           | \$14,600       | C             |
| Vinyl Tile   | 20%        |                   |                | 2026               | **             | 3           | \$7,800        | C             |
| Vinyl Tile   | 5%         |                   |                | 2029               | **             | 3           | \$2,000        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Lunchroom Area                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2036               | **             | 5           | \$14,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,900        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board   | 13%        |                   |                | LIFE               | **             | 5           | \$7,600        | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Lunch Room Area                                   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$16,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 130 - Q

## Asset # : 1562

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | * * | 5 | \$24,400 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Near Exit 7*

|                      |    |  |  |      |     |   |         |   |
|----------------------|----|--|--|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2034 | * * | 5 | \$3,900 | B |
|----------------------|----|--|--|------|-----|---|---------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete | 25% |  |  | LIFE | * * | 5 | \$3,100 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

|             |    |  |  |      |          |  |  |   |
|-------------|----|--|--|------|----------|--|--|---|
| Fiber Board | 5% |  |  | 2021 | \$35,500 |  |  | B |
|-------------|----|--|--|------|----------|--|--|---|

|              |    |  |  |      |     |   |         |   |
|--------------|----|--|--|------|-----|---|---------|---|
| Gypsum Board | 5% |  |  | LIFE | * * | 5 | \$4,900 | B |
|--------------|----|--|--|------|-----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Lunch Room Area*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 35% |  |  | LIFE | * * | 5 | \$17,100 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Near Exit E*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service, Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2041 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2029 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2037 | * * | 5 | \$100 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2020 | \$81,300 | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$44,800 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 40% |  |  | 2031 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 80% |  |  | 2026 | * * | 5 | \$300 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 20% |  |  | 2019 | \$4,200 | 5 | \$100 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |     |   |       |   |
|------|-----|-------|------|-----|---|-------|---|
| 100% | 2-4 | \$900 | LIFE | * * | 5 | \$800 | B |
|------|-----|-------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |           |    |          |   |
|-----|--|--|------|-----------|----|----------|---|
| 87% |  |  | 2021 | \$409,300 | 10 | \$41,600 | B |
|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

## Fluorescent

|     |  |  |      |     |    |         |   |
|-----|--|--|------|-----|----|---------|---|
| 12% |  |  | 2026 | * * | 10 | \$5,700 | B |
|-----|--|--|------|-----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Incandescent

|    |  |  |      |         |   |  |   |
|----|--|--|------|---------|---|--|---|
| 1% |  |  | 2021 | \$4,700 | 2 |  | B |
|----|--|--|------|---------|---|--|---|

## Egress Lighting

## Emergency, Battery

|     |  |  |      |     |    |         |   |
|-----|--|--|------|-----|----|---------|---|
| 50% |  |  | 2026 | * * | 10 | \$6,300 | B |
|-----|--|--|------|-----|----|---------|---|

## Exit, Service

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 50% |  |  | 2026 | * * | 1 |  | B |
|-----|--|--|------|-----|---|--|---|

## Exterior Lighting

## HID

|      |  |  |      |          |    |       |   |
|------|--|--|------|----------|----|-------|---|
| 100% |  |  | 2016 | \$21,200 | 10 | \$200 | B |
|------|--|--|------|----------|----|-------|---|

## Alarm

## Security System

## Generic

|      |  |  |      |           |   |          |   |
|------|--|--|------|-----------|---|----------|---|
| 100% |  |  | 2016 | \$175,000 | 1 | \$19,000 | B |
|------|--|--|------|-----------|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : CCTV Surveillance Cameras Are Functional*

## Fire/Smoke Detection

## Generic

|      |  |  |      |           |     |          |   |
|------|--|--|------|-----------|-----|----------|---|
| 100% |  |  | 2016 | \$599,100 | 1-3 | \$31,300 | B |
|------|--|--|------|-----------|-----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Fire Alarm System Is Old And Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 6

|      |  |  |      |     |   |          |   |
|------|--|--|------|-----|---|----------|---|
| 100% |  |  | 2031 | * * | 5 | \$16,200 | B |
|------|--|--|------|-----|---|----------|---|

## Conversion Equipment

## Steam Boiler

|      |  |  |      |     |   |          |   |
|------|--|--|------|-----|---|----------|---|
| 100% |  |  | 2026 | * * | 1 | \$51,700 | B |
|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$20,800  | 2031               | * *            | 4           | \$2,600        | B             |
|                       |            |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Location : #2 Boiler Head Valve, Boiler Room</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>   |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 20%        |                   |   | 2021               | \$64,200       | 1           | \$6,500        | B             |
| Convactor/Radiator    | 60%        |                   |   | 2034               | * *            | 1           | \$10,100       | B             |
| Fan Coil Unit/Heat    | 10%        |                   |   | 2021               | \$89,100       | 1           | \$1,700        | B             |
| No Component          | 10%        |                   |   |                    |                |             |                | D             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Location : 1st Floor Hallway</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : There Are No Heating Devices In 1st Floor Hallway</i>                                    |                    |                |             |                |               |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 30%        |                   |   | 2019               | \$36,700       | 1           |                | B             |
| No Component          | 70%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$29,100       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 90%        |                   |   | 2021               | \$59,200       | 2           | \$1,500        | B             |
| Roof                  | 10%        |                   |   | 2021               | \$4,700        | 2           | \$200          | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |   | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Electric              | 100%       |                   |   | 2020               | \$9,200        | 4           | \$300          | B             |
|                       |            |                   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Location : The Electrical Switch Is Burned Out</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 50 Gallon</i>  |                    |                |             |                |               |
| HW Heat Exchanger     |            |                   |   |                    |                |             |                |               |
| Low Temp              | 100%       | Now               | \$3,700   | 2031               | * *            | 4           | \$5,200        | B             |
|                       |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 70%</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement Boiler Room</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Coil Is Clogged, Mixing Valve Is Malfunctioning</i>                                      |                    |                |             |                |               |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$6,500   | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Blockage /Clogged, Extent : Severe, Area Affected : 2%</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Location : Main Sewer Line From Rest Room To Basement Lunch Room. Water Backup From Kitchen Waste.</i> |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 130 - Q

Asset # : 1562

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                     | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       | Now   | \$10,300       | 2031               | * *            | 4           | \$1,300        | B             |
|                       |            | <i>Broken, Extent : Moderate, Area Affected : 50%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Valve</i>                               |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2031               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 131 - BK  
**Address** : 4305 FT HAMILTON PKWY BTWN: 43 ST., 44 ST.  
**Borough** : BROOKLYN **Agency's Number** : K131  
**Program / Asset #** : BOE0437.000 / 1365 **Yr Built/Renovated** : 1901 / 2005  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,7  
**Block** : 5603 **Lot** : 1 **BIN** : 3136085

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$367,200             | \$163,500             |
| Interior Architecture | \$428,500             | \$728,600             |
| Electrical            | \$831,000             | \$1,119,300           |
| Mechanical            | \$376,800             | \$957,400             |
| <b>Total</b>          | <b>\$2,003,500</b>    | <b>\$2,968,800</b>    |
| Priority A            | \$367,200             | \$163,500             |
| Priority B            | \$1,402,200           | \$2,134,200           |
| Priority C            | \$234,100             | \$671,100             |
| <b>Total</b>          | <b>\$2,003,500</b>    | <b>\$2,968,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$44,200        | \$1,500         |                 | \$15,300         |
| Interior Architecture | \$32,800        | \$1,600         |                 | \$34,900         |
| Electrical            | \$5,300         | \$4,200         | \$4,800         | \$78,000         |
| Mechanical            | \$12,100        | \$10,700        | \$19,300        | \$40,500         |
| <b>Total</b>          | <b>\$94,400</b> | <b>\$18,100</b> | <b>\$24,100</b> | <b>\$168,700</b> |
| Priority A            | \$44,200        | \$1,500         |                 | \$15,300         |
| Priority B            | \$23,900        | \$15,000        | \$24,100        | \$118,500        |
| Priority C            | \$26,300        | \$1,600         |                 | \$34,900         |
| <b>Total</b>          | <b>\$94,400</b> | <b>\$18,100</b> | <b>\$24,100</b> | <b>\$168,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 131 - BK

## Asset # : 1365

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$49,500       | A             |  |
| Masonry: Brick   | 90%        | Now               | \$191,500      | LIFE    | **                 | 5           | \$114,000      | A             |  |
| Expansion Jnt Failure, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,700        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$175,700      | 2038    | **                 | 5           | \$18,200       | A             |  |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Hardware Missing, Extent : Moderate, Area Affected : 15%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,600        | A             |  |
| Copper/Terne   | 10%        |                   |                | 2057    | **                 | 5           | \$5,700        | A             |  |
| Masonry: Brick   | 75%        | Now               | \$29,600       | LIFE    | **                 | 5           | \$8,900        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Cornice  | 5%         |                   |                | 2050    | **                 | 10          | \$1,900        | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,700        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle  | 20%        |                   |                | 2035    | **                 | 10          | \$1,500        | A             |  |
| Built-Up (BUR)   | 60%        | 0-2               | \$14,700       | 2027    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2037    | **                 | 10          | \$5,600        | A             |  |
| Modified Bitumen   | 15%        |                   |                | 2027    | **                 | 10          | \$6,800        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$14,400       | 2031    | **                 | 5           | \$1,600        | C             |  |
| Loose Units, Extent : Moderate, Area Affected : 10%            |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet(s)   |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet(s)   |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile  | 2%         |                   |                | 2035    | **                 | 5           | \$3,300        | C             |  |
| Vinyl Tile   | 65%        | Now               | \$67,100       | 2022    | \$671,100          | 3           | \$26,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 5%         | Now               | \$2,600        | 2027    | **                 | 3           | \$2,000        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Wood   | 25%        |                   |                | 2037    | **                 | 5           | \$50,800       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 131 - BK

## Asset # : 1365

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

3% Now

\$11,900

2025

\* \*

5

\$2,000

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## Masonry: Brick

2%

LIFE

\* \*

C

## Plaster

70% Now

\$86,600

LIFE

\* \*

5

\$28,300

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## SGFT/Glazed Masonry

25% Now

\$77,800

LIFE

\* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## Ceilings

## AcousTile,Adhered

10% Now

\$6,500

2027

\* \*

5

\$5,400

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## AcousTileSusp.Lay-In

5% Now

\$36,200

2042

\* \*

5

\$2,700

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 100%  
Location : Throughout*

## Plaster

85% Now

\$158,200

LIFE

\* \*

5

\$57,500

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : One 2000 Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2022

\$104,300

5

\$300

B

## Raceway

## Conduit

100%

2022

\$118,900

1

B

## Panelboards

## Fused Disc Sw

10%

2021

\$13,600

5

\$200

B

## Molded Case Bkrs

80%

2021

\$108,400

5

\$1,500

B

## Molded Case Bkrs

10%

2030

\* \*

5

\$200

B

## Wiring

## Thermoplastic

80%

2022

\$104,700

1

B

## Thermoplastic

20%

2032

\* \*

1

B

## Motor Controllers

## Locally Mounted

70%

2020

\$14,800

5

\$300

B

## Locally Mounted

30%

2027

\* \*

5

\$100

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 95% |  |  | 2022 | \$619,900 | 10 | \$63,100 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

|     |    |  |  |      |         |    |       |   |
|-----|----|--|--|------|---------|----|-------|---|
| HID | 3% |  |  | 2022 | \$9,100 | 10 | \$100 | B |
|-----|----|--|--|------|---------|----|-------|---|

|              |    |  |  |      |          |   |  |   |
|--------------|----|--|--|------|----------|---|--|---|
| Incandescent | 2% |  |  | 2017 | \$13,100 | 2 |  | B |
|--------------|----|--|--|------|----------|---|--|---|

## Egress Lighting

|                    |     |  |  |      |          |    |         |   |
|--------------------|-----|--|--|------|----------|----|---------|---|
| Emergency, Battery | 50% |  |  | 2017 | \$15,000 | 10 | \$8,700 | B |
|--------------------|-----|--|--|------|----------|----|---------|---|

|               |     |  |  |      |         |   |  |   |
|---------------|-----|--|--|------|---------|---|--|---|
| Exit, Service | 50% |  |  | 2017 | \$6,000 | 1 |  | B |
|---------------|-----|--|--|------|---------|---|--|---|

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2017 | \$29,400 | 10 | \$200 | B |
|-----|------|--|--|------|----------|----|-------|---|

## Alarm

## Fire/Smoke Detection

|         |      |  |  |      |           |     |          |   |
|---------|------|--|--|------|-----------|-----|----------|---|
| Generic | 100% |  |  | 2017 | \$831,000 | 1-3 | \$44,800 | B |
|---------|------|--|--|------|-----------|-----|----------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |     |   |          |   |
|---------------|------|--|--|------|-----|---|----------|---|
| Fuel Oil No 4 | 100% |  |  | 2032 | * * | 5 | \$22,400 | B |
|---------------|------|--|--|------|-----|---|----------|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2027 | * * | 1 | \$71,800 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

|                   |      |  |  |      |           |   |         |   |
|-------------------|------|--|--|------|-----------|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2022 | \$576,300 | 4 | \$5,400 | B |
|-------------------|------|--|--|------|-----------|---|---------|---|

## Terminal Devices

|             |     |  |  |      |          |   |         |   |
|-------------|-----|--|--|------|----------|---|---------|---|
| Air Handler | 20% |  |  | 2022 | \$89,000 | 1 | \$9,000 | B |
|-------------|-----|--|--|------|----------|---|---------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 50% |  |  | 2027 | * * | 1 | \$11,700 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

|                    |     |  |  |      |           |   |         |   |
|--------------------|-----|--|--|------|-----------|---|---------|---|
| Fan Coil Unit/Heat | 25% |  |  | 2017 | \$308,900 | 1 | \$5,900 | B |
|--------------------|-----|--|--|------|-----------|---|---------|---|

|                    |    |  |  |      |          |   |       |   |
|--------------------|----|--|--|------|----------|---|-------|---|
| Unit Heater-Stm/HW | 5% |  |  | 2022 | \$26,700 | 4 | \$500 | B |
|--------------------|----|--|--|------|----------|---|-------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2030 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 40% |  |  | 2017 | \$67,900 | 1 |  | B |
|------------------|-----|--|--|------|----------|---|--|---|

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 60% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$40,400 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 131 - BK

Asset # : 1365

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 50%        |                   |                | 2022               | \$45,600       | 2           | \$1,100        | B             |
| No Component          | 50%        |                   |                |                    |                |             |                | D             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |                | 2022               | \$246,500      | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2017               | \$19,200       | 2           | \$1,100        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2032               | * *            | 4           | \$7,200        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2022               | \$19,300       | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 131 - Q  
**Address** : 172 ST & 84 AVENUE BTWN: 170 ST., 172 ST  
**Borough** : QUEENS **Agency's Number** : Q131  
**Program / Asset #** : BOE0779.000 / 1563 **Yr Built/Renovated** : 1926 / 1990  
**Area Sq Ft** : 57,777 **Project Type** : EDUCATION  
**Date of Survey** : 03-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ATC  
**Block** : 9875 **Lot** : 1 **BIN** : 4211112

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,600              | \$38,600              |
| Interior Architecture |                       | \$208,800             |
| Electrical            | \$69,400              | \$817,500             |
| Mechanical            |                       | \$95,800              |
| <b>Total</b>          | <b>\$107,900</b>      | <b>\$1,160,700</b>    |
| Priority A            | \$38,600              | \$38,600              |
| Priority B            | \$69,400              | \$913,300             |
| Priority C            |                       | \$208,800             |
| <b>Total</b>          | <b>\$107,900</b>      | <b>\$1,160,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,500         | \$4,400         |                 | \$28,200        |
| Interior Architecture |                 | \$7,000         | \$7,600         | \$16,400        |
| Electrical            | \$2,800         | \$3,100         | \$4,100         | \$13,600        |
| Mechanical            | \$18,800        | \$8,500         | \$10,700        | \$7,100         |
| <b>Total</b>          | <b>\$28,100</b> | <b>\$23,000</b> | <b>\$22,500</b> | <b>\$65,300</b> |
| Priority A            | \$6,500         | \$4,400         |                 | \$28,200        |
| Priority B            | \$21,600        | \$15,200        | \$14,900        | \$20,700        |
| Priority C            |                 | \$3,400         | \$7,600         | \$16,400        |
| <b>Total</b>          | <b>\$28,100</b> | <b>\$23,000</b> | <b>\$22,500</b> | <b>\$65,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 131 - Q

## Asset # : 1563

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   | Now               | \$6,500        | LIFE               | **             | 5           | \$10,100       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : At Building Base                                |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%   |                   |                | LIFE               | **             | 5           | \$15,800       | A             |
| Concrete Masonry Unit   | 2%   |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Masonry: Brick          | 65%  |                   |                | LIFE               | **             | 5           | \$26,300       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 10%  |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Marble         | 5%   |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Metal Panel             | 3%   |                   |                | 2042               | **             | 5-10        | \$8,300        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 10%  |                   |                | 2038               | **             | 5           | \$900          | A             |
| Metal Louvers           | 5%   |                   |                | 2031               | **             | 10          | \$2,800        | A             |
| Wood                    | 85%  |                   |                | 2030               | **             | 5           | \$77,100       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 70%  |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Masonry: Marble         | 20%  |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Metal Panel             | 5%   |                   |                | 2042               | **             | 5           | \$1,300        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle         | 55%  |                   |                | 2025               | **             | 10          | \$4,400        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : 1926 Wing                                       |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2037               | **             | 10          | \$6,000        | A             |
| IRMA/Protected Membrane | 25%  |                   |                | 2027               | **             | 10          | \$12,000       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
| Single Ply Membrane     | 15%  |                   |                | 2027               | **             | 10          | \$7,200        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Over Kindergarden                               |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Mosaic Tile             | 3%   |                   |                | 2027               | **             | 5           | \$5,500        | C             |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Vinyl Tile              | 37%  |                   |                | 2027               | **             | 3           | \$10,100       | C             |
| Vinyl Tile              | 30%  |                   |                | 2022               | \$208,800      | 3           | \$8,200        | C             |
| Wood                    | 20%  |                   |                | 2037               | **             | 5           | \$27,400       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 15%  |                   |                | 2031               | **             | 5           | \$9,700        | C             |
| Gypsum Board            | 10%  |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Marble Panels           | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 73%  |                   |                | LIFE               | **             | 5           | \$14,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2035 | * * | 5 | \$7,300  | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$1,100  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | * * |   |          | B |
| Plaster              | 70% |  |  | LIFE | * * | 5 | \$31,900 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |         |   |       |   |
|---|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw   | 50% |  |  | 2032 | * *     | 5 | \$100 | B |
| Other Observation, Extent : Moderate, Area Affected : 50% |     |  |  |      |         |   |       |   |
| Location : Electrical Room                                |     |  |  |      |         |   |       |   |
| Explanation : One 400 Amps Main Disconnect Switch         |     |  |  |      |         |   |       |   |
| Fused Disc Sw   | 50% |  |  | 2022 | \$8,000 | 5 | \$100 | B |
| Other Observation, Extent : Moderate, Area Affected : 50% |     |  |  |      |         |   |       |   |
| Location : Electrical Room                                |     |  |  |      |         |   |       |   |
| Explanation : One 800 Amps Main Disconnect Switch         |     |  |  |      |         |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% |  |  | 2022 | \$59,700 | 1 |  | B |
| Conduit | 30% |  |  | 2032 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$7,900  | 5 | \$100 | B |
| Molded Case Bkrs | 30% |  |  | 2030 | * *      | 5 | \$400 | B |
| Molded Case Bkrs | 60% |  |  | 2021 | \$47,400 | 5 | \$800 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 30% |  |  | 2032 | * *      | 1 |  | B |
| Thermoplastic | 70% |  |  | 2022 | \$62,700 | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 30% |  |  | 2020 | \$3,800 | 5 | \$100 | B |
| Locally Mounted | 70% |  |  | 2027 | * *     | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$700 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 131 - Q

## Asset # : 1563

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

90%

2027

\* \*

10

\$40,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

6%

2017

\$26,400

10

\$2,700

B

*Other Observation, Extent : Moderate, Area Affected : 6%**Location : Stairways**Explanation : T-12 Lamps*

## HID

2%

2022

\$4,100

10

B

## Incandescent

2%

2017

\$8,800

2

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$10,100

10

\$5,900

B

## Exit, Service

30%

2022

\$2,400

1

B

## Exit, Service

20%

2017

\$1,600

1

B

## Exterior Lighting

## HID

100%

2022

\$19,700

10

\$200

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2022

\$16,300

1

\$1,800

B

## Fire/Smoke Detection

## Generic

100%

2022

\$558,300

1-3

\$29,200

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

## Conversion Equipment

## Furnace

10%

2027

\* \*

1

\$2,400

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Roof**Explanation : 2 Units - Addition Has Roof Mounted Furnace*

## Steam Boiler

90%

2035

\* \*

1

\$43,500

B

*Broken, Extent : Light, Area Affected : 2%**Location : Boiler Feed Pump**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 131 - Q

## Asset # : 1563

| Mechanical             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 90%   | 0-2               | \$7,000        | 2042               | * *            | 4           | \$2,200        | B             |
|                        | <i>Leak Evident, Extent : Light, Area Affected : 20%</i>                                |                   |                |                    |                |             |                |               |
|                        | <i>Location : Boiler Room, Sub Basement Fan Room - Defective Pump Seals - 2/4 Pumps</i> |                   |                |                    |                |             |                |               |
| No Component           | 10%   |                   |                |                    |                |             |                | D             |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Air Handler            | 20%   |                   |                | 2022               | \$60,000       | 1           | \$6,000        | B             |
| Convactor/Radiator     | 70%   |                   |                | 2035               | * *            | 1           | \$11,100       | B             |
| Fan Coil Unit/Heat     | 10%   |                   |                | 2027               | * *            | 1           | \$1,600        | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 5%  |                   |                | 2023               | \$35,800       | 2           | \$200          | B             |
| Window/Wall Unit       | 2%  |                   |                | 2020               | \$2,300        | 1           |                | B             |
| No Component           | 93%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$27,200       | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 90%   |                   |                | 2027               | * *            | 2           | \$1,400        | B             |
| Roof                   | 10%   |                   |                | 2027               | * *            | 2           | \$200          | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Brass/Copper           | 20%   |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel        | 80%   |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%  |                   |                | 2020               | \$12,900       | 2           | \$700          | B             |
|                        | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                |                    |                |             |                |               |
|                        | <i>Location : Boiler Room</i>   |                   |                |                    |                |             |                |               |
|                        | <i>Explanation : 75 Gal Unit Is Too Small For Bldg</i>                                  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger      |   |                   |                |                    |                |             |                |               |
| Low Temp               | 100%  |                   |                | 2042               | * *            | 4           | \$7,300        | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  | 0-2               | \$2,400        | LIFE               | * *            | 1           |                | B             |
|                        | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>                        |                   |                |                    |                |             |                |               |
|                        | <i>Location : Clogged Sanitary Piping In Various Toilet Rooms</i>                       |                   |                |                    |                |             |                |               |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)      |   |                   |                |                    |                |             |                |               |
| Electric               | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer     |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                | 2027               | * *            | 1           | \$3,000        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 131 - Q

Asset # : 1563

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 98%        |   |                |                    |                |             |                | D             |
| Generic               | 2%         |   |                | 2032               | * *            | 1-2         | \$300          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 132 - BK  
**Address** : 320 MANHATTAN AVENUE BTWN: METROPOLITAN AVE., CONSELY  
**Borough** : BROOKLYN **Agency's Number** : K132  
**Program / Asset #** : BOE0438.000 / 1366 **Yr Built/Renovated** : 1902 / 1996  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2759 **Lot** : 1 **BIN** : 3068728

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$181,000             | \$342,200             |
| Interior Architecture | \$767,800             |                       |
| Electrical            | \$54,300              |                       |
| Mechanical            |                       | \$105,100             |
| <b>Total</b>          | <b>\$1,003,000</b>    | <b>\$447,400</b>      |
| Priority A            | \$181,000             | \$342,200             |
| Priority B            | \$54,300              | \$105,100             |
| Priority C            | \$767,800             |                       |
| <b>Total</b>          | <b>\$1,003,000</b>    | <b>\$447,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$11,600        |                 | \$55,600         |
| Interior Architecture |                 | \$20,700        | \$4,800         | \$10,100         |
| Electrical            | \$7,600         | \$9,400         | \$7,600         | \$16,900         |
| Mechanical            | \$44,500        | \$14,000        | \$24,400        | \$20,700         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$56,100</b> | <b>\$59,600</b> | <b>\$40,800</b> | <b>\$107,200</b> |
| Priority A            |                 | \$11,600        |                 | \$55,600         |
| Priority B            | \$56,100        | \$44,700        | \$36,000        | \$41,500         |
| Priority C            |                 | \$3,400         | \$4,800         | \$10,100         |
| <b>Total</b>          | <b>\$56,100</b> | <b>\$59,600</b> | <b>\$40,800</b> | <b>\$107,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BK

## Asset # : 1366

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$40,400       | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$77,500       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 13%        |                   |                | 2042               | **             | 5-10        | \$92,400       | A             |
| Stucco Cement   | 7%         |                   |                | 2035               | **             | 5           | \$18,100       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 10%        |                   |                | 2038               | **             | 5           | \$2,800        | A             |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$8,600        | A             |
| Wood  | 85%        |                   |                | 2030               | **             | 5           | \$234,200      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Cornice   | 45%        |                   |                | 2037               | **             | 10          | \$28,500       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2042               | **             | 5           | \$3,800        | A             |
| Stucco Cement   | 10%        |                   |                | 2035               | **             | 5           | \$5,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 85%        |                   |                | 2027               | **             | 10          | \$63,900       | A             |
| Single Ply Membrane   | 15%        |                   |                | 2022               | \$40,100       | 10          | \$11,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,500        | C             |
| Quarry Tile   | 5%         |                   |                | 2035               | **             | 5           | \$6,700        | C             |
| Vinyl Tile  | 90%        | Now               | \$767,800      | 2032               | **             | 3           | \$30,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor                               |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,200        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$21,800       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BK

## Asset # : 1366

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2035 | ** | 5 | \$16,800 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2035 | ** | 5 | \$17,900 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$5,600  | B |
| Plaster              | 50% |  |  | LIFE | ** | 5 | \$28,000 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2038 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2038 | ** | 5 | \$1,400 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$18,700 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2031 | ** | 1 | \$23,500 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Penthouse*

*Explanation : One 175 Kw*

## Batteries

|                |      |  |  |      |  |   |          |   |
|----------------|------|--|--|------|--|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2017 |  | 5 | \$13,500 | B |
|----------------|------|--|--|------|--|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BK

## Asset # : 1366

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2038               | * *            | 5           | \$5,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 50 Gals                                  |                   |                |                    |                |             |                |               |
| Main Tank             | 50%  |                   |                | 2050               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 275 Gals                                 |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 99%  |                   |                | 2027               | * *            | 10          | \$54,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 1%   |                   |                | 2027               | * *            | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 40%  |                   |                | 2027               | * *            | 1           |                | B             |
| Emergency, Battery    | 10%  |                   |                | 2027               | * *            | 10          | \$1,400        | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2027               | * *            | 1-3         | \$37,400       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  | Now               | \$28,000       | 2042               | * *            | 1           |                | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                             | Location : Gas To Boilers                               |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | Now               | \$6,600        | 2035               | * *            | 1           | \$53,400       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                             | Location : Safety Controls On 1 Boiler                  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2042               | * *            | 4           | \$4,400        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

| Mechanical         |                        | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component              | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type                   | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating            |                        |   |           |                    |      |                |       |                |          |
|                    | Terminal Devices       |   |           |                    |      |                |       |                |          |
|                    | Air Handler            | 50%   |           |                    | 2027 | **             | 1     | \$18,500       | B        |
|                    | Convactor/Radiator     | 50%   |           |                    | 2035 | **             | 1     | \$9,700        | B        |
| Air Conditioning   |                        |   |           |                    |      |                |       |                |          |
|                    | Energy Source          |   |           |                    |      |                |       |                |          |
|                    | Electricity            | 100%  |           |                    | 2038 | **             | 1     |                | B        |
|                    | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                    | Ext Pkg Unit - Cooling | 5%  |           |                    | 2027 | **             | 2     | \$200          | B        |
|                    |                        | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                    |                        | Location : Roof   |           |                    |      |                |       |                |          |
|                    | Window/Wall Unit       | 75%   |           |                    | 2020 | \$105,100      | 1     |                | B        |
|                    | No Component           | 20%   |           |                    |      |                |       |                | D        |
|                    | Terminal Devices       |   |           |                    |      |                |       |                |          |
|                    | Direct Expansion       | 5%  |           |                    | 2027 | **             | 1     |                | B        |
|                    | No Component           | 95%   |           |                    |      |                |       |                | D        |
|                    | Heat Rejection         |   |           |                    |      |                |       |                |          |
|                    | Air Condenser Unit     | 5%  |           |                    | 2027 | **             | 2     | \$2,100        | B        |
|                    | No Component           | 95%   |           |                    |      |                |       |                | D        |
| Ventilation        |                        |   |           |                    |      |                |       |                |          |
|                    | Distribution           |   |           |                    |      |                |       |                |          |
|                    | Ductwork/Diffusers     | 100%  |           |                    | LIFE | **             | 2-5   | \$33,400       | B        |
|                    | Exhaust Fans           |   |           |                    |      |                |       |                |          |
|                    | Roof                   | 100%  |           |                    | 2027 | **             | 2     | \$1,800        | B        |
| Plumbing           |                        |   |           |                    |      |                |       |                |          |
|                    | H/C Water Piping       |   |           |                    |      |                |       |                |          |
|                    | Galv Iron/Steel        | 100%  |           |                    | 2027 | **             | 1     |                | B        |
|                    | Water Heater           |   |           |                    |      |                |       |                |          |
|                    | Gas Fired              | 100%  |           |                    | 2020 | \$15,900       | 2     | \$900          | B        |
|                    |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                    |                        | Location : Basement                                     |           |                    |      |                |       |                |          |
|                    |                        | Explanation : 2 - 175 Gallon Storage Tanks              |           |                    |      |                |       |                |          |
|                    | Sanitary Piping        |   |           |                    |      |                |       |                |          |
|                    | Cast Iron              | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                    | Storm Drain Piping     |   |           |                    |      |                |       |                |          |
|                    | Cast Iron              | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                    | Sump Pump(s)           |   |           |                    |      |                |       |                |          |
|                    | Submersible            | 100%  |           |                    | 2016 | \$6,200        | 4     | \$1,300        | B        |
|                    |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                    |                        | Location : Basement                                     |           |                    |      |                |       |                |          |
|                    |                        | Explanation : Duplex Unit                               |           |                    |      |                |       |                |          |
|                    | Backflow Preventer     |   |           |                    |      |                |       |                |          |
|                    | Generic                | 100%  |           |                    | 2027 | **             | 1     | \$3,700        | B        |
|                    | Fixtures               |   |           |                    |      |                |       |                |          |
|                    | Generic                | 100%  |           |                    |      |                |       |                | B        |
| Vertical Transport |                        |   |           |                    |      |                |       |                |          |

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## DEPARTMENT OF EDUCATION - 040

P. S. 132 - BK

Asset # : 1366

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                |                    |                |             |                |               |
|                              | <i>Location : B-3</i>  |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : One Unit</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |  |                   |                |                    |                |             |                |               |
| Generic                      | 100%   |                   |                | 2042               | * *            | 1-5         | \$30,200       | B             |
| Sprinkler                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 40%  |                   |                |                    |                |             |                | D             |
| Generic                      | 60%  |                   |                | 2042               | * *            | 1-2         | \$10,100       | B             |
| Fire Pump                    |  |                   |                |                    |                |             |                |               |
| Generic                      | 100%   | Now               | \$2,500        | 2031               | * *            | 1           | \$10,100       | B             |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 40%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : Pump Room</i>                                      |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : Jockey Pump Controls Malfunctioning</i>         |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 132 - BX  
**Address** : 1245 WASHINGTON AVENUE @E. 168 STREET  
**Borough** : BRONX **Agency's Number** : X132  
**Program / Asset #** : BOE0270.000 / 147 **Yr Built/Renovated** : 1960 / 2009  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2390 **Lot** : 1 **BIN** : 2001619

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,063,000           | \$145,500             |
| Interior Architecture | \$229,800             | \$1,062,500           |
| Electrical            | \$894,900             | \$339,300             |
| Mechanical            | \$311,300             |                       |
| <b>Total</b>          | <b>\$2,499,000</b>    | <b>\$1,547,200</b>    |
| Priority A            | \$1,063,000           | \$145,500             |
| Priority B            | \$1,253,900           | \$339,300             |
| Priority C            | \$182,100             | \$1,062,500           |
| <b>Total</b>          | <b>\$2,499,000</b>    | <b>\$1,547,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$6,800         | \$10,500        |                 |
| Interior Architecture | \$8,100         |                 |                 | \$13,900        |
| Electrical            | \$6,100         | \$13,600        |                 |                 |
| Mechanical            | \$2,200         | \$44,000        | \$24,800        | \$11,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$20,300</b> | <b>\$68,400</b> | <b>\$39,200</b> | <b>\$29,600</b> |
| Priority A            |                 | \$6,800         | \$10,500        |                 |
| Priority B            | \$12,200        | \$61,500        | \$28,700        | \$15,700        |
| Priority C            | \$8,100         |                 |                 | \$13,900        |
| <b>Total</b>          | <b>\$20,300</b> | <b>\$68,400</b> | <b>\$39,200</b> | <b>\$29,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BX

## Asset # : 147

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | * *                | 5           | \$27,900       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 40%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | * *                | 5           | \$44,600       | A             |  |
| Window Wall  | 10%        |                   |                | 2046    | * *                | 5           | \$20,900       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2045    | * *                | 5           | \$13,700       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | * *                | 5           | \$7,700        | A             |  |
| Metal Rail   | 95%        |                   |                | 2037    | * *                | 5-10        | \$256,700      | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 25%        | 0-2               | \$147,200      | 2030    | * *                |             |                | A             |  |
| Air/Water Blisters, Extent : Moderate, Area Affected : 40%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 30%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 70%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 75%        | 0-2               | \$760,000      | 2030    | * *                |             |                | A             |  |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 30%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         |                   |                | LIFE    | * *                | 5           | \$4,800        | C             |  |
| Vinyl Tile   | 90%        | 4+                | \$106,200      | 2020    | \$1,062,500        | 3           | \$41,800       | C             |  |
| Patching Evident, Extent : Moderate, Area Affected : 15%         |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 98%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2048    | * *                | 5           | \$11,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BX

## Asset # : 147

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now

\$8,100

2029

\* \*

5

\$2,700

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Main Entrance Lobby*

## Concrete Masonry Unit

5%

LIFE

\* \*

5

\$2,200

C

## Plaster

60%

LIFE

\* \*

5

\$19,700

C

## SGFT/Glazed Masonry

30% Now

\$75,800

LIFE

\* \*

C

*Misaligned/Bulging, Extent : Severe, Area Affected : 10%**Location : Second And Third Floors*

## Ceilings

## AcousTileConcealSpLn

25% Now

\$47,700

2025

\* \*

5

\$19,300

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : Corridor(s), First Floor, 2nd Floor, Third Floor*

## Exposed Concrete

65%

LIFE

\* \*

5

\$12,600

B

## Fiber Board

5%

2025

\* \*

B

*Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

## Plaster

5%

LIFE

\* \*

5

\$3,900

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2020

\$28,700

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2020

\$104,300

5

\$2,100

B

## Raceway

## Conduit

95%

2020

\$113,000

1

B

## Conduit

5%

2030

\* \*

1

B

## Panelboards

## Fused Disc Sw

5%

2028

\* \*

5

\$100

B

## Molded Case Bkrs

90%

2019

\$121,900

5

\$1,900

B

## Molded Case Bkrs

5%

2028

\* \*

5

\$100

B

## Wiring

## Braided Cloth

90%

2-4

\$117,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Thermoplastic

10%

2030

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - BX

## Asset # : 147

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2015               | \$671,500      | 10          | \$68,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$37,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2015               | \$5,500        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2020               | \$3,400        | 10          | \$2,000        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$6,900        | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2040               | * *            | 5           | \$25,600       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | 4+                | \$275,600      | 2040               | * *            | 1           | \$73,800       | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2040               | * *            | 4           | \$4,100        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2025               | * *            | 1           | \$10,300       | B             |
| Convactor/Radiator   | 80%        | Now               | \$35,700       | 2025               | * *            | 1           | \$19,300       | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Thermostats, Traps, Throughout                  |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 132 - BX

Asset # : 147

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                                     |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                     | 10%        |                   |                | 2015               | \$19,400       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$46,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 70%        |                   |                | 2025               | * *            | 2           | \$1,800        | B             |
| Roof   | 30%        | Now               | \$1,100        | 2020               | \$22,500       | 2           | \$600          | B             |
| Not in Service, Extent : Severe, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Kitchen Fan, 2nd Floor                    |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                      | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2040               | * *            | 4           | \$8,200        | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 132 - M  
**Address** : 185 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S  
**Borough** : MANHATTAN **Agency's Number** : M132  
**Program / Asset #** : BOE0079.000 / 1725 **Yr Built/Renovated** : 1905 / 2000  
**Area Sq Ft** : 81,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2165 **Lot** : 26 **BIN** : 1063947

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$206,600             |
| Interior Architecture | \$238,800             | \$360,700             |
| Electrical            |                       | \$175,600             |
| Mechanical            | \$83,800              | \$68,700              |
| <b>Total</b>          | <b>\$322,600</b>      | <b>\$811,600</b>      |
| Priority A            |                       | \$206,600             |
| Priority B            | \$83,800              | \$308,100             |
| Priority C            | \$238,800             | \$296,900             |
| <b>Total</b>          | <b>\$322,600</b>      | <b>\$811,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$48,400        |
| Interior Architecture | \$70,700         | \$6,500         |                 | \$8,300         |
| Electrical            | \$40,600         | \$1,300         | \$1,200         | \$4,200         |
| Mechanical            | \$37,500         | \$9,600         | \$15,800        | \$22,400        |
| <b>Total</b>          | <b>\$148,800</b> | <b>\$17,500</b> | <b>\$17,000</b> | <b>\$83,300</b> |
| Priority A            |                  |                 |                 | \$48,400        |
| Priority B            | \$78,100         | \$11,000        | \$17,000        | \$26,700        |
| Priority C            | \$70,700         | \$6,500         |                 | \$8,300         |
| <b>Total</b>          | <b>\$148,800</b> | <b>\$17,500</b> | <b>\$17,000</b> | <b>\$83,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - M

## Asset # : 1725

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | **                 | 5           | \$98,900       | A             |  |
| Copper/Terne           | 2%  |                   |                | 2057    | **                 | 10          | \$5,900        | A             |  |
| Masonry: Brick         | 85%   |                   |                | LIFE    | **                 | 5           | \$107,700      | A             |  |
| Metal Panel            | 3%  |                   |                | 2032    | **                 | 5-10        | \$26,100       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2038    | **                 | 5           | \$35,800       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 25%   |                   |                | LIFE    | **                 | 5           | \$17,900       | A             |  |
| Masonry: Brick         | 65%   |                   |                | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Metal Panel            | 3%  |                   |                | 2042    | **                 | 5           | \$1,100        | A             |  |
| Metal Security Bars    | 2%  |                   |                | 2037    | **                 |             |                | A             |  |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 98%   |                   |                | 2027    | **                 | 10          | \$34,800       | A             |  |
| Copper/Terne           | 2%  |                   |                | 2050    | **                 | 10          | \$1,800        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Asphalt Poured         | 17%   |                   |                | 2020    | \$114,800          | 5           | \$8,700        | C             |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | **                 | 5           | \$11,200       | C             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Near Gas Meter Room In Basement                  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2025    | **                 | 5           | \$3,100        | C             |  |
| Mosaic Tile            | 3%  |                   |                | 2027    | **                 | 5           | \$7,700        | C             |  |
| Vinyl Tile             | 15%   | Now               | \$7,300        | 2022    | \$145,900          | 3           | \$5,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   | Now               | \$19,400       | 2017    | \$194,500          | 3           | \$7,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 5%  |                   |                | 2030    | **                 | 3           | \$1,900        | C             |  |
| Wood                   | 32%   | Now               | \$34,600       | 2025    | **                 | 5           | \$30,600       | C             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | 0-2               | \$9,400        | 2025    | **                 | 5           | \$3,200        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Plaster                | 95%   | Now               | \$44,300       | LIFE    | **                 | 5           | \$36,200       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| Plaster                | 100%  |                   |                | LIFE    | **                 | 5           | \$63,800       | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - M

## Asset # : 1725

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Electrical Service Rated @ 800 Amps       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 50%        |                   |                | 2022               | \$59,500       | 1           |                | B             |
| Conduit   | 50%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$13,600       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Besement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2021               | \$54,200       | 5           | \$700          | B             |
| Molded Case Bkrs  | 50%        |                   |                | 2038               | * *            | 5           | \$900          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 20%        | 2-4               | \$26,200       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                     |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 80%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Locally Mounted   | 20%        |                   |                | 2020               | \$4,200        | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 99%        |                   |                | 2030               | * *            | 10          | \$61,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2017               | \$2,800        | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$8,200        | B             |
| Exit, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2027               | * *            | 10          | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - M

## Asset # : 1725

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

2027

\* \*

1

\$1,200

D

Generic

5%

## Fire/Smoke Detection

No Component

80%

2027

\* \*

1-3

\$8,200

D

Generic

20%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 2 - 2,500 Gallon Tanks For #2 Fuel*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$67,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$27,100

2032

\* \*

4

\$3,400

B

*Leak Evident, Extent : Light, Area Affected : 50%**Location : Various Traps And Piping*

## Terminal Devices

Air Handler

20%

Now

\$83,800

2032

\* \*

1

\$7,600

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Fan Room*

Convactor/Radiator

80%

2027

\* \*

1

\$17,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

2%

2030

\* \*

2

\$100

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Window/Wall Unit

8%

2017

\$12,800

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$38,000

B

## Exhaust Fans

Interior

80%

2022

\$68,700

2

\$1,700

B

Roof

20%

2022

\$12,400

2

\$400

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - M

## Asset # : 1725

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 2%         |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 98%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$18,100       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 225 Gal                                   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Duplex Unit                               |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2030               | * *            | 1           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Boiler Only                               |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2032               | * *            | 1-2         | \$3,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 132 - Q  
**Address** : 218TH ST. & 132ND AVE.  
**Borough** : QUEENS **Agency's Number** : Q132  
**Program / Asset #** : BOE0780.000 / 2535 **Yr Built/Renovated** : 1928 / 2003  
**Area Sq Ft** : 48,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12927 **Lot** : 28 **BIN** : 4278380

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$221,800        |                    |
| Interior Architecture |  | \$189,600        | \$229,900          |
| Electrical            |  | \$42,700         | \$934,300          |
| Mechanical            |  |                  | \$174,600          |
| <b>Total</b>          |  | <b>\$454,100</b> | <b>\$1,338,800</b> |
| Priority A            |  | \$221,800        |                    |
| Priority B            |  | \$42,700         | \$1,108,900        |
| Priority C            |  | \$189,600        | \$229,900          |
| <b>Total</b>          |  | <b>\$454,100</b> | <b>\$1,338,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$72,400         |                 |                 | \$6,500         |
| Interior Architecture | \$17,100         | \$3,000         | \$13,600        |                 |
| Electrical            | \$31,300         | \$4,700         | \$52,000        | \$3,800         |
| Mechanical            | \$26,500         | \$14,700        | \$19,200        | \$10,800        |
| <b>Total</b>          | <b>\$147,300</b> | <b>\$22,400</b> | <b>\$84,800</b> | <b>\$21,000</b> |
| Priority A            | \$72,400         |                 |                 | \$6,500         |
| Priority B            | \$57,800         | \$19,400        | \$76,500        | \$14,500        |
| Priority C            | \$17,100         | \$3,000         | \$8,300         |                 |
| <b>Total</b>          | <b>\$147,300</b> | <b>\$22,400</b> | <b>\$84,800</b> | <b>\$21,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$14,300       | A             |
| Masonry: Brick  | 90%        | Now               | \$221,800      | LIFE               | **             | 5           | \$33,000       | A             |
| Efflorescence, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                       |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Stair C, Rooms 219, 319                            |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2037               | **             | 5           | \$13,000       | A             |
| Metal Louvers   | 5%         | Now               | \$22,500       | 2036               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : At Air Shafts                                      |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Severe, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : At Air Shafts                                      |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 80%        |                   |                | 2034               | **             | 5-10        | \$48,000       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$21,900       | 2026               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Low Roof Throughout                                |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$5,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 10%        |                   |                | 2026               | **             | 5           | \$3,000        | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Mosaic Tile   | 2%         |                   |                | 2026               | **             | 5           | \$3,000        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Vinyl Tile  | 40%        |                   |                | 2021               | \$229,900      | 3           | \$9,000        | C             |
| Vinyl Tile  | 33%        |                   |                | 2016               | \$189,600      | 3           | \$7,500        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms Throughout                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2036               | **             | 5           | \$5,700        | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - Q

## Asset # : 2535

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile   | 5%  |     |          | 2024 | ** | 5 | \$3,000  | C |
| Masonry: Brick | 10% |     |          | LIFE | ** |   |          | C |
| Marble Panels  | 3%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 75% |     |          | LIFE | ** | 5 | \$13,700 | C |
| Plaster        | 7%  | Now | \$15,600 | LIFE | ** | 5 | \$1,300  | C |

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Rooms 219, 319

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Rooms 219, 319

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2026 | ** | 5 | \$7,500  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2026 | ** | 5 | \$3,000  | B |
| Exposed Concrete     | 25% |  |  | LIFE | ** | 5 | \$2,300  | B |
| Plaster              | 60% |  |  | LIFE | ** | 5 | \$22,500 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1000 Amperes

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$74,500 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$47,700 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |          | 2037 | ** | 5 | \$100 | B |
| Fused Knife Sw | 30% | 2-4 | \$23,700 | 2046 | ** | 5 | \$100 | B |

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2037 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 50% |  |  | 2020 | \$39,500 | 5 | \$500 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$42,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 132 - Q

## Asset # : 2535

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2019               | \$6,400        | 5           | \$100          | B             |
| Locally Mounted  | 30%        | 2-4               | \$3,800        | 2041               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2021               | \$308,700      | 10          | \$31,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 7%         |                   |                | 2026               | * *            | 10          | \$2,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 8%         |                   |                | 2016               | \$29,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$16,400       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$14,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional         |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2021               | \$463,800      | 1-3         | \$24,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional              |            |                   |                |                    |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 132 - Q

Asset # : 2535

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%   |                   |                    | 2034    | * *            | 1           | \$39,900       | B             |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                     |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 2 Units                                      |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   |                   |                    | 2041    | * *            | 4           | \$2,000        | B             |
|                  | Terminal Devices     |  |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 50%  |                   |                    | 2021    | \$123,800      | 1           | \$12,500       | B             |
|                  | Convactor/Radiator   | 50%  |                   |                    | 2026    | * *            | 1           | \$6,500        | B             |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%  |                   |                    | 2016    | \$9,400        | 1           |                | B             |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   | Now               | \$19,800           | LIFE    | * *            | 2-5         | \$22,500       | B             |
|                  |                      | Malfunctioning, Extent : Severe, Area Affected : 10%       |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement  |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                  | Interior             | 100%   |                   |                    | 2021    | \$50,800       | 2           | \$1,200        | B             |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   |                   |                    | 2034    | * *            | 1           |                | B             |
|                  | Water Heater         |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                    | 2019    | \$10,700       | 2           | \$600          | B             |
|                  | HW Heat Exchanger    |  |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                    | 2041    | * *            | 4           | \$4,000        | B             |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                  | Submersible          | 100%   |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    | 2041    | * *            | 1-2         | \$11,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 133 - M  
**Address** : 2121 5TH AVENUE BTWN:EAST 130 ST., EAST 131 ST  
**Borough** : MANHATTAN **Agency's Number** : M133  
**Program / Asset #** : BOE0080.000 / 1726 **Yr Built/Renovated** : 1949 / 2001  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1755 **Lot** : 1 **BIN** : 1054276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$317,800             |
| Interior Architecture | \$479,100             | \$77,200              |
| Electrical            | \$415,800             | \$701,400             |
| Mechanical            | \$107,000             | \$447,700             |
| <b>Total</b>          | <b>\$1,001,900</b>    | <b>\$1,544,100</b>    |
| Priority A            |                       | \$317,800             |
| Priority B            | \$676,300             | \$1,226,400           |
| Priority C            | \$325,700             |                       |
| <b>Total</b>          | <b>\$1,001,900</b>    | <b>\$1,544,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,100        |                 |                 |                 |
| Interior Architecture | \$4,300         | \$8,000         | \$2,600         | \$17,600        |
| Electrical            | \$21,000        | \$1,700         | \$2,100         | \$21,200        |
| Mechanical            | \$12,400        | \$14,900        | \$17,100        | \$16,800        |
| <b>Total</b>          | <b>\$56,700</b> | <b>\$24,600</b> | <b>\$21,900</b> | <b>\$55,600</b> |
| Priority A            | \$19,100        |                 |                 |                 |
| Priority B            | \$33,400        | \$16,600        | \$19,300        | \$43,300        |
| Priority C            | \$4,300         | \$8,000         | \$2,600         | \$12,300        |
| <b>Total</b>          | <b>\$56,700</b> | <b>\$24,600</b> | <b>\$21,900</b> | <b>\$55,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 133 - M

## Asset # : 1726

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 97%  |                   |                | LIFE    | **                 | 5           | \$56,700       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 3%   |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%  |                   |                | 2038    | **                 | 5           | \$19,600       | A             |  |
| Glass Block            | 5%   | Now               | \$6,000        | LIFE    | **                 | 5           | \$600          | A             |  |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs  |                   |                |         |                    |             |                |               |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | **                 | 5           | \$8,300        | A             |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$600          | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   | Now               | \$13,100       | 2022    | \$261,100          |             |                | A             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Over Classroom 318                                  |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Covered With Snow                                |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$18,700       | C             |  |
| Ceramic Tile           | 3%   |                   |                | 2031    | **                 | 5           | \$2,600        | C             |  |
| Panel/Paver: Cer/Brk   | 5%   |                   |                | 2030    | **                 | 5           | \$9,600        | C             |  |
| Terrazzo               | 2%   |                   |                | LIFE    | **                 | 5           | \$1,300        | C             |  |
| Vinyl Tile             | 30%  |                   |                | 2027    | **                 | 3           | \$9,600        | C             |  |
| Vinyl Tile             | 40%  |                   |                | 2017    | \$325,700          | 3           | \$17,100       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles  |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2037    | **                 | 5           | \$16,000       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   |                   |                | 2031    | **                 | 5           | \$2,600        | C             |  |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE    | **                 | 5           | \$3,400        | C             |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 2%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 55%  |                   |                | LIFE    | **                 | 5           | \$14,200       | C             |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 133 - M

## Asset # : 1726

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 30% 2-4 \$153,500 2042 \* \* 5 \$12,700 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Throughout 3rd Floor, Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Third Floor, Corridors*

AcousTileConcealSpLn 10% 2027 \* \* 5 \$10,600 B

Exposed Concrete 10% LIFE \* \* 5 \$1,300 B

Fiber Board 10% 2022 \$77,200 B

Plaster 40% LIFE \* \* 5 \$21,200 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2042 \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches Rated @ 400 Amperes Each*

## Switchgear / Switchboard

Fused Knife Sw 100% 0-2 \$89,400 2052 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

Conduit 95% 2022 \$81,000 1 B

Conduit 5% 2042 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2021 \$5,100 5 \$100 B

Fused Disc Sw 5% 2038 \* \* 5 \$100 B

Fused Knife Sw 15% 0-2 \$15,200 2047 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement / Boiler Room*

Molded Case Bkrs 75% 2021 \$76,200 5 \$1,100 B

## Wiring

Braided Cloth 80% 2-4 \$71,700 2047 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 20% 2042 \* \* 1 B

## Motor Controllers

Locally Mounted 80% 2020 \$17,000 5 \$300 B

Locally Mounted 20% 0-2 \$4,200 2042 \* \* 5 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Mechanical Room*

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 133 - M

## Asset # : 1726

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$800 B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Sprinkler Room

Explanation : Corroded

## Lighting

## Interior Lighting

## Fluorescent

96% 2022 \$494,000 10 \$50,300 B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

## HID

3% 2017 \$7,100 10 \$100 B

## Incandescent

1% 2017 \$5,100 2 B

## Egress Lighting

## Emergency, Battery

50% 2027 \* \* 10 \$6,900 B

## Exit, Service

50% 2027 \* \* 1 B

## Alarm

## Security System

## No Component

70% D

## Generic

30% 2017 \$57,600 1 \$6,300 B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Intrusion Alarm System Only

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 0-2 \$197,100 2032 \* \* 1-3 \$9,400 B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : Obsolete Fire Alarm System, Manual Pull Station And Alarm Bells Only

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 6

100% 2032 \* \* 5 \$17,700 B

Other Observation, Extent : Light, Area Affected : 100%

Location : Vault

Explanation : 1 - 7,500 Gallon Tank For #6 Fuel

## Conversion Equipment

## Steam Boiler

100% 2020 \$316,800 1 \$56,600 B

Recent Repair Evident, Extent : Light, Area Affected : 15%

Location : Boilers

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 3 Boilers

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 133 - M

## Asset # : 1726

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |   | 2032               | * *            | 4           | \$2,800        | B             |
|                       |            |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Location : Vacuum Pump And Traps</i>                                       |                    |                |             |                |               |
| Terminal Devices      |            |                   |   |                    |                |             |                |               |
| Air Handler           | 25%        |                   |   | 2022               | \$87,700       | 1           | \$8,800        | B             |
| Convactor/Radiator    | 75%        |                   |   | 2027               | * *            | 1           | \$13,900       | B             |
| Air Conditioning      |            |                   |   |                    |                |             |                |               |
| Energy Source         |            |                   |   |                    |                |             |                |               |
| Electricity           | 100%       |                   |   | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 80%        |                   |   | 2017               | \$107,000      | 1           |                | B             |
| No Component          | 20%        |                   |   |                    |                |             |                | D             |
| Ventilation           |            |                   |   |                    |                |             |                |               |
| Distribution          |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |   | LIFE               | * *            | 2-5         | \$31,800       | B             |
| Exhaust Fans          |            |                   |   |                    |                |             |                |               |
| Interior              | 60%        |                   |   | 2022               | \$43,200       | 2           | \$1,100        | B             |
| Roof                  | 40%        |                   |   | 2022               | \$20,700       | 2           | \$700          | B             |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| H/C Water Piping      |            |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       | Now               | \$3,900   | 2027               | * *            | 1           |                | B             |
|                       |            |                   | <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                      |                    |                |             |                |               |
|                       |            |                   | <i>Location : Meter Room Piping</i>   |                    |                |             |                |               |
| Water Heater          |            |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |   | 2020               | \$15,100       | 2           | \$900          | B             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Instantaneous Type, Feeds Storage Tank Of Heat Exchanger</i> |                    |                |             |                |               |
| HW Heat Exchanger     |            |                   |   |                    |                |             |                |               |
| Low Temp              | 100%       |                   |   | 2032               | * *            | 4           | \$5,700        | B             |
| Sanitary Piping       |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Submersible           | 100%       |                   |   | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : Duplex Unit</i>  |                    |                |             |                |               |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
|                       |            |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>               |                    |                |             |                |               |
|                       |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |               |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 133 - M

Asset # : 1726

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 99%        |                   |                |                    |                |             |                | D             |
| Generic                    | 1%         |                   |                | 2032               | * *            | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 133 - Q  
**Address** : 248-05 86 AVENUE BTWN: 249 ST., 248 ST.  
**Borough** : QUEENS **Agency's Number** : Q133  
**Program / Asset #** : BOE0781.000 / 1564 **Yr Built/Renovated** : 1930 / 2009  
**Area Sq Ft** : 93,803 **Project Type** : EDUCATION  
**Date of Survey** : 01-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8616 **Lot** : 1 **BIN** : 4175739

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$51,800              | \$52,700              |
| Interior Architecture | \$32,800              |                       |
| Electrical            | \$790,400             | \$587,900             |
| Mechanical            | \$36,600              | \$416,400             |
| <b>Total</b>          | <b>\$911,600</b>      | <b>\$1,057,100</b>    |
| Priority A            | \$51,800              | \$52,700              |
| Priority B            | \$827,000             | \$1,004,400           |
| Priority C            | \$32,800              |                       |
| <b>Total</b>          | <b>\$911,600</b>      | <b>\$1,057,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,800        |                 |                 | \$6,800         |
| Interior Architecture | \$400           | \$6,400         | \$1,700         | \$13,300        |
| Electrical            | \$4,600         | \$3,300         | \$3,000         | \$10,900        |
| Mechanical            | \$25,400        | \$6,400         | \$10,400        | \$11,800        |
| <b>Total</b>          | <b>\$47,300</b> | <b>\$16,100</b> | <b>\$15,100</b> | <b>\$42,800</b> |
| Priority A            | \$16,800        |                 |                 | \$6,800         |
| Priority B            | \$30,100        | \$9,700         | \$13,400        | \$29,100        |
| Priority C            | \$400           | \$6,400         | \$1,700         | \$6,900         |
| <b>Total</b>          | <b>\$47,300</b> | <b>\$16,100</b> | <b>\$15,100</b> | <b>\$42,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$17,000       | A             |
| Masonry: Brick   | 63%        |                   |                | LIFE               | **             | 5           | \$35,700       | A             |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$19,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Rail   | 20%        |                   |                | 2039               | **             | 5-10        | \$42,700       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2027               | **             | 10          | \$51,800       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Around Flashing                                   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2057               | **             | 10          | \$6,800        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1965 Wing   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 30%        |                   |                | 2027               | **             | 3           | \$7,700        | C             |
| Vinyl Tile   | 45%        |                   |                | 2030               | **             | 3           | \$11,600       | C             |
| Vinyl Tile   | 5%         |                   |                | 2017               | \$32,800       | 3           | \$1,700        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Library   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | **             | 5           | \$12,900       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$800          | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 48%        |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 15%        |                   |                | 2027               | **             | 5           | \$12,900       | B             |
| Exposed Concrete   | 35%        |                   |                | LIFE               | **             | 5           | \$3,800        | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$21,500       | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Computer Room, Stairs                             |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Switches Rated @ 600 Amperes Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$104,300      | 2052               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                                |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Fused Knife Sw  | 45%        | 2-4               | \$61,000       | 2047               | * *            | 5           | \$400          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                                |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 40%        | 2-4               | \$54,200       | 2047               | * *            | 5           | \$400          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                              |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 5%         |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2035               | * *            | 5           | \$500          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

| Electrical           |                    | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|--------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component          | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type               | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting             |                    |   |           |                    |      |                |       |                |          |
|                      | Interior Lighting  |   |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 10%   |           |                    | 2027 | * *            | 10    | \$4,200        | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Basement   |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-8 Lamps                                     |           |                    |      |                |       |                |          |
|                      | Fluorescent        | 88%   |           |                    | 2022 | \$364,400      | 10    | \$37,100       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Upper Floors                                     |           |                    |      |                |       |                |          |
|                      |                    | Explanation : T-12 Lamps                                    |           |                    |      |                |       |                |          |
|                      | Incandescent       | 2%  |           |                    | 2022 | \$8,300        | 2     |                | B        |
| Egress Lighting      |                    |   |           |                    |      |                |       |                |          |
|                      | Emergency, Battery | 25%   |           |                    | 2027 | * *            | 10    | \$2,800        | B        |
|                      | Exit, Service      | 50%   |           |                    | 2022 | \$3,800        | 1     |                | B        |
|                      | Exit, Service      | 25%   |           |                    | 2027 | * *            | 1     |                | B        |
| Exterior Lighting    |                    |   |           |                    |      |                |       |                |          |
|                      | HID                | 50%   |           |                    | 2022 | \$16,000       | 10    | \$100          | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Outside  |           |                    |      |                |       |                |          |
|                      |                    | Explanation : Rear Of The Building Only                     |           |                    |      |                |       |                |          |
|                      | No Component       | 50%   |           |                    |      |                |       |                | D        |
| Alarm                |                    |   |           |                    |      |                |       |                |          |
|                      | Security System    |   |           |                    |      |                |       |                |          |
|                      | No Component       | 70%   |           |                    |      |                |       |                | D        |
|                      | Generic            | 30%   |           |                    | 2022 | \$79,400       | 1     | \$8,600        | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Hallways   |           |                    |      |                |       |                |          |
|                      |                    | Explanation : Intrusion Alarm Only                          |           |                    |      |                |       |                |          |
| Fire/Smoke Detection |                    |   |           |                    |      |                |       |                |          |
|                      | No Component       | 50%   |           |                    |      |                |       |                | D        |
|                      | Generic            | 50%   |           |                    | 2017 | \$453,200      | 1-3   | \$24,400       | B        |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                      |                    | Location : Basement, Hallways                               |           |                    |      |                |       |                |          |
|                      |                    | Explanation : Fire Alarm System Is Old But Still Functional |           |                    |      |                |       |                |          |
|                      |                    |   |           |                    |      |                |       |                |          |
| Mechanical           |                    | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
| System               | Component          | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type               | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 6000 Gallon Tank                      |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2039               | * *            | 1           | \$45,500       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 - Steam Boilers</i>                                       |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           | Now               | \$36,600       | 2032               | * *            | 4           | \$2,300        | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 25%</i>                   |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room ( 1 Of 2 Leaky Condensate And Vacuum Pump Set)</i> |                |                   |                |                    |                |             |                |               |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>            |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Old Wing Of Building</i>                            |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2022               | \$56,500       | 1           | \$5,700        | B             |
| Convactor/Radiator   | 40%            |                   |                | 2027               | * *            | 1           | \$6,000        | B             |
| Fan Coil Unit/Heat   | 40%            |                   |                | 2022               | \$313,700      | 1           | \$6,000        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%             |                   |                | 2017               | \$5,400        | 1           |                | B             |
| No Component   | 95%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$25,600       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 80%            |                   |                | 2022               | \$46,300       | 2           | \$1,100        | B             |
| Roof   | 20%            |                   |                | 2022               | \$8,300        | 2           | \$300          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           | 0-2               | \$15,600       | 2027               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>                        |                |                   |                |                    |                |             |                |               |
| <i>Location : Water Meter Area</i>   |                |                   |                |                    |                |             |                |               |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2020               | \$12,200       | 2           | \$700          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 400 Gallon</i>  |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$2,300        | LIFE               | * *            | 1           |                | B             |
| <i>Cracked, Extent : Light, Area Affected : 2%</i>                           |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room Near Areaway</i>                                   |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 133 - Q

Asset # : 1564

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2030               | * *            | 1           | \$300          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Boiler Feed Only</i>                         |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$600          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - BK  
**Address** : 4001 18 AVE. @ E. 5TH ST.  
**Borough** : BROOKLYN **Agency's Number** : K849  
**Program / Asset #** : BOE0445.010 / 1347 **Yr Built/Renovated** : 1901 / 2007  
**Area Sq Ft** : 35,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 5416 **Lot** : 48 **BIN** : 3127692

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$109,600        | \$37,400         |
| Interior Architecture | \$282,300        | \$48,800         |
| Electrical            |                  | \$352,400        |
| Mechanical            |                  | \$41,400         |
| <b>Total</b>          | <b>\$391,800</b> | <b>\$480,100</b> |
| Priority A            | \$109,600        | \$37,400         |
| Priority B            |                  | \$393,800        |
| Priority C            | \$282,300        | \$48,800         |
| <b>Total</b>          | <b>\$391,800</b> | <b>\$480,100</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016        | FY 2017        |
|-----------------------|------------------|-----------------|----------------|----------------|
| Exterior Architecture | \$119,600        | \$7,000         |                |                |
| Interior Architecture | \$56,200         |                 | \$1,900        | \$4,400        |
| Electrical            | \$54,500         | \$1,100         | \$1,600        | \$1,400        |
| Mechanical            | \$21,300         | \$3,900         | \$5,100        | \$3,900        |
| <b>Total</b>          | <b>\$251,600</b> | <b>\$12,000</b> | <b>\$8,700</b> | <b>\$9,700</b> |
| Priority A            | \$119,600        | \$7,000         |                |                |
| Priority B            | \$114,300        | \$5,000         | \$6,800        | \$5,300        |
| Priority C            | \$17,700         |                 | \$1,900        | \$4,400        |
| <b>Total</b>          | <b>\$251,600</b> | <b>\$12,000</b> | <b>\$8,700</b> | <b>\$9,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BK

## Asset # : 1347

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$18,900       | LIFE               | * *            | 5           | \$18,300       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$74,800       | A             |
| Masonry: Limestone     | 10%  | Now               | \$29,400       | LIFE               | * *            | 5           | \$3,500        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Stucco Cement          | 5%   | Now               | \$14,700       | 2036               | * *            | 5           | \$2,900        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2045               | * *            | 5           | \$13,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$72,200       | LIFE               | * *            | 5           | \$5,400        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  | Now               | \$14,400       | LIFE               | * *            | 5           | \$800          | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 30%  | Now               | \$11,200       | 2028               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 60%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Slate                  | 70%  | Now               | \$31,000       | LIFE               | * *            |             |                | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BK

## Asset # : 1347

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 5%             |                   |                | LIFE               | * *            | 5           | \$9,600        | C             |
|                | Ceramic Tile   | 5%             | Now               | \$4,900        | 2019               | \$48,800       | 5           | \$1,100        | C             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Quarry Tile  | 5%             |                   |                | 2036               | * *            | 5           | \$3,300        | C             |
|                | Vinyl Tile   | 80%            | Now               | \$201,700      | 2028               | * *            | 3           | \$13,200       | C             |
|                | Adhesion Failure, Extent : Moderate, Area Affected : 35%     |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 55%          |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Vinyl Tile   | 5%             |                   |                | 2031               | * *            | 3           | \$800          | C             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Interior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile   | 5%             | Now               | \$4,000        | 2026               | * *            | 5           | \$1,400        | C             |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Concrete Masonry Unit  | 5%             |                   |                | LIFE               | * *            | 5           | \$2,200        | C             |
|                | Glass: Single Pane   | 5%             |                   |                | LIFE               | * *            | 5           | \$4,100        | C             |
|                | Masonry: Brick   | 5%             |                   |                | LIFE               | * *            | 10          | \$800          | C             |
|                | Plaster  | 80%            | Now               | \$80,600       | LIFE               | * *            | 5           | \$13,200       | C             |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Light, Area Affected : 10%       |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Ceilings       |  |                |                   |                |                    |                |             |                |               |
|                | AcousTileSusp.Lay-In   | 5%             | Now               | \$4,400        | 2036               | * *            | 5           | \$1,100        | B             |
|                | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Fiber Board  | 5%             |                   |                | 2028               | * *            |             |                | B             |
|                | Plaster  | 90%            | Now               | \$34,100       | LIFE               | * *            | 5           | \$24,800       | B             |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BK

## Asset # : 1347

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 35%  |                   |                | 2023               | \$1,800        | 5           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch For The Old Wing |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 35%  |                   |                | 2043               | * *            | 5           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect Switch For New Wing     |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%  |                   |                | 2043               | * *            | 5           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch For Emergency    |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%  |                   |                | 2023               | \$41,700       | 5           | \$100          | B             |
| Fused Disc Sw            | 30%  |                   |                | 2043               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$32,500       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$5,600        | 5           | \$100          | B             |
| Molded Case Bkrs         | 60%  |                   |                | 2022               | \$33,900       | 5           | \$500          | B             |
| Molded Case Bkrs         | 30%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$24,300       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2023               | \$6,900        | 1           |                | B             |
| Thermoplastic            | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 90%  |                   |                | 2021               | \$11,500       | 5           | \$200          | B             |
| Motor Control Center     | 10%  |                   |                | 2021               | \$100          | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2028               | * *            | 10          | \$1,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent              | 92%  |                   |                | 2018               | \$244,300      | 10          | \$24,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps   |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2018               | \$3,700        | 10          |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BK

## Asset # : 1347

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2018 | \$6,100  | 10 | \$3,600 | B |
| Exit, Service      | 50%  |  |  | 2018 | \$2,400  | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2018 | \$12,000 | 10 | \$100   | B |

## Alarm

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 30% |  |  |      |     |     |          | D |
| Generic              | 70% |  |  | 2028 | * * | 1-3 | \$12,400 | B |

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Energy Source               |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2043 | * * | 1 |  | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : One Tank Of 5000 Gals*

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2036 | * * | 1 | \$29,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement</i>                                     |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |     |   |          |   |

|   |      |     |          |      |     |   |         |   |
|---|------|-----|----------|------|-----|---|---------|---|
| Distribution  |      |     |          |      |     |   |         |   |
| Steam Piping/Pump   | 100% | Now | \$11,700 | 2043 | * * | 4 | \$1,500 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |      |     |          |      |     |   |         |   |
| <i>Location : Vacuum Pump</i>                               |      |     |          |      |     |   |         |   |

|                    |      |  |  |      |     |   |         |   |
|--------------------|------|--|--|------|-----|---|---------|---|
| Terminal Devices   |      |  |  |      |     |   |         |   |
| Convactor/Radiator | 100% |  |  | 2028 | * * | 1 | \$9,500 | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2039 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 60%  |  |  | 2021 | \$41,400 | 1 |  | B |
| No Component         | 40%  |  |  |      |          |   |  | D |

## Ventilation

|                    |     |  |  |      |     |     |         |   |
|--------------------|-----|--|--|------|-----|-----|---------|---|
| Distribution       |     |  |  |      |     |     |         |   |
| Ductwork/Diffusers | 20% |  |  | LIFE | * * | 2-5 | \$5,200 | B |
| No Component       | 80% |  |  |      |     |     |         | D |
| Exhaust Fans       |     |  |  |      |     |     |         |   |
| Interior           | 20% |  |  | 2028 | * * | 2   | \$200   | B |
| No Component       | 80% |  |  |      |     |     |         | D |

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 134 - BK

Asset # : 1347

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 25%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 75%        |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$7,800        | 2           | \$400          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$3,600        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria In Basement                          |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Toilets  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2033               | * *            | 1-2         | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - BK MINISCHOOL  
**Address** : 4001 18 AVE. @ E. 5TH ST.  
**Borough** : BROOKLYN **Agency's Number** : K839  
**Program / Asset #** : BOE0445.020 / 2938 **Yr Built/Renovated** : 1989 / 2010  
**Area Sq Ft** : 12,600 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5416 **Lot** : 48 **BIN** : 3127692

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$41,200              |
| Interior Architecture |                       | \$140,700             |
| Electrical            |                       | \$180,800             |
| <b>Total</b>          |                       | <b>\$362,700</b>      |
| Priority A            |                       | \$41,200              |
| Priority B            |                       | \$180,800             |
| Priority C            |                       | \$140,700             |
| <b>Total</b>          |                       | <b>\$362,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture |                 |                | \$1,600        |                |
| Interior Architecture | \$25,300        |                | \$200          | \$1,800        |
| Electrical            | \$500           | \$400          | \$500          | \$500          |
| Mechanical            | \$5,500         | \$600          | \$1,200        | \$600          |
| <b>Total</b>          | <b>\$31,400</b> | <b>\$1,000</b> | <b>\$3,500</b> | <b>\$3,000</b> |
| Priority A            |                 |                | \$1,600        |                |
| Priority B            | \$6,100         | \$1,000        | \$1,700        | \$1,200        |
| Priority C            | \$25,300        |                | \$200          | \$1,800        |
| <b>Total</b>          | <b>\$31,400</b> | <b>\$1,000</b> | <b>\$3,500</b> | <b>\$3,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 134 - BK MINISCHOOL**  
**Asset # : 2938**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|   |      |  |  |      |     |      |          |   |
|---|------|--|--|------|-----|------|----------|---|
| Exterior Walls  |      |  |  |      |     |      |          |   |
| Metal Panel   | 100% |  |  | 2033 | * * | 5-10 | \$56,700 | A |
| Windows   |      |  |  |      |     |      |          |   |
| Aluminum  | 98%  |  |  | 2031 | * * | 5    | \$3,300  | A |
| Glass Block   | 2%   |  |  | LIFE | * * | 5    | \$100    | A |
| Roof  |      |  |  |      |     |      |          |   |
| Metal Panel   | 100% |  |  | 2043 | * * | 10   | \$30,300 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |  |  |      |     |      |          |   |

## Interior

|   |      |  |  |      |           |      |          |   |
|---|------|--|--|------|-----------|------|----------|---|
| Floors  |      |  |  |      |           |      |          |   |
| Cast in Place Concrete  | 5%   |  |  | LIFE | * *       | 5    | \$3,500  | C |
| Ceramic Tile  | 2%   |  |  | 2026 | * *       | 5    | \$300    | C |
| Vinyl Tile  | 93%  |  |  | 2023 | \$140,700 | 3    | \$7,400  | C |
| Interior Walls  |      |  |  |      |           |      |          |   |
| Gypsum Board  | 100% |  |  | LIFE | * *       | 5-10 | \$33,600 | C |
| Ceilings  |      |  |  |      |           |      |          |   |
| AcousTileSusp.Lay-In  | 100% |  |  | 2043 | * *       | 5    | \$15,900 | B |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |      |  |  |      |           |      |          |   |
| <i>Location : Throughout</i>  |      |  |  |      |           |      |          |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|                          |      |  |  |      |     |   |       |   |
|--------------------------|------|--|--|------|-----|---|-------|---|
| Switchgear / Switchboard |      |  |  |      |     |   |       |   |
| Fused Disc Sw            | 100% |  |  | 2033 | * * | 5 |       | B |
| Raceway                  |      |  |  |      |     |   |       |   |
| Conduit                  | 100% |  |  | 2033 | * * | 1 |       | B |
| Panelboards              |      |  |  |      |     |   |       |   |
| Fused Disc Sw            | 10%  |  |  | 2031 | * * | 5 |       | B |
| Molded Case Bkrs         | 90%  |  |  | 2031 | * * | 5 | \$200 | B |
| Wiring                   |      |  |  |      |     |   |       |   |
| Thermoplastic            | 100% |  |  | 2033 | * * | 1 |       | B |
| Motor Controllers        |      |  |  |      |     |   |       |   |
| Locally Mounted          | 100% |  |  | 2028 | * * | 5 | \$100 | B |

## Lighting

|   |      |  |  |      |          |    |         |   |
|---|------|--|--|------|----------|----|---------|---|
| Interior Lighting   |      |  |  |      |          |    |         |   |
| Fluorescent   | 100% |  |  | 2023 | \$95,600 | 10 | \$9,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |    |         |   |
| <i>Location : Throughout</i>                                      |      |  |  |      |          |    |         |   |
| <i>Explanation : T-12 Lamps</i>                                   |      |  |  |      |          |    |         |   |
| Egress Lighting   |      |  |  |      |          |    |         |   |
| Emergency, Battery  | 50%  |  |  | 2023 | \$2,200  | 10 | \$1,300 | B |
| Exit, Service   | 50%  |  |  | 2023 | \$900    | 1  |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BK MINISCHOOL

Asset # : 2938

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |         |    |  |   |
|-------------------|------|--|--|------|---------|----|--|---|
| Exterior Lighting |      |  |  |      |         |    |  |   |
| HID               | 100% |  |  | 2023 | \$4,300 | 10 |  | B |

## Alarm

|                      |     |  |  |      |          |     |         |   |
|----------------------|-----|--|--|------|----------|-----|---------|---|
| Fire/Smoke Detection |     |  |  |      |          |     |         |   |
| No Component         | 30% |  |  |      |          |     |         | D |
| Generic              | 70% |  |  | 2023 | \$85,200 | 1-3 | \$4,600 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Energy Source |     |  |  |      |    |   |  |   |
| Electricity   | 10% |  |  | 2043 | ** | 1 |  | B |
| Natural Gas   | 90% |  |  | 2043 | ** | 1 |  | B |

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Conversion Equipment |     |  |  |      |    |   |         |   |
| Furnace              | 90% |  |  | 2028 | ** | 1 | \$4,700 | B |

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Mounted**Explanation : One Unit*

|                |     |  |  |      |    |   |       |   |
|----------------|-----|--|--|------|----|---|-------|---|
| Radiant Heater | 10% |  |  | 2028 | ** | 2 | \$500 | B |
|----------------|-----|--|--|------|----|---|-------|---|

## Air Conditioning

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Energy Source |      |  |  |      |    |   |  |   |
| Electricity   | 100% |  |  | 2039 | ** | 1 |  | B |

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 100% |  |  | 2021 | \$24,900 | 1 |  | B |

## Ventilation

|                    |     |  |  |      |    |     |         |   |
|--------------------|-----|--|--|------|----|-----|---------|---|
| Distribution       |     |  |  |      |    |     |         |   |
| Ductwork/Diffusers | 60% |  |  | LIFE | ** | 2-5 | \$5,600 | B |
| No Component       | 40% |  |  |      |    |     |         | D |

|              |     |  |  |      |         |   |       |   |
|--------------|-----|--|--|------|---------|---|-------|---|
| Exhaust Fans |     |  |  |      |         |   |       |   |
| Interior     | 50% |  |  | 2023 | \$6,700 | 2 | \$200 | B |
| Roof         | 10% |  |  | 2023 | \$1,000 | 2 |       | B |
| No Component | 40% |  |  |      |         |   |       | D |

## Plumbing

|                  |      |  |  |      |    |   |  |   |
|------------------|------|--|--|------|----|---|--|---|
| H/C Water Piping |      |  |  |      |    |   |  |   |
| Brass/Copper     | 100% |  |  | 2033 | ** | 1 |  | B |

|              |      |     |         |      |         |   |       |   |
|--------------|------|-----|---------|------|---------|---|-------|---|
| Water Heater |      |     |         |      |         |   |       |   |
| Gas Fired    | 100% | Now | \$2,800 | 2023 | \$2,800 | 2 | \$100 | B |

*Leak Evident, Extent : Severe, Area Affected : 60%**Location : Mechanical Room*

|                 |      |  |  |      |    |   |  |   |
|-----------------|------|--|--|------|----|---|--|---|
| Sanitary Piping |      |  |  |      |    |   |  |   |
| Cast Iron       | 100% |  |  | LIFE | ** | 1 |  | B |

|                    |      |  |  |      |    |   |  |   |
|--------------------|------|--|--|------|----|---|--|---|
| Storm Drain Piping |      |  |  |      |    |   |  |   |
| Cast Iron          | 100% |  |  | LIFE | ** | 1 |  | B |

|                    |      |  |  |      |         |   |       |   |
|--------------------|------|--|--|------|---------|---|-------|---|
| Backflow Preventer |      |  |  |      |         |   |       |   |
| Generic            | 100% |  |  | 2023 | \$1,200 | 1 | \$700 | B |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 134 - BK MINISCHOOL**  
**Asset # : 2938**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                |                |                   |                    |         |                |             |                |               |
|                  | Fixtures       |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 10%            |                   |                    | 2033    | * *            | 1-2         | \$300          | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - BX  
**Address** : 1330 BRISTOW STREET BTWN: JENNINGS ST., FREEMAN ST.  
**Borough** : BRONX **Agency's Number** : X134  
**Program / Asset #** : BOE0271.000 / 398 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2965 **Lot** : 82 **BIN** : 2010273

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$99,000              | \$54,500              |
| Interior Architecture |                       | \$724,900             |
| Electrical            | \$1,322,500           | \$600,900             |
| Mechanical            | \$40,600              | \$474,100             |
| <b>Total</b>          | <b>\$1,462,000</b>    | <b>\$1,854,400</b>    |
| Priority A            | \$99,000              | \$54,500              |
| Priority B            | \$1,363,100           | \$1,112,500           |
| Priority C            |                       | \$687,400             |
| <b>Total</b>          | <b>\$1,462,000</b>    | <b>\$1,854,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$4,200         |                 |                 |
| Interior Architecture | \$39,300         | \$1,300         | \$11,000        |                 |
| Electrical            | \$5,000          | \$4,000         | \$4,600         | \$40,500        |
| Mechanical            | \$64,700         | \$10,000        | \$19,100        | \$39,100        |
| <b>Total</b>          | <b>\$109,000</b> | <b>\$19,600</b> | <b>\$34,700</b> | <b>\$79,700</b> |
| Priority A            |                  | \$4,200         |                 |                 |
| Priority B            | \$79,100         | \$14,000        | \$23,700        | \$79,700        |
| Priority C            | \$29,900         | \$1,300         | \$11,000        |                 |
| <b>Total</b>          | <b>\$109,000</b> | <b>\$19,600</b> | <b>\$34,700</b> | <b>\$79,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BX

## Asset # : 398

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 2%         |                   |                | LIFE    | * *                | 5           | \$5,700        | A             |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | * *                | 5           | \$54,500       | A             |  |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE    | * *                | 5           | \$5,600        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$62,000       | 2038    | * *                | 5           | \$6,400        | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | * *                | 5           | \$8,400        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Various - Spot Repointing                          |            |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence   | 10%        |                   |                | 2035    | * *                | 5-10        | \$7,300        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       | Now               | \$36,900       | 2027    | * *                |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Above Cafeteria And At Expansion Joint             |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | * *                | 5           | \$45,300       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2031    | * *                | 5           | \$5,200        | C             |  |
| Vinyl Tile  | 10%        |                   |                | 2027    | * *                | 3           | \$3,900        | C             |  |
| Vinyl Tile  | 65%        |                   |                | 2022    | \$642,100          | 3           | \$25,300       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors, Classrooms                              |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Various  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$29,900       | LIFE    | * *                |             |                | C             |  |
| Water Penetration, Extent : Severe, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Oil Tank Room                                      |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 20%        |                   |                | LIFE    | * *                | 5           | \$7,300        | C             |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | * *                | 5           | \$1,800        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Decorative Cmu                                  |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 45%        |                   |                | LIFE    | * *                | 5           | \$12,400       | C             |  |
| Patching Evident, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BX

## Asset # : 398

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 30% Now \$9,400 2027 \* \* 5 \$15,500 B

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Cafeteria And At Expansion Joint*

Exposed Struc: Steel 2% LIFE \* \* B

Fiber Board 5% 2027 \* \* B

Gypsum Board 5% LIFE \* \* 5 \$6,500 B

Plaster 58% LIFE \* \* 5 \$37,500 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2022 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 100% 2022 \$104,300 5 \$300 B

## Raceway

Conduit 100% 2022 \$118,900 1 B

## Panelboards

Fused Disc Sw 10% 2021 \$13,600 5 \$200 B

Molded Case Bkrs 90% 2021 \$121,900 5 \$1,600 B

## Wiring

Thermoplastic 100% 2022 \$130,800 1 B

## Motor Controllers

Locally Mounted 100% 2020 \$21,200 5 \$500 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,000 B

## Lighting

## Interior Lighting

Fluorescent 20% 2022 \$124,900 10 \$12,700 B

*Other Observation, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Explanation : T-12 Lamps*

Fluorescent 68% 2017 \$424,500 10 \$43,200 B

*Other Observation, Extent : Moderate, Area Affected : 68%*

*Location : Throughout*

*Explanation : T-12 Lamps*

HID 2% 2017 \$5,800 10 B

Incandescent 10% 2017 \$62,400 2 \$200 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 40%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2017               | \$1,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$28,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2017               | \$792,400      | 1-3         | \$42,700       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2042               | * *            | 5           | \$21,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 7,500 Gallon Tanks                                     |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$19,200       | 2020               | \$384,400      | 1           | \$61,800       | B             |
| Damaged, Extent : Severe, Area Affected : 50%                            |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room (25 Plugged Tubes, Boiler #1 Needs To Be Retubed) |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Steam Boilers  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$27,600       | 2032               | * *            | 4           | \$3,400        | B             |
| Malfunctioning, Extent : Light, Area Affected : 10%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout - Defective Steam Traps, Defective Thermostat      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 10%        |                   |                | 2022               | \$42,600       | 1           | \$4,300        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 50%                     |            |                   |                |                    |                |             |                |               |
| Location : Fan Room  |            |                   |                |                    |                |             |                |               |
| Convector/Radiator   | 85%        |                   |                | 2027               | * *            | 1           | \$19,100       | B             |
| Fan Coil Unit/Heat   | 5%         |                   |                | 2027               | * *            | 1           | \$1,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 25%        | Now               | \$8,100        | 2017               | \$40,600       | 1           |                | B             |
| Malfunctioning, Extent : Severe, Area Affected : 75%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout ( An Assortment Of Defects )                       |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 134 - BX

Asset # : 398

| Mechanical       |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |  |                |                   |                    |         |                |             |                |               |
|                  | Distribution   |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                       | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$38,600       | B             |
|                  | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|                  | Interior   | 25%            |                   |                    | 2022    | \$21,800       | 2           | \$500          | B             |
|                  | Roof   | 75%            |                   |                    | 2022    | \$47,100       | 2           | \$1,600        | B             |
| Plumbing         |  |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper   | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
|                  | Water Heater   |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired  | 100%           |                   |                    | 2017    | \$18,400       | 2           | \$1,000        | B             |
|                  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                  | Low Temp   | 100%           |                   |                    | 2032    | * *            | 4           | \$6,900        | B             |
|                  | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                  | Submersible  | 100%           | Now               | \$100              | 2014    | \$6,200        | 4           | \$1,300        | B             |
|                  | Malfunctioning, Extent : Moderate, Area Affected : 50%   |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement - Defective Pump Set                 |                |                   |                    |         |                |             |                |               |
|                  | Backflow Preventer                                       |                |                   |                    |         |                |             |                |               |
|                  | Generic  | 100%           |                   |                    | 2027    | * *            | 1           | \$4,300        | B             |
|                  | Fixtures   |                |                   |                    |         |                |             |                |               |
|                  | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Throughout                                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression |  |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic  | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - BX MINISCHOOL  
**Address** : 1330 BRISTOW STREET BTWN: JENNINGS ST., FREEMAN ST.  
**Borough** : BRONX **Agency's Number** : X834  
**Program / Asset #** : BOE0271.010 / 399 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2965 **Lot** : 82 **BIN** : 2010273

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$68,100              |
| Interior Architecture | \$35,900              | \$119,800             |
| Electrical            | \$79,700              |                       |
| <b>Total</b>          | <b>\$115,600</b>      | <b>\$187,900</b>      |
| Priority A            |                       | \$68,100              |
| Priority B            | \$79,700              |                       |
| Priority C            | \$35,900              | \$119,800             |
| <b>Total</b>          | <b>\$115,600</b>      | <b>\$187,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$10,600        |                |                | \$25,500        |
| Interior Architecture | \$17,100        |                |                | \$1,600         |
| Electrical            | \$500           | \$700          | \$600          | \$8,600         |
| Mechanical            | \$4,100         | \$500          | \$1,300        | \$500           |
| <b>Total</b>          | <b>\$32,300</b> | <b>\$1,200</b> | <b>\$1,900</b> | <b>\$36,200</b> |
| Priority A            | \$10,600        |                |                | \$25,500        |
| Priority B            | \$21,700        | \$1,200        | \$1,900        | \$9,100         |
| Priority C            |                 |                |                | \$1,600         |
| <b>Total</b>          | <b>\$32,300</b> | <b>\$1,200</b> | <b>\$1,900</b> | <b>\$36,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BX MINISCHOOL

## Asset # : 399

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|   |      |     |          |      |     |      |          |   |
|---|------|-----|----------|------|-----|------|----------|---|
| Exterior Walls  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% |     |          | 2032 | * * | 5-10 | \$93,600 | A |
| Windows   |      |     |          |      |     |      |          |   |
| Aluminum  | 100% |     |          | 2038 | * * | 5    | \$2,100  | A |
| Roof  |      |     |          |      |     |      |          |   |
| Metal, Corrugated   | 100% | Now | \$10,600 | 2035 | * * | 1    |          | A |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i> |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>      |      |     |          |      |     |      |          |   |
| <i>Location : Over Rooms M-6, M-7</i>                               |      |     |          |      |     |      |          |   |

## Interior

|   |      |     |          |      |           |   |         |   |
|---|------|-----|----------|------|-----------|---|---------|---|
| Floors  |      |     |          |      |           |   |         |   |
| Cast in Place Concrete  | 5%   |     |          | LIFE | * *       | 5 | \$1,400 | C |
| Vinyl Tile  | 95%  | Now | \$35,900 | 2022 | \$119,800 | 3 | \$4,700 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |           |   |         |   |
| <i>Patching Evident, Extent : Severe, Area Affected : 50%</i>     |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |           |   |         |   |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |           |   |         |   |
| <i>Explanation : 9x9 Tile</i>                                     |      |     |          |      |           |   |         |   |
| Interior Walls  |      |     |          |      |           |   |         |   |
| Concrete Masonry Unit   | 50%  |     |          | LIFE | * *       | 5 | \$2,300 | C |
| Metal Panel   | 50%  |     |          | LIFE | * *       |   |         | C |
| Ceilings  |      |     |          |      |           |   |         |   |
| AcousTileSusp.Lay-In  | 100% | Now | \$17,100 | 2027 | * *       | 5 | \$6,400 | B |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i> |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |           |   |         |   |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>    |      |     |          |      |           |   |         |   |
| <i>Location : M-6 And M-7</i>                                     |      |     |          |      |           |   |         |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Service Equipment   |      |  |  |      |          |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2022 | \$3,000  | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Mechanical And Electrical Room</i>                  |      |  |  |      |          |   |       |   |
| <i>Explanation : One 600 Main Disconnect Switch</i>               |      |  |  |      |          |   |       |   |
| Raceway   |      |  |  |      |          |   |       |   |
| Conduit   | 100% |  |  | 2022 | \$15,200 | 1 |       | B |
| Panelboards   |      |  |  |      |          |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2021 | \$22,600 | 5 | \$200 | B |
| Wiring  |      |  |  |      |          |   |       |   |
| Thermoplastic   | 100% |  |  | 2022 | \$12,900 | 1 |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BX MINISCHOOL

## Asset # : 399

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2020               | \$12,700       | 5           | \$100          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2017               | \$79,700       | 10          | \$8,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                      |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1-3         | \$5,400        | B             |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Furnace   | 100%       | Now               | \$2,500        | 2027               | * *            | 1           | \$3,900        | B             |
| Damaged, Extent : Moderate, Area Affected : 50%               |            |                   |                |                    |                |             |                |               |
| Location : First Floor Mechanical Room - Defective Gas Burner |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : First Floor Mechanical Room                        |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Gas Fired Furnace                           |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                                | 100%       | Now               | \$1,600        | 2020               | \$5,500        | 2           | \$400          | B             |
| Broken, Extent : Severe, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Class Rooms - Defective Temperature Control System |            |                   |                |                    |                |             |                |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,900        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2020               | \$1,600        | 4           | \$100          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - BX MINISCHOOL

Asset # : 399

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 80% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |

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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

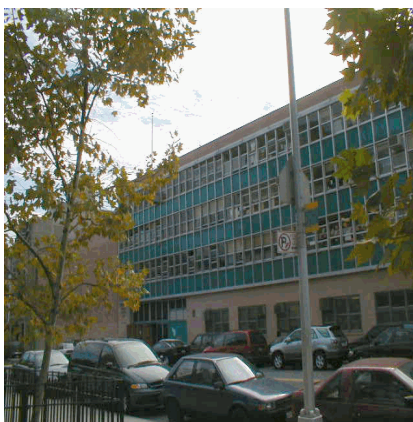
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - M / P. S. 137 - M  
**Address** : 293 EAST BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M134  
**Program / Asset #** : BOE0081.000 / 1727 **Yr Built/Renovated** : 1960 / 2009  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 288 **Lot** : 1 **BIN** : 1003736

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$140,500             |
| Interior Architecture | \$538,500             | \$833,600             |
| Electrical            | \$104,700             | \$842,500             |
| Mechanical            | \$103,300             |                       |
| <b>Total</b>          | <b>\$746,500</b>      | <b>\$1,816,600</b>    |
| Priority A            |                       | \$140,500             |
| Priority B            | \$208,000             | \$942,500             |
| Priority C            | \$538,500             | \$733,600             |
| <b>Total</b>          | <b>\$746,500</b>      | <b>\$1,816,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,000         |                 |                 | \$7,300         |
| Interior Architecture | \$45,700        | \$9,600         | \$10,300        |                 |
| Electrical            | \$4,500         | \$800           | \$48,300        | \$100           |
| Mechanical            | \$16,300        | \$5,400         | \$9,000         | \$7,100         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$79,400</b> | <b>\$19,800</b> | <b>\$71,600</b> | <b>\$18,500</b> |
| Priority A            | \$9,000         |                 |                 | \$7,300         |
| Priority B            | \$60,100        | \$10,200        | \$71,600        | \$11,200        |
| Priority C            | \$10,300        | \$9,600         |                 |                 |
| <b>Total</b>          | <b>\$79,400</b> | <b>\$19,800</b> | <b>\$71,600</b> | <b>\$18,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - M / P. S. 137 - M

## Asset # : 1727

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 70%   |                   |                | LIFE    | * *                | 5           | \$47,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal/Glass Curt Wall  | 30%   |                   |                | LIFE    | * *                | 5           | \$38,100       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2037    | * *                | 5           | \$14,600       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 65%   |                   |                | LIFE    | * *                | 5           | \$5,200        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence      | 25%   |                   |                | 2034    | * *                | 5-10        | \$15,400       | A             |  |
| Pre-Cast Concrete      | 10%   |                   |                | LIFE    | * *                | 5           | \$5,000        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2031    | * *                | 10          | \$55,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2061    | * *                | 10          | \$7,200        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$24,100       | C             |  |
| Ceramic Tile           | 5%  | Now               | \$121,800      | 2036    | * *                | 5           | \$2,700        | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Toilet Rooms                              |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  |                   |                | LIFE    | * *                | 5           | \$4,300        | C             |  |
| Vinyl Tile             | 70%   |                   |                | 2021    | \$733,600          | 3           | \$28,900       | C             |  |
| Wood                   | 10%   |                   |                | 2049    | * *                | 5           | \$20,600       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$143,300      | 2036    | * *                | 5           | \$2,400        | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Toilet Rooms                              |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE    | * *                | 5           | \$3,900        | C             |  |
| Marble Panels          | 5%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 55%   | Now               | \$49,100       | LIFE    | * *                | 5           | \$16,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%   | Now               | \$224,300      | LIFE    | * *                |             |                | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - M / P. S. 137 - M

## Asset # : 1727

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTileConcealSpLn 15% Now \$25,400 2026 \* \* 5 \$10,300 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Corridor Near Room 230*

AcousTileConcealSpLn 15% 2026 \* \* 5 \$20,600 B

Exposed Concrete 45% LIFE \* \* 5 \$7,700 B

Fiber Board 10% Now \$10,000 2021 \$100,000 B

*Broken/Missing Elements, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Plaster 15% LIFE \* \* 5 \$10,300 B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2021 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3 Services Rated @ 600 Amps And One @ 800 Amps*

## Switchgear / Switchboard

Fused Disc Sw 20% 2031 \* \* 5 \$100 B

Molded Case Bkrs 80% 2031 \* \* 5 \$1,500 B

## Raceway

Conduit 90% 2021 \$107,100 1 B

Conduit 10% 2041 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2037 \* \* 5 \$100 B

Molded Case Bkrs 10% 2037 \* \* 5 \$200 B

Molded Case Bkrs 85% 2020 \$115,200 5 \$1,600 B

## Wiring

Braided Cloth 80% 2-4 \$104,700 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 20% 2041 \* \* 1 B

## Motor Controllers

Locally Mounted 80% 2019 \$17,000 5 \$400 B

Locally Mounted 20% 2-4 \$4,200 2041 \* \* 5 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Metal Water Pipe*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - M / P. S. 137 - M

## Asset # : 1727

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2021               | \$563,000      | 10          | \$57,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 8%   |                   |                | 2026               | **             | 10          | \$5,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2021               | \$6,100        | 10          |                | B             |
| Incandescent          | 5%   |                   |                | 2016               | \$33,100       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2026               | **             | 10          | \$8,900        | B             |
| Exit, Service         | 50%  |                   |                | 2026               | **             | 1           |                | B             |

| Mechanical                    |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                       |  |                   |                |                    |                |             |                |               |
| Energy Source                 |  |                   |                |                    |                |             |                |               |
| Utility Steam                 | 100%   |                   |                | 2041               | **             | 1           |                | B             |
|                               | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                               | Location : Basement  |                   |                |                    |                |             |                |               |
|                               | Explanation : Steam From Con Edison                        |                   |                |                    |                |             |                |               |
| Conversion Equipment          |  |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam | 100%   |                   |                | 2030               | **             | 5           | \$4,400        | B             |
| Distribution                  |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump             | 100%   | Now               | \$11,700       | 2041               | **             | 4           | \$3,600        | B             |
|                               | Leak Evident, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                               | Location : 1 Boiler Head Valve Leaks, Basement Boiler Room |                   |                |                    |                |             |                |               |
| Terminal Devices              |  |                   |                |                    |                |             |                |               |
| Air Handler                   | 25%  |                   |                | 2026               | **             | 1           | \$11,400       | B             |
| Convactor/Radiator            | 75%  |                   |                | 2034               | **             | 1           | \$17,800       | B             |
| Air Conditioning              |  |                   |                |                    |                |             |                |               |
| Energy Source                 |  |                   |                |                    |                |             |                |               |
| Electricity                   | 100%   |                   |                | 2037               | **             | 1           |                | B             |
| Conversion Equipment          |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling        | 25%  |                   |                | 2029               | **             | 2           | \$1,100        | B             |
| Window/Wall Unit              | 60%  |                   |                | 2016               | \$103,300      | 1           |                | B             |
| No Component                  | 15%  |                   |                |                    |                |             |                | D             |
| Ventilation                   |  |                   |                |                    |                |             |                |               |
| Distribution                  |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers            | 100%   |                   |                | LIFE               | **             | 2-5         | \$41,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 134 - M / P. S. 137 - M

Asset # : 1727

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2021               | \$18,500       | 2           | \$500          | B             |
| Roof  | 80%        |                   |                | 2026               | * *            | 2           | \$1,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 90%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$13,000       | 4           | \$400          | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2041               | * *            | 4           | \$7,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Brand New Unit                          |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - Q  
**Address** : 109TH AVE. & 203RD ST.  
**Borough** : QUEENS **Agency's Number** : Q134  
**Program / Asset #** : BOE0782.000 / 2536 **Yr Built/Renovated** : 1928 / 2009  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 10906 **Lot** : 1 **BIN** : 4440330

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$170,900             | \$105,300             |
| Interior Architecture | \$575,500             | \$169,700             |
| Electrical            | \$594,700             | \$227,100             |
| Mechanical            | \$69,400              | \$336,200             |
| <b>Total</b>          | <b>\$1,410,500</b>    | <b>\$838,300</b>      |
| Priority A            | \$170,900             | \$105,300             |
| Priority B            | \$664,000             | \$609,000             |
| Priority C            | \$575,500             | \$123,900             |
| <b>Total</b>          | <b>\$1,410,500</b>    | <b>\$838,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$29,700        |                 | \$10,500         |                 |
| Interior Architecture | \$11,900        | \$1,600         |                  | \$4,900         |
| Electrical            | \$200           | \$600           | \$47,800         | \$100           |
| Mechanical            | \$44,000        | \$10,900        | \$49,600         | \$8,000         |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$13,200</b> | <b>\$107,900</b> | <b>\$13,000</b> |
| Priority A            | \$29,700        |                 | \$10,500         |                 |
| Priority B            | \$44,200        | \$11,600        | \$97,400         | \$8,100         |
| Priority C            | \$11,900        | \$1,600         |                  | \$4,900         |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$13,200</b> | <b>\$107,900</b> | <b>\$13,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - Q

## Asset # : 2536

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$94,600       | LIFE               | * *            | 5           | \$56,300       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                        | Location : Base Level To Basement                                |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$37,200       | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Corners   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Horizontal Bands                                      |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2046               | * *            | 5           | \$20,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  | Now               | \$29,700       | LIFE               | * *            | 5           | \$4,500        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                        | Location : South Side  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | * *            | 5           | \$1,100        | A             |
| Metal Rail             | 40%  |                   |                | 2034               | * *            | 5-10        | \$64,400       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2029               | * *            | 10          | \$49,000       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 15%  |                   |                | LIFE               | * *            | 5           | \$28,400       | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Vinyl Tile             | 45%  | Now               | \$37,200       | 2016               | \$371,700      | 3           | \$14,600       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2021               | \$123,900      | 3           | \$4,900        | C             |
| Wood                   | 20%  | Now               | \$36,800       | 2036               | * *            | 5           | \$16,300       | C             |
|                        | Dry Rot/Decay, Extent : Moderate, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                        | Location : Classroom(s), Corridor(s) And Offices On Third Floor  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                        | Location : Classroom(s), Corridor(s) And Offices On Third Floor  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - Q

## Asset # : 2536

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now

\$38,600

2024

\* \*

5

\$2,200

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Throughout*

## Masonry: Brick

10% Now

\$11,900

LIFE

\* \*

C

*Water Penetration, Extent : Light, Area Affected : 2%**Location : Basement*

## Marble Panels

3%

LIFE

\* \*

C

## Plaster

57% Now

\$91,300

LIFE

\* \*

5

\$14,900

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## SGFT/Glazed Masonry

25%

LIFE

\* \*

C

## Ceilings

## Exposed Concrete

15%

LIFE

\* \*

5

\$2,000

B

## Plaster

85%

LIFE

\* \*

5

\$45,700

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Ratings Is Not Available.*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2021

\$89,400

5

\$300

B

## Raceway

## Conduit

90%

2021

\$76,700

1

B

## Conduit

10%

2041

\* \*

1

B

## Panelboards

## Fused Disc Sw

30%

2020

\$30,500

5

\$400

B

## Molded Case Bkrs

60%

2020

\$61,000

5

\$900

B

## Molded Case Bkrs

10%

2037

\* \*

5

\$200

B

## Wiring

## Braided Cloth

80%

2-4

\$71,700

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Thermoplastic

10%

2021

\$9,000

1

B

## Thermoplastic

10%

2041

\* \*

1

B

## Motor Controllers

## Locally Mounted

20%

2019

\$4,200

5

\$100

B

## Locally Mounted

80%

2034

\* \*

5

\$300

B

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 90%  |                   |                | 2016               | \$469,900      | 10          | \$47,800       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent                 | 10%  |                   |                | 2026               | * *            | 10          | \$5,300        | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Battery          | 50%  |                   |                | 2016               | \$12,000       | 10          | \$7,000        | B             |
| Exit, Service               | 50%  |                   |                | 2016               | \$4,800        | 1           |                | B             |
| Exterior Lighting           |  |                   |                |                    |                |             |                |               |
| HID                         | 100%   |                   |                | 2016               | \$23,600       | 10          | \$200          | B             |
|                             |  |                   |                |                    |                |             |                |               |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2038               | * *            | 1           | \$57,400       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$23,100       | 2031               | * *            | 4           | \$2,900        | B             |
|                             | Unit Inoperable, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                             | Location : Vacuum Pump                                     |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 25%  |                   |                | 2021               | \$89,000       | 1           | \$9,000        | B             |
| Convactor/Radiator          | 50%  |                   |                | 2026               | * *            | 1           | \$9,400        | B             |
| Fan Coil Unit/Heat          | 25%  |                   |                | 2021               | \$247,200      | 1           | \$4,700        | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 25%  |                   |                | 2016               | \$33,900       | 1           |                | B             |
| No Component                | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$32,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 134 - Q

Asset # : 2536

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2016               | \$69,400       | 2           | \$1,700        | B             |
| Roof  | 5%         |                   |                | 2016               | \$2,600        | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 2-4               | \$9,900        | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Water Main Near Boilers                        |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$15,400       | 2           | \$900          | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 175 Gal                                     |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$8,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$1,800        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Basement,West Side Of The Building ( 109 Ave.) |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 134 - Q MINISCHOOL (TRK 4)  
**Address** : 109 AVE & 203 STREET  
**Borough** : QUEENS **Agency's Number** : Q835  
**Program / Asset #** : BOE0782.010 / 1538 **Yr Built/Renovated** : 1969 / 1997  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 10906 **Lot** : 1 **BIN** : 4440330

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$46,700         | \$62,800         |
| Interior Architecture |  |                  | \$83,100         |
| Electrical            |  | \$75,000         |                  |
| Mechanical            |  |                  | \$122,200        |
| <b>Total</b>          |  | <b>\$121,700</b> | <b>\$268,100</b> |
| Priority A            |  | \$46,700         | \$62,800         |
| Priority B            |  | \$75,000         | \$122,200        |
| Priority C            |  |                  | \$83,100         |
| <b>Total</b>          |  | <b>\$121,700</b> | <b>\$268,100</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016         | FY 2017      |
|-----------------------|-----------------|----------------|-----------------|--------------|
| Exterior Architecture | \$1,000         |                | \$23,600        |              |
| Interior Architecture | \$17,600        | \$1,100        | \$6,000         | \$400        |
| Electrical            | \$4,800         | \$100          | \$12,200        |              |
| Mechanical            | \$500           | \$500          | \$1,200         | \$500        |
| <b>Total</b>          | <b>\$23,900</b> | <b>\$1,700</b> | <b>\$43,000</b> | <b>\$900</b> |
| Priority A            | \$1,000         |                | \$23,600        |              |
| Priority B            | \$5,400         | \$600          | \$19,400        | \$500        |
| Priority C            | \$17,600        | \$1,100        |                 | \$400        |
| <b>Total</b>          | <b>\$23,900</b> | <b>\$1,700</b> | <b>\$43,000</b> | <b>\$900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 134 - Q MINISCHOOL (TRK 4)**  
**Asset # : 1538**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 2%         |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| Metal Panel  | 98%        |                   |                | 2031               | * *            | 5-10        | \$86,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2029               | * *            | 5           | \$2,000        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       |                   |                | 2034               | * *            | 10          | \$46,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 5%         | Now               | \$17,000       | 2026               | * *            | 5           | \$800          | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Entrance  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 70%        |                   |                | 2021               | \$83,100       | 3           | \$3,300        | C             |
| Vinyl Tile   | 25%        |                   |                | 2029               | * *            | 3           | \$1,600        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2024               | * *            | 5           | \$300          | C             |
| Concrete Masonry Unit                                      | 27%        |                   |                | LIFE               | * *            | 5           | \$1,200        | C             |
| Metal Panel  | 70%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 100%       |                   |                | 2026               | * *            | 5           | \$12,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$1,600        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2021               | \$29,800       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$8,600        | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2020               | \$16,900       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 0-2               | \$4,800        | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 40%        |                   |                | 2021               | \$3,900        | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$12,700       | 5           | \$100          | B             |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 134 - Q MINISCHOOL (TRK 4)**  
**Asset # : 1538**

| <b>Electrical</b>   |                   | <b>Current Repair</b>     |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|---------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ground  |                   |                           |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                           |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                           |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| Lighting  |                   |                           |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                           |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                           |                       | 2016                      | \$75,000              | 10                 | \$7,600               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                           |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                           |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                           |                       | 2026                      | * *                   | 10                 | \$1,000               | B                    |
| Exit, Service   | 50%               |                           |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                           |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                           |                       | 2016                      | \$3,400               | 10                 |                       | B                    |
| <b>Mechanical</b>   |                   |                           |                       |                           |                       |                    |                       |                      |
| <b>Current Repair</b>   |                   | <b>Future Replacement</b> |                       | <b>Maintenance</b>        |                       |                    |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                           |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                           |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                           |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                           |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                           |                       | 2021                      | \$11,600              | 1                  | \$4,100               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Location : Equipment Room</i>                                  |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                      |                   |                           |                       |                           |                       |                    |                       |                      |
| Air Conditioning  |                   |                           |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                           |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                           |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                           |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 100%              |                           |                       | 2022                      | \$122,200             | 2                  | \$500                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Location : Equipment Room</i>                                  |                   |                           |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                      |                   |                           |                       |                           |                       |                    |                       |                      |
| Ventilation   |                   |                           |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                           |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                           |                       | LIFE                      | * *                   | 2-5                | \$4,600               | B                    |
| Exhaust Fans  |                   |                           |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                           |                       | 2021                      | \$8,400               | 2                  | \$200                 | B                    |
| Roof  | 20%               |                           |                       | 2021                      | \$1,500               | 2                  | \$100                 | B                    |
| Plumbing  |                   |                           |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                           |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                           |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                           |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                           |                       | 2019                      | \$1,500               | 4                  | \$100                 | B                    |
| Sanitary Piping   |                   |                           |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                           |                       | LIFE                      | * *                   | 1                  |                       | B                    |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 134 - Q MINISCHOOL (TRK 4)

Asset # : 1538

| Mechanical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                |                |                   |                    |         |                |             |                |               |
| Fixtures   |                |                |                   |                    |         |                |             |                |               |
| Generic    |                | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 135 - BK  
**Address** : 684 LINDEN BLVD  
**Borough** : BROOKLYN **Agency's Number** : K135  
**Program / Asset #** : BOE0440.000 / 1368 **Yr Built/Renovated** : 1923 / 1999  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 31-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 4673 **Lot** : 1 **BIN** : 3102005

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$285,900             | \$114,300             |
| Interior Architecture | \$103,900             | \$413,600             |
| Electrical            | \$62,700              | \$136,400             |
| Mechanical            | \$84,100              | \$121,600             |
| <b>Total</b>          | <b>\$536,700</b>      | <b>\$785,900</b>      |
| Priority A            | \$285,900             | \$114,300             |
| Priority B            | \$210,700             | \$294,500             |
| Priority C            | \$40,000              | \$377,100             |
| <b>Total</b>          | <b>\$536,700</b>      | <b>\$785,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$56,900         |                |                 |                 |
| Interior Architecture | \$81,400         |                | \$2,300         | \$7,500         |
| Electrical            | \$2,100          | \$900          | \$1,200         | \$1,000         |
| Mechanical            | \$37,300         | \$6,800        | \$11,000        | \$8,000         |
| <b>Total</b>          | <b>\$177,700</b> | <b>\$7,700</b> | <b>\$14,500</b> | <b>\$16,500</b> |
| Priority A            | \$56,900         |                |                 |                 |
| Priority B            | \$63,400         | \$7,700        | \$12,200        | \$9,100         |
| Priority C            | \$57,400         |                | \$2,300         | \$7,500         |
| <b>Total</b>          | <b>\$177,700</b> | <b>\$7,700</b> | <b>\$14,500</b> | <b>\$16,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - BK

## Asset # : 1368

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | * *            | 5           | \$70,800       | A             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 5           | \$18,100       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 60%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Bricks Look Worn And Eroded Due To Paint Removal part Of Exterior Wall Was Repointed Ten Years Ago |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 77%        |                   |                | LIFE               | * *            | 5           | \$139,700      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,800        | A             |
| Granite Panels   | 3%         |                   |                | LIFE               | * *            | 5           | \$4,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$61,700       | 2039               | * *            | 5           | \$12,800       | A             |
| Air Infiltration, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | * *            | 5-10        | \$18,800       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5-10        | \$40,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Asphalt Macadam  | 15%        | Now               | \$2,900        | 2023               | \$14,400       | 5           | \$1,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Over Old Coal Bunker  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Over Old Coal Bunker  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 80%        | Now               | \$109,900      | 2033               | * *            |             |                | A             |
| Patching Evident, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms 503, 504  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%  |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         |                   |                | 2043               | * *            | 10          | \$4,200        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - BK

## Asset # : 1368

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |          | LIFE | ** | 5 | \$32,000 | C |
| Ceramic Tile           | 5%  |     |          | 2032 | ** | 5 | \$3,700  | C |
| Marble Panels          | 3%  |     |          | LIFE | ** | 5 | \$3,300  | C |
| Terrazzo               | 5%  | Now | \$10,900 | LIFE | ** | 5 | \$2,900  | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                 |     |     |         |      |          |   |         |   |
|-----------------|-----|-----|---------|------|----------|---|---------|---|
| Traffic Topping | 5%  |     |         | 2023 | \$98,600 | 5 | \$4,600 | C |
| Vinyl Tile      | 22% | Now | \$7,700 | 2028 | **       | 3 | \$6,000 | C |

*Water Penetration, Extent : Severe, Area Affected : 10%**Location : Room 201 And Cafeteria, Water Is Coming Through Sub Floor*

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 40% |  |  | 2018 | \$278,500 | 3 | \$14,600 | C |
| Wood       | 10% |  |  | 2038 | **        | 5 | \$13,700 | C |

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 5% | 0-2 | \$14,800 | LIFE | ** |  |  | C |
|------------------------|----|-----|----------|------|----|--|--|---|

*Vertical Cracks, Extent : Moderate, Area Affected : 5%**Location : Old Coal Bunker & Throughout**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Old Coal Bunker*

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile   | 5%  |  |  | 2026 | ** | 5    | \$4,500  | C |
| Masonry: Brick | 10% |  |  | LIFE | ** | 10   | \$2,700  | C |
| Plaster        | 80% |  |  | LIFE | ** | 5-10 | \$61,800 | C |

## Ceilings

|                      |    |     |         |      |    |   |         |   |
|----------------------|----|-----|---------|------|----|---|---------|---|
| AcousTileConcealSpLn | 5% | Now | \$2,800 | 2028 | ** | 5 | \$2,300 | B |
|----------------------|----|-----|---------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 15% | Now | \$21,100 | LIFE | ** | 5 | \$1,700 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Old Coal Bunker, Throughout**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Old Coal Bunker, Throughout*

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 80% |  |  | LIFE | ** | 5-10 | \$100,400 | B |
|---------|-----|--|--|------|----|------|-----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Electrical Service Rated At 800 Amps*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - BK

## Asset # : 1368

| Electrical           |                  | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|----------------------|------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component        | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type             | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts      |                  |  |           |                |                    |                |             |                |          |
| Panelboards          |                  |  |           |                |                    |                |             |                |          |
|                      | Fused Disc Sw    | 5%   |           |                | 2039               | * *            | 5           | \$100          | B        |
|                      | Molded Case Bkrs | 75%  |           |                | 2039               | * *            | 5           | \$900          | B        |
|                      | Molded Case Bkrs | 20%  |           |                | 2022               | \$15,800       | 5           | \$300          | B        |
| Wiring               |                  |  |           |                |                    |                |             |                |          |
|                      | Braided Cloth    | 70%  | 2-4       | \$62,700       | 2048               | * *            | 1           |                | B        |
|                      |                  | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                  | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                      | Thermoplastic    | 30%  |           |                | 2043               | * *            | 1           |                | B        |
| Motor Controllers    |                  |  |           |                |                    |                |             |                |          |
|                      | Locally Mounted  | 75%  |           |                | 2021               | \$9,500        | 5           | \$200          | B        |
|                      | Locally Mounted  | 25%  |           |                | 2036               | * *            | 5           | \$100          | B        |
| Ground               |                  |  |           |                |                    |                |             |                |          |
| Grounding Devices    |                  |  |           |                |                    |                |             |                |          |
|                      | Generic          | 100%   |           |                | LIFE               | * *            | 5           | \$1,400        | B        |
|                      |                  | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                      |                  | Location : Basement  |           |                |                    |                |             |                |          |
|                      |                  | Explanation : Water Main                                   |           |                |                    |                |             |                |          |
| Lighting             |                  |  |           |                |                    |                |             |                |          |
| Interior Lighting    |                  |  |           |                |                    |                |             |                |          |
|                      | Fluorescent      | 98%  |           |                | 2028               | * *            | 10          | \$43,900       | B        |
|                      |                  | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                      |                  | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                      |                  | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                      | HID              | 1%   |           |                | 2018               | \$2,000        | 10          |                | B        |
|                      | Incandescent     | 1%   |           |                | 2023               | \$4,400        | 2           |                | B        |
| Egress Lighting      |                  |  |           |                |                    |                |             |                |          |
|                      | Exit, Service    | 10%  |           |                | 2028               | * *            | 1           |                | B        |
|                      | Exit, Battery    | 90%  |           |                | 2028               | * *            | 10          | \$3,000        | B        |
| Exterior Lighting    |                  |  |           |                |                    |                |             |                |          |
|                      | HID              | 100%   |           |                | 2023               | \$19,800       | 10          | \$200          | B        |
| Alarm                |                  |  |           |                |                    |                |             |                |          |
| Security System      |                  |  |           |                |                    |                |             |                |          |
|                      | No Component     | 80%  |           |                |                    |                |             |                | D        |
|                      | Generic          | 20%  |           |                | 2023               | \$32,700       | 1           | \$3,600        | B        |
| Fire/Smoke Detection |                  |  |           |                |                    |                |             |                |          |
|                      | No Component     | 80%  |           |                |                    |                |             |                | D        |
|                      | Generic          | 20%  |           |                | 2028               | * *            | 1-3         | \$5,900        | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - BK

## Asset # : 1368

| Mechanical                     | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |                |  |                |                    |                |             |                |               |
| Energy Source                  |                |  |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel    | 100%           |  |                | 2033               | * *            | 1           |                | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                                |                | Location : Vault   |                |                    |                |             |                |               |
|                                |                | Explanation : One Tank Of 7000 Gals                        |                |                    |                |             |                |               |
| Conversion Equipment           |                |  |                |                    |                |             |                |               |
| Steam Boiler                   | 100%           |  |                | 2028               | * *            | 1           | \$48,400       | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                                |                | Location : Basement  |                |                    |                |             |                |               |
|                                |                | Explanation : 2 Units                                      |                |                    |                |             |                |               |
| Distribution                   |                |  |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%           |  |                | 2033               | * *            | 4           | \$2,400        | B             |
| Terminal Devices               |                |  |                |                    |                |             |                |               |
| Air Handler                    | 20%            | Now  | \$3,000        | 2023               | \$60,000       | 1           | \$5,400        | B             |
|                                |                | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Throughout Basement                             |                |                    |                |             |                |               |
|                                |                | Explanation : Flexible Connection Is Broken .              |                |                    |                |             |                |               |
| Convactor/Radiator             | 80%            | Now  | \$84,100       | 2028               | * *            | 1           | \$11,400       | B             |
|                                |                | Leak Evident, Extent : Moderate, Area Affected : 50%       |                |                    |                |             |                |               |
|                                |                | Location : Radiators Throughout                            |                |                    |                |             |                |               |
| Air Conditioning               |                |  |                |                    |                |             |                |               |
| Energy Source                  |                |  |                |                    |                |             |                |               |
| Electricity                    | 100%           |  |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |                |  |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 5%             |  |                | 2031               | * *            | 2           | \$200          | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                                |                | Location : Split Unit With Fan Coil Unit                   |                |                    |                |             |                |               |
|                                |                | Explanation : Refrigerant 410a                             |                |                    |                |             |                |               |
| Window/Wall Unit               | 10%            |  |                | 2018               | \$11,400       | 1           |                | B             |
| No Component                   | 85%            |  |                |                    |                |             |                | D             |
| Ventilation                    |                |  |                |                    |                |             |                |               |
| Distribution                   |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%           |  |                | LIFE               | * *            | 2-5         | \$43,100       | B             |
| Exhaust Fans                   |                |  |                |                    |                |             |                |               |
| Interior                       | 100%           | Now  | \$3,100        | 2023               | \$61,500       | 2           | \$1,200        | B             |
|                                |                | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Throughout                                      |                |                    |                |             |                |               |
|                                |                | Explanation : Flexible Connection Is Broken                |                |                    |                |             |                |               |
| Plumbing                       |                |  |                |                    |                |             |                |               |
| H/C Water Piping               |                |  |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%           |  |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 135 - BK

Asset # : 1368

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$13,000       | 2           | \$700          | B             |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : One Unit Of 225 Gals</i>                         |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  | 0-2               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
|                       | <i>Corroded, Extent : Severe, Area Affected : 100%</i>            |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>  |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                      |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2043               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 135 - Q  
**Address** : 207-11 89 AVENUE BTWN: 207 ST., 208 ST.  
**Borough** : QUEENS **Agency's Number** : Q135  
**Program / Asset #** : BOE0783.000 / 2537 **Yr Built/Renovated** : 1930 / 2000  
**Area Sq Ft** : 100,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 10582 **Lot** : 16 **BIN** : 4225816

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$547,500             | \$216,600             |
| Interior Architecture | \$287,300             | \$359,200             |
| Electrical            | \$707,500             | \$227,800             |
| Mechanical            |                       | \$286,600             |
| <b>Total</b>          | <b>\$1,542,300</b>    | <b>\$1,090,200</b>    |
| Priority A            | \$547,500             | \$216,600             |
| Priority B            | \$707,500             | \$514,400             |
| Priority C            | \$287,300             | \$359,200             |
| <b>Total</b>          | <b>\$1,542,300</b>    | <b>\$1,090,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,500        |                 |                 | \$23,000        |
| Interior Architecture | \$3,100         | \$12,500        | \$7,900         | \$21,200        |
| Electrical            | \$8,900         | \$10,600        | \$9,700         | \$24,200        |
| Mechanical            | \$13,200        | \$11,900        | \$21,100        | \$11,900        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$42,800</b> | <b>\$46,600</b> | <b>\$88,100</b> |
| Priority A            | \$14,500        |                 |                 | \$23,000        |
| Priority B            | \$30,100        | \$42,800        | \$38,700        | \$47,100        |
| Priority C            | \$3,100         |                 | \$7,900         | \$18,100        |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$42,800</b> | <b>\$46,600</b> | <b>\$88,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - Q

## Asset # : 2537

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        | Now               | \$205,300      | LIFE               | * *            | 5           | \$30,600       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 35%        |                   |                | LIFE               | * *            | 5           | \$26,700       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | * *            | 5           | \$15,300       | A             |
| Masonry: Limestone   | 5%         | Now               | \$53,200       | LIFE               | * *            | 5           | \$2,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : At Corners Of 1929 Wing                             |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | * *            | 5           | \$27,000       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 2%         |                   |                | 2057               | * *            | 5           | \$1,600        | A             |
| Masonry: Brick   | 38%        |                   |                | LIFE               | * *            | 5           | \$6,100        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Masonry: Brick   | 30%        | Now               | \$96,900       | LIFE               | * *            | 5           | \$4,800        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : At Corners Of 1929 Wing                             |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         | Now               | \$14,500       | LIFE               | * *            | 5           | \$1,000        | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Coping Of 1929 Wing                                 |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,100        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 40%        | Now               | \$192,000      | 2032               | * *            |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 15%               |            |                   |                |                    |                |             |                |               |
| Location : 1930 Wing   |            |                   |                |                    |                |             |                |               |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : 1930 Wing   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Over 1930 Wing                                      |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 30%        |                   |                | 2022               | \$144,000      | 10          | \$26,600       | A             |
| Single Ply Membrane  | 25%        |                   |                | 2027               | * *            | 10          | \$22,200       | A             |
| Skylight, Metal/Glass  | 5%         |                   |                | 2042               | * *            | 10          | \$14,800       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - Q

## Asset # : 2537

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$27,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%               |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,900        | C             |
| Vinyl Tile   | 30%        |                   |                | 2022               | \$359,200      | 3           | \$14,100       | C             |
| Vinyl Tile   | 20%        | Now               | \$47,900       | 2027               | **             | 3           | \$9,400        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Various Locations Of 2000 Wing                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : 2000 Wing   |            |                   |                |                    |                |             |                |               |
| Explanation : Expansion Joint Failure Due To Expansion And Contraction |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2017               | \$239,500      | 3           | \$12,600       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : 1955 Wing   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | **             | 5           | \$23,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE               | **             | 5           | \$10,100       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$17,100       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2027               | **             | 5           | \$6,200        | B             |
| AcousTileSusp.Lay-In   | 20%        |                   |                | 2035               | **             | 5           | \$25,000       | B             |
| Exposed Concrete   | 35%        |                   |                | LIFE               | **             | 5           | \$6,800        | B             |
| Exposed Struc: Steel   | 2%         |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board  | 3%         |                   |                | 2022               | \$34,100       |             |                | B             |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5           | \$27,300       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Bolted Pressure Contact Switches Rated @ 1200 Amperes Each |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Enclosure Corroded, Extent : Moderate, Area Affected : 10%                       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 135 - Q

## Asset # : 2537

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 80%  |                   |                | 2022               | \$95,200       | 1           |                | B             |
| Conduit               | 20%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs      | 70%  |                   |                | 2021               | \$94,800       | 5           | \$1,500        | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%  | 2-4               | \$104,700      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%<br>Location : Old Building  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%  |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Basement<br>Explanation : Connected To Metal Water Pipe |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2035               | * *            | 1           | \$25,300       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2031               | * *            | 1           | \$31,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Roof<br>Explanation : Genset Rated @160 Kw              |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2017               | \$600          | 5           | \$18,200       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2038               | * *            | 5           | \$7,800        | B             |
| Main Tank             | 50%  |                   |                | 2050               | * *            | 5           | \$1,200        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 70%  |                   |                | 2017               | \$529,700      | 10          | \$53,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Old Wing<br>Explanation : T-12 Lamps                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 25%  |                   |                | 2027               | * *            | 10          | \$19,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : New Wing<br>Explanation : T- 8 Lamps                    |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2022               | \$37,800       | 2           | \$100          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Battery

25%

2027

\* \*

10

\$5,100

B

Exit, Service

50%

2022

\$7,000

1

B

Exit, Service

25%

2027

\* \*

1

B

## Exterior Lighting

HID

25%

2027

\* \*

10

\$100

B

No Component

75%

D

## Alarm

## Security System

No Component

70%

D

Generic

30%

2027

\* \*

1

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

50%

D

Generic

50%

2027

\* \*

1-3

\$25,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Hallways**Explanation : Fire Alarm System Is Functional*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Natural Gas

20%

2048

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Under Ground Vault Is Taking In Water**Explanation : 1 - 8000 Gallon Tank*

Interruptible Gas/Dual

80%

2048

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

## Conversion Equipment

Furnace

20%

2030

\* \*

1

\$8,300

B

*Other Observation, Extent : Light, Area Affected : 20%**Location : Roof**Explanation : Top Floor Of New Addition Only*

Steam Boiler

80%

2035

\* \*

1

\$66,600

B

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$4,100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 135 - Q

Asset # : 2537

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2027               | * *            | 1           | \$10,400       | B             |
| Convactor/Radiator  | 60%        |                   |                | 2027               | * *            | 1           | \$16,300       | B             |
| Fan Coil Unit/Heat  | 20%        |                   |                | 2022               | \$286,600      | 1           | \$5,400        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2044               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                            | 30%        |                   |                | 2030               | * *            | 2           | \$1,600        | B             |
| Window/Wall Unit  | 10%        |                   |                | 2020               | \$19,700       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$46,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2027               | * *            | 2           | \$1,800        | B             |
| Roof  | 30%        |                   |                | 2030               | * *            | 2           | \$800          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$22,300       | 2           | \$1,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2022               | \$9,300        | 1           | \$5,200        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : B-2, I-2                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2048               | * *            | 1-2         | \$4,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 136 - Q  
**Address** : 201-15 115 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q136  
**Program / Asset #** : BOE0784.000 / 1539 **Yr Built/Renovated** : 1928 / 2003  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 11018 **Lot** : 21 **BIN** : 4236757

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$364,700             | \$654,700             |
| Interior Architecture | \$659,600             | \$83,300              |
| Electrical            | \$547,200             | \$224,300             |
| Mechanical            | \$67,600              | \$146,600             |
| <b>Total</b>          | <b>\$1,639,100</b>    | <b>\$1,108,900</b>    |
| Priority A            | \$364,700             | \$654,700             |
| Priority B            | \$675,700             | \$415,100             |
| Priority C            | \$598,700             | \$39,000              |
| <b>Total</b>          | <b>\$1,639,100</b>    | <b>\$1,108,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$3,200         | \$16,700        |
| Interior Architecture | \$9,500         |                 | \$13,700        | \$6,200         |
| Electrical            | \$200           | \$500           | \$7,500         | \$200           |
| Mechanical            | \$9,900         | \$10,600        | \$41,800        | \$9,100         |
| <b>Total</b>          | <b>\$19,600</b> | <b>\$11,100</b> | <b>\$66,100</b> | <b>\$32,300</b> |
| Priority A            |                 |                 | \$3,200         | \$16,700        |
| Priority B            | \$10,100        | \$11,100        | \$49,300        | \$9,400         |
| Priority C            | \$9,500         |                 | \$13,700        | \$6,200         |
| <b>Total</b>          | <b>\$19,600</b> | <b>\$11,100</b> | <b>\$66,100</b> | <b>\$32,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 136 - Q

## Asset # : 1539

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |  |                |                   |                |                    |                |             |                |               |
| Exterior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 2%             |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
|                | Masonry: Brick   | 5%             |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
|                | Masonry: Brick   | 88%            | Now               | \$320,700      | LIFE               | **             | 5           | \$47,700       | A             |
|                | Spalling, Extent : Light, Area Affected : 5%                 |                |                   |                |                    |                |             |                |               |
|                | Location : Principal's Office, Front Of Building, Throughout |                |                   |                |                    |                |             |                |               |
|                | Vertical Cracks, Extent : Light, Area Affected : 5%          |                |                   |                |                    |                |             |                |               |
|                | Location : Bulkheads   |                |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone   | 5%             |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Windows        |  |                |                   |                |                    |                |             |                |               |
|                | Aluminum   | 100%           |                   |                | 2043               | **             | 5           | \$20,200       | A             |
| Parapets       |  |                |                   |                |                    |                |             |                |               |
|                | Masonry: Brick   | 65%            |                   |                | LIFE               | **             | 5           | \$7,400        | A             |
|                | Metal Rail   | 35%            |                   |                | 2034               | **             | 5-10        | \$72,400       | A             |
| Roof           |  |                |                   |                |                    |                |             |                |               |
|                | Copper/Terne   | 2%             |                   |                | 2036               | **             | 10          | \$3,200        | A             |
|                | IRMA/Protected Membrane                                      | 93%            |                   |                | 2021               | \$545,700      | 10          | \$58,600       | A             |
|                | Roll Roofing   | 5%             |                   |                | 2017               | \$14,100       | 5           | \$5,300        | A             |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Asphalt Poured   | 5%             |                   |                | 2026               | **             | 5           | \$2,200        | C             |
|                | Cast in Place Concrete                                       | 20%            | Now               | \$54,400       | LIFE               | **             | 5           | \$39,000       | C             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile   | 2%             | Now               | \$4,000        | 2030               | **             | 5           | \$900          | C             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Terrazzo   | 2%             |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
|                | Vinyl Tile   | 30%            |                   |                | 2029               | **             | 3           | \$13,400       | C             |
|                | Vinyl Tile   | 26%            | Now               | \$66,300       | 2016               | \$221,000      | 3           | \$8,700        | C             |
|                | Cracking/Crumbling, Extent : Severe, Area Affected : 50%     |                |                   |                |                    |                |             |                |               |
|                | Location : 9 X 9 Tiles Principal's Office And Throughout     |                |                   |                |                    |                |             |                |               |
|                | Wood   | 15%            |                   |                | 2036               | **             | 5           | \$25,100       | C             |
| Interior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile   | 5%             |                   |                | 2024               | **             | 5           | \$4,500        | C             |
|                | Masonry: Brick   | 15%            |                   |                | LIFE               | **             |             |                | C             |
|                | Marble Panels  | 2%             |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster  | 78%            | Now               | \$257,000      | LIFE               | **             | 5           | \$21,000       | C             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |                |                   |                |                    |                |             |                |               |
|                | Location : Principal's Office, Front Of Building, Throughout |                |                   |                |                    |                |             |                |               |
| Ceilings       |  |                |                   |                |                    |                |             |                |               |
|                | Exposed Concrete   | 20%            |                   |                | LIFE               | **             | 5           | \$2,800        | B             |
|                | Plaster  | 80%            | Now               | \$60,900       | LIFE               | **             | 5           | \$44,300       | B             |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : Principal's Office, Front Of Building, Throughout |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

| Electrical               |                    | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|--------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                    |  |           |                |                    |                |             |                |          |
|                          | Service Equipment  |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 100%   |           |                | 2021               | \$28,700       | 5           | \$300          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                    | Explanation : One 2000 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 5%   |           |                | 2041               | * *            | 5           |                | B        |
|                          | Fused Disc Sw      | 95%  |           |                | 2021               | \$84,900       | 5           | \$200          | B        |
| Raceway                  |                    |  |           |                |                    |                |             |                |          |
|                          | Conduit            | 80%  |           |                | 2021               | \$68,200       | 1           |                | B        |
|                          | Conduit            | 20%  |           |                | 2041               | * *            | 1           |                | B        |
| Panelboards              |                    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw      | 5%   |           |                | 2037               | * *            | 5           | \$100          | B        |
|                          | Molded Case Bkrs   | 25%  |           |                | 2037               | * *            | 5           | \$400          | B        |
|                          | Molded Case Bkrs   | 70%  |           |                | 2020               | \$71,100       | 5           | \$1,100        | B        |
| Wiring                   |                    |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth      | 70%  | 2-4       | \$62,700       | 2046               | * *            | 1           |                | B        |
|                          |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                    | Location : Upper Floors                                    |           |                |                    |                |             |                |          |
|                          | Thermoplastic      | 30%  |           |                | 2041               | * *            | 1           |                | B        |
| Motor Controllers        |                    |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted    | 50%  |           |                | 2034               | * *            | 5           | \$200          | B        |
|                          | Locally Mounted    | 50%  |           |                | 2019               | \$10,600       | 5           | \$200          | B        |
| Ground                   |                    |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices  |  |           |                |                    |                |             |                |          |
|                          | Generic            | 100%   |           |                | LIFE               | * *            | 5           | \$900          | B        |
| Lighting                 |                    |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting  |  |           |                |                    |                |             |                |          |
|                          | Fluorescent        | 80%  |           |                | 2016               | \$429,800      | 10          | \$43,700       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : 1,2 And 3 Floors                                |           |                |                    |                |             |                |          |
|                          |                    | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                          | Fluorescent        | 20%  |           |                | 2026               | * *            | 10          | \$10,900       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                    | Location : Basement  |           |                |                    |                |             |                |          |
|                          |                    | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
| Egress Lighting          |                    |  |           |                |                    |                |             |                |          |
|                          | Emergency, Battery | 50%  |           |                | 2026               | * *            | 10          | \$7,200        | B        |
|                          | Exit, Service      | 50%  |           |                | 2026               | * *            | 1           |                | B        |
| Exterior Lighting        |                    |  |           |                |                    |                |             |                |          |
|                          | HID                | 100%   |           |                | 2021               | \$24,200       | 10          | \$200          | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 136 - Q

Asset # : 1539

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel                             | 100%           |                   |                    | 2047    | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                  | Steam Boiler  | 100%           |                   |                    | 2038    | * *            | 1           | \$59,100       | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement Boiler Room                         |                |                   |                    |         |                |             |                |               |
|                  | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump                                       | 100%           |                   |                    | 2031    | * *            | 4           | \$4,400        | B             |
|                  | Terminal Devices  |                |                   |                    |         |                |             |                |               |
|                  | Air Handler   | 40%            |                   |                    | 2021    | \$146,600      | 1           | \$14,800       | B             |
|                  | Convactor/Radiator                                      | 60%            |                   |                    | 2026    | * *            | 1           | \$11,600       | B             |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Electricity   | 100%           |                   |                    | 2029    | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit  | 20%            |                   |                    | 2016    | \$27,900       | 1           |                | B             |
|                  | No Component  | 80%            |                   |                    |         |                |             |                | D             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$33,200       | B             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 90%            |                   |                    | 2016    | \$67,600       | 2           | \$1,700        | B             |
|                  | Roof  | 10%            |                   |                    | 2021    | \$5,400        | 2           | \$200          | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel   | 100%           |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2019    | \$15,800       | 2           | \$900          | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Backflow Preventer                                      |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    | 2029    | * *            | 1           | \$3,700        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 136 - Q MINISCHOOL  
**Address** : 201-15 115TH AVE. ST. ALBANS  
**Borough** : QUEENS **Agency's Number** : Q822  
**Program / Asset #** : BOE0784.010 / 32 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 9,120 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 11018 **Lot** : 21 **BIN** : 4236757

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$69,600              | \$58,500              |
| Interior Architecture |                       | \$108,300             |
| Electrical            | \$71,800              | \$49,500              |
| Mechanical            |                       | \$111,500             |
| <b>Total</b>          | <b>\$141,300</b>      | <b>\$327,700</b>      |
| Priority A            | \$69,600              | \$58,500              |
| Priority B            | \$71,800              | \$160,900             |
| Priority C            |                       | \$108,300             |
| <b>Total</b>          | <b>\$141,300</b>      | <b>\$327,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$900          |                | \$21,900        |                |
| Interior Architecture | \$5,500        | \$1,700        |                 |                |
| Electrical            |                | \$100          | \$7,100         |                |
| Mechanical            | \$400          | \$500          | \$1,000         | \$500          |
| <b>Total</b>          | <b>\$6,800</b> | <b>\$2,300</b> | <b>\$30,000</b> | <b>\$500</b>   |
| Priority A            | \$900          |                | \$21,900        |                |
| Priority B            | \$5,900        | \$600          | \$8,100         | \$500          |
| Priority C            |                | \$1,700        |                 |                |
| <b>Total</b>          | <b>\$6,800</b> | <b>\$2,300</b> | <b>\$30,000</b> | <b>\$500</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 136 - Q MINISCHOOL

## Asset # : 32

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

## Metal Panel

100% 2031 \* \* 5-10 \$80,400 A  
*Deformed/Dented, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2029 \* \* 5 \$1,800 A

## Roof

## Metal Panel

100% Now \$69,600 2034 \* \* A  
*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Classrooms*

## Interior

## Floors

## Vinyl Tile

100% 2021 \$108,300 3 \$4,300 C

## Interior Walls

## Ceramic Tile

5% 2030 \* \* 5 \$500 C

## Concrete Masonry Unit

50% LIFE \* \* 5 \$2,000 C

## Metal Panel

45% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% 2034 \* \* 5 \$11,000 B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2021 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2021 \$49,500 5 B

## Raceway

## Conduit

100% 2021 \$1,100 1 B

## Panelboards

## Fused Disc Sw

30% 2020 \$5,100 5 \$100 B

## Molded Case Bkrs

70% 2020 \$11,900 5 \$100 B

## Wiring

## Thermoplastic

100% 2021 \$800 1 B

## Motor Controllers

## Locally Mounted

100% 2019 \$4,500 5 \$100 B

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$100 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 136 - Q MINISCHOOL

## Asset # : 32

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

100%  
2016 \$71,800 10 \$7,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T12 Lamps*

Egress Lighting

Emergency, Service  
Exit, Service

50% 2026 \* \* 1 B  
50% 2026 \* \* 1 B

Exterior Lighting

HID

100% 2016 \$100 10 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Natural Gas

100% 2031 \* \* 1 B

Conversion Equipment

Furnace

100% 2021 \$10,600 1 \$3,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Equipment Room*  
*Explanation : 2 Units*

## Air Conditioning

Energy Source  
Electricity

100% 2029 \* \* 1 B

Conversion Equipment

Int Pkg Unit - Cooling

100% 2019 \$111,500 2 \$500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Equipment Room*  
*Explanation : 2 Units*

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$4,200 B

Exhaust Fans

Interior

20% 2021 \$1,900 2 B

Roof

80% 2021 \$5,500 2 \$200 B

## Plumbing

H/C Water Piping

Brass/Copper

10% 2031 \* \* 1 B

Galv Iron/Steel

90% 2026 \* \* 1 B

Water Heater

Electric

100% 2021 \$1,300 4 B

Sanitary Piping

Cast Iron

100% LIFE \* \* 1 B

Fixtures

Generic

100% B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 137 - BK  
**Address** : 121 SARATOGA AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0442.000 / 1370  
**Area Sq Ft** : 46,000  
**Date of Survey** : 04-Sep-2008  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1510      **Lot** : 1      **BIN** : 3040878  
**Agency's Number** : K137  
**Yr Built/Renovated** : 1902 / 2000  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$238,400             | \$185,900             |
| Interior Architecture |                       | \$607,900             |
| Electrical            | \$37,900              | \$446,000             |
| Mechanical            | \$68,100              |                       |
| <b>Total</b>          | <b>\$344,400</b>      | <b>\$1,239,800</b>    |
| Priority A            | \$238,400             | \$185,900             |
| Priority B            | \$106,000             | \$482,200             |
| Priority C            |                       | \$571,700             |
| <b>Total</b>          | <b>\$344,400</b>      | <b>\$1,239,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 | \$4,800         |                |                 |
| Interior Architecture | \$9,300         |                 | \$700          | \$6,200         |
| Electrical            | \$400           | \$18,700        |                |                 |
| Mechanical            | \$16,700        | \$5,400         | \$6,200        | \$6,100         |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$29,000</b> | <b>\$6,900</b> | <b>\$12,300</b> |
| Priority A            |                 | \$4,800         |                |                 |
| Priority B            | \$17,100        | \$24,100        | \$6,200        | \$6,100         |
| Priority C            | \$9,300         |                 | \$700          | \$6,200         |
| <b>Total</b>          | <b>\$26,500</b> | <b>\$29,000</b> | <b>\$6,900</b> | <b>\$12,300</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - BK

## Asset # : 1370

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 15% | Now | \$94,600 | LIFE | ** | 5 | \$79,400 | A |
|------------------------|-----|-----|----------|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Masonry: Brick | 85% | Now | \$96,700 | LIFE | ** | 5 | \$57,600 | A |
|----------------|-----|-----|----------|------|----|---|----------|---|

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : South Side*

## Windows

|          |      |    |          |      |    |   |         |   |
|----------|------|----|----------|------|----|---|---------|---|
| Aluminum | 100% | 4+ | \$47,000 | 2036 | ** | 5 | \$9,800 | A |
|----------|------|----|----------|------|----|---|---------|---|

*Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%**Location : Throughout*

## Parapets

|                        |      |  |  |      |    |   |          |   |
|------------------------|------|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 100% |  |  | LIFE | ** | 5 | \$48,900 | A |
|------------------------|------|--|--|------|----|---|----------|---|

## Roof

|                 |     |  |  |      |    |    |         |   |
|-----------------|-----|--|--|------|----|----|---------|---|
| Asphalt Shingle | 80% |  |  | 2029 | ** | 10 | \$3,200 | A |
|-----------------|-----|--|--|------|----|----|---------|---|

|                |     |  |  |      |    |    |         |   |
|----------------|-----|--|--|------|----|----|---------|---|
| Built-Up (BUR) | 20% |  |  | 2025 | ** | 10 | \$4,800 | A |
|----------------|-----|--|--|------|----|----|---------|---|

## Interior

## Floors

|              |    |  |  |      |          |   |         |   |
|--------------|----|--|--|------|----------|---|---------|---|
| Ceramic Tile | 3% |  |  | 2023 | \$38,500 | 5 | \$1,700 | C |
|--------------|----|--|--|------|----------|---|---------|---|

|            |     |  |  |      |    |   |         |   |
|------------|-----|--|--|------|----|---|---------|---|
| Vinyl Tile | 10% |  |  | 2025 | ** | 3 | \$2,200 | C |
|------------|-----|--|--|------|----|---|---------|---|

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 85% |  |  | 2020 | \$469,400 | 3 | \$24,600 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

*Uneven Substrate, Extent : Moderate, Area Affected : 20%**Location : Cafeteria*

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 2% |  |  | 2048 | ** | 5 | \$2,200 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|              |    |     |         |      |          |   |         |   |
|--------------|----|-----|---------|------|----------|---|---------|---|
| Ceramic Tile | 3% | 0-2 | \$3,200 | 2023 | \$63,800 | 5 | \$1,100 | C |
|--------------|----|-----|---------|------|----------|---|---------|---|

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%**Location : Main Entrance Lobby*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 97% |  |  | LIFE | ** | 5 | \$21,000 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|         |      |  |  |      |    |   |          |   |
|---------|------|--|--|------|----|---|----------|---|
| Plaster | 100% |  |  | LIFE | ** | 5 | \$36,200 | B |
|---------|------|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Rating Available*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - BK

## Asset # : 1370

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2020               | \$47,700       | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 80%  |                   |                | 2019               | \$63,200       | 5           | \$800          | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%  | 2-4               | \$37,900       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%  |                   |                | 2020               | \$9,500        | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$600          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 96%  |                   |                | 2020               | \$335,100      | 10          | \$34,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2015               | \$1,600        | 10          |                | B             |
| Incandescent          | 3%   |                   |                | 2015               | \$10,500       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2015               | \$3,200        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2015               | \$3,200        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2033               | * *            | 1           | \$38,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room. #1 Boiler Is Under Repair |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$2,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - BK

## Asset # : 1370

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |   |                   |                |         |                    |             |                |               |  |
| Terminal Devices      |   |                   |                |         |                    |             |                |               |  |
| Air Handler           | 10%   | Now               | \$2,400        | 2020    | \$23,800           | 1           | \$2,200        | B             |  |
|                       | Malfunctioning, Extent : Severe, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement Cafeteria                           |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator    | 90%   |                   |                | 2025    | **                 | 1           | \$11,300       | B             |  |
| Air Conditioning      |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%  |                   |                | 2028    | **                 | 1           |                | B             |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 75%   |                   |                | 2015    | \$68,100           | 1           |                | B             |  |
| No Component          | 25%   |                   |                |         |                    |             |                | D             |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 20%   |                   |                | LIFE    | **                 | 2-5         | \$4,300        | B             |  |
| No Component          | 80%   |                   |                |         |                    |             |                | D             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Not Accessible        | 100%  |                   |                |         |                    |             |                | D             |  |
|                       | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : No Acces To The Roof During Survey        |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 20%   |                   |                | 2030    | **                 | 1           |                | B             |  |
| Galv Iron/Steel       | 80%   |                   |                | 2025    | **                 | 1           |                | B             |  |
| Water Heater          |   |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 100%  |                   |                | 2018    | \$10,300           | 2           | \$600          | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2030    | **                 | 4           | \$5,800        | B             |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  | Now               | \$6,200        | LIFE    | **                 | 1           |                | B             |  |
|                       | Blockage /Clogged, Extent : Severe, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                   |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  |                   |                | 2025    | **                 | 4           | \$1,300        | B             |  |
| Backflow Preventer    |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2025    | **                 | 1           | \$2,400        | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 137 - M  
**Address** : 327 CHERRY STREET  
**Borough** : MANHATTAN **Agency's Number** : M137  
**Program / Asset #** : BOE0083.000 / 2854 **Yr Built/Renovated** : 1966 / 2007  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 245 **Lot** : 7 **BIN** : 1003143

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,500              | \$101,800             |
| Interior Architecture |                       | \$849,900             |
| Electrical            | \$746,500             | \$304,700             |
| Mechanical            | \$115,000             | \$156,900             |
| <b>Total</b>          | <b>\$924,100</b>      | <b>\$1,413,200</b>    |
| Priority A            | \$62,500              | \$101,800             |
| Priority B            | \$861,500             | \$461,600             |
| Priority C            |                       | \$849,900             |
| <b>Total</b>          | <b>\$924,100</b>      | <b>\$1,413,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$54,200        |                 | \$7,000         |                |
| Interior Architecture |                 | \$16,100        | \$10,500        |                |
| Electrical            | \$7,300         | \$600           | \$8,600         | \$200          |
| Mechanical            | \$15,100        | \$8,700         | \$8,200         | \$3,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900        |
| <b>Total</b>          | <b>\$80,500</b> | <b>\$29,300</b> | <b>\$38,200</b> | <b>\$8,000</b> |
| Priority A            | \$54,200        |                 | \$7,000         |                |
| Priority B            | \$26,300        | \$13,300        | \$31,200        | \$8,000        |
| Priority C            |                 | \$16,100        |                 |                |
| <b>Total</b>          | <b>\$80,500</b> | <b>\$29,300</b> | <b>\$38,200</b> | <b>\$8,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - M

## Asset # : 2854

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |     |          | LIFE | ** | 5 | \$16,100 | A |
| Masonry: Brick         | 85% |     |          | LIFE | ** | 5 | \$54,900 | A |
| Masonry: Brick         | 10% | Now | \$21,700 | LIFE | ** | 5 | \$6,500  | A |

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : Bulkheads

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Bulkheads

## Windows

|  |      |  |  |      |    |   |          |   |
|--|------|--|--|------|----|---|----------|---|
| Aluminum   | 100% |  |  | 2046 | ** | 5 | \$13,900 | A |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |      |  |  |      |    |   |          |   |
| Location : Throughout  |      |  |  |      |    |   |          |   |

## Parapets

|   |     |     |         |      |    |   |         |   |
|---|-----|-----|---------|------|----|---|---------|---|
| Masonry: Brick  | 25% | Now | \$2,500 | LIFE | ** | 5 | \$1,900 | A |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10% |     |     |         |      |    |   |         |   |
| Location : Throughout                                     |     |     |         |      |    |   |         |   |

|            |     |  |  |      |    |      |           |   |
|------------|-----|--|--|------|----|------|-----------|---|
| Metal Rail | 75% |  |  | 2026 | ** | 5-10 | \$103,000 | A |
|------------|-----|--|--|------|----|------|-----------|---|

## Roof

|  |     |     |          |      |    |  |  |   |
|--|-----|-----|----------|------|----|--|--|---|
| Built-Up (BUR)   | 95% | Now | \$28,400 | 2026 | ** |  |  | A |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |     |     |          |      |    |  |  |   |
| Location : Over Fourth Floor                                   |     |     |          |      |    |  |  |   |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |     |     |          |      |    |  |  |   |
| Location : Bulkheads   |     |     |          |      |    |  |  |   |

|   |    |     |         |      |    |  |  |   |
|---|----|-----|---------|------|----|--|--|---|
| Copper/Terne  | 5% | Now | \$1,600 | 2036 | ** |  |  | A |
| Water Penetration, Extent : Light, Area Affected : 5% |    |     |         |      |    |  |  |   |
| Location : Throughout                                 |    |     |         |      |    |  |  |   |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$22,900 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | ** | 5 | \$5,200  | C |
| Vinyl Tile             | 85% |  |  | 2021 |    | 3 | \$33,400 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$4,600  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,700  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 45% |  |  | LIFE | ** | 5 | \$12,500 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 20% |  |  | 2026 | ** | 5 | \$21,000 | B |
| Exposed Concrete  | 70% |  |  | LIFE | ** | 5 | \$11,500 | B |
| Gypsum Board      | 10% |  |  | LIFE | ** | 5 | \$13,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - M

## Asset # : 2854

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2021               | \$83,400       | 5           | \$200          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Fused Toggle Switch  | 5%         | 2-4               | \$6,800        | 2046               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2029               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2020               | \$88,100       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2021               | \$26,200       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2016               | \$537,100      | 10          | \$54,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2029               | * *            | 10          | \$3,200        | B             |
| Incandescent   | 10%        |                   |                | 2016               | \$63,200       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$8,500        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 137 - M

## Asset # : 2854

| Mechanical           |                                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                                |  |                   |                |                    |                |             |                |               |
|                      | Energy Source                  |  |                   |                |                    |                |             |                |               |
|                      | Utility Steam                  | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                      |                                | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                      |                                | Explanation : Steam From Con Edison                      |                   |                |                    |                |             |                |               |
| Conversion Equipment |                                |  |                   |                |                    |                |             |                |               |
|                      | Pres. Reducing Valve/LP Steam  | 100%   |                   |                | 2030               | * *            | 5           | \$4,200        | B             |
| Distribution         |                                |  |                   |                |                    |                |             |                |               |
|                      | Steam Piping/Pump              | 100%   | Now               | \$11,200       | 2041               | * *            | 4           | \$3,500        | B             |
|                      |                                | Leak Evident, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                      |                                | Location : House Valve And Condensate Returns In Room B6 |                   |                |                    |                |             |                |               |
| Terminal Devices     |                                |  |                   |                |                    |                |             |                |               |
|                      | Air Handler                    | 20%  |                   |                | 2021               | \$86,200       | 1           | \$8,700        | B             |
|                      | Convactor/Radiator             | 80%  |                   |                | 2034               | * *            | 1           | \$18,200       | B             |
| Air Conditioning     |                                |  |                   |                |                    |                |             |                |               |
|                      | Energy Source                  |  |                   |                |                    |                |             |                |               |
|                      | Electricity                    | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment |                                |  |                   |                |                    |                |             |                |               |
|                      | Ext Pkg Unit - Heating/Cooling | 15%  |                   |                | 2029               | * *            | 2           | \$700          | B             |
|                      | Window/Wall Unit               | 70%  |                   |                | 2016               | \$115,000      | 1           |                | B             |
|                      | No Component                   | 15%  |                   |                |                    |                |             |                | D             |
| Ventilation          |                                |  |                   |                |                    |                |             |                |               |
|                      | Distribution                   |  |                   |                |                    |                |             |                |               |
|                      | Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Exhaust Fans         |                                |  |                   |                |                    |                |             |                |               |
|                      | Interior                       | 80%  |                   |                | 2021               | \$70,700       | 2           | \$1,700        | B             |
|                      | Roof                           | 20%  | Now               | \$1,300        | 2021               | \$12,700       | 2           | \$300          | B             |
|                      |                                | Not in Service, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                      |                                | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing             |                                |  |                   |                |                    |                |             |                |               |
|                      | H/C Water Piping               |  |                   |                |                    |                |             |                |               |
|                      | Galv Iron/Steel                | 100%   |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger    |                                |  |                   |                |                    |                |             |                |               |
|                      | Low Temp                       | 100%   |                   |                | 2031               | * *            | 4           | \$10,400       | B             |
| Sanitary Piping      |                                |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                                |  |                   |                |                    |                |             |                |               |
|                      | Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)         |                                |  |                   |                |                    |                |             |                |               |
|                      | Rigid Piping                   | 100%   |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures             |                                |  |                   |                |                    |                |             |                |               |
|                      | Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                                |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 137 - M

Asset # : 2854

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : C, 1-4**Explanation : One Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 138 - BK  
**Address** : 801 PARK PLACE BTWN: ROGERS AVE., NOSTRAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : K138  
**Program / Asset #** : BOE0443.000 / 1344 **Yr Built/Renovated** : 1902 / 2008  
**Area Sq Ft** : 137,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1233 **Lot** : 26 **BIN** : 3330794

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$884,400             | \$359,400             |
| Interior Architecture | \$667,400             | \$779,300             |
| Electrical            | \$45,400              | \$1,520,000           |
| Mechanical            | \$343,200             |                       |
| <b>Total</b>          | <b>\$1,940,400</b>    | <b>\$2,658,600</b>    |
| Priority A            | \$884,400             | \$359,400             |
| Priority B            | \$462,800             | \$1,627,800           |
| Priority C            | \$593,200             | \$671,400             |
| <b>Total</b>          | <b>\$1,940,400</b>    | <b>\$2,658,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,900         |                 |                 | \$2,300         |
| Interior Architecture | \$88,800         | \$6,500         |                 | \$15,100        |
| Electrical            | \$34,000         | \$1,400         | \$900           | \$27,200        |
| Mechanical            | \$127,600        | \$16,600        | \$31,100        | \$16,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$292,200</b> | <b>\$28,400</b> | <b>\$36,000</b> | <b>\$65,100</b> |
| Priority A            | \$37,900         |                 |                 | \$2,300         |
| Priority B            | \$165,500        | \$21,900        | \$36,000        | \$47,700        |
| Priority C            | \$88,800         | \$6,500         |                 | \$15,100        |
| <b>Total</b>          | <b>\$292,200</b> | <b>\$28,400</b> | <b>\$36,000</b> | <b>\$65,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK

## Asset # : 1344

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$157,600      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   | Now               | \$254,200      | LIFE               | * *            | 5           | \$151,300      | A             |
|                        | Spalling, Extent : Light, Area Affected : 10%                 |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : At Foundation                                      |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%  |                   |                | LIFE               | * *            | 5           | \$7,600        | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$7,600        | A             |
| Metal Panel            | 5%  |                   |                | 2048               | * *            | 5-10        | \$69,400       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$559,800      | 2044               | * *            | 5           | \$29,100       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2057               | * *            | 5           | \$4,600        | A             |
| Masonry: Brick         | 70%   |                   |                | LIFE               | * *            | 5           | \$13,200       | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$1,200        | A             |
| Metal: Cage/Fence      | 20%   |                   |                | 2039               | * *            | 5-10        | \$29,100       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 45%   | Now               | \$17,500       | 2030               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  | Now               | \$8,200        | 2050               | * *            |             |                | A             |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 45%   | Now               | \$70,300       | 2027               | * *            |             |                | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%  |                   |                | 2042               | * *            | 10          | \$12,000       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK

## Asset # : 1344

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$13,100       | LIFE               | * *            | 5           | \$37,700       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$19,100       | 2031               | * *            | 5           | \$4,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber     | 5%   |                   |                | 2030               | * *            | 5           | \$12,900       | C             |
| Terrazzo               | 10%  | Now               | \$25,800       | LIFE               | * *            | 5           | \$13,500       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  |                   |                | 2032               | * *            | 3           | \$21,600       | C             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%  | Now               | \$57,600       | 2022               | \$575,700      | 3           | \$22,600       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  | Now               | \$16,400       | 2017               | \$164,500      | 3           | \$6,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : 9x9 Throughout                                      |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 8%   | Now               | \$25,300       | 2031               | * *            | 5           | \$8,600        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |                   |                |                    |                |             |                |               |
|                        | Location : Basement Paint Storage                              |                   |                |                    |                |             |                |               |
| Plaster                | 90%  | Now               | \$354,800      | LIFE               | * *            | 5           | \$58,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                   | 2%   |                   |                | LIFE               | * *            | 5           | \$17,200       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Plaster                | 50%  | Now               | \$74,100       | LIFE               | * *            | 5           | \$53,900       | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Rooms 403 And 410                                   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Rooms 403 And 410                                   |                   |                |                    |                |             |                |               |
| Plaster                | 50%  |                   |                | LIFE               | * *            | 5           | \$53,900       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK

## Asset # : 1344

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       | 2-4               | \$32,600       | 2052               | * *            | 5           | \$300          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 1600 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2022               | \$107,300      | 5           | \$400          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$153,200      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2038               | * *            | 5           | \$900          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2021               | \$16,900       | 5           | \$300          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2030               | * *            | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$35,900       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Some Areas                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 75%        |                   |                | 2027               | * *            | 5           | \$600          | B             |
| Locally Mounted  | 25%        |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 45%        |                   |                | 2022               | \$467,800      | 10          | \$47,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Classrooms                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 50%        |                   |                | 2022               | \$519,700      | 10          | \$52,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$4,800        | 10          |                | B             |
| Incandescent   | 4%         |                   |                | 2022               | \$41,600       | 2           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK

## Asset # : 1344

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

|                    |     |  |  |      |         |    |         |   |
|--------------------|-----|--|--|------|---------|----|---------|---|
| Emergency, Battery | 20% |  |  | 2017 | \$9,600 | 10 | \$5,600 | B |
| Emergency, Battery | 30% |  |  | 2027 | * *     | 10 | \$8,400 | B |
| Emergency, Battery | 30% |  |  | 2027 | * *     | 10 | \$8,400 | B |
| Exit, Service      | 20% |  |  | 2017 | \$3,800 | 1  |         | B |

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2022 | \$46,800 | 10 | \$400 | B |
|-----|------|--|--|------|----------|----|-------|---|

## Alarm

## Security System

|              |     |  |  |      |          |   |         |   |
|--------------|-----|--|--|------|----------|---|---------|---|
| No Component | 95% |  |  |      |          |   |         | D |
| Generic      | 5%  |  |  | 2022 | \$19,300 | 1 | \$2,100 | B |

## Fire/Smoke Detection

|              |     |  |  |      |          |     |         |   |
|--------------|-----|--|--|------|----------|-----|---------|---|
| No Component | 95% |  |  |      |          |     |         | D |
| Generic      | 5%  |  |  | 2022 | \$66,200 | 1-3 | \$3,500 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

|                             |      |     |         |      |     |   |  |   |
|-----------------------------|------|-----|---------|------|-----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% | Now | \$2,700 | 2042 | * * | 1 |  | B |
|-----------------------------|------|-----|---------|------|-----|---|--|---|

*Leak Evident, Extent : Light, Area Affected : 100%*

*Location : Basement - Defective Fuel Oil Pump Seals*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Vault*

*Explanation : 1 - 6,000 Gallon Tank*

## Conversion Equipment

|              |      |  |  |      |     |   |           |   |
|--------------|------|--|--|------|-----|---|-----------|---|
| Steam Boiler | 100% |  |  | 2027 | * * | 1 | \$114,300 | B |
|--------------|------|--|--|------|-----|---|-----------|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 3 - Steam Boilers*

## Distribution

|                   |      |     |          |      |     |   |         |   |
|-------------------|------|-----|----------|------|-----|---|---------|---|
| Steam Piping/Pump | 100% | Now | \$91,800 | 2032 | * * | 4 | \$5,700 | B |
|-------------------|------|-----|----------|------|-----|---|---------|---|

*Leak Evident, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

## Terminal Devices

|             |     |     |           |      |     |   |         |   |
|-------------|-----|-----|-----------|------|-----|---|---------|---|
| Air Handler | 15% | Now | \$106,300 | 2032 | * * | 1 | \$9,600 | B |
|-------------|-----|-----|-----------|------|-----|---|---------|---|

*Not in Service, Extent : Severe, Area Affected : 20%*

*Location : Boiler Room*

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 85% |  |  | 2027 | * * | 1 | \$31,700 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2038 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

| Mechanical                            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                      |  |                   |                |                    |                |             |                |               |
| Conversion Equipment Window/Wall Unit | 15%  | Now               | \$12,200       | 2017               | \$40,500       | 1           |                | B             |
|                                       | Malfunctioning, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                                       | Location : Throughout Classrooms And Office Spaces - An Assortment Of Defects                        |                   |                |                    |                |             |                |               |
| No Component                          | 85%  |                   |                |                    |                |             |                | D             |
| Ventilation                           |  |                   |                |                    |                |             |                |               |
| Distribution Ductwork/Diffusers       | 100%   |                   |                | LIFE               | * *            | 2-5         | \$64,300       | B             |
| Exhaust Fans                          |  |                   |                |                    |                |             |                |               |
| Roof                                  | 100%   |                   |                | 2017               | \$104,500      | 2           | \$3,600        | B             |
| Plumbing                              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping Galv Iron/Steel      | 100%   | 0-2               | \$19,600       | 2027               | * *            | 1           |                | B             |
|                                       | Broken, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                       | Location : Basement - Defective Water Booster Pumping System   |                   |                |                    |                |             |                |               |
|                                       | Corroded, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                                       | Location : Water Main Area   |                   |                |                    |                |             |                |               |
| Water Heater Gas Fired                | 100%   | 0-2               | \$30,600       | 2022               | \$30,600       | 2           | \$1,400        | B             |
|                                       | Leak Evident, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                       | Location : Basement - Defective Hot Water Heater Tank  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp            | 100%   |                   |                | 2032               | * *            | 4           | \$11,400       | B             |
|                                       | Not in Service, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                       | Location : Basement  |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron             | 100%   | Now               | \$28,600       | LIFE               | * *            | 1           |                | B             |
|                                       | Blockage /Clogged, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                                       | Location : North Building Westside Riser Floor Drains And South Building Eastside Riser Floor Drains |                   |                |                    |                |             |                |               |
| Storm Drain Piping Cast Iron          | 100%   | Now               | \$18,400       | LIFE               | * *            | 1           |                | B             |
|                                       | Leak Evident, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                                       | Location : Room 427 And Other Locations  |                   |                |                    |                |             |                |               |
| Sump Pump(s) Rigid Piping             | 100%   | Now               | \$500          | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                                       | Malfunctioning, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                       | Location : Basement - Defective Controls   |                   |                |                    |                |             |                |               |
| Fixtures Generic                      | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport                    |  |                   |                |                    |                |             |                |               |
| Elevators Geared Traction             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                       | Location : South Building B, 1-4   |                   |                |                    |                |             |                |               |
|                                       | Explanation : 1 Unit   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - BK

Asset # : 1344

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 10%            |                   |                    | 2032    | * *            | 1-2         | \$3,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 138 - BK ANNEX  
**Address** : 960 PROSPECT PLACE BTWN: ROGERS AVE., NOSTRAND AVE  
**Borough** : BROOKLYN **Agency's Number** : K867  
**Program / Asset #** : BOE0443.010 / 12 **Yr Built/Renovated** : 1973 / 2001  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1235 **Lot** : 37 **BIN** : 3031296

| <b>CAPITAL</b> |   | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|---|-----------------------|-----------------------|
| Electrical     |   |                       | \$70,800              |
| Mechanical     |   |                       | \$127,900             |
| <b>Total</b>   |   |                       | <b>\$198,700</b>      |
| Priority       | B |                       | \$198,700             |
| <b>Total</b>   |   |                       | <b>\$198,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$20,300        |                |                | \$23,600        |
| Interior Architecture | \$33,000        |                |                | \$1,300         |
| Electrical            |                 | \$100          |                | \$200           |
| Mechanical            | \$400           | \$200          | \$400          | \$300           |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$400</b>   | <b>\$400</b>   | <b>\$25,400</b> |
| Priority A            | \$20,300        |                |                | \$23,600        |
| Priority B            | \$400           | \$400          | \$400          | \$500           |
| Priority C            | \$33,000        |                |                | \$1,300         |
| <b>Total</b>          | <b>\$53,700</b> | <b>\$400</b>   | <b>\$400</b>   | <b>\$25,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK ANNEX

## Asset # : 12

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                       |     |     |          |      |     |   |         |   |
|-----------------------|-----|-----|----------|------|-----|---|---------|---|
| Concrete Masonry Unit | 90% | Now | \$18,000 | LIFE | * * | 5 | \$6,500 | A |
|-----------------------|-----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

|                |    |     |         |      |     |   |       |   |
|----------------|----|-----|---------|------|-----|---|-------|---|
| Masonry: Brick | 7% | Now | \$1,400 | LIFE | * * | 5 | \$800 | A |
|----------------|----|-----|---------|------|-----|---|-------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

|             |    |  |  |      |     |      |         |   |
|-------------|----|--|--|------|-----|------|---------|---|
| Metal Panel | 3% |  |  | 2042 | * * | 5-10 | \$2,400 | A |
|-------------|----|--|--|------|-----|------|---------|---|

## Windows

|          |      |  |  |      |     |   |         |   |
|----------|------|--|--|------|-----|---|---------|---|
| Aluminum | 100% |  |  | 2044 | * * | 5 | \$1,800 | A |
|----------|------|--|--|------|-----|---|---------|---|

## Roof

|                |      |  |  |      |     |    |          |   |
|----------------|------|--|--|------|-----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2027 | * * | 10 | \$22,900 | A |
|----------------|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

|              |    |     |       |      |     |   |       |   |
|--------------|----|-----|-------|------|-----|---|-------|---|
| Ceramic Tile | 5% | Now | \$600 | 2031 | * * | 5 | \$300 | C |
|--------------|----|-----|-------|------|-----|---|-------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

|            |     |     |          |      |     |   |         |   |
|------------|-----|-----|----------|------|-----|---|---------|---|
| Vinyl Tile | 95% | 0-2 | \$20,300 | 2027 | * * | 3 | \$4,000 | C |
|------------|-----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
Location : Throughout*

## Interior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 50% |  |  | LIFE | * * | 5 | \$2,000 | C |
|-----------------------|-----|--|--|------|-----|---|---------|---|

|                   |     |     |          |      |     |  |  |   |
|-------------------|-----|-----|----------|------|-----|--|--|---|
| Plywood/Hardboard | 50% | Now | \$12,100 | LIFE | * * |  |  | C |
|-------------------|-----|-----|----------|------|-----|--|--|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%  
Location : Throughout*

## Ceilings

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Exposed Concrete | 100% |  |  | LIFE | * * | 5 | \$1,700 | B |
|------------------|------|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2032 | * * | 5 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : 600 Amps*

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2032 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |      |  |  |      |     |   |       |   |
|------------------|------|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2030 | * * | 5 | \$200 | B |
|------------------|------|--|--|------|-----|---|-------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | * * | 5 | \$100 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK ANNEX

## Asset # : 12

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices  
Not Accessible

100%

D

## Lighting

Interior Lighting  
Fluorescent

100%

2022

\$70,800

10

\$6,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Egress Lighting

Exit, Service

50%

2022

\$600

1

B

Exit, Battery

50%

2022

\$3,100

10

\$300

B

Exterior Lighting

HID

100%

2017

\$100

10

B

## Alarm

Security System

No Component

95%

D

Generic

5%

2022

\$1,300

1

\$100

B

Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$4,300

1-3

\$200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Electricity

100%

2032

\* \*

1

B

Terminal Devices

Fan Coil Unit/Heat

100%

2022

\$127,900

1

\$2,400

B

## Air Conditioning

Energy Source  
Electricity

100%

2030

\* \*

1

B

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2020

\$4,600

2

\$500

B

## Ventilation

Exhaust Fans

Interior

100%

2022

\$9,400

2

\$200

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2027

\* \*

1

B

Water Heater

Electric

100%

2021

\$1,300

4

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 138 - BK ANNEX

## Asset # : 12

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 138 - Q  
**Address** : 253 ST & WELLER AVENUE  
**Borough** : QUEENS **Agency's Number** : Q138  
**Program / Asset #** : BOE0785.000 / 972 **Yr Built/Renovated** : 1931 / 2008  
**Area Sq Ft** : 92,539 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 13578 **Lot** : 1 **BIN** : 4288640

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$114,500             | \$84,500              |
| Interior Architecture | \$260,100             | \$56,700              |
| Electrical            | \$680,600             | \$277,700             |
| Mechanical            | \$60,300              | \$233,900             |
| <b>Total</b>          | <b>\$1,115,400</b>    | <b>\$652,800</b>      |
| Priority A            | \$114,500             | \$84,500              |
| Priority B            | \$740,900             | \$568,300             |
| Priority C            | \$260,100             |                       |
| <b>Total</b>          | <b>\$1,115,400</b>    | <b>\$652,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$25,400        | \$23,400        | \$1,400         |                 |
| Electrical            |                 | \$33,700        |                 | \$800           |
| Mechanical            | \$13,000        | \$29,300        | \$13,800        | \$11,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$90,300</b> | <b>\$19,100</b> | <b>\$16,300</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$17,000        | \$72,600        | \$17,700        | \$16,300        |
| Priority C            | \$25,400        | \$17,700        | \$1,400         |                 |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$90,300</b> | <b>\$19,100</b> | <b>\$16,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 95%   |                   |                | LIFE    | **                 | 5           | \$84,500       | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | **                 | 5           | \$3,300        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows               |   |                   |                |         |                    |             |                |               |  |
| Aluminum              | 100%  | Now               | \$64,000       | 2036    | **                 | 5           | \$13,300       | A             |  |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets              |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 95%   |                   |                | LIFE    | **                 | 5           | \$8,600        | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | **                 | 5           | \$600          | A             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 90%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                  |   |                   |                |         |                    |             |                |               |  |
| Single Ply Membrane   | 100%  |                   |                | 2025    | **                 | 10          | \$50,500       | A             |  |
| Interior              |   |                   |                |         |                    |             |                |               |  |
| Floors                |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%  | Now               | \$125,500      | 2035    | **                 | 5           | \$2,800        | C             |  |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                       | Location : Bathrooms  |                   |                |         |                    |             |                |               |  |
| Terrazzo              | 5%  | Now               | \$8,500        | LIFE    | **                 | 5           | \$4,400        | C             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile            | 10%   |                   |                | 2025    | **                 | 3           | \$4,200        | C             |  |
| Vinyl Tile            | 50%   |                   |                | 2030    | **                 | 3           | \$21,200       | C             |  |
|                       | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                  | 20%   |                   |                | 2048    | **                 | 5           | \$42,500       | C             |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 50%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                  | 10%   |                   |                | 2060    | **                 | 5           | \$21,200       | C             |  |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$85,400       | 2035               | **             | 5           | \$1,400        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%      |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms Throughout                               |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        | Now               | \$49,200       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 2%         | Now               | \$16,900       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Lobby  |            |                   |                |                    |                |             |                |               |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$15,900       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2025               | **             | 5           | \$11,300       | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$1,800        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$56,700       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2020               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 50%        |                   |                | 2040               | * *            | 5           | \$1,000        | B             |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 40%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 60%        | 2-4               | \$62,600       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$107,100      | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2042               | * *            | 5           | \$1,600        | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 0-2               | \$91,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2046               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 40%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Motor Control Center                                       | 60%        |                   |                | 2033               | * *            | 5           | \$1,200        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2015               | \$477,800      | 10          | \$48,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 25%        |                   |                | 2020               | \$170,700      | 10          | \$17,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$6,300        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$20,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$6,300        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$6,300        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2037               | * *            | 1           | \$75,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$60,300       | 2030               | * *            | 4           | \$3,700        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump Noisy, Basement                     |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 75% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        |                   |                | 2020               | \$186,200      | 1           | \$18,800       | B             |
| Convactor/Radiator   | 60%        |                   |                | 2025               | * *            | 1           | \$14,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 - Q

Asset # : 972

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Ext Pkg Unit -<br>Heating/Cooling  | 20%            |                      |                | 2025               | * *            | 2              | \$900          | B                |
| Window/Wall Unit   | 10%            |                      |                | 2015               | \$17,800       | 1              |                | B                |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 30%            |                      |                | LIFE               | * *            | 2-5            | \$12,700       | B                |
| No Component   | 70%            |                      |                |                    |                |                |                | D                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 50%            |                      |                | 2020               | \$47,700       | 2              | \$1,200        | B                |
| Roof   | 50%            |                      |                | 2020               | \$34,300       | 2              | \$1,200        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Brass/Copper   | 20%            |                      |                | 2046               | * *            | 1              |                | B                |
| Galv Iron/Steel  | 80%            |                      |                | 2025               | * *            | 1              |                | B                |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Gas Fired  | 100%           |                      |                | 2018               | \$20,100       | 2              | \$1,100        | B                |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           | Now                  | \$1,000        | 2025               | * *            | 4              | \$1,300        | B                |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>               |                |                      |                |                    |                |                |                |                  |
| <i>Location : Both Pumps Need Repair - Motors Are Running, Boiler Room</i> |                |                      |                |                    |                |                |                |                  |
| Backflow Preventer   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                | 2028               | * *            | 1              | \$4,700        | B                |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport   |                |                      |                |                    |                |                |                |                  |
| Elevators  |                |                      |                |                    |                |                |                |                  |
| Hydraulic  | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                |                      |                |                    |                |                |                |                  |
| <i>Location : 1r, 1f, 2r, 2f, 3r, 3f</i>                                   |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 1 Unit</i>  |                |                      |                |                    |                |                |                |                  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 138 -BX  
**Address** : 2060 LAFAYETTE AVENUE @OLMSTEAD AVE.  
**Borough** : BRONX **Agency's Number** : X138  
**Program / Asset #** : BOE0275.000 / 403 **Yr Built/Renovated** : 1958 / 2009  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3609 **Lot** : 16 **BIN** : 2022289

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$208,000        | \$475,800          |
| Interior Architecture |  | \$63,000         | \$720,400          |
| Electrical            |  | \$114,100        | \$1,092,100        |
| Mechanical            |  |                  | \$729,700          |
| <b>Total</b>          |  | <b>\$385,100</b> | <b>\$3,018,000</b> |
| Priority A            |  | \$208,000        | \$475,800          |
| Priority B            |  | \$177,100        | \$1,862,100        |
| Priority C            |  |                  | \$680,000          |
| <b>Total</b>          |  | <b>\$385,100</b> | <b>\$3,018,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,000         | \$10,100        |                 |                 |
| Interior Architecture | \$81,900         |                 | \$1,300         | \$10,300        |
| Electrical            | \$7,900          | \$2,000         | \$2,200         | \$3,100         |
| Mechanical            | \$28,400         | \$12,400        | \$13,000        | \$10,200        |
| <b>Total</b>          | <b>\$139,200</b> | <b>\$24,500</b> | <b>\$16,500</b> | <b>\$23,600</b> |
| Priority A            | \$21,000         | \$10,100        |                 |                 |
| Priority B            | \$45,200         | \$14,400        | \$15,200        | \$13,400        |
| Priority C            | \$73,000         |                 | \$1,300         | \$10,300        |
| <b>Total</b>          | <b>\$139,200</b> | <b>\$24,500</b> | <b>\$16,500</b> | <b>\$23,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 138 -BX

## Asset # : 403

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$25,400       | A             |
| Masonry: Brick   | 80%        | Now               | \$145,800      | LIFE               | **             | 5           | \$43,400       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Foundation  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 15%        |                   |                | 2033               | **             | 5-10        | \$55,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | **             | 5           | \$20,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 2%         |                   |                | LIFE               | **             | 5-10        | \$6,500        | A             |
| Masonry: Brick   | 93%        |                   |                | LIFE               | **             | 5-10        | \$72,900       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 97%        |                   |                | 2023               | \$330,600      | 10          | \$61,100       | A             |
| Copper/Terne   | 3%         |                   |                | 2038               | **             | 10          | \$4,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 7%         |                   |                | LIFE               | **             | 5           | \$27,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,700        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Vinyl Tile   | 20%        |                   |                | 2023               | \$170,000      | 3           | \$8,900        | C             |
| Vinyl Tile   | 60%        |                   |                | 2018               | \$510,000      | 3           | \$26,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$8,400        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$2,700        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             | 10          | \$1,600        | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5-10        | \$53,400       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             | 10          | \$9,000        | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2028               | **             | 5           | \$22,100       | B             |
| Exposed Concrete   | 65%        |                   |                | LIFE               | **             | 5-10        | \$72,000       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             | 10          | \$8,900        | B             |
| Fiber Board  | 5%         |                   |                | 2023               | \$40,300       |             |                | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 138 -BX

Asset # : 403

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2023               | \$89,400       | 5           | \$1,500        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2022               | \$86,400       | 5           | \$1,300        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2023               | \$17,900       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2018               | \$505,000      | 10          | \$51,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$7,500        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2018               | \$16,100       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2018               | \$7,400        | 10          | \$4,300        | B             |
| Emergency, Battery   | 20%        |                   |                | 2028               | * *            | 10          | \$2,900        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$4,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$24,200       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2023               | \$60,100       | 1           | \$6,500        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2018               | \$274,400      | 1-3         | \$14,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 138 -BX

Asset # : 403

| Mechanical       |                      | Current Repair |  | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|----------------|--|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of           | Fail Date  | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total          | (Years)  |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |                |  |                    |      |                |       |                |          |
|                  | Energy Source        |                |  |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%           |  |                    | 2023 | \$167,400      | 5     | \$18,500       | B        |
|                  | Conversion Equipment |                |  |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%           |  |                    | 2021 | \$330,800      | 1     | \$59,100       | B        |
|                  |                      |                | Repairs In Progress, Extent : Light, Area Affected : 50% |                    |      |                |       |                |          |
|                  |                      |                | Location : #1 Boiler, Boiler Room                        |                    |      |                |       |                |          |
|                  |                      |                | Other Observation, Extent : Light, Area Affected : 100%  |                    |      |                |       |                |          |
|                  |                      |                | Location : Basement Boiler Room                          |                    |      |                |       |                |          |
|                  |                      |                | Explanation : 2 Units                                    |                    |      |                |       |                |          |
|                  | Distribution         |                |  |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%           |  |                    | 2033 | * *            | 4     | \$2,900        | B        |
|                  | Terminal Devices     |                |  |                    |      |                |       |                |          |
|                  | Air Handler          | 30%            |  |                    | 2023 | \$109,900      | 1     | \$11,100       | B        |
|                  | Convactor/Radiator   | 70%            |  |                    | 2028 | * *            | 1     | \$13,500       | B        |
| Air Conditioning |                      |                |  |                    |      |                |       |                |          |
|                  | Energy Source        |                |  |                    |      |                |       |                |          |
|                  | Electricity          | 100%           |  |                    | 2031 | * *            | 1     |                | B        |
|                  | Conversion Equipment |                |  |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 60%            |  |                    | 2018 | \$83,800       | 1     |                | B        |
|                  | No Component         | 40%            |  |                    |      |                |       |                | D        |
| Ventilation      |                      |                |  |                    |      |                |       |                |          |
|                  | Distribution         |                |  |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%           |  |                    | LIFE | * *            | 2-5   | \$52,600       | B        |
|                  | Exhaust Fans         |                |  |                    |      |                |       |                |          |
|                  | Interior             | 30%            |  |                    | 2023 | \$22,500       | 2     | \$600          | B        |
|                  | Roof                 | 70%            |  |                    | 2023 | \$37,800       | 2     | \$1,300        | B        |
| Plumbing         |                      |                |  |                    |      |                |       |                |          |
|                  | H/C Water Piping     |                |  |                    |      |                |       |                |          |
|                  | Brass/Copper         | 100%           |  |                    | 2033 | * *            | 1     |                | B        |
|                  | HW Heat Exchanger    |                |  |                    |      |                |       |                |          |
|                  | Low Temp             | 100%           |  |                    | 2023 | \$21,100       | 4     | \$8,900        | B        |
|                  | Sanitary Piping      |                |  |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |  |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |                |  |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |  |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |                |  |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%           |  |                    | 2018 | \$10,300       | 4     | \$2,000        | B        |
|                  | Sewage Ejector(s)    |                |  |                    |      |                |       |                |          |
|                  | Electric             | 100%           |  |                    | 2023 | \$10,300       | 4     | \$2,000        | B        |
|                  | Fixtures             |                |  |                    |      |                |       |                |          |
|                  | Generic              | 100%           |  |                    |      |                |       |                | B        |
| Fire Suppression |                      |                |  |                    |      |                |       |                |          |
|                  | Sprinkler            |                |  |                    |      |                |       |                |          |
|                  | No Component         | 98%            |  |                    |      |                |       |                | D        |
|                  | Generic              | 2%             |  |                    | 2033 | * *            | 1-2   | \$300          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 139 - BK  
**Address** : 330 RUGBY RD. @ CORTELYOU ROAD  
**Borough** : BROOKLYN **Agency's Number** : K139  
**Program / Asset #** : BOE0445.000 / 1346 **Yr Built/Renovated** : 1902 / 2011  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,P  
**Block** : 5144 **Lot** : 64 **BIN** : 3328235

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$733,600             | \$254,400             |
| Interior Architecture | \$553,100             | \$1,050,700           |
| Electrical            | \$104,700             | \$1,116,500           |
| Mechanical            | \$523,300             | \$1,715,900           |
| <b>Total</b>          | <b>\$1,914,700</b>    | <b>\$4,137,400</b>    |
| Priority A            | \$733,600             | \$254,400             |
| Priority B            | \$783,800             | \$2,889,000           |
| Priority C            | \$397,200             | \$994,000             |
| <b>Total</b>          | <b>\$1,914,700</b>    | <b>\$4,137,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,300         |                 |                 |                 |
| Interior Architecture | \$95,300         |                 |                 | \$13,000        |
| Electrical            | \$8,300          | \$1,400         | \$1,800         | \$2,000         |
| Mechanical            | \$58,700         | \$10,800        | \$16,800        | \$10,800        |
| <b>Total</b>          | <b>\$191,700</b> | <b>\$12,200</b> | <b>\$18,600</b> | <b>\$25,800</b> |
| Priority A            | \$29,300         |                 |                 |                 |
| Priority B            | \$83,200         | \$12,200        | \$18,600        | \$12,800        |
| Priority C            | \$79,100         |                 |                 | \$13,000        |
| <b>Total</b>          | <b>\$191,700</b> | <b>\$12,200</b> | <b>\$18,600</b> | <b>\$25,800</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 139 - BK

## Asset # : 1346

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$61,700       | LIFE               | * *            | 5           | \$51,800       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$423,100      | LIFE               | * *            | 5           | \$125,900      | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$183,900      | 2039               | * *            | 5           | \$19,100       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5-10        | \$35,100       | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5-10        | \$76,100       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 70%   |                   |                | 2028               | * *            | 10          | \$33,100       | A             |
| Built-Up (BUR)         | 30%   | Now               | \$3,800        | 2023               | \$76,700       |             |                | A             |
|                        | Patching Evident, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  | Now               | \$3,800        | 2026               | * *            | 5           | \$1,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$8,900        | C             |
| Vinyl Tile             | 40%   |                   |                | 2023               | \$432,200      | 3           | \$22,700       | C             |
| Vinyl Tile             | 52%   | Now               | \$112,400      | 2018               | \$561,800      | 3           | \$22,100       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 10          | \$17,600       | C             |
| Ceramic Tile           | 5%  | 0-2               | \$20,800       | 2026               | * *            | 5           | \$3,500        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | * *            | 5           | \$5,600        | C             |
| Glazed Ceramic Panel   | 5%  |                   |                | LIFE               | * *            | 10          | \$6,400        | C             |
| Plaster                | 55%   | Now               | \$284,800      | LIFE               | * *            | 5           | \$23,300       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | * *            | 10          | \$17,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |    |   |         |   |
|----------------------|-----|-----|---------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 10% | Now | \$3,800 | 2028 | ** | 5 | \$5,700 | B |
|----------------------|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5-10 | \$14,200 | B |
|------------------|-----|--|--|------|----|------|----------|---|

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 80% | Now | \$155,900 | LIFE | ** | 5 | \$56,700 | B |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2053 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2053 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$113,000 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |    |  |  |      |    |   |  |   |
|---------|----|--|--|------|----|---|--|---|
| Conduit | 5% |  |  | 2053 | ** | 1 |  | B |
|---------|----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2022 | \$20,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2048 | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2031 | ** | 5 | \$200 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |    |  |  |      |    |   |  |   |
|---------------|----|--|--|------|----|---|--|---|
| Thermoplastic | 5% |  |  | 2053 | ** | 1 |  | B |
|---------------|----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 65% |  |  | 2021 | \$13,800 | 5 | \$300 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |     |         |      |    |   |       |   |
|-----------------|-----|-----|---------|------|----|---|-------|---|
| Locally Mounted | 25% | 2-4 | \$5,300 | 2043 | ** | 5 | \$100 | B |
|-----------------|-----|-----|---------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

|                      |     |  |  |      |          |   |       |   |
|----------------------|-----|--|--|------|----------|---|-------|---|
| Motor Control Center | 10% |  |  | 2021 | \$17,500 | 5 | \$200 | B |
|----------------------|-----|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,200 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

85% 2023 \$580,400 10 \$59,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-12 Lamps*

HID 5% 2023 \$15,800 10 \$100 B  
 Incandescent 10% 2018 \$68,300 2 \$200 B

Exterior Lighting

HID 100% 2023 \$30,700 10 \$200 B

## Alarm

Fire/Smoke Detection

No Component 66% D

Generic 34% 2018 \$295,700 1-3 \$15,900 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 6 100% Now \$42,500 2023 \$212,700 5 \$11,700 B  
*Unit Inoperable, Extent : Moderate, Area Affected : 50%*  
*Location : One Oil Tank Out Of Two Is Under Repair*

Conversion Equipment

Steam Boiler 100% Now \$420,500 2043 \* \* 1 \$67,600 B  
*Insul. Deteriorating, Extent : Severe, Area Affected : 10%*  
*Location : Both Boilers*  
*Obsolete Equipment, Extent : Severe, Area Affected : 100%*  
*Location : 2 Boilers Basement*

Distribution

Steam Piping/Pump 100% Now \$60,300 2023 \$603,100 4 \$3,700 B  
*Steam Traps Faulty, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*  
*Other Observation, Extent : Moderate, Area Affected : 5%*  
*Location : Vacuum Condensate Pumps Obsolete*  
*Explanation : Basement*

Terminal Devices

Air Handler 20% Now \$4,700 2023 \$93,100 1 \$8,400 B  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Auditorium Heating Coil*  
*Malfunctioning, Extent : Moderate, Area Affected : 20%*  
*Location : Pneumatic Control System*

Convactor/Radiator 80% 2021 \$652,600 1 \$19,600 B

## Air Conditioning

Energy Source

Electricity 100% 2039 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - BK

Asset # : 1346

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 60%            |                   |   | 2018               | \$106,500      | 1           |                | B             |
| No Component          | 40%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$66,900       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 50%            | Now               | \$2,400   | 2023               | \$47,700       | 2           | \$900          | B             |
|                       |                |                   | Noisy/Vibrating, Extent : Moderate, Area Affected : 10%     |                    |                |             |                |               |
|                       |                |                   | Location : Fan Room   |                    |                |             |                |               |
| Roof                  | 50%            | Now               | \$1,700   | 2023               | \$34,300       | 2           | \$900          | B             |
|                       |                |                   | Noisy/Vibrating, Extent : Moderate, Area Affected : 10%     |                    |                |             |                |               |
|                       |                |                   | Location : Roof   |                    |                |             |                |               |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |   | 2028               | * *            | 1           |                | B             |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2023               | \$20,100       | 2           | \$1,100        | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           | Now               | \$2,700   | 2033               | * *            | 4           | \$7,500        | B             |
|                       |                |                   | Noisy/Vibrating, Extent : Moderate, Area Affected : 15%     |                    |                |             |                |               |
|                       |                |                   | Location : Circulation Pumps                                |                    |                |             |                |               |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           | Now               | \$10,300  | 2033               | * *            | 4           | \$1,300        | B             |
|                       |                |                   | Broken, Extent : Moderate, Area Affected : 100%             |                    |                |             |                |               |
|                       |                |                   | Location : Basement   |                    |                |             |                |               |
| Sewage Ejector(s)     |                |                   |   |                    |                |             |                |               |
| Electric              | 100%           | Now               | \$10,300  | 2033               | * *            | 4           | \$1,300        | B             |
|                       |                |                   | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                       |                |                   | Location : Basement   |                    |                |             |                |               |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
|                       |                |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100%    |                    |                |             |                |               |
|                       |                |                   | Location : Bathrooms Throughout                             |                    |                |             |                |               |
| Fire Suppression      |                |                   |   |                    |                |             |                |               |
| Sprinkler             |                |                   |   |                    |                |             |                |               |
| No Component          | 95%            |                   |   |                    |                |             |                | D             |
| Generic               | 5%             |                   |   | 2033               | * *            | 1-2         | \$1,100        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 139 - Q  
**Address** : 93-06 63 DRIVE  
**Borough** : QUEENS **Agency's Number** : Q139  
**Program / Asset #** : BOE0786.000 / 1540 **Yr Built/Renovated** : 1929 / 1998  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3095 **Lot** : 50 **BIN** : 4072457

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$467,600             | \$171,400             |
| Interior Architecture | \$80,200              | \$36,800              |
| Electrical            | \$104,300             | \$993,400             |
| Mechanical            | \$35,400              | \$51,900              |
| <b>Total</b>          | <b>\$687,600</b>      | <b>\$1,253,400</b>    |
| Priority A            | \$467,600             | \$171,400             |
| Priority B            | \$139,700             | \$1,045,200           |
| Priority C            | \$80,200              | \$36,800              |
| <b>Total</b>          | <b>\$687,600</b>      | <b>\$1,253,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,700        |                 | \$11,900        | \$13,500        |
| Interior Architecture | \$20,800        |                 | \$28,300        | \$3,900         |
| Electrical            | \$5,300         | \$6,600         | \$12,500        | \$5,400         |
| Mechanical            | \$9,100         | \$9,000         | \$19,100        | \$10,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$62,900</b> | <b>\$19,600</b> | <b>\$75,700</b> | <b>\$37,300</b> |
| Priority A            | \$23,700        |                 | \$11,900        | \$13,500        |
| Priority B            | \$34,000        | \$19,600        | \$43,800        | \$19,900        |
| Priority C            | \$5,200         |                 | \$20,000        | \$3,900         |
| <b>Total</b>          | <b>\$62,900</b> | <b>\$19,600</b> | <b>\$75,700</b> | <b>\$37,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE    | **                 | 5           | \$12,000       | A             |  |
| Masonry: Brick  | 41%        |                   |                | LIFE    | **                 | 5           | \$21,000       | A             |  |
| Masonry: Brick  | 45%        | Now               | \$77,400       | LIFE    | **                 | 5           | \$23,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads (1929 Wing)                              |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,900        | A             |  |
| Pre-Cast Concrete   | 4%         |                   |                | LIFE    | **                 | 5           | \$6,700        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 75%        |                   |                | 2037    | **                 | 5           | \$14,300       | A             |  |
| Aluminum  | 25%        | Now               | \$229,400      | 2046    | **                 | 5           | \$2,400        | A             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 Wing  |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 Wing  |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 50%        |                   |                | LIFE    | **                 | 5           | \$5,400        | A             |  |
| Masonry: Brick  | 25%        |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$700          | A             |  |
| Metal Rail  | 20%        |                   |                | 2034    | **                 | 5-10        | \$39,100       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 50%        | Now               | \$160,800      | 2031    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1929 Wing  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Room 317 And Various Others                        |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : 1929 Wing  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 3%         |                   |                | 2049    | **                 | 10          | \$4,500        | A             |  |
| IRMA/Protected Membrane                                       | 23%        |                   |                | 2021    | \$127,300          | 10          | \$13,700       | A             |  |
| Roll Roofing  | 2%         |                   |                | 2017    | \$5,300            | 5           | \$2,000        | A             |  |
| Single Ply Membrane   | 20%        |                   |                | 2026    | **                 | 10          | \$11,900       | A             |  |
| Skylight, Metal/Glass   | 2%         |                   |                | 2031    | **                 | 10          | \$4,000        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | **                 | 5           | \$36,800       | C             |  |
| Mosaic Tile   | 3%         |                   |                | 2026    | **                 | 5           | \$6,300        | C             |  |
| Terrazzo  | 10%        |                   |                | LIFE    | **                 | 5           | \$6,600        | C             |  |
| Vinyl Tile  | 37%        |                   |                | 2026    | **                 | 3           | \$15,600       | C             |  |
| Vinyl Tile  | 10%        |                   |                | 2016    | \$80,200           | 3           | \$3,200        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : 1929 Wing  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units                                       |            |                   |                |         |                    |             |                |               |  |
| Wood  | 20%        |                   |                | 2036    | **                 | 5           | \$31,600       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2024 | ** | 5 | \$2,500  | C |
| Concrete Masonry Unit | 8%  |  |  | LIFE | ** | 5 | \$2,700  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** |   |          | C |
| Gypsum Board          | 20% |  |  | LIFE | ** | 5 | \$10,200 | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 35% |  |  | LIFE | ** | 5 | \$8,900  | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 20% |  |  | 2026 | ** | 5 | \$16,700 | B |
| AcousTileConcealSpLn | 30% |  |  | 2034 | ** | 5 | \$31,400 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | ** | 5 | \$700    | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 40% |  |  | LIFE | ** | 5 | \$20,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Ratings Available*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 50% |  |  | 2041 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 50% |  |  | 2021 | \$44,700 | 5 | \$700 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 60% |  |  | 2021 | \$51,100 | 1 |  | B |
| Conduit | 40% |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 60% |  |  | 2020 | \$61,000 | 5 | \$900 | B |
| Molded Case Bkrs | 40% |  |  | 2037 | **       | 5 | \$600 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$53,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 40% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 80% |  |  | 2034 | **      | 5 | \$300 | B |
| Locally Mounted | 20% |  |  | 2019 | \$4,200 | 5 | \$100 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

98%

2026

\* \*

10

\$50,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2%

2021

\$4,700

10

B

Egress Lighting

Emergency, Battery  
Exit, Service

50%

2026

\* \*

10

\$6,800

B

50%

2026

\* \*

1

B

Exterior Lighting

HID

100%

2021

\$22,900

10

\$200

B

## Alarm

Security System  
Generic

100%

2021

\$189,100

1

\$20,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional And Tied-in To Central Monitoring station*

Fire/Smoke Detection

Generic

100%

2021

\$647,400

1-3

\$33,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Natural Gas

30%

2041

\* \*

1

B

Interruptible Gas/Dual  
Fuel

70%

2041

\* \*

1

B

Conversion Equipment

Furnace

30%

2026

\* \*

1

\$8,400

B

*Other Observation, Extent : Light, Area Affected : 30%**Location : New Wing Roof**Explanation : 11 Roof Top Units*

Steam Boiler

70%

2034

\* \*

1

\$39,000

B

*Other Observation, Extent : Light, Area Affected : 70%**Location : Main Building Basement**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

| Mechanical                     | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |                |                   |   |                    |                |             |                |               |
| Distribution                   |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump              | 70%            |                   |   | 2031               | * *            | 4           | \$2,900        | B             |
| No Component                   | 30%            |                   |   |                    |                |             |                | D             |
| Terminal Devices               |                |                   |   |                    |                |             |                |               |
| Air Handler                    | 15%            |                   |   | 2021               | \$51,900       | 1           | \$5,200        | B             |
| Convactor/Radiator             | 55%            |                   |   | 2026               | * *            | 1           | \$10,000       | B             |
| No Component                   | 30%            |                   |   |                    |                |             |                | D             |
| Air Conditioning               |                |                   |   |                    |                |             |                |               |
| Energy Source                  |                |                   |   |                    |                |             |                |               |
| Electricity                    | 100%           |                   |   | 2029               | * *            | 1           |                | B             |
| Conversion Equipment           |                |                   |   |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%            |                   |   | 2026               | * *            | 2           | \$1,000        | B             |
|                                |                |                   | Other Observation, Extent : Light, Area Affected : 30%  |                    |                |             |                |               |
|                                |                |                   | Location : New Wing Roof                                |                    |                |             |                |               |
|                                |                |                   | Explanation : 11 Roof Top Units                         |                    |                |             |                |               |
| Window/Wall Unit               | 5%             |                   |   | 2016               | \$6,600        | 1           |                | B             |
| No Component                   | 65%            |                   |   |                    |                |             |                | D             |
| Ventilation                    |                |                   |   |                    |                |             |                |               |
| Distribution                   |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%           |                   |   | LIFE               | * *            | 2-5         | \$31,400       | B             |
| Exhaust Fans                   |                |                   |   |                    |                |             |                |               |
| Interior                       | 50%            |                   |   | 2016               | \$35,400       | 2           | \$900          | B             |
| Roof                           | 50%            |                   |   | 2026               | * *            | 2           | \$900          | B             |
| Plumbing                       |                |                   |   |                    |                |             |                |               |
| H/C Water Piping               |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel                | 100%           |                   |   | 2026               | * *            | 1           |                | B             |
| Water Heater                   |                |                   |   |                    |                |             |                |               |
| Gas Fired                      | 100%           |                   |   | 2019               | \$14,900       | 2           | \$800          | B             |
|                                |                |                   | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                                |                |                   | Location : Boiler Room                                  |                    |                |             |                |               |
|                                |                |                   | Explanation : 225 Gallon Capacity                       |                    |                |             |                |               |
| Sanitary Piping                |                |                   |   |                    |                |             |                |               |
| Cast Iron                      | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |                |                   |   |                    |                |             |                |               |
| Cast Iron                      | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |                |                   |   |                    |                |             |                |               |
| Rigid Piping                   | 100%           |                   |   | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer             |                |                   |   |                    |                |             |                |               |
| Generic                        | 100%           |                   |   | 2029               | * *            | 1           | \$3,500        | B             |
| Fixtures                       |                |                   |   |                    |                |             |                |               |
| Generic                        | 100%           |                   |   |                    |                |             |                | B             |
| Vertical Transport             |                |                   |   |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 139 - Q

Asset # : 1540

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : 1-2</i>  |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : One Unit</i>                                  |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |  |                   |                |                    |                |             |                |               |
| No Component                 | 70%  |                   |                |                    |                |             |                | D             |
| Generic                      | 30%  |                   |                | 2047               | * *            | 1-5         | \$8,800        | B             |
| Sprinkler                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 70%  |                   |                |                    |                |             |                | D             |
| Generic                      | 30%  |                   |                | 2047               | * *            | 1-2         | \$4,700        | B             |
| Fire Pump                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 70%  |                   |                |                    |                |             |                | D             |
| Generic                      | 30%  |                   |                | 2034               | * *            | 1           | \$3,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 14 - BX  
**Address** : 3041 BRUCKNER BOULEVARD BTWN: BAISLEY AVE., HOLLYWOOD AV  
**Borough** : BRONX **Agency's Number** : X014  
**Program / Asset #** : BOE0165.000 / 506 **Yr Built/Renovated** : 1928 / 1997  
**Area Sq Ft** : 48,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5313 **Lot** : 92 **BIN** : 2072754

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$132,500             | \$212,200             |
| Interior Architecture | \$41,800              | \$344,800             |
| Electrical            | \$87,700              | \$527,500             |
| Mechanical            |                       | \$74,300              |
| <b>Total</b>          | <b>\$262,000</b>      | <b>\$1,158,800</b>    |
| Priority A            | \$132,500             | \$212,200             |
| Priority B            | \$87,700              | \$601,800             |
| Priority C            | \$41,800              | \$344,800             |
| <b>Total</b>          | <b>\$262,000</b>      | <b>\$1,158,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,200        |                 |                 | \$4,300         |
| Interior Architecture | \$17,200        | \$3,000         | \$3,000         | \$10,200        |
| Electrical            | \$9,600         | \$800           | \$1,200         | \$42,800        |
| Mechanical            | \$28,200        | \$7,000         | \$22,000        | \$17,000        |
| <b>Total</b>          | <b>\$92,100</b> | <b>\$10,800</b> | <b>\$26,300</b> | <b>\$74,200</b> |
| Priority A            | \$37,200        |                 |                 | \$4,300         |
| Priority B            | \$37,700        | \$10,800        | \$23,300        | \$59,800        |
| Priority C            | \$17,200        |                 | \$3,000         | \$10,200        |
| <b>Total</b>          | <b>\$92,100</b> | <b>\$10,800</b> | <b>\$26,300</b> | <b>\$74,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - BX

## Asset # : 506

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$62,400       | LIFE               | * *            | 5           | \$37,100       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : North Facade   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : North Facade   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$70,100       | 2038               | * *            | 5           | \$7,300        | A             |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | Now               | \$19,600       | LIFE               | * *            | 5           | \$5,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Inside Face  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$17,500       | 2022               | \$175,100      |             |                | A             |
| Air/Water Blisters, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Over 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2037               | * *            | 10          | \$4,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | * *            | 5           | \$26,400       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | * *            | 5           | \$3,000        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$2,400        | C             |
| Vinyl Tile  | 60%        | Now               | \$17,200       | 2022               | \$344,800      | 3           | \$13,600       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2037               | * *            | 5           | \$11,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | * *            | 5           | \$3,000        | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 75%        | Now               | \$41,800       | LIFE               | * *            | 5           | \$13,700       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Classrooms 403, 405, 407                             |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Classrooms 403, 405, 407, 409, 411 Stairs 1, 2 And 4 |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - BX

## Asset # : 506

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2035 | ** | 5 | \$6,000  | B |
| Exposed Concrete  | 20% |  |  | LIFE | ** | 5 | \$1,900  | B |
| Plaster           | 70% |  |  | LIFE | ** | 5 | \$26,200 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |         |   |       |   |
|---|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw   | 50% |  |  | 2022 | \$8,000 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |         |   |       |   |
| <i>Location : Electrical Room</i>                                 |     |  |  |      |         |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |     |  |  |      |         |   |       |   |

|  |     |     |         |      |    |   |  |   |
|--|-----|-----|---------|------|----|---|--|---|
| Fused Knife Sw   | 50% | 2-4 | \$8,000 | 2052 | ** | 5 |  | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |         |      |    |   |  |   |
| <i>Location : Electrical Room</i>                                |     |     |         |      |    |   |  |   |

## Switchgear / Switchboard

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 30% |     |          | 2042 | ** | 5 | \$100 | B |
| Fused Knife Sw   | 70% | 2-4 | \$52,200 | 2052 | ** | 5 | \$100 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                  |     |     |          |      |    |   |       |   |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |     |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                  |     |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 75% |  |  | 2022 | \$35,800 | 1 |  | B |
| Conduit | 25% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$7,900  | 5 | \$100 | B |
| Molded Case Bkrs | 60% |  |  | 2021 | \$47,400 | 5 | \$600 | B |
| Molded Case Bkrs | 30% |  |  | 2038 | **       | 5 | \$300 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 75% | 2-4 | \$35,600 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 25% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|   |      |     |       |      |    |   |       |   |
|---|------|-----|-------|------|----|---|-------|---|
| Generic   | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |       |      |    |   |       |   |
| <i>Location : Water Main</i>                                      |      |     |       |      |    |   |       |   |
| <i>Explanation : Corroded</i>                                     |      |     |       |      |    |   |       |   |

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - BX

## Asset # : 506

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 84%        |                   |                | 2022               | \$305,100      | 10          | \$31,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2027               | * *            | 10          | \$3,700        | B             |
| Incandescent   | 6%         |                   |                | 2017               | \$21,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$8,400        | 10          | \$4,900        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$3,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$16,400       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2022               | \$139,100      | 1-3         | \$7,300        | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2035               | * *            | 1           | \$39,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$16,000       | 2032               | * *            | 4           | \$2,000        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%                       |            |                   |                |                    |                |             |                |               |
| Location : Vacuum And Condensate Pumps                                 |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        |                   |                | 2022               | \$74,300       | 1           | \$7,500        | B             |
| Convactor/Radiator   | 70%        |                   |                | 2027               | * *            | 1           | \$9,100        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling   | 95%        |                   |                | 2030               | * *            | 2           | \$2,400        | B             |
| Other Observation, Extent : Light, Area Affected : 95%                 |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units Using Refrigerant 410a With Built In Gas Furnace |            |                   |                |                    |                |             |                |               |
| No Component   | 5%         |                   |                |                    |                |             |                | D             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 14 - BX

## Asset # : 506

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 95%        |                   |                | LIFE               | * *            | 2           | \$49,800       | B             |
| No Component   | 5%         |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$22,500       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2027               | * *            | 2           | \$1,200        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 2%         |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 98%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2017               | \$10,700       | 2           | \$600          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 225 Gals                                   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$5,000        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Boys Toilet Room - 4th Floor                  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1           | \$2,500        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2042               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 140 - BX  
**Address** : 916 EAGLE AVENUE @E. 163 STREET  
**Borough** : BRONX **Agency's Number** : X140  
**Program / Asset #** : BOE0277.000 / 2602 **Yr Built/Renovated** : 1957 / 2008  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 2627 **Lot** : 9 **BIN** : 2004469

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$202,400             | \$133,700             |
| Interior Architecture | \$501,500             | \$915,900             |
| Electrical            | \$117,100             | \$955,400             |
| Mechanical            | \$74,700              | \$45,000              |
| <b>Total</b>          | <b>\$895,800</b>      | <b>\$2,050,000</b>    |
| Priority A            | \$202,400             | \$133,700             |
| Priority B            | \$245,000             | \$1,000,400           |
| Priority C            | \$448,300             | \$915,900             |
| <b>Total</b>          | <b>\$895,800</b>      | <b>\$2,050,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,900         |                 | \$2,400         |                 |
| Interior Architecture | \$88,800         |                 |                 | \$12,000        |
| Electrical            | \$15,400         | \$1,400         | \$1,500         | \$2,000         |
| Mechanical            | \$47,200         | \$11,000        | \$15,400        | \$13,900        |
| <b>Total</b>          | <b>\$179,300</b> | <b>\$12,400</b> | <b>\$19,400</b> | <b>\$27,900</b> |
| Priority A            | \$27,900         |                 | \$2,400         |                 |
| Priority B            | \$94,900         | \$12,400        | \$16,900        | \$15,900        |
| Priority C            | \$56,500         |                 |                 | \$12,000        |
| <b>Total</b>          | <b>\$179,300</b> | <b>\$12,400</b> | <b>\$19,400</b> | <b>\$27,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - BX

## Asset # : 2602

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 92%        |                   |                | LIFE    | **                 | 5           | \$119,500      | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 2%         |                   |                | 2043    | **                 | 5-10        | \$8,900        | A             |  |
| Granite Panels  | 3%         |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Stucco Cement   | 3%         |                   |                | 2036    | **                 | 5           | \$4,900        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        |                   |                | 2039    | **                 | 5           | \$23,000       | A             |  |
| Steel   | 5%         | Now               | \$70,600       | 2048    | **                 | 5           | \$7,600        | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads  |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5-10        | \$84,400       | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5-10        | \$16,700       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 98%        |                   |                | 2033    | **                 | 10          | \$74,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 2%         |                   |                | 2063    | **                 | 10          | \$3,800        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 3%         |                   |                | LIFE    | **                 | 5           | \$14,000       | C             |  |
| Terrazzo  | 2%         | Now               | \$3,200        | LIFE    | **                 | 5           | \$1,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 90%        | Now               | \$274,800      | 2018    | \$915,900          | 3           | \$36,000       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 1%         | 4+                | \$4,500        | 2051    | **                 | 5           | \$1,000        | C             |  |
| Deteriorated Finish, Extent : Light, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Stage  |            |                   |                |         |                    |             |                |               |  |
| Wood  | 4%         |                   |                | 2063    | **                 | 5           | \$8,000        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - BX

## Asset # : 2602

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |           |      |     |    |          |   |
|--|-----|-----|-----------|------|-----|----|----------|---|
| Concrete Masonry Unit  | 5%  | 4+  | \$10,200  | LIFE | * * | 5  | \$2,200  | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>       |     |     |           |      |     |    |          |   |
| <i>Location : Stair 3, Basement</i>                                |     |     |           |      |     |    |          |   |
| Marble Panels  | 3%  |     |           | LIFE | * * | 10 | \$1,300  | C |
| Plaster  | 55% | Now | \$21,700  | LIFE | * * | 5  | \$17,700 | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>       |     |     |           |      |     |    |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |     |    |          |   |
| SGFT/Glazed Masonry  | 35% | 2-4 | \$173,600 | LIFE | * * |    |          | C |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i> |     |     |           |      |     |    |          |   |
| <i>Location : Throughout</i>                                       |     |     |           |      |     |    |          |   |
| Wood   | 2%  |     |           | LIFE | * * | 5  | \$17,200 | C |

## Ceilings

|  |     |     |          |      |     |   |          |   |
|--|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered  | 30% | Now | \$19,200 | 2028 | * * | 5 | \$15,900 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |     |   |          |   |
| <i>Location : 2nd Floor, Corridor(s), Gymnasium</i>                    |     |     |          |      |     |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |     |     |          |      |     |   |          |   |
| <i>Location : Gymnasium, Third Floor Corridor</i>                      |     |     |          |      |     |   |          |   |
| Exposed Concrete   | 55% | Now | \$45,000 | LIFE | * * | 5 | \$9,100  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |     |     |          |      |     |   |          |   |
| <i>Location : Throughout Basemrnt</i>                                  |     |     |          |      |     |   |          |   |
| Exposed Concrete   | 2%  | Now | \$8,200  | LIFE | * * | 5 | \$300    | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |     |     |          |      |     |   |          |   |
| <i>Location : Concrete Beam In Water Meter Room</i>                    |     |     |          |      |     |   |          |   |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                |     |     |          |      |     |   |          |   |
| <i>Location : Concrete Beam In Water Meter Room</i>                    |     |     |          |      |     |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |     |     |          |      |     |   |          |   |
| <i>Location : Stair 3</i>  |     |     |          |      |     |   |          |   |
| Metal Panel  | 3%  |     |          | LIFE | * * | 5 | \$8,000  | B |
| Plaster  | 10% | Now | \$9,100  | LIFE | * * | 5 | \$6,600  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |     |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |     |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2043 | * * | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Two 400 Amps Main Disconnect Switch</i>          |      |  |  |      |     |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 80%  |                   |                | 2039               | * *            | 5           | \$1,500        | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 50%  | 2-4               | \$65,400       | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2023               | \$39,200       | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 70%  |                   |                | 2021               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted       | 30%  | 2-4               | \$6,400        | 2043               | * *            | 5           | \$100          | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2028               | * *            | 10          | \$9,800        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Stairways And Toilet Rooms                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 79%  |                   |                | 2018               | \$508,100      | 10          | \$51,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2018               | \$8,900        | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2018               | \$19,300       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 20%  |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Battery    | 30%  |                   |                | 2018               | \$8,900        | 10          | \$5,200        | B             |
| Exit, Service         | 50%  |                   |                | 2018               | \$5,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$29,000       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 65%  |                   |                |                    |                |             |                | D             |
| Generic               | 35%  |                   |                | 2018               | \$287,500      | 1-3         | \$15,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2043               | * *            | 5           | \$22,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 10,000 Gal Tank                       |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$39,600       | 2028               | * *            | 1           | \$63,700       | B             |
| Broken, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Boiler #1                                    |            |                   |                |                    |                |             |                |               |
| Corroded, Extent : Severe, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Boiler Blow Down And Equalizer Lines         |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$28,400       | 2043               | * *            | 4           | \$3,500        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Pump                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2028               | * *            | 1           | \$8,800        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2028               | * *            | 1           | \$18,500       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2021               | \$33,400       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       | Now               | \$35,100       | LIFE               | * *            | 2-5         | \$39,800       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Duct Control Dampers              |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2023               | \$45,000       | 2           | \$1,100        | B             |
| Roof  | 50%        |                   |                | 2023               | \$32,300       | 2           | \$1,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$7,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Not Energy Efficient                      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 140 - BX

Asset # : 2602

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$5,700        | LIFE               | * *            | 1           |                | B             |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Location : Lobby And Basement</i>                             |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Backs Up When It Rains Hard</i>                 |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   | Now               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
|                       | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>     |                   |                |                    |                |             |                |               |
|                       | <i>Location : Temporary Hose And Submersible Pump Being Used</i> |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



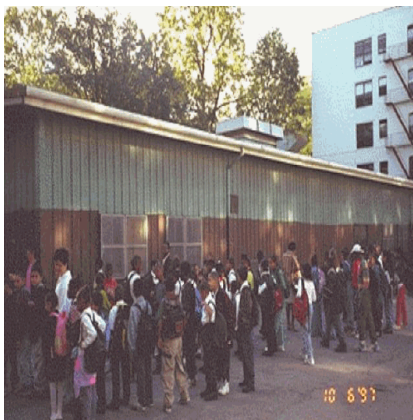
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 140 - BX MINISCHOOL  
**Address** : 916 EAGLE AVENUE @E. 163 STREET  
**Borough** : BRONX **Agency's Number** : X840  
**Program / Asset #** : BOE0277.010 / 405 **Yr Built/Renovated** : 1972 / 2000  
**Area Sq Ft** : 7,620 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2627 **Lot** : 9 **BIN** : 2004469

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$217,300             |                       |
| Electrical            | \$51,500              | \$60,000              |
| <b>Total</b>          | <b>\$268,800</b>      | <b>\$60,000</b>       |
| Priority A            | \$217,300             |                       |
| Priority B            | \$51,500              | \$60,000              |
| <b>Total</b>          | <b>\$268,800</b>      | <b>\$60,000</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$31,000        |                |                |                |
| Interior Architecture | \$26,300        |                |                | \$1,400        |
| Electrical            | \$6,600         | \$200          | \$300          | \$400          |
| Mechanical            | \$2,400         | \$400          | \$800          | \$400          |
| <b>Total</b>          | <b>\$66,300</b> | <b>\$600</b>   | <b>\$1,100</b> | <b>\$2,200</b> |
| Priority A            | \$31,000        |                |                |                |
| Priority B            | \$27,400        | \$600          | \$1,100        | \$800          |
| Priority C            | \$7,900         |                |                | \$1,400        |
| <b>Total</b>          | <b>\$66,300</b> | <b>\$600</b>   | <b>\$1,100</b> | <b>\$2,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 140 - BX MINISCHOOL**  
**Asset # : 405**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       | Now               | \$31,000       | 2033               | * *            | 5           | \$18,300       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$72,000       | 2048               | * *            | 5           | \$700          | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       | Now               | \$145,300      | 2043               | * *            |             |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : At Ridge Throughout                                 |            |                   |                |                    |                |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s) Throughout                             |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | * *            | 5           | \$500          | C             |
| Vinyl Tile   | 95%        | Now               | \$4,300        | 2028               | * *            | 3           | \$3,400        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 50%        |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Metal Panel  | 50%        |                   |                | LIFE               | * *            | 10          | \$1,900        | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%       | Now               | \$18,400       | 2028               | * *            | 5           | \$4,600        | B             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s)  |            |                   |                |                    |                |             |                |               |
| Electrical   |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - BX MINISCHOOL

## Asset # : 405

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Panelboards

Fused Disc Sw

10%

2022

\$1,700

5

B

Molded Case Bkrs

90%

2022

\$15,300

5

\$200

B

## Wiring

Thermoplastic

100%

2023

\$800

1

B

## Motor Controllers

Locally Mounted

100%

2021

\$4,500

5

B

## Lighting

## Interior Lighting

Fluorescent

100%

2018

\$60,000

10

\$5,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

## Egress Lighting

Emergency, Battery

50%

2018

\$1,300

10

\$800

B

Exit, Service

50%

2018

\$500

1

B

## Exterior Lighting

HID

100%

2018

\$100

10

B

## Alarm

## Fire/Smoke Detection

No Component

30%

D

Generic

70%

Now

\$51,500

2033

\* \*

1-3

\$2,500

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2033

\* \*

1

B

## Conversion Equipment

Furnace

100%

2023

\$8,800

1

\$3,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceiling Mounted Duct**Explanation : One Unit*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2021

\$3,900

2

\$400

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : One Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 140 - BX MINISCHOOL**  
**Asset # : 405**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ventilation                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$5,600               | B                    |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 100%              |                          |                       | 2028                      | * *                   | 2                  | \$200                 | B                    |
| Plumbing                     |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%              |                          |                       | 2018                      | \$1,100               | 4                  | \$100                 | B                    |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 140 - M  
**Address** : 123 RIDGE STREET  
**Borough** : MANHATTAN **Agency's Number** : M140  
**Program / Asset #** : BOE0084.000 / 1703 **Yr Built/Renovated** : 1959 / 2001  
**Area Sq Ft** : 82,834 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 344 **Lot** : 1 **BIN** : 1004091

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$341,200             |
| Electrical            | \$123,800             | \$94,800              |
| Mechanical            |                       | \$136,800             |
| <b>Total</b>          | <b>\$123,800</b>      | <b>\$572,800</b>      |
| Priority A            |                       | \$341,200             |
| Priority B            | \$123,800             | \$231,600             |
| <b>Total</b>          | <b>\$123,800</b>      | <b>\$572,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$34,500         |                 |
| Interior Architecture | \$37,900        | \$5,200         |                  | \$8,500         |
| Electrical            | \$400           | \$600           | \$13,800         |                 |
| Mechanical            | \$9,800         | \$11,800        | \$58,900         | \$11,400        |
| <b>Total</b>          | <b>\$48,100</b> | <b>\$17,600</b> | <b>\$107,200</b> | <b>\$19,900</b> |
| Priority A            |                 |                 | \$34,500         |                 |
| Priority B            | \$29,800        | \$12,400        | \$72,700         | \$11,400        |
| Priority C            | \$18,300        | \$5,200         |                  | \$8,500         |
| <b>Total</b>          | <b>\$48,100</b> | <b>\$17,600</b> | <b>\$107,200</b> | <b>\$19,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - M

## Asset # : 1703

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 2%  |  |  | LIFE | ** | 5 | \$5,800  | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$52,100 | A |
| Masonry: Limestone     | 2%  |  |  | LIFE | ** | 5 | \$900    | A |
| Granite Panels         | 6%  |  |  | LIFE | ** | 5 | \$2,600  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2043 | ** | 5 | \$13,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick    | 90% |  |  | LIFE | ** | 5 | \$8,500 | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5 | \$6,000 | A |

## Roof

|                         |     |  |  |      |           |    |          |   |
|-------------------------|-----|--|--|------|-----------|----|----------|---|
| Built-Up (BUR)          | 15% |  |  | 2026 | **        | 10 | \$10,400 | A |
| Copper/Terne            | 5%  |  |  | 2049 | **        | 10 | \$8,600  | A |
| IRMA/Protected Membrane | 35% |  |  | 2026 | **        | 10 | \$24,200 | A |
| IRMA/Protected Membrane | 45% |  |  | 2021 | \$289,100 | 10 | \$31,100 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$22,900 | C |
| Ceramic Tile           | 10% |  |  | 2030 | ** | 5 | \$10,500 | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$4,100  | C |
| Vinyl Tile             | 65% |  |  | 2026 | ** | 3 | \$34,000 | C |
| Wood                   | 10% |  |  | 2049 | ** | 5 | \$19,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,700  | C |
| Marble Panels         | 10% |  |  | LIFE | ** |   |          | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$15,300 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2034 | ** | 5 | \$39,200 | B |
| Exposed Concrete     | 45% |  |  | LIFE | ** | 5 | \$7,400  | B |
| Plaster              | 25% |  |  | LIFE | ** | 5 | \$16,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2031 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Electrical Room*

*Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2031 | ** | 5 | \$1,800 | B |
|------------------|------|--|--|------|----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - M

## Asset # : 1703

| Electrical        |                    | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-------------------|--------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System            | Component          | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                   | Type               | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts   |                    |  |           |                |                    |                |             |                |          |
| Raceway           |                    |  |           |                |                    |                |             |                |          |
|                   | Conduit            | 90%  |           |                | 2031               | **             | 1           |                | B        |
|                   | Conduit            | 10%  |           |                | 2041               | **             | 1           |                | B        |
| Panelboards       |                    |  |           |                |                    |                |             |                |          |
|                   | Fused Disc Sw      | 10%  |           |                | 2029               | **             | 5           | \$200          | B        |
|                   | Molded Case Bkrs   | 70%  |           |                | 2020               | \$94,800       | 5           | \$1,300        | B        |
|                   | Molded Case Bkrs   | 20%  |           |                | 2029               | **             | 5           | \$400          | B        |
| Wiring            |                    |  |           |                |                    |                |             |                |          |
|                   | Braided Cloth      | 50%  | 2-4       | \$65,400       | 2046               | **             | 1           |                | B        |
|                   |                    | Insulation Aged, Extent : Moderate, Area Affected : 50%    |           |                |                    |                |             |                |          |
|                   |                    | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                   | Thermoplastic      | 50%  |           |                | 2041               | **             | 1           |                | B        |
| Motor Controllers |                    |  |           |                |                    |                |             |                |          |
|                   | Locally Mounted    | 50%  |           |                | 2019               | \$10,600       | 5           | \$200          | B        |
|                   | Locally Mounted    | 50%  |           |                | 2026               | **             | 5           | \$200          | B        |
| Ground            |                    |  |           |                |                    |                |             |                |          |
| Grounding Devices |                    |  |           |                |                    |                |             |                |          |
|                   | Generic            | 100%   |           |                | LIFE               | **             | 5           | \$1,000        | B        |
| Lighting          |                    |  |           |                |                    |                |             |                |          |
| Interior Lighting |                    |  |           |                |                    |                |             |                |          |
|                   | Fluorescent        | 91%  |           |                | 2026               | **             | 10          | \$58,400       | B        |
|                   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                   |                    | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                   |                    | Explanation : Lamp T-8                                     |           |                |                    |                |             |                |          |
|                   | HID                | 7%   |           |                | 2021               | \$20,400       | 10          | \$200          | B        |
|                   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                   |                    | Location : Back Yard                                       |           |                |                    |                |             |                |          |
|                   |                    | Explanation : Metal Halide                                 |           |                |                    |                |             |                |          |
|                   | Incandescent       | 2%   |           |                | 2016               | \$12,600       | 2           |                | B        |
| Egress Lighting   |                    |  |           |                |                    |                |             |                |          |
|                   | Emergency, Service | 50%  |           |                | 2021               | \$5,800        | 1           |                | B        |
|                   | Exit, Service      | 50%  |           |                | 2021               | \$5,800        | 1           |                | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2041               | * *            | 5           | \$21,700       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | * *            | 1           | \$69,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$5,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - M

## Asset # : 1703

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$86,000       | 1           | \$8,700        | B             |
| Convactor/Radiator  | 80%        |                   |                | 2026               | * *            | 1           | \$18,100       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2016               | \$32,800       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2021               | \$17,600       | 2           | \$400          | B             |
| Roof  | 80%        |                   |                | 2021               | \$50,700       | 2           | \$1,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$18,600       | 2           | \$1,000        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Leaking Connections, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Urinal Pipes In Boys Toilet Rooms # 115, 215 & 315 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 140 - Q  
**Address** : 116 AVE & 166 STREET  
**Borough** : QUEENS **Agency's Number** : Q140  
**Program / Asset #** : BOE0787.000 / 1541 **Yr Built/Renovated** : 1929 / 2000  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12341 **Lot** : 31 **BIN** : 4267260

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$66,800              | \$51,500              |
| Interior Architecture | \$255,000             | \$44,300              |
| Electrical            | \$76,100              | \$864,400             |
| Mechanical            | \$91,600              | \$101,700             |
| <b>Total</b>          | <b>\$489,600</b>      | <b>\$1,062,000</b>    |
| Priority A            | \$66,800              | \$51,500              |
| Priority B            | \$167,700             | \$1,010,500           |
| Priority C            | \$255,000             |                       |
| <b>Total</b>          | <b>\$489,600</b>      | <b>\$1,062,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,100        |
| Interior Architecture | \$3,900         |                 | \$29,800        | \$3,900         |
| Electrical            | \$5,600         | \$4,400         | \$21,800        | \$5,300         |
| Mechanical            | \$9,100         | \$10,500        | \$41,700        | \$9,700         |
| <b>Total</b>          | <b>\$18,600</b> | <b>\$14,900</b> | <b>\$93,200</b> | <b>\$29,000</b> |
| Priority A            |                 |                 |                 | \$10,100        |
| Priority B            | \$14,700        | \$14,900        | \$69,000        | \$15,000        |
| Priority C            | \$3,900         |                 | \$24,200        | \$3,900         |
| <b>Total</b>          | <b>\$18,600</b> | <b>\$14,900</b> | <b>\$93,200</b> | <b>\$29,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - Q

## Asset # : 1541

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | * * | 5 | \$51,500 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | * * | 5 | \$2,000  | A |

## Windows

|          |      |  |  |      |     |   |          |   |
|----------|------|--|--|------|-----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | * * | 5 | \$20,200 | A |
|----------|------|--|--|------|-----|---|----------|---|

## Parapets

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | * * | 5 | \$10,900 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | * * | 5 | \$700    | A |

## Roof

|                |     |     |          |      |     |  |  |   |
|----------------|-----|-----|----------|------|-----|--|--|---|
| Built-Up (BUR) | 98% | Now | \$66,800 | 2026 | * * |  |  | A |
|----------------|-----|-----|----------|------|-----|--|--|---|

*Blisters, Extent : Moderate, Area Affected : 15%*

*Location : Over Third Floor*

*Grlv/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%*

*Location : Over Third Floor*

|                       |    |  |  |      |     |    |         |   |
|-----------------------|----|--|--|------|-----|----|---------|---|
| Skylight, Metal/Glass | 2% |  |  | 2041 | * * | 10 | \$4,200 | A |
|-----------------------|----|--|--|------|-----|----|---------|---|

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | * *       | 5 | \$9,800  | C |
| Terrazzo               | 5%  |  |  | LIFE | * *       | 5 | \$3,500  | C |
| Vinyl Tile             | 35% |  |  | 2026 | * *       | 3 | \$15,600 | C |
| Vinyl Tile             | 30% |  |  | 2016 | \$255,000 | 3 | \$10,000 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Units*

|      |     |  |  |      |     |   |          |   |
|------|-----|--|--|------|-----|---|----------|---|
| Wood | 25% |  |  | 2036 | * * | 5 | \$41,800 | C |
|------|-----|--|--|------|-----|---|----------|---|

## Interior Walls

|                     |     |  |  |      |     |   |          |   |
|---------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick      | 10% |  |  | LIFE | * * |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | * * |   |          | C |
| Plaster             | 60% |  |  | LIFE | * * | 5 | \$16,200 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * |   |          | C |

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2026 | * * | 5 | \$11,100 | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$1,400  | B |
| Plaster              | 80% |  |  | LIFE | * * | 5 | \$44,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switches Rated @ 1-1600 Amperes And 1- 400 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 140 - Q

## Asset # : 1541

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 20%  |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs      | 60%  |                   |                | 2020               | \$61,000       | 5           | \$900          | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 85%  | 2-4               | \$76,100       | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 15%  |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 30%  |                   |                | 2034               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 70%  |                   |                | 2019               | \$122,400      | 5           | \$1,100        | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe; Point Of Contact Not Visible - Covered With Insulation |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 87%  |                   |                | 2021               | \$467,400      | 10          | \$47,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2029               | * *            | 10          | \$5,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2016               | \$5,000        | 10          |                | B             |
| Incandescent          | 1%   |                   |                | 2016               | \$5,400        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2026               | * *            | 10          | \$7,200        | B             |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2021               | \$24,200       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2029               | * *            | 1           | \$6,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Some Areas Only   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection  
Generic

100% 2029 \* \* 1-3 \$36,900 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : Addressable Fire Alarm Main Control Panel*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Interruptible Gas/Dual  
Fuel

100% 2041 \* \* 1 B

Conversion Equipment  
Steam Boiler

100% 2034 \* \* 1 \$59,100 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100% 2031 \* \* 4 \$4,400 B

## Terminal Devices

Air Handler  
Convactor/Radiator  
Fan Coil Unit/Heat

25% 2016 \$91,600 1 \$9,200 B

65% 2026 \* \* 1 \$12,500 B

10% 2021 \$101,700 1 \$1,900 B

## Air Conditioning

Energy Source  
Electricity

100% 2029 \* \* 1 B

Conversion Equipment  
Window/Wall Unit  
No Component

20% 2016 \$27,900 1 B

80% D

## Ventilation

## Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$33,200 B

## Exhaust Fans

Interior  
Roof

90% 2026 \* \* 2 \$1,700 B

10% 2026 \* \* 2 \$200 B

## Plumbing

H/C Water Piping  
Brass/Copper

100% 2031 \* \* 1 B

## Water Heater

Gas Fired

100% 2019 \$15,800 2 \$900 B

## Sanitary Piping

Cast Iron

100% LIFE \* \* 1 B

## Storm Drain Piping

Cast Iron

100% LIFE \* \* 1 B

## Sump Pump(s)

Rigid Piping

100% 2021 \$10,300 4 \$1,300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 140 - Q

Asset # : 1541

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2026               | * *            | 1           | \$3,700        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2031               | * *            | 1-2         | \$1,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 142 - M  
**Address** : 100 ATTORNEY STREET  
**Borough** : MANHATTAN **Agency's Number** : M142  
**Program / Asset #** : BOE0085.000 / 1704 **Yr Built/Renovated** : 1976 / 2001  
**Area Sq Ft** : 99,495 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 343 **Lot** : 1 **BIN** : 1004080

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$372,100             | \$66,100              |
| Interior Architecture |                       | \$1,000,100           |
| Electrical            | \$71,700              | \$203,800             |
| Mechanical            | \$272,700             | \$45,700              |
| <b>Total</b>          | <b>\$716,500</b>      | <b>\$1,315,700</b>    |
| Priority A            | \$372,100             | \$66,100              |
| Priority B            | \$344,400             | \$249,500             |
| Priority C            |                       | \$1,000,100           |
| <b>Total</b>          | <b>\$716,500</b>      | <b>\$1,315,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,800         |                 |                 |                 |
| Interior Architecture | \$3,400         | \$15,700        | \$15,700        | \$13,900        |
| Electrical            | \$35,200        | \$5,800         | \$20,800        | \$6,000         |
| Mechanical            | \$28,400        | \$15,500        | \$38,000        | \$16,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$72,600</b> | <b>\$40,900</b> | <b>\$78,500</b> | <b>\$40,000</b> |
| Priority A            | \$1,800         |                 |                 |                 |
| Priority B            | \$70,800        | \$25,200        | \$78,500        | \$26,100        |
| Priority C            |                 | \$15,700        |                 | \$13,900        |
| <b>Total</b>          | <b>\$72,600</b> | <b>\$40,900</b> | <b>\$78,500</b> | <b>\$40,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 142 - M

## Asset # : 1704

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$17,400       | A             |
| Masonry: Brick   | 95%        | Now               | \$222,100      | LIFE               | **             | 5           | \$66,100       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Attorney Street Facade                              |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$75,300       | 2029               | **             | 5           | \$7,800        | A             |
| Citrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$1,800        | LIFE               | **             | 5           | \$5,900        | A             |
| Expansion Jnt Failure, Extent : Light, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$36,100       | LIFE               | **             | 5           | \$10,800       | A             |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 100%       | Now               | \$38,600       | 2029               | **             |             |                | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Cafeteria And Gymnasium                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$41,300       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$6,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout Toilet Rrooms                            |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 80%        |                   |                | 2021               | \$958,800      | 3           | \$37,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$4,400        | C             |
| Folding Partition  | 10%        |                   |                | 2037               | **             | 5           | \$27,800       | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| Metal Panel  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$18,400       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2026               | **             | 5           | \$31,400       | B             |
| AcousTileSusp.Lay-In   | 20%        | Now               | \$3,400        | 2034               | **             | 5           | \$12,600       | B             |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Cafeteria And Gymnasium                 |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 35%        |                   |                | LIFE               | **             | 5           | \$6,900        | B             |
| Exposed Struc: Steel   | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$7,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 142 - M

## Asset # : 1704

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 3000 Amps                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2029               | * *            | 5           | \$1,300        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2037               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$26,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 60%        |                   |                | 2021               | \$78,500       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2026               | * *            | 5           | \$300          | B             |
| Motor Control Center                                       | 50%        |                   |                | 2019               | \$87,400       | 5           | \$1,100        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2026               | * *            | 1           | \$25,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2024               | * *            | 1           | \$31,500       | B             |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$3,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2026               | * *            | 10          | \$71,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2026               | * *            | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2021               | \$37,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2016               | \$5,600        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2026               | * *            | 10          | \$2,000        | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$7,000        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 142 - M

## Asset # : 1704

| Mechanical       |                       | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component             | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                  | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                       |   |           |                |                    |                |             |                |          |
|                  | Energy Source         |   |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 2         | 100%  |           |                | 2041               | * *            | 5           | \$26,000       | B        |
|                  | Conversion Equipment  |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler          | 100%  |           |                | 2038               | * *            | 1           | \$83,300       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                       | Location : Basement Boiler Room                         |           |                |                    |                |             |                |          |
|                  |                       | Explanation : 2 Units                                   |           |                |                    |                |             |                |          |
|                  | Distribution          |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump     | 100%  | Now       | \$13,400       | 2031               | * *            | 4           | \$4,200        | B        |
|                  |                       | Malfunctioning, Extent : Severe, Area Affected : 20%    |           |                |                    |                |             |                |          |
|                  |                       | Location : Vacuum Pump, Boiler Room                     |           |                |                    |                |             |                |          |
|                  | Terminal Devices      |   |           |                |                    |                |             |                |          |
|                  | Air Handler           | 30%   |           |                | 2026               | * *            | 1           | \$15,600       | B        |
|                  | Convactor/Radiator    | 70%   |           |                | 2034               | * *            | 1           | \$19,000       | B        |
| Air Conditioning |                       |   |           |                |                    |                |             |                |          |
|                  | Energy Source         |   |           |                |                    |                |             |                |          |
|                  | Electricity           | 100%  |           |                | 2037               | * *            | 1           |                | B        |
|                  | Conversion Equipment  |   |           |                |                    |                |             |                |          |
|                  | Reciprocating         | 30%   |           |                | 2029               | * *            | 1           | \$11,700       | B        |
|                  | Compr/Chiller         |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit      | 60%   |           |                | 2016               | \$118,200      | 1           |                | B        |
|                  | No Component          | 10%   |           |                |                    |                |             |                | D        |
|                  | Distribution          |   |           |                |                    |                |             |                |          |
|                  | Chilled Wtr Pipe/Pump | 30%   |           |                | 2031               | * *            | 4           | \$1,900        | B        |
|                  | No Component          | 70%   |           |                |                    |                |             |                | D        |
|                  | Terminal Devices      |   |           |                |                    |                |             |                |          |
|                  | Air Handler/Cool/Ht   | 30%   |           |                | 2026               | * *            | 1           | \$15,600       | B        |
|                  | No Component          | 70%   |           |                |                    |                |             |                | D        |
|                  | Heat Rejection        |   |           |                |                    |                |             |                |          |
|                  | Remote Air Cond       | 30%   | Now       | \$154,500      | 2031               | * *            | 2           | \$14,100       | B        |
|                  |                       | Corroded, Extent : Severe, Area Affected : 30%          |           |                |                    |                |             |                |          |
|                  |                       | Location : Lower Roof                                   |           |                |                    |                |             |                |          |
|                  |                       | Malfunctioning, Extent : Severe, Area Affected : 30%    |           |                |                    |                |             |                |          |
|                  |                       | Location : Lower Roof                                   |           |                |                    |                |             |                |          |
|                  | No Component          | 70%   |           |                |                    |                |             |                | D        |
| Ventilation      |                       |   |           |                |                    |                |             |                |          |
|                  | Distribution          |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers    | 100%  |           |                | LIFE               | * *            | 2-5         | \$46,900       | B        |
|                  | Exhaust Fans          |   |           |                |                    |                |             |                |          |
|                  | Interior              | 40%   |           |                | 2026               | * *            | 2           | \$1,000        | B        |
|                  | Roof                  | 60%   |           |                | 2021               | \$45,700       | 2           | \$1,600        | B        |
| Plumbing         |                       |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping      |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel       | 100%  |           |                | 2026               | * *            | 1           |                | B        |
|                  | Water Heater          |   |           |                |                    |                |             |                |          |
|                  | Gas Fired             | 100%  |           |                | 2020               | \$22,300       | 2           | \$1,300        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 142 - M

## Asset # : 1704

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 143 - Q  
**Address** : 34-74 113 STREET  
**Borough** : QUEENS **Agency's Number** : Q143  
**Program / Asset #** : BOE0790.000 / 1542 **Yr Built/Renovated** : 1929 / 2008  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1756 **Lot** : 25 **BIN** : 4043827

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$455,700             |
| Interior Architecture | \$45,500              | \$222,800             |
| Electrical            | \$972,000             | \$165,800             |
| Mechanical            |                       | \$178,500             |
| <b>Total</b>          | <b>\$1,017,500</b>    | <b>\$1,022,800</b>    |
| Priority A            |                       | \$455,700             |
| Priority B            | \$972,000             | \$344,300             |
| Priority C            | \$45,500              | \$222,800             |
| <b>Total</b>          | <b>\$1,017,500</b>    | <b>\$1,022,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$18,900        | \$1,400         | \$43,300         |                 |
| Interior Architecture | \$28,200        | \$5,200         | \$3,700          | \$8,200         |
| Electrical            | \$8,100         | \$5,800         | \$38,700         | \$5,400         |
| Mechanical            | \$11,100        | \$11,800        | \$35,900         | \$14,400        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$70,300</b> | <b>\$28,200</b> | <b>\$125,500</b> | <b>\$32,000</b> |
| Priority A            | \$18,900        | \$1,400         | \$43,300         |                 |
| Priority B            | \$46,100        | \$21,600        | \$82,200         | \$23,800        |
| Priority C            | \$5,200         | \$5,200         |                  | \$8,200         |
| <b>Total</b>          | <b>\$70,300</b> | <b>\$28,200</b> | <b>\$125,500</b> | <b>\$32,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 143 - Q

## Asset # : 1542

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$21,800       | A             |  |
| Masonry: Brick   | 45%        |                   |                | LIFE    | **                 | 5           | \$32,700       | A             |  |
| Masonry: Brick   | 12%        |                   |                | LIFE    | **                 | 5           | \$8,700        | A             |  |
| Other Observation, Extent : Light, Area Affected : 12%       |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Exterior Wall                               |            |                   |                |         |                    |             |                |               |  |
| Explanation : Replaced 2008                                  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 3%         |                   |                | LIFE    | **                 | 5           | \$1,600        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$11,800       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2043    | **                 | 5           | \$27,000       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 55%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : 1929 Wing   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 38%        |                   |                | 2051    | **                 | 5           | \$22,500       | A             |  |
| Metal Rail   | 2%         |                   |                | 2034    | **                 | 5-10        | \$5,500        | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,800        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 38%        |                   |                | 2026    | **                 | 10          | \$32,100       | A             |  |
| Copper/Terne   | 5%         |                   |                | 2049    | **                 | 10          | \$10,500       | A             |  |
| IRMA/Protected Membrane                                      | 50%        | Now               | \$7,900        | 2021    | \$392,500          |             |                | A             |  |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : 1960 And 1989 Additions                           |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2034    | **                 | 10          | \$7,700        | A             |  |
| Roll Roofing   | 2%         |                   |                | 2020    | \$7,600            | 5           | \$2,800        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 20%        |                   |                | LIFE    | **                 | 5           | \$52,200       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2030    | **                 | 5           | \$6,000        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,700        | C             |  |
| Vinyl Tile   | 40%        | 0-2               | \$45,500       | 2026    | **                 | 3           | \$17,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors -1989 Wing                              |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 15%        |                   |                | 2029    | **                 | 3           | \$8,900        | C             |  |
| Vinyl Tile   | 15%        |                   |                | 2021    | \$170,600          | 3           | \$6,700        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2034    | **                 | 5           | \$6,000        | C             |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$4,800        | C             |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 55%        |                   |                | LIFE    | **                 | 5           | \$19,800       | C             |  |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2034 | ** | 5 | \$22,200 | B |
| AcousTileConcealSpLn | 5%  |  |  | 2026 | ** | 5 | \$7,400  | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2034 | ** | 5 | \$23,700 | B |

*Water Penetration, Extent : Severe, Area Affected : 1%**Location : Corridor Outside Rm 1-134*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,900  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 10% |  |  | 2026 | ** |   |          | B |
| Plaster              | 35% |  |  | LIFE | ** | 5 | \$25,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2031 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$52,200 | 5 | \$200 | B |
| Fused Disc Sw | 50% |  |  | 2031 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2021 | \$59,500 | 1 |  | B |
| Conduit | 50% |  |  | 2031 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 20% |  |  | 2029 | **       | 5 | \$400 | B |
| Molded Case Bkrs | 40% |  |  | 2029 | **       | 5 | \$800 | B |
| Molded Case Bkrs | 40% |  |  | 2020 | \$54,200 | 5 | \$800 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$65,400 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2031 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 80% |  |  | 2026 | **      | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2019 | \$4,200 | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |          |   |          |   |
|-----------|------|--|--|------|----------|---|----------|---|
| Automatic | 100% |  |  | 2019 | \$23,100 | 1 | \$24,000 | B |
|-----------|------|--|--|------|----------|---|----------|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 143 - Q

## Asset # : 1542

| Electrical                  |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power              |            |  |                |                    |                |             |                |               |
| Generators                  |            |  |                |                    |                |             |                |               |
| Natural Gas                 | 100%       |  |                | 2017               | \$114,600      | 1           | \$30,100       | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Roof  |                |                    |                |             |                |               |
|                             |            | Explanation : One 125 Kva                                  |                |                    |                |             |                |               |
| Batteries                   |            |  |                |                    |                |             |                |               |
| Lead/Acid                   | 100%       |  |                | 2014               | \$600          | 5           | \$2,900        | B             |
| Lighting                    |            |  |                |                    |                |             |                |               |
| Interior Lighting           |            |  |                |                    |                |             |                |               |
| Fluorescent                 | 100%       |  |                | 2016               | \$718,900      | 10          | \$73,100       | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Throughout The Building                         |                |                    |                |             |                |               |
|                             |            | Explanation : Using T12 Lamps                              |                |                    |                |             |                |               |
| Egress Lighting             |            |  |                |                    |                |             |                |               |
| Emergency, Battery          | 50%        |  |                | 2021               | \$16,500       | 10          | \$9,600        | B             |
| Exit, Service               | 50%        |  |                | 2021               | \$6,600        | 1           |                | B             |
| Exterior Lighting           |            |  |                |                    |                |             |                |               |
| HID                         | 100%       |  |                | 2016               | \$32,400       | 10          | \$200          | B             |
| Mechanical                  |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |  |                |                    |                |             |                |               |
| Energy Source               |            |  |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |  |                | 2041               | * *            | 1           |                | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                             |            | Location : Boiler Room                                     |                |                    |                |             |                |               |
|                             |            | Explanation : The Gas Line Has Not Been Put Into Use       |                |                    |                |             |                |               |
| Conversion Equipment        |            |  |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |  |                | 2034               | * *            | 1           | \$79,100       | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                             |            | Location : Basement  |                |                    |                |             |                |               |
|                             |            | Explanation : 3 Units                                      |                |                    |                |             |                |               |
| Distribution                |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |  |                | 2041               | * *            | 4           | \$3,900        | B             |
| Terminal Devices            |            |  |                |                    |                |             |                |               |
| Air Handler                 | 20%        |  |                | 2021               | \$98,000       | 1           | \$9,900        | B             |
| Convactor/Radiator          | 70%        |  |                | 2034               | * *            | 1           | \$18,100       | B             |
| Fan Coil Unit/Heat          | 10%        |  |                | 2026               | * *            | 1           | \$2,600        | B             |
| Air Conditioning            |            |  |                |                    |                |             |                |               |
| Energy Source               |            |  |                |                    |                |             |                |               |
| Electricity                 | 100%       |  |                | 2037               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 143 - Q

Asset # : 1542

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 20%   |                   |                | 2029               | * *            | 2           | \$1,000        | B             |
|                        | Other Observation, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                        | Explanation : This Equipment Has Not Been Put Into Use  |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 10%   |                   |                | 2016               | \$18,700       | 1           |                | B             |
| No Component           | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$44,500       | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 80%   |                   |                | 2021               | \$80,400       | 2           | \$2,000        | B             |
| Roof                   | 20%   |                   |                | 2026               | * *            | 2           | \$500          | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2034               | * *            | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%  |                   |                | 2019               | \$21,200       | 2           | \$1,200        | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport     |   |                   |                |                    |                |             |                |               |
| Elevators              |   |                   |                |                    |                |             |                |               |
| Hydraulic              | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : 1-3  |                   |                |                    |                |             |                |               |
|                        | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 143 - Q MINISCHOOL  
**Address** : 34-74 113 STREET  
**Borough** : QUEENS **Agency's Number** : Q843  
**Program / Asset #** : BOE0790.010 / 1543 **Yr Built/Renovated** : 1971 /  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1756 **Lot** : 25 **BIN** : 4043827

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,000              |                       |
| Electrical            | \$94,400              |                       |
| Mechanical            |                       | \$146,600             |
| <b>Total</b>          | <b>\$150,500</b>      | <b>\$146,600</b>      |
| Priority A            | \$56,000              |                       |
| Priority B            | \$94,400              | \$146,600             |
| <b>Total</b>          | <b>\$150,500</b>      | <b>\$146,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$12,800        |                |                 |                |
| Interior Architecture | \$13,800        | \$400          | \$6,900         | \$1,800        |
| Electrical            | \$200           |                | \$9,400         |                |
| Mechanical            | \$600           | \$700          | \$3,900         | \$700          |
| <b>Total</b>          | <b>\$27,300</b> | <b>\$1,100</b> | <b>\$20,200</b> | <b>\$2,500</b> |
| Priority A            | \$12,800        |                |                 |                |
| Priority B            | \$1,000         | \$700          | \$20,200        | \$700          |
| Priority C            | \$13,500        | \$400          |                 | \$1,800        |
| <b>Total</b>          | <b>\$27,300</b> | <b>\$1,100</b> | <b>\$20,200</b> | <b>\$2,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 143 - Q MINISCHOOL

Asset # : 1543

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Cast in Place Concrete

5%

LIFE

\* \*

5

\$3,800

A

Vertical Cracks, Extent : Light, Area Affected : 2%  
Location : Foundation

Metal Panel

95%

2-4

\$11,600

2031

\* \*

5

\$27,400

A

Deformed/Dented, Extent : Light, Area Affected : 20%  
Location : Throughout

## Windows

Aluminum

100%

2029

\* \*

5

\$2,400

A

## Roof

Metal Panel

100%

2034

\* \*

10

\$56,000

A

## Interior

## Floors

Ceramic Tile

5%

2030

\* \*

5

\$700

C

Vinyl Tile

95%

0-2

\$13,500

2026

\* \*

3

\$5,300

C

Blisters, Extent : Moderate, Area Affected : 10%  
Location : Throughout

## Interior Walls

Concrete Masonry Unit

30%

LIFE

\* \*

5

\$1,600

C

Metal Panel

70%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

5%

Now

\$300

2026

\* \*

5

\$500

B

Broken/Missing Elements, Extent : Light, Area Affected : 5%  
Location : Throughout

AcousTileSusp.Lay-In

95%

2026

\* \*

5

\$13,700

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2031

\* \*

5

B

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : One 600 Amps Main Disconnect

## Switchgear / Switchboard

Fused Disc Sw

100%

2031

\* \*

5

B

## Raceway

Conduit

90%

2021

\$1,000

1

B

Conduit

10%

2031

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2029

\* \*

5

B

Molded Case Bkrs

90%

2029

\* \*

5

\$200

B

## Wiring

Thermoplastic

90%

2021

\$700

1

B

Thermoplastic

10%

2031

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 143 - Q MINISCHOOL

## Asset # : 1543

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Motor Controllers

Locally Mounted

100%

2019

\$4,500

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

B

## Lighting

## Interior Lighting

Fluorescent

100%

2016

\$94,400

10

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## Egress Lighting

Emergency, Battery

50%

2021

\$2,100

10

\$1,200

B

Exit, Service

50%

2021

\$800

1

B

## Exterior Lighting

HID

100%

2016

\$200

10

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Electricity

40%

2041

\* \*

1

B

Natural Gas

60%

2041

\* \*

1

B

## Conversion Equipment

Furnace

60%

2026

\* \*

1

\$3,000

B

*Other Observation, Extent : Light, Area Affected : 60%**Location : Equipment Room**Explanation : 2 Units*

Heat Pump

40%

2019

\$33,100

2

\$1,200

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : Out Side The Building**Explanation : 6 Exterior Units*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$5,600

B

## Terminal Devices

Induction Unit

40%

2024

\* \*

1

\$1,300

B

No Component

60%

D

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

100%

2022

\$146,600

2

\$600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Equipment Room**Explanation : 2 Units*

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 143 - Q MINISCHOOL

Asset # : 1543

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
| Distribution     |                    |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$5,600        | B             |
| Exhaust Fans     |                    |                |                   |                    |         |                |             |                |               |
|                  | Interior           | 80%            |                   |                    | 2021    | \$10,100       | 2           | \$200          | B             |
|                  | Roof               | 20%            |                   |                    | 2026    | * *            | 2           | \$100          | B             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
| H/C Water Piping |                    |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel    | 100%           |                   |                    | 2034    | * *            | 1           |                | B             |
| Water Heater     |                    |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2016    | \$1,800        | 4           | \$100          | B             |
| Sanitary Piping  |                    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Fixtures         |                    |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 144 - Q  
**Address** : 93-02 69 AVENUE @KESSEL ST.  
**Borough** : QUEENS **Agency's Number** : Q144  
**Program / Asset #** : BOE0791.000 / 1544 **Yr Built/Renovated** : 1930 / 2002  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3212 **Lot** : 1 **BIN** : 4076870

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$92,200         | \$296,200          |
| Interior Architecture |  | \$110,500        | \$656,900          |
| Electrical            |  | \$38,200         | \$657,200          |
| Mechanical            |  |                  | \$389,500          |
| <b>Total</b>          |  | <b>\$240,900</b> | <b>\$1,999,800</b> |
| Priority A            |  | \$92,200         | \$296,200          |
| Priority B            |  | \$106,700        | \$1,085,900        |
| Priority C            |  | \$41,900         | \$617,700          |
| <b>Total</b>          |  | <b>\$240,900</b> | <b>\$1,999,800</b> |

| EXPENSE               | FY 2014          | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$86,000         |                |                 |                 |
| Interior Architecture | \$54,900         |                | \$2,500         | \$8,100         |
| Electrical            | \$29,000         | \$900          | \$1,500         | \$1,500         |
| Mechanical            | \$26,100         | \$8,300        | \$12,800        | \$9,700         |
| <b>Total</b>          | <b>\$196,000</b> | <b>\$9,200</b> | <b>\$16,800</b> | <b>\$19,300</b> |
| Priority A            | \$86,000         |                |                 |                 |
| Priority B            | \$68,800         | \$9,200        | \$14,300        | \$11,200        |
| Priority C            | \$41,200         |                | \$2,500         | \$8,100         |
| <b>Total</b>          | <b>\$196,000</b> | <b>\$9,200</b> | <b>\$16,800</b> | <b>\$19,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 144 - Q

## Asset # : 1544

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$45,000       | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$103,600      | A             |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | **             | 5           | \$20,300       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%  |                   |                | LIFE               | **             | 5-10        | \$36,800       | A             |
| Copper/Terne           | 5%   |                   |                | 2058               | **             | 5           | \$2,100        | A             |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5-10        | \$47,300       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$24,400       | 2023               | \$244,400      |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 402 |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2038               | **             | 10          | \$5,900        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 5%   | Now               | \$27,900       | 2043               | **             | 5           | \$1,100        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%<br>Location : Stairs  |                   |                |                    |                |             |                |               |
|                        | Wrinkling, Extent : Severe, Area Affected : 25%<br>Location : Stairs             |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2026               | **             | 5           | \$2,500        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Vinyl Tile             | 30%  |                   |                | 2018               | \$240,700      | 3           | \$12,600       | C             |
| Vinyl Tile             | 47%  |                   |                | 2023               | \$377,000      | 3           | \$19,800       | C             |
| Wood                   | 10%  |                   |                | 2038               | **             | 5           | \$15,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2026               | **             | 5           | \$2,500        | C             |
| Masonry: Brick         | 5%   |                   |                | LIFE               | **             | 10          | \$1,300        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Plaster                | 90%  |                   |                | LIFE               | **             | 5-10        | \$64,800       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%  |                   |                | 2028               | **             | 5           | \$8,400        | B             |
| Exposed Concrete       | 15%  |                   |                | LIFE               | **             | 5-10        | \$15,700       | B             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5-10        | \$107,800      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 144 - Q

## Asset # : 1544

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$14,400       | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Non Fusible Service Equipment                |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2043               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs         | 70%  |                   |                | 2022               | \$71,100       | 5           | \$1,000        | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 30%  | 2-4               | \$26,900       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic            | 50%  |                   |                | 2023               | \$44,800       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 60%  |                   |                | 2021               | \$12,700       | 5           | \$200          | B             |
| Locally Mounted          | 30%  |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Motor Control Center     | 10%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 74%  |                   |                | 2018               | \$375,200      | 10          | \$38,200       | B             |
| Fluorescent              | 20%  |                   |                | 2028               | * *            | 10          | \$10,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement, Library And Stairways                 |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2018               | \$7,000        | 10          | \$100          | B             |
| Incandescent             | 3%   |                   |                | 2018               | \$15,200       | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 40%  |                   |                | 2018               | \$3,700        | 1           |                | B             |
| Emergency, Battery       | 10%  |                   |                | 2028               | * *            | 10          | \$1,400        | B             |
| Exit, Service            | 10%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service            | 40%  |                   |                | 2018               | \$3,700        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$22,900       | 10          | \$200          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

2028

\* \*

1-3

\$10,200

D

Generic

30%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$55,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$2,800

B

## Terminal Devices

Air Handler

20%

2023

\$69,100

1

\$7,000

B

Convector/Radiator

60%

2028

\* \*

1

\$10,900

B

Fan Coil Unit/Heat

20%

2018

\$192,000

1

\$3,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$13,200

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$49,700

B

## Exhaust Fans

Interior

100%

2023

\$70,900

2

\$1,700

B

## Plumbing

## H/C Water Piping

Brass/Copper

70%

2033

\* \*

1

B

Galv Iron/Steel

30%

2021

\$57,500

1

B

## Water Heater

Gas Fired

100%

2021

\$14,900

2

\$800

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Sump Pump(s)

Rigid Piping

100%

2028

\* \*

4

\$1,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

P. S. 144 - Q

Asset # : 1544

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 97%        |                   |                |                    |                |             |                | D             |
| Generic               | 3%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 145 - BK  
**Address** : 100 NOLL STREET BTWN: EVERGREEN AVE., CENTRAL  
**Borough** : BROOKLYN **Agency's Number** : K145  
**Program / Asset #** : BOE0447.000 / 2749 **Yr Built/Renovated** : 1905 / 2010  
**Area Sq Ft** : 100,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3153 **Lot** : 11 **BIN** : 3071915

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$378,600             | \$340,600             |
| Interior Architecture | \$1,288,000           | \$100,400             |
| Electrical            | \$181,100             | \$292,700             |
| Mechanical            | \$521,900             | \$1,501,000           |
| <b>Total</b>          | <b>\$2,369,500</b>    | <b>\$2,234,600</b>    |
| Priority A            | \$378,600             | \$340,600             |
| Priority B            | \$916,700             | \$1,852,700           |
| Priority C            | \$1,074,300           | \$41,300              |
| <b>Total</b>          | <b>\$2,369,500</b>    | <b>\$2,234,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,400        |                 |                 |                 |
| Interior Architecture | \$7,000         | \$8,700         |                 | \$8,700         |
| Electrical            | \$5,900         | \$1,500         | \$1,400         | \$11,300        |
| Mechanical            | \$45,900        | \$12,300        | \$18,900        | \$11,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$85,200</b> | <b>\$26,400</b> | <b>\$24,300</b> | <b>\$35,600</b> |
| Priority A            | \$22,400        |                 |                 |                 |
| Priority B            | \$55,700        | \$24,000        | \$24,300        | \$26,900        |
| Priority C            | \$7,000         | \$2,400         |                 | \$8,700         |
| <b>Total</b>          | <b>\$85,200</b> | <b>\$26,400</b> | <b>\$24,300</b> | <b>\$35,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - BK

## Asset # : 2749

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 20%        | Now               | \$274,300      | LIFE               | * *            | 5           | \$230,100      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Various Areas  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Severe, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : Mid Height Band  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | * *            | 5           | \$110,400      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | * *            | 5           | \$42,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | Now               | \$39,000       | LIFE               | * *            | 5           | \$11,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Over Elevator Area In Basement And Various Other Locations |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%             |            |                   |                |                    |                |             |                |               |
| Location : Over Elevator Area In Basement And Various Other Locations |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        | Now               | \$16,500       | LIFE               | * *            | 5           | \$1,700        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         | Now               | \$6,000        | 2042               | * *            | 5           | \$1,300        | A             |
| Miss/Damaged Copings, Extent : Severe, Area Affected : 5%             |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 30%         |            |                   |                |                    |                |             |                |               |
| Location : Coping Covers  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 90%        | Now               | \$51,100       | 2027               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Ponding, Extent : Moderate, Area Affected : 20%                       |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%             |            |                   |                |                    |                |             |                |               |
| Location : Rooms 401, 402, 418, Main Office, Various Other Areas      |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 5%         | Now               | \$14,200       | 2032               | * *            |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Over Staff Restroom And Elevator Area In Basement          |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%                   |            |                   |                |                    |                |             |                |               |
| Location : Over Staff Restroom And Elevator Area In Basement          |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2050               | * *            | 10          | \$6,600        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - BK

## Asset # : 2749

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$41,300       | C             |
| Ceramic Tile  | 5%         | Now               | \$7,000        | 2025               | **             | 5           | \$3,100        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%                                |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms  |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Vinyl Tile  | 10%        | Now               | \$24,000       | 2027               | **             | 3           | \$4,700        | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%                                 |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 45%        | Now               | \$540,200      | 2032               | **             | 3           | \$21,300       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%                                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%                                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 20%        | Now               | \$106,800      | 2037               | **             | 5           | \$23,600       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 100%                                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms 102,105,210  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms 102, 105, 210  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 8%         | Now               | \$40,900       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Severe, Area Affected : 10%                                       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room, Various Basement Areas  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$4,700        | C             |
| Glass: Special Gauge  | 2%         |                   |                | LIFE               | **             | 1           |                | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$18,800       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick  | 7%         | Now               | \$74,600       | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                     |            |                   |                |                    |                |             |                |               |
| Location : Various Basement Areas   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        | Now               | \$287,700      | LIFE               | **             | 5           | \$23,500       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%                                      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 301, 401, 402, Stair 5, Staff Room Near Cafeteria, Elevator Area In Basement |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                     |            |                   |                |                    |                |             |                |               |
| Location : Rooms 301, 401, 418, Stair 5, Staff Room Near Cafeteria, Elevator Area In Basement |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - BK

## Asset # : 2749

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |     |          | 2035 | * * | 5 | \$12,600 | B |
| Masonry:Vault Struct | 15% | Now | \$62,200 | LIFE | * * |   |          | B |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%*

*Location : Basement*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Various Basement Locations*

*Other Observation, Extent : Severe, Area Affected : 15%*

*Location : Various Basement Locations*

*Explanation : Rusting Steel Supports*

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 70% | Now | \$151,500 | LIFE | * * | 5 | \$55,100 | B |
|---------|-----|-----|-----------|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Room 401, 402, 418, Staff Restroom, Main Office, Elevator Area In Basement,*

*Numerous Throughout*

|         |    |  |  |      |     |   |         |   |
|---------|----|--|--|------|-----|---|---------|---|
| Plaster | 5% |  |  | LIFE | * * | 5 | \$3,900 | B |
|---------|----|--|--|------|-----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 1200 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 30% |  |  | 2021 | \$40,600 | 5 | \$600 | B |
| Molded Case Bkrs | 30% |  |  | 2021 | \$40,600 | 5 | \$700 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | * *      | 5 | \$200 | B |
| Molded Case Bkrs | 30% |  |  | 2030 | * *      | 5 | \$700 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |          |   |       |   |
|-----------------|-----|-----|---------|------|----------|---|-------|---|
| Locally Mounted | 80% |     |         | 2020 | \$17,000 | 5 | \$400 | B |
| Locally Mounted | 20% | 2-4 | \$4,200 | 2042 | * *      | 5 | \$100 | B |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : On Extended Life*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |     |   |         |   |
|------|-----|-------|------|-----|---|---------|---|
| 100% | 2-4 | \$900 | LIFE | * * | 5 | \$1,200 | B |
|------|-----|-------|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |     |    |          |   |
|-----|--|--|------|-----|----|----------|---|
| 99% |  |  | 2027 | * * | 10 | \$76,400 | B |
|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Incandescent

|    |  |  |      |  |         |   |   |
|----|--|--|------|--|---------|---|---|
| 1% |  |  | 2022 |  | \$7,600 | 2 | B |
|----|--|--|------|--|---------|---|---|

## Egress Lighting

## Emergency, Battery

|     |  |  |      |     |    |          |   |
|-----|--|--|------|-----|----|----------|---|
| 50% |  |  | 2027 | * * | 10 | \$10,200 | B |
|-----|--|--|------|-----|----|----------|---|

## Exit, Service

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 50% |  |  | 2027 | * * | 1 |  | B |
|-----|--|--|------|-----|---|--|---|

## Exterior Lighting

## HID

|      |  |  |      |  |          |    |       |   |
|------|--|--|------|--|----------|----|-------|---|
| 100% |  |  | 2022 |  | \$34,100 | 10 | \$300 | B |
|------|--|--|------|--|----------|----|-------|---|

## Alarm

## Security System

## No Component

|     |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|---|
| 90% |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|---|

## Generic

|     |  |  |      |  |          |   |         |   |
|-----|--|--|------|--|----------|---|---------|---|
| 10% |  |  | 2022 |  | \$28,200 | 1 | \$3,100 | B |
|-----|--|--|------|--|----------|---|---------|---|

## Fire/Smoke Detection

## No Component

|     |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|---|
| 90% |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|---|

## Generic

|     |  |  |      |     |     |         |   |
|-----|--|--|------|-----|-----|---------|---|
| 10% |  |  | 2030 | * * | 1-3 | \$5,000 | B |
|-----|--|--|------|-----|-----|---------|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2042 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Fuel

## Conversion Equipment

## Steam Boiler

|      |  |  |      |     |   |          |   |
|------|--|--|------|-----|---|----------|---|
| 100% |  |  | 2035 | * * | 1 | \$83,400 | B |
|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

|      |     |          |      |  |           |   |         |   |
|------|-----|----------|------|--|-----------|---|---------|---|
| 100% | Now | \$13,400 | 2022 |  | \$670,100 | 4 | \$4,200 | B |
|------|-----|----------|------|--|-----------|---|---------|---|

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : #1 Boiler Water Returning Sensor, Boiler Room**Not in Service, Extent : Severe, Area Affected : 20%**Location : 1 Vacuum Pump, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 145 - BK

Asset # : 2749

| Mechanical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |  |                   |                |                    |                |             |                |               |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Air Handler            | 20%  |                   |                | 2017               | \$103,500      | 1           | \$10,400       | B             |
| Convector/Radiator     | 55%  |                   |                | 2020               | \$498,500      | 1           | \$15,000       | B             |
| Fan Coil Unit/Heat     | 25%  |                   |                | 2017               | \$359,200      | 1           | \$6,800        | B             |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%   |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Window/Wall Unit       | 30%  |                   |                | 2017               | \$59,200       | 1           |                | B             |
| No Component           | 65%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$46,900       | B             |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 40%  | Now               | \$17,000       | 2027               | * *            | 2           | \$800          | B             |
|                        | Obsolete Equipment, Extent : Severe, Area Affected : 40%<br>Location : 1 In Basement, 1 In Penthouse |                   |                |                    |                |             |                |               |
| Roof                   | 60%  | Now               | \$900          | 2022               | \$45,800       | 2           | \$1,200        | B             |
|                        | Broken, Extent : Moderate, Area Affected : 10%<br>Location : 3 Units Cover, Roof                     |                   |                |                    |                |             |                |               |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Brass/Copper           | 100%   |                   |                | 2022               | \$286,600      | 1           |                | B             |
| Water Heater           |  |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%   |                   |                | 2020               | \$22,300       | 2           | \$1,300        | B             |
| Sanitary Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   | Now               | \$2,700        | LIFE               | * *            | 1           |                | B             |
|                        | Leak Evident, Extent : Severe, Area Affected : 5%<br>Location : Basement                             |                   |                |                    |                |             |                |               |
| Sump Pump(s)           |  |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures               |  |                   |                |                    |                |             |                |               |
| Generic                | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport     |  |                   |                |                    |                |             |                |               |
| Elevators              |  |                   |                |                    |                |             |                |               |
| Hydraulic              | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100%<br>Location : B-4<br>Explanation : One Unit  |                   |                |                    |                |             |                |               |
| Fire Suppression       |  |                   |                |                    |                |             |                |               |
| Sprinkler              |  |                   |                |                    |                |             |                |               |
| No Component           | 97%  |                   |                |                    |                |             |                | D             |
| Generic                | 3%   |                   |                | 2022               | \$33,600       | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 145 - M  
**Address** : 150 WEST 105 STREET  
**Borough** : MANHATTAN **Agency's Number** : M145  
**Program / Asset #** : BOE0088.000 / 1705 **Yr Built/Renovated** : 1961 / 2010  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1859 **Lot** : 1 **BIN** : 1076625

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$384,400             | \$593,500             |
| Interior Architecture | \$320,600             | \$704,700             |
| Electrical            | \$673,600             | \$276,300             |
| Mechanical            |                       | \$77,200              |
| <b>Total</b>          | <b>\$1,378,600</b>    | <b>\$1,651,700</b>    |
| Priority A            | \$384,400             | \$593,500             |
| Priority B            | \$673,600             | \$353,500             |
| Priority C            | \$320,600             | \$704,700             |
| <b>Total</b>          | <b>\$1,378,600</b>    | <b>\$1,651,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$74,100         |                 | \$10,200         |                 |
| Interior Architecture | \$20,600         |                 | \$4,600          | \$9,200         |
| Electrical            | \$200            | \$800           | \$92,900         |                 |
| Mechanical            | \$44,500         | \$10,100        | \$25,200         | \$12,700        |
| <b>Total</b>          | <b>\$139,400</b> | <b>\$11,000</b> | <b>\$132,900</b> | <b>\$22,000</b> |
| Priority A            | \$74,100         |                 | \$10,200         |                 |
| Priority B            | \$63,200         | \$11,000        | \$118,100        | \$12,700        |
| Priority C            | \$2,200          |                 | \$4,600          | \$9,200         |
| <b>Total</b>          | <b>\$139,400</b> | <b>\$11,000</b> | <b>\$132,900</b> | <b>\$22,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - M

## Asset # : 1705

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$330,000      | LIFE               | **             | 5           | \$49,100       | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : North Facade,Corners                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Chimney  |            |                   |                |                    |                |             |                |               |
| Explanation : Broken Coping                                   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2041               | **             | 5-10        | \$18,800       | A             |
| Window Wall   | 5%         |                   |                | 2031               | **             | 5           | \$10,200       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$29,500       | 2037               | **             | 5           | \$6,100        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Metal Rail  | 20%        |                   |                | 2034               | **             | 5-10        | \$32,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 5%         | Now               | \$17,600       | 2031               | **             |             |                | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Canopies   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Canopies   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         | Now               | \$7,400        | 2049               | **             |             |                | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Stair #1   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 90%        | Now               | \$54,400       | 2021               | \$544,400      |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout,Upper Roof                              |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Upper Roof at Bulkhead Door                        |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - M

## Asset # : 1705

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |           | LIFE | ** | 5 | \$21,600 | C |
| Ceramic Tile           | 5%  | Now | \$109,200 | 2036 | ** | 5 | \$2,500  | C |

*Broken/Missing Elements, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

|            |     |     |           |      |           |   |          |   |
|------------|-----|-----|-----------|------|-----------|---|----------|---|
| Terrazzo   | 5%  |     |           | LIFE | **        | 5 | \$3,900  | C |
| Vinyl Tile | 75% | Now | \$211,400 | 2021 | \$704,700 | 3 | \$27,700 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2036 | ** | 5 | \$9,200 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2024 | ** | 5 | \$4,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,700  | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 85% |  |  | LIFE | ** | 5 | \$22,200 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2034 | ** | 5 | \$36,900 | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$9,200  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$6,200  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2021 | \$89,400 | 5 | \$1,700 | B |
|------------------|------|--|--|------|----------|---|---------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$101,600 | 5 | \$1,700 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2021 | \$17,900 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 145 - M

## Asset # : 1705

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |           |    |          |   |
|--------------------|------|--|--|------|-----------|----|----------|---|
| Interior Lighting  |      |  |  |      |           |    |          |   |
| Fluorescent        | 92%  |  |  | 2016 | \$546,300 | 10 | \$55,600 | B |
| HID                | 3%   |  |  | 2016 | \$8,200   | 10 | \$100    | B |
| Incandescent       | 5%   |  |  | 2016 | \$29,700  | 2  | \$100    | B |
| Egress Lighting    |      |  |  |      |           |    |          |   |
| Emergency, Battery | 50%  |  |  | 2016 | \$13,700  | 10 | \$8,000  | B |
| Exit, Service      | 50%  |  |  | 2016 | \$5,500   | 1  |          | B |
| Exterior Lighting  |      |  |  |      |           |    |          |   |
| HID                | 100% |  |  | 2016 | \$26,600  | 10 | \$200    | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |     |          |      |    |   |          |   |
|--|------|-----|----------|------|----|---|----------|---|
| Energy Source  |      |     |          |      |    |   |          |   |
| Fuel Oil No 6  | 100% |     |          | 2041 | ** | 5 | \$20,400 | B |
| Conversion Equipment                                       |      |     |          |      |    |   |          |   |
| Steam Boiler   | 100% |     |          | 2034 | ** | 1 | \$65,300 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |     |          |      |    |   |          |   |
| Location : Basement Boiler Room                            |      |     |          |      |    |   |          |   |
| Explanation : 2 Units                                      |      |     |          |      |    |   |          |   |
| Distribution   |      |     |          |      |    |   |          |   |
| Steam Piping/Pump  | 100% | Now | \$26,200 | 2041 | ** | 4 | \$3,300  | B |
| Leak Evident, Extent : Severe, Area Affected : 20%         |      |     |          |      |    |   |          |   |
| Location : Vacuum Pump, Boiler Return                      |      |     |          |      |    |   |          |   |
| Terminal Devices   |      |     |          |      |    |   |          |   |
| Air Handler  | 20%  | Now | \$8,100  | 2026 | ** | 1 | \$7,300  | B |
| Malfunctioning, Extent : Severe, Area Affected : 30%       |      |     |          |      |    |   |          |   |
| Location : Cafeteria                                       |      |     |          |      |    |   |          |   |
| Convactor/Radiator   | 80%  |     |          | 2034 | ** | 1 | \$17,100 | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2037 | **       | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 50%  |  |  | 2019 | \$77,200 | 1 |  | B |
| No Component         | 50%  |  |  |      |          |   |  | D |

## Ventilation

|  |      |     |         |      |    |     |          |   |
|--|------|-----|---------|------|----|-----|----------|---|
| Distribution   |      |     |         |      |    |     |          |   |
| Ductwork/Diffusers                                   | 100% |     |         | LIFE | ** | 2-5 | \$36,700 | B |
| Exhaust Fans   |      |     |         |      |    |     |          |   |
| Interior   | 80%  |     |         | 2026 | ** | 2   | \$1,600  | B |
| Roof   | 20%  | Now | \$1,200 | 2026 | ** | 2   | \$300    | B |
| Not in Service, Extent : Severe, Area Affected : 20% |      |     |         |      |    |     |          |   |
| Location : Roof                                      |      |     |         |      |    |     |          |   |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 145 - M

Asset # : 1705

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper                         | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| HW Heat Exchanger<br>Low Temp                            | 100%       |                   |                | 2041               | * *            | 4           | \$6,500        | B             |
| Sanitary Piping<br>Cast Iron                             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                          | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)<br>Compressed Air                      | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer<br>Generic                            | 100%       |                   |                | 2021               | \$7,300        | 1           | \$4,100        | B             |
| Fixtures<br>Generic                                      | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 146 - BX  
**Address** : 968 CAULDWELL AVENUE @ E.163 ST.  
**Borough** : BRONX **Agency's Number** : X146  
**Program / Asset #** : BOE0283.000 / 381 **Yr Built/Renovated** : 1958 / 2000  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2632 **Lot** : 27 **BIN** : 2004498

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$791,800             | \$47,000              |
| Interior Architecture | \$137,900             | \$832,000             |
| Electrical            | \$141,400             | \$1,132,900           |
| Mechanical            | \$93,000              | \$84,600              |
| <b>Total</b>          | <b>\$1,164,100</b>    | <b>\$2,096,500</b>    |
| Priority A            | \$791,800             | \$47,000              |
| Priority B            | \$296,000             | \$1,264,100           |
| Priority C            | \$76,300              | \$785,400             |
| <b>Total</b>          | <b>\$1,164,100</b>    | <b>\$2,096,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,500         | \$11,700        | \$29,000        |                 |
| Interior Architecture | \$71,600         |                 | \$2,600         | \$10,300        |
| Electrical            | \$11,700         | \$1,500         | \$1,700         | \$2,800         |
| Mechanical            | \$69,200         | \$12,400        | \$17,200        | \$16,200        |
| <b>Total</b>          | <b>\$190,000</b> | <b>\$25,600</b> | <b>\$50,500</b> | <b>\$29,300</b> |
| Priority A            | \$37,500         | \$11,700        | \$29,000        |                 |
| Priority B            | \$117,500        | \$13,900        | \$18,900        | \$19,000        |
| Priority C            | \$35,000         |                 | \$2,600         | \$10,300        |
| <b>Total</b>          | <b>\$190,000</b> | <b>\$25,600</b> | <b>\$50,500</b> | <b>\$29,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - BX

## Asset # : 381

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$29,400       | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$93,900       | A             |
| Metal/Glass Curt Wall  | 20%        | Now               | \$686,900      | LIFE               | **             | 5           | \$23,500       | A             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | **             | 5           | \$23,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5-10        | \$67,900       | A             |
| Metal Rail   | 20%        |                   |                | 2036               | **             | 5-10        | \$47,800       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$18,700       | 2028               | **             |             |                | A             |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2051               | **             | 10          | \$9,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$22,500       | C             |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$5,200        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Vinyl Tile   | 80%        | Now               | \$39,300       | 2023               | \$785,400      | 3           | \$30,900       | C             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$9,700        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$4,700        | C             |
| Plaster  | 65%        |                   |                | LIFE               | **             | 5-10        | \$57,300       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$13,000       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%         |                   |                | 2028               | **             | 5           | \$6,400        | B             |
| AcousTileSusp.Lay-In   | 15%        |                   |                | 2028               | **             | 5           | \$15,300       | B             |
| Exposed Concrete   | 55%        |                   |                | LIFE               | **             | 5-10        | \$70,300       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             | 10          | \$10,200       | B             |
| Fiber Board  | 5%         |                   |                | 2023               | \$46,600       |             |                | B             |
| Plaster  | 15%        | Now               | \$26,400       | LIFE               | **             | 5           | \$9,600        | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - BX

## Asset # : 381

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 25%  |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 75%  |                   |                | 2023               | \$78,200       | 5           | \$1,300        | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2023               | \$113,000      | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs         | 80%  |                   |                | 2022               | \$108,400      | 5           | \$1,400        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$91,600       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2023               | \$26,200       | 1           |                | B             |
| Thermoplastic            | 10%  |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2021               | \$21,200       | 5           | \$500          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 15%  |                   |                | 2028               | * *            | 10          | \$9,500        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Hallways  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 79%  |                   |                | 2018               | \$490,200      | 10          | \$49,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2018               | \$8,600        | 10          | \$100          | B             |
| Incandescent             | 3%   |                   |                | 2018               | \$18,600       | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2018               | \$14,300       | 10          | \$8,300        | B             |
| Exit, Service            | 50%  |                   |                | 2018               | \$5,700        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2018               | \$28,000       | 10          | \$200          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

60%

D

Generic

40%

2018

\$316,900

1-3

\$17,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$21,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gal Tank*

Conversion Equipment

Steam Boiler

100%

Now

\$38,200

2028

\* \*

1

\$61,400

B

*Malfunctioning, Extent : Moderate, Area Affected : 60%**Location : Both Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$54,800

2033

\* \*

4

\$3,400

B

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

20%

Now

\$4,200

2023

\$84,600

1

\$7,700

B

*Broken, Extent : Moderate, Area Affected : 10%**Location : Fan Room**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Air Handler Coil, Basement**Noisy/Vibrating, Extent : Light, Area Affected : 10%**Location : Fan Room Gym*

Convactor/Radiator

20%

2028

\* \*

1

\$4,500

B

No Component

60%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout**Explanation : Fan Coil Units Providing Heat And Cold Air Are Covered Under A C System*

## Air Conditioning

Energy Source

Electricity

100%

2045

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

| Mechanical                  |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |            |                   |  |                    |                |             |                |               |
| Conversion Equipment        |            |                   |  |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 60%        |                   |  | 2031               | * *            | 1           | \$19,200       | B             |
|                             |            |                   | R-134a Refrigerant, Extent : Light, Area Affected : 100%   |                    |                |             |                |               |
|                             |            |                   | Location : Chiller, On Roof                                |                    |                |             |                |               |
|                             |            |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |               |
|                             |            |                   | Location : Roof  |                    |                |             |                |               |
|                             |            |                   | Explanation : One Package Unit                             |                    |                |             |                |               |
| No Component                | 40%        |                   |  |                    |                |             |                | D             |
| Distribution                |            |                   |  |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 60%        |                   |  | 2049               | * *            | 4           | \$2,000        | B             |
| No Component                | 40%        |                   |  |                    |                |             |                | D             |
| Terminal Devices            |            |                   |  |                    |                |             |                |               |
| Fan Coil - Cool/Heat        | 60%        | Now               | \$10,700   | 2028               | * *            | 1           | \$12,000       | B             |
|                             |            |                   | Broken, Extent : Moderate, Area Affected : 2%              |                    |                |             |                |               |
|                             |            |                   | Location : Throughout                                      |                    |                |             |                |               |
|                             |            |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |               |
|                             |            |                   | Location : Class Rooms                                     |                    |                |             |                |               |
|                             |            |                   | Explanation : Fan Coil Units Providing Hot And Cold Air    |                    |                |             |                |               |
| No Component                | 40%        |                   |  |                    |                |             |                | D             |
| Ventilation                 |            |                   |  |                    |                |             |                |               |
| Distribution                |            |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |  | LIFE               | * *            | 2-5         | \$60,800       | B             |
| Exhaust Fans                |            |                   |  |                    |                |             |                |               |
| Interior                    | 50%        |                   |  | 2028               | * *            | 2           | \$1,100        | B             |
| Roof                        | 50%        |                   |  | 2023               | \$31,200       | 2           | \$1,100        | B             |
| Plumbing                    |            |                   |  |                    |                |             |                |               |
| H/C Water Piping            |            |                   |  |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |                   |  | 2028               | * *            | 1           |                | B             |
| Water Heater                |            |                   |  |                    |                |             |                |               |
| Gas Fired                   | 100%       | 0-2               | \$18,300   | 2023               | \$18,300       | 2           | \$800          | B             |
|                             |            |                   | Malfunctioning, Extent : Severe, Area Affected : 100%      |                    |                |             |                |               |
|                             |            |                   | Location : Basement  |                    |                |             |                |               |
| HW Heat Exchanger           |            |                   |  |                    |                |             |                |               |
| Low Temp                    | 100%       |                   |  | 2033               | * *            | 4           | \$6,800        | B             |
| Sanitary Piping             |            |                   |  |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |            |                   |  |                    |                |             |                |               |
| Cast Iron                   | 100%       | Now               | \$11,000   | LIFE               | * *            | 1           |                | B             |
|                             |            |                   | Blockage /Clogged, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Rear Yard                                       |                    |                |             |                |               |
|                             |            |                   | Leak Evident, Extent : Severe, Area Affected : 5%          |                    |                |             |                |               |
|                             |            |                   | Location : Basement  |                    |                |             |                |               |
| Sump Pump(s)                |            |                   |  |                    |                |             |                |               |
| Rigid Piping                | 100%       |                   |  | 2023               | \$10,300       | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 146 - BX

Asset # : 381

| Mechanical       |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing         |                    |  |           |                    |      |                |       |                |          |
|                  | Backflow Preventer |  |           |                    |      |                |       |                |          |
|                  | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                  | Generic            | 5%   |           |                    | 2031 | * *            | 1     | \$200          | B        |
|                  |                    | Other Observation, Extent : Light, Area Affected : 5%                |           |                    |      |                |       |                |          |
|                  |                    | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                    | Explanation : For A C System Only                                    |           |                    |      |                |       |                |          |
| Fixtures         |                    |  |           |                    |      |                |       |                |          |
|                  | Generic            | 100%   |           |                    |      |                |       |                | B        |
|                  |                    | Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 50% |           |                    |      |                |       |                |          |
|                  |                    | Location : Throughout  |           |                    |      |                |       |                |          |
|                  |                    | Obsolete Fixtures, Extent : Moderate, Area Affected : 50%            |           |                    |      |                |       |                |          |
|                  |                    | Location : Throughout  |           |                    |      |                |       |                |          |
| Fire Suppression |                    |  |           |                    |      |                |       |                |          |
|                  | Sprinkler          |  |           |                    |      |                |       |                |          |
|                  | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                  | Generic            | 5%   |           |                    | 2033 | * *            | 1-2   | \$1,000        | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 146 - M  
**Address** : 421 EAST 106 STREET BTWN: 1 AVE., FDR DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M146  
**Program / Asset #** : BOE0089.000 / 1706 **Yr Built/Renovated** : 1965 / 2005  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 1700 **Lot** : 1 **BIN** : 1052999

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$147,300             | \$113,300             |
| Interior Architecture | \$1,190,600           | \$35,900              |
| Electrical            | \$161,700             | \$1,087,000           |
| Mechanical            | \$122,400             | \$1,408,400           |
| <b>Total</b>          | <b>\$1,622,000</b>    | <b>\$2,644,600</b>    |
| Priority A            | \$147,300             | \$113,300             |
| Priority B            | \$549,900             | \$2,531,300           |
| Priority C            | \$924,800             |                       |
| <b>Total</b>          | <b>\$1,622,000</b>    | <b>\$2,644,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,100         | \$22,700        |                 | \$3,800         |
| Interior Architecture | \$15,300        | \$2,200         | \$1,700         | \$17,900        |
| Electrical            | \$800           | \$600           | \$800           | \$10,000        |
| Mechanical            | \$55,200        | \$10,900        | \$17,700        | \$22,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$40,300</b> | <b>\$24,200</b> | <b>\$58,400</b> |
| Priority A            | \$7,100         | \$22,700        |                 | \$3,800         |
| Priority B            | \$59,900        | \$15,400        | \$22,500        | \$38,500        |
| Priority C            | \$15,300        | \$2,200         | \$1,700         | \$16,200        |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$40,300</b> | <b>\$24,200</b> | <b>\$58,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - M

## Asset # : 1706

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%   | Now               | \$41,100       | LIFE    | **                 | 5           | \$63,600       | A             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Loose/Delam Surface, Extent : Moderate, Area Affected : 5%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 78%   |                   |                | LIFE    | **                 | 5           | \$49,600       | A             |  |
| Pre-Cast Concrete       | 2%  |                   |                | LIFE    | **                 | 5           | \$4,100        | A             |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  |                   |                | 2044    | **                 | 5           | \$14,300       | A             |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence       | 100%  |                   |                | 2027    | **                 | 5-10        | \$80,700       | A             |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 2%  |                   |                | 2037    | **                 | 10          | \$3,800        | A             |  |
| IRMA/Protected Membrane | 78%   |                   |                | 2027    | **                 | 10          | \$59,100       | A             |  |
| Paver: Asphalt          | 20%   |                   |                | 2025    | **                 | 10          | \$22,700       | A             |  |
|                         | Recent Repair Evident, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                         | Location : Flashing   |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%  |                   |                | 2031    | **                 | 5           | \$3,500        | C             |  |
| Terrazzo                | 2%  |                   |                | LIFE    | **                 | 5           | \$1,800        | C             |  |
| Vinyl Tile              | 75%   |                   |                | 2017    | \$822,100          | 3           | \$43,100       | C             |  |
|                         | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Explanation : 9x9 Tiles                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 15%   |                   |                | 2027    | **                 | 3           | \$6,500        | C             |  |
| Wood                    | 5%  |                   |                | 2037    | **                 | 5           | \$10,800       | C             |  |
| Interior Walls          |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%  | Now               | \$4,500        | 2031    | **                 | 5           | \$1,500        | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE    | **                 | 5           | \$4,100        | C             |  |
| Masonry: Brick          | 2%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                 | 55%   | Now               | \$102,700      | LIFE    | **                 | 5           | \$16,800       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry     | 30%   |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - M

## Asset # : 1706

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 3%  |     |           | 2027 | * * | 5 | \$3,400  | B |
| Exposed Concrete     | 60% | Now | \$265,800 | LIFE | * * | 5 | \$10,800 | B |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Struc: Steel | 2%  |  |  | LIFE | * * |   |          | B |
| Metal Panel          | 25% |  |  | LIFE | * * | 5 | \$35,900 | B |
| Plaster              | 10% |  |  | LIFE | * * | 5 | \$7,200  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Electrical Service Rated @ 2000 Amps

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$13,600 | 5 | \$200 | B |
| Molded Case Bkrs | 40% |  |  | 2021 | \$54,200 | 5 | \$800 | B |
| Molded Case Bkrs | 10% |  |  | 2038 | * *      | 5 | \$200 | B |
| Molded Case Bkrs | 40% |  |  | 2044 | * *      | 5 | \$800 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,100 | B |
|---------|------|--|--|------|-----|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Main Water Pipe

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - M

## Asset # : 1706

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

94%  
2022 \$651,200 10 \$66,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 3% 2022 \$9,600 10 \$100 B  
Incandescent 3% 2022 \$103,900 2 \$100 B

Egress Lighting

Emergency, Battery 50% 2027 \* \* 10 \$9,300 B  
Exit, Service 50% 2027 \* \* 1 B

Exterior Lighting

HID 100% 2022 \$31,100 10 \$200 B

## Alarm

Security System

No Component 95%  
Generic 5% 2022 \$12,800 1 \$1,400 B

Fire/Smoke Detection

No Component 95%  
Generic 5% 2017 \$44,000 1-3 \$2,400 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Fuel Oil No 6 100% 2032 \* \* 5 \$23,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Vault*  
*Explanation : 2 - 7,500 Gallon Tanks For #6 Fuel*

Conversion Equipment

Steam Boiler 100% 2020 \$426,600 1 \$76,200 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 - Boilers*

Distribution

Steam Piping/Pump 100% Now \$122,400 2022 \$611,800 4 \$3,800 B  
*Corroded, Extent : Moderate, Area Affected : 50%*  
*Location : Various*

Terminal Devices

Air Handler 15% 2022 \$70,900 1 \$7,100 B  
Convactor/Radiator 75% 2027 \* \* 1 \$18,700 B  
Fan Coil Unit/Heat 10% 2022 \$131,200 1 \$2,500 B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - M

## Asset # : 1706

| Mechanical         |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                      |  |                   |                    |         |                |             |                |               |
|                    | Energy Source        |  |                   |                    |         |                |             |                |               |
|                    | Electricity          | 100%   | Now               | \$29,800           | 2038    | * *            | 1           |                | B             |
|                    |                      | Other Observation, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                      | Location : Throughout                                    |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : Window Units Trip Breakers                 |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit     | 40%  |                   |                    | 2020    | \$72,100       | 1           |                | B             |
|                    | No Component         | 60%  |                   |                    |         |                |             |                | D             |
| Ventilation        |                      |  |                   |                    |         |                |             |                |               |
|                    | Distribution         |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$42,900       | B             |
|                    | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                    | Interior             | 99%  | Now               | \$9,600            | 2022    | \$95,900       | 2           | \$1,900        | B             |
|                    |                      | Malfunctioning, Extent : Moderate, Area Affected : 50%   |                   |                    |         |                |             |                |               |
|                    |                      | Location : Damper Actuators                              |                   |                    |         |                |             |                |               |
|                    | Roof                 | 1%   |                   |                    | 2022    | \$700          | 2           |                | B             |
| Plumbing           |                      |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel      | 100%   |                   |                    | 2027    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger    |  |                   |                    |         |                |             |                |               |
|                    | Low Temp             | 100%   |                   |                    | 2022    | \$27,200       | 4           | \$11,400       | B             |
|                    | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping         | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                      | Location : Ground Floor                                  |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : Duplex Unit                                |                   |                    |         |                |             |                |               |
|                    | Fixtures             |  |                   |                    |         |                |             |                |               |
|                    | Generic              | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                      |  |                   |                    |         |                |             |                |               |
|                    | Elevators            |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic            | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                      | Location : 1-3   |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : One Unit                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                      |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                    | No Component         | 70%  |                   |                    |         |                |             |                | D             |
|                    | Generic              | 30%  |                   |                    | 2042    | * *            | 1-2         | \$6,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 146 - Q  
**Address** : 98-01 159 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q146  
**Program / Asset #** : BOE0793.000 / 1547 **Yr Built/Renovated** : 1936 / 2004  
**Area Sq Ft** : 80,900 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 14168 **Lot** : 16 **BIN** : 4295163

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$54,600              | \$59,100              |
| Interior Architecture | \$387,900             |                       |
| Electrical            | \$547,200             | \$1,050,800           |
| Mechanical            |                       | \$160,500             |
| <b>Total</b>          | <b>\$989,700</b>      | <b>\$1,270,400</b>    |
| Priority A            | \$54,600              | \$59,100              |
| Priority B            | \$644,500             | \$1,211,300           |
| Priority C            | \$290,600             |                       |
| <b>Total</b>          | <b>\$989,700</b>      | <b>\$1,270,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,800        |                 |                 |                 |
| Interior Architecture | \$25,700        | \$5,100         | \$9,500         | \$10,200        |
| Electrical            | \$17,900        | \$4,500         | \$19,400        | \$4,400         |
| Mechanical            | \$34,400        | \$16,800        | \$27,600        | \$19,500        |
| <b>Total</b>          | <b>\$88,800</b> | <b>\$26,400</b> | <b>\$56,500</b> | <b>\$34,100</b> |
| Priority A            | \$10,800        |                 |                 |                 |
| Priority B            | \$52,300        | \$21,300        | \$47,000        | \$23,900        |
| Priority C            | \$25,700        | \$5,100         | \$9,500         | \$10,200        |
| <b>Total</b>          | <b>\$88,800</b> | <b>\$26,400</b> | <b>\$56,500</b> | <b>\$34,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$16,300       | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$13,900       | A             |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$45,200       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Masonry: Limestone  | 7%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | **             | 5           | \$24,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$7,300        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Rail  | 2%         |                   |                | 2038               | **             | 5-10        | \$3,800        | A             |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Small Section At Main Roof                         |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 23%        |                   |                | 2034               | **             | 5-10        | \$18,600       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2026               | **             | 10          | \$54,600       | A             |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$7,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$5,100        | C             |
| Vinyl Tile  | 30%        | 2-4               | \$290,600      | 2031               | **             | 3           | \$11,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2026               | **             | 3           | \$25,400       | C             |
| Wood  | 10%        |                   |                | 2036               | **             | 5           | \$19,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$5,100        | C             |
| Concrete Masonry Unit   | 5%         | Now               | \$19,400       | LIFE               | **             | 5           | \$2,000        | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 146 - Q

## Asset # : 1547

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 25% Now \$97,300 2034 \* \* 5 \$15,800 B

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Corridors*

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| Exposed Concrete     | 20% |  |  | LIFE | * *      | 5 | \$3,200  | B |
| Exposed Struc: Steel | 2%  |  |  | LIFE | * *      |   |          | B |
| Fiber Board          | 3%  |  |  | 2021 | \$27,600 |   |          | B |
| Metal Panel          | 10% |  |  | LIFE | * *      | 5 | \$12,600 | B |
| Plaster              | 40% |  |  | LIFE | * *      | 5 | \$25,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2041 \* \* 5 \$300 B

## Switchgear / Switchboard

Fused Disc Sw 25% 2021 \$26,100 5 \$100 B

Fused Disc Sw 75% 2041 \* \* 5 \$200 B

## Raceway

Conduit 90% 2021 \$107,100 1 B

Conduit 10% 2041 \* \* 1 B

## Panelboards

Fused Knife Sw 10% 2-4 \$13,600 2046 \* \* 5 \$100 B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : 1st Floor*

Molded Case Bkrs 40% 2037 \* \* 5 \$700 B

Molded Case Bkrs 50% 2020 \$67,700 5 \$900 B

## Wiring

Thermoplastic 50% 2021 \$65,400 1 B

Thermoplastic 50% 2041 \* \* 1 B

## Motor Controllers

Locally Mounted 80% 2034 \* \* 5 \$400 B

Locally Mounted 20% 2019 \$4,200 5 \$100 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,000 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2021               | \$587,700      | 10          | \$59,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                           |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                      |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               | \$5,700        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2021               | \$12,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 25%        |                   |                | 2016               | \$7,000        | 10          | \$4,100        | B             |
| Emergency, Battery   | 25%        |                   |                | 2021               | \$7,000        | 10          | \$4,100        | B             |
| Exit, Service  | 25%        |                   |                | 2016               | \$2,800        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2021               | \$2,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2026               | * *            | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Generic  | 60%        |                   |                | 2021               | \$137,000      | 1           | \$14,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                           |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional           |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2016               | \$547,200      | 1-3         | \$28,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                           |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Old, But Still Functional |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 90%        |                   |                | 2041               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel                                  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$18,800       | 2026               | * *            | 1           | \$60,600       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Tubes Leaking, Boiler Room                        |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2031               | * *            | 4           | \$5,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 146 - Q

Asset # : 1547

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$83,500       | 1           | \$8,400        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2026               | * *            | 1           | \$17,600       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2041               | * *            | 4           | \$3,400        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat                                    | 100%       |                   |                | 2026               | * *            | 1           | \$22,000       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 100%       |                   |                | 2026               | * *            | 2           | \$47,300       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2021               | \$77,000       | 2           | \$1,900        | B             |
| Roof  | 10%        |                   |                | 2026               | * *            | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2041               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Compressed Air  | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2041               | * *            | 1-2         | \$19,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 147 - BK  
**Address** : 325 BUSHWICK AVENUE BTWN: MC KIBBEN ST. - SEIGEL ST.  
**Borough** : BROOKLYN **Agency's Number** : K147  
**Program / Asset #** : BOE0448.000 / 1348 **Yr Built/Renovated** : 1906 / 1996  
**Area Sq Ft** : 142,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3091 **Lot** : 1 **BIN** : 3071418

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$624,100             | \$271,900             |
| Interior Architecture | \$2,513,800           | \$154,000             |
| Electrical            | \$161,500             | \$619,200             |
| Mechanical            |                       | \$435,800             |
| <b>Total</b>          | <b>\$3,299,400</b>    | <b>\$1,480,900</b>    |
| Priority A            | \$624,100             | \$271,900             |
| Priority B            | \$359,900             | \$1,155,600           |
| Priority C            | \$2,315,400           | \$53,400              |
| <b>Total</b>          | <b>\$3,299,400</b>    | <b>\$1,480,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$70,700         |                 | \$2,500         |                 |
| Interior Architecture | \$48,700         |                 | \$3,300         | \$15,200        |
| Electrical            | \$5,000          | \$3,300         | \$4,500         | \$4,500         |
| Mechanical            | \$76,100         | \$17,600        | \$20,900        | \$20,600        |
| <b>Total</b>          | <b>\$200,500</b> | <b>\$20,900</b> | <b>\$31,200</b> | <b>\$40,300</b> |
| Priority A            | \$70,700         |                 | \$2,500         |                 |
| Priority B            | \$103,500        | \$20,900        | \$25,400        | \$25,100        |
| Priority C            | \$26,400         |                 | \$3,300         | \$15,200        |
| <b>Total</b>          | <b>\$200,500</b> | <b>\$20,900</b> | <b>\$31,200</b> | <b>\$40,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - BK

## Asset # : 1348

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now               | \$270,000      | LIFE               | * *            | 5           | \$104,600      | A             |
| Water Penetration, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Foundation Wall                                     |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | * *            | 5           | \$334,600      | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$31,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | * *            | 5           | \$60,200       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | * *            | 5-10        | \$126,700      | A             |
| Metal Panel  | 5%         |                   |                | 2043               | * *            | 5           | \$3,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle  | 20%        |                   |                | 2026               | * *            | 10          | \$2,500        | A             |
| Built-Up (BUR)   | 45%        | Now               | \$18,200       | 2028               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 452, 453, 455, Library                        |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 15%        | Now               | \$60,500       | 2033               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | * *            | 10          | \$24,900       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 10%   | Now               | \$35,500       | 2028               | * *            | 5           | \$4,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria  |                   |                |                    |                |             |                |               |
|                        | Uneven Surface, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$39,100       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Mosaic Tile            | 2%  |                   |                | 2028               | * *            | 5           | \$8,900        | C             |
| Vinyl Tile             | 68%   | 0-2               | \$1,159,200    | 2033               | * *            | 3           | \$45,600       | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                     |                   |                |                    |                |             |                |               |
| Wood                   | 15%   | Now               | \$568,900      | 2063               | * *            | 5           | \$25,200       | C             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium                                       |                   |                |                    |                |             |                |               |
|                        | Misaligned/Bulging, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium                                       |                   |                |                    |                |             |                |               |
|                        | Uneven Substrate, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium                                       |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2026               | * *            | 5           | \$6,700        | C             |
| Masonry: Brick         | 10%   | Now               | \$453,800      | LIFE               | * *            |             |                | C             |
|                        | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%  |                   |                |                    |                |             |                |               |
|                        | Location : Basement, Old Coal Bunkers                       |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Severe, Area Affected : 25%              |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Foundation                                       |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Severe, Area Affected : 50%           |                   |                |                    |                |             |                |               |
|                        | Location : Basement, Old Coal Bunkers                       |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | LIFE               | * *            | 10          | \$5,000        | C             |
| Marble Panels          | 2%  |                   |                | LIFE               | * *            | 10          | \$1,800        | C             |
| Plaster                | 80%   |                   |                | LIFE               | * *            | 5-10        | \$151,400      | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Various Classrooms On Fourth Floor               |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - BK

## Asset # : 1348

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                       |    |  |  |      |    |    |          |   |
|-----------------------|----|--|--|------|----|----|----------|---|
| Exposed Struc: Steel  | 5% |  |  | LIFE | ** | 10 | \$17,900 | B |
| Masonry: Vault Struct | 5% |  |  | LIFE | ** | 10 | \$4,500  | B |

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Under Sidewalk*

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5-10 | \$215,200 | B |
|---------|-----|--|--|------|----|------|-----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Rooms 452, 453, 455, Library*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 20% | Now | \$61,500 | LIFE | ** | 5 | \$22,400 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Room 455*

*Paint Peeling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Room 455, Auditorium*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Enclosure Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2023 | \$100,600 | 5 | \$400 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 25% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$153,200 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2033 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2031 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2031 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2022 | \$135,500 | 5 | \$2,500 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$161,500 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$26,400 | 5 | \$600 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 20% |  |  | 2028 | ** | 5 | \$200 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - BK

## Asset # : 1348

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$3,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Meter Room**Explanation : Connected To Main Water Pipe.*

## Lighting

## Interior Lighting

## Fluorescent

100%

2031

\* \*

10

\$109,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

## Emergency, Battery

25%

2023

\$12,400

10

\$7,200

B

## Exit, Service

75%

2023

\$14,900

1

B

## Exterior Lighting

## HID

100%

2031

\* \*

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$120,300

1

\$13,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2031

\* \*

1-3

\$21,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2036

\* \*

1

\$118,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2033

\* \*

4

\$5,900

B

## Terminal Devices

## Air Handler

15%

2023

\$110,200

1

\$11,100

B

## Convactor/Radiator

85%

2028

\* \*

1

\$32,900

B

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 147 - BK

Asset # : 1348

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2018               | \$28,000       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 40%        |                   |                | LIFE               | * *            | 2-5         | \$42,200       | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2023               | \$30,100       | 2           | \$700          | B             |
| Roof   | 20%        |                   |                | 2028               | * *            | 2           | \$700          | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 80%        | Now               | \$32,600       | 2021               | \$325,600      | 1           |                | B             |
| Other Observation, Extent : Severe, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : All Teacher's Bath Room & 4th Floor Student's Bathrooms |            |                   |                |                    |                |             |                |               |
| Explanation : Not Enough Pressure                                  |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$31,700       | 2           | \$1,800        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$500          | 2028               | * *            | 4           | \$1,300        | B             |
| Broken, Extent : Severe, Area Affected : 20%                       |            |                   |                |                    |                |             |                |               |
| Location : 1 Motor, Basement                                       |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       | Now               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
| Not in Service, Extent : Severe, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2031               | * *            | 1           | \$7,400        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 147 - Q  
**Address** : 218-01 116 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q147  
**Program / Asset #** : BOE0794.000 / 1548 **Yr Built/Renovated** : 1930 / 1996  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 11300 **Lot** : 1 **BIN** : 4243743

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$372,100             | \$58,000              |
| Interior Architecture | \$422,900             | \$455,300             |
| Electrical            | \$280,400             | \$795,200             |
| Mechanical            | \$80,400              | \$285,700             |
| <b>Total</b>          | <b>\$1,155,800</b>    | <b>\$1,594,300</b>    |
| Priority A            | \$372,100             | \$58,000              |
| Priority B            | \$360,800             | \$1,133,900           |
| Priority C            | \$422,900             | \$402,300             |
| <b>Total</b>          | <b>\$1,155,800</b>    | <b>\$1,594,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,200        |                 |                 |                 |
| Interior Architecture | \$2,500         | \$6,800         | \$9,400         | \$3,800         |
| Electrical            | \$1,500         | \$2,000         | \$56,000        | \$1,300         |
| Mechanical            | \$14,700        | \$17,200        | \$26,700        | \$16,700        |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$25,900</b> | <b>\$92,200</b> | <b>\$21,800</b> |
| Priority A            | \$19,200        |                 |                 |                 |
| Priority B            | \$16,100        | \$19,100        | \$82,800        | \$18,100        |
| Priority C            | \$2,500         | \$6,800         | \$9,400         | \$3,800         |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$25,900</b> | <b>\$92,200</b> | <b>\$21,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - Q

## Asset # : 1548

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$195,100      | LIFE               | **             | 5           | \$58,000       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Foundation   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | Now               | \$19,200       | LIFE               | **             | 5           | \$2,300        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Window Sills, Corners                              |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$109,600      | 2037               | **             | 5           | \$11,400       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2026               | **             | 10          | \$67,500       | A             |
| Copper/Terne           | 5%  |                   |                | 2049               | **             | 10          | \$8,900        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Old Coal Bunker                                    |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2030               | **             | 5           | \$3,000        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Traffic Topping        | 5%  | Now               | \$135,600      | 2031               | **             | 5           | \$3,100        | C             |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
|                        | Wrinkling, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                        | Location : Stairs   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 42%   |                   |                | 2021               | \$402,300      | 3           | \$15,800       | C             |
| Vinyl Tile             | 30%   | Now               | \$287,300      | 2031               | **             | 3           | \$11,300       | C             |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria, Corridors, Classrooms                   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria, Corridors                               |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Classrooms And Corridors                           |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units                                       |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2036               | **             | 5           | \$18,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - Q

## Asset # : 1548

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Cast in Place Concrete

5%

LIFE

\* \*

C

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement Areaways, Old Coal Room, Foundation*

Ceramic Tile

5%

2024

\* \*

5

\$5,100

C

Masonry: Brick

10%

LIFE

\* \*

C

Plaster

60%

LIFE

\* \*

5

\$18,200

C

SGFT/Glazed Masonry

20%

LIFE

\* \*

C

## Ceilings

Exposed Concrete

15%

LIFE

\* \*

5

\$2,300

B

Plaster

85%

LIFE

\* \*

5

\$53,000

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Nameplate Ratings Available*

## Switchgear / Switchboard

Fused Disc Sw

90%

2021

\$80,500

5

\$300

B

Fused Disc Sw

10%

2031

\* \*

5

B

## Raceway

Conduit

90%

2021

\$76,700

1

B

Conduit

10%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

20%

2020

\$20,300

5

\$300

B

Molded Case Bkrs

70%

2020

\$71,100

5

\$1,200

B

Molded Case Bkrs

10%

2037

\* \*

5

\$200

B

## Wiring

Braided Cloth

90%

2-4

\$80,600

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2041

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2019

\$17,000

5

\$400

B

Locally Mounted

20%

2034

\* \*

5

\$100

B

## Ground

## Grounding Devices

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

85%

2021

\$514,500

10

\$52,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

## Fluorescent

10%

2026

\* \*

10

\$6,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## HID

3%

2016

\$8,400

10

\$100

B

## Incandescent

2%

2016

\$12,100

2

B

## Egress Lighting

## Emergency, Battery

50%

2021

\$13,900

10

\$8,100

B

## Exit, Service

50%

2021

\$5,600

1

B

## Exterior Lighting

## HID

100%

2016

\$27,300

10

\$200

B

## Alarm

## Security System

## No Component

80%

D

## Generic

20%

2016

\$45,200

1

\$4,900

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional. CCTV In The Rear Portion Of The Building Only*

## Fire/Smoke Detection

## No Component

80%

D

## Generic

20%

2016

\$154,600

1-3

\$8,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Old, But Still Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2034

\* \*

1

\$66,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2041

\* \*

4

\$3,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 147 - Q

Asset # : 1548

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 30%            |                   |                    | 2021    | \$123,800      | 1           | \$12,500       | B             |
|                  | Convactor/Radiator   | 60%            |                   |                    | 2026    | * *            | 1           | \$13,000       | B             |
|                  | Fan Coil Unit/Heat   | 10%            |                   |                    | 2021    | \$114,600      | 1           | \$2,200        | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 30%            |                   |                    | 2019    | \$47,200       | 1           |                | B             |
|                  | No Component         | 70%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$37,400       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 95%            |                   |                    | 2016    | \$80,400       | 2           | \$2,000        | B             |
|                  | Roof                 | 5%             |                   |                    | 2021    | \$3,000        | 2           | \$100          | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 10%            |                   |                    | 2047    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel      | 90%            |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2019    | \$17,800       | 2           | \$1,000        | B             |
|                  | HW Heat Exchanger    |                |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%           |                   |                    | 2031    | * *            | 4           | \$10,000       | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Backflow Preventer   |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    | 2026    | * *            | 1           | \$4,200        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Standpipe            |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    | 2041    | * *            | 1-5         | \$35,200       | B             |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    | 2041    | * *            | 1-2         | \$18,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 147 - Q MINISCHOOL  
**Address** : 218-01 116 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q851  
**Program / Asset #** : BOE0794.010 / 2762 **Yr Built/Renovated** : 1972 / 1999  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 11300 **Lot** : 1 **BIN** : 4243743

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$42,000              |                       |
| Interior Architecture | \$72,500              | \$103,600             |
| Electrical            | \$87,000              | \$70,800              |
| Mechanical            |                       | \$110,000             |
| <b>Total</b>          | <b>\$201,500</b>      | <b>\$284,500</b>      |
| Priority A            | \$42,000              |                       |
| Priority B            | \$159,400             | \$180,800             |
| Priority C            |                       | \$103,600             |
| <b>Total</b>          | <b>\$201,500</b>      | <b>\$284,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$26,100        |                |                 |                |
| Interior Architecture | \$9,200         | \$1,400        |                 |                |
| Electrical            | \$700           | \$800          | \$27,200        | \$700          |
| Mechanical            | \$500           | \$400          | \$1,100         | \$400          |
| <b>Total</b>          | <b>\$36,500</b> | <b>\$2,500</b> | <b>\$28,200</b> | <b>\$1,100</b> |
| Priority A            | \$26,100        |                |                 |                |
| Priority B            | \$1,200         | \$1,200        | \$28,200        | \$1,100        |
| Priority C            | \$9,200         | \$1,400        |                 |                |
| <b>Total</b>          | <b>\$36,500</b> | <b>\$2,500</b> | <b>\$28,200</b> | <b>\$1,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - Q MINISCHOOL

Asset # : 2762

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$9,100 2031 \* \* 5 \$21,600 A  
*Corrosion/Rusting, Extent : Moderate, Area Affected : 5%*  
*Location : At Main Entrance*  
*Deformed/Dented, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$17,000 2029 \* \* 5 \$900 A  
*Hardware Missing, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2034 \* \* 10 \$42,000 A

## Interior

## Floors

## Mosaic Tile

3% Now \$9,200 2034 \* \* 5 \$400 C  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*  
*Location : Entrance*  
*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%*  
*Location : Entrance*

## Vinyl Tile

97% 2021 \$103,600 3 \$4,100 C

## Interior Walls

## Concrete Masonry Unit

50% LIFE \* \* 5 \$2,000 C

## Metal Panel

50% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% 0-2 \$72,500 2041 \* \* 5 \$5,400 B  
*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Worn/Eroded, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2021 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One Electrical Service, Rated @ 800 Amps*

## Raceway

## Conduit

100% 2021 \$1,100 1 B

## Panelboards

## Fused Disc Sw

40% 2020 \$6,800 5 \$100 B

## Molded Case Bkrs

60% 2020 \$10,200 5 \$100 B

## Wiring

## Thermoplastic

100% 2021 \$800 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - Q MINISCHOOL

Asset # : 2762

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

100%

2021

\$70,800

10

\$6,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery  
Exit, Service50%  
50%2026  
2026\* \*  
\* \*10  
1

\$900

B  
BExterior Lighting  
HID

100%

2021

\$100

10

B

## Alarm

Security System  
Generic

100%

2016

\$25,400

1

\$2,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*Fire/Smoke Detection  
Generic

100%

2016

\$87,000

1-3

\$4,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Old, But Still Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source  
Electricity

100%

2041

\* \*

1

B

Conversion Equipment  
Furnace

100%

2026

\* \*

1

\$3,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 Units*

## Air Conditioning

Energy Source  
Electricity

100%

2037

\* \*

1

B

Conversion Equipment  
Int Pkg Unit - Cooling

100%

2022

\$110,000

2

\$500

B

## Ventilation

Distribution  
Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 147 - Q MINISCHOOL

Asset # : 2762

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2026               | * *            | 2           | \$200          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2034               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2021               | \$1,300        | 4           |                | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 148 - BK  
**Address** : 185 ELLERY ST. (NEAR THROOP AVE.)  
**Borough** : BROOKLYN **Agency's Number** : K148  
**Program / Asset #** : BOE0972.000 / 2888 **Yr Built/Renovated** : 1907 / 2000  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,4  
**Block** : 1726 **Lot** : 14 **BIN** : 3048352

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$47,300         | \$233,000        |
| Interior Architecture |  | \$54,000         | \$136,300        |
| Electrical            |  | \$175,800        | \$145,300        |
| Mechanical            |  | \$58,400         | \$140,900        |
| <b>Total</b>          |  | <b>\$335,500</b> | <b>\$655,400</b> |
| Priority A            |  | \$47,300         | \$233,000        |
| Priority B            |  | \$234,200        | \$339,300        |
| Priority C            |  | \$54,000         | \$83,200         |
| <b>Total</b>          |  | <b>\$335,500</b> | <b>\$655,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$19,100        |                 |
| Interior Architecture | \$35,100        | \$10,600        | \$12,000        | \$700           |
| Electrical            | \$4,700         | \$52,900        | \$500           |                 |
| Mechanical            | \$18,800        | \$10,700        | \$17,100        | \$10,700        |
| <b>Total</b>          | <b>\$58,600</b> | <b>\$74,200</b> | <b>\$48,800</b> | <b>\$11,400</b> |
| Priority A            |                 |                 | \$19,100        |                 |
| Priority B            | \$23,500        | \$63,600        | \$17,700        | \$10,700        |
| Priority C            | \$35,100        | \$10,600        | \$12,000        | \$700           |
| <b>Total</b>          | <b>\$58,600</b> | <b>\$74,200</b> | <b>\$48,800</b> | <b>\$11,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 148 - BK

## Asset # : 2888

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 7%   |                   |                | LIFE    | **                 | 5           | \$72,500       | A             |  |
| Masonry: Brick         | 85%  |                   |                | LIFE    | **                 | 5           | \$112,700      | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : North Facade                                    |                   |                |         |                    |             |                |               |  |
| Masonry: Granite       | 3%   |                   |                | LIFE    | **                 | 5           | \$3,000        | A             |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$5,000        | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2036    | **                 | 5           | \$38,200       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 50%  |                   |                | LIFE    | **                 | 5           | \$47,800       | A             |  |
| Masonry: Brick         | 50%  |                   |                | LIFE    | **                 | 5           | \$6,200        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 100%   |                   |                | 2025    | **                 | 10          | \$47,300       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Carpet                 | 5%   |                   |                | 2019    | \$33,500           | 3           | \$8,500        | C             |  |
| Cast in Place Concrete | 7%   |                   |                | LIFE    | **                 | 5           | \$17,400       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2029    | **                 | 5           | \$5,700        | C             |  |
| Terrazzo               | 3%   |                   |                | LIFE    | **                 | 5           | \$2,700        | C             |  |
| Vinyl Tile             | 65%  |                   |                | 2025    | **                 | 3           | \$27,600       | C             |  |
| Vinyl Tile             | 5%   | Now               | \$54,000       | 2030    | **                 | 3           | \$2,100        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2035    | **                 | 5           | \$21,300       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   |                   |                | 2029    | **                 | 5           | \$4,200        | C             |  |
| Ceramic Tile           | 2%   | Now               | \$8,300        | 2023    | \$83,200           | 5           | \$1,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement Stair B                                |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%   | Now               | \$21,900       | LIFE    | **                 |             |                | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium, Hallways And Staircases Throughout   |                   |                |         |                    |             |                |               |  |
| Gypsum Board           | 10%  |                   |                | LIFE    | **                 | 5           | \$8,500        | C             |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 75%  |                   |                | LIFE    | **                 | 5           | \$31,800       | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 5%   |                   |                | 2033    | **                 | 5           | \$5,700        | B             |  |
| AcousTileConcealSpLn   | 5%   |                   |                | 2033    | **                 | 5           | \$7,100        | B             |  |
| AcousTileSusp.Lay-In   | 15%  |                   |                | 2033    | **                 | 5           | \$17,000       | B             |  |
| Plaster                | 75%  |                   |                | LIFE    | **                 | 5           | \$53,100       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2040               | * *            | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 2500 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                | 2040               | * *            | 5           | \$2,000        | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 30%  |           |                | 2020               | \$35,700       | 1           |                | B        |
|                 | Conduit                  | 50%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Conduit                  | 20%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2036               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 45%  |           |                | 2019               | \$61,000       | 5           | \$900          | B        |
|                 | Molded Case Bkrs         | 50%  |           |                | 2036               | * *            | 5           | \$1,000        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 30%  | 2-4       | \$39,200       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Old Wing  |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 50%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 20%  |           |                | 2046               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 80%  |           |                | 2018               | \$17,000       | 5           | \$400          | B        |
|                 | Locally Mounted          | 20%  | 2-4       | \$4,200        | 2040               | * *            | 5           | \$100          | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 70%  |           |                | 2028               | * *            | 10          | \$48,600       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : 1,2,3 Floors                                    |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 20%  |           |                | 2015               | \$136,600      | 10          | \$13,900       | B        |
|                 | HID                      | 5%   |           |                | 2020               | \$15,800       | 10          | \$100          | B        |
|                 | Incandescent             | 5%   |           |                | 2015               | \$34,100       | 2           | \$100          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 30%  |           |                | 2025               | * *            | 1           |                | B        |
|                 | Emergency, Battery       | 20%  |           |                | 2025               | * *            | 10          | \$3,700        | B        |
|                 | Exit, Service            | 50%  |           |                | 2025               | * *            | 1           |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 148 - BK

Asset # : 2888

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%           | Now               | \$3,500        | 2040               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                                     |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Gas Main Is Installed In Ash Pit Hoistway, Exposed To Weather And Water Seepage</i> |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2033               | * *            | 1           | \$75,100       | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                      |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Boilers</i>   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2030               | * *            | 4           | \$5,600        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 15%            | Now               | \$3,500        | 2020               | \$69,900       | 1           | \$6,300        | B             |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Steam Coils, Basement</i>  |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 85%            |                   |                | 2025               | * *            | 1           | \$20,800       | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                      |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : All Traps Have Been Replaced</i>  |                |                   |                |                    |                |             |                |               |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%            |                   |                | 2018               | \$71,000       | 1           |                | B             |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$42,200       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 15%            |                   |                | 2020               | \$14,300       | 2           | \$400          | B             |
| Roof   | 85%            |                   |                | 2015               | \$58,400       | 2           | \$2,000        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2018               | \$20,100       | 2           | \$1,100        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 148 - Q  
**Address** : 89-02 32 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q148  
**Program / Asset #** : BOE0795.000 / 1549 **Yr Built/Renovated** : 1929 / 2007  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1419 **Lot** : 1 **BIN** : 4034841

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$168,600             | \$159,100             |
| Interior Architecture | \$154,900             | \$421,900             |
| Electrical            | \$175,000             | \$326,800             |
| Mechanical            |                       | \$876,100             |
| <b>Total</b>          | <b>\$498,500</b>      | <b>\$1,783,900</b>    |
| Priority A            | \$168,600             | \$159,100             |
| Priority B            | \$237,800             | \$1,238,800           |
| Priority C            | \$92,100              | \$386,100             |
| <b>Total</b>          | <b>\$498,500</b>      | <b>\$1,783,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,000         |                 | \$19,500        |                 |
| Interior Architecture | \$67,600         |                 | \$35,300        | \$10,100        |
| Electrical            | \$3,300          | \$2,100         | \$2,800         | \$2,800         |
| Mechanical            | \$37,000         | \$11,700        | \$17,800        | \$10,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$150,900</b> | <b>\$17,800</b> | <b>\$79,300</b> | <b>\$27,100</b> |
| Priority A            | \$39,000         |                 | \$19,500        |                 |
| Priority B            | \$69,400         | \$17,800        | \$41,700        | \$17,000        |
| Priority C            | \$42,500         |                 | \$18,100        | \$10,100        |
| <b>Total</b>          | <b>\$150,900</b> | <b>\$17,800</b> | <b>\$79,300</b> | <b>\$27,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 8%  |                   |                | LIFE               | **             | 5           | \$98,800       | A             |
| Concrete Masonry Unit  | 2%  |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Masonry: Brick         | 25%   |                   |                | LIFE               | **             | 5           | \$39,500       | A             |
| Masonry: Brick         | 60%   |                   |                | LIFE               | **             | 5           | \$94,800       | A             |
| Masonry: Granite       | 5%  |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2039               | **             | 5           | \$27,900       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 8%  |                   |                | LIFE               | **             | 5-10        | \$27,000       | A             |
| Masonry: Brick         | 75%   |                   |                | LIFE               | **             | 5-10        | \$60,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : 1929 Wing                          |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%   |                   |                | 2036               | **             | 5-10        | \$32,200       | A             |
| Pre-Cast Concrete      | 2%  |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 65%   |                   |                | 2031               | **             | 10          | \$42,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : 1929 Wing                          |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2058               | **             | 10          | \$8,200        | A             |
| Single Ply Membrane    | 30%   |                   |                | 2028               | **             | 10          | \$19,600       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 22%   |                   |                | LIFE               | **             | 5           | \$111,200      | C             |
| Ceramic Tile           | 5%  |                   |                | 2032               | **             | 5           | \$5,800        | C             |
| Marble Panels          | 3%  |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Quarry Tile            | 5%  |                   |                | 2036               | **             | 5           | \$8,700        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$9,000        | C             |
| Vinyl Tile             | 20%   |                   |                | 2028               | **             | 3           | \$8,700        | C             |
| Vinyl Tile             | 30%   |                   |                | 2018               | \$330,400      | 3           | \$17,300       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : 1929 Wing<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2051               | **             | 5           | \$21,700       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2032               | **             | 5           | \$5,800        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| Gypsum Board           | 15%   |                   |                | LIFE               | **             | 5-10        | \$29,700       | C             |
| Marble Panels          | 3%  |                   |                | LIFE               | **             | 10          | \$1,400        | C             |
| Plaster                | 57%   |                   |                | LIFE               | **             | 5-10        | \$56,400       | C             |
| SGFT/Glazed Masonry    | 10%   |                   |                | LIFE               | **             | 10          | \$5,800        | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 5%  |                   |                | 2036               | **             | 5           | \$5,700        | B             |
| AcousTileSusp.Lay-In   | 25%   |                   |                | 2036               | **             | 5           | \$28,700       | B             |
| Exposed Concrete       | 20%   |                   |                | LIFE               | **             | 5-10        | \$28,700       | B             |
| Plaster                | 50%   |                   |                | LIFE               | **             | 5-10        | \$98,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 148 - Q

## Asset # : 1549

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                           |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2043               | **             | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Electrical Service Rated At 1200 Amps         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 20%        |                   |                | 2043               | **             | 5           | \$100          | B             |
| Fused Knife Sw  | 80%        | 0-2               | \$83,400       | 2053               | **             | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 70%        |                   |                | 2023               | \$83,300       | 1           |                | B             |
| Conduit   | 30%        |                   |                | 2043               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 30%        |                   |                | 2039               | **             | 5           | \$600          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2022               | \$94,800       | 5           | \$1,400        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$91,600       | 2048               | **             | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 30%        |                   |                | 2036               | **             | 5           | \$200          | B             |
| Locally Mounted   | 70%        |                   |                | 2021               | \$14,800       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | **             | 5           | \$1,100        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded And Connected To Main Water Pipe     |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2028               | **             | 10          | \$70,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 50%        |                   |                | 2023               | \$6,400        | 1           |                | B             |
| Exit, Battery   | 50%        |                   |                | 2023               | \$32,000       | 10          | \$2,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

HID

100%

2023

\$31,400

10

\$200

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$77,900

1

\$8,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System, Motion Sensors*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2028

\* \*

1-3

\$13,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

20%

2043

\* \*

1

B

Interruptible Gas/Dual

80%

2043

\* \*

1

B

Fuel

## Conversion Equipment

Furnace

20%

2028

\* \*

1

\$7,700

B

*Other Observation, Extent : Light, Area Affected : 20%**Location : New Wing Roof**Explanation : 7 Roof Top Units*

Steam Boiler

80%

2036

\* \*

1

\$61,300

B

*Other Observation, Extent : Light, Area Affected : 80%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

80%

2043

\* \*

4

\$4,600

B

No Component

20%

D

## Terminal Devices

Air Handler

20%

2018

\$94,900

1

\$9,600

B

Convactor/Radiator

40%

2021

\$332,700

1

\$10,000

B

Fan Coil Unit/Heat

20%

2018

\$263,700

1

\$5,000

B

No Component

20%

D

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 148 - Q

Asset # : 1549

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 20%  |                   |                | 2028               | * *            | 2           | \$1,000        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                                | Location : New Wing Roof                                     |                   |                |                    |                |             |                |               |
|                                | Explanation : 7 Roof Top Units                               |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 30%  |                   |                | 2018               | \$54,300       | 1           |                | B             |
| No Component                   | 50%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$68,200       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 80%  |                   |                | 2018               | \$77,900       | 2           | \$1,900        | B             |
| Roof                           | 20%  |                   |                | 2028               | * *            | 2           | \$500          | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 80%  |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 20%  | 2-4               | \$1,100        | 2021               | \$52,600       | 1           |                | B             |
|                                | Corroded, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                                | Location : Water Main In Basement                            |                   |                |                    |                |             |                |               |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2022               | \$20,500       | 2           | \$1,200        | B             |
|                                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures                       |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport             |  |                   |                |                    |                |             |                |               |
| Elevators                      |  |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                                | Location : 1, 2r, 2, 3r, 3.                                  |                   |                |                    |                |             |                |               |
|                                | Explanation : 1 Unit   |                   |                |                    |                |             |                |               |
| Fire Suppression               |  |                   |                |                    |                |             |                |               |
| Standpipe                      |  |                   |                |                    |                |             |                |               |
| No Component                   | 80%  |                   |                |                    |                |             |                | D             |
| Generic                        | 20%  |                   |                | 2043               | * *            | 1-5         | \$7,800        | B             |
| Sprinkler                      |  |                   |                |                    |                |             |                |               |
| No Component                   | 80%  |                   |                |                    |                |             |                | D             |
| Generic                        | 20%  |                   |                | 2043               | * *            | 1-2         | \$4,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 149 - BK THE DANNY KAYE SCHOOL  
**Address** : 700 SUTTER AVENUE @VERMONT ST.  
**Borough** : BROOKLYN **Agency's Number** : K149  
**Program / Asset #** : BOE0449.000 / 1349 **Yr Built/Renovated** : 1906 / 2008  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4  
**Block** : 3774 **Lot** : 16 **BIN** : 3084348

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$428,900          | \$302,800          |
| Interior Architecture |  | \$263,000          | \$202,100          |
| Electrical            |  | \$579,500          | \$590,500          |
| <b>Total</b>          |  | <b>\$1,271,300</b> | <b>\$1,095,400</b> |
| Priority A            |  | \$428,900          | \$302,800          |
| Priority B            |  | \$579,500          | \$663,700          |
| Priority C            |  | \$263,000          | \$128,900          |
| <b>Total</b>          |  | <b>\$1,271,300</b> | <b>\$1,095,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$8,600         |                 |                 |
| Interior Architecture | \$33,100        |                 | \$13,500        |                 |
| Electrical            | \$14,800        | \$16,800        |                 |                 |
| Mechanical            | \$17,400        | \$10,800        | \$18,500        | \$10,800        |
| <b>Total</b>          | <b>\$65,300</b> | <b>\$36,200</b> | <b>\$32,000</b> | <b>\$10,800</b> |
| Priority A            |                 | \$8,600         |                 |                 |
| Priority B            | \$32,200        | \$27,600        | \$18,500        | \$10,800        |
| Priority C            | \$33,100        |                 | \$13,500        |                 |
| <b>Total</b>          | <b>\$65,300</b> | <b>\$36,200</b> | <b>\$32,000</b> | <b>\$10,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 149 - BK THE DANNY KAYE SCHOOL**  
**Asset # : 1349**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | * *            | 5           | \$160,500      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | * *            | 5           | \$102,700      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$5,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Stucco Cement          | 5%  |                   |                | 2025               | * *            | 5           | \$17,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$380,000      | 2036               | * *            | 5           | \$19,700       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 40%   |                   |                | LIFE               | * *            | 5           | \$39,500       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 60%   |                   |                | LIFE               | * *            | 5           | \$7,700        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2025               | * *            | 10          | \$48,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  | Now               | \$7,800        | 2029               | * *            | 5           | \$1,800        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 92%   |                   |                | 2025               | * *            | 3           | \$40,400       | C             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  | Now               | \$12,400       | 2035               | * *            | 5           | \$5,500        | C             |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Gymnasium                                 |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 149 - BK THE DANNY KAYE SCHOOL**  
**Asset # : 1349**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |     |          |      |     |  |  |   |
|------------------------|-----|-----|----------|------|-----|--|--|---|
| Cast Stone/Terra Cotta | 10% | Now | \$56,900 | LIFE | * * |  |  | C |
|------------------------|-----|-----|----------|------|-----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

|              |    |     |          |      |           |   |         |   |
|--------------|----|-----|----------|------|-----------|---|---------|---|
| Ceramic Tile | 3% | Now | \$12,900 | 2023 | \$128,900 | 5 | \$2,200 | C |
|--------------|----|-----|----------|------|-----------|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

|                |     |  |  |      |     |  |  |   |
|----------------|-----|--|--|------|-----|--|--|---|
| Masonry: Brick | 10% |  |  | LIFE | * * |  |  | C |
|----------------|-----|--|--|------|-----|--|--|---|

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 77% | Now | \$206,000 | LIFE | * * | 5 | \$33,700 | C |
|---------|-----|-----|-----------|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 20%*  
*Location : Rooms Located At Building Corners, 1st Thru 4th Floors*

## Ceilings

|         |      |  |  |      |     |   |          |   |
|---------|------|--|--|------|-----|---|----------|---|
| Plaster | 100% |  |  | LIFE | * * | 5 | \$73,200 | B |
|---------|------|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Ratings Is Not Available*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$118,900 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2028 | * * | 5 | \$400 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2019 | \$108,400 | 5 | \$1,600 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 10% | 2-4 | \$13,100 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Light, Area Affected : 10%*  
*Location : Basement*

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2020 | \$117,700 | 1 |  | B |
|---------------|-----|--|--|------|-----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |         |   |
|---------|------|-----|-------|------|-----|---|---------|---|
| Generic | 100% | 0-2 | \$900 | LIFE | * * | 5 | \$1,100 | B |
|---------|------|-----|-------|------|-----|---|---------|---|

*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 149 - BK THE DANNY KAYE SCHOOL**  
**Asset # : 1349**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 70%               |                          |                       | 2015                      | \$493,900             | 10                 | \$50,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2020                      | \$141,100             | 10                 | \$14,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2015                      | \$16,300              | 10                 | \$100                 | B                    |
| Incandescent  | 5%                |                          |                       | 2015                      | \$35,300              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2025                      | **                    | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2025                      | **                    | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2046                      | **                    | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |                          |                       | 2037                      | **                    | 1                  | \$77,600              | B                    |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%              |                          |                       | 2040                      | **                    | 4                  | \$3,900               | B                    |
| Terminal Devices             |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator           | 50%               |                          |                       | 2033                      | **                    | 1                  | \$12,700              | B                    |
| Fan Coil Unit/Heat           | 50%               |                          |                       | 2025                      | **                    | 1                  | \$12,700              | B                    |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |                       | 2036                      | **                    | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 2%                |                          |                       | 2018                      | \$3,700               | 1                  |                       | B                    |
| No Component                 | 98%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$43,600              | B                    |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 100%              |                          |                       | 2025                      | **                    | 2                  | \$2,400               | B                    |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |                       | 2033                      | **                    | 1                  |                       | B                    |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%              |                          |                       | 2018                      | \$20,800              | 2                  | \$1,200               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 149 - BK THE DANNY KAYE SCHOOL**  
**Asset # : 1349**

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Submersible        | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 149 - M (TANDEM M207 03)  
**Address** : 34 WEST 118 STREET @ 5TH AVE.  
**Borough** : MANHATTAN **Agency's Number** : M149  
**Program / Asset #** : BOE0090.000 / 1707 **Yr Built/Renovated** : 1968 / 2008  
**Area Sq Ft** : 126,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1601 **Lot** : 1 **BIN** : 1051434

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$420,700             | \$232,300             |
| Interior Architecture | \$737,100             | \$1,366,000           |
| Electrical            | \$210,600             | \$1,490,400           |
| Mechanical            | \$755,600             | \$382,900             |
| <b>Total</b>          | <b>\$2,124,000</b>    | <b>\$3,471,600</b>    |
| Priority A            | \$420,700             | \$232,300             |
| Priority B            | \$1,421,400           | \$1,873,300           |
| Priority C            | \$281,900             | \$1,366,000           |
| <b>Total</b>          | <b>\$2,124,000</b>    | <b>\$3,471,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,600         |                 |                 |                 |
| Interior Architecture | \$65,900         |                 | \$4,000         | \$17,900        |
| Electrical            | \$27,700         | \$3,300         | \$2,200         | \$2,600         |
| Mechanical            | \$55,300         | \$16,800        | \$24,000        | \$21,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$165,400</b> | <b>\$24,100</b> | <b>\$34,200</b> | <b>\$45,900</b> |
| Priority A            | \$12,600         |                 |                 |                 |
| Priority B            | \$115,000        | \$24,100        | \$30,200        | \$28,000        |
| Priority C            | \$37,800         |                 | \$4,000         | \$17,900        |
| <b>Total</b>          | <b>\$165,400</b> | <b>\$24,100</b> | <b>\$34,200</b> | <b>\$45,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 149 - M (TANDEM M207 03)

## Asset # : 1707

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%   |                   |                | LIFE    | * *                | 5           | \$147,000      | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%   |                   |                | LIFE    | * *                | 5           | \$166,500      | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  | Now               | \$203,300      | 2039    | * *                | 5           | \$10,600       | A             |  |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%   |                   |                | LIFE    | * *                | 5-10        | \$71,000       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 10%   |                   |                | LIFE    | * *                | 5-10        | \$14,100       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 90%   |                   |                | 2031    | * *                | 10          | \$75,600       | A             |  |
| IRMA/Protected Membrane | 10%   |                   |                | 2028    | * *                | 10          | \$8,400        | A             |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%  |                   |                | LIFE    | * *                | 5           | \$34,800       | C             |  |
| Ceramic Tile            | 5%  |                   |                | 2026    | * *                | 5           | \$8,000        | C             |  |
| Vinyl Tile              | 30%   | Now               | \$45,500       | 2023    | \$455,300          | 3           | \$17,900       | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 60%   | Now               | \$182,100      | 2018    | \$910,700          | 3           | \$35,800       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 30%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 9x9 Tiles                               |                   |                |         |                    |             |                |               |  |
| Interior Walls          |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE    | * *                | 5           | \$5,600        | C             |  |
| Plaster                 | 70%   |                   |                | LIFE    | * *                | 5-10        | \$83,800       | C             |  |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE    | * *                | 10          | \$17,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 149 - M (TANDEM M207 03)**  
**Asset # : 1707**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 30% | Now | \$368,200 | 2043 | * * | 5 | \$29,800 | B |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Corridors**Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : Corridors*

|                      |     |     |          |      |     |   |         |   |
|----------------------|-----|-----|----------|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 10% | Now | \$10,600 | 2036 | * * | 5 | \$8,000 | B |
|----------------------|-----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

|                  |     |  |  |      |     |      |          |   |
|------------------|-----|--|--|------|-----|------|----------|---|
| Exposed Concrete | 50% |  |  | LIFE | * * | 5-10 | \$99,400 | B |
|------------------|-----|--|--|------|-----|------|----------|---|

|         |     |  |  |      |     |      |          |   |
|---------|-----|--|--|------|-----|------|----------|---|
| Plaster | 10% |  |  | LIFE | * * | 5-10 | \$27,300 | B |
|---------|-----|--|--|------|-----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$122,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 15% |  |  | 2049 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2045 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2045 | * * | 5 | \$2,500 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$122,700 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2049 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 70% |  |  | 2021 | \$23,100 | 5 | \$500 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |     |         |      |     |   |       |   |
|-----------------|-----|-----|---------|------|-----|---|-------|---|
| Locally Mounted | 30% | 2-4 | \$9,900 | 2043 | * * | 5 | \$100 | B |
|-----------------|-----|-----|---------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : On Extended Life*

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 149 - M (TANDEM M207 03)

Asset # : 1707

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$3,000

B

## Lighting

## Interior Lighting

Fluorescent

90%

2018

\$863,400

10

\$87,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

5%

2031

\* \*

10

\$4,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium And Gym**Explanation : T-5 Lamps*

Incandescent

5%

2018

\$48,000

2

\$100

B

## Egress Lighting

Emergency, Battery

50%

2018

\$22,100

10

\$12,800

B

Exit, Service

50%

2018

\$8,800

1

B

## Exterior Lighting

HID

100%

2018

\$43,000

10

\$300

B

## Alarm

## Fire/Smoke Detection

No Component

66%

D

Generic

34%

2018

\$414,000

1-3

\$22,300

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 6

100%

2033

\* \*

5

\$33,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 10,000 Gals*

## Conversion Equipment

Steam Boiler

100%

0-2

\$590,700

2043

\* \*

1

\$95,000

B

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : One Boiler Leaking Badly**Obsolete Equipment, Extent : Severe, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 149 - M (TANDEM M207 03)

## Asset # : 1707

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       | Now               | \$84,700       | 2033    | * *                | 4           | \$5,300        | B             |  |
| Corroded, Extent : Severe, Area Affected : 5%               |            |                   |                |         |                    |             |                |               |  |
| Location : Vacuum Condensate Pump                           |            |                   |                |         |                    |             |                |               |  |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 30%        | Now               | \$9,800        | 2023    | \$196,300          | 1           | \$17,800       | B             |  |
| Leak Evident, Extent : Moderate, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Fan Room Air Handler                             |            |                   |                |         |                    |             |                |               |  |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Fan Room   |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator  | 70%        | Now               | \$80,200       | 2028    | * *                | 1           | \$21,700       | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2039    | * *                | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 40%        |                   |                | 2018    | \$99,800           | 1           |                | B             |  |
| No Component  | 60%        |                   |                |         |                    |             |                | D             |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Fan Coil - Cooling  | 5%         |                   |                | 2023    | \$18,700           | 1           | \$1,700        | B             |  |
| Other Observation, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Covering Auditorium, Kitchen, Cafeteria, And Gym |            |                   |                |         |                    |             |                |               |  |
| Explanation : 5 Units                                       |            |                   |                |         |                    |             |                |               |  |
| No Component  | 95%        |                   |                |         |                    |             |                | D             |  |
| Heat Rejection  |            |                   |                |         |                    |             |                |               |  |
| Air Condenser Unit  | 5%         |                   |                | 2023    | \$4,800            | 2           | \$3,700        | B             |  |
| No Component  | 95%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | * *                | 2-5         | \$94,000       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 10%        |                   |                | 2023    | \$13,400           | 2           | \$300          | B             |  |
| Roof  | 90%        | Now               | \$4,300        | 2018    | \$86,800           | 2           | \$2,400        | B             |  |
| Broken, Extent : Moderate, Area Affected : 20%              |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2028    | * *                | 1           |                | B             |  |
| HW Heat Exchanger   |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2033    | * *                | 4           | \$10,600       | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 149 - M (TANDEM M207 03)

Asset # : 1707

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       | 0-2               | \$6,200        | 2018               | \$6,200        | 4           | \$1,300        | B             |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Sub Basement</i>                                   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : B - 1</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 149 - Q  
**Address** : 93-11 34 AVNEUE BTWN: 93 ST., 94 ST.  
**Borough** : QUEENS **Agency's Number** : Q149  
**Program / Asset #** : BOE0796.000 / 1550 **Yr Built/Renovated** : 1936 / 2004  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1576 **Lot** : 38 **BIN** : 4039394

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$46,700              | \$68,600              |
| Interior Architecture | \$281,400             | \$400,500             |
| Electrical            | \$135,600             | \$157,800             |
| Mechanical            |                       | \$412,700             |
| <b>Total</b>          | <b>\$463,700</b>      | <b>\$1,039,500</b>    |
| Priority A            | \$46,700              | \$68,600              |
| Priority B            | \$135,600             | \$610,800             |
| Priority C            | \$281,400             | \$360,100             |
| <b>Total</b>          | <b>\$463,700</b>      | <b>\$1,039,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,300        |                 |                 | \$18,200        |
| Interior Architecture | \$39,700        | \$8,100         | \$10,600        | \$9,600         |
| Electrical            | \$4,800         | \$6,000         | \$4,900         | \$14,000        |
| Mechanical            | \$14,400        | \$15,300        | \$26,100        | \$15,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$77,100</b> | <b>\$33,300</b> | <b>\$45,600</b> | <b>\$60,900</b> |
| Priority A            | \$14,300        |                 |                 | \$18,200        |
| Priority B            | \$37,800        | \$25,200        | \$35,000        | \$39,100        |
| Priority C            | \$25,000        | \$8,100         | \$10,600        | \$3,700         |
| <b>Total</b>          | <b>\$77,100</b> | <b>\$33,300</b> | <b>\$45,600</b> | <b>\$60,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$48,500       | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$20,200       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2044               | **             | 5           | \$28,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2057               | **             | 5           | \$2,900        | A             |
| Masonry: Brick  | 62%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Security Bars   | 5%         |                   |                | 2037               | **             |             |                | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        |                   |                | 2027               | **             | 10          | \$46,700       | A             |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$8,300        | A             |
| Single Ply Membrane   | 25%        |                   |                | 2027               | **             | 10          | \$16,700       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,900        | C             |
| Mosaic Tile   | 3%         |                   |                | 2035               | **             | 5           | \$8,900        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Vinyl Tile  | 32%        |                   |                | 2022               | \$360,100      | 3           | \$14,200       | C             |
| Vinyl Tile  | 25%        |                   |                | 2027               | **             | 3           | \$11,100       | C             |
| Vinyl Tile  | 25%        | Now               | \$281,400      | 2032               | **             | 3           | \$11,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, 5th Floor Corridor, Stairs           |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, 5th Floor Corridor, Stairs           |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, 5th Floor Corridor, Stairs           |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                     |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         | Now               | \$25,000       | 2037               | **             | 5           | \$5,500        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,900        | C             |
| Gypsum Board  | 25%        |                   |                | LIFE               | **             | 5           | \$17,800       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$14,300       | C             |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2027 | * * | 5 | \$11,700 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2039 | * * | 5 | \$29,300 | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$1,800  | B |
| Plaster              | 55% |  |  | LIFE | * * | 5 | \$40,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 80%**Location : Electrical Room (for Old Wings)**Explanation : One 1000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2048 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Electrical Room ( For New Wing )**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 30% |  |  | 2048 | * *      | 1 |  | B |
| Conduit | 70% |  |  | 2022 | \$83,300 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2044 | * *      | 5 | \$100   | B |
| Molded Case Bkrs | 40% |  |  | 2044 | * *      | 5 | \$800   | B |
| Molded Case Bkrs | 55% |  |  | 2021 | \$74,500 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$65,400 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 50% |  |  | 2048 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | * * | 5 | \$500 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |     |  |  |      |     |   |       |   |
|---------|-----|--|--|------|-----|---|-------|---|
| Generic | 50% |  |  | LIFE | * * | 5 | \$600 | B |
| Generic | 50% |  |  | LIFE | * * | 5 | \$600 | B |

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 97% |  |  | 2027 | * * | 10 | \$70,200 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

|     |    |  |  |      |     |    |       |   |
|-----|----|--|--|------|-----|----|-------|---|
| HID | 3% |  |  | 2027 | * * | 10 | \$100 | B |
|-----|----|--|--|------|-----|----|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2027 | **       | 10 | \$9,500 | B |
| Exit, Service      | 50%  |  |  | 2027 | **       | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2022 | \$32,100 | 10 | \$200   | B |

## Alarm

|                      |      |  |  |      |    |     |          |   |
|----------------------|------|--|--|------|----|-----|----------|---|
| Fire/Smoke Detection |      |  |  |      |    |     |          |   |
| Generic              | 100% |  |  | 2027 | ** | 1-3 | \$47,500 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|                             |      |  |  |      |    |   |  |   |
|-----------------------------|------|--|--|------|----|---|--|---|
| Energy Source               |      |  |  |      |    |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2048 | ** | 1 |  | B |

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : 1 - 7500 Gallon Tank

|                      |      |  |  |      |    |   |          |   |
|----------------------|------|--|--|------|----|---|----------|---|
| Conversion Equipment |      |  |  |      |    |   |          |   |
| Steam Boiler         | 100% |  |  | 2035 | ** | 1 | \$78,200 | B |

Other Observation, Extent : Severe, Area Affected : 100%

Location : Boiler Room, Basement

Explanation : 2 - Steam Boilers

|                   |      |  |  |      |    |   |         |   |
|-------------------|------|--|--|------|----|---|---------|---|
| Distribution      |      |  |  |      |    |   |         |   |
| Steam Piping/Pump | 100% |  |  | 2042 | ** | 4 | \$5,800 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 20% |  |  | 2022 | \$97,000  | 1 | \$9,800  | B |
| Convactor/Radiator | 60% |  |  | 2027 | **        | 1 | \$15,300 | B |
| Fan Coil Unit/Heat | 20% |  |  | 2022 | \$269,400 | 1 | \$5,100  | B |

## Air Conditioning

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Energy Source |      |  |  |      |    |   |  |   |
| Electricity   | 100% |  |  | 2044 | ** | 1 |  | B |

|                                |     |  |  |      |          |   |         |   |
|--------------------------------|-----|--|--|------|----------|---|---------|---|
| Conversion Equipment           |     |  |  |      |          |   |         |   |
| Ext Pkg Unit - Heating/Cooling | 25% |  |  | 2027 | **       | 2 | \$1,200 | B |
| Window/Wall Unit               | 25% |  |  | 2020 | \$46,200 | 1 |         | B |
| No Component                   | 50% |  |  |      |          |   |         | D |

|                 |     |  |  |      |    |   |          |   |
|-----------------|-----|--|--|------|----|---|----------|---|
| Heat Rejection  |     |  |  |      |    |   |          |   |
| Remote Air Cond | 25% |  |  | 2027 | ** | 2 | \$13,700 | B |
| No Component    | 75% |  |  |      |    |   |          | D |

## Ventilation

|                    |      |  |  |      |    |     |          |   |
|--------------------|------|--|--|------|----|-----|----------|---|
| Distribution       |      |  |  |      |    |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$44,000 | B |

|              |     |  |  |      |    |   |         |   |
|--------------|-----|--|--|------|----|---|---------|---|
| Exhaust Fans |     |  |  |      |    |   |         |   |
| Interior     | 70% |  |  | 2027 | ** | 2 | \$1,700 | B |
| Roof         | 30% |  |  | 2027 | ** | 2 | \$700   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 149 - Q

Asset # : 1550

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$20,900       | 2           | \$1,200        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%   |                   |                | 2048               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2030               | * *            | 1           | \$4,900        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 75%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 75%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Generic               | 25%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : All Floors                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit                                     |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2042               | * *            | 1-2         | \$6,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 150 - BK  
**Address** : 364 SACKMAN STREET BTWN: BELMONT AVE - SUTTER AVE  
**Borough** : BROOKLYN **Agency's Number** : K150  
**Program / Asset #** : BOE0450.000 / 1350 **Yr Built/Renovated** : 1907 / 2005  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3744 **Lot** : 9 **BIN** : 3084012

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$917,600             | \$141,100             |
| Interior Architecture | \$703,700             | \$662,100             |
| Electrical            | \$104,700             | \$714,200             |
| Mechanical            |                       | \$1,015,100           |
| <b>Total</b>          | <b>\$1,726,000</b>    | <b>\$2,532,500</b>    |
| Priority A            | \$917,600             | \$141,100             |
| Priority B            | \$291,400             | \$1,785,400           |
| Priority C            | \$517,000             | \$606,000             |
| <b>Total</b>          | <b>\$1,726,000</b>    | <b>\$2,532,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$23,800         |                 |                 |                 |
| Interior Architecture | \$73,400         |                 | \$3,000         | \$11,200        |
| Electrical            | \$3,300          | \$2,900         | \$2,400         | \$2,100         |
| Mechanical            | \$101,300        | \$11,100        | \$12,500        | \$11,100        |
| <b>Total</b>          | <b>\$201,800</b> | <b>\$14,100</b> | <b>\$17,900</b> | <b>\$24,500</b> |
| Priority A            | \$23,800         |                 |                 |                 |
| Priority B            | \$148,600        | \$14,100        | \$14,900        | \$13,200        |
| Priority C            | \$29,400         |                 | \$3,000         | \$11,200        |
| <b>Total</b>          | <b>\$201,800</b> | <b>\$14,100</b> | <b>\$17,900</b> | <b>\$24,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BK

## Asset # : 1350

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  | Now               | \$349,400      | LIFE               | * *            | 5           | \$104,000      | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  | Now               | \$207,100      | LIFE               | * *            | 5           | \$11,100       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Stucco Cement          | 20%  | Now               | \$93,600       | 2036               | * *            | 5           | \$37,100       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : North Facade, South Facade                        |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : North Facade, South Facade                        |                   |                |                    |                |             |                |               |
|                        | Explanation : Stucco Applied Over Existing Brick             |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$202,200      | 2039               | * *            | 5           | \$21,000       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$23,800       | LIFE               | * *            | 5           | \$8,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$65,300       | LIFE               | * *            | 5           | \$9,800        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 55%  |                   |                | 2028               | * *            | 10          | \$22,900       | A             |
| Copper/Terne           | 20%  |                   |                | 2051               | * *            | 10          | \$20,800       | A             |
| Paver: Asphalt         | 25%  |                   |                | 2032               | * *            | 10          | \$15,600       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BK

## Asset # : 1350

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$6,000        | C             |
| Vinyl Tile  | 25%        | Now               | \$285,100      | 2033               | **             | 3           | \$11,200       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Corridors, Throughout                  |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Corridors, Throughout                  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Corridors, Throughout                  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2023               | \$570,300      | 3           | \$29,900       | C             |
| Wood  | 10%        |                   |                | 2063               | **             | 5           | \$22,400       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2038               | **             | 5           | \$22,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$21,900       | 2026               | **             | 5           | \$3,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$101,200      | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Bolier Room  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         | Now               | \$65,100       | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Stair Near Auditorium Entrance                       |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5-10        | \$88,600       | C             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$12,700       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 15%        | Now               | \$108,200      | 2043               | **             | 5           | \$9,000        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 30%             |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5-10        | \$15,000       | B             |
| Plaster   | 15%        | Now               | \$30,800       | LIFE               | **             | 5           | \$11,200       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Entrance And Storage Room In Basement     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Entrance                                  |            |                   |                |                    |                |             |                |               |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5-10        | \$123,400      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BK

## Asset # : 1350

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2049               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Rated @ 2000 Amps                            |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Rated @ 2000 Amps                            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2049               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 80%  |                   |                | 2023               | \$95,200       | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 75%  |                   |                | 2045               | * *            | 5           | \$1,500        | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2022               | \$27,100       | 5           | \$400          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%  | 2-4               | \$104,700      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%  |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Locally Mounted          | 20%  |                   |                | 2021               | \$4,200        | 5           | \$100          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 25%  |                   |                | 2031               | * *            | 10          | \$18,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 70%  |                   |                | 2023               | \$504,600      | 10          | \$51,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Classrooms                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Incandescent             | 5%   |                   |                | 2018               | \$36,000       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2031               | * *            | 10          | \$9,700        | B             |
| Exit, Service            | 50%  |                   |                | 2031               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BK

## Asset # : 1350

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Exterior Lighting

## HID

100%

2023

\$32,400

10

\$200

B

## Alarm

## Security System

## No Component

80%

D

## Generic

20%

2031

\* \*

1

\$5,800

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2031

\* \*

1-3

\$14,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$8,900

2036

\* \*

1

\$71,300

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : One Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$31,800

2023

\$636,600

4

\$3,900

B

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

## Air Handler

10%

2018

\$49,200

1

\$5,000

B

## Convactor/Radiator

90%

2028

\* \*

1

\$23,300

B

## Air Conditioning

## Energy Source

## Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

45%

2018

\$84,300

1

B

## No Component

55%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

25%

LIFE

\* \*

2-5

\$17,700

B

## No Component

75%

D

## Exhaust Fans

## Interior

25%

2018

\$25,200

2

\$600

B

## No Component

75%

D

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BK

## Asset # : 1350

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 90%        | Now               | \$24,500       | 2021               | \$245,100      | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                             |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$21,200       | 2           | \$1,200        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Gallons                                  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$9,900        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Boys Room                                       |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$6,400        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Roof Affecting Classrooms # 301 And 401         |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | 0-2               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2043               | * *            | 1-2         | \$1,100        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 150 - BX  
**Address** : 920 EAST 167 STREET BTWN: FOX ST., TIFFANY ST.  
**Borough** : BRONX **Agency's Number** : X150  
**Program / Asset #** : BOE0287.000 / 385 **Yr Built/Renovated** : 1960 / 2006  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2717 **Lot** : 5 **BIN** : 2005681

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$332,400             | \$111,600             |
| Interior Architecture | \$892,600             |                       |
| Electrical            | \$241,900             | \$38,700              |
| Mechanical            | \$157,900             | \$181,500             |
| <b>Total</b>          | <b>\$1,624,800</b>    | <b>\$331,700</b>      |
| Priority A            | \$332,400             | \$111,600             |
| Priority B            | \$399,800             | \$220,200             |
| Priority C            | \$892,600             |                       |
| <b>Total</b>          | <b>\$1,624,800</b>    | <b>\$331,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,900        |                 |                 | \$16,100        |
| Interior Architecture | \$24,700        | \$18,100        | \$3,000         | \$9,000         |
| Electrical            | \$3,500         | \$5,000         | \$3,500         | \$3,900         |
| Mechanical            | \$17,800        | \$11,200        | \$18,000        | \$23,600        |
| <b>Total</b>          | <b>\$76,900</b> | <b>\$34,300</b> | <b>\$24,500</b> | <b>\$52,700</b> |
| Priority A            | \$30,900        |                 |                 | \$16,100        |
| Priority B            | \$46,000        | \$16,200        | \$21,500        | \$27,600        |
| Priority C            |                 | \$18,100        | \$3,000         | \$9,000         |
| <b>Total</b>          | <b>\$76,900</b> | <b>\$34,300</b> | <b>\$24,500</b> | <b>\$52,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BX

## Asset # : 385

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   | Now               | \$21,400       | LIFE               | **             | 5           | \$33,200       | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : East Facade  |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Moderate, Area Affected : 5%                 |                   |                |                    |                |             |                |               |
|                         | Location : East Facade  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%   | Now               | \$83,700       | LIFE               | **             | 5           | \$49,800       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : East Facade  |                   |                |                    |                |             |                |               |
|                         | Vertical Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : East Facade  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  |                   |                | 2042               | **             | 5-10        | \$22,800       | A             |
| Granite Panels          | 10%   | Now               | \$80,500       | LIFE               | **             | 5           | \$5,000        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : East Facade  |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$35,900       | 2038               | **             | 5           | \$7,500        | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Metal Rail              | 80%   |                   |                | 2035               | **             | 5-10        | \$157,200      | A             |
| Metal Security Bars     | 20%   |                   |                | 2050               | **             |             |                | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 44%   | Now               | \$9,400        | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                         | Location : Over Cafeteria                                       |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  |                   |                | 2037               | **             | 10          | \$9,900        | A             |
| IRMA/Protected Membrane | 50%   | Now               | \$36,800       | 2027               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 1%  |                   |                | 2032               | **             | 10          | \$2,600        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$26,300       | C             |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$6,000        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Vinyl Tile              | 60%   | Now               | \$206,000      | 2017               | \$686,600      | 3           | \$27,000       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Classrooms And Corridors                  |                   |                |                    |                |             |                |               |
|                         | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 10%   |                   |                | 2027               | **             | 3           | \$4,500        | C             |
| Wood                    | 10%   |                   |                | 2050               | **             | 5           | \$22,500       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 10% |  |  | 2025 | ** | 5 | \$10,600 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$4,200  | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$15,900 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn   | 20% | Now | \$9,300  | 2027 | ** | 5 | \$15,000 | B |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |   |          |   |
| Exposed Concrete   | 50% |     |          | LIFE | ** | 5 | \$9,400  | B |
| Metal Panel  | 15% |     |          | LIFE | ** | 5 | \$22,500 | B |
| Plaster  | 15% | Now | \$15,500 | LIFE | ** | 5 | \$11,200 | B |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2042 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>         |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |         |   |  |   |
|---------|-----|--|--|------|---------|---|--|---|
| Conduit | 95% |  |  | 2042 | **      | 1 |  | B |
| Conduit | 5%  |  |  | 2022 | \$5,900 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2038 | ** | 5 | \$2,000 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 25% |  |  | 2022 | \$32,700 | 1 |  | B |
| Thermoplastic | 75% |  |  | 2042 | **       | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - BX

## Asset # : 385

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2017               | \$72,300       | 10          | \$7,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent           | 73%  |                   |                | 2027               | * *            | 10          | \$53,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent          | 15%  |                   |                | 2017               | \$108,500      | 2           | \$300          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$32,400       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 20%  |                   |                |                    |                |             |                | D             |
| Generic               | 80%  |                   |                | 2027               | * *            | 1-3         | \$38,400       | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%   |                   |                | 2032               | * *            | 5           | \$24,900       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2027               | * *            | 1           | \$79,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$63,900       | 2032               | * *            | 4           | \$4,000        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                    |                   |                |                    |                |             |                |               |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Various                                       |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 25%  |                   |                | 2022               | \$123,300      | 1           | \$12,400       | B             |
| Convactor/Radiator    | 75%  |                   |                | 2027               | * *            | 1           | \$19,500       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2030               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 150 - BX

Asset # : 385

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |  |                |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment   |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit   | 50%            |                   |                | 2017               | \$94,000       | 1           |                | B             |
|                  | No Component   | 50%            |                   |                |                    |                |             |                | D             |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$44,700       | B             |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Interior   | 20%            |                   |                | 2022               | \$20,200       | 2           | \$500          | B             |
|                  | Roof   | 80%            | Now               | \$2,900        | 2022               | \$58,200       | 2           | \$1,600        | B             |
|                  | Not in Service, Extent : Severe, Area Affected : 10%                   |                |                   |                |                    |                |             |                |               |
|                  | Location : Roof  |                |                   |                |                    |                |             |                |               |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper   | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                  | Low Temp   | 100%           | Now               | \$2,800        | 2032               | * *            | 4           | \$8,000        | B             |
|                  | Other Observation, Extent : Moderate, Area Affected : 5%               |                |                   |                |                    |                |             |                |               |
|                  | Location : Hot Water Heat Exchanger                                    |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Throat Of Heat Exchanger Shell Scheduled For Replacement |                |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures   |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Moderate, Area Affected : 80%              |                |                   |                |                    |                |             |                |               |
|                  | Location : Various   |                |                   |                |                    |                |             |                |               |
| Fire Suppression |  |                |                   |                |                    |                |             |                |               |
|                  | Sprinkler  |                |                   |                |                    |                |             |                |               |
|                  | No Component   | 95%            |                   |                |                    |                |             |                | D             |
|                  | Generic  | 5%             |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                  |                           |               |
|--------------------------|----------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 150 - Q                  |                           |               |
| <b>Address</b>           | : 40-01 43 AVENUE                |                           |               |
| <b>Borough</b>           | : QUEENS                         | <b>Agency's Number</b>    | : Q150        |
| <b>Program / Asset #</b> | : BOE0797.000 / 1537             | <b>Yr Built/Renovated</b> | : 1932 / 2001 |
| <b>Area Sq Ft</b>        | : 87,000                         | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 21-Dec-2009                    | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,2,3,4 |                           |               |
| <b>Block</b>             | : 185                            | <b>Lot</b>                | : 1           |
|                          |                                  | <b>BIN</b>                | : 4002387     |

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$56,100              |
| Interior Architecture | \$283,000             | \$561,500             |
| Electrical            | \$39,200              | \$824,700             |
| Mechanical            | \$271,600             | \$193,100             |
| <b>Total</b>          | <b>\$593,900</b>      | <b>\$1,635,400</b>    |
| Priority A            |                       | \$56,100              |
| Priority B            | \$422,800             | \$1,058,500           |
| Priority C            | \$171,100             | \$520,800             |
| <b>Total</b>          | <b>\$593,900</b>      | <b>\$1,635,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,400        |                 |                 |                 |
| Interior Architecture | \$53,400        | \$4,400         |                 | \$9,600         |
| Electrical            | \$200           | \$700           | \$36,300        | \$100           |
| Mechanical            | \$13,100        | \$12,000        | \$16,400        | \$10,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$96,100</b> | <b>\$21,000</b> | <b>\$56,600</b> | <b>\$23,800</b> |
| Priority A            | \$25,400        |                 |                 |                 |
| Priority B            | \$39,000        | \$16,700        | \$56,600        | \$14,200        |
| Priority C            | \$31,700        | \$4,400         |                 | \$9,600         |
| <b>Total</b>          | <b>\$96,100</b> | <b>\$21,000</b> | <b>\$56,600</b> | <b>\$23,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - Q

## Asset # : 1537

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,300        | A             |  |
| Masonry: Brick   | 25%        |                   |                | LIFE    | **                 | 5           | \$18,700       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$37,400       | A             |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Masonry: Limestone   | 15%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$25,400       | 2037    | **                 | 5           | \$13,200       | A             |  |
| Hardware Missing, Extent : Severe, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Not Accessible   | 100%       |                   |                |         |                    |             |                | D             |  |
| Other Observation, Extent : Light, Area Affected : 0%          |            |                   |                |         |                    |             |                |               |  |
| Location :   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Snow Cover                                       |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Not Accessible   | 100%       |                   |                |         |                    |             |                | D             |  |
| Other Observation, Extent : Light, Area Affected : 0%          |            |                   |                |         |                    |             |                |               |  |
| Location :   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Snow Cover                                       |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 8%         |                   |                | 2030    | **                 | 5           | \$8,700        | C             |  |
| Sheet Vinyl/Rubber   | 7%         | Now               | \$119,000      | 2031    | **                 | 5           | \$5,700        | C             |  |
| Adhesion Failure, Extent : Severe, Area Affected : 25%         |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Severe, Area Affected : 50%       |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Severe, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,300        | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2026    | **                 | 3           | \$10,900       | C             |  |
| Vinyl Tile   | 50%        | Now               | \$52,100       | 2021    | \$520,800          | 3           | \$20,500       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile   |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2049    | **                 | 5           | \$20,500       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - Q

## Asset # : 1537

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                    | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Concrete Masonry Unit                                     | 10%        |                   |                | LIFE    | **                 | 5           | \$4,400        | C             |  |
| Gypsum Board  | 17%        |                   |                | LIFE    | **                 | 5           | \$11,200       | C             |  |
| Masonry: Brick  | 10%        | Now               | \$18,700       | LIFE    | **                 |             |                | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Gym  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 3%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 45%        |                   |                | LIFE    | **                 | 5           | \$14,900       | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In                                      | 30%        | Now               | \$21,800       | 2034    | **                 | 5           | \$16,300       | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Third Floor Classrooms                         |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$1,700        | B             |  |
| Plaster   | 60%        | Now               | \$111,900      | LIFE    | **                 | 5           | \$40,700       | B             |  |
| Water Penetration, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Fourth Floor                                   |            |                   |                |         |                    |             |                |               |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2021               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available                         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2047               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Switch Rated @ 1200 Amperes          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2021               | \$83,400       | 5           | \$300          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 20%        |                   |                | 2047               | * *            | 1           |                | B             |
| Conduit  | 80%        |                   |                | 2021               | \$95,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2043               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2020               | \$94,800       | 5           | \$1,300        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 150 - Q

## Asset # : 1537

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 2-4               | \$39,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2047               | * *            | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2019               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted  | 30%        |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2029               | * *            | 10          | \$13,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Some Areas                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 76%        |                   |                | 2021               | \$500,300      | 10          | \$50,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 99%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$6,100        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2021               | \$13,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2021               | \$6,100        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$6,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$29,700       | 10          | \$200          | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Natural Gas                 | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel | 90%        |                   |                | 2041               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

| Mechanical            | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Furnace               | 10%  |                   |                | 2026               | * *            | 1           | \$3,600        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10%               |                   |                |                    |                |             |                |               |
|                       | Location : Roof Of New Addition                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 7 Units  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 90%  |                   |                | 2034               | * *            | 1           | \$65,200       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 90%               |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   |                   |                | 2031               | * *            | 4           | \$5,400        | B             |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 40%  |                   |                | 2016               | \$179,600      | 1           | \$18,100       | B             |
| Convactor/Radiator    | 50%  |                   |                | 2026               | * *            | 1           | \$11,800       | B             |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2021               | \$124,700      | 1           | \$2,400        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 40%  |                   |                | 2019               | \$68,500       | 1           |                | B             |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$40,700       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2016               | \$92,100       | 2           | \$2,300        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Electric              | 40%  |                   |                | 2019               | \$5,200        | 4           | \$300          | B             |
| Gas Fired             | 60%  | Now               | \$1,200        | 2019               | \$11,600       | 2           | \$500          | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 10%                  |                   |                |                    |                |             |                |               |
|                       | Location : Exhaust Stack Needs Forced Draft Fan For Cold Weather Use |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 150 - Q

Asset # : 1537

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2026               | * *            | 1           | \$500          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Boiler Only</i>                                |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : B-4</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 151 - BK  
**Address** : 763 KNICKERBOCKER AVENUE @ HALSEY ST.  
**Borough** : BROOKLYN **Agency's Number** : K151  
**Program / Asset #** : BOE0451.000 / 1083 **Yr Built/Renovated** : 1906 / 2008  
**Area Sq Ft** : 56,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 3406 **Lot** : 1 **BIN** : 3078654

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$332,300             | \$130,400             |
| Interior Architecture | \$418,200             | \$407,200             |
| Electrical            | \$40,300              | \$471,300             |
| Mechanical            | \$37,500              | \$271,900             |
| <b>Total</b>          | <b>\$828,400</b>      | <b>\$1,280,900</b>    |
| Priority A            | \$332,300             | \$130,400             |
| Priority B            | \$143,400             | \$780,700             |
| Priority C            | \$352,600             | \$369,800             |
| <b>Total</b>          | <b>\$828,400</b>      | <b>\$1,280,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,700          |                 |                 |                 |
| Interior Architecture | \$77,400         | \$900           |                 | \$4,800         |
| Electrical            | \$6,600          | \$800           | \$1,000         | \$1,500         |
| Mechanical            | \$50,700         | \$9,600         | \$10,600        | \$6,600         |
| <b>Total</b>          | <b>\$144,400</b> | <b>\$11,300</b> | <b>\$11,500</b> | <b>\$13,000</b> |
| Priority A            | \$9,700          |                 |                 |                 |
| Priority B            | \$91,300         | \$10,400        | \$11,500        | \$8,100         |
| Priority C            | \$43,400         | \$900           |                 | \$4,800         |
| <b>Total</b>          | <b>\$144,400</b> | <b>\$11,300</b> | <b>\$11,500</b> | <b>\$13,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 151 - BK

## Asset # : 1083

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | * *                | 5           | \$128,900      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%  | Now               | \$221,700      | LIFE    | * *                | 5           | \$66,000       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : East Facade                                       |                   |                |         |                    |             |                |               |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooms 202, 204, 302, 308                          |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%  |                   |                | LIFE    | * *                | 5           | \$12,400       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2048    | * *                | 5           | \$23,800       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  | Now               | \$46,200       | LIFE    | * *                | 5           | \$6,900        | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 3%   |                   |                | LIFE    | * *                | 5-10        | \$2,800        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Security Bars    | 5%   |                   |                | 2038    | * *                |             |                | A             |  |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE    | * *                | 5           | \$1,900        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2033    | * *                | 10          | \$29,400       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 151 - BK

## Asset # : 1083

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        | Now               | \$5,400        | LIFE               | * *            | 5           | \$15,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$15,600       | 2026               | * *            | 5           | \$1,800        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        | Now               | \$20,200       | 2023               | \$201,700      | 3           | \$7,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2018               | \$168,100      | 3           | \$8,800        | C             |
| Vinyl Tile   | 10%        |                   |                | 2033               | * *            | 3           | \$2,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 20%        | 4+                | \$59,800       | 2038               | * *            | 5           | \$13,200       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Classrooms  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        | Now               | \$77,600       | 2026               | * *            | 5           | \$4,400        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        | Now               | \$179,000      | LIFE               | * *            |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Throughout                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Plaster  | 75%        |                   |                | LIFE               | * *            | 5-10        | \$56,000       | C             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Room 210  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 7%         |                   |                | 2043               | * *            | 5           | \$4,900        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 8%         | Now               | \$34,000       | 2043               | * *            | 5           | \$2,800        | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 85%        |                   |                | LIFE               | * *            | 5-10        | \$103,000      | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 151 - BK

## Asset # : 1083

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2023               | \$16,000       | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1600 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2023               | \$89,400       | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2023               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2043               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2022               | \$7,900        | 5           | \$100          | B        |
|                 | Fused Disc Sw            | 5%   |           |                | 2039               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2039               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 75%  |           |                | 2022               | \$59,300       | 5           | \$900          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 45%  | 2-4       | \$40,300       | 2048               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 45%  |           |                | 2023               | \$40,300       | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2043               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 40%  |           |                | 2036               | * *            | 5           | \$100          | B        |
|                 | Locally Mounted          | 50%  |           |                | 2021               | \$6,400        | 5           | \$200          | B        |
|                 | Motor Control Center     | 10%  |           |                | 2036               | * *            | 5           | \$100          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   | 0-2       | \$900          | LIFE               | * *            | 5           | \$700          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Water Main                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Corroded                                     |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 100%   |           |                | 2028               | * *            | 10          | \$43,200       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 10%  |           |                | 2028               | * *            | 10          | \$1,100        | B        |
|                 | Emergency, Battery       | 40%  |           |                | 2018               | \$7,800        | 10          | \$4,600        | B        |
|                 | Exit, Service            | 50%  |           |                | 2018               | \$3,900        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2023               | \$19,100       | 10          | \$100          | B        |
| Alarm           |                          |  |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |  |           |                |                    |                |             |                |          |
|                 | No Component             | 70%  |           |                |                    |                |             |                | D        |
|                 | Generic                  | 30%  |           |                | 2018               | \$162,300      | 1-3         | \$8,700        | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

| Mechanical                  |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                     |   |                   |                |         |                    |             |                |               |  |
| Energy Source               |   |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2043    | * *                | 1           |                | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                             | Explanation : One Tank Of 7000 Gals                         |                   |                |         |                    |             |                |               |  |
| Conversion Equipment        |   |                   |                |         |                    |             |                |               |  |
| Steam Boiler                | 100%  |                   |                | 2036    | * *                | 1           | \$46,700       | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                             | Explanation : 2 Units                                       |                   |                |         |                    |             |                |               |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump           | 100%  | Now               | \$37,500       | 2033    | * *                | 4           | \$2,300        | B             |  |
|                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                             | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Terminal Devices            |   |                   |                |         |                    |             |                |               |  |
| Air Handler                 | 20%   | Now               | \$11,600       | 2023    | \$58,000           | 1           | \$5,300        | B             |  |
|                             | Not in Service, Extent : Severe, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                             | Location : Boiler Room                                      |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator          | 80%   |                   |                | 2028    | * *                | 1           | \$12,200       | B             |  |
| Air Conditioning            |   |                   |                |         |                    |             |                |               |  |
| Conversion Equipment        |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit            | 5%  |                   |                | 2018    | \$5,500            | 1           |                | B             |  |
| No Component                | 95%   |                   |                |         |                    |             |                | D             |  |
| Ventilation                 |   |                   |                |         |                    |             |                |               |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE    | * *                | 2-5         | \$41,600       | B             |  |
| Exhaust Fans                |   |                   |                |         |                    |             |                |               |  |
| Interior                    | 90%   | Now               | \$5,300        | 2018    | \$53,500           | 2           | \$1,000        | B             |  |
|                             | Broken, Extent : Moderate, Area Affected : 5%               |                   |                |         |                    |             |                |               |  |
|                             | Location : Fan Room   |                   |                |         |                    |             |                |               |  |
| Roof                        | 10%   |                   |                | 2023    | \$4,300            | 2           | \$100          | B             |  |
|                             | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                             | Location : Not Accessible                                   |                   |                |         |                    |             |                |               |  |
|                             | Explanation : Roof Fans                                     |                   |                |         |                    |             |                |               |  |
| Plumbing                    |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping            |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel             | 100%  |                   |                | 2021    | \$160,500          | 1           |                | B             |  |
| Water Heater                |   |                   |                |         |                    |             |                |               |  |
| Gas Fired                   | 100%  | Now               | \$12,500       | 2023    | \$12,500           | 2           | \$600          | B             |  |
|                             | Leak Evident, Extent : Severe, Area Affected : 50%          |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                             | Not Energy Efficient, Extent : Severe, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement   |                   |                |         |                    |             |                |               |  |
| HW Heat Exchanger           |   |                   |                |         |                    |             |                |               |  |
| Low Temp                    | 100%  |                   |                | 2023    | \$16,700           | 4           | \$7,000        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 151 - BK

Asset # : 1083

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2033    | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 151 - Q  
**Address** : 50-05 31 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q151  
**Program / Asset #** : BOE0798.000 / 1523 **Yr Built/Renovated** : 1931 / 2001  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 752 **Lot** : 1 **BIN** : 4014094

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$50,700              |
| Interior Architecture |  |                       | \$498,700             |
| Electrical            |  | \$131,200             | \$229,500             |
| Mechanical            |  | \$70,900              | \$152,000             |
| <b>Total</b>          |  | <b>\$202,100</b>      | <b>\$930,900</b>      |
| Priority A            |  |                       | \$50,700              |
| Priority B            |  | \$202,100             | \$428,500             |
| Priority C            |  |                       | \$451,700             |
| <b>Total</b>          |  | <b>\$202,100</b>      | <b>\$930,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,700        | \$6,400         | \$10,200        |                 |
| Interior Architecture | \$4,200         | \$21,300        | \$3,400         | \$4,200         |
| Electrical            | \$10,700        | \$5,700         | \$100           |                 |
| Mechanical            | \$9,200         | \$15,600        | \$12,400        | \$8,400         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$55,800</b> | <b>\$52,900</b> | <b>\$30,000</b> | <b>\$16,500</b> |
| Priority A            | \$27,700        | \$6,400         | \$10,200        |                 |
| Priority B            | \$23,900        | \$25,200        | \$16,400        | \$12,300        |
| Priority C            | \$4,200         | \$21,300        | \$3,400         | \$4,200         |
| <b>Total</b>          | <b>\$55,800</b> | <b>\$52,900</b> | <b>\$30,000</b> | <b>\$16,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 151 - Q

## Asset # : 1523

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$22,500       | A             |
| Masonry: Brick         | 88%   |                   |                | LIFE               | **             | 5           | \$50,700       | A             |
| Masonry: Limestone     | 2%  |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Panel            | 5%  |                   |                | 2040               | **             | 5-10        | \$19,800       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2036               | **             | 5           | \$20,300       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Copper/Terne           | 5%  |                   |                | 2040               | **             | 5           | \$2,100        | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$7,800        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$24,400       | 2025               | **             |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Room 454   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  | Now               | \$3,200        | 2033               | **             |             |                | A             |
|                        | Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : At Air Intake                                    |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Ceramic Tile           | 3%  |                   |                | 2023               | \$55,900       | 5           | \$2,500        | C             |
| Cork Tile              | 5%  |                   |                | 2046               | **             | 5           | \$3,700        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Library  |                   |                |                    |                |             |                |               |
|                        | Explanation : Recent Installation                           |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Vinyl Tile             | 40%   |                   |                | 2020               | \$320,900      | 3           | \$16,800       | C             |
| Vinyl Tile             | 15%   |                   |                | 2025               | **             | 3           | \$4,700        | C             |
| Wood                   | 27%   |                   |                | 2035               | **             | 5           | \$42,600       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2023               | \$74,900       | 5           | \$2,500        | C             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 2%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 85%   |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 10%   |                   |                | LIFE               | **             | 5           | \$1,300        | B             |
| Plaster                | 90%   |                   |                | LIFE               | **             | 5           | \$47,000       | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 2%   |                   |                |                    |                |             |                |               |
|                        | Location : Room 454   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Room 454   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 151 - Q

## Asset # : 1523

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 1200 Amperes.  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 80%        |                   |                | 2020               | \$71,500       | 5           | \$200          | B             |
| Fused Disc Sw   | 20%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 10%        | 2-4               | \$10,200       | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2019               | \$81,300       | 5           | \$1,200        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2033               | * *            | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%       |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                       |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2025               | * *            | 10          | \$50,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2020               | \$4,700        | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 40%        |                   |                | 2025               | * *            | 10          | \$5,400        | B             |
| Exit, Service   | 60%        |                   |                | 2025               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 151 - Q

Asset # : 1523

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 90%            |                   |                | 2040               | * *            | 5           | \$15,700       | B             |
| Natural Gas  | 10%            | Now               | \$300          | 2050               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Sufficient Gas Service Not Available, Burners Are Not Connected</i> |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2033               | * *            | 1           | \$55,800       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2030               | * *            | 4           | \$4,200        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2020               | \$69,100       | 1           | \$7,000        | B             |
| Convactor/Radiator   | 60%            |                   |                | 2025               | * *            | 1           | \$10,900       | B             |
| Unit Heater-Stm/HW   | 20%            |                   |                | 2020               | \$82,800       | 4           | \$1,000        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%            |                   |                | 2018               | \$13,200       | 1           |                | B             |
| No Component   | 90%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$31,400       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 100%           |                   |                | 2015               | \$70,900       | 2           | \$1,700        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2018               | \$14,900       | 2           | \$800          | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport   |                |                   |                |                    |                |             |                |               |
| Elevators  |                |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                |                   |                |                    |                |             |                |               |
| <i>Location : 1,2,3</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>  |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 151 - Q**

**Asset # : 1523**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 - BK  
**Address** : 725 EAST 23 STREET BTWN: GLENWOOD RD., CAMPUS RD.  
**Borough** : BROOKLYN **Agency's Number** : K152  
**Program / Asset #** : BOE0452.000 / 1351 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 162,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3  
**Block** : 7551 **Lot** : 26 **BIN** : 3205780

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$96,200         | \$215,000          |
| Interior Architecture |  |                  | \$76,400           |
| Electrical            |  | \$524,900        | \$1,784,100        |
| Mechanical            |  | \$145,300        | \$282,800          |
| <b>Total</b>          |  | <b>\$766,500</b> | <b>\$2,358,300</b> |
| Priority A            |  | \$96,200         | \$215,000          |
| Priority B            |  | \$670,300        | \$2,105,200        |
| Priority C            |  |                  | \$38,100           |
| <b>Total</b>          |  | <b>\$766,500</b> | <b>\$2,358,300</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$9,900         |                  |                 | \$5,300         |
| Interior Architecture |                 | \$95,000         | \$11,500        |                 |
| Electrical            | \$18,800        | \$27,400         | \$12,600        | \$32,600        |
| Mechanical            | \$46,000        | \$23,400         | \$33,800        | \$23,400        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$82,500</b> | <b>\$153,700</b> | <b>\$65,700</b> | <b>\$69,200</b> |
| Priority A            | \$9,900         |                  |                 | \$5,300         |
| Priority B            | \$72,700        | \$111,000        | \$54,300        | \$63,900        |
| Priority C            |                 | \$42,700         | \$11,500        |                 |
| <b>Total</b>          | <b>\$82,500</b> | <b>\$153,700</b> | <b>\$65,700</b> | <b>\$69,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - BK

## Asset # : 1351

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 2%         |                   |                | LIFE               | **             | 5           | \$33,800       | A             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$20,300       | A             |
| Copper/Terne   | 2%         |                   |                | 2042               | **             | 10          | \$10,100       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$86,600       | A             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$32,500       | A             |
| Masonry: Brick   | 22%        |                   |                | LIFE               | **             | 5           | \$47,600       | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Metal Panel  | 2%         |                   |                | 2048               | **             | 5-10        | \$29,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 55%        |                   |                | 2038               | **             | 5           | \$35,400       | A             |
| Glass Block  | 30%        |                   |                | LIFE               | **             | 5           | \$12,100       | A             |
| Wood   | 15%        |                   |                | 2030               | **             | 5           | \$96,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$10,800       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$11,100       | A             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Metal Rail   | 5%         |                   |                | 2039               | **             | 5-10        | \$25,100       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 45%        |                   |                | 2027               | **             | 10          | \$47,900       | A             |
| Copper/Terne   | 3%         |                   |                | 2050               | **             | 10          | \$8,000        | A             |
| Copper/Terne   | 2%         |                   |                | 2057               | **             | 10          | \$5,300        | A             |
| Metal Panel  | 5%         |                   |                | 2039               | **             | 10          | \$9,800        | A             |
| Slate  | 45%        |                   |                | LIFE               | **             |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1907 Wing   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$22,300       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$10,200       | C             |
| Quarry Tile  | 10%        |                   |                | 2035               | **             | 5           | \$30,600       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Vinyl Tile   | 70%        |                   |                | 2027               | **             | 3           | \$53,600       | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$19,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$12,700       | C             |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | **             | 5           | \$25,400       | C             |
| Glazed Ceramic Panel   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$38,100       | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - BK

## Asset # : 1351

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2035 | ** | 5 | \$63,800 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2035 | ** | 5 | \$40,800 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$3,200  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$25,500 | B |
| Plaster              | 30% |  |  | LIFE | ** | 5 | \$38,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$153,200 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **        | 1 |  | B |

## Panelboards

|               |    |  |  |      |         |   |       |   |
|---------------|----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2021 | \$9,600 | 5 | \$200 | B |
|---------------|----|--|--|------|---------|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 80%*

*Location : Throughout*

|                     |    |    |         |      |    |   |       |   |
|---------------------|----|----|---------|------|----|---|-------|---|
| Fused Toggle Switch | 5% | 4+ | \$9,600 | 2047 | ** | 5 | \$100 | B |
|---------------------|----|----|---------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 5%*

*Location : Boiler Room*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2021 | \$115,200 | 5 | \$2,100 | B |
| Molded Case Bkrs | 30% |  |  | 2030 | **        | 5 | \$1,100 | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2022 | \$161,500 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2032 | **        | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$900 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,000 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - BK

## Asset # : 1351

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2027               | * *            | 1           | \$40,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2025               | * *            | 1           | \$51,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 230 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$29,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2037               | * *            | 5           | \$4,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2022               | \$1,155,400    | 10          | \$117,600      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 6%         |                   |                | 2022               | \$73,800       | 10          | \$7,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 6%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-5 Lamps                              |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$11,300       | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2022               | \$5,700        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2017               | \$5,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$55,300       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        | Now               | \$469,600      | 2032               | * *            | 1-3         | \$22,300       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$135,200      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 2 In Basement Boiler Room, 2 On 3rd Floor    |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           | Now               | \$21,700       | 2032               | * *            | 4           | \$6,700        | B             |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Condensate Return Pump, Basement</i>        |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2027               | * *            | 1           | \$16,900       | B             |
| Convactor/Radiator  | 70%            |                   |                | 2027               | * *            | 1           | \$30,900       | B             |
| Fan Coil Unit/Heat  | 10%            |                   |                | 2027               | * *            | 1           | \$4,400        | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                      |                |                   |                |                    |                |             |                |               |
| Reciprocating   | 10%            |                   |                | 2027               | * *            | 1           | \$6,300        | B             |
| Compr/Chiller   |                |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                    | 20%            |                   |                | 2022               | \$143,500      | 2           | \$1,700        | B             |
| Window/Wall Unit  | 30%            |                   |                | 2017               | \$95,900       | 1           |                | B             |
| No Component  | 40%            |                   |                |                    |                |             |                | D             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                     | 10%            |                   |                | 2032               | * *            | 4           | \$700          | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                       | 10%            |                   |                | 2027               | * *            | 1           | \$8,400        | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 10%            |                   |                | 2027               | * *            | 2           | \$9,500        | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$76,000       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 60%            |                   |                | 2022               | \$103,100      | 2           | \$2,500        | B             |
| Roof  | 40%            |                   |                | 2017               | \$49,500       | 2           | \$1,700        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%           |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2020               | \$36,200       | 2           | \$2,000        | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 152 - BK

Asset # : 1351

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 50%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 50%  |                   |                    | 2027    | * *            | 1           | \$4,200        | B             |
| Fixtures           |                    |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (1) 1-4 (1) B-1                                 |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Two Units                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 80%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 20%  |                   |                    | 2042    | * *            | 1-2         | \$7,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 - BX  
**Address** : 1007 EVERGREEN AVENUE @BRUCKNER BLVD.  
**Borough** : BRONX **Agency's Number** : X152  
**Program / Asset #** : BOE0289.000 / 1096 **Yr Built/Renovated** : 1975 / 2008  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3711 **Lot** : 1 **BIN** : 2023336

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$531,200             | \$60,500              |
| Interior Architecture | \$337,900             | \$877,000             |
| Electrical            | \$119,300             | \$1,413,800           |
| Mechanical            |                       | \$1,049,700           |
| <b>Total</b>          | <b>\$988,400</b>      | <b>\$3,400,900</b>    |
| Priority A            | \$531,200             | \$60,500              |
| Priority B            | \$188,400             | \$2,463,500           |
| Priority C            | \$268,700             | \$877,000             |
| <b>Total</b>          | <b>\$988,400</b>      | <b>\$3,400,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$50,200         |                 | \$2,900         |                 |
| Interior Architecture | \$117,300        |                 | \$1,700         | \$11,500        |
| Electrical            | \$10,500         | \$1,300         | \$1,900         | \$2,600         |
| Mechanical            | \$64,100         | \$19,900        | \$20,400        | \$23,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$246,000</b> | <b>\$25,100</b> | <b>\$30,800</b> | <b>\$41,200</b> |
| Priority A            | \$50,200         |                 | \$2,900         |                 |
| Priority B            | \$115,900        | \$25,100        | \$26,200        | \$29,700        |
| Priority C            | \$79,900         |                 | \$1,700         | \$11,500        |
| <b>Total</b>          | <b>\$246,000</b> | <b>\$25,100</b> | <b>\$30,800</b> | <b>\$41,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - BX

## Asset # : 1096

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$120,900      | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,800        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 60%        | 2-4               | \$413,000      | 2048    | **                 | 5           | \$4,300        | A             |  |
| Air Infiltration, Extent : Moderate, Area Affected : 70%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 40%        |                   |                | 2031    | **                 | 5           | \$5,700        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5-10        | \$67,700       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5-10        | \$6,400        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 90%        | Now               | \$31,800       | 2028    | **                 |             |                | A             |  |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 10%        | Now               | \$10,300       | 2028    | **                 |             |                | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$50,300       | C             |  |
| Ceramic Tile   | 3%         | Now               | \$7,600        | 2032    | **                 | 5           | \$1,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Cer/Brk   | 5%         | 0-2               | \$24,700       | 2039    | **                 | 5           | \$6,500        | C             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile  | 2%         |                   |                | 2036    | **                 | 5           | \$3,500        | C             |  |
| Vinyl Tile   | 80%        | 0-2               | \$175,400      | 2023    | \$877,000          | 3           | \$34,500       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE    | **                 | 5           | \$20,300       | C             |  |
| Metal Panel  | 10%        |                   |                | LIFE    | **                 | 10          | \$4,600        | C             |  |
| Plaster  | 50%        | 0-2               | \$93,300       | LIFE    | **                 | 5           | \$15,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE    | **                 | 10          | \$7,600        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - BX

## Asset # : 1096

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTileSusp.Lay-In 30% 0-2 \$23,000 2036 \* \* 5 \$17,200 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Exposed Concrete 55% LIFE \* \* 5-10 \$79,000 B

Fiber Board 5% 2028 \* \* B

Metal Panel 10% LIFE \* \* 5 \$28,700 B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 70% 2023 \$20,100 5 \$200 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps & One 2500 Amps Main Disconnect Switch*

Fused Disc Sw 30% 2023 \$8,600 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 100% 2023 \$104,300 5 \$300 B

## Raceway

Conduit 95% 2023 \$113,000 1 B

Conduit 5% 2043 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2022 \$13,600 5 \$200 B

Fused Disc Sw 5% 2039 \* \* 5 \$100 B

Molded Case Bkrs 85% 2022 \$115,200 5 \$1,700 B

## Wiring

Braided Cloth 40% 2-4 \$52,300 2048 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 55% 2023 \$72,000 1 B

Thermoplastic 5% 2043 \* \* 1 B

## Motor Controllers

Locally Mounted 50% 2021 \$10,600 5 \$300 B

Motor Control Center 50% 2021 \$87,400 5 \$1,000 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$2,200 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

95%  
 2018 \$658,200 10 \$67,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID 3% 2028 \* \* 10 \$100 B  
 Incandescent 2% 2018 \$13,900 2 B

## Egress Lighting

Emergency, Battery 10% 2031 \* \* 10 \$1,900 B  
 Emergency, Battery 40% 2018 \$12,700 10 \$7,400 B  
 Exit, Service 50% 2018 \$6,400 1 B

## Exterior Lighting

HID 100% 2018 \$31,100 10 \$200 B

## Alarm

Fire/Smoke Detection

No Component 70%  
 Generic 30% 2018 \$263,800 1-3 \$14,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Fuel Oil No 4 100% 2033 \* \* 5 \$23,800 B

## Conversion Equipment

Steam Boiler 100% 2021 \$426,600 1 \$76,200 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% 2033 \* \* 4 \$3,800 B

## Terminal Devices

Air Handler 50% 2023 \$236,200 1 \$23,800 B  
 Convactor/Radiator 50% Now \$20,700 2028 \* \* 1 \$11,200 B  
*Not in Service, Extent : Severe, Area Affected : 10%*  
*Location : Various Locations*

## Air Conditioning

Energy Source

Electricity 100% 2031 \* \* 1 B

## Conversion Equipment

Reciprocating 20% 2023 \$59,500 1 \$7,100 B  
 Compr/Chiller  
*R-22 Refrigerant, Extent : Light, Area Affected : 30%*  
*Location : A C Room*

Window/Wall Unit 40% 2021 \$72,100 1 B  
 No Component 40% D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 152 - BX

Asset # : 1096

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 20%        |                   |                | 2033               | * *            | 4           | \$800          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 20%        |                   |                | 2023               | \$83,200       | 1           | \$9,500        | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 20%        |                   |                | 2023               | \$62,800       | 2           | \$10,700       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$67,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2023               | \$58,100       | 2           | \$1,400        | B             |
| Roof  | 40%        |                   |                | 2023               | \$27,900       | 2           | \$1,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | 2-4               | \$5,200        | 2033               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Water Main Valve                             |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$7,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C, 1, 2, 3                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2033               | * *            | 1-5         | \$38,800       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2023               | \$51,200       | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 - M  
**Address** : 93 NAGLE AVE.  
**Borough** : MANHATTAN **Agency's Number** : M152  
**Program / Asset #** : BOE0092.000 / 1709 **Yr Built/Renovated** : 1928 / 1992  
**Area Sq Ft** : 137,975 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2173 **Lot** : 1 **BIN** : 1064149

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,100              | \$364,000             |
| Interior Architecture | \$393,700             | \$137,300             |
| Electrical            | \$320,600             | \$237,000             |
| Mechanical            | \$89,900              | \$1,860,400           |
| <b>Total</b>          | <b>\$860,200</b>      | <b>\$2,598,700</b>    |
| Priority A            | \$56,100              | \$364,000             |
| Priority B            | \$410,500             | \$2,197,700           |
| Priority C            | \$393,700             | \$37,000              |
| <b>Total</b>          | <b>\$860,200</b>      | <b>\$2,598,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  | \$1,800         | \$10,100         | \$9,500         |
| Interior Architecture | \$44,100         | \$3,900         |                  | \$14,800        |
| Electrical            | \$25,300         | \$8,700         | \$8,500          | \$7,900         |
| Mechanical            | \$38,300         | \$14,000        | \$77,900         | \$14,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$111,600</b> | <b>\$32,200</b> | <b>\$100,400</b> | <b>\$50,100</b> |
| Priority A            |                  | \$1,800         | \$10,100         | \$9,500         |
| Priority B            | \$86,600         | \$26,600        | \$90,300         | \$25,800        |
| Priority C            | \$25,000         | \$3,900         |                  | \$14,800        |
| <b>Total</b>          | <b>\$111,600</b> | <b>\$32,200</b> | <b>\$100,400</b> | <b>\$50,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M

## Asset # : 1709

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 7%         |                   |                | LIFE               | **             | 5           | \$114,000      | A             |
| Masonry: Brick  | 8%         | Now               | \$56,100       | LIFE               | **             | 5           | \$16,700       | A             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : South Facade   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Foundation   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$104,300      | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$52,100       | A             |
| Masonry: Granite  | 10%        |                   |                | LIFE               | **             | 5           | \$15,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$19,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$11,600       | A             |
| Concrete Masonry Unit   | 8%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Copper/Terne  | 5%         |                   |                | 2065               | **             | 5           | \$3,600        | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$8,300        | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2029               | **             | 10          | \$77,000       | A             |
| Copper/Terne  | 5%         |                   |                | 2056               | **             | 10          | \$10,100       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$37,000       | C             |
| Water Penetration, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$18,700       | 2030               | **             | 5           | \$4,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Vinyl Tile  | 30%        |                   |                | 2029               | **             | 3           | \$25,300       | C             |
| Vinyl Tile  | 40%        | Now               | \$322,100      | 2026               | **             | 3           | \$25,300       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | Now               | \$71,700       | 2036               | **             | 5           | \$15,800       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M

## Asset # : 1709

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$7,700  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$6,200  | C |
| Gypsum Board          | 10% |  |  | LIFE | ** | 5 | \$9,200  | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 35% |  |  | LIFE | ** | 5 | \$16,200 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2034 | ** | 5 | \$21,100 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2034 | ** | 5 | \$16,900 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5 | \$42,200 | B |
| Plaster              | 55% |  |  | LIFE | ** | 5 | \$58,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Water Present, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2031 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : One 2500 Amp Main Disconnect Switch

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$67,100 | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2031 | **       | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 60% |  |  | 2021 | \$102,200 | 1 |  | B |
| Conduit | 40% |  |  | 2031 | **        | 1 |  | B |

## Panelboards

|                     |     |     |         |      |          |   |       |   |
|---------------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw       | 15% |     |         | 2020 | \$25,400 | 5 | \$400 | B |
| Fused Toggle Switch | 5%  | 2-4 | \$8,500 | 2046 | **       | 5 | \$100 | B |

On Extended Life, Extent : Moderate, Area Affected : 100%  
Location : Basement

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 40% |  |  | 2029 | **       | 5 | \$1,200 | B |
| Molded Case Bkrs | 40% |  |  | 2020 | \$67,700 | 5 | \$1,200 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$107,600 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%  
Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 40% |  |  | 2031 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M

## Asset # : 1709

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        | 2-4               | \$9,900        | 2041               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2026               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 40%        |                   |                | 2019               | \$13,200       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2026               | * *            | 1           | \$34,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       | Now               | \$114,600      | 2036               | * *            | 1           | \$39,300       | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$4,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2026               | * *            | 10          | \$98,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2021               | \$23,600       | 10          | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2021               | \$14,000       | 10          | \$8,200        | B             |
| Exit, Service  | 70%        |                   |                | 2021               | \$13,100       | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2         |            | 100%              |                | 2031               | * *            | 5           | \$35,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M

## Asset # : 1709

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Hot Water Boiler      | 35%   | Now               | \$20,300       | 2038               | * *            | 1           | \$17,600       | B             |
|                       | Unit Inoperable, Extent : Severe, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement - Serving New Wing  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Three New Hot Water Units Designed To Serve New Addition Have Not Been Made Operational |                   |                |                    |                |             |                |               |
| Steam Boiler          | 65%   |                   |                | 2019               | \$407,300      | 1           | \$72,800       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 65%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$89,900       | 2031               | * *            | 4           | \$5,600        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Pump, Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2021               | \$138,800      | 1           | \$14,000       | B             |
| Convactor/Radiator    | 50%   |                   |                | 2019               | \$607,900      | 1           | \$18,300       | B             |
| Fan Coil Unit/Heat    | 30%   |                   |                | 2021               | \$578,200      | 1           | \$11,000       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%   |                   |                | 2016               | \$26,500       | 1           |                | B             |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$63,000       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 90%   | Now               | \$6,400        | 2021               | \$128,100      | 2           | \$2,500        | B             |
|                       | Broken, Extent : Severe, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                       | Location : Flexible Connections   |                   |                |                    |                |             |                |               |
| Roof                  | 10%   |                   |                | 2021               | \$10,200       | 2           | \$400          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2019               | \$30,000       | 2           | \$1,700        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Old Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Two (2) 300 Gallon Tanks  |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 152 - M

Asset # : 1709

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-4  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 - M MINISCHOOL  
**Address** : 93 NAGLE AVE.  
**Borough** : MANHATTAN **Agency's Number** : M847  
**Program / Asset #** : BOE0092.010 / 1710 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2173 **Lot** : 1 **BIN** : 1064149

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$209,800             |                       |
| Mechanical            |                       | \$134,400             |
| <b>Total</b>          | <b>\$209,800</b>      | <b>\$134,400</b>      |
| Priority A            | \$209,800             |                       |
| Priority B            |                       | \$134,400             |
| <b>Total</b>          | <b>\$209,800</b>      | <b>\$134,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$21,600        |                |                 |                |
| Interior Architecture | \$10,500        | \$300          |                 | \$1,600        |
| Electrical            | \$100           |                | \$9,400         |                |
| Mechanical            | \$1,300         | \$600          | \$3,600         | \$600          |
| <b>Total</b>          | <b>\$33,500</b> | <b>\$900</b>   | <b>\$13,000</b> | <b>\$2,200</b> |
| Priority A            | \$21,600        |                |                 |                |
| Priority B            | \$10,300        | \$600          | \$13,000        | \$600          |
| Priority C            | \$1,600         | \$300          |                 | \$1,600        |
| <b>Total</b>          | <b>\$33,500</b> | <b>\$900</b>   | <b>\$13,000</b> | <b>\$2,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 - M MINISCHOOL**  
**Asset # : 1710**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

Exterior Walls  
Metal Panel

100% Now \$11,200 2031 \* \* 5 \$26,500 A  
*Deformed/Dented, Extent : Light, Area Affected : 5%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Restrooms*

## Windows

## Aluminum

100% Now \$10,400 2029 \* \* 5 \$1,100 A  
*Bent/Warped Elements, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Roof

## Metal Panel

100% Now \$209,800 2041 \* \* A  
*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Patching Evident, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout*  
*Water Penetration, Extent : Severe, Area Affected : 20%*  
*Location : Rooms 1, 2 And Various Others*

## Interior

## Floors

## Ceramic Tile

5% 2030 \* \* 5 \$700 C

## Vinyl Tile

95% 2026 \* \* 3 \$6,500 C

## Interior Walls

## Gypsum Board

100% LIFE \* \* 5 \$7,300 C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$8,900 2026 \* \* 5 \$6,600 B  
*Broken/Missing Elements, Extent : Severe, Area Affected : 5%*  
*Location : Rooms 1, 2*  
*Water Penetration, Extent : Moderate, Area Affected : 20%*  
*Location : Rooms 1, 2 And Various Others*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2031 \* \* 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 400 Amps Main Disconnect*

## Raceway

## Conduit

100% 2031 \* \* 1 B

## Panelboards

## Fused Disc Sw

50% 2029 \* \* 5 \$100 B

## Molded Case Bkrs

50% 2029 \* \* 5 \$100 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M MINISCHOOL

Asset # : 1710

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Wiring

Thermoplastic

100%

2031

\* \*

1

B

## Ground

## Grounding Devices

Not Accessible

100%

D

*Other Observation, Extent : Moderate, Area Affected : 100%**Location :**Explanation : Covered With Insulation*

## Lighting

## Interior Lighting

Fluorescent

98%

2026

\* \*

10

\$8,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

HID

2%

2016

10

B

## Egress Lighting

Emergency, Battery

50%

2026

\* \*

10

\$1,100

B

Exit, Service

50%

2026

\* \*

1

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Natural Gas

100%

2041

\* \*

1

B

## Conversion Equipment

Furnace

100%

2021

\$12,800

1

\$4,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Units*

## Air Conditioning

## Energy Source

Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

100%

2019

\$134,400

2

\$600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Units*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$5,100

B

## Exhaust Fans

Interior

50%

2021

\$5,800

2

\$100

B

Roof

50%

Now

\$800

2021

\$4,200

2

\$100

B

*Unit Inoperable, Extent : Severe, Area Affected : 80%**Location : Motors*

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - M MINISCHOOL

Asset # : 1710

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2034               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2016               | \$2,400        | 2           | \$100          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 - Q  
**Address** : 33-52 62 STREET  
**Borough** : QUEENS **Agency's Number** : Q152  
**Program / Asset #** : BOE0799.000 / 1524 **Yr Built/Renovated** : 1938 / 1999  
**Area Sq Ft** : 10,700 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1184 **Lot** : 14 **BIN** : 4027102

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$38,400              | \$32,000              |
| Electrical            |                       | \$87,400              |
| <b>Total</b>          | <b>\$38,400</b>       | <b>\$119,500</b>      |
| Priority B            |                       | \$87,400              |
| Priority C            | \$38,400              | \$32,000              |
| <b>Total</b>          | <b>\$38,400</b>       | <b>\$119,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$3,100        | \$1,700         | \$1,600        | \$1,500        |
| Interior Architecture | \$1,000        | \$2,600         | \$300          | \$1,100        |
| Electrical            | \$100          | \$7,100         |                |                |
| Mechanical            | \$1,600        | \$13,500        | \$2,600        | \$1,200        |
| Elevators/Escalators  | \$3,900        | \$3,900         | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$9,600</b> | <b>\$28,800</b> | <b>\$8,400</b> | <b>\$7,700</b> |
| Priority A            | \$3,100        | \$1,700         | \$1,600        | \$1,500        |
| Priority B            | \$5,600        | \$24,500        | \$6,500        | \$5,800        |
| Priority C            | \$1,000        | \$2,600         | \$300          | \$400          |
| <b>Total</b>          | <b>\$9,600</b> | <b>\$28,800</b> | <b>\$8,400</b> | <b>\$7,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - Q

## Asset # : 1524

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$7,400        | A             |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | **             | 5           | \$3,200        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$100          | A             |
| Metal Panel            | 5%   |                   |                | 2040               | **             | 5           | \$300          | A             |
| Metal Rail             | 10%  |                   |                | 2037               | **             | 5-10        | \$2,500        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 75%  | Now               | \$3,100        | 2025               | **             |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof 1938 Wing                                 |                   |                |                    |                |             |                |               |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : 1938 Wing   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2048               | **             | 10          | \$1,000        | A             |
| Single Ply Membrane    | 20%  |                   |                | 2025               | **             | 10          | \$1,500        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Ceramic Tile           | 3%   |                   |                | 2029               | **             | 5           | \$400          | C             |
| Vinyl Tile             | 15%  |                   |                | 2028               | **             | 3           | \$800          | C             |
| Vinyl Tile             | 25%  |                   |                | 2020               | \$32,000       | 3           | \$1,700        | C             |
| Vinyl Tile             | 30%  |                   |                | 2015               | \$38,400       | 3           | \$1,500        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : 1938 Wing   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units  |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2048               | **             | 5           | \$1,300        | C             |
| Wood                   | 17%  |                   |                | 2035               | **             | 5           | \$4,300        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2029               | **             | 5           | \$700          | C             |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$300          | C             |
| Gypsum Board           | 5%   |                   |                | LIFE               | **             | 5           | \$400          | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 15%  |                   |                | 2033               | **             | 5           | \$2,000        | B             |
| AcousTileSusp.Lay-In   | 10%  |                   |                | 2037               | **             | 5           | \$1,300        | B             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5           | \$6,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - Q

## Asset # : 1524

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Ratings Available.                        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 75%        |                   |                | 2020               | \$37,300       | 5           |                | B             |
| Fused Disc Sw  | 25%        |                   |                | 2040               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 75%        |                   |                | 2020               | \$11,400       | 1           |                | B             |
| Conduit  | 25%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$2,300        | 5           |                | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2019               | \$13,600       | 5           | \$100          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 75%        |                   |                | 2020               | \$9,700        | 1           |                | B             |
| Thermoplastic  | 25%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2025               | * *            | 5           |                | B             |
| Locally Mounted  | 50%        |                   |                | 2018               | \$6,400        | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 62%        |                   |                | 2020               | \$50,200       | 10          | \$5,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Section                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T- 12 Lamps                                  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2025               | * *            | 10          | \$2,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Section                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2020               | \$1,100        | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$4,000        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 25%        |                   |                | 2025               | * *            | 10          | \$500          | B             |
| Exit, Service  | 75%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 152 - Q

## Asset # : 1524

| Mechanical             |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4          | 70%        |                   |                | 2030               | **             | 5           | \$1,900        | B             |
| Natural Gas            | 30%        |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Furnace                | 30%        |                   |                | 2025               | **             | 1           | \$1,300        | B             |
| Steam Boiler           | 70%        |                   |                | 2025               | **             | 1           | \$6,200        | B             |
| Distribution           |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 70%        |                   |                | 2030               | **             | 4           | \$500          | B             |
| No Component           | 30%        |                   |                |                    |                |             |                | D             |
| Terminal Devices       |            |                   |                |                    |                |             |                |               |
| Air Handler            | 20%        |                   |                | 2020               | \$11,000       | 1           | \$1,100        | B             |
| Convactor/Radiator     | 60%        |                   |                | 2025               | **             | 1           | \$1,700        | B             |
| Unit Heater-Stm/HW     | 20%        |                   |                | 2020               | \$13,200       | 4           | \$200          | B             |
| Air Conditioning       |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Electricity            | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 30%        |                   |                | 2025               | **             | 2           | \$200          | B             |
| Window/Wall Unit       | 5%         |                   |                | 2018               | \$1,100        | 1           |                | B             |
| No Component           | 65%        |                   |                |                    |                |             |                | D             |
| Ventilation            |            |                   |                |                    |                |             |                |               |
| Distribution           |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |                   |                | LIFE               | **             | 2-5         | \$5,000        | B             |
| Exhaust Fans           |            |                   |                |                    |                |             |                |               |
| Interior               | 100%       |                   |                | 2015               | \$11,300       | 2           | \$300          | B             |
| Plumbing               |            |                   |                |                    |                |             |                |               |
| H/C Water Piping       |            |                   |                |                    |                |             |                |               |
| Brass/Copper           | 20%        |                   |                | 2050               | **             | 1           |                | B             |
| Galv Iron/Steel        | 80%        |                   |                | 2025               | **             | 1           |                | B             |
| Water Heater           |            |                   |                |                    |                |             |                |               |
| Gas Fired              | 30%        |                   |                | 2018               | \$700          | 2           |                | B             |
| No Component           | 70%        |                   |                |                    |                |             |                | D             |
| HW Heat Exchanger      |            |                   |                |                    |                |             |                |               |
| Low Temp               | 70%        |                   |                | 2030               | **             | 4           | \$900          | B             |
| No Component           | 30%        |                   |                |                    |                |             |                | D             |
| Sanitary Piping        |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping     |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)           |            |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer     |            |                   |                |                    |                |             |                |               |
| Generic                | 100%       |                   |                | 2025               | **             | 1           | \$600          | B             |
| Fixtures               |            |                   |                |                    |                |             |                |               |
| Generic                | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 152 - Q

Asset # : 1524

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-3**Explanation : 1 Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER  
**Address** : 1087 OCEAN AVE.  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K776  
**Program / Asset #** : BOE1085.000 / 14431 **Yr Built/Renovated** :  
**Area Sq Ft** : 34,238 **Project Type** : EDUCATION  
**Date of Survey** : 16-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5220 **Lot** : 7 **BIN** : 3339044

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$63,300              | \$223,200             |
| Interior Architecture | \$737,200             | \$244,500             |
| Electrical            | \$330,800             | \$152,100             |
| <b>Total</b>          | <b>\$1,131,300</b>    | <b>\$619,800</b>      |
| Priority A            | \$63,300              | \$223,200             |
| Priority B            | \$330,800             | \$193,600             |
| Priority C            | \$737,200             | \$203,100             |
| <b>Total</b>          | <b>\$1,131,300</b>    | <b>\$619,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$2,900         | \$600          | \$3,000         | \$5,100         |
| Interior Architecture | \$42,700        |                |                 | \$2,700         |
| Electrical            | \$21,100        | \$1,900        | \$31,300        | \$1,600         |
| Mechanical            | \$8,700         | \$1,900        | \$4,400         | \$1,200         |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$79,400</b> | <b>\$8,400</b> | <b>\$42,700</b> | <b>\$14,500</b> |
| Priority A            | \$2,900         | \$600          | \$3,000         | \$5,100         |
| Priority B            | \$49,400        | \$7,700        | \$39,600        | \$6,700         |
| Priority C            | \$27,000        |                |                 | \$2,700         |
| <b>Total</b>          | <b>\$79,400</b> | <b>\$8,400</b> | <b>\$42,700</b> | <b>\$14,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14431**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 55%        |                   |                | LIFE               | **             | 5           | \$146,500      | A             |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$16,000       | A             |
| Masonry: Fieldstone  | 15%        |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2037               | **             | 5           | \$10,300       | A             |
| Aluminum   | 10%        | Now               | \$63,300       | 2046               | **             | 5           | \$600          | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Cafetorium  |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Cafetorium  |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Light, Area Affected : 2%         |            |                   |                |                    |                |             |                |               |
| Location : Cafetorium  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cafetorium  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        | Now               | \$1,400        | LIFE               | **             | 5           | \$1,000        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.                                |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 45%        |                   |                | 2041               | **             | 5           | \$6,100        | A             |
| Pre-Cast Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$1,500        | 2021               | \$76,700       |             |                | A             |
| Drains Clogged, Extent : Light, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : East Side-coincides With Ponding.                 |            |                   |                |                    |                |             |                |               |
| Ponding, Extent : Light, Area Affected : 60%                 |            |                   |                |                    |                |             |                |               |
| Location : East Side   |            |                   |                |                    |                |             |                |               |
| Roll Roofing   | 5%         |                   |                | 2020               | \$3,300        | 5           | \$1,200        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14431**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$25,800       | LIFE               | **             | 5           | \$3,700        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : Rooms 008, 009.   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Severe, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Rooms 008, 009.   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$700          | 2030               | **             | 5           | \$800          | C             |
| Other Observation, Extent : Moderate, Area Affected : 2%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Toilet Rooms.  |            |                   |                |                    |                |             |                |               |
| Explanation : Floors Showed Penetrated Staining.                           |            |                   |                |                    |                |             |                |               |
| Quarry Tile  | 2%         |                   |                | 2034               | **             | 5           | \$1,000        | C             |
| Terrazzo   | 25%        |                   |                | LIFE               | **             | 5           | \$6,600        | C             |
| Vinyl Tile   | 63%        | 0-2               | \$60,900       | 2021               | \$203,100      | 3           | \$8,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Various Locations.  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : Trough Out Class Rooms.   |            |                   |                |                    |                |             |                |               |
| Explanation : Tiles Are 9x9's.   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         | Now               | \$35,900       | LIFE               | **             |             |                | C             |
| Paint Peeling, Extent : Severe, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room 012.  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room 012.  |            |                   |                |                    |                |             |                |               |
| Explanation : Condensation Forms In Room From Temperature Differentiation. |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE               | **             | 5           | \$4,400        | C             |
| Glazed Ceramic Panel   | 60%        | Now               | \$640,300      | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%                |            |                   |                |                    |                |             |                |               |
| Location : Stairway Walls.   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 30%                    |            |                   |                |                    |                |             |                |               |
| Location : Various Locations   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Severe, Area Affected : 75%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout.   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 18%        |                   |                | LIFE               | **             | 5           | \$6,000        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14431**

| Architecture             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior                 |  |                   |                |                    |                |             |                |               |
| Ceilings                 |  |                   |                |                    |                |             |                |               |
| Exposed Concrete         | 2%   | Now               | \$15,600       | LIFE               | * *            | 5           | \$100          | B             |
|                          | Paint Peeling, Extent : Severe, Area Affected : 100%                                     |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room 012.  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Severe, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room Ceiling. Rm- 012  |                   |                |                    |                |             |                |               |
|                          | Explanation : Condensation Is Forming On The Ceiling Due To Temperature Differentiation. |                   |                |                    |                |             |                |               |
| Gypsum Board             | 40%  |                   |                | LIFE               | * *            | 5           | \$16,900       | B             |
|                          | Other Observation, Extent : Severe, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                          | Location : Main Hallway Ceilings   |                   |                |                    |                |             |                |               |
|                          | Explanation : This Componenet Is Stucco Coated Gypsum.                                   |                   |                |                    |                |             |                |               |
| Gypsum Board             | 58%  |                   |                | LIFE               | * *            | 5           | \$24,500       | B             |
|                          |  |                   |                |                    |                |             |                |               |
| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   | 0-2               | \$1,600        | 2021               | \$5,200        | 5           | \$100          | B             |
|                          | Enclosure Corroded, Extent : Severe, Area Affected : 50%                                 |                   |                |                    |                |             |                |               |
|                          | Location : Basement (room 012)   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   | 0-2               | \$17,900       | 2021               | \$59,600       | 5           | \$100          | B             |
|                          | Enclosure Corroded, Extent : Severe, Area Affected : 30%                                 |                   |                |                    |                |             |                |               |
|                          | Location : Basement (room 012)   |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2021               | \$36,100       | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2020               | \$56,500       | 5           | \$700          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2021               | \$34,700       | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2019               | \$12,700       | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 99%  |                   |                | 2026               | * *            | 10          | \$25,400       | B             |
| Incandescent             | 1%   |                   |                | 2016               | \$2,500        | 2           |                | B             |
|                          | Obsolete Fixtures, Extent : Light, Area Affected : 1%                                    |                   |                |                    |                |             |                |               |
|                          | Location : Service Areas   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14431**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2021                      | \$5,800               | 10                 | \$3,400               | B                    |
| Exit, Service  | 10%               |                          |                       | 2016                      | \$500                 | 1                  |                       | B                    |
| Exit, Battery  | 40%               |                          |                       | 2026                      | * *                   | 10                 | \$800                 | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2021                      | \$11,700              | 10                 | \$100                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2016                      | \$330,800             | 1-3                | \$17,300              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Church Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Boiler Located In Adjacent Building</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Church Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Boiler Located In Adjacent Building</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2031                      | * *                   | 4                  | \$2,100               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$9,100               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2037                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 2%                |                          |                       | 2016                      | \$1,300               | 1                  |                       | B                    |
| No Component   | 98%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$15,600              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2021                      | \$25,400              | 2                  | \$900                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$7,400               | 2                  | \$400                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit - 98 Gallons</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 152 ANNEX - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14431**

| Mechanical         |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                |                    |                |             |                |               |
|                    | Sanitary Piping    |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                |                    |                |             |                |               |
|                    | Cast Iron          | 100%   | Now               | \$900          | LIFE               | * *            | 1           |                | B             |
|                    |                    | Blockage /Clogged, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                    | Location : Roof Drain                                      |                   |                |                    |                |             |                |               |
|                    | Sump Pump(s)       |  |                   |                |                    |                |             |                |               |
|                    | Submersible        | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
|                    | Fixtures           |  |                   |                |                    |                |             |                |               |
|                    | Generic            | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                    |  |                   |                |                    |                |             |                |               |
|                    | Elevators          |  |                   |                |                    |                |             |                |               |
|                    | Geared Traction    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                    |                    | Location : 1 - 4   |                   |                |                    |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                       |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 153 - BK  
**Address** : 1970 HOMECREST AVENUE @ AVENUE T  
**Borough** : BROOKLYN **Agency's Number** : K153  
**Program / Asset #** : BOE0453.000 / 1352 **Yr Built/Renovated** : 1908 / 2008  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 7291 **Lot** : 30 **BIN** : 3196677

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$122,100             | \$71,600              |
| Interior Architecture | \$129,900             | \$421,600             |
| Electrical            | \$327,800             | \$209,300             |
| <b>Total</b>          | <b>\$579,900</b>      | <b>\$702,500</b>      |
| Priority A            | \$122,100             | \$71,600              |
| Priority B            | \$327,800             | \$251,800             |
| Priority C            | \$129,900             | \$379,100             |
| <b>Total</b>          | <b>\$579,900</b>      | <b>\$702,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|----------------|-----------------|
| Exterior Architecture |                 | \$39,800         |                |                 |
| Interior Architecture | \$7,500         |                  |                | \$8,100         |
| Electrical            | \$18,300        | \$70,900         | \$200          |                 |
| Mechanical            | \$7,200         | \$22,000         | \$6,300        | \$6,600         |
| <b>Total</b>          | <b>\$33,100</b> | <b>\$132,700</b> | <b>\$6,500</b> | <b>\$14,700</b> |
| Priority A            |                 | \$39,800         |                |                 |
| Priority B            | \$25,600        | \$92,800         | \$6,500        | \$6,700         |
| Priority C            | \$7,500         |                  |                | \$8,100         |
| <b>Total</b>          | <b>\$33,100</b> | <b>\$132,700</b> | <b>\$6,500</b> | <b>\$14,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - BK

## Asset # : 1352

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$74,000       | LIFE               | **             | 5           | \$31,100       | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Main Entrance   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Main Entrance   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$48,100       | LIFE               | **             | 5           | \$71,600       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Chiminy   |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : Chimney   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2045               | **             | 5           | \$22,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2025               | **             | 10          | \$28,400       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$7,500        | 2029               | **             | 5           | \$1,700        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                        | Location : Bathrooms Throughout                                  |                   |                |                    |                |             |                |               |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Bathrooms   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  | Now               | \$6,500        | 2020               | \$129,700      | 3           | \$5,100        | C             |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 75%  | Now               | \$48,600       | 2025               | **             | 3           | \$19,100       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tile   |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 10%  | Now               | \$74,800       | 2023               | \$249,500      | 5           | \$4,200        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                        | Location : Toilets Throughout                                    |                   |                |                    |                |             |                |               |
| Plaster                | 90%  |                   |                | LIFE               | **             | 5           | \$22,900       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Plaster                | 100%   |                   |                | LIFE               | **             | 5           | \$42,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - BK

## Asset # : 1352

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2040               | * *            | 5           | \$1,200        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$68,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$55,300       | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$17,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2040               | * *            | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2020               | \$44,800       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 20%        |                   |                | 2018               | \$2,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2020               | \$41,000       | 10          | \$4,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2015               | \$327,800      | 10          | \$33,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$9,500        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$20,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2015               | \$3,000        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2020               | \$1,900        | 10          | \$1,100        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$3,800        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 153 - BK

Asset # : 1352

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2033               | * *            | 1           | \$45,100       | B             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |                   |                | 2030               | * *            | 4           | \$3,400        | B             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 100%       |                   |                | 2025               | * *            | 1           | \$14,700       | B             |
| Air Conditioning            |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Electricity                 | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 15%        |                   |                | 2015               | \$16,000       | 1           |                | B             |
| No Component                | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation                 |            |                   |                |                    |                |             |                |               |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 5%         |                   |                | LIFE               | * *            | 2-5         | \$1,300        | B             |
| No Component                | 95%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans                |            |                   |                |                    |                |             |                |               |
| Wall Unit                   | 5%         |                   |                | 2020               | \$3,900        | 2           | \$100          | B             |
| No Component                | 95%        |                   |                |                    |                |             |                | D             |
| Plumbing                    |            |                   |                |                    |                |             |                |               |
| H/C Water Piping            |            |                   |                |                    |                |             |                |               |
| Brass/Copper                | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Galv Iron/Steel             | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater                |            |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |                | 2018               | \$12,100       | 2           | \$700          | B             |
| Sanitary Piping             |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |            |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures                    |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 153 - BX  
**Address** : 650 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.  
**Borough** : BRONX **Agency's Number** : X153  
**Program / Asset #** : BOE0290.000 / 387 **Yr Built/Renovated** : 1971 / 2003  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5141 **Lot** : 150 **BIN** : 2097470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$99,600              | \$121,600             |
| Interior Architecture | \$44,500              | \$44,500              |
| Electrical            |                       | \$1,139,600           |
| Mechanical            |                       | \$1,023,500           |
| <b>Total</b>          | <b>\$144,100</b>      | <b>\$2,329,200</b>    |
| Priority A            | \$99,600              | \$121,600             |
| Priority B            | \$44,500              | \$2,207,600           |
| <b>Total</b>          | <b>\$144,100</b>      | <b>\$2,329,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$17,000        |                 |                 | \$11,800         |
| Interior Architecture |                 | \$13,400        | \$1,800         | \$3,000          |
| Electrical            | \$400           | \$800           | \$1,100         | \$57,100         |
| Mechanical            | \$46,300        | \$29,400        | \$26,000        | \$41,200         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$47,400</b> | <b>\$32,800</b> | <b>\$117,100</b> |
| Priority A            | \$17,000        |                 |                 | \$11,800         |
| Priority B            | \$50,600        | \$34,100        | \$31,100        | \$105,300        |
| Priority C            |                 | \$13,400        | \$1,800         |                  |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$47,400</b> | <b>\$32,800</b> | <b>\$117,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$36,200       | A             |
| Pre-Cast Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$85,500       | A             |
| Slate Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 30%        |                   |                | 2044               | **             | 5           | \$4,400        | A             |
| Aluminum  | 70%        | Now               | \$99,600       | 2030               | **             | 5           | \$5,200        | A             |
| <i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Second And Third Floors</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Second And Third Floors</i>                             |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Metal Rail  | 10%        |                   |                | 2027               | **             | 5-10        | \$19,400       | A             |
| Pre-Cast Concrete   | 45%        |                   |                | LIFE               | **             | 5           | \$30,500       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        | Now               | \$14,800       | 2027               | **             |             |                | A             |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : At Mechanical Unit</i>                                  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 30%        |                   |                | LIFE               | **             |             |                | A             |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Over Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Over Basement</i>                                       |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$18,200       | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$3,600        | C             |
| Vinyl Tile  | 90%        |                   |                | 2027               | **             | 3           | \$40,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Corridor</i>                                   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Metal Panel   | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$14,200       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         |                   |                | 2027               | **             | 5           | \$5,900        | B             |
| AcousTileSusp.Lay-In  | 75%        |                   |                | 2027               | **             | 5           | \$89,000       | B             |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$3,700        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - BX

## Asset # : 387

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 2500 Amps                       |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2020               | \$13,900       | 5           | \$300          | B             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$94,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2022               | \$117,700      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$10,600       | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2022               | \$608,300      | 10          | \$61,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 15%        |                   |                | 2027               | * *            | 10          | \$10,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$6,600        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$6,600        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$32,100       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$13,300       | 1           | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$45,400

1-3

\$2,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

HTHW/HW

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Hot Water Provided From Nearby Co Op City - Housing Development*

Conversion Equipment

Heat Exchanger

100%

2031

\* \*

1

\$39,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2030

\* \*

4

\$5,900

B

Terminal Devices

Air Handler

50%

2027

\* \*

1

\$24,600

B

Convactor/Radiator

50%

2027

\* \*

1

\$12,900

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Reciprocating

100%

Now

\$15,400

2022

\$307,200

1

\$33,100

B

Compr/Chiller

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : B M S System, Throughout*

Distribution

Chilled Wtr Pipe/Pump

100%

2032

\* \*

4

\$3,900

B

Terminal Devices

Air Handler/Cool/Ht

100%

Now

\$14,300

2022

\$716,300

1

\$44,200

B

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Throughout**Explanation : Air System Is Not Properly Balanced*

Heat Rejection

Remote Air Cond

100%

2027

\* \*

2

\$55,300

B

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$44,300

B

Exhaust Fans

Roof

100%

2027

\* \*

2

\$2,500

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 153 - BX

Asset # : 387

| Mechanical                       |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                         |            |   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       |   |                | 2042               | * *            | 1           |                | B             |
| HW Heat Exchanger<br>Low Temp    | 100%       |   |                | 2042               | * *            | 4           | \$11,800       | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures<br>Generic              | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport               |            |   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic           | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                                  |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |            | Location : B-3  |                |                    |                |             |                |               |
|                                  |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |
| Fire Suppression                 |            |   |                |                    |                |             |                |               |
| Standpipe<br>Generic             | 100%       |   |                | 2032               | * *            | 1-5         | \$41,600       | B             |
| Sprinkler                        |            |   |                |                    |                |             |                |               |
| No Component<br>Generic          | 97%        |   |                |                    |                |             |                | D             |
|                                  | 3%         |   |                | 2032               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 153 - M  
**Address** : 1750 AMSTERDAM AVENUE @ W. 146 STREET  
**Borough** : MANHATTAN **Agency's Number** : M153  
**Program / Asset #** : BOE0093.000 / 1711 **Yr Built/Renovated** : 1975 / 1995  
**Area Sq Ft** : 135,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2078 **Lot** : 19 **BIN** : 1081834

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$981,600             | \$132,200             |
| Interior Architecture | \$78,900              | \$101,200             |
| Electrical            | \$102,800             | \$1,565,500           |
| Mechanical            |                       | \$897,600             |
| <b>Total</b>          | <b>\$1,163,200</b>    | <b>\$2,696,500</b>    |
| Priority A            | \$981,600             | \$132,200             |
| Priority B            | \$102,800             | \$2,564,300           |
| Priority C            | \$78,900              |                       |
| <b>Total</b>          | <b>\$1,163,200</b>    | <b>\$2,696,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$23,300         |                 | \$17,300        |
| Interior Architecture |                  | \$25,600         |                 | \$20,700        |
| Electrical            | \$21,500         | \$9,900          | \$7,700         | \$7,700         |
| Mechanical            | \$102,100        | \$42,100         | \$49,300        | \$25,100        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$131,600</b> | <b>\$108,800</b> | <b>\$64,900</b> | <b>\$78,700</b> |
| Priority A            |                  | \$23,300         |                 | \$17,300        |
| Priority B            | \$131,600        | \$85,500         | \$64,900        | \$40,700        |
| Priority C            |                  |                  |                 | \$20,700        |
| <b>Total</b>          | <b>\$131,600</b> | <b>\$108,800</b> | <b>\$64,900</b> | <b>\$78,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - M

## Asset # : 1711

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$85,000       | A             |  |
| Metal Panel   | 10%        |                   |                | 2040    | **                 | 5-10        | \$64,900       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$102,100      | 2036    | **                 | 5           | \$10,600       | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium Throughout                                 |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$13,900       | A             |  |
| Metal: Cage/Fence   | 10%        |                   |                | 2037    | **                 | 5-10        | \$12,000       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane   | 70%        | Now               | \$146,600      | 2015    | \$732,900          |             |                | A             |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Around Perimeter And Drains                          |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium Throughout                                 |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Membrane Patches                                  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane   | 5%         |                   |                | 2025    | **                 | 10          | \$5,600        | A             |  |
| Metal Panel   | 5%         |                   |                | 2037    | **                 | 10          | \$10,300       | A             |  |
| Panel/Paver: Cer/Brk  | 20%        |                   |                | 2040    | **                 | 10          | \$30,000       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Slate   | 3%         |                   |                | LIFE    | **                 | 5           | \$5,400        | C             |  |
| Vinyl Tile  | 97%        | Now               | \$78,900       | 2025    | **                 | 3           | \$62,100       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 7%         |                   |                | LIFE    | **                 | 5           | \$4,200        | C             |  |
| Gypsum Board  | 20%        |                   |                | LIFE    | **                 | 5           | \$18,100       | C             |  |
| Masonry: Brick  | 3%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Metal Panel   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 45%        |                   |                | LIFE    | **                 | 5           | \$20,400       | C             |  |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 30%        |                   |                | 2025    | **                 | 5           | \$51,100       | B             |  |
| Gypsum Board  | 25%        |                   |                | LIFE    | **                 | 5           | \$53,300       | B             |  |
| Plaster   | 45%        |                   |                | LIFE    | **                 | 5           | \$47,900       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - M

## Asset # : 1711

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$134,100      | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2020               | \$119,200      | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2019               | \$118,600      | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2028               | * *            | 5           | \$900          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2020               | \$125,600      | 1           |                | B             |
| Thermoplastic  | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$33,000       | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2025               | * *            | 1           | \$34,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2023               | \$114,600      | 1           | \$42,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 125 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2014               | \$600          | 5           | \$24,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2035               | * *            | 5           | \$3,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 100 Gallon Tank                          |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2020               | \$822,200      | 10          | \$83,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 10%        |                   |                | 2020               | \$47,600       | 10          | \$400          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$102,800      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2020               | \$9,500        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$9,500        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - M

## Asset # : 1711

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2040               | * *            | 5           | \$35,300       | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2025               | * *            | 1           | \$113,000      | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                    | 100%       |                   |                | 2030               | * *            | 4           | \$8,400        | B             |
| Terminal Devices                                     |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$140,200      | 1           | \$14,100       | B             |
| Convactor/Radiator                                   | 60%        |                   |                | 2025               | * *            | 1           | \$22,100       | B             |
| Fan Coil Unit/Heat                                   | 20%        |                   |                | 2020               | \$389,300      | 1           | \$7,400        | B             |
| Air Conditioning                                     |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Reciprocating  | 30%        |                   |                | 2025               | * *            | 1           | \$15,900       | B             |
| Compr/Chiller  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit                                     | 10%        |                   |                | 2018               | \$26,700       | 1           |                | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                | 100%       |                   |                | 2030               | * *            | 4           | \$8,400        | B             |
| Terminal Devices                                     |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                  | 70%        |                   |                | 2025               | * *            | 1           | \$49,400       | B             |
| Fan Coil - Cool/Heat                                 | 30%        |                   |                | 2025               | * *            | 1           | \$11,100       | B             |
| Heat Rejection                                       |            |                   |                |                    |                |             |                |               |
| Remote Air Cond                                      | 100%       |                   |                | 2020               | \$310,600      | 2           | \$79,400       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$63,600       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2020               | \$57,500       | 2           | \$1,400        | B             |
| Roof   | 60%        |                   |                | 2025               | * *            | 2           | \$2,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                     |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       | Now               | \$19,400       | 2030               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                  |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2014               | \$30,300       | 2           | \$1,700        | B             |
| HW Heat Exchanger                                    |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$17,000       | B             |
| Sanitary Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 153 - M

Asset # : 1711

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2020               | \$12,600       | 1           | \$7,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport    |            |                   |                |                    |                |             |                |               |
| Elevators             |            |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 153 - Q  
**Address** : 60-02 60 LANE  
**Borough** : QUEENS **Agency's Number** : Q153  
**Program / Asset #** : BOE0800.000 / 1525 **Yr Built/Renovated** : 1931 / 2002  
**Area Sq Ft** : 137,879 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2732 **Lot** : 18 **BIN** : 4060987

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$281,400             | \$207,700             |
| Interior Architecture | \$101,600             | \$175,200             |
| Electrical            | \$89,700              | \$194,800             |
| Mechanical            | \$28,000              | \$299,900             |
| <b>Total</b>          | <b>\$500,600</b>      | <b>\$877,600</b>      |
| Priority A            | \$281,400             | \$207,700             |
| Priority B            | \$219,200             | \$552,700             |
| Priority C            |                       | \$117,100             |
| <b>Total</b>          | <b>\$500,600</b>      | <b>\$877,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$113,600        |                 |                 |                 |
| Interior Architecture | \$119,200        |                 | \$44,500        | \$2,500         |
| Electrical            | \$15,900         | \$11,000        | \$12,400        | \$12,100        |
| Mechanical            | \$26,700         | \$17,100        | \$29,500        | \$24,300        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$287,100</b> | <b>\$39,900</b> | <b>\$98,100</b> | <b>\$50,800</b> |
| Priority A            | \$113,600        |                 |                 |                 |
| Priority B            | \$91,300         | \$39,900        | \$79,000        | \$48,300        |
| Priority C            | \$82,300         |                 | \$19,100        | \$2,500         |
| <b>Total</b>          | <b>\$287,100</b> | <b>\$39,900</b> | <b>\$98,100</b> | <b>\$50,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - Q

## Asset # : 1525

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$126,700      | A             |  |
| Masonry: Brick   | 27%        |                   |                | LIFE    | **                 | 5           | \$87,600       | A             |  |
| Masonry: Brick   | 32%        |                   |                | LIFE    | **                 | 5           | \$103,800      | A             |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$97,300       | A             |  |
| Granite Panels   | 3%         |                   |                | LIFE    | **                 | 5           | \$7,300        | A             |  |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE    | **                 | 5           | \$31,600       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 99%        |                   |                | 2039    | **                 | 5           | \$33,100       | A             |  |
| Wood   | 1%         | Now               | \$10,500       | 2048    | **                 | 5           | \$1,700        | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkhead  |            |                   |                |         |                    |             |                |               |  |
| Dry Rot/Decay, Extent : Severe, Area Affected : 50%            |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkhead  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2058    | **                 | 5           | \$3,600        | A             |  |
| Masonry: Brick   | 55%        |                   |                | LIFE    | **                 | 5-10        | \$55,800       | A             |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5-10        | \$30,400       | A             |  |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$18,700       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 65%        | Now               | \$24,900       | 2028    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Roof Over 1931 Wing                                 |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 3%         |                   |                | 2051    | **                 | 10          | \$5,300        | A             |  |
| Modified Bitumen   | 32%        | Now               | \$32,800       | 2028    | **                 |             |                | A             |  |
| Blisters, Extent : Moderate, Area Affected : 20%               |            |                   |                |         |                    |             |                |               |  |
| Location : Over 2002 Wing                                      |            |                   |                |         |                    |             |                |               |  |
| Seams Open/Split, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Over 2002 Wing                                      |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2026    | **                 | 5           | \$5,100        | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2032    | **                 | 5           | \$5,100        | C             |  |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$5,300        | C             |  |
| Vinyl Tile   | 55%        |                   |                | 2028    | **                 | 3           | \$34,800       | C             |  |
| Wood   | 37%        |                   |                | 2038    | **                 | 5           | \$117,100      | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - Q

## Asset # : 1525

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |      |          |   |
|-----------------------|-----|-----|----------|------|----|------|----------|---|
| Ceramic Tile          | 7%  |     |          | 2036 | ** | 5    | \$10,000 | C |
| Concrete Masonry Unit | 25% |     |          | LIFE | ** | 5    | \$28,500 | C |
| Gypsum Board          | 10% |     |          | LIFE | ** | 5-10 | \$24,200 | C |
| Masonry: Brick        | 10% |     |          | LIFE | ** | 10   | \$4,300  | C |
| Marble Panels         | 5%  |     |          | LIFE | ** | 10   | \$2,900  | C |
| Plaster               | 33% |     |          | LIFE | ** | 5-10 | \$40,000 | C |
| Plaster               | 5%  | Now | \$13,100 | LIFE | ** | 5    | \$2,100  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : 1931 Bulkhead

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : 1931 Bulkhead

|                     |    |  |  |      |    |    |         |   |
|---------------------|----|--|--|------|----|----|---------|---|
| SGFT/Glazed Masonry | 5% |  |  | LIFE | ** | 10 | \$3,600 | C |
|---------------------|----|--|--|------|----|----|---------|---|

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 30% |  |  | 2036 | ** | 5    | \$50,700  | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5-10 | \$21,100  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$29,000  | B |
| Plaster              | 55% |  |  | LIFE | ** | 5-10 | \$159,600 | B |

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : At Elevator

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Bolted Pressure Switch Rated @ 3000 Amperes

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 25% |  |  | 2023 |    | 1 |  | B |
| Conduit | 75% |  |  | 2043 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 30% |  |  | 2022 |    | 5 | \$900   | B |
| Molded Case Bkrs | 70% |  |  | 2039 | ** | 5 | \$2,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$89,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2036               | * *            | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2021               | \$6,600        | 5           | \$200          | B             |
| Motor Control Center                                       | 30%        |                   |                | 2036               | * *            | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$3,300        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2036               | * *            | 1           | \$34,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2032               | * *            | 1           | \$43,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 375 Kva                    |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2017               | \$600          | 5           | \$4,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2038               | * *            | 5           | \$3,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 285 Gallons Capacity                         |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$101,400      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2018               | \$4,700        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$10,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, LED  | 10%        |                   |                | 2051               | * *            | 1           |                | B             |
| Exit, Service  | 40%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2028               | * *            | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1           | \$12,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only                         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - Q

## Asset # : 1525

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2028

\* \*

1-3

\$20,900

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Horn And Alarm Bells*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Natural Gas

40%

2043

\* \*

1

B

Interruptible Gas/Dual

60%

2043

\* \*

1

B

Fuel

## Conversion Equipment

Furnace

40%

2028

\* \*

1

\$22,400

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : New Wing Roof**Explanation : 13 Roof Top Package Units*

Steam Boiler

60%

2036

\* \*

1

\$67,100

B

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

60%

2033

\* \*

4

\$3,300

B

No Component

40%

D

## Terminal Devices

Air Handler

15%

2023

\$104,000

1

\$10,500

B

Convactor/Radiator

40%

2028

\* \*

1

\$14,600

B

Fan Coil Unit/Heat

5%

2023

\$96,300

1

\$1,800

B

No Component

40%

D

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 153 - Q

## Asset # : 1525

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller    | 10%  |                   |                | 2028               | * *            | 1           | \$5,200        | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 10%<br>Location : 1 Unit Outside Of Auditorium   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%  |                   |                | 2028               | * *            | 2           | \$2,800        | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 40%<br>Location : New Wing Roof<br>Other Observation, Extent : Light, Area Affected : 40%<br>Location : New Wing Roof<br>Explanation : 13 Rtus |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%   |                   |                | 2018               | \$13,200       | 1           |                | B             |
| No Component                   | 45%  |                   |                |                    |                |             |                | D             |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Direct Expansion               | 10%  |                   |                | 2028               | * *            | 1           |                | B             |
| No Component                   | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 10%  |                   |                | 2028               | * *            | 2           | \$7,900        | B             |
| No Component                   | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$99,600       | B             |
| Exhaust Fans                   |  |                   |                |                    |                |             |                |               |
| Interior                       | 70%  |                   |                | 2023               | \$99,500       | 2           | \$2,400        | B             |
| Roof                           | 30%  |                   |                | 2028               | * *            | 2           | \$1,000        | B             |
| Plumbing                       |  |                   |                |                    |                |             |                |               |
| H/C Water Piping               |  |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 30%  |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 70%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater                   |  |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%   |                   |                | 2021               | \$29,900       | 2           | \$1,700        | B             |
| HW Heat Exchanger              |  |                   |                |                    |                |             |                |               |
| Low Temp                       | 100%   |                   |                | 2033               | * *            | 4           | \$11,200       | B             |
| Sanitary Piping                |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |  |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer             |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                | 2028               | * *            | 1           | \$7,000        | B             |
| Fixtures                       |  |                   |                |                    |                |             |                |               |
| Generic                        | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport             |  |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 153 - Q

Asset # : 1525

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators                                   |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : (1) G-4 (1) G-3 (1) G-1</i>                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Three Units</i>                               |            |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe                                     |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2043               | * *            | 1-5         | \$57,000       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2043               | * *            | 1-2         | \$9,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 154 - BK  
**Address** : 11 AVENUE & WINDSOR PLACE  
**Borough** : BROOKLYN **Agency's Number** : K154  
**Program / Asset #** : BOE0454.000 / 1353 **Yr Built/Renovated** : 1908 / 2006  
**Area Sq Ft** : 44,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5257 **Lot** : 1 **BIN** : 3121871

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$167,900             | \$50,000              |
| Interior Architecture | \$239,800             |                       |
| Electrical            | \$300,500             | \$193,400             |
| Mechanical            | \$69,400              |                       |
| <b>Total</b>          | <b>\$777,700</b>      | <b>\$243,400</b>      |
| Priority A            | \$167,900             | \$50,000              |
| Priority B            | \$369,900             | \$193,400             |
| Priority C            | \$239,800             |                       |
| <b>Total</b>          | <b>\$777,700</b>      | <b>\$243,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|------------------|-----------------|
| Exterior Architecture |                 |                | \$28,900         |                 |
| Interior Architecture | \$11,100        | \$800          | \$5,200          | \$3,600         |
| Electrical            | \$37,300        | \$400          | \$65,800         |                 |
| Mechanical            | \$5,900         | \$4,800        | \$8,000          | \$5,700         |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$58,300</b> | <b>\$9,900</b> | <b>\$111,800</b> | <b>\$13,200</b> |
| Priority A            |                 |                | \$28,900         |                 |
| Priority B            | \$47,200        | \$9,100        | \$80,500         | \$9,600         |
| Priority C            | \$11,100        | \$800          | \$2,400          | \$3,600         |
| <b>Total</b>          | <b>\$58,300</b> | <b>\$9,900</b> | <b>\$111,800</b> | <b>\$13,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - BK

## Asset # : 1353

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$23,000       | A             |
| Masonry: Brick  | 85%        | Now               | \$167,900      | LIFE               | **             | 5           | \$50,000       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : North And East Facades                             |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | **             | 5           | \$17,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 88%        |                   |                | LIFE               | **             | 5           | \$6,600        | A             |
| Metal Rail  | 2%         |                   |                | 2038               | **             | 5-10        | \$2,700        | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2026               | **             | 10          | \$28,900       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$12,100       | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$1,700        | C             |
| Vinyl Tile  | 35%        |                   |                | 2016               | \$184,900      | 3           | \$7,300        | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Corridors,Stairs                                   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors,Stairs                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 52%        | Now               | \$54,900       | 2026               | **             | 3           | \$10,800       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$3,500        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5           | \$6,200        | C             |
| Masonry: Brick  | 10%        | Now               | \$9,400        | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$13,500       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2026               | **             | 5           | \$5,500        | B             |
| Plaster   | 90%        |                   |                | LIFE               | **             | 5           | \$31,200       | B             |
| Recent Repair Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Various Rooms On Second And Third Floors           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - BK

## Asset # : 1353

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2021               | \$16,000       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 800 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2021               | \$74,500       | 5           | \$200          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$43,000       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 5%   | 2-4               | \$4,000        | 2046               | * *            | 5           |                | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 75%  |                   |                | 2020               | \$59,300       | 5           | \$700          | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$33,200       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2021               | \$9,500        | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2026               | * *            | 5           |                | B             |
| Locally Mounted          | 80%  |                   |                | 2019               | \$10,200       | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$500          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%  |                   |                | 2016               | \$300,500      | 10          | \$30,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2021               | \$16,700       | 10          | \$1,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Boiler  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2016               | \$4,600        | 10          |                | B             |
| Incandescent             | 2%   |                   |                | 2021               | \$6,700        | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2016               | \$7,700        | 10          | \$4,500        | B             |
| Exit, Service            | 50%  |                   |                | 2016               | \$3,100        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2016               | \$15,000       | 10          | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 154 - BK

Asset # : 1353

| Mechanical                  | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |                |  |                |                    |                |             |                |               |
| Energy Source               |                |  |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%           |  |                | 2047               | * *            | 1           |                | B             |
| Conversion Equipment        |                |  |                |                    |                |             |                |               |
| Steam Boiler                | 100%           |  |                | 2038               | * *            | 1           | \$36,700       | B             |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                             |                | <i>Location : Basement Boiler Room</i>                         |                |                    |                |             |                |               |
|                             |                | <i>Explanation : 2 Units</i>                                   |                |                    |                |             |                |               |
| Distribution                |                |  |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%           |  |                | 2041               | * *            | 4           | \$1,800        | B             |
| Terminal Devices            |                |  |                |                    |                |             |                |               |
| Convactor/Radiator          | 90%            |  |                | 2034               | * *            | 1           | \$10,800       | B             |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 3%</i>   |                |                    |                |             |                |               |
|                             |                | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
|                             |                | <i>Explanation : Obsolete Units Remain In Basement</i>         |                |                    |                |             |                |               |
| Unit Heater-Stm/HW          | 10%            |  |                | 2026               | * *            | 4           | \$500          | B             |
| Air Conditioning            |                |  |                |                    |                |             |                |               |
| Energy Source               |                |  |                |                    |                |             |                |               |
| Electricity                 | 100%           |  |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment        |                |  |                |                    |                |             |                |               |
| Window/Wall Unit            | 80%            |  |                | 2016               | \$69,400       | 1           |                | B             |
| No Component                | 20%            |  |                |                    |                |             |                | D             |
| Ventilation                 |                |  |                |                    |                |             |                |               |
| Distribution                |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |  |                | LIFE               | * *            | 2-5         | \$20,700       | B             |
| Exhaust Fans                |                |  |                |                    |                |             |                |               |
| Roof                        | 100%           |  |                | 2026               | * *            | 2           | \$1,100        | B             |
| Plumbing                    |                |  |                |                    |                |             |                |               |
| H/C Water Piping            |                |  |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%           |  |                | 2026               | * *            | 1           |                | B             |
| Water Heater                |                |  |                |                    |                |             |                |               |
| Gas Fired                   | 100%           |  |                | 2020               | \$9,800        | 2           | \$600          | B             |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                             |                | <i>Location : Boiler Room</i>                                  |                |                    |                |             |                |               |
|                             |                | <i>Explanation : 225 Gallons</i>                               |                |                    |                |             |                |               |
| Sanitary Piping             |                |  |                |                    |                |             |                |               |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |                |  |                |                    |                |             |                |               |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |                |  |                |                    |                |             |                |               |
| Rigid Piping                | 100%           |  |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures                    |                |  |                |                    |                |             |                |               |
| Generic                     | 100%           |  |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 154 - BX  
**Address** : 333 EAST 135 STREET @ALEXANDER AVE.  
**Borough** : BRONX **Agency's Number** : X154  
**Program / Asset #** : BOE0291.000 / 148 **Yr Built/Renovated** : 1962 / 2009  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2298 **Lot** : 1 **BIN** : 2097030

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$891,900             |
| Electrical            | \$834,300             | \$333,300             |
| Mechanical            |                       | \$253,100             |
| <b>Total</b>          | <b>\$834,300</b>      | <b>\$1,478,300</b>    |
| Priority A            |                       | \$891,900             |
| Priority B            | \$834,300             | \$586,400             |
| <b>Total</b>          | <b>\$834,300</b>      | <b>\$1,478,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,000        | \$9,200         |                 |                 |
| Interior Architecture | \$6,600         | \$13,900        | \$12,500        |                 |
| Electrical            | \$10,700        | \$18,300        |                 |                 |
| Mechanical            | \$23,000        | \$30,900        | \$21,500        | \$10,700        |
| <b>Total</b>          | <b>\$53,400</b> | <b>\$72,300</b> | <b>\$34,000</b> | <b>\$10,700</b> |
| Priority A            | \$13,000        | \$9,200         |                 |                 |
| Priority B            | \$37,600        | \$63,100        | \$21,500        | \$10,700        |
| Priority C            | \$2,800         |                 | \$12,500        |                 |
| <b>Total</b>          | <b>\$53,400</b> | <b>\$72,300</b> | <b>\$34,000</b> | <b>\$10,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - BX

## Asset # : 148

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|   |      |     |          |      |           |      |           |   |
|---|------|-----|----------|------|-----------|------|-----------|---|
| Exterior Walls  |      |     |          |      |           |      |           |   |
| Masonry: Brick  | 100% |     |          | LIFE | * *       | 5    | \$61,500  | A |
| Windows   |      |     |          |      |           |      |           |   |
| Glass Block   | 5%   |     |          | LIFE | * *       | 5    | \$400     | A |
| Under Construction  | 95%  |     |          |      |           |      |           | D |
| Parapets  |      |     |          |      |           |      |           |   |
| Metal Rail  | 100% |     |          | 2033 | * *       | 5-10 | \$182,000 | A |
| Roof  |      |     |          |      |           |      |           |   |
| Copper/Terne  | 5%   |     |          | 2035 | * *       | 10   | \$9,200   | A |
| IRMA/Protected Membrane   | 95%  | Now | \$13,000 | 2020 | \$648,300 |      |           | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |      |     |          |      |           |      |           |   |
| <i>Location : Pitch Pocket Over Classroom 343</i>               |      |     |          |      |           |      |           |   |

## Interior

|   |     |     |         |      |     |   |          |   |
|---|-----|-----|---------|------|-----|---|----------|---|
| Floors  |     |     |         |      |     |   |          |   |
| Ceramic Tile  | 5%  |     |         | 2029 | * * | 5 | \$5,600  | C |
| Vinyl Tile  | 90% |     |         | 2025 | * * | 3 | \$37,500 | C |
| Wood  | 5%  |     |         | 2048 | * * | 5 | \$10,400 | C |
| Interior Walls  |     |     |         |      |     |   |          |   |
| Concrete Masonry Unit   | 10% |     |         | LIFE | * * | 5 | \$3,900  | C |
| Glazed Ceramic Panel  | 5%  |     |         | LIFE | * * |   |          | C |
| Plaster   | 60% |     |         | LIFE | * * | 5 | \$17,700 | C |
| SGFT/Glazed Masonry   | 25% |     |         | LIFE | * * |   |          | C |
| Ceilings  |     |     |         |      |     |   |          |   |
| AcousTileConcealSpLn  | 20% |     |         | 2025 | * * | 5 | \$27,800 | B |
| Exposed Concrete  | 70% |     |         | LIFE | * * | 5 | \$12,200 | B |
| Plaster   | 10% | 0-2 | \$3,800 | LIFE | * * | 5 | \$6,900  | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |     |     |         |      |     |   |          |   |
| <i>Location : Classroom 343</i>                                 |     |     |         |      |     |   |          |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|   |      |  |  |      |           |   |       |   |
|---|------|--|--|------|-----------|---|-------|---|
| Service Equipment   |      |  |  |      |           |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2020 | \$28,700  | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |           |   |       |   |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i>         |      |  |  |      |           |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |           |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
| Raceway   |      |  |  |      |           |   |       |   |
| Conduit   | 90%  |  |  | 2020 | \$107,100 | 1 |       | B |
| Conduit   | 10%  |  |  | 2040 | * *       | 1 |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - BX

## Asset # : 148

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2019               | \$121,900      | 5           | \$1,700        | B             |
| Molded Case Bkrs  | 5%         | 4+                | \$300          | 2036               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : First Floor  |            |                   |                |                    |                |             |                |               |
| Explanation : Custodian Requested Additional Power Outlets On Separate Circuits - Rooms 106 And 108 |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 0-2               | \$117,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 45%        | 2-4               | \$9,500        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2018               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted   | 5%         |                   |                | 2037               | * *            | 5           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 88%        |                   |                | 2015               | \$589,600      | 10          | \$60,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2015               | \$6,200        | 10          |                | B             |
| Incandescent  | 10%        |                   |                | 2015               | \$67,000       | 2           | \$200          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 45%        |                   |                | 2015               | \$5,500        | 1           |                | B             |
| Emergency, Battery  | 5%         |                   |                | 2020               | \$1,500        | 10          | \$900          | B             |
| Exit, Service   | 50%        |                   |                | 2015               | \$6,200        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2040               | * *            | 5           | \$23,000       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%       |                   |                | 2033               | * *            | 1           | \$73,700       | B             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2040               | * *            | 4           | \$3,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 154 - BX

Asset # : 148

| Mechanical       |   | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|---|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component   | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type  | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |   |                |           |                    |      |                |       |                |          |
|                  | Terminal Devices  |                |           |                    |      |                |       |                |          |
|                  | Air Handler   | 20%            |           |                    | 2025 | * *            | 1     | \$9,200        | B        |
|                  | Convactor/Radiator                                      | 80%            |           |                    | 2033 | * *            | 1     | \$19,200       | B        |
| Air Conditioning |   |                |           |                    |      |                |       |                |          |
|                  | Energy Source   |                |           |                    |      |                |       |                |          |
|                  | Electricity   | 100%           |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment                                    |                |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit  | 5%             |           |                    | 2015 | \$8,700        | 1     |                | B        |
|                  | No Component  | 95%            |           |                    |      |                |       |                | D        |
| Ventilation      |   |                |           |                    |      |                |       |                |          |
|                  | Distribution  |                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers                                      | 100%           |           |                    | LIFE | * *            | 2-5   | \$41,400       | B        |
|                  | Exhaust Fans  |                |           |                    |      |                |       |                |          |
|                  | Interior  | 20%            |           |                    | 2025 | * *            | 2     | \$500          | B        |
|                  | Roof  | 80%            |           |                    | 2025 | * *            | 2     | \$1,800        | B        |
| Plumbing         |   |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping  |                |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel   | 100%           |           |                    | 2018 | \$253,100      | 1     |                | B        |
|                  | HW Heat Exchanger                                       |                |           |                    |      |                |       |                |          |
|                  | Low Temp  | 100%           |           |                    | 2040 | * *            | 4     | \$7,400        | B        |
|                  | Sanitary Piping   |                |           |                    |      |                |       |                |          |
|                  | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping                                      |                |           |                    |      |                |       |                |          |
|                  | Cast Iron   | 100%           | Now       | \$5,900            | LIFE | * *            | 1     |                | B        |
|                  | Blockage /Clogged, Extent : Severe, Area Affected : 20% |                |           |                    |      |                |       |                |          |
|                  | Location : Basement                                     |                |           |                    |      |                |       |                |          |
|                  | Sump Pump(s)  |                |           |                    |      |                |       |                |          |
|                  | Submersible   | 100%           |           |                    | 2014 | \$6,200        | 4     | \$2,000        | B        |
|                  | Fixtures  |                |           |                    |      |                |       |                |          |
|                  | Generic   | 100%           |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 154 - M  
**Address** : 250 WEST 127 STREET  
**Borough** : MANHATTAN **Agency's Number** : M154  
**Program / Asset #** : BOE0094.000 / 1646 **Yr Built/Renovated** : 1964 / 2001  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1932 **Lot** : 10 **BIN** : 1058671

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$176,800             | \$151,500             |
| Interior Architecture | \$487,900             |                       |
| Electrical            | \$117,700             | \$1,036,100           |
| Mechanical            | \$124,700             | \$1,168,700           |
| <b>Total</b>          | <b>\$907,100</b>      | <b>\$2,356,300</b>    |
| Priority A            | \$176,800             | \$151,500             |
| Priority B            | \$242,500             | \$2,204,800           |
| Priority C            | \$487,900             |                       |
| <b>Total</b>          | <b>\$907,100</b>      | <b>\$2,356,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$49,100        |                 |                 |                 |
| Interior Architecture | \$2,500         | \$10,700        | \$4,300         | \$6,400         |
| Electrical            | \$900           | \$20,900        |                 |                 |
| Mechanical            | \$28,200        | \$42,600        | \$17,500        | \$10,700        |
| <b>Total</b>          | <b>\$80,800</b> | <b>\$74,200</b> | <b>\$21,800</b> | <b>\$17,100</b> |
| Priority A            | \$49,100        |                 |                 |                 |
| Priority B            | \$29,100        | \$74,200        | \$17,500        | \$10,700        |
| Priority C            | \$2,500         |                 | \$4,300         | \$6,400         |
| <b>Total</b>          | <b>\$80,800</b> | <b>\$74,200</b> | <b>\$21,800</b> | <b>\$17,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - M

## Asset # : 1646

| Architecture |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior     |                        |  |                   |                |                    |                |             |                |               |
|              | Exterior Walls         |  |                   |                |                    |                |             |                |               |
|              | Cast in Place Concrete | 20%  | Now               | \$40,600       | LIFE               | * *            | 5           | \$62,900       | A             |
|              |                        | Diagonal Cracks, Extent : Moderate, Area Affected : 8%         |                   |                |                    |                |             |                |               |
|              |                        | Location : Above Door To Auditorium Roof                       |                   |                |                    |                |             |                |               |
|              |                        | Spalling, Extent : Moderate, Area Affected : 5%                |                   |                |                    |                |             |                |               |
|              |                        | Location : Above Door To Auditorium Roof                       |                   |                |                    |                |             |                |               |
|              | Masonry: Brick         | 30%  |                   |                | LIFE               | * *            | 5           | \$18,900       | A             |
|              | Mosaic Tile            | 45%  |                   |                | 2040               | * *            | 10          | \$88,500       | A             |
|              | Stucco Cement          | 3%   | Now               | \$3,000        | 2025               | * *            | 5           | \$2,400        | A             |
|              |                        | Vertical Cracks, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|              |                        | Location : Throughout Bulkhead                                 |                   |                |                    |                |             |                |               |
|              | Window Wall            | 2%   | Now               | \$13,900       | 2030               | * *            | 5           | \$2,400        | A             |
|              |                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|              |                        | Location : Cafeteria   |                   |                |                    |                |             |                |               |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|              |                        | Location : Cafeteria   |                   |                |                    |                |             |                |               |
| Windows      |                        |  |                   |                |                    |                |             |                |               |
|              | Aluminum               | 100%   | Now               | \$136,200      | 2036               | * *            | 5           | \$7,100        | A             |
|              |                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|              |                        | Location : Throughout.   |                   |                |                    |                |             |                |               |
| Parapets     |                        |  |                   |                |                    |                |             |                |               |
|              | Masonry: Brick         | 35%  | Now               | \$12,000       | LIFE               | * *            | 5           | \$3,600        | A             |
|              |                        | Other Observation, Extent : Severe, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|              |                        | Location : All.  |                   |                |                    |                |             |                |               |
|              |                        | Explanation : Brick Covered With Rolled Roofing.               |                   |                |                    |                |             |                |               |
|              | Metal: Cage/Fence      | 55%  |                   |                | 2033               | * *            | 5-10        | \$43,900       | A             |
|              | Pre-Cast Concrete      | 10%  |                   |                | LIFE               | * *            | 5           | \$6,500        | A             |
| Roof         |                        |  |                   |                |                    |                |             |                |               |
|              | Built-Up (BUR)         | 100%   | Now               | \$20,300       | 2028               | * *            |             |                | A             |
|              |                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|              |                        | Location : Penthouse   |                   |                |                    |                |             |                |               |
|              |                        | Other Observation, Extent : Severe, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|              |                        | Location : Chimney.  |                   |                |                    |                |             |                |               |
|              |                        | Explanation : Missing Storm Covers, Water Is Entering.         |                   |                |                    |                |             |                |               |
| Interior     |                        |  |                   |                |                    |                |             |                |               |
|              | Floors                 |  |                   |                |                    |                |             |                |               |
|              | Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$24,900       | C             |
|              | Terrazzo               | 10%  |                   |                | LIFE               | * *            | 5           | \$8,900        | C             |
|              | Vinyl Tile             | 30%  |                   |                | 2025               | * *            | 3           | \$12,800       | C             |
|              | Vinyl Tile             | 45%  | Now               | \$487,900      | 2030               | * *            | 3           | \$19,200       | C             |
|              |                        | Other Observation, Extent : Severe, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|              |                        | Location : Stairways And Classrooms.                           |                   |                |                    |                |             |                |               |
|              |                        | Explanation : 9 inch x 9 inch Tiles.                           |                   |                |                    |                |             |                |               |
|              | Wood                   | 5%   |                   |                | 2048               | * *            | 5           | \$10,700       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - M

## Asset # : 1646

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 5%  |  |  | 2029 | ** | 5 | \$5,000  | C |
| Concrete Masonry Unit  | 15% |  |  | LIFE | ** | 5 | \$6,000  | C |
| Masonry: Brick         | 5%  |  |  | LIFE | ** |   |          | C |
| Mosaic Tile            | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 40% |  |  | LIFE | ** | 5 | \$12,100 | C |
| SGFT/Glazed Masonry    | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2025 | ** | 5 | \$21,300 | B |
| AcousTileConcealSpLn | 15% |  |  | 2033 | ** | 5 | \$21,300 | B |

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Throughout.*

*Explanation : Preforated Metal Concealed Spine*

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete     | 55% |  |  | LIFE | ** | 5 | \$9,800 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |         | B |
| Plaster              | 5%  |  |  | LIFE | ** | 5 | \$3,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Main Disconnect Service Switch Rated At 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2030 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$13,600  | 5 | \$200   | B |
| Molded Case Bkrs | 5%  |  |  | 2036 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 85% |  |  | 2019 | \$115,200 | 5 | \$1,700 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2030 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - M

## Asset # : 1646

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Metal Water Pipe

100%

2018

\$7,400

5

\$2,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Mechanical Room.**Explanation : Collector Bus Type Grounding System.*

## Lighting

## Interior Lighting

## Fluorescent

94%

2020

\$644,100

10

\$65,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps In Use.*

## HID

3%

2020

\$9,500

10

\$100

B

## Incandescent

3%

2015

\$20,600

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2020

\$6,300

1

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout Bldg.**Explanation : Fixtures Connected To Bldg. Main Service.*

## Exit, Service

50%

2020

\$6,300

1

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout Bldg.**Explanation : Fixtures Connected To Bldg. Main Service.*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2040

\* \*

5

\$23,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - 7,500 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2018

\$421,900

1

\$75,400

B

## Distribution

## Steam Piping/Pump

100%

Now

\$12,100

2020

\$605,100

4

\$3,800

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement Return Line*

## Terminal Devices

## Air Handler

20%

2020

\$93,500

1

\$9,400

B

## Convactor/Radiator

80%

2025

\* \*

1

\$19,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2036

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - M

## Asset # : 1646

| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Air Conditioning |                      |  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 70%  |           |                    | 2015 | \$124,700      | 1     |                | B        |
|                  | No Component         | 30%  |           |                    |      |                |       |                | D        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | * *            | 2-5   | \$42,400       | B        |
|                  | Exhaust Fans         |  |           |                    |      |                |       |                |          |
|                  | Interior             | 30%  |           |                    | 2020 | \$28,700       | 2     | \$700          | B        |
|                  | Roof                 | 70%  |           |                    | 2020 | \$48,200       | 2     | \$1,600        | B        |
| Plumbing         |                      |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |  |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%   | 0-2       | \$5,200            | 2025 | * *            | 1     |                | B        |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 100%        |           |                    |      |                |       |                |          |
|                  |                      | Location : Pipe Connects To Water Main Valve             |           |                    |      |                |       |                |          |
|                  |                      | No Water Meter, Extent : Light, Area Affected : 100%     |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                      |           |                    |      |                |       |                |          |
|                  | Water Heater         |  |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%   |           |                    | 2015 | \$20,200       | 2     | \$1,100        | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                      |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Instantaneous Type With 1,000 Storage Tank |           |                    |      |                |       |                |          |
|                  | Sanitary Piping      |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |  |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%   |           |                    | 2020 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures             |  |           |                    |      |                |       |                |          |
|                  | Generic              | 100%   |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 154 - Q  
**Address** : 75-02 162 STREET  
**Borough** : QUEENS **Agency's Number** : Q154  
**Program / Asset #** : BOE0801.000 / 1526 **Yr Built/Renovated** : 1930 / 2000  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6834 **Lot** : 1 **BIN** : 4148003

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$208,100        | \$52,200         |
| Interior Architecture |  | \$482,300        | \$226,300        |
| Electrical            |  | \$76,100         | \$333,300        |
| Mechanical            |  | \$59,800         | \$118,600        |
| <b>Total</b>          |  | <b>\$826,300</b> | <b>\$730,400</b> |
| Priority A            |  | \$208,100        | \$52,200         |
| Priority B            |  | \$136,000        | \$487,500        |
| Priority C            |  | \$482,300        | \$190,700        |
| <b>Total</b>          |  | <b>\$826,300</b> | <b>\$730,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$3,400         | \$5,400         |                 |
| Interior Architecture |                 | \$31,600        |                 | \$6,300         |
| Electrical            | \$5,500         | \$11,800        | \$100           |                 |
| Mechanical            | \$10,900        | \$8,800         | \$15,600        | \$8,800         |
| <b>Total</b>          | <b>\$16,400</b> | <b>\$55,500</b> | <b>\$21,100</b> | <b>\$15,100</b> |
| Priority A            |                 | \$3,400         | \$5,400         |                 |
| Priority B            | \$16,400        | \$25,300        | \$15,700        | \$8,800         |
| Priority C            |                 | \$26,800        |                 | \$6,300         |
| <b>Total</b>          | <b>\$16,400</b> | <b>\$55,500</b> | <b>\$21,100</b> | <b>\$15,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - Q

## Asset # : 1526

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%   |                   |                | LIFE    | * *                | 5           | \$52,200       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Various Locations                                  |                   |                |         |                    |             |                |               |  |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 10%   |                   |                | LIFE    | * *                | 5           | \$4,400        | A             |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 50%   |                   |                | 2036    | * *                | 5           | \$10,800       | A             |  |
| Under Construction      | 50%   |                   |                |         |                    |             |                | D             |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 95%   |                   |                | LIFE    | * *                | 5           | \$11,600       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Various Locations                                  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone      | 5%  |                   |                | LIFE    | * *                | 5           | \$800          | A             |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 70%   | Now               | \$51,100       | 2025    | * *                |             |                | A             |  |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                         | Location : Lower Roof Over Rooms 113 And 117                  |                   |                |         |                    |             |                |               |  |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 15%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Lower Roof Over Rooms 113 And 117                  |                   |                |         |                    |             |                |               |  |
| Copper/Terne            | 3%  |                   |                | 2048    | * *                | 10          | \$5,100        | A             |  |
| Copper/Terne            | 2%  |                   |                | 2035    | * *                | 10          | \$3,400        | A             |  |
| IRMA/Protected Membrane | 25%   | Now               | \$157,000      | 2030    | * *                |             |                | A             |  |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Auditorium                                    |                   |                |         |                    |             |                |               |  |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%           |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Auditorium                                    |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%   |                   |                | LIFE    | * *                | 5           | \$20,900       | C             |  |
| Ceramic Tile            | 5%  |                   |                | 2023    | \$105,700          | 5           | \$4,800        | C             |  |
| Terrazzo                | 2%  |                   |                | LIFE    | * *                | 5           | \$1,500        | C             |  |
| Vinyl Tile              | 53%   | Now               | \$482,300      | 2030    | * *                | 3           | \$19,000       | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : 1955 Wing, Rooms: 218, 312 And 318                 |                   |                |         |                    |             |                |               |  |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                         | Location : 1955 Wing  |                   |                |         |                    |             |                |               |  |
|                         | Explanation : 9x9 Units                                       |                   |                |         |                    |             |                |               |  |
| Wood                    | 30%   |                   |                | 2035    | * *                | 5           | \$53,700       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - Q

## Asset # : 1526

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Cast in Place Concrete

10%

LIFE

\* \*

C

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Basement Perimeter Foundation Walls*

Ceramic Tile

3%

2023

\$85,000

5

\$2,900

C

Concrete Masonry Unit

15%

LIFE

\* \*

5

\$5,800

C

Masonry: Brick

10%

LIFE

\* \*

C

Marble Panels

2%

LIFE

\* \*

C

Plaster

30%

LIFE

\* \*

5

\$8,700

C

SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

10%

2025

\* \*

5

\$9,500

B

Exposed Concrete

30%

LIFE

\* \*

5

\$4,400

B

Plaster

60%

LIFE

\* \*

5

\$35,600

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Service Protector Rated @ 1600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$89,400

5

\$300

B

## Raceway

Conduit

100%

2020

\$85,200

1

B

## Panelboards

Fused Disc Sw

15%

2036

\* \*

5

\$200

B

Fused Knife Sw

5%

0-2

\$5,100

2045

\* \*

5

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Molded Case Bkrs

30%

2028

\* \*

5

\$500

B

Molded Case Bkrs

50%

2019

\$50,800

5

\$800

B

## Wiring

Braided Cloth

85%

2-4

\$76,100

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

15%

2040

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2033

\* \*

5

\$400

B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 154 - Q

## Asset # : 1526

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Metal Wate Pipe; Point Of Contact Not Visible Covered With Insulation.*

## Lighting

Interior Lighting  
Fluorescent

86%

2028

\* \*

10

\$50,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-8 Lamps*

Fluorescent

10%

2020

\$57,500

10

\$5,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-12 Lamps*

HID

2%

2020

\$5,300

10

B

Incandescent

2%

2015

\$11,500

2

B

Egress Lighting

Emergency, Service

40%

2028

\* \*

1

B

Exit, Service

60%

2028

\* \*

1

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source  
Interruptible Gas/Dual  
Fuel

100%

2040

\* \*

1

B

Conversion Equipment  
Steam Boiler

100%

2033

\* \*

1

\$63,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2030

\* \*

4

\$4,700

B

Terminal Devices

Air Handler

20%

2020

\$78,400

1

\$7,900

B

Convactor/Radiator

80%

2025

\* \*

1

\$16,500

B

## Air Conditioning

Energy Source  
Electricity

100%

2036

\* \*

1

B

Conversion Equipment

Window/Wall Unit

40%

2015

\$59,800

1

B

No Component

60%

D

## Ventilation

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## DEPARTMENT OF EDUCATION - 040

P. S. 154 - Q

Asset # : 1526

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$35,600       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 50%        |                   |                | 2020               | \$40,200       | 2           | \$1,000        | B             |
| Roof                  | 50%        |                   |                | 2020               | \$28,900       | 2           | \$1,000        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2018               | \$16,900       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 155 - BK  
**Address** : 1355 HERKIMER STREET @EASTERN PKWY.  
**Borough** : BROOKLYN **Agency's Number** : K155  
**Program / Asset #** : BOE0455.000 / 1354 **Yr Built/Renovated** : 1908 / 2003  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1552 **Lot** : 43 **BIN** : 3042263

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$138,900             | \$119,200             |
| Interior Architecture | \$699,800             | \$996,600             |
| Electrical            | \$540,600             | \$266,100             |
| Mechanical            |                       | \$668,300             |
| <b>Total</b>          | <b>\$1,379,400</b>    | <b>\$2,050,200</b>    |
| Priority A            | \$138,900             | \$119,200             |
| Priority B            | \$687,800             | \$987,900             |
| Priority C            | \$552,600             | \$943,000             |
| <b>Total</b>          | <b>\$1,379,400</b>    | <b>\$2,050,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,700         |                 |                 |                 |
| Interior Architecture | \$22,800        |                 |                 | \$10,400        |
| Electrical            | \$12,200        | \$21,400        |                 | \$100           |
| Mechanical            | \$52,000        | \$14,200        | \$12,500        | \$7,500         |
| <b>Total</b>          | <b>\$96,600</b> | <b>\$35,700</b> | <b>\$12,500</b> | <b>\$18,000</b> |
| Priority A            | \$9,700         |                 |                 |                 |
| Priority B            | \$64,200        | \$35,700        | \$12,500        | \$7,600         |
| Priority C            | \$22,800        |                 |                 | \$10,400        |
| <b>Total</b>          | <b>\$96,600</b> | <b>\$35,700</b> | <b>\$12,500</b> | <b>\$18,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - BK

## Asset # : 1354

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$39,100       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | * *            | 5           | \$80,100       | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | * *            | 5           | \$11,300       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$138,900      | 2028               | * *            | 5           | \$14,400       | A             |
|                        | Air Infiltration, Extent : Light, Area Affected : 10%                  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%   |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$8,900        | A             |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | * *            | 5           | \$1,200        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | Now               | \$9,700        | 2025               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%                 |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   | Now               | \$22,800       | 2023               | \$56,900       | 5           | \$1,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                        | Location : Toilets   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 97%  | Now               | \$237,600      | 2020               | \$791,900      | 3           | \$31,200       | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%             |                   |                |                    |                |             |                |               |
|                        | Location : 1st, 2nd And 3rd Floor, Classrooms And Corridors Throughout |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Light, Area Affected : 100%                |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - BK

## Asset # : 1354

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

3%

2023

\$94,200

5

\$3,200

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Masonry: Brick

10%

Now

\$144,900

LIFE

\* \*

C

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Boiler Room*

## Plaster

87%

Now

\$170,200

LIFE

\* \*

5

\$27,800

C

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

## Ceilings

## Plaster

100%

Now

\$147,200

LIFE

\* \*

5

\$53,500

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2020

\$89,400

5

\$300

B

## Raceway

## Conduit

100%

2020

\$85,200

1

B

## Panelboards

## Fused Toggle Switch

10%

2-4

\$10,200

2045

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Molded Case Bkrs

90%

2019

\$91,500

5

\$1,300

B

## Wiring

## Braided Cloth

70%

2-4

\$62,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Thermoplastic

30%

2020

\$26,900

1

B

## Motor Controllers

## Locally Mounted

60%

2018

\$12,700

5

\$200

B

## Locally Mounted

40%

2025

\* \*

5

\$200

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - BK

## Asset # : 1354

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

|   |     |       |      |     |   |       |   |
|---|-----|-------|------|-----|---|-------|---|
| 100%  | 2-4 | \$900 | LIFE | * * | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |       |      |     |   |       |   |
| <i>Location : Water Main</i>                                      |     |       |      |     |   |       |   |
| <i>Explanation : Corroded</i>                                     |     |       |      |     |   |       |   |

## Lighting

## Interior Lighting

## Fluorescent

|   |      |           |    |          |   |
|---|------|-----------|----|----------|---|
| 65%   | 2015 | \$335,400 | 10 | \$34,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |           |    |          |   |
| <i>Location : Throughout</i>                                      |      |           |    |          |   |
| <i>Explanation : Using T12 Lamps</i>                              |      |           |    |          |   |

## Fluorescent

|   |      |     |    |         |   |
|---|------|-----|----|---------|---|
| 10%   | 2025 | * * | 10 | \$5,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |    |         |   |
| <i>Location : Throughout</i>                                      |      |     |    |         |   |
| <i>Explanation : Using T8 Lamps</i>                               |      |     |    |         |   |

## HID

|    |  |  |      |          |    |       |   |
|----|--|--|------|----------|----|-------|---|
| 5% |  |  | 2015 | \$11,900 | 10 | \$100 | B |
|----|--|--|------|----------|----|-------|---|

## Incandescent

|     |  |  |      |           |   |       |   |
|-----|--|--|------|-----------|---|-------|---|
| 20% |  |  | 2015 | \$103,200 | 2 | \$300 | B |
|-----|--|--|------|-----------|---|-------|---|

## Egress Lighting

## Emergency, Service

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 45% |  |  | 2015 | \$4,300 | 1 |  | B |
|-----|--|--|------|---------|---|--|---|

## Emergency, Service

|   |     |       |      |     |   |  |   |
|---|-----|-------|------|-----|---|--|---|
| 5%  | Now | \$500 | 2030 | * * | 1 |  | B |
| <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i> |     |       |      |     |   |  |   |
| <i>Location : Cafeteria</i>                                     |     |       |      |     |   |  |   |

## Exit, Service

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 50% |  |  | 2015 | \$4,700 | 1 |  | B |
|-----|--|--|------|---------|---|--|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2040 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Conversion Equipment

## Steam Boiler

|  |      |     |   |          |   |
|--|------|-----|---|----------|---|
| 100%   | 2033 | * * | 1 | \$56,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |          |   |
| <i>Location : Boiler Room</i>                                  |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |     |   |          |   |

## Distribution

## Steam Piping/Pump

|   |     |          |      |     |   |         |   |
|---|-----|----------|------|-----|---|---------|---|
| 100%  | Now | \$22,800 | 2040 | * * | 4 | \$2,800 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |     |          |      |     |   |         |   |
| <i>Location : Vacuum Pump, Boiler Room</i>                  |     |          |      |     |   |         |   |

## Terminal Devices

## Convactor/Radiator

|      |  |  |      |           |   |          |   |
|------|--|--|------|-----------|---|----------|---|
| 100% |  |  | 2018 | \$616,400 | 1 | \$18,500 | B |
|------|--|--|------|-----------|---|----------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2036 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 155 - BK

Asset # : 1354

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 5%  | Now               | \$1,300        | 2015               | \$6,700        | 1           |                | B             |
|                       | <i>Broken, Extent : Severe, Area Affected : 20%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout Building</i>               |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$31,900       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Roof                  | 100%  | Now               | \$10,400       | 2020               | \$51,900       | 2           | \$1,400        | B             |
|                       | <i>Broken, Extent : Severe, Area Affected : 20%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Roof</i>                              |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$15,200       | 2           | \$900          | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2030               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Submersible           | 100%  |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 155 - M  
**Address** : 319 EAST 117 STREET @ 2ND AVE.  
**Borough** : MANHATTAN **Agency's Number** : M155  
**Program / Asset #** : BOE0095.000 / 1647 **Yr Built/Renovated** : 1961 / 2011  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1689 **Lot** : 5 **BIN** : 1052986

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$108,500             | \$120,500             |
| Interior Architecture |  | \$72,100              | \$888,400             |
| Electrical            |  | \$117,700             | \$1,122,100           |
| Mechanical            |  | \$40,800              | \$1,024,900           |
| <b>Total</b>          |  | <b>\$339,100</b>      | <b>\$3,156,000</b>    |
| Priority A            |  | \$108,500             | \$120,500             |
| Priority B            |  | \$230,600             | \$2,197,100           |
| Priority C            |  |                       | \$838,400             |
| <b>Total</b>          |  | <b>\$339,100</b>      | <b>\$3,156,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,300         |                 |                 |                 |
| Interior Architecture | \$104,500        |                 | \$4,100         | \$11,000        |
| Electrical            | \$8,400          | \$2,000         | \$2,600         | \$2,800         |
| Mechanical            | \$56,700         | \$14,900        | \$15,800        | \$10,600        |
| <b>Total</b>          | <b>\$182,000</b> | <b>\$16,900</b> | <b>\$22,500</b> | <b>\$24,500</b> |
| Priority A            | \$12,300         |                 |                 |                 |
| Priority B            | \$84,000         | \$16,900        | \$18,400        | \$13,500        |
| Priority C            | \$85,600         |                 | \$4,100         | \$11,000        |
| <b>Total</b>          | <b>\$182,000</b> | <b>\$16,900</b> | <b>\$22,500</b> | <b>\$24,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - M

## Asset # : 1647

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   |                   |                | LIFE               | * *            | 5           | \$128,500      | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | * *            | 5           | \$5,100        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2039               | * *            | 5           | \$14,600       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   |                   |                | LIFE               | * *            | 5-10        | \$51,800       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | * *            | 5           | \$5,000        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Coping   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 3%  |                   |                | 2051               | * *            | 10          | \$4,300        | A             |
| IRMA/Protected Membrane | 97%   |                   |                | 2028               | * *            | 10          | \$56,300       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | * *            | 5           | \$48,100       | C             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Boiler Pit   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%  |                   |                | 2026               | * *            | 5           | \$3,300        | C             |
| Terrazzo                | 2%  |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Vinyl Tile              | 80%   |                   |                | 2018               | \$838,400      | 3           | \$44,000       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                    | 5%  |                   |                | 2038               | * *            | 5           | \$10,300       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2026               | * *            | 5           | \$4,900        | C             |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE               | * *            | 5           | \$3,900        | C             |
| Plaster                 | 65%   |                   |                | LIFE               | * *            | 5-10        | \$53,700       | C             |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE               | * *            | 10          | \$12,200       | C             |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 20%   |                   |                | 2028               | * *            | 5           | \$22,000       | B             |
| Exposed Concrete        | 60%   |                   |                | LIFE               | * *            | 5-10        | \$82,400       | B             |
| Fiber Board             | 5%  |                   |                | 2023               | \$50,000       |             |                | B             |
| Metal Panel             | 5%  |                   |                | LIFE               | * *            | 5           | \$13,700       | B             |
| Plaster                 | 10%   |                   |                | LIFE               | * *            | 5-10        | \$18,900       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - M

## Asset # : 1647

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2023               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                 |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : 2- Main Service Disconnect Switches Rated @ 800 Amperes Each |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                | 2023               | \$104,300      | 5           | \$1,900        | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2023               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2043               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 90%  |           |                | 2022               | \$121,900      | 5           | \$1,700        | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2039               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 90%  | 2-4       | \$117,700      | 2048               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%                   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building   |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2043               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 75%  |           |                | 2021               | \$15,900       | 5           | \$400          | B        |
|                 | Locally Mounted          | 25%  | 2-4       | \$5,300        | 2043               | * *            | 5           | \$100          | B        |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%                  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$2,100        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                 |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected With Main Water Pipe                               |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 98%  |           |                | 2023               | \$649,100      | 10          | \$66,000       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%                 |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps   |           |                |                    |                |             |                |          |
|                 | HID                      | 1%   |           |                | 2023               | \$3,100        | 10          |                | B        |
|                 | Incandescent             | 1%   |           |                | 2018               | \$6,600        | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2023               | \$15,200       | 10          | \$8,900        | B        |
|                 | Exit, Service            | 50%  |           |                | 2018               | \$6,100        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2023               | \$29,700       | 10          | \$200          | B        |
| Alarm           |                          |  |           |                |                    |                |             |                |          |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - M

## Asset # : 1647

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$73,700

1

\$8,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2028

\* \*

1-3

\$13,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2023

\$206,400

5

\$22,800

B

## Conversion Equipment

Steam Boiler

100%

Now

\$40,800

2021

\$407,800

1

\$65,600

B

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Fuel Feeding System**Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Old Units. Underground Stream Affecting Boiler Foundation*

## Distribution

Steam Piping/Pump

100%

Now

\$29,200

2033

\* \*

4

\$3,600

B

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Thermostats, Various Areas*

## Terminal Devices

Air Handler

20%

2023

\$90,300

1

\$9,100

B

Convactor/Radiator

80%

2028

\* \*

1

\$19,000

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2021

\$86,100

1

B

No Component

50%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$64,900

B

## Exhaust Fans

Interior

30%

2023

\$27,800

2

\$700

B

Roof

70%

2023

\$46,600

2

\$1,600

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - M

## Asset # : 1647

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 25%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 75%        |                   |                | 2021               | \$187,700      | 1           |                | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Cold Water Piping - Rooms #404, 304, 204, 104 |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2023               | \$26,000       | 4           | \$10,900       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2023               | \$29,300       | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 155 - Q  
**Address** : 130-02 115 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q155  
**Program / Asset #** : BOE0802.000 / 2852 **Yr Built/Renovated** : 1931 / 2001  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 11673 **Lot** : 1 **BIN** : 4252357

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$180,100             |
| Interior Architecture | \$459,300             | \$40,800              |
| Electrical            | \$53,700              | \$462,000             |
| Mechanical            | \$301,300             | \$37,400              |
| <b>Total</b>          | <b>\$814,300</b>      | <b>\$720,300</b>      |
| Priority A            |                       | \$180,100             |
| Priority B            | \$411,100             | \$540,200             |
| Priority C            | \$403,200             |                       |
| <b>Total</b>          | <b>\$814,300</b>      | <b>\$720,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$24,400        |                | \$4,200         |                 |
| Interior Architecture | \$36,200        |                | \$23,700        | \$6,800         |
| Electrical            | \$20,500        | \$2,000        | \$17,100        | \$2,000         |
| Mechanical            | \$18,000        | \$7,900        | \$32,500        | \$8,600         |
| <b>Total</b>          | <b>\$99,200</b> | <b>\$9,900</b> | <b>\$77,500</b> | <b>\$17,400</b> |
| Priority A            | \$24,400        |                | \$4,200         |                 |
| Priority B            | \$49,700        | \$9,900        | \$49,600        | \$10,600        |
| Priority C            | \$25,000        |                | \$23,700        | \$6,800         |
| <b>Total</b>          | <b>\$99,200</b> | <b>\$9,900</b> | <b>\$77,500</b> | <b>\$17,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$22,500       | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$51,800       | A             |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2043               | **             | 5           | \$20,300       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 22%  |                   |                | LIFE               | **             | 5           | \$14,700       | A             |
| Copper/Terne           | 3%   |                   |                | 2041               | **             | 5           | \$1,300        | A             |
| Masonry: Brick         | 65%  |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$24,400       | 2026               | **             |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Copper/Terne           | 3%   |                   |                | 2036               | **             | 10          | \$3,600        | A             |
| Skylight, Metal/Glass  | 2%   |                   |                | 2021               | \$128,300      | 10          | \$3,200        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   | Now               | \$55,900       | 2036               | **             | 5           | \$1,300        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                        | Location : 2nd And 3rd Floor Toilets                       |                   |                |                    |                |             |                |               |
| Terrazzo               | 2%   |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Vinyl Tile             | 20%  | Now               | \$32,100       | 2026               | **             | 3           | \$6,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  | Now               | \$20,100       | 2016               | \$200,500      | 3           | \$7,900        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : 9 X 9 Tiles Throughout                          |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  |                   |                | 2029               | **             | 3           | \$8,400        | C             |
| Wood                   | 30%  |                   |                | 2036               | **             | 5           | \$47,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 155 - Q

Asset # : 2852

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$13,800       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                                  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$6,600        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Basement Throughout                                  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         | Now               | \$2,500        | 2030               | **             | 5           | \$800          | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Toilets Throughout                                   |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$57,600       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Storage Room                                |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         | Now               | \$37,100       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Lobby  |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$17,800       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 2%         | Now               | \$11,200       | 2041               | **             | 5           | \$800          | B             |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$2,600        | B             |
| Plaster   | 78%        | Now               | \$56,000       | LIFE               | **             | 5           | \$40,800       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2021               | \$62,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2031               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - Q

## Asset # : 2852

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2020               | \$15,200       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2037               | * *            | 5           | \$1,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 60%        | 2-4               | \$53,700       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2026               | * *            | 5           |                | B             |
| Locally Mounted  | 90%        | 2-4               | \$19,100       | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Mech Room   |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                               |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2029               | * *            | 10          | \$48,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                                |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2021               | \$7,000        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2016               | \$15,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$22,900       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2026               | * *            | 1           | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Front And Back Door                               |            |                   |                |                    |                |             |                |               |
| Explanation : Two Cameras ( Standard )                       |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2021               | \$259,000      | 1-3         | \$13,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 155 - Q

## Asset # : 2852

| Mechanical       |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                    | 2041 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%  | Now       | \$6,200            | 2026 | * *            | 1     | \$50,200       | B        |
|                  |                             | Unit Inoperable, Extent : Severe, Area Affected : 50%   |           |                    |      |                |       |                |          |
|                  |                             | Location : Fuel Pump Of #2 Boiler                       |           |                    |      |                |       |                |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 100%  | Now       | \$9,000            | 2031 | * *            | 4     | \$2,800        | B        |
|                  |                             | Leak Evident, Extent : Severe, Area Affected : 5%       |           |                    |      |                |       |                |          |
|                  |                             | Location : Supply Line In Basement                      |           |                    |      |                |       |                |          |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 25%   |           |                    | 2016 | \$86,400       | 1     | \$8,700        | B        |
|                  | Convactor/Radiator          | 60%   |           |                    | 2026 | * *            | 1     | \$10,900       | B        |
|                  | Fan Coil Unit/Heat          | 15%   |           |                    | 2016 | \$144,000      | 1     | \$2,700        | B        |
| Air Conditioning |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%  |           |                    | 2029 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit            | 15%   |           |                    | 2016 | \$19,800       | 1     |                | B        |
|                  | No Component                | 85%   |           |                    |      |                |       |                | D        |
| Ventilation      |                             |   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                    | LIFE | * *            | 2-5   | \$31,400       | B        |
|                  | Exhaust Fans                |   |           |                    |      |                |       |                |          |
|                  | Interior                    | 100%  |           |                    | 2016 | \$70,900       | 2     | \$1,700        | B        |
| Plumbing         |                             |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping            |   |           |                    |      |                |       |                |          |
|                  | Brass/Copper                | 100%  |           |                    | 2031 | * *            | 1     |                | B        |
|                  | Water Heater                |   |           |                    |      |                |       |                |          |
|                  | Gas Fired                   | 100%  |           |                    | 2020 | \$14,900       | 2     | \$800          | B        |
|                  | Sanitary Piping             |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping          |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)                |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping                | 100%  |           |                    | 2021 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures                    |   |           |                    |      |                |       |                |          |
|                  | Generic                     | 100%  |           |                    |      |                |       |                | B        |
| Fire Suppression |                             |   |           |                    |      |                |       |                |          |
|                  | Sprinkler                   |   |           |                    |      |                |       |                |          |
|                  | No Component                | 95%   |           |                    |      |                |       |                | D        |
|                  | Generic                     | 5%  |           |                    | 2021 | \$37,400       | 1-2   | \$800          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 156 - Q  
**Address** : 229-02 137 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q156  
**Program / Asset #** : BOE0803.000 / 191 **Yr Built/Renovated** : 1931 / 2001  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 13170 **Lot** : 12 **BIN** : 4283015

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$404,000             | \$171,800             |
| Interior Architecture | \$57,700              | \$1,251,500           |
| Electrical            | \$757,600             | \$458,000             |
| Mechanical            |                       | \$429,300             |
| <b>Total</b>          | <b>\$1,219,300</b>    | <b>\$2,310,600</b>    |
| Priority A            | \$404,000             | \$171,800             |
| Priority B            | \$815,300             | \$934,100             |
| Priority C            |                       | \$1,204,700           |
| <b>Total</b>          | <b>\$1,219,300</b>    | <b>\$2,310,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$36,000        |                 |                  |                 |
| Interior Architecture | \$9,200         | \$6,900         | \$30,100         |                 |
| Electrical            | \$31,000        | \$6,000         | \$89,300         | \$5,500         |
| Mechanical            | \$17,800        | \$13,000        | \$49,600         | \$14,000        |
| <b>Total</b>          | <b>\$94,100</b> | <b>\$25,900</b> | <b>\$169,000</b> | <b>\$19,500</b> |
| Priority A            | \$36,000        |                 |                  |                 |
| Priority B            | \$48,800        | \$19,000        | \$143,900        | \$19,500        |
| Priority C            | \$9,200         | \$6,900         | \$25,100         |                 |
| <b>Total</b>          | <b>\$94,100</b> | <b>\$25,900</b> | <b>\$169,000</b> | <b>\$19,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 156 - Q

## Asset # : 191

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$195,100      | LIFE               | **             | 5           | \$58,000       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads, Chimney, Throughout                       |                   |                |                    |                |             |                |               |
|                        | Repointing Failure, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Wood                   | 100%  | Now               | \$71,300       | 2037               | **             | 5           | \$113,700      | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Glazing Clouded, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   | Now               | \$64,600       | LIFE               | **             | 5           | \$9,700        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Interior Face  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | Now               | \$7,700        | LIFE               | **             | 5           | \$800          | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Metal Rail             | 20%   |                   |                | 2034               | **             | 5-10        | \$46,600       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$73,000       | 2026               | **             |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium And Bulkheads                              |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2049               | **             | 10          | \$8,900        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$11,000       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  | Now               | \$6,700        | 2030               | **             | 5           | \$1,500        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Toilets Throughout                                   |                   |                |                    |                |             |                |               |
| Terrazzo               | 2%  |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Traffic Topping        | 25%   |                   |                | 2021               | \$677,900      | 5           | \$31,400       | C             |
| Vinyl Tile             | 55%   |                   |                | 2021               | \$526,800      | 3           | \$20,700       | C             |
| Wood                   | 10%   |                   |                | 2036               | **             | 5           | \$18,800       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 5%  |                   |                | 2024               | **             | 5           | \$5,100        | C             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5           | \$18,200       | C             |
| SGFT/Glazed Masonry    | 10%   |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 10% |     |          | 2026 | * * | 5 | \$10,000 | B |
| Exposed Concrete  | 15% | Now | \$57,700 | LIFE | * * | 5 | \$2,300  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Ash Hoist Area In Basement*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 75% |  |  | LIFE | * * | 5 | \$46,800 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | * *      | 1 |  | B |

## Panelboards

|                |     |     |          |      |     |   |       |   |
|----------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 25% | 2-4 | \$25,400 | 2046 | * * | 5 | \$200 | B |
|----------------|-----|-----|----------|------|-----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2020 | \$66,100 | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2037 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$80,600 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 | \$17,000 | 5 | \$400 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 20% |  |  | 2034 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Connected To Main Water Pipe Point Of Contact Not Visible; Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

85%

2026

\* \*

10

\$52,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

## Fluorescent

10%

2026

\* \*

10

\$6,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Incandescent

5%

2016

\$30,300

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2016

\$13,900

10

\$8,100

B

## Exit, Service

25%

2016

\$2,800

1

B

## Exit, Service

25%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2016

\$27,300

10

\$200

B

## Alarm

## Security System

## Generic

100%

2021

\$225,800

1

\$24,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

## No Component

20%

D

## Generic

80%

2016

\$618,400

1-3

\$32,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Old But Still Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2034

\* \*

1

\$66,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2041

\* \*

4

\$3,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 156 - Q

Asset # : 191

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        |                   |                | 2021               | \$123,800      | 1           | \$12,500       | B             |
| Convactor/Radiator   | 50%        |                   |                | 2026               | * *            | 1           | \$10,900       | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2021               | \$229,300      | 1           | \$4,400        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2016               | \$15,700       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2021               | \$76,200       | 2           | \$1,900        | B             |
| Roof   | 10%        |                   |                | 2021               | \$6,100        | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$17,800       | 2           | \$1,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2041               | * *            | 1-2         | \$18,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 156/I. S. 392 - BK  
**Address** : 104 SUTTER AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K356  
**Program / Asset #** : BOE1023.000 / 13465 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 148,693 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3535 **Lot** : 16 **BIN** : 3081276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$268,700             |
| Interior Architecture | \$77,400              | \$77,400              |
| Electrical            | \$110,500             |                       |
| Mechanical            |                       | \$398,200             |
| <b>Total</b>          | <b>\$187,900</b>      | <b>\$744,300</b>      |
| Priority A            |                       | \$268,700             |
| Priority B            | \$187,900             | \$475,600             |
| <b>Total</b>          | <b>\$187,900</b>      | <b>\$744,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$32,700         |                  |                 |                  |
| Interior Architecture | \$11,100         | \$18,200         |                 | \$13,100         |
| Electrical            | \$13,900         | \$12,600         | \$11,900        | \$27,900         |
| Mechanical            | \$60,900         | \$73,500         | \$58,900        | \$70,600         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$126,500</b> | <b>\$112,200</b> | <b>\$78,700</b> | <b>\$119,500</b> |
| Priority A            | \$32,700         |                  |                 |                  |
| Priority B            | \$88,400         | \$94,000         | \$78,700        | \$106,400        |
| Priority C            | \$5,400          | \$18,200         |                 | \$13,100         |
| <b>Total</b>          | <b>\$126,500</b> | <b>\$112,200</b> | <b>\$78,700</b> | <b>\$119,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |      |           |   |
|-----------------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick        | 75% |  |  | LIFE | ** | 5    | \$86,400  | A |
| Metal/Glass Curt Wall | 10% |  |  | LIFE | ** | 5    | \$21,600  | A |
| Metal Panel           | 15% |  |  | 2048 | ** | 5-10 | \$118,800 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2044 | ** | 5 | \$42,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 70% |  |  | LIFE | ** | 5    | \$12,700 | A |
| Metal Panel       | 10% |  |  | 2048 | ** | 5    | \$7,000  | A |
| Metal: Cage/Fence | 20% |  |  | 2039 | ** | 5-10 | \$28,200 | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2030 | ** | 10 | \$95,900 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|        |    |     |         |      |          |   |          |   |
|--------|----|-----|---------|------|----------|---|----------|---|
| Carpet | 5% | 0-2 | \$5,400 | 2021 | \$53,800 | 3 | \$13,700 | C |
|--------|----|-----|---------|------|----------|---|----------|---|

*Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%**Location : Throughout*

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$19,900 | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$7,100  | C |
| Vinyl Tile             | 80% |  |  | 2030 | ** | 3 | \$54,600 | C |
| Wood                   | 5%  |  |  | 2057 | ** | 5 | \$17,100 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Concrete Masonry Unit  | 10% |  |  | LIFE | ** | 5 | \$4,700  | C |
| Glass Block            | 3%  |  |  | LIFE | ** |   |          | C |
| Glazed Ceramic Panel   | 77% |  |  | LIFE | ** |   |          | C |
| Wood                   | 5%  |  |  | LIFE | ** | 5 | \$23,500 | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileConcealSpLn | 5%  |  |  | 2039 | ** | 5 | \$11,400  | B |
| AcousTileSusp.Lay-In | 85% |  |  | 2039 | ** | 5 | \$154,800 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |           | B |
| Plaster              | 5%  |  |  | LIFE | ** | 5 | \$5,700   | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service 4000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2048 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%   |                   |                | 2044               | **             | 5           | \$3,200        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2048               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2039               | **             | 5           | \$800          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | **             | 5           | \$1,800        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2039               | **             | 1           | \$37,600       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2035               | **             | 1           | \$47,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 600 Kw                                       |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2017               | \$600          | 5           | \$27,100       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Main Tank             | 100%   |                   |                | 2057               | **             | 5           | \$3,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 275 Gals                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 99%  |                   |                | 2027               | **             | 10          | \$110,500      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2027               | **             | 10          |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Mercury                                      |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2030               | **             | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2030               | **             | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2030               | **             | 10          | \$400          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | **             | 1           | \$13,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

2030

\* \*

1-3

\$22,500

D

Generic

30%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2048

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$120,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$9,000

B

## Terminal Devices

Air Handler

50%

2027

\* \*

1

\$37,700

B

Convactor/Radiator

50%

2035

\* \*

1

\$19,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2044

\* \*

1

B

## Conversion Equipment

Centrifugal, Elec Chiller

100%

2031

\* \*

1

\$131,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mech Room**Explanation : 2 Units*

## Distribution

Chilled Wtr Pipe/Pump

100%

2042

\* \*

4

\$9,000

B

## Terminal Devices

Air Handler/Cool/Ht

100%

2027

\* \*

1

\$75,300

B

## Heat Rejection

Water Cool Tower

100%

2023

\$398,200

2

\$122,400

B

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$67,800

B

## Exhaust Fans

Roof

100%

Now

\$5,500

2027

\* \*

2

\$3,000

B

*Not in Service, Extent : Moderate, Area Affected : 30%**Location : Roof*

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2042

\* \*

1

B

## Water Heater

Gas Fired

100%

2020

\$32,300

2

\$1,800

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 156/I. S. 392 - BK

Asset # : 13465

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$7,500        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : C-4  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-5         | \$61,500       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2048               | * *            | 1-2         | \$34,100       | B             |
| Fire Pump             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2031               | * *            | 1           | \$22,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 157 - BK  
**Address** : 850 KENT AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0457.000 / 1355  
**Area Sq Ft** : 102,000  
**Date of Survey** : 13-Jan-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1897      **Lot** : 13      **BIN** : 3054671  
**Agency's Number** : K157  
**Yr Built/Renovated** : 1909 / 2008  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$306,500             |
| Interior Architecture | \$769,900             | \$110,700             |
| Electrical            |                       | \$1,620,300           |
| Mechanical            | \$186,100             | \$62,300              |
| <b>Total</b>          | <b>\$956,000</b>      | <b>\$2,099,800</b>    |
| Priority A            |                       | \$306,500             |
| Priority B            | \$186,100             | \$1,757,300           |
| Priority C            | \$769,900             | \$36,000              |
| <b>Total</b>          | <b>\$956,000</b>      | <b>\$2,099,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$18,700        | \$29,000        | \$21,400        |
| Interior Architecture | \$97,400         |                 | \$8,800         | \$11,200        |
| Electrical            | \$6,000          | \$5,300         | \$14,700        | \$4,800         |
| Mechanical            | \$17,400         | \$19,300        | \$18,600        | \$13,600        |
| <b>Total</b>          | <b>\$120,800</b> | <b>\$43,300</b> | <b>\$71,200</b> | <b>\$51,000</b> |
| Priority A            |                  | \$18,700        | \$29,000        | \$21,400        |
| Priority B            | \$63,600         | \$24,600        | \$37,400        | \$18,400        |
| Priority C            | \$57,100         |                 | \$4,800         | \$11,200        |
| <b>Total</b>          | <b>\$120,800</b> | <b>\$43,300</b> | <b>\$71,200</b> | <b>\$51,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BK

## Asset # : 1355

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE    | * *                | 5           | \$186,900      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2065    | * *                | 10          | \$18,700       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 75%   |                   |                | LIFE    | * *                | 5           | \$119,600      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$6,000        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   |                   |                | 2037    | * *                | 5           | \$42,800       | A             |  |
| Glass Block            | 5%  |                   |                | LIFE    | * *                | 5           | \$1,400        | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 25%   |                   |                | LIFE    | * *                | 5           | \$22,600       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 60%   |                   |                | LIFE    | * *                | 5           | \$7,000        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Rail             | 15%   |                   |                | 2038    | * *                | 5-10        | \$31,600       | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 65%   |                   |                | 2026    | * *                | 10          | \$29,000       | A             |  |
| Cast in Place Concrete | 35%   |                   |                | LIFE    | * *                |             |                | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$28,100       | C             |  |
| Ceramic Tile           | 2%  | Now               | \$2,800        | 2030    | * *                | 5           | \$1,300        | C             |  |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Mosaic Tile            | 3%  |                   |                | 2026    | * *                | 5           | \$9,600        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | * *                | 5           | \$5,000        | C             |  |
| Vinyl Tile             | 25%   |                   |                | 2026    | * *                | 3           | \$16,100       | C             |  |
| Vinyl Tile             | 45%   | Now               | \$110,200      | 2016    | \$551,000          | 3           | \$21,700       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%   |                   |                | 2024    | * *                | 5           | \$24,100       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BK

## Asset # : 1355

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$23,600       | 2024               | * *            | 5           | \$4,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | * *            | 5           | \$6,000        | C             |
| Masonry: Brick  | 10%        | Now               | \$108,700      | LIFE               | * *            |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 5%         | Now               | \$14,700       | LIFE               | * *            | 5           | \$2,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Storage Space Near Auditorium, Auditorium Stair      |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Stair, Stair 6                            |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Stair 6  |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        |                   |                | LIFE               | * *            | 5           | \$33,600       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 5%         |                   |                | 2026               | * *            | 5           | \$8,000        | B             |
| Exposed Struc: Steel  | 2%         | Now               | \$29,200       | LIFE               | * *            |             |                | B             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Plaster   | 5%         | Now               | \$11,000       | LIFE               | * *            | 5           | \$4,000        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Storage Space Near Auditorium, Stair 6               |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Stair 6  |            |                   |                |                    |                |             |                |               |
| Plaster   | 88%        |                   |                | LIFE               | * *            | 5           | \$70,700       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$400          | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BK

## Asset # : 1355

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2047               | **             | 5           | \$400          | B             |
|                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 70%  |                   |                | 2021               | \$100,600      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2031               | **             | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2047               | **             | 1           |                | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 5%   |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2043               | **             | 5           | \$2,000        | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 5%   |                   |                | 2029               | **             | 5           | \$100          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 90%  |                   |                | 2047               | **             | 1           |                | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2034               | **             | 5           | \$100          | B             |
| Locally Mounted          | 40%  |                   |                | 2019               | \$13,200       | 5           | \$200          | B             |
| Motor Control Center     | 40%  |                   |                | 2034               | **             | 5           | \$900          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   | 0-2               | \$900          | LIFE               | **             | 5           | \$1,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                       |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 92%  |                   |                | 2021               | \$712,000      | 10          | \$72,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                           |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent              | 3%   |                   |                | 2029               | **             | 10          | \$2,400        | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Limited Areas Using T-8 Lamps                     |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2021               | \$7,200        | 10          | \$100          | B             |
| Incandescent             | 3%   |                   |                | 2021               | \$23,200       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2026               | **             | 10          | \$10,400       | B             |
| Exit, Service            | 50%  |                   |                | 2026               | **             | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2021               | \$34,800       | 10          | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BK

## Asset # : 1355

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

50%

D

Generic

50%

2021

\$144,000

1

\$15,600

B

## Fire/Smoke Detection

No Component

40%

D

Generic

60%

2021

\$591,400

1-3

\$30,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$85,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$6,400

B

## Terminal Devices

Air Handler

20%

Now

\$105,600

2031

\* \*

1

\$9,600

B

*Obsolete Equipment, Extent : Severe, Area Affected : 20%**Location : Basement*

Convactor/Radiator

80%

2026

\* \*

1

\$22,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

40%

2016

\$80,500

1

B

No Component

60%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$47,900

B

## Exhaust Fans

Interior

20%

2021

\$21,600

2

\$500

B

Roof

80%

2021

\$62,300

2

\$2,100

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

0-2

\$5,800

2026

\* \*

1

B

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Water Main, Basement**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Valve On Top Of The Heat Exchanger, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 157 - BK

Asset # : 1355

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2019    | \$22,800       | 2           | \$1,300        | B             |
|                  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                  | Low Temp           | 100%           |                   |                    | 2031    | * *            | 4           | \$12,800       | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 10%            |                   |                    | 2031    | * *            | 1-2         | \$2,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 157 - BX  
**Address** : 757 CAULDWELL AVENUE @E. 156 STREET  
**Borough** : BRONX **Agency's Number** : X157  
**Program / Asset #** : BOE0294.000 / 389 **Yr Built/Renovated** : 1967 / 2012  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2625 **Lot** : 1 **BIN** : 2004464

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$267,700          | \$113,700          |
| Interior Architecture |  | \$249,200          | \$592,700          |
| Electrical            |  | \$155,700          | \$786,400          |
| Mechanical            |  | \$498,600          | \$371,200          |
| <b>Total</b>          |  | <b>\$1,171,200</b> | <b>\$1,864,000</b> |
| Priority A            |  | \$267,700          | \$113,700          |
| Priority B            |  | \$725,700          | \$1,157,600        |
| Priority C            |  | \$177,800          | \$592,700          |
| <b>Total</b>          |  | <b>\$1,171,200</b> | <b>\$1,864,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,000         |                 | \$8,200         |                 |
| Interior Architecture | \$91,100         | \$2,600         |                 | \$10,400        |
| Electrical            | \$12,300         | \$1,400         | \$2,000         | \$2,100         |
| Mechanical            | \$40,500         | \$9,700         | \$15,300        | \$13,200        |
| <b>Total</b>          | <b>\$171,900</b> | <b>\$13,700</b> | <b>\$25,600</b> | <b>\$25,600</b> |
| Priority A            | \$28,000         |                 | \$8,200         |                 |
| Priority B            | \$73,800         | \$11,100        | \$17,300        | \$15,300        |
| Priority C            | \$70,100         | \$2,600         |                 | \$10,400        |
| <b>Total</b>          | <b>\$171,900</b> | <b>\$13,700</b> | <b>\$25,600</b> | <b>\$25,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BX

## Asset # : 389

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  | Now               | \$41,200       | LIFE               | **             | 5           | \$31,900       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Light, Area Affected : 10%                  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%  | Now               | \$160,700      | LIFE               | **             | 5           | \$47,800       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Wall Facing Kindergarten Courtyard                  |                   |                |                    |                |             |                |               |
| Metal Panel             | 10%  |                   |                | 2033               | **             | 5-10        | \$43,800       | A             |
| Mosaic Tile             | 5%   |                   |                | 2033               | **             | 10          | \$10,000       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2039               | **             | 5           | \$13,700       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 85%  |                   |                | LIFE               | **             | 5           | \$131,800      | A             |
| Metal Rail              | 10%  |                   |                | 2036               | **             | 5-10        | \$13,600       | A             |
| Metal Security Bars     | 5%   |                   |                | 2051               | **             |             |                | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%  | Now               | \$14,800       | 2028               | **             |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Above Spandrel Beam                                 |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Cafeteria   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 50%  | 0-2               | \$6,400        | 2028               | **             |             |                | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Various Areas                                       |                   |                |                    |                |             |                |               |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$22,700       | C             |
| Ceramic Tile            | 5%   |                   |                | 2032               | **             | 5           | \$5,200        | C             |
| Terrazzo                | 10%  |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| Vinyl Tile              | 60%  | Now               | \$177,800      | 2018               | \$592,700      | 3           | \$23,300       | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout 9x9 Tiles                                |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Light, Area Affected : 80%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Explanation : 9 X 9 Tiles                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 20%  |                   |                | 2033               | **             | 3           | \$7,800        | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BX

## Asset # : 389

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5    | \$3,700  | C |
| Folding Partition     | 5%  |  |  | 2039 | ** | 5    | \$11,500 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** | 10   | \$1,400  | C |
| Plaster               | 60% |  |  | LIFE | ** | 5-10 | \$46,800 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$11,500 | C |

## Ceilings

|                      |     |     |          |      |    |      |          |   |
|----------------------|-----|-----|----------|------|----|------|----------|---|
| AcousTileConcealSpLn | 30% |     |          | 2028 | ** | 5    | \$38,800 | B |
| Exposed Concrete     | 63% |     |          | LIFE | ** | 5-10 | \$81,600 | B |
| Exposed Struc: Steel | 2%  |     |          | LIFE | ** | 10   | \$4,100  | B |
| Metal Panel          | 5%  | Now | \$16,800 | LIFE | ** | 5    | \$6,500  | B |

Deformed/Dented, Extent : Severe, Area Affected : 30%

Location : Throughout

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrica Room

Explanation : One 200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2023 | \$101,100 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **        | 1 |  | B |
| Conduit | 5%  |  |  | 2049 | **        | 1 |  | B |

## Panelboards

|                     |     |     |         |      |          |   |       |   |
|---------------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw       | 15% |     |         | 2022 | \$20,300 | 5 | \$200 | B |
| Fused Toggle Switch | 1%  | 2-4 | \$1,400 | 2048 | **       | 5 |       | B |

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2031 | ** | 5 | \$200 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 74% |  |  | 2022 | \$100,300 | 5 | \$1,300 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$111,200 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |    |  |  |      |    |   |  |   |
|---------------|----|--|--|------|----|---|--|---|
| Thermoplastic | 5% |  |  | 2049 | ** | 1 |  | B |
|---------------|----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 157 - BX

## Asset # : 389

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2031               | * *            | 10          | \$12,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : First Floor And Some Stair Landings             |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 70%        |                   |                | 2018               | \$437,000      | 10          | \$44,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$8,700        | 10          | \$100          | B             |
| Incandescent   | 7%         |                   |                | 2018               | \$43,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$14,400       | 10          | \$8,400        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$5,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$28,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2031               | * *            | 1-3         | \$14,500       | B             |

| Mechanical           |               | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|---------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component     | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type          | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |               |   |           |                    |      |                |       |                |          |
|                      | Energy Source |   |           |                    |      |                |       |                |          |
|                      | Fuel Oil No 6 | 100%  |           |                    | 2033 | * *            | 5     | \$21,500       | B        |
|                      |               | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |               | Location : Basement                                     |           |                    |      |                |       |                |          |
|                      |               | Explanation : 2 Units Of 7500 Gals Each                 |           |                    |      |                |       |                |          |
| Conversion Equipment |               |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler  | 100%  | 0-2       | \$384,400          | 2043 | * *            | 1     | \$61,800       | B        |
|                      |               | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |               | Location : Basement Boiler Room                         |           |                    |      |                |       |                |          |
|                      |               | Explanation : 2 Units In Process Of Replacement         |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$55,100  | 2033               | * *            | 4           | \$3,400        | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>        |                    |                |             |                |               |
|                       |                |                   | <i>Location : Vacuum Condensate Pump</i>                          |                    |                |             |                |               |
|                       |                |                   | <i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>       |                    |                |             |                |               |
|                       |                |                   | <i>Location : Thermostats</i>                                     |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            |                   |   | 2018               | \$85,100       | 1           | \$8,600        | B             |
| Convactor/Radiator    | 75%            |                   |   | 2036               | * *            | 1           | \$16,800       | B             |
| Fan Coil Unit/Heat    | 5%             | Now               | \$59,100  | 2033               | * *            | 1           | \$1,000        | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 100%</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 20%            |                   |   | 2018               | \$32,500       | 1           |                | B             |
| No Component          | 80%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$61,100       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 20%            |                   |   | 2023               | \$17,500       | 2           | \$400          | B             |
| Roof                  | 80%            | Now               | \$5,000   | 2023               | \$50,200       | 2           | \$1,400        | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 25%</i>             |                    |                |             |                |               |
|                       |                |                   | <i>Location : Roof</i>  |                    |                |             |                |               |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |   | 2021               | \$235,800      | 1           |                | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2033               | * *            | 4           | \$6,900        | B             |
|                       |                |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : One Unit</i>                                     |                    |                |             |                |               |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           | Now               | \$10,300  | 2033               | * *            | 4           | \$1,300        | B             |
|                       |                |                   | <i>Damaged, Extent : Severe, Area Affected : 100%</i>             |                    |                |             |                |               |
|                       |                |                   | <i>Location : Pit Is Damaged</i>                                  |                    |                |             |                |               |
|                       |                |                   | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
| Fire Suppression      |                |                   |   |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 157 - BX

Asset # : 389

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 158 - BK  
**Address** : 400 ASHFORD STREET BTWN: PITKIN AVE., BELMONT AVE  
**Borough** : BROOKLYN **Agency's Number** : K158  
**Program / Asset #** : BOE0458.000 / 1356 **Yr Built/Renovated** : 1909 / 2001  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 4015 **Lot** : 1 **BIN** : 3089176

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$212,600             | \$118,200             |
| Interior Architecture | \$573,800             | \$547,200             |
| Electrical            | \$335,100             | \$231,100             |
| Mechanical            |                       | \$868,400             |
| <b>Total</b>          | <b>\$1,121,500</b>    | <b>\$1,764,900</b>    |
| Priority A            | \$212,600             | \$118,200             |
| Priority B            | \$335,100             | \$1,142,500           |
| Priority C            | \$573,800             | \$504,200             |
| <b>Total</b>          | <b>\$1,121,500</b>    | <b>\$1,764,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$900           |
| Interior Architecture | \$46,800        |                 | \$6,600         | \$8,900         |
| Electrical            | \$3,400         | \$2,000         | \$1,900         | \$6,600         |
| Mechanical            | \$27,500        | \$10,500        | \$18,200        | \$18,100        |
| <b>Total</b>          | <b>\$77,700</b> | <b>\$12,400</b> | <b>\$26,700</b> | <b>\$34,500</b> |
| Priority A            |                 |                 |                 | \$900           |
| Priority B            | \$30,900        | \$12,400        | \$20,100        | \$24,700        |
| Priority C            | \$46,800        |                 | \$6,600         | \$8,900         |
| <b>Total</b>          | <b>\$77,700</b> | <b>\$12,400</b> | <b>\$26,700</b> | <b>\$34,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 158 - BK

## Asset # : 1356

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$30,800       | A             |
| Masonry: Brick  | 25%        | Now               | \$110,300      | LIFE               | **             | 5           | \$32,800       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Foundation   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        | Now               | \$66,200       | LIFE               | **             | 5           | \$19,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria Wing                                       |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria Wing                                       |            |                   |                |                    |                |             |                |               |
| Painted Surfaces, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria Wing                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$65,700       | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$37,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Masonry: Brick  | 27%        |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Metal Panel   | 5%         |                   |                | 2042               | **             | 5           | \$1,900        | A             |
| Metal Security Bars   | 15%        |                   |                | 2037               | **             |             |                | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        |                   |                | 2027               | **             | 10          | \$36,000       | A             |
| Copper/Terne  | 2%         |                   |                | 2050               | **             | 10          | \$1,800        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,600       | C             |
| Ceramic Tile  | 5%         | Now               | \$23,400       | 2031               | **             | 5           | \$2,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Toilets  |            |                   |                |                    |                |             |                |               |
| Traffic Topping   | 5%         | Now               | \$142,700      | 2032               | **             | 5           | \$3,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 25%               |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2022               | \$504,200      | 3           | \$19,800       | C             |
| Vinyl Tile  | 5%         |                   |                | 2032               | **             | 3           | \$2,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2017               | \$252,100      | 3           | \$13,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Surfaces                                      |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2037               | **             | 5           | \$9,900        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Ceramic Tile

5% Now

\$19,400

2031

\* \*

5

\$3,300

C

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Toilet(s)*

Masonry: Brick

5%

LIFE

\* \*

C

Masonry: Brick

10% Now

\$179,000

LIFE

\* \*

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Basement**Spalling, Extent : Severe, Area Affected : 50%**Location : Basement**Water Penetration, Extent : Severe, Area Affected : 10%**Location : Basement*

Plaster

80%

LIFE

\* \*

5

\$31,600

C

## Ceilings

Exposed Concrete

25%

LIFE

\* \*

5

\$4,100

B

Masonry: Vault Struct

10%

LIFE

\* \*

B

Plaster

65%

LIFE

\* \*

5

\$43,000

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

## Raceway

Conduit

80%

2022

\$95,200

1

B

Conduit

20%

2048

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2044

\* \*

5

\$100

B

Molded Case Bkrs

95%

2044

\* \*

5

\$1,700

B

## Wiring

Braided Cloth

70%

2-4

\$91,600

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2048

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2039

\* \*

5

\$400

B

Locally Mounted

20%

2020

\$4,200

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

100%

2030

\* \*

10

\$64,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T- 8 Lamps*

## Egress Lighting

## Emergency, Battery

25%

2022

\$7,300

10

\$4,300

B

## Emergency, Battery

25%

2027

\* \*

10

\$4,300

B

## Exit, Service

25%

2022

\$2,900

1

B

## Exit, Service

25%

2027

\* \*

1

B

## Exterior Lighting

## HID

10%

2027

\* \*

10

B

## Not Accessible

90%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Outside**Explanation : Covered By Scaffolding Net*

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2022

\$71,100

1

\$7,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2017

\$243,500

1-3

\$13,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2048

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2039

\* \*

1

\$70,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$3,500

B

## Terminal Devices

## Convactor/Radiator

95%

2020

\$723,300

1

\$21,700

B

## Fan Coil Unit/Heat

5%

2022

\$60,400

1

\$1,100

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 158 - BK

Asset # : 1356

| Mechanical             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 5%   |                   |                | 2026               | * *            | 2           | \$200          | B             |
|                        | Other Observation, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Computer Room                               |                   |                |                    |                |             |                |               |
|                        | Explanation : Split Unit                               |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 5%   |                   |                | 2017               | \$8,300        | 1           |                | B             |
| No Component           | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection         |  |                   |                |                    |                |             |                |               |
| Remote Air Cond        | 5%   |                   |                | 2030               | * *            | 2           | \$2,500        | B             |
| No Component           | 95%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$39,400       | B             |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 95%  | Now               | \$16,900       | 2022               | \$84,700       | 2           | \$1,700        | B             |
|                        | Not in Service, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Units Not Operated For 20 Years, Basement   |                   |                |                    |                |             |                |               |
| Roof                   | 5%   |                   |                | 2027               | * *            | 2           | \$100          | B             |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Brass/Copper           | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater           |  |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%   |                   |                | 2020               | \$18,800       | 2           | \$1,100        | B             |
| Sanitary Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |  |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer     |  |                   |                |                    |                |             |                |               |
| Generic                | 100%   |                   |                | 2027               | * *            | 1           | \$4,400        | B             |
| Fixtures               |  |                   |                |                    |                |             |                |               |
| Generic                | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression       |  |                   |                |                    |                |             |                |               |
| Sprinkler              |  |                   |                |                    |                |             |                |               |
| No Component           | 98%  |                   |                |                    |                |             |                | D             |
| Generic                | 2%   |                   |                | 2022               | \$18,800       | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 158 - M  
**Address** : 1458 YORK AVENUE @E. 78 ST.  
**Borough** : MANHATTAN **Agency's Number** : M158  
**Program / Asset #** : BOE0096.000 / 1648 **Yr Built/Renovated** : 1898 / 2009  
**Area Sq Ft** : 106,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1489 **Lot** : 1 **BIN** : 1046411

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$717,000             | \$252,000             |
| Interior Architecture | \$568,300             | \$211,700             |
| Electrical            |                       | \$237,300             |
| Mechanical            |                       | \$1,869,100           |
| <b>Total</b>          | <b>\$1,285,300</b>    | <b>\$2,570,100</b>    |
| Priority A            | \$717,000             | \$252,000             |
| Priority B            | \$413,000             | \$2,181,500           |
| Priority C            | \$155,300             | \$136,600             |
| <b>Total</b>          | <b>\$1,285,300</b>    | <b>\$2,570,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$41,300         |                 |                 |                 |
| Interior Architecture | \$31,200         |                 | \$36,700        | \$2,500         |
| Electrical            | \$49,400         | \$8,600         | \$9,700         | \$9,000         |
| Mechanical            | \$56,000         | \$13,100        | \$20,300        | \$13,100        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$182,800</b> | <b>\$26,700</b> | <b>\$71,700</b> | <b>\$29,600</b> |
| Priority A            | \$41,300         |                 |                 |                 |
| Priority B            | \$124,900        | \$26,700        | \$35,000        | \$27,100        |
| Priority C            | \$16,600         |                 | \$36,700        | \$2,500         |
| <b>Total</b>          | <b>\$182,800</b> | <b>\$26,700</b> | <b>\$71,700</b> | <b>\$29,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 158 - M

## Asset # : 1648

| Architecture  |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                        |                |                   |                    |         |                |             |                |               |
| Exterior Walls  |                        |                |                   |                    |         |                |             |                |               |
|   | Cast Stone/Terra Cotta | 5%             |                   |                    | LIFE    | **             | 5           | \$129,500      | A             |
|   | Masonry: Brick         | 85%            |                   |                    | LIFE    | **             | 5           | \$281,800      | A             |
|   | Masonry: Granite       | 5%             |                   |                    | LIFE    | **             | 5           | \$12,400       | A             |
|   | Masonry: Limestone     | 5%             |                   |                    | LIFE    | **             | 5           | \$12,400       | A             |
| Windows   |                        |                |                   |                    |         |                |             |                |               |
|   | Aluminum               | 100%           | Now               | \$451,200          | 2039    | **             | 5           | \$23,400       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
| Parapets  |                        |                |                   |                    |         |                |             |                |               |
|   | Cast Stone/Terra Cotta | 10%            |                   |                    | LIFE    | **             | 5-10        | \$34,400       | A             |
|   | Masonry: Brick         | 85%            |                   |                    | LIFE    | **             | 5-10        | \$70,500       | A             |
|   | Pre-Cast Concrete      | 5%             |                   |                    | LIFE    | **             | 5           | \$7,600        | A             |
| Roof  |                        |                |                   |                    |         |                |             |                |               |
|   | Built-Up (BUR)         | 100%           |                   |                    | 2031    | **             | 10          | \$46,400       | A             |
| Interior  |                        |                |                   |                    |         |                |             |                |               |
| Floors  |                        |                |                   |                    |         |                |             |                |               |
|   | Cast in Place Concrete | 25%            |                   |                    | LIFE    | **             | 5           | \$146,000      | C             |
|   | Ceramic Tile           | 5%             |                   |                    | 2038    | **             | 5           | \$6,700        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
|   | Quarry Tile            | 5%             |                   |                    | 2036    | **             | 5           | \$10,000       | C             |
|   | Vinyl Tile             | 40%            |                   |                    | 2031    | **             | 3           | \$20,000       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
|   | Vinyl Tile             | 5%             |                   |                    | 2018    | \$63,600       | 3           | \$3,300        | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |                        |                |                   |                    |         |                |             |                |               |
| Location : 3rd Fl   |                        |                |                   |                    |         |                |             |                |               |
| Explanation : 9x9 Tiles   |                        |                |                   |                    |         |                |             |                |               |
|   | Wood                   | 20%            |                   |                    | 2051    | **             | 5           | \$50,100       | C             |
| Interior Walls  |                        |                |                   |                    |         |                |             |                |               |
|   | Ceramic Tile           | 2%             |                   |                    | 2032    | **             | 5           | \$3,300        | C             |
|   | Ceramic Tile           | 3%             |                   |                    | 2038    | **             | 5           | \$5,000        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |
|   | Gypsum Board           | 20%            |                   |                    | LIFE    | **             | 5-10        | \$56,500       | C             |
|   | Masonry: Brick         | 15%            |                   |                    | LIFE    | **             | 10          | \$7,500        | C             |
|   | Plaster                | 50%            |                   |                    | LIFE    | **             | 5-10        | \$70,600       | C             |
|   | SGFT/Glazed Masonry    | 10%            |                   |                    | LIFE    | **             | 10          | \$8,300        | C             |
| Ceilings  |                        |                |                   |                    |         |                |             |                |               |
|   | Exposed Concrete       | 10%            |                   |                    | LIFE    | **             | 5-10        | \$16,700       | B             |
|   | Plaster                | 90%            | Now               | \$413,000          | LIFE    | **             | 5           | \$75,100       | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                        |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 158 - M

## Asset # : 1648

| Electrical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                    |         |                |             |                |               |
| Service Equipment  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                    | 2043    | **             | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Disconnect Switch Rated At 2000 Amps    |                |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 80%            |                   |                    | 2033    | **             | 5           | \$300          | B             |
| Fused Disc Sw  |                | 20%            |                   |                    | 2043    | **             | 5           | \$100          | B             |
| Raceway  |                |                |                   |                    |         |                |             |                |               |
| Conduit  |                | 50%            |                   |                    | 2043    | **             | 1           |                | B             |
| Conduit  |                | 50%            |                   |                    | 2023    | \$71,800       | 1           |                | B             |
| Panelboards  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw  |                | 15%            |                   |                    | 2022    | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs   |                | 50%            |                   |                    | 2039    | **             | 5           | \$1,200        | B             |
| Molded Case Bkrs   |                | 35%            |                   |                    | 2022    | \$47,400       | 5           | \$800          | B             |
| Wiring   |                |                |                   |                    |         |                |             |                |               |
| Braided Cloth  |                | 20%            | 2-4               | \$30,700           | 2048    | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                |                |                   |                    |         |                |             |                |               |
| Location : Various Locations                               |                |                |                   |                    |         |                |             |                |               |
| Thermoplastic  |                | 80%            |                   |                    | 2043    | **             | 1           |                | B             |
| Motor Controllers  |                |                |                   |                    |         |                |             |                |               |
| Locally Mounted  |                | 50%            |                   |                    | 2036    | **             | 5           | \$300          | B             |
| Locally Mounted  |                | 50%            |                   |                    | 2040    | **             | 5           | \$300          | B             |
| Ground   |                |                |                   |                    |         |                |             |                |               |
| Grounding Devices  |                |                |                   |                    |         |                |             |                |               |
| Not Accessible   |                | 100%           |                   |                    |         |                |             |                | D             |
| Stand-by Power   |                |                |                   |                    |         |                |             |                |               |
| Transfer Switches  |                |                |                   |                    |         |                |             |                |               |
| Automatic  |                | 100%           |                   |                    | 2028    | **             | 1           | \$26,800       | B             |
| Generators   |                |                |                   |                    |         |                |             |                |               |
| Diesel   |                | 100%           |                   |                    | 2026    | **             | 1           | \$33,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                |                |                   |                    |         |                |             |                |               |
| Explanation : 125 Kw - Wa Kraff Corp.                      |                |                |                   |                    |         |                |             |                |               |
| Batteries  |                |                |                   |                    |         |                |             |                |               |
| Nickel Cadmium   |                | 100%           |                   |                    | 2016    | \$600          | 5           | \$19,300       | B             |
| Fuel Storage   |                |                |                   |                    |         |                |             |                |               |
| Main Tank  |                | 100%           |                   |                    | 2038    | **             | 5           | \$2,600        | B             |
| Lighting   |                |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                |                |                   |                    |         |                |             |                |               |
| Fluorescent  |                | 100%           |                   |                    | 2028    | **             | 10          | \$81,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                |                |                   |                    |         |                |             |                |               |
| Explanation : T-12 Lamps                                   |                |                |                   |                    |         |                |             |                |               |
| Egress Lighting  |                |                |                   |                    |         |                |             |                |               |
| Exit, Service  |                | 50%            |                   |                    | 2028    | **             | 1           |                | B             |
| Exit, Battery  |                | 50%            |                   |                    | 2028    | **             | 10          | \$3,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 158 - M

## Asset # : 1648

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Exterior Lighting

## HID

100%

2023

\$36,200

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$9,700

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2028

\* \*

1-3

\$16,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2036

\* \*

1

\$88,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$14,200

2023

\$710,300

4

\$4,400

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Return Pipe, Boiler Room*

## Terminal Devices

## Air Handler

25%

2023

\$137,100

1

\$13,800

B

## Convactor/Radiator

65%

2021

\$624,500

1

\$18,800

B

## Fan Coil Unit/Heat

10%

2023

\$152,300

1

\$2,900

B

## Air Conditioning

## Energy Source

## Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

50%

2018

\$104,600

1

B

## No Component

50%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$78,800

B

## Exhaust Fans

## Roof

100%

2023

\$80,900

2

\$2,800

B

## Plumbing

## H/C Water Piping

## Brass/Copper

100%

2033

\* \*

1

B

## Water Heater

## Gas Fired

100%

2022

\$23,700

2

\$1,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 158 - M

Asset # : 1648

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-5  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2023    | \$59,400       | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 159 - BK  
**Address** : 2781 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.  
**Borough** : BROOKLYN **Agency's Number** : K159  
**Program / Asset #** : BOE0459.000 / 1357 **Yr Built/Renovated** : 1908 / 2010  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4216 **Lot** : 1 **BIN** : 3094735

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$513,000             | \$136,200             |
| Interior Architecture | \$313,800             | \$270,100             |
| Electrical            |                       | \$832,400             |
| Mechanical            |                       | \$98,900              |
| <b>Total</b>          | <b>\$826,800</b>      | <b>\$1,337,500</b>    |
| Priority A            | \$513,000             | \$136,200             |
| Priority B            | \$60,600              | \$970,200             |
| Priority C            | \$253,200             | \$231,100             |
| <b>Total</b>          | <b>\$826,800</b>      | <b>\$1,337,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$10,600         |                |                 |                 |
| Interior Architecture | \$95,500         |                | \$1,500         | \$5,200         |
| Electrical            | \$41,900         | \$1,100        | \$1,700         | \$1,700         |
| Mechanical            | \$39,900         | \$7,600        | \$10,000        | \$6,900         |
| <b>Total</b>          | <b>\$187,900</b> | <b>\$8,700</b> | <b>\$13,200</b> | <b>\$13,800</b> |
| Priority A            | \$10,600         |                |                 |                 |
| Priority B            | \$97,900         | \$8,700        | \$11,700        | \$8,600         |
| Priority C            | \$79,400         |                | \$1,500         | \$5,200         |
| <b>Total</b>          | <b>\$187,900</b> | <b>\$8,700</b> | <b>\$13,200</b> | <b>\$13,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 159 - BK

## Asset # : 1357

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$126,600      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$145,800      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$337,100      | 2031    | * *                | 5           | \$11,700       | A             |  |
|                        | Air Infiltration, Extent : Light, Area Affected : 30%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5-10        | \$46,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | * *                | 5-10        | \$9,200        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%   |                   |                | 2033    | * *                | 10          | \$26,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  | Now               | \$2,300        | LIFE    | * *                |             |                | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Over Electrical Room                               |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2043    | * *                | 10          | \$2,600        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040****P. S. 159 - BK****Asset # : 1357**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 3%                | Now                      | \$4,600               | 2026                      | * *                   | 5                  | \$1,000               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile   | 25%               | Now                      | \$165,100             | 2033                      | * *                   | 3                  | \$6,500               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Cafeteria</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout, Cafeteria, Classrooms, Corridors</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile   | 17%               |                          |                       | 2028                      | * *                   | 3                  | \$4,400               | C                    |
| Vinyl Tile   | 35%               |                          |                       | 2023                      | \$231,100             | 3                  | \$12,100              | C                    |
| Wood   | 20%               | Now                      | \$88,100              | 2038                      | * *                   | 5                  | \$13,000              | C                    |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 10%               | Now                      | \$25,400              | 2026                      | * *                   | 5                  | \$4,300               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 5%                |                          |                       | LIFE                      | * *                   | 10                 | \$1,300               | C                    |
| Plaster  | 15%               | Now                      | \$11,900              | LIFE                      | * *                   | 5                  | \$3,900               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 70%               |                          |                       | LIFE                      | * *                   | 5-10               | \$51,300              | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered  | 10%               | Now                      | \$4,200               | 2028                      | * *                   | 5                  | \$3,500               | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 10%               | Now                      | \$11,900              | LIFE                      | * *                   | 5                  | \$4,300               | B                    |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms On Fourth Floor</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Classrooms On Fourth Floor</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rooms 401 And 403</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 80%               |                          |                       | LIFE                      | * *                   | 5-10               | \$95,300              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 159 - BK

## Asset # : 1357

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       | 0-2               | \$16,000       | 2053               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Service Entry                          |            |                   |                |                    |                |             |                |               |
| Explanation : Amps Rating Not Available                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$81,000       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 95%        |                   |                | 2022               | \$75,100       | 5           | \$1,100        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 25%        | 0-2               | \$22,400       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2023               | \$62,700       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 40%        |                   |                | 2021               | \$5,100        | 5           | \$100          | B             |
| Locally Mounted  | 10%        |                   |                | 2036               | * *            | 5           |                | B             |
| Motor Control Center                                       | 50%        |                   |                | 2021               | \$87,400       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2028               | * *            | 10          | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2023               | \$396,400      | 10          | \$40,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 20%        |                   |                | 2018               | \$3,800        | 10          | \$2,200        | B             |
| Emergency, Battery   | 30%        |                   |                | 2031               | * *            | 10          | \$3,400        | B             |
| Exit, Service  | 20%        |                   |                | 2018               | \$1,500        | 1           |                | B             |
| Exit, Service  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$18,800       | 10          | \$100          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

80%

2028

\* \*

1

\$3,400

D

Generic

20%

2028

\* \*

1

\$3,400

B

## Fire/Smoke Detection

No Component

70%

2028

\* \*

1-3

\$8,300

D

Generic

30%

2028

\* \*

1-3

\$8,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$45,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$18,400

2033

\* \*

4

\$2,300

B

*Corroded, Extent : Severe, Area Affected : 20%**Location : Basement Level**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Basement*

## Terminal Devices

Air Handler

20%

2023

\$56,900

1

\$5,700

B

Convactor/Radiator

80%

2028

\* \*

1

\$12,000

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2018

\$32,600

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$40,900

B

## Exhaust Fans

Roof

100%

2023

\$42,000

2

\$1,400

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2028

\* \*

1

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : 4th Floor**Explanation : Low Water Pressure*

## Water Heater

Gas Fired

100%

2021

\$12,300

2

\$700

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 159 - BK

Asset # : 1357

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                     |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2023               | \$500          | 1           | \$300          | B             |
| Other Observation, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : For Boiler Only                          |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                       |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 159 - BK MINISCHOOL  
**Address** : 2789 PITKIN AVENUE BTWN: CRESCENT ST. - HEMLOCK ST.  
**Borough** : BROOKLYN **Agency's Number** : K851  
**Program / Asset #** : BOE0459.010 / 2748 **Yr Built/Renovated** : 1972 / 1999  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4217 **Lot** : 1 **BIN** : 3094749

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$97,300              | \$64,700              |
| Interior Architecture |                       | \$119,800             |
| Electrical            |                       | \$155,400             |
| Mechanical            | \$129,800             |                       |
| <b>Total</b>          | <b>\$227,100</b>      | <b>\$339,900</b>      |
| Priority A            | \$97,300              | \$64,700              |
| Priority B            | \$129,800             | \$155,400             |
| Priority C            |                       | \$119,800             |
| <b>Total</b>          | <b>\$227,100</b>      | <b>\$339,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$12,300        |                | \$400          |                |
| Interior Architecture | \$25,100        |                |                | \$1,600        |
| Electrical            | \$500           | \$400          | \$400          | \$600          |
| Mechanical            | \$3,400         | \$500          | \$2,800        | \$500          |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$900</b>   | <b>\$3,600</b> | <b>\$2,700</b> |
| Priority A            | \$12,300        |                | \$400          |                |
| Priority B            | \$21,000        | \$900          | \$3,200        | \$1,100        |
| Priority C            | \$8,000         |                |                | \$1,600        |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$900</b>   | <b>\$3,600</b> | <b>\$2,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 159 - BK MINISCHOOL**  
**Asset # : 2748**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$2,200        | LIFE               | * *            | 5           | \$3,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 95%   |                   |                | 2043               | * *            | 5-10        | \$89,000       | A             |
|                        | Staining/Discoloring, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 97%   | 2-4               | \$97,300       | 2048               | * *            | 5           | \$1,000        | A             |
|                        | Air Infiltration, Extent : Severe, Area Affected : 30%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Caulking Deteriorated, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Louvers          | 3%  |                   |                | 2026               | * *            | 10          | \$400          | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 100%  | Now               | \$10,100       | 2028               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Various Classrooms                      |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$1,500        | 2026               | * *            | 5           | \$300          | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Bathrooms, Throughout                              |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 95%   |                   |                | 2023               | \$119,800      | 3           | \$6,300        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 50%   |                   |                | LIFE               | * *            | 5           | \$4,700        | C             |
| Metal Panel            | 50%   |                   |                | LIFE               | * *            | 10          | \$2,600        | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%  | Now               | \$17,100       | 2028               | * *            | 5           | \$6,400        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Corridors, Throughout                              |                   |                |                    |                |             |                |               |
|                        | Staining/Discoloring, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Corridors, Throughout                              |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |  |
| Service Equipment  |            |                   |                |                    |                |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$3,000        | 5           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Service Entry                                   |            |                   |                |                    |                |             |                |               |  |
| Explanation : Amps Rating Not Available                    |            |                   |                |                    |                |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 159 - BK MINISCHOOL

Asset # : 2748

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Raceway

## Conduit

100%

2023

\$1,100

1

B

## Panelboards

## Molded Case Bkrs

100%

2022

\$16,900

5

\$200

B

## Wiring

## Thermoplastic

100%

2023

\$34,200

1

B

## Ground

## Grounding Devices

## Not Accessible

100%

D

## Lighting

## Interior Lighting

## Fluorescent

100%

2023

\$83,600

10

\$8,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Egress Lighting

## Emergency, Battery

50%

2028

\* \*

10

\$1,100

B

## Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2023

\$100

10

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2018

\$3,000

1

\$300

B

## Fire/Smoke Detection

## No Component

30%

D

## Generic

70%

2018

\$71,800

1-3

\$3,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Natural Gas

100%

2033

\* \*

1

B

## Conversion Equipment

## Furnace

100%

2028

\* \*

1

\$4,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : One Unit*

## Air Conditioning

## Energy Source

## Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

## Int Pkg Unit - Cooling

100%

2017

\$129,800

2

\$500

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room*

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 159 - BK MINISCHOOL**  
**Asset # : 2748**

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |                |                   |                    |         |                |             |                |               |
|             | Distribution       |                |                   |                    |         |                |             |                |               |
|             | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$7,800        | B             |
|             | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|             | Interior           | 100%           |                   |                    | 2023    | \$11,100       | 2           | \$300          | B             |
| Plumbing    |                    |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|             | Galv Iron/Steel    | 100%           |                   |                    | 2028    | * *            | 1           |                | B             |
|             | Water Heater       |                |                   |                    |         |                |             |                |               |
|             | Electric           | 100%           |                   |                    | 2016    | \$1,600        | 4           | \$100          | B             |
|             | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Fixtures           |                |                   |                    |         |                |             |                |               |
|             | Generic            | 100%           |                   |                    |         |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 159 - Q  
**Address** : 205-01 33 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q159  
**Program / Asset #** : BOE0806.000 / 1529 **Yr Built/Renovated** : 1931 / 2002  
**Area Sq Ft** : 63,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6038 **Lot** : 13 **BIN** : 4134525

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$81,900              | \$383,700             |
| Interior Architecture | \$158,400             | \$299,800             |
| Electrical            | \$80,600              | \$940,700             |
| Mechanical            |                       | \$757,800             |
| <b>Total</b>          | <b>\$320,900</b>      | <b>\$2,382,000</b>    |
| Priority A            | \$81,900              | \$383,700             |
| Priority B            | \$132,200             | \$1,734,300           |
| Priority C            | \$106,800             | \$264,000             |
| <b>Total</b>          | <b>\$320,900</b>      | <b>\$2,382,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$23,500         |                | \$27,900        |                 |
| Interior Architecture | \$63,200         |                | \$2,000         | \$5,400         |
| Electrical            | \$2,800          | \$1,400        | \$1,600         | \$2,300         |
| Mechanical            | \$26,300         | \$7,500        | \$12,400        | \$8,800         |
| <b>Total</b>          | <b>\$115,800</b> | <b>\$9,000</b> | <b>\$43,900</b> | <b>\$16,500</b> |
| Priority A            | \$23,500         |                | \$27,900        |                 |
| Priority B            | \$37,700         | \$9,000        | \$14,000        | \$11,100        |
| Priority C            | \$54,700         |                | \$2,000         | \$5,400         |
| <b>Total</b>          | <b>\$115,800</b> | <b>\$9,000</b> | <b>\$43,900</b> | <b>\$16,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 3%   |                   |                | LIFE               | **             | 5           | \$13,500       | A             |
| Masonry: Brick         | 25%  |                   |                | LIFE               | **             | 5           | \$24,100       | A             |
| Masonry: Brick         | 65%  |                   |                | LIFE               | **             | 5           | \$62,600       | A             |
| Masonry: Granite       | 2%   |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 97%  |                   |                | 2039               | **             | 5           | \$17,400       | A             |
| Metal Louvers          | 3%   |                   |                | 2032               | **             | 10          | \$3,400        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2058               | **             | 5           | \$2,500        | A             |
| Masonry: Brick         | 30%  |                   |                | LIFE               | **             | 5-10        | \$20,900       | A             |
| Masonry: Brick         | 35%  |                   |                | LIFE               | **             | 5-10        | \$24,300       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5-10        | \$6,200        | A             |
| Metal Rail             | 25%  |                   |                | 2036               | **             | 5-10        | \$45,900       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2023               | \$287,300      | 10          | \$53,100       | A             |
| Copper/Terne           | 5%   |                   |                | 2051               | **             | 10          | \$7,000        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$17,300       | C             |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$4,000        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$6,200        | C             |
| Traffic Topping        | 5%   | Now               | \$106,800      | 2033               | **             | 5           | \$2,500        | C             |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
|                        | Wrinkling, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  |                   |                | 2028               | **             | 3           | \$5,900        | C             |
| Vinyl Tile             | 20%  |                   |                | 2023               | \$150,900      | 3           | \$7,900        | C             |
| Vinyl Tile             | 15%  |                   |                | 2018               | \$113,100      | 3           | \$5,900        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                    |                   |                |                    |                |             |                |               |
| Wood                   | 25%  |                   |                | 2038               | **             | 5           | \$37,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$2,400        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$1,600        | C             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5-10        | \$40,600       | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             | 10          | \$6,000        | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 15%  |                   |                | 2028               | **             | 5           | \$14,700       | B             |
| AcousTileSusp.Lay-In   | 10%  |                   |                | 2028               | **             | 5           | \$7,900        | B             |
| Exposed Concrete       | 10%  |                   |                | LIFE               | **             | 5-10        | \$9,800        | B             |
| Fiber Board            | 5%   |                   |                | 2023               | \$35,800       |             |                | B             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5-10        | \$81,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2039               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2039               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2022               | \$71,100       | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2048               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 40%        |                   |                | 2036               | **             | 5           | \$100          | B             |
| Locally Mounted  | 60%        |                   |                | 2021               | \$12,700       | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | **             | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 89%        |                   |                | 2023               | \$424,300      | 10          | \$43,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | **             | 10          | \$4,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2023               | \$2,200        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | **             | 10          | \$6,400        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$21,500       | 10          | \$200          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 159 - Q

## Asset # : 1529

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2018

\$53,400

1

\$5,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only, Motion Sensors*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$182,600

1-3

\$9,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$16,400

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$52,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$2,600

B

## Terminal Devices

Air Handler

20%

2023

\$65,000

1

\$6,600

B

Convactor/Radiator

60%

2021

\$341,700

1

\$10,300

B

Fan Coil Unit/Heat

20%

2018

\$180,600

1

\$3,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2018

\$24,800

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$46,700

B

## Exhaust Fans

Interior

95%

2018

\$63,300

2

\$1,600

B

Roof

5%

2018

\$2,400

2

\$100

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 159 - Q

Asset # : 1529

| Mechanical                                      |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                           | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                |            |                   |                |                    |                |             |                |               |
| Brass/Copper                                    | 60%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel                                 | 40%        | 0-2               | \$1,400        | 2021               | \$72,000       | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement                 |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Water Heater                                    |            |                   |                |                    |                |             |                |               |
| Gas Fired                                       | 100%       |                   |                | 2021               | \$14,000       | 2           | \$800          | B             |
|   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping                                 |            |                   |                |                    |                |             |                |               |
| Cast Iron                                       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                              |            |                   |                |                    |                |             |                |               |
| Cast Iron                                       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)                                    |            |                   |                |                    |                |             |                |               |
| Rigid Piping                                    | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|   |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                |            |                   |                |                    |                |             |                |               |
| Sprinkler                                       |            |                   |                |                    |                |             |                |               |
| No Component                                    | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2023               | \$35,200       | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 16 - BX  
**Address** : 4550 CARPENTER AVENUE @E. 239-240 STS.  
**Borough** : BRONX **Agency's Number** : X016  
**Program / Asset #** : BOE0166.000 / 507 **Yr Built/Renovated** : 1909 / 2003  
**Area Sq Ft** : 44,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5076 **Lot** : 31 **BIN** : 2070894

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$690,700             | \$64,600              |
| Interior Architecture | \$296,500             | \$523,900             |
| Electrical            | \$275,900             | \$122,200             |
| Mechanical            |                       | \$50,600              |
| <b>Total</b>          | <b>\$1,263,100</b>    | <b>\$761,300</b>      |
| Priority A            | \$690,700             | \$64,600              |
| Priority B            | \$319,500             | \$172,900             |
| Priority C            | \$252,900             | \$523,900             |
| <b>Total</b>          | <b>\$1,263,100</b>    | <b>\$761,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$9,300         |                 |
| Interior Architecture | \$16,100        | \$5,800         |                 | \$6,400         |
| Electrical            | \$9,500         | \$68,300        | \$200           |                 |
| Mechanical            | \$10,800        | \$14,900        | \$7,800         | \$6,000         |
| <b>Total</b>          | <b>\$36,300</b> | <b>\$88,900</b> | <b>\$17,400</b> | <b>\$12,400</b> |
| Priority A            |                 |                 | \$9,300         |                 |
| Priority B            | \$30,000        | \$86,100        | \$8,000         | \$6,000         |
| Priority C            | \$6,400         | \$2,800         |                 | \$6,400         |
| <b>Total</b>          | <b>\$36,300</b> | <b>\$88,900</b> | <b>\$17,400</b> | <b>\$12,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - BX

## Asset # : 507

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | **                 | 5           | \$19,000       | A             |  |
|                        | Recent Repair Evident, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$29,700       | A             |  |
| Masonry: Brick         | 85%   | Now               | \$650,900      | LIFE    | **                 | 5           | \$64,600       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 40%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Including Window Surrounds              |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2036    | **                 | 5           | \$18,700       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$12,000       | A             |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2025    | **                 | 10          | \$39,800       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 7%  |                   |                | LIFE    | **                 | 5           | \$9,200        | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2023    | \$39,700           | 5           | \$1,800        | C             |  |
| Vinyl Tile             | 85%   |                   |                | 2020    | \$484,200          | 3           | \$25,400       | C             |  |
| Wood                   | 5%  |                   |                | 2035    | **                 | 5           | \$5,600        | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%   | Now               | \$181,900      | LIFE    | **                 |             |                | C             |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement And Former Coal Shoot Area                |                   |                |         |                    |             |                |               |  |
| Plaster                | 65%   | Now               | \$71,000       | LIFE    | **                 | 5           | \$11,600       | C             |  |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 40%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 20%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 10%   |                   |                | 2025    | **                 | 5           | \$6,000        | B             |  |
| Metal Panel            | 5%  | 0-2               | \$9,700        | LIFE    | **                 | 5           | \$3,700        | B             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 30%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Plaster                | 85%   | Now               | \$43,700       | LIFE    | **                 | 5           | \$31,700       | B             |  |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 40%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - BX

## Asset # : 507

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$74,500       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$47,700       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2028               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$9,500        | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2015               | \$275,900      | 10          | \$28,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$7,500        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2015               | \$32,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2020               | \$3,000        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$3,000        | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 16 - BX

## Asset # : 507

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2037               | * *            | 1           | \$35,700       | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement Boiler Room</i>                            |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 2 Units</i>                                      |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | 0-2               | \$5,700        | 2040               | * *            | 4           | \$1,800        | B             |
|                       | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                      |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 15%   |                   |                | 2028               | * *            | 1           | \$3,300        | B             |
| Convactor/Radiator    | 85%   |                   |                | 2025               | * *            | 1           | \$9,900        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 60%   |                   |                | 2018               | \$50,600       | 1           |                | B             |
| No Component          | 40%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$20,100       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 15%   |                   |                | 2028               | * *            | 2           | \$200          | B             |
| Roof                  | 85%   |                   |                | 2025               | * *            | 2           | \$900          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 20%   |                   |                | 2040               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 80%   |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2015               | \$9,600        | 2           | \$500          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| No Component          | 40%   |                   |                |                    |                |             |                | D             |
| Generic               | 60%   |                   |                | 2020               | \$2,400        | 1           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 160 - BK  
**Address** : 5105 FT. HAMILTON PKWY BTWN: FT HAMILTON PKWAY., 11 A  
**Borough** : BROOKLYN **Agency's Number** : K160  
**Program / Asset #** : BOE0460.000 / 1330 **Yr Built/Renovated** : 1909 / 2008  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5653 **Lot** : 21 **BIN** : 3138276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$38,500              |
| Interior Architecture | \$445,200             | \$43,400              |
| Electrical            |                       | \$659,100             |
| Mechanical            |                       | \$796,500             |
| <b>Total</b>          | <b>\$445,200</b>      | <b>\$1,537,500</b>    |
| Priority A            |                       | \$38,500              |
| Priority B            | \$119,400             | \$1,499,000           |
| Priority C            | \$325,900             |                       |
| <b>Total</b>          | <b>\$445,200</b>      | <b>\$1,537,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$43,800        |                 |                 |                 |
| Interior Architecture | \$36,400        | \$3,500         |                 | \$2,600         |
| Electrical            | \$2,500         | \$3,500         | \$3,100         | \$15,300        |
| Mechanical            | \$10,900        | \$7,000         | \$11,000        | \$22,900        |
| <b>Total</b>          | <b>\$93,600</b> | <b>\$14,000</b> | <b>\$14,100</b> | <b>\$40,800</b> |
| Priority A            | \$43,800        |                 |                 |                 |
| Priority B            | \$13,400        | \$10,600        | \$14,100        | \$38,200        |
| Priority C            | \$36,400        | \$3,500         |                 | \$2,600         |
| <b>Total</b>          | <b>\$93,600</b> | <b>\$14,000</b> | <b>\$14,100</b> | <b>\$40,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - BK

## Asset # : 1330

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$16,700       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout 2008   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$38,500       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout 2008   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   | 0-2               | \$14,900       | LIFE    | * *                | 5           | \$1,600        | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%<br>Location : Spandrels<br>Staining/Discoloring, Extent : Moderate, Area Affected : 15%<br>Location : Spandrels |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 90%  |                   |                | 2038    | * *                | 5           | \$8,300        | A             |  |
| Wood                   | 10%  | Now               | \$28,900       | 2047    | * *                | 5           | \$4,600        | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100%<br>Location : Auditorium  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | * *                | 5           | \$3,900        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$4,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%  |                   |                | 2032    | * *                | 10          | \$25,700       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 25%  |                   |                | 2032    | * *                | 10          | \$9,200        | A             |  |
| Copper/Terne           | 5%   |                   |                | 2062    | * *                | 10          | \$4,600        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$3,800        | 2031    | * *                | 5           | \$1,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 40%  |                   |                | 2030    | * *                | 3           | \$10,400       | C             |  |
| Vinyl Tile             | 30%  |                   |                | 2017    | \$198,800          | 3           | \$10,400       | C             |  |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%<br>Location : Throughout 9x9 Tiles   |                   |                |         |                    |             |                |               |  |
| Wood                   | 25%  | Now               | \$36,900       | 2037    | * *                | 5           | \$16,300       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - BK

## Asset # : 1330

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

10% Now \$9,100 2025 \* \* 5 \$3,100 C  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*  
*Location : Toilets*

## Masonry: Brick

10% Now \$20,900 LIFE \* \* C  
*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Plaster

80% Now \$90,300 LIFE \* \* 5 \$14,800 C  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Various Classrooms Throughout Fourth Floor*  
*Paint Peeling, Extent : Moderate, Area Affected : 30%*  
*Location : Various Classrooms On Fourth Floor*  
*Water Penetration, Extent : Moderate, Area Affected : 30%*  
*Location : Various Classrooms Throughout Fourth Floor*

## Ceilings

## Plaster

100% Now \$119,400 LIFE \* \* 5 \$43,400 B  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Various Classrooms On Fourth Floor*  
*Paint Peeling, Extent : Moderate, Area Affected : 35%*  
*Location : Various Classrooms On Fourth Floor*  
*Water Penetration, Extent : Moderate, Area Affected : 35%*  
*Location : Various Classrooms On Fourth Floor And Under Stairs Near Electrical Room*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2022 \$16,000 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2042 \* \* 5 \$200 B

## Raceway

## Conduit

90% 2022 \$76,700 1 B

## Conduit

10% 2042 \* \* 1 B

## Panelboards

## Fused Disc Sw

10% 2021 \$7,900 5 \$100 B

## Molded Case Bkrs

80% 2021 \$63,200 5 \$1,000 B

## Molded Case Bkrs

10% 2038 \* \* 5 \$100 B

## Wiring

## Thermoplastic

80% 2022 \$71,700 1 B

## Thermoplastic

20% 2042 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - BK

## Asset # : 1330

| Electrical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts             |  |                   |                |                    |                |             |                |               |
| Motor Controllers           |  |                   |                |                    |                |             |                |               |
| Locally Mounted             | 70%  |                   |                | 2020               | \$8,900        | 5           | \$200          | B             |
| Locally Mounted             | 30%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground                      |  |                   |                |                    |                |             |                |               |
| Grounding Devices           |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting                    |  |                   |                |                    |                |             |                |               |
| Interior Lighting           |  |                   |                |                    |                |             |                |               |
| Fluorescent                 | 97%  |                   |                | 2022               | \$406,200      | 10          | \$41,300       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                             | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Incandescent                | 3%   |                   |                | 2017               | \$12,600       | 2           |                | B             |
| Egress Lighting             |  |                   |                |                    |                |             |                |               |
| Emergency, Battery          | 50%  |                   |                | 2022               | \$9,600        | 10          | \$5,600        | B             |
| Exit, Service               | 50%  |                   |                | 2022               | \$3,900        | 1           |                | B             |
| Exterior Lighting           |  |                   |                |                    |                |             |                |               |
| HID                         | 100%   |                   |                | 2022               | \$18,800       | 10          | \$100          | B             |
| Alarm                       |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection        |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                | 2030               | * *            | 1-3         | \$27,800       | B             |
|                             |  |                   |                |                    |                |             |                |               |
| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   |                   |                | 2035               | * *            | 1           | \$46,100       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   |                   |                | 2032               | * *            | 4           | \$2,300        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 100%   |                   |                | 2020               | \$500,200      | 1           | \$15,000       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                             | Location : Basement  |                   |                |                    |                |             |                |               |
|                             | Explanation : Auditorium's A H U Has Been Removed          |                   |                |                    |                |             |                |               |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2030               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 160 - BK

Asset # : 1330

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 70%  |                   |                    | 2020    | \$76,200       | 1           |                | B             |
|                  | No Component         | 30%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$25,900       | B             |
|                  | Exhaust Fans         |  |                   |                    |         |                |             |                |               |
|                  | Roof                 | 10%  |                   |                    | 2017    | \$4,200        | 2           | \$100          | B             |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 0%        |                   |                    |         |                |             |                |               |
|                  |                      | Location : Roof  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Only 2 Fans Remain, The Rest Have Been Removed |                   |                    |         |                |             |                |               |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%   |                   |                    | 2022    | \$158,200      | 1           |                | B             |
|                  | Water Heater         |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                    | 2017    | \$12,300       | 2           | \$700          | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%      |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                       |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 250 Gallons                                    |                   |                    |         |                |             |                |               |
|                  | HW Heat Exchanger    |  |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                    | 2022    | \$16,400       | 4           | \$6,900        | B             |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   | Now               | \$2,300            | LIFE    | * *            | 1           |                | B             |
|                  |                      | Blockage /Clogged, Extent : Moderate, Area Affected : 5%     |                   |                    |         |                |             |                |               |
|                  |                      | Location : Water Back-ups At Basement Shower Room            |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic              | 10%  |                   |                    | 2022    | \$61,800       | 1-2         | \$1,300        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 160 - BX  
**Address** : 4140 HUTCHINSON RIVER PK BTWN: EINSTEIN LOOP S., HUNTER A  
**Borough** : BRONX **Agency's Number** : X160  
**Program / Asset #** : BOE0296.000 / 1097 **Yr Built/Renovated** : 1972 / 2011  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5135 **Lot** : 200 **BIN** : 2072352

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$152,400             |
| Interior Architecture | \$216,300             | \$87,600              |
| Electrical            |                       | \$1,534,400           |
| Mechanical            |                       | \$339,200             |
| <b>Total</b>          | <b>\$216,300</b>      | <b>\$2,113,500</b>    |
| Priority A            |                       | \$152,400             |
| Priority B            | \$216,300             | \$1,961,100           |
| <b>Total</b>          | <b>\$216,300</b>      | <b>\$2,113,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 |                  |
| Interior Architecture |                 | \$23,500        | \$4,000         |                  |
| Electrical            | \$5,400         | \$7,000         | \$6,500         | \$37,500         |
| Mechanical            | \$18,300        | \$14,200        | \$18,600        | \$62,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$27,700</b> | <b>\$48,700</b> | <b>\$33,000</b> | <b>\$103,700</b> |
| Priority A            |                 |                 |                 |                  |
| Priority B            | \$27,700        | \$25,100        | \$29,000        | \$103,700        |
| Priority C            |                 | \$23,500        | \$4,000         |                  |
| <b>Total</b>          | <b>\$27,700</b> | <b>\$48,700</b> | <b>\$33,000</b> | <b>\$103,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$38,800       | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | * *            | 5           | \$50,500       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : South And West Facades                            |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 25%        |                   |                | LIFE               | * *            | 5           | \$63,100       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | * *            | 5           | \$8,900        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 30%        |                   |                | LIFE               | * *            | 5           | \$24,000       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Coiping   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 7%         |                   |                | LIFE               | * *            | 5           | \$21,500       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$4,200        | C             |
| Vinyl Tile   | 90%        |                   |                | 2027               | * *            | 3           | \$47,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | * *            | 5           | \$3,700        | C             |
| Concrete Masonry Unit  | 7%         |                   |                | LIFE               | * *            | 5           | \$3,500        | C             |
| Folding Partition  | 5%         |                   |                | 2030               | * *            | 5           | \$15,500       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Metal Panel  | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 30%        |                   |                | LIFE               | * *            | 5           | \$11,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 20%        | Now               | \$216,300      | 2042               | * *            | 5           | \$17,500       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board   | 25%        |                   |                | LIFE               | * *            | 5           | \$43,800       | B             |
| Plaster  | 50%        |                   |                | LIFE               | * *            | 5           | \$43,800       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 2500 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2022               | \$107,300      | 5           | \$400          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2042               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2021               | \$40,600       | 5           | \$600          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2021               | \$81,300       | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2022               | \$138,100      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2027               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$828,200      | 10          | \$84,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2017               | \$3,900        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2017               | \$8,500        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2022               | \$15,500       | 10          | \$9,100        | B             |
| Exit, Service  | 60%        |                   |                | 2022               | \$9,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 50%        |                   |                | 2017               | \$19,000       | 10          | \$100          | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - BX

## Asset # : 1097

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

60%

D

Generic

40%

2022

\$125,300

1

\$13,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

20%

D

Generic

80%

2027

\* \*

1-3

\$44,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Alarm Bells And Strobe Lights ,Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

HTHW/HW

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Hot Water Supplied From Co Op City*

## Conversion Equipment

Heat Exchanger

100%

2025

\* \*

1

\$46,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2030

\* \*

4

\$6,900

B

## Terminal Devices

Air Handler

50%

2022

\$288,200

1

\$29,000

B

Convactor/Radiator

50%

2027

\* \*

1

\$15,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2017

\$22,000

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$52,300

B

## Exhaust Fans

Interior

40%

2027

\* \*

2

\$1,200

B

Roof

60%

2022

\$51,000

2

\$1,700

B

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2032

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 160 - BX

Asset # : 1097

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2017    | \$16,600       | 4           | \$600          | B             |
|                    | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                    | High Temp          | 100%  |                   |                    | 2042    | * *            | 4           | \$13,900       | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2042    | * *            | 1-5         | \$47,400       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2042    | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 160 - Q  
**Address** : 109-59 INWOOD STREET  
**Borough** : QUEENS **Agency's Number** : Q160  
**Program / Asset #** : BOE0807.000 / 1530 **Yr Built/Renovated** : 1938 / 2007  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 11942 **Lot** : 302 **BIN** : 4258143

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$150,900             | \$52,600              |
| Interior Architecture |  | \$313,800             | \$39,800              |
| Electrical            |  | \$237,400             | \$884,200             |
| Mechanical            |  |                       | \$277,600             |
| <b>Total</b>          |  | <b>\$702,200</b>      | <b>\$1,254,100</b>    |
| Priority A            |  | \$150,900             | \$52,600              |
| Priority B            |  | \$307,000             | \$1,201,500           |
| Priority C            |  | \$244,200             |                       |
| <b>Total</b>          |  | <b>\$702,200</b>      | <b>\$1,254,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$24,300         |                 |                 |                 |
| Interior Architecture | \$51,700         | \$2,100         | \$11,900        | \$3,200         |
| Electrical            | \$21,800         | \$1,600         | \$1,900         | \$2,300         |
| Mechanical            | \$49,900         | \$8,300         | \$12,300        | \$11,100        |
| <b>Total</b>          | <b>\$147,600</b> | <b>\$12,000</b> | <b>\$26,100</b> | <b>\$16,600</b> |
| Priority A            | \$24,300         |                 |                 |                 |
| Priority B            | \$80,900         | \$12,000        | \$18,400        | \$13,400        |
| Priority C            | \$42,400         |                 | \$7,700         | \$3,200         |
| <b>Total</b>          | <b>\$147,600</b> | <b>\$12,000</b> | <b>\$26,100</b> | <b>\$16,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - Q

## Asset # : 1530

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$105,200      | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$8,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | **             | 5           | \$20,600       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5-10        | \$54,000       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5-10        | \$10,700       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$52,200       | 2031               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Roof Over Fourth Floor                            |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Rooms 406, 409, 429                               |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| Vinyl Tile   | 30%        | Now               | \$244,200      | 2033               | **             | 3           | \$9,600        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 35%        |                   |                | 2028               | **             | 3           | \$11,200       | C             |
| Vinyl Tile   | 5%         |                   |                | 2031               | **             | 3           | \$1,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2038               | **             | 5           | \$40,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,600        | C             |
| Ceramic Tile   | 2%         |                   |                | 2036               | **             | 5           | \$1,700        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Glass Block  | 2%         |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$2,600        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             | 10          | \$1,000        | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5-10        | \$40,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$10,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - Q

## Asset # : 1530

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| AcousTile,Adhered    | 10% |  |  | 2036 | * * | 5 | \$8,500 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2040 | * * | 5 | \$4,200 | B |

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Cafeteria

|                  |     |  |  |      |     |      |           |   |
|------------------|-----|--|--|------|-----|------|-----------|---|
| Exposed Concrete | 10% |  |  | LIFE | * * | 5-10 | \$10,600  | B |
| Plaster          | 75% |  |  | LIFE | * * | 5-10 | \$109,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Protector Rated @ 1600 Amps

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | * *      | 1 |  | B |

## Panelboards

|                |     |     |          |      |     |   |       |   |
|----------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 20% | 2-4 | \$20,300 | 2048 | * * | 5 | \$100 | B |
|----------------|-----|-----|----------|------|-----|---|-------|---|

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 5%  |  |  | 2039 | * *      | 5 | \$100 | B |
| Molded Case Bkrs | 20% |  |  | 2031 | * *      | 5 | \$300 | B |
| Molded Case Bkrs | 55% |  |  | 2022 | \$55,900 | 5 | \$800 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 45% | 2-4 | \$40,300 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 50% |  |  | 2023 | \$44,800 | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2043 | * *      | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$17,000 | 5 | \$300 | B |
| Locally Mounted | 20% |  |  | 2028 | * *      | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,600 | B |
|---------|------|--|--|------|-----|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected To Main Water Pipe

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 160 - Q

## Asset # : 1530

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Interior Lighting  
Fluorescent

98% 2023 \$504,300 10 \$51,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 1% 2023 \$2,400 10 B  
 Incandescent 1% 2018 \$5,100 2 B

## Egress Lighting

Emergency, Battery 50% 2028 \* \* 10 \$6,900 B  
 Exit, Service 50% 2028 \* \* 1 B

## Exterior Lighting

HID 100% 2023 \$23,200 10 \$200 B

## Alarm

## Security System

No Component 70% D  
 Generic 30% 2018 \$57,600 1 \$6,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Intrusion Alarm System, Motion Sensors*

## Fire/Smoke Detection

No Component 70% D  
 Generic 30% 2-4 \$197,100 2033 \* \* 1-3 \$9,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Obsolete Equipment, Manual Pull Station And Bells*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 6 100% 2033 \* \* 5 \$17,700 B

## Conversion Equipment

Steam Boiler 100% 2028 \* \* 1 \$56,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% Now \$22,700 2033 \* \* 4 \$2,800 B  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : Noisy Vacuum Pump, Boiler Room*

## Terminal Devices

Air Handler 20% 2023 \$70,200 1 \$7,100 B  
 Convector/Radiator 70% 2028 \* \* 1 \$12,900 B  
 Fan Coil Unit/Heat 10% 2023 \$97,400 1 \$1,900 B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 160 - Q

Asset # : 1530

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 15%            |                   |                    | 2018    | \$20,100       | 1           |                | B             |
|                  | No Component         | 85%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$50,400       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 100%           |                   |                    | 2023    | \$71,900       | 2           | \$1,800        | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |                |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%           |                   |                    | 2033    | * *            | 4           | \$5,700        | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2018    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%             |                   |                    | 2023    | \$38,000       | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 161 - BK  
**Address** : 330 CROWN STREET BTWN: NOSTRAND AVE, NEW YORK AVE  
**Borough** : BROOKLYN **Agency's Number** : K161  
**Program / Asset #** : BOE0461.000 / 11 **Yr Built/Renovated** : 1923 / 2008  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1297 **Lot** : 26 **BIN** : 3034181

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$157,400             |
| Interior Architecture | \$187,400             | \$55,300              |
| Electrical            | \$71,700              | \$704,700             |
| Mechanical            | \$162,500             | \$248,000             |
| <b>Total</b>          | <b>\$421,500</b>      | <b>\$1,165,300</b>    |
| Priority A            |                       | \$157,400             |
| Priority B            | \$272,000             | \$1,007,900           |
| Priority C            | \$149,500             |                       |
| <b>Total</b>          | <b>\$421,500</b>      | <b>\$1,165,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$48,000         |
| Interior Architecture | \$2,900         | \$1,200         |                 | \$31,300         |
| Electrical            | \$1,900         | \$1,800         | \$1,200         | \$41,700         |
| Mechanical            | \$14,700        | \$9,700         | \$22,300        | \$9,700          |
| <b>Total</b>          | <b>\$19,500</b> | <b>\$12,700</b> | <b>\$23,500</b> | <b>\$130,600</b> |
| Priority A            |                 |                 |                 | \$48,000         |
| Priority B            | \$16,500        | \$11,400        | \$23,500        | \$51,400         |
| Priority C            | \$2,900         | \$1,200         |                 | \$31,300         |
| <b>Total</b>          | <b>\$19,500</b> | <b>\$12,700</b> | <b>\$23,500</b> | <b>\$130,600</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BK

## Asset # : 11

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$47,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 2008                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$109,800      | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 2008                                    |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2047               | **             | 5           | \$34,500       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 2008                                    |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 2008                                    |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Asphalt Macadam        | 15%   |                   |                | 2022               | \$19,400       | 5           | \$3,400        | A             |
| Built-Up (BUR)         | 85%   |                   |                | 2027               | **             | 10          | \$29,000       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2037               | **             | 5           | \$4,900        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 2008                                    |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  | Now               | \$2,900        | LIFE               | **             | 5           | \$3,800        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 60%   | Now               | \$56,200       | 2027               | **             | 3           | \$22,100       | C             |
|                        | Poor Subfloor Evident, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                        | Location : 1st, 2nd, 3rd, 4th And 5th Floor Corridor(s)       |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%   |                   |                | 2027               | **             | 3           | \$3,700        | C             |
| Wood                   | 20%   |                   |                | 2037               | **             | 5           | \$36,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BK

## Asset # : 11

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |  |  |   |
|------------------------|-----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 10% | Now | \$39,900 | LIFE | ** |  |  | C |
|------------------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2037 | ** | 5 | \$6,100 | C |
|--------------|----|--|--|------|----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout 2008*

|                |     |  |  |      |    |  |  |   |
|----------------|-----|--|--|------|----|--|--|---|
| Masonry: Brick | 10% |  |  | LIFE | ** |  |  | C |
|----------------|-----|--|--|------|----|--|--|---|

|               |    |     |          |      |    |  |  |   |
|---------------|----|-----|----------|------|----|--|--|---|
| Marble Panels | 5% | Now | \$53,500 | LIFE | ** |  |  | C |
|---------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5 | \$25,700 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 10% | Now | \$37,900 | LIFE | ** | 5 | \$1,500 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Exposed Reinforcement, Extent : Moderate, Area Affected : 25%**Location : Coal Bunker**Spalling, Extent : Moderate, Area Affected : 25%**Location : Coal Bunker**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Coal Bunker*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 90% |  |  | LIFE | ** | 5 | \$55,300 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2044 | ** | 5 | \$1,400 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2038 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BK

## Asset # : 11

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2022               | \$562,200      | 10          | \$57,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 90% T-12, 10% T-8                            |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$29,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$5,400        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$5,400        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$11,000       | 1           | \$1,200        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1-3         | \$11,800       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2048               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault   |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 6000 Gallon Tank  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | 0-2               | \$7,300        | 2039               | * *            | 1           | \$58,600       | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 30%                           |                   |                |                    |                |             |                |               |
|                             | Location : Defective Feed Water Pump Motor; Defective Feed Water Intake Valve |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                             | Location : Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Steam Boilers   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BK

## Asset # : 11

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$52,300       | 2032               | * *            | 4           | \$3,200        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Defective Danfoss Control Valves              |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 50%  | Now               | \$60,500       | 2022               | \$201,800      | 1           | \$18,300       | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                       | Location : Defective Gym House And Cafeteria Blowers     |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 50%  | Now               | \$7,100        | 2027               | * *            | 1           | \$9,600        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Defective Radiator - Cafeteria                |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%  |                   |                | 2020               | \$46,200       | 1           |                | B             |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$36,600       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   | Now               | \$49,700       | 2027               | * *            | 2           | \$1,600        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium, Gym, House & Cafeteria            |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$17,400       | 2           | \$1,000        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 30%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Generic               | 70%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2032               | * *            | 1-2         | \$900          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 161 - BX  
**Address** : 620 TINTON AVENUE @E. 151 STREET  
**Borough** : BRONX **Agency's Number** : X161  
**Program / Asset #** : BOE0297.000 / 391 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2664 **Lot** : 29 **BIN** : 2004773

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,230,400           | \$186,300             |
| Interior Architecture | \$450,400             | \$980,300             |
| Electrical            | \$165,100             | \$1,181,200           |
| Mechanical            |                       | \$390,900             |
| <b>Total</b>          | <b>\$1,846,000</b>    | <b>\$2,738,700</b>    |
| Priority A            | \$1,230,400           | \$186,300             |
| Priority B            | \$237,200             | \$1,672,100           |
| Priority C            | \$378,300             | \$880,300             |
| <b>Total</b>          | <b>\$1,846,000</b>    | <b>\$2,738,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,700         |                 | \$3,600         |                 |
| Interior Architecture | \$96,900         |                 | \$1,000         | \$11,500        |
| Electrical            | \$22,800         | \$1,200         | \$1,600         | \$2,400         |
| Mechanical            | \$52,900         | \$11,600        | \$16,700        | \$20,800        |
| <b>Total</b>          | <b>\$217,300</b> | <b>\$12,800</b> | <b>\$22,800</b> | <b>\$34,800</b> |
| Priority A            | \$44,700         |                 | \$3,600         |                 |
| Priority B            | \$109,900        | \$12,800        | \$18,200        | \$23,200        |
| Priority C            | \$62,700         |                 | \$1,000         | \$11,500        |
| <b>Total</b>          | <b>\$217,300</b> | <b>\$12,800</b> | <b>\$22,800</b> | <b>\$34,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Glass Block             | 5%  |                   |                | LIFE    | **                 | 5           | \$4,200        | A             |  |
| Masonry: Brick          | 90%   | Now               | \$204,600      | LIFE    | **                 | 5           | \$60,900       | A             |  |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 10%                 |                   |                |         |                    |             |                |               |  |
|                         | Location : Cafeteria  |                   |                |         |                    |             |                |               |  |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 5%                |                   |                |         |                    |             |                |               |  |
|                         | Location : Southwest Corner   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete       | 5%  | Now               | \$6,100        | LIFE    | **                 | 5           | \$11,000       | A             |  |
|                         | Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%           |                   |                |         |                    |             |                |               |  |
|                         | Location : Along Base At Play Yard                                      |                   |                |         |                    |             |                |               |  |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%            |                   |                |         |                    |             |                |               |  |
|                         | Location : Along Base At Play Yard                                      |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  | Now               | \$702,000      | 2048    | **                 | 5           | \$7,300        | A             |  |
|                         | Air Infiltration, Extent : Severe, Area Affected : 50%                  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 50%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%               |                   |                |         |                    |             |                |               |  |
|                         | Location : Toilet Rooms On 2nd And 3rd Floors, Cafeteria And All Stairs |                   |                |         |                    |             |                |               |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%   | Now               | \$23,900       | LIFE    | **                 | 5           | \$7,200        | A             |  |
|                         | Horizontal Cracks, Extent : Moderate, Area Affected : 5%                |                   |                |         |                    |             |                |               |  |
|                         | Location : East Facade  |                   |                |         |                    |             |                |               |  |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%            |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%               |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence       | 10%   |                   |                | 2036    | **                 | 5-10        | \$6,200        | A             |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 40%   | Now               | \$12,500       | 2023    | \$125,400          |             |                | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%                 |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%               |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 60%   | Now               | \$323,900      | 2033    | **                 |             |                | A             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 15%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%             |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BX

## Asset # : 391

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$48,100       | C             |  |
| Ceramic Tile           | 5%   | Now               | \$12,200       | 2032    | **                 | 5           | \$2,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Toilets   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 84%  | Now               | \$176,100      | 2018    | \$880,300          | 3           | \$34,600       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9 X 9 Tiles                                |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                   | 1%   |                   |                | 2051    | **                 | 5           | \$2,100        | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$14,300       | 2032    | **                 | 5           | \$2,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%  | Now               | \$36,800       | LIFE    | **                 | 5           | \$3,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Folding Partition      | 5%   | Now               | \$116,400      | 2039    | **                 | 5           | \$6,100        | C             |  |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 50%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Wall Between Cafeteria And Gymnasium                  |                   |                |         |                    |             |                |               |  |
| Plaster                | 55%  | Now               | \$49,100       | LIFE    | **                 | 5           | \$16,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE    | **                 | 10          | \$12,200       | C             |  |
| Ceilings               |  |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn   | 10%  | Now               | \$8,500        | 2028    | **                 | 5           | \$6,900        | B             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 10%  | Now               | \$3,700        | 2036    | **                 | 5           | \$5,500        | B             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 60%  |                   |                | LIFE    | **                 | 5-10        | \$82,400       | B             |  |
| Fiber Board            | 10%  | Now               | \$10,000       | 2023    | \$100,000          |             |                | B             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout Cafetria                                   |                   |                |         |                    |             |                |               |  |
| Plaster                | 10%  |                   |                | LIFE    | **                 | 5-10        | \$18,900       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - BX

## Asset # : 391

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2000 Amps Main Disconnect Switch           |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2023               | \$104,300      | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Fused Knife Sw           | 5%   | 2-4               | \$6,800        | 2048               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 10%  |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 75%  |                   |                | 2022               | \$101,600      | 5           | \$1,400        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 85%  | 2-4               | \$111,200      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 70%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 15%  |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2021               | \$21,200       | 5           | \$500          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 80%  |                   |                | 2018               | \$529,900      | 10          | \$53,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%   |                   |                | 2023               | \$33,100       | 10          | \$3,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                                |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2018               | \$15,300       | 10          | \$100          | B             |
| Incandescent             | 8%   |                   |                | 2018               | \$53,000       | 2           | \$100          | B             |
|                          | Inadequate Ltg Level, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                          | Location : Cafeteria And Teacher Lounge                      |                   |                |                    |                |             |                |               |
| Incandescent             | 2%   | Now               | \$13,200       | 2033               | * *            | 2           |                | B             |
|                          | Not in Service, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                          | Location : Auditorium Spot Lights                            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |         |    |       |   |
|--------------------|------|--|--|------|---------|----|-------|---|
| Egress Lighting    |      |  |  |      |         |    |       |   |
| Emergency, Service | 45%  |  |  | 2018 | \$5,500 | 1  |       | B |
| Emergency, Battery | 5%   |  |  | 2023 | \$1,500 | 10 | \$900 | B |
| Exit, Service      | 50%  |  |  | 2018 | \$6,100 | 1  |       | B |
| Exterior Lighting  |      |  |  |      |         |    |       |   |
| Not Accessible     | 100% |  |  |      |         |    |       | D |

## Alarm

|                      |     |  |  |      |           |     |          |   |
|----------------------|-----|--|--|------|-----------|-----|----------|---|
| Fire/Smoke Detection |     |  |  |      |           |     |          |   |
| No Component         | 70% |  |  |      |           |     |          | D |
| Generic              | 30% |  |  | 2023 | \$252,200 | 1-3 | \$13,600 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |  |  |      |    |   |          |   |
|--|------|--|--|------|----|---|----------|---|
| Energy Source  |      |  |  |      |    |   |          |   |
| Fuel Oil No 6  | 100% |  |  | 2043 | ** | 5 | \$22,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Basement</i>                                     |      |  |  |      |    |   |          |   |
| <i>Explanation : 2 Tanks Of 7,500 Gals Each</i>                |      |  |  |      |    |   |          |   |

|  |      |  |  |      |    |   |          |   |
|--|------|--|--|------|----|---|----------|---|
| Conversion Equipment   |      |  |  |      |    |   |          |   |
| Steam Boiler   | 100% |  |  | 2028 | ** | 1 | \$72,800 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |    |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |    |   |          |   |

|   |      |     |          |      |    |   |         |   |
|---|------|-----|----------|------|----|---|---------|---|
| Distribution  |      |     |          |      |    |   |         |   |
| Steam Piping/Pump   | 100% | Now | \$11,700 | 2033 | ** | 4 | \$3,600 | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>                                      |      |     |          |      |    |   |         |   |

|   |     |     |         |      |           |   |          |   |
|---|-----|-----|---------|------|-----------|---|----------|---|
| Terminal Devices                                      |     |     |         |      |           |   |          |   |
| Air Handler   | 40% |     |         | 2028 | **        | 1 | \$18,200 | B |
| Convactor/Radiator                                    | 35% |     |         | 2028 | **        | 1 | \$8,300  | B |
| Fan Coil Unit/Heat                                    | 25% | Now | \$6,300 | 2023 | \$313,600 | 1 | \$5,300  | B |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i> |     |     |         |      |           |   |          |   |
| <i>Location : Throughout First Floor</i>              |     |     |         |      |           |   |          |   |

## Air Conditioning

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Energy Source   |      |  |  |      |          |   |       |   |
| Electricity   | 100% |  |  | 2039 | **       | 1 |       | B |
| Conversion Equipment  |      |  |  |      |          |   |       |   |
| Ext Pkg Unit - Cooling  | 20%  |  |  | 2023 | \$77,300 | 2 | \$900 | B |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Roof</i>  |      |  |  |      |          |   |       |   |
| <i>Explanation : Used For Ventilation Only</i>                  |      |  |  |      |          |   |       |   |
| No Component  | 80%  |  |  |      |          |   |       | D |

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 161 - BX

Asset # : 391

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$64,900       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 20%        |                   |                | 2023               | \$18,500       | 2           | \$500          | B             |
| Roof                  | 80%        |                   |                | 2028               | * *            | 2           | \$1,800        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 20%        |                   |                | 2036               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2033               | * *            | 4           | \$7,300        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2017               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 161 - M  
**Address** : 499 WEST 133 STREET BTWN: AMSTERDAM AV - CONVENT AV  
**Borough** : MANHATTAN **Agency's Number** : M161  
**Program / Asset #** : BOE0097.000 / 1649 **Yr Built/Renovated** : 1962 / 2003  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1971 **Lot** : 1 **BIN** : 1059645

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$420,100             |
| Interior Architecture | \$228,900             | \$703,100             |
| Electrical            | \$1,544,600           | \$326,500             |
| Mechanical            | \$251,200             | \$1,240,900           |
| <b>Total</b>          | <b>\$2,024,700</b>    | <b>\$2,690,700</b>    |
| Priority A            |                       | \$420,100             |
| Priority B            | \$1,795,800           | \$1,567,400           |
| Priority C            | \$228,900             | \$703,100             |
| <b>Total</b>          | <b>\$2,024,700</b>    | <b>\$2,690,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$7,500         | \$17,900        |                 | \$3,500          |
| Interior Architecture | \$3,000         |                 | \$9,900         | \$41,600         |
| Electrical            | \$6,700         | \$4,600         | \$5,300         | \$79,100         |
| Mechanical            | \$24,500        | \$11,100        | \$17,900        | \$23,500         |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$33,600</b> | <b>\$33,100</b> | <b>\$147,800</b> |
| Priority A            | \$7,500         | \$17,900        |                 | \$3,500          |
| Priority B            | \$31,300        | \$15,700        | \$23,200        | \$135,600        |
| Priority C            | \$3,000         |                 | \$9,900         | \$8,600          |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$33,600</b> | <b>\$33,100</b> | <b>\$147,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - M

## Asset # : 1649

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

98%

LIFE

\* \*

5

\$65,100

A

Metal Panel

2%

2042

\* \*

5-10

\$9,100

A

## Windows

Aluminum

100%

2044

\* \*

5

\$14,900

A

## Parapets

Masonry: Brick

80%

LIFE

\* \*

5

\$8,700

A

Metal Panel

5%

2042

\* \*

5

\$2,100

A

Metal Rail

15%

2035

\* \*

5-10

\$29,500

A

## Roof

Built-Up (BUR)

70%

2022

\$299,600

10

\$55,400

A

Copper/Terne

3%

2050

\* \*

10

\$5,900

A

Paver: Asphalt

27%

2031

\* \*

10

\$32,100

A

## Interior

## Floors

Cast in Place Concrete

15%

LIFE

\* \*

5

\$39,400

C

Ceramic Tile

2%

2031

\* \*

5

\$2,400

C

Vinyl Tile

58%

2022

\$663,700

3

\$26,100

C

Vinyl Tile

20%

2017

\$228,900

3

\$12,000

C

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

Wood

5%

2037

\* \*

5

\$11,300

C

## Interior Walls

Concrete Masonry Unit

15%

LIFE

\* \*

5

\$6,400

C

Glazed Ceramic Panel

5%

LIFE

\* \*

C

Masonry: Brick

5%

LIFE

\* \*

C

Plaster

50%

LIFE

\* \*

5

\$15,900

C

SGFT/Glazed Masonry

25%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

40%

2027

\* \*

5

\$60,000

B

AcousTileSusp.Lay-In

5%

2027

\* \*

5

\$6,000

B

Exposed Concrete

15%

LIFE

\* \*

5

\$2,800

B

Metal Panel

10%

LIFE

\* \*

5

\$15,000

B

Plaster

30%

LIFE

\* \*

5

\$22,500

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 2000 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - M

## Asset # : 1649

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2021               | \$115,200      | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$98,100       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 75%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2022               | \$26,200       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 63%        |                   |                | 2017               | \$455,700      | 10          | \$46,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 6%         |                   |                | 2027               | * *            | 10          | \$4,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 6%   |            |                   |                |                    |                |             |                |               |
| Location : Gym And Auditorium                              |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-5 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2027               | * *            | 10          | \$22,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Toilet Rooms, Staircases And Some Class Rooms   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2017               | \$7,200        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$16,600       | 10          | \$9,700        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$6,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$32,400       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2017               | \$918,000      | 1-3         | \$49,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - M

## Asset # : 1649

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2042               | * *            | 5           | \$24,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 7,500 Gallon Tanks For #6 Fuel         |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2020               | \$445,300      | 1           | \$79,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Boilers                                |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2022               | \$638,700      | 4           | \$5,900        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2022               | \$98,600       | 1           | \$9,900        | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2027               | * *            | 1           | \$20,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 90%        |                   |                | 2017               | \$169,300      | 1           |                | B             |
| No Component   | 10%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$44,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2022               | \$20,200       | 2           | \$500          | B             |
| Roof   | 80%        |                   |                | 2022               | \$58,200       | 2           | \$2,000        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | 2-4               | \$82,000       | 2027               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Various                                       |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2022               | \$28,400       | 4           | \$11,900       | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler  |            |                   |                |                    |                |             |                |               |
| Explanation : Hot Water Coils In Boiler / Not Efficient  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Duplex Unit / 1 Submersable, 1 Upright     |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 161 - M

Asset # : 1649

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2042               | * *            | 1-2         | \$1,100        | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Location : Storage Area</i>                                  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : Serves Storage Area Only</i>                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 161 - Q  
**Address** : 101-33 124TH STREET  
**Borough** : QUEENS **Agency's Number** : Q161  
**Program / Asset #** : BOE1013.000 / 13406 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 9491 **Lot** : 1 **BIN** : 4200748

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$344,000             | \$69,800              |
| Interior Architecture |                       | \$135,200             |
| Electrical            | \$62,600              |                       |
| <b>Total</b>          | <b>\$406,600</b>      | <b>\$205,000</b>      |
| Priority A            | \$344,000             | \$69,800              |
| Priority B            | \$62,600              | \$48,200              |
| Priority C            |                       | \$87,000              |
| <b>Total</b>          | <b>\$406,600</b>      | <b>\$205,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,700         |                 | \$17,400        | \$4,100         |
| Interior Architecture |                 | \$2,800         | \$8,700         | \$4,100         |
| Electrical            | \$4,900         | \$13,800        | \$9,100         | \$4,900         |
| Mechanical            | \$19,200        | \$29,200        | \$28,100        | \$30,600        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$36,700</b> | <b>\$53,600</b> | <b>\$71,200</b> | <b>\$51,600</b> |
| Priority A            | \$4,700         |                 | \$17,400        | \$4,100         |
| Priority B            | \$32,000        | \$50,900        | \$45,100        | \$43,300        |
| Priority C            |                 | \$2,800         | \$8,700         | \$4,100         |
| <b>Total</b>          | <b>\$36,700</b> | <b>\$53,600</b> | <b>\$71,200</b> | <b>\$51,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 161 - Q

## Asset # : 13406

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        | Now               | \$117,300      | LIFE               | * *            | 5           | \$69,800       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : At Lintels   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : At Lintels   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 15%        |                   |                | 2046               | * *            | 5-10        | \$96,000       | A             |
| Window Wall   | 10%        |                   |                | 2046               | * *            | 5           | \$34,900       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$71,400       | 2042               | * *            | 5           | \$14,800       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$37,400       | LIFE               | * *            | 5           | \$11,200       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : At Flashing  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : At Flashing  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 3%         |                   |                | 2037               | * *            | 5-10        | \$6,700        | A             |
| Pre-Cast Concrete   | 7%         |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 40%        | Now               | \$4,700        | 2025               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Flat Sections Over Fourth Floor                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Library                                       |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 60%        |                   |                | 2037               | * *            | 10          | \$48,100       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$32,500       | 3           | \$8,300        | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$24,100       | C             |
| Ceramic Tile  | 7%         |                   |                | 2033               | * *            | 5           | \$7,700        | C             |
| Quarry Tile   | 5%         |                   |                | 2037               | * *            | 5           | \$8,300        | C             |
| Slate   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,300        | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | * *            | 5           | \$2,600        | C             |
| Vinyl Tile  | 63%        |                   |                | 2028               | * *            | 3           | \$26,000       | C             |
| Wood  | 5%         |                   |                | 2048               | * *            | 5           | \$10,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2033               | * *            | 5           | \$4,200        | C             |
| Concrete Masonry Unit   | 53%        |                   |                | LIFE               | * *            | 5           | \$44,800       | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | * *            | 5           | \$3,200        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | * *            | 5           | \$12,700       | C             |
| Masonry: Brick  | 3%         |                   |                | LIFE               | * *            |             |                | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Wood  | 5%         |                   |                | LIFE               | * *            | 5           | \$42,200       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 45% |  |  | 2033 | * * | 5 | \$49,600 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Library*

|                      |     |  |  |      |     |  |  |   |
|----------------------|-----|--|--|------|-----|--|--|---|
| Exposed Struc: Steel | 10% |  |  | LIFE | * * |  |  | B |
|----------------------|-----|--|--|------|-----|--|--|---|

|              |     |  |  |      |     |   |          |   |
|--------------|-----|--|--|------|-----|---|----------|---|
| Gypsum Board | 35% |  |  | LIFE | * * | 5 | \$48,200 | B |
|--------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Room 410 And Various Others*

|             |     |  |  |      |     |   |          |   |
|-------------|-----|--|--|------|-----|---|----------|---|
| Metal Panel | 10% |  |  | LIFE | * * | 5 | \$13,800 | B |
|-------------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated 4000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2040 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2036 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2036 | * * | 5 | \$1,700 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 15% |  |  | 2033 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Motor Control Center | 85% |  |  | 2033 | * * | 5 | \$1,600 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2033 | * * | 1 | \$21,700 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2029 | * * | 1 | \$27,300 | B |
|--------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Penthouse Generator Room**Explanation : 312 Kva Onan Genset*

## Batteries

|                |      |  |  |      |       |   |          |   |
|----------------|------|--|--|------|-------|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2015 | \$600 | 5 | \$15,700 | B |
|----------------|------|--|--|------|-------|---|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Fuel Storage

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Day Tank  | 50% |  |  | 2036 | * * | 5 | \$6,500 | B |
| Main Tank | 50% |  |  | 2048 | * * | 5 | \$1,000 | B |

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 97% |  |  | 2025 | * * | 10 | \$62,600 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

|     |    |  |  |      |     |    |       |   |
|-----|----|--|--|------|-----|----|-------|---|
| HID | 3% |  |  | 2025 | * * | 10 | \$100 | B |
|-----|----|--|--|------|-----|----|-------|---|

## Egress Lighting

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Exit, Service | 100% |  |  | 2025 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% |  |  | 2040 | * * | 1 |  | B |
|-----------------------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2033 | * * | 1 | \$69,800 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2040 | * * | 4 | \$3,500 | B |
|-------------------|------|--|--|------|-----|---|---------|---|

## Terminal Devices

|             |     |  |  |      |     |   |          |   |
|-------------|-----|--|--|------|-----|---|----------|---|
| Air Handler | 80% |  |  | 2025 | * * | 1 | \$34,900 | B |
|-------------|-----|--|--|------|-----|---|----------|---|

|                    |     |  |  |      |     |   |         |   |
|--------------------|-----|--|--|------|-----|---|---------|---|
| Convactor/Radiator | 20% |  |  | 2033 | * * | 1 | \$4,600 | B |
|--------------------|-----|--|--|------|-----|---|---------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2036 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                             |      |  |  |      |     |   |          |   |
|-----------------------------|------|--|--|------|-----|---|----------|---|
| Reciprocating Compr/Chiller | 100% |  |  | 2025 | * * | 1 | \$32,700 | B |
|-----------------------------|------|--|--|------|-----|---|----------|---|

## Distribution

|                       |      |  |  |      |     |   |         |   |
|-----------------------|------|--|--|------|-----|---|---------|---|
| Chilled Wtr Pipe/Pump | 100% |  |  | 2040 | * * | 4 | \$3,500 | B |
|-----------------------|------|--|--|------|-----|---|---------|---|

## Terminal Devices

|                     |      |  |  |      |     |   |          |   |
|---------------------|------|--|--|------|-----|---|----------|---|
| Air Handler/Cool/Ht | 100% |  |  | 2025 | * * | 1 | \$43,600 | B |
|---------------------|------|--|--|------|-----|---|----------|---|

## Heat Rejection

|                    |      |  |  |      |     |   |          |   |
|--------------------|------|--|--|------|-----|---|----------|---|
| Air Condenser Unit | 100% |  |  | 2025 | * * | 2 | \$49,000 | B |
|--------------------|------|--|--|------|-----|---|----------|---|

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$39,200 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 161 - Q

Asset # : 13406

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2025               | * *            | 2           | \$2,200        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$18,700       | 2           | \$1,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2025               | * *            | 1           | \$4,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C-4  |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 162 - Q  
**Address** : 201-02 53 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q162  
**Program / Asset #** : BOE0808.000 / 1531 **Yr Built/Renovated** : 1937 / 2000  
**Area Sq Ft** : 162,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7410 **Lot** : 1 **BIN** : 4159363

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,266,600           | \$350,300             |
| Interior Architecture | \$194,600             | \$1,587,700           |
| Electrical            | \$224,900             | \$1,464,800           |
| Mechanical            | \$87,800              | \$869,600             |
| <b>Total</b>          | <b>\$1,774,000</b>    | <b>\$4,272,400</b>    |
| Priority A            | \$1,266,600           | \$350,300             |
| Priority B            | \$445,400             | \$2,585,100           |
| Priority C            | \$62,000              | \$1,337,000           |
| <b>Total</b>          | <b>\$1,774,000</b>    | <b>\$4,272,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,500         |                 |                 |                 |
| Interior Architecture | \$140,000        |                 | \$19,000        | \$21,600        |
| Electrical            | \$5,800          | \$3,900         | \$4,400         | \$3,800         |
| Mechanical            | \$30,700         | \$21,400        | \$29,300        | \$20,100        |
| <b>Total</b>          | <b>\$194,000</b> | <b>\$25,300</b> | <b>\$52,600</b> | <b>\$45,500</b> |
| Priority A            | \$17,500         |                 |                 |                 |
| Priority B            | \$84,700         | \$25,300        | \$52,600        | \$23,900        |
| Priority C            | \$91,800         |                 |                 | \$21,600        |
| <b>Total</b>          | <b>\$194,000</b> | <b>\$25,300</b> | <b>\$52,600</b> | <b>\$45,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 162 - Q

## Asset # : 1531

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$374,200      | LIFE               | * *            | 5           | \$111,400      | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Foundation At East And West Sides                  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | * *            | 5           | \$9,300        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$9,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Steel   | 15%        | Now               | \$403,900      | 2048               | * *            | 5           | \$43,200       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                              |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                              |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                              |            |                   |                |                    |                |             |                |               |
| Wood  | 85%        |                   |                | 2039               | * *            | 5           | \$391,500      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | * *            | 5-10        | \$169,800      | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$16,400       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$147,800      | 2028               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Over Room 315                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Rooms 327, 330, 332, Gymnasium                |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2038               | * *            | 10          | \$18,000       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$44,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | * *            | 5           | \$10,200       | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | * *            | 5           | \$15,900       | C             |
| Vinyl Tile  | 25%        |                   |                | 2023               | \$484,900      | 3           | \$25,400       | C             |
| Vinyl Tile  | 40%        |                   |                | 2018               | \$775,800      | 3           | \$40,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 20%        |                   |                | 2038               | * *            | 5           | \$76,300       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$8,200        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | * *            | 10          | \$9,200        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            | 10          | \$6,100        | C             |
| Plaster   | 55%        |                   |                | LIFE               | * *            | 5-10        | \$95,800       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | * *            | 10          | \$25,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 162 - Q

## Asset # : 1531

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileConcealSpLn 5% 2036 \* \* 5 \$12,600 B

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Gymnasium*

AcousTileConcealSpLn 10% 2021 \$155,900 5 \$25,300 B

Exposed Concrete 10% LIFE \* \* 5-10 \$25,300 B

Plaster 60% LIFE \* \* 5-10 \$208,500 B

Plaster 15% Now \$26,100 LIFE \* \* 5 \$19,000 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Rooms 315, 321, 327, 330, 332*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Rooms 315, 321, 327, 330, 332*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2053 \* \* 5 \$600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 100% 2049 \* \* 5 \$600 B

## Raceway

Conduit 90% 2023 \$153,200 1 B

Conduit 10% 2049 \* \* 1 B

## Panelboards

Fused Disc Sw 15% 2022 \$28,800 5 \$500 B

Molded Case Bkrs 50% 2045 \* \* 5 \$1,800 B

Molded Case Bkrs 35% 2022 \$67,200 5 \$1,200 B

## Wiring

Braided Cloth 60% 2-4 \$107,600 2048 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 30% 2049 \* \* 1 B

Thermoplastic 10% 2053 \* \* 1 B

*Recent Installation, Extent : Light, Area Affected : 10%*

*Location : Throughout*

## Motor Controllers

Locally Mounted 90% 2021 \$29,700 5 \$800 B

Locally Mounted 10% 2028 \* \* 5 \$100 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$3,900 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 162 - Q

## Asset # : 1531

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

94%  
2018 \$1,152,300 10 \$117,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 3% 2018 \$17,000 10 \$100 B  
Incandescent 3% 2018 \$36,800 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2031 \* \* 10 \$16,400 B  
Exit, Service 50% 2031 \* \* 1 B

## Exterior Lighting

HID 100% 2018 \$55,300 10 \$400 B

## Alarm

Fire/Smoke Detection

No Component 60%  
Generic 40% 2031 \* \* 1-3 \$32,700 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4 100% 2033 \* \* 5 \$42,100 B

## Conversion Equipment

Steam Boiler 100% 2036 \* \* 1 \$134,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% Now \$54,100 2033 \* \* 4 \$6,700 B  
*Leak Evident, Extent : Moderate, Area Affected : 10%*  
*Location : Vacuum Pumps, Boiler Room*  
*Malfunctioning, Extent : Severe, Area Affected : 30%*  
*Location : Vacuum Pump, Boiler Room*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 20%*  
*Location : Various Locations*

## Terminal Devices

Air Handler 20% 2023 \$167,200 1 \$16,800 B  
Convactor/Radiator 60% 2028 \* \* 1 \$26,400 B  
Fan Coil Unit/Heat 20% 2023 \$464,300 1 \$8,800 B

## Air Conditioning

Energy Source

Electricity 100% 2031 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 15% 2018 \$47,800 1 B  
No Component 85% D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 162 - Q

Asset # : 1531

| Mechanical       |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |   |                   |                |                    |                |             |                |               |
|                  | Distribution       |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers | 100%  |                   |                | LIFE               | * *            | 2-5         | \$120,100      | B             |
|                  | Exhaust Fans       |   |                   |                |                    |                |             |                |               |
|                  | Interior           | 90%   |                   |                | 2023               | \$154,300      | 2           | \$3,800        | B             |
|                  | Roof               | 10%   |                   |                | 2023               | \$12,300       | 2           | \$400          | B             |
| Plumbing         |                    |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |   |                   |                |                    |                |             |                |               |
|                  | Brass/Copper       | 85%   |                   |                | 2033               | * *            | 1           |                | B             |
|                  | Galv Iron/Steel    | 15%   | 2-4               | \$1,400        | 2028               | * *            | 1           |                | B             |
|                  |                    | Corroded, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                  |                    | Location : Water Main Piping, Basement                    |                   |                |                    |                |             |                |               |
|                  | Water Heater       |   |                   |                |                    |                |             |                |               |
|                  | Gas Fired          | 100%  |                   |                | 2023               | \$36,100       | 2           | \$2,000        | B             |
|                  |                    | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                    | Location : Boiler Room                                    |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping    |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |   |                   |                |                    |                |             |                |               |
|                  | Rigid Piping       | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |   |                   |                |                    |                |             |                |               |
|                  | Electric           | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |   |                   |                |                    |                |             |                |               |
|                  | Generic            | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression |                    |   |                   |                |                    |                |             |                |               |
|                  | Sprinkler          |   |                   |                |                    |                |             |                |               |
|                  | No Component       | 97%   |                   |                |                    |                |             |                | D             |
|                  | Generic            | 3%  |                   |                | 2033               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 163 - BX  
**Address** : 2075 WEBSTER AVENUE @E. 180 STREET  
**Borough** : BRONX **Agency's Number** : X163  
**Program / Asset #** : BOE0299.000 / 392 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 33,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3142 **Lot** : 48 **BIN** : 2013297

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$255,900             |                       |
| Electrical            |                       | \$386,400             |
| Mechanical            |                       | \$349,400             |
| <b>Total</b>          | <b>\$255,900</b>      | <b>\$735,900</b>      |
| Priority A            | \$255,900             |                       |
| Priority B            |                       | \$735,900             |
| <b>Total</b>          | <b>\$255,900</b>      | <b>\$735,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,800         | \$2,600         |                 |                 |
| Interior Architecture | \$21,000         | \$5,200         | \$2,300         | \$1,600         |
| Electrical            | \$17,200         | \$500           | \$900           | \$800           |
| Mechanical            | \$19,400         | \$8,000         | \$7,400         | \$6,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$104,200</b> | <b>\$20,300</b> | <b>\$14,600</b> | <b>\$12,500</b> |
| Priority A            | \$42,800         | \$2,600         |                 |                 |
| Priority B            | \$40,500         | \$16,700        | \$12,200        | \$10,900        |
| Priority C            | \$21,000         | \$1,000         | \$2,300         | \$1,600         |
| <b>Total</b>          | <b>\$104,200</b> | <b>\$20,300</b> | <b>\$14,600</b> | <b>\$12,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - BX

## Asset # : 392

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 88%  |                   |                | LIFE               | * *            | 5           | \$40,600       | A             |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 5%   |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Metal Panel             | 7%   |                   |                | 2043               | * *            | 5-10        | \$11,100       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2045               | * *            | 5           | \$5,200        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%  |                   |                | LIFE               | * *            | 5-10        | \$24,500       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 35%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2049               | * *            | 5           | \$700          | A             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   | Now               | \$255,900      | 2033               | * *            |             |                | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                         | Patching Evident, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                         | Location : Main Roof   |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | * *            | 5           | \$9,100        | C             |
| Ceramic Tile            | 5%   |                   |                | 2032               | * *            | 5           | \$2,100        | C             |
| Vinyl Tile              | 45%  |                   |                | 2028               | * *            | 3           | \$7,000        | C             |
| Vinyl Tile              | 20%  |                   |                | 2033               | * *            | 3           | \$3,100        | C             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Second Floor  |                   |                |                    |                |             |                |               |
| Under Construction      | 25%  |                   |                |                    |                |             |                | D             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2032               | * *            | 5           | \$1,100        | C             |
| Concrete Masonry Unit   | 50%  |                   |                | LIFE               | * *            | 5           | \$14,800       | C             |
| Folding Partition       | 2%   |                   |                | 2039               | * *            | 5           | \$1,800        | C             |
| Gypsum Board            | 20%  |                   |                | LIFE               | * *            | 5-10        | \$12,500       | C             |
|                         | Recent Installation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Second Floor  |                   |                |                    |                |             |                |               |
| Under Construction      | 25%  |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - BX

## Asset # : 392

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 55% |  |  | 2028 | * * | 5 | \$22,900 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2040 | * * | 5 | \$8,300  | B |

Recent Installation, Extent : Light, Area Affected : 100%

Location : Second Floor

|                    |     |  |  |  |  |  |  |   |
|--------------------|-----|--|--|--|--|--|--|---|
| Under Construction | 25% |  |  |  |  |  |  | D |
|--------------------|-----|--|--|--|--|--|--|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |       |   |
|---------------|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$5,200 | 5 | \$100 | B |
|---------------|------|--|--|------|---------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$59,600 | 5 | \$100 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$36,100 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$5,600  | 5 | \$100 | B |
| Fused Disc Sw    | 20% |  |  | 2031 | * *      | 5 | \$100 | B |
| Molded Case Bkrs | 70% |  |  | 2022 | \$39,500 | 5 | \$500 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 80% |  |  | 2023 | \$27,800 | 1 |  | B |
| Thermoplastic | 20% |  |  | 2033 | * *      | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$12,700 | 5 | \$200 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 50% |  |  | 2023 | \$125,600 | 10 | \$12,800 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 50% |  |  | 2018 | \$125,600 | 10 | \$12,800 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-12 Lamps

## Egress Lighting

|                    |     |  |  |      |         |    |         |   |
|--------------------|-----|--|--|------|---------|----|---------|---|
| Emergency, Battery | 50% |  |  | 2018 | \$5,800 | 10 | \$3,400 | B |
| Exit, Service      | 50% |  |  | 2018 | \$2,300 | 1  |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2018

\$11,300

10

\$100

B

## Alarm

Fire/Smoke Detection

No Component

65%

D

Generic

35%

2031

\* \*

1-3

\$5,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2033

\* \*

5

\$8,600

B

Conversion Equipment

Steam Boiler

100% Now

\$7,700

2028

\* \*

1

\$24,900

B

*Damaged, Extent : Severe, Area Affected : 20%**Location : Bricks At The Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$1,400

B

Terminal Devices

Air Handler

100%

2023

\$171,300

1

\$17,300

B

## Air Conditioning

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

85%

2023

\$178,100

2

\$1,500

B

*R-22 Refrigerant, Extent : Light, Area Affected : 85%**Location : Roof**Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 4 Units*

Window/Wall Unit

15%

2018

\$9,800

1

B

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$24,600

B

Exhaust Fans

Roof

100%

2028

\* \*

2

\$900

B

## Plumbing

H/C Water Piping

Brass/Copper

100%

2033

\* \*

1

B

Water Heater

Electric

100%

2018

\$4,900

4

\$200

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 163 - BX

Asset # : 392

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%  |                   |                    | 2023    | \$9,900        | 4           | \$4,100        | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2033    | * *            | 1-5         | \$14,100       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 85%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 15%   |                   |                    | 2033    | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 163 - M  
**Address** : 163 WEST 97 STREET  
**Borough** : MANHATTAN **Agency's Number** : M163  
**Program / Asset #** : BOE0098.000 / 1650 **Yr Built/Renovated** : 1958 / 1999  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1852 **Lot** : 99 **BIN** : 1055908

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$60,000         | \$38,500         |
| Interior Architecture |  | \$165,200        |                  |
| Electrical            |  | \$596,400        | \$163,100        |
| Mechanical            |  | \$13,600         | \$88,200         |
| <b>Total</b>          |  | <b>\$835,200</b> | <b>\$289,800</b> |
| Priority A            |  | \$60,000         | \$38,500         |
| Priority B            |  | \$610,000        | \$251,300        |
| Priority C            |  | \$165,200        |                  |
| <b>Total</b>          |  | <b>\$835,200</b> | <b>\$289,800</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$12,200        |                 | \$3,100          | \$9,600         |
| Interior Architecture | \$10,800        | \$2,200         | \$12,900         | \$7,600         |
| Electrical            | \$10,400        | \$700           | \$66,900         | \$200           |
| Mechanical            | \$15,000        | \$9,900         | \$21,600         | \$10,700        |
| <b>Total</b>          | <b>\$48,400</b> | <b>\$12,800</b> | <b>\$104,400</b> | <b>\$28,100</b> |
| Priority A            | \$12,200        |                 | \$3,100          | \$9,600         |
| Priority B            | \$25,400        | \$10,600        | \$99,200         | \$10,900        |
| Priority C            | \$10,800        | \$2,200         | \$2,200          | \$7,600         |
| <b>Total</b>          | <b>\$48,400</b> | <b>\$12,800</b> | <b>\$104,400</b> | <b>\$28,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - M

## Asset # : 1650

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** | 5 | \$4,900  | A |
| Masonry: Brick        | 73% |  |  | LIFE | ** | 5 | \$38,500 | A |
| Metal/Glass Curt Wall | 25% |  |  | LIFE | ** | 5 | \$24,700 | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 98% |  |  | 2037 | ** | 5 | \$19,200 | A |
| Glass Block | 2%  |  |  | LIFE | ** | 5 | \$200    | A |

## Parapets

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 90% |  |  | LIFE | ** | 5    | \$10,000 | A |
| Metal Rail     | 10% |  |  | 2034 | ** | 5-10 | \$20,100 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 98% |  |  | 2026 | ** | 10 | \$60,000 | A |
| Copper/Terne   | 2%  |  |  | 2036 | ** | 10 | \$3,100  | A |

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2030 | **        | 5 | \$2,600  | C |
| Terrazzo     | 3%  |  |  | LIFE | **        | 5 | \$2,000  | C |
| Vinyl Tile   | 20% |  |  | 2016 | \$165,200 | 3 | \$6,500  | C |
| Vinyl Tile   | 70% |  |  | 2026 | **        | 3 | \$30,300 | C |
| Wood         | 4%  |  |  | 2049 | **        | 5 | \$6,500  | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2030 | ** | 5 | \$1,700  | C |
| Concrete Masonry Unit | 3%  |  |  | LIFE | ** | 5 | \$1,000  | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$15,700 | C |
| SGFT/Glazed Masonry   | 35% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2026 | ** | 5 | \$21,500 | B |
| Exposed Concrete     | 55% |  |  | LIFE | ** | 5 | \$7,400  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$8,100  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 90% |  |  | 2047 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 10% |  |  | 2041 | ** | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - M

## Asset # : 1650

| Electrical   |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System   | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|  | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts  |                    |                |           |                    |      |                |       |                |          |
| Panelboards  |                    |                |           |                    |      |                |       |                |          |
|  | Fused Disc Sw      | 5%             |           |                    | 2020 | \$5,100        | 5     | \$100          | B        |
|  | Fused Knife Sw     | 10%            | 2-4       | \$10,200           | 2046 | * *            | 5     | \$100          | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : Basement  |                    |                |           |                    |      |                |       |                |          |
| Explanation : Obsolete Equipment                           |                    |                |           |                    |      |                |       |                |          |
|  | Molded Case Bkrs   | 85%            |           |                    | 2020 | \$86,400       | 5     | \$1,300        | B        |
| Wiring   |                    |                |           |                    |      |                |       |                |          |
|  | Braided Cloth      | 75%            | 0-2       | \$67,200           | 2046 | * *            | 1     |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
|  | Thermoplastic      | 20%            |           |                    | 2021 | \$17,900       | 1     |                | B        |
|  | Thermoplastic      | 5%             |           |                    | 2047 | * *            | 1     |                | B        |
| Motor Controllers  |                    |                |           |                    |      |                |       |                |          |
|  | Locally Mounted    | 100%           |           |                    | 2019 | \$21,200       | 5     | \$400          | B        |
| Ground   |                    |                |           |                    |      |                |       |                |          |
| Grounding Devices  |                    |                |           |                    |      |                |       |                |          |
|  | Generic            | 100%           |           |                    | LIFE | * *            | 5     | \$800          | B        |
| Lighting   |                    |                |           |                    |      |                |       |                |          |
|  | Interior Lighting  |                |           |                    |      |                |       |                |          |
|  | Fluorescent        | 92%            |           |                    | 2016 | \$480,300      | 10    | \$48,900       | B        |
| Other Observation, Extent : Moderate, Area Affected : 98%  |                    |                |           |                    |      |                |       |                |          |
| Location : Throughout                                      |                    |                |           |                    |      |                |       |                |          |
| Explanation : Using T12 Lamps                              |                    |                |           |                    |      |                |       |                |          |
|  | HID                | 3%             |           |                    | 2016 | \$7,300        | 10    | \$100          | B        |
|  | Incandescent       | 5%             |           |                    | 2016 | \$26,100       | 2     | \$100          | B        |
| Egress Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | Emergency, Service | 50%            |           |                    | 2016 | \$4,800        | 1     |                | B        |
|  | Exit, Service      | 50%            |           |                    | 2016 | \$4,800        | 1     |                | B        |
| Exterior Lighting  |                    |                |           |                    |      |                |       |                |          |
|  | HID                | 100%           |           |                    | 2016 | \$23,600       | 10    | \$200          | B        |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2041               | * *            | 5           | \$17,900       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2034               | * *            | 1           | \$57,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - M

## Asset # : 1650

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           |                   |   | 2031               | * *            | 4           | \$4,300        | B             |
|                       |                |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Automatic Controls And Vacuum Pump</i>              |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 10%            |                   |   | 2026               | * *            | 1           | \$3,600        | B             |
| Convactor/Radiator    | 90%            |                   |   | 2034               | * *            | 1           | \$16,900       | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 10%            |                   |   | 2014               | \$13,600       | 1           |                | B             |
| Window/Wall Unit      | 65%            |                   |   | 2020               | \$88,200       | 1           |                | B             |
|                       |                |                   | <i>Recent Installation, Extent : Light, Area Affected : 65%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| No Component          | 25%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$32,300       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 90%            |                   |   | 2026               | * *            | 2           | \$1,600        | B             |
| Roof                  | 10%            |                   |   | 2021               | \$5,300        | 2           | \$200          | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%           |                   |   | 2031               | * *            | 1           |                | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2041               | * *            | 4           | \$5,700        | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Submersible           | 100%           |                   |   | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |                |                   |   |                    |                |             |                |               |
| Compressed Air        | 100%           |                   |   | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
|                       |                |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 163 - Q  
**Address** : 159-01 59 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q163  
**Program / Asset #** : BOE0809.000 / 1532 **Yr Built/Renovated** : 1935 / 2003  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 6726 **Lot** : 70 **BIN** : 4146042

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,500              | \$44,100              |
| Interior Architecture | \$268,400             |                       |
| Electrical            |                       | \$704,400             |
| Mechanical            |                       | \$368,500             |
| <b>Total</b>          | <b>\$306,900</b>      | <b>\$1,117,000</b>    |
| Priority A            | \$38,500              | \$44,100              |
| Priority B            |                       | \$1,072,900           |
| Priority C            | \$268,400             |                       |
| <b>Total</b>          | <b>\$306,900</b>      | <b>\$1,117,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$12,100        |                 | \$8,600         |
| Interior Architecture | \$1,100         | \$29,900        | \$2,200         |                 |
| Electrical            | \$1,300         | \$13,500        | \$100           |                 |
| Mechanical            | \$10,400        | \$6,400         | \$11,200        | \$6,400         |
| <b>Total</b>          | <b>\$12,800</b> | <b>\$62,000</b> | <b>\$13,500</b> | <b>\$15,100</b> |
| Priority A            |                 | \$12,100        |                 | \$8,600         |
| Priority B            | \$11,700        | \$27,100        | \$11,300        | \$6,400         |
| Priority C            | \$1,100         | \$22,800        | \$2,200         |                 |
| <b>Total</b>          | <b>\$12,800</b> | <b>\$62,000</b> | <b>\$13,500</b> | <b>\$15,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$41,600       | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2042               | **             | 5           | \$17,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$2,900        | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$2,900        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Rail   | 15%        |                   |                | 2025               | **             | 5-10        | \$19,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2025               | **             | 10          | \$38,500       | A             |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$5,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             | 5           | \$7,800        | C             |
| Ceramic Tile   | 3%         |                   |                | 2029               | **             | 5           | \$2,100        | C             |
| Terrazzo   | 7%         |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Vinyl Tile   | 25%        |                   |                | 2025               | **             | 3           | \$6,700        | C             |
| Vinyl Tile   | 30%        |                   |                | 2015               | \$204,700      | 3           | \$8,100        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 30%        |                   |                | 2035               | **             | 5           | \$40,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$63,700       | 2035               | **             | 5           | \$1,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Toilet(s)                                       |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 55%        |            |                   |                |                    |                |             |                |               |
| Location : Toilet(s)                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$10,800       | C             |
| SGFT/Glazed Masonry  | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2025               | **             | 5           | \$7,100        | B             |
| AcousTileSusp.Lay-In                                       | 10%        |                   |                | 2025               | **             | 5           | \$7,100        | B             |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$31,100       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 163 - Q

## Asset # : 1532

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 2000 A.       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$7,900        | 5           | \$100          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2019               | \$39,500       | 5           | \$600          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$80,600       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2020               | \$379,600      | 10          | \$38,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2025               | * *            | 10          | \$4,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2020               | \$2,000        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2015               | \$4,300        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2025               | * *            | 10          | \$4,600        | B             |
| Exit, Service  | 60%        |                   |                | 2025               | * *            | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2048               | * *            | 5           | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 163 - Q

Asset # : 1532

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$47,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$3,500        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        |                   |                | 2020               | \$29,400       | 1           | \$3,000        | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2025               | * *            | 1           | \$10,800       | B             |
| Fan Coil Unit/Heat                                      | 20%        |                   |                | 2020               | \$163,400      | 1           | \$3,100        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2018               | \$22,400       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$26,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        |                   |                | 2020               | \$42,200       | 2           | \$1,000        | B             |
| Roof  | 30%        |                   |                | 2020               | \$13,000       | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2018               | \$162,900      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$12,700       | 2           | \$700          | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$7,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 164 - BK  
**Address** : 14 AVENUE & 42 STREET BTWN: 42 ST., 43 ST.  
**Borough** : BROOKLYN **Agency's Number** : K164  
**Program / Asset #** : BOE0464.000 / 1333 **Yr Built/Renovated** : 1910 / 2009  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5600 **Lot** : 1 **BIN** : 3135976

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$437,900             | \$93,800              |
| Interior Architecture | \$393,800             | \$143,200             |
| Electrical            | \$602,600             | \$970,100             |
| Mechanical            | \$197,900             | \$261,500             |
| <b>Total</b>          | <b>\$1,632,200</b>    | <b>\$1,468,500</b>    |
| Priority A            | \$437,900             | \$93,800              |
| Priority B            | \$907,900             | \$1,284,700           |
| Priority C            | \$286,400             | \$90,000              |
| <b>Total</b>          | <b>\$1,632,200</b>    | <b>\$1,468,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,900         | \$3,000         |                 | \$16,600        |
| Interior Architecture | \$64,200         | \$7,700         |                 | \$2,000         |
| Electrical            | \$5,500          | \$3,700         | \$5,300         | \$29,600        |
| Mechanical            | \$22,700         | \$8,800         | \$15,200        | \$8,200         |
| <b>Total</b>          | <b>\$109,200</b> | <b>\$23,200</b> | <b>\$20,500</b> | <b>\$56,300</b> |
| Priority A            | \$16,900         | \$3,000         |                 | \$16,600        |
| Priority B            | \$28,200         | \$12,500        | \$20,500        | \$37,700        |
| Priority C            | \$64,200         | \$7,700         |                 | \$2,000         |
| <b>Total</b>          | <b>\$109,200</b> | <b>\$23,200</b> | <b>\$20,500</b> | <b>\$56,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 164 - BK

## Asset # : 1333

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 3%         |                   |                | LIFE    | **                 | 5           | \$27,500       | A             |  |
| Masonry: Brick   | 80%        | Now               | \$315,300      | LIFE    | **                 | 5           | \$93,800       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Masonry: Limestone   | 15%        | 0-2               | \$122,600      | LIFE    | **                 | 5           | \$13,200       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Main Entrance                                     |            |                   |                |         |                    |             |                |               |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Main Entrance                                     |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2047    | **                 | 5           | \$33,100       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2009                                   |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5           | \$6,900        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2009                                   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$1,100        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 2009                                   |            |                   |                |         |                    |             |                |               |  |
| Metal Security Bars  | 10%        |                   |                | 2050    | **                 |             |                | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        | Now               | \$16,900       | 2027    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Around Drains                                     |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Room 406  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2035    | **                 | 10          | \$3,000        | A             |  |

## Interior

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**DEPARTMENT OF EDUCATION - 040****P. S. 164 - BK****Asset # : 1333**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                | Now                      | \$6,300               | 2025                      | * *                   | 5                  | \$1,400               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terrazzo  | 5%                | 2-4                      | \$7,100               | LIFE                      | * *                   | 5                  | \$3,700               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 7%                |                          |                       | 2017                      | \$63,000              | 3                  | \$3,300               | C                    |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout 9x9 Tiles</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 65%               |                          |                       | 2027                      | * *                   | 3                  | \$23,000              | C                    |
| Vinyl Tile  | 10%               | 0-2                      | \$9,000               | 2022                      | \$90,000              | 3                  | \$3,500               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood  | 10%               | 4+                       | \$10,000              | 2037                      | * *                   | 5                  | \$8,900               | C                    |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                | Now                      | \$10,400              | 2025                      | * *                   | 5                  | \$1,800               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 10%               | Now                      | \$39,900              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Marble Panels   | 2%                | Now                      | \$20,600              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 85%               | Now                      | \$183,400             | LIFE                      | * *                   | 5                  | \$30,000              | C                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Room 402 Throughout</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Struc: Steel  | 10%               | 0-2                      | \$107,400             | LIFE                      | * *                   |                    |                       | B                    |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 90%               |                          |                       | LIFE                      | * *                   | 5                  | \$53,100              | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 164 - BK

## Asset # : 1333

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component                | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |               |
|                 | Service Equipment        |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2022               | \$89,400       | 5           | \$300          | B             |
|                 | Raceway                  |  |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 90%  |                   |                | 2022               | \$76,700       | 1           |                | B             |
|                 | Conduit                  | 10%  |                   |                | 2032               | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 10%  |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
|                 | Fused Toggle Switch      | 2%   | 2-4               | \$2,000        | 2047               | * *            | 5           |                | B             |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 2%    |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                 | Molded Case Bkrs         | 78%  |                   |                | 2021               | \$79,300       | 5           | \$1,300        | B             |
|                 | Molded Case Bkrs         | 10%  |                   |                | 2030               | * *            | 5           | \$200          | B             |
|                 | Wiring                   |  |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 70%  | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 20%  |                   |                | 2022               | \$17,900       | 1           |                | B             |
|                 | Thermoplastic            | 10%  |                   |                | 2032               | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 70%  |                   |                | 2020               | \$14,800       | 5           | \$300          | B             |
|                 | Locally Mounted          | 30%  |                   |                | 2027               | * *            | 5           | \$100          | B             |
|                 | Ground                   |  |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |               |
|                 | Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                 | Lighting                 |  |                   |                |                    |                |             |                |               |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 85%  |                   |                | 2017               | \$483,700      | 10          | \$49,200       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 3%   |                   |                | 2030               | * *            | 10          | \$1,700        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 3%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 12%  |                   |                | 2027               | * *            | 10          | \$6,900        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement, Corridors                             |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
|                 | Egress Lighting          |  |                   |                |                    |                |             |                |               |
|                 | Emergency, Battery       | 50%  |                   |                | 2022               | \$13,100       | 10          | \$7,600        | B             |
|                 | Exit, Service            | 50%  |                   |                | 2022               | \$5,200        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Exterior Lighting

HID

100%

2017

\$25,600

10

\$200

B

## Alarm

Fire/Smoke Detection

Generic

100%

2022

\$724,700

1-3

\$37,900

B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$62,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$3,100

B

Terminal Devices

Convector/Radiator

90%

2027

\* \*

1

\$18,400

B

Unit Heater-Stm/HW

10%

2022

\$46,500

4

\$900

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

80%

2017

\$118,400

1

B

No Component

20%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

Now

\$12,400

LIFE

\* \*

2-5

\$35,200

B

*Needs Cleaning, Extent : Severe, Area Affected : 60%**Location : Throughout**Not in Service, Extent : Severe, Area Affected : 60%**Location : Fan Room*

Exhaust Fans

Interior

100%

Now

\$1,600

2017

\$79,600

2

\$1,600

B

*Not in Service, Extent : Severe, Area Affected : 60%**Location : Various Locations In Basement*

## Plumbing

H/C Water Piping

Brass/Copper

100%

2022

\$215,000

1

B

Water Heater

Gas Fired

100%

2020

\$16,800

2

\$900

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 164 - BK

Asset # : 1333

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2032    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 164 - Q  
**Address** : 138-01 77 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q164  
**Program / Asset #** : BOE0810.000 / 1533 **Yr Built/Renovated** : 1949 / 2009  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6606 **Lot** : 2 **BIN** : 4142980

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$112,100             | \$48,700              |
| Interior Architecture | \$44,200              |                       |
| Electrical            | \$126,000             | \$685,200             |
| Mechanical            |                       | \$172,100             |
| <b>Total</b>          | <b>\$282,300</b>      | <b>\$906,000</b>      |
| Priority A            | \$112,100             | \$48,700              |
| Priority B            | \$170,300             | \$857,300             |
| <b>Total</b>          | <b>\$282,300</b>      | <b>\$906,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,100         |                 |                 |                 |
| Interior Architecture | \$18,300        |                 | \$11,700        | \$9,400         |
| Electrical            | \$41,900        | \$400           | \$32,100        |                 |
| Mechanical            | \$9,300         | \$11,500        | \$31,300        | \$13,800        |
| <b>Total</b>          | <b>\$75,500</b> | <b>\$11,900</b> | <b>\$75,000</b> | <b>\$23,200</b> |
| Priority A            | \$6,100         |                 |                 |                 |
| Priority B            | \$51,100        | \$11,900        | \$75,000        | \$13,800        |
| Priority C            | \$18,300        |                 |                 | \$9,400         |
| <b>Total</b>          | <b>\$75,500</b> | <b>\$11,900</b> | <b>\$75,000</b> | <b>\$23,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | **             | 5           | \$48,700       | A             |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Granite Panels         | 5%   |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  | Now               | \$48,800       | 2037               | **             | 5           | \$10,100       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block            | 5%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 30%  |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2026               | **             | 10          | \$63,300       | A             |
| Metal Panel            | 5%   |                   |                | 2034               | **             | 10          | \$6,100        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$20,600       | C             |
| Vinyl Tile             | 70%  |                   |                | 2026               | **             | 3           | \$33,000       | C             |
| Vinyl Tile             | 10%  |                   |                | 2029               | **             | 3           | \$4,700        | C             |
| Wood                   | 10%  |                   |                | 2049               | **             | 5           | \$17,700       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%  |                   |                | LIFE               | **             | 5           | \$5,700        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 55%  |                   |                | LIFE               | **             | 5           | \$15,700       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 25%  |                   |                | 2026               | **             | 5           | \$23,400       | B             |
| Exposed Concrete       | 20%  |                   |                | LIFE               | **             | 5           | \$2,900        | B             |
| Plaster                | 55%  | Now               | \$44,200       | LIFE               | **             | 5           | \$32,200       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 164 - Q

## Asset # : 1533

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |  |
| Service Equipment        |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 100%   |                   |                | 2021    | \$28,700           | 5           | \$300          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                 |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Two 600 Amps Main Disconnect Switch          |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs         | 100%   |                   |                | 2031    | * *                | 5           | \$1,600        | B             |  |
| Raceway                  |  |                   |                |         |                    |             |                |               |  |
| Conduit                  | 90%  |                   |                | 2021    | \$76,700           | 1           |                | B             |  |
| Conduit                  | 10%  |                   |                | 2031    | * *                | 1           |                | B             |  |
| Panelboards              |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 5%   |                   |                | 2020    | \$5,100            | 5           | \$100          | B             |  |
| Fused Knife Sw           | 15%  | 2-4               | \$15,200       | 2046    | * *                | 5           | \$100          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Obsolete                                     |                   |                |         |                    |             |                |               |  |
| Fused Toggle Switch      | 25%  | 2-4               | \$25,400       | 2046    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Obsolete                                     |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs         | 10%  |                   |                | 2029    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs         | 45%  |                   |                | 2020    | \$45,700           | 5           | \$700          | B             |  |
| Wiring                   |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 90%  | 2-4               | \$80,600       | 2046    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 10%  |                   |                | 2031    | * *                | 1           |                | B             |  |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 90%  |                   |                | 2019    | \$19,100           | 5           | \$400          | B             |  |
| Locally Mounted          | 10%  |                   |                | 2034    | * *                | 5           |                | B             |  |
| Ground                   |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |  |
| Generic                  | 100%   | 0-2               | \$900          | LIFE    | * *                | 5           | \$900          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Water Main                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |  |
| Lighting                 |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting        |  |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 90%  |                   |                | 2021    | \$510,800          | 10          | \$52,000       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Using T12 Lamps                              |                   |                |         |                    |             |                |               |  |
| HID                      | 2%   |                   |                | 2016    | \$5,300            | 10          |                | B             |  |
| Incandescent             | 8%   |                   |                | 2016    | \$45,400           | 2           | \$100          | B             |  |
| Egress Lighting          |  |                   |                |         |                    |             |                |               |  |
| Emergency, Battery       | 50%  |                   |                | 2021    | \$13,100           | 10          | \$7,600        | B             |  |
| Exit, Service            | 50%  |                   |                | 2021    | \$5,200            | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Exterior Lighting  
HID

100%

2016

\$25,600

10

\$200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Fuel Oil No 4

100%

2031

\* \*

5

\$19,500

B

Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$62,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$4,700

B

Terminal Devices

Air Handler

25%

2021

\$96,800

1

\$9,700

B

Convactor/Radiator

75%

2026

\* \*

1

\$15,300

B

## Air Conditioning

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

5%

2021

\$16,600

2

\$200

B

Window/Wall Unit

5%

2016

\$7,400

1

B

No Component

90%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$35,100

B

Exhaust Fans

Interior

95%

2021

\$75,400

2

\$1,800

B

Roof

5%

2021

\$2,900

2

\$100

B

## Plumbing

H/C Water Piping

Brass/Copper

5%

2047

\* \*

1

B

Galv Iron/Steel

95%

2026

\* \*

1

B

Water Heater

Gas Fired

100%

2019

\$16,700

2

\$900

B

HW Heat Exchanger

Low Temp

100%

2021

\$22,300

4

\$6,200

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Sump Pump(s)

Rigid Piping

100%

2021

\$10,300

4

\$1,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 164 - Q

Asset # : 1533

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2029               | * *            | 1           | \$3,900        | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Water Main</i>                                   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : New Installation</i>                          |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Generic               | 10%        |  |                | 2041               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 165 - BK  
**Address** : 76 LOTT AVENUE BTWN: HOPKINSON AVE., AMBOY ST.  
**Borough** : BROOKLYN **Agency's Number** : K165  
**Program / Asset #** : BOE0465.000 / 1334 **Yr Built/Renovated** : 1912 / 2010  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 3622 **Lot** : 23 **BIN** : 3082726

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$122,400             |
| Interior Architecture | \$111,600             | \$421,000             |
| Electrical            | \$532,200             | \$290,200             |
| Mechanical            | \$114,900             | \$496,000             |
| <b>Total</b>          | <b>\$758,800</b>      | <b>\$1,329,600</b>    |
| Priority A            |                       | \$122,400             |
| Priority B            | \$647,200             | \$835,000             |
| Priority C            | \$111,600             | \$372,200             |
| <b>Total</b>          | <b>\$758,800</b>      | <b>\$1,329,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,100         |                 |                 |                 |
| Interior Architecture | \$26,400         | \$1,500         | \$4,200         | \$8,500         |
| Electrical            | \$32,500         | \$3,100         | \$3,400         | \$34,700        |
| Mechanical            | \$47,800         | \$7,000         | \$12,000        | \$7,000         |
| <b>Total</b>          | <b>\$119,800</b> | <b>\$11,600</b> | <b>\$19,600</b> | <b>\$50,300</b> |
| Priority A            | \$13,100         |                 |                 |                 |
| Priority B            | \$80,200         | \$10,100        | \$15,400        | \$41,700        |
| Priority C            | \$26,400         | \$1,500         | \$4,200         | \$8,500         |
| <b>Total</b>          | <b>\$119,800</b> | <b>\$11,600</b> | <b>\$19,600</b> | <b>\$50,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$35,700       | A             |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$86,700       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2044               | * *            | 5           | \$26,300       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$7,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2032               | * *            | 10          | \$30,900       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2042               | * *            | 10          | \$3,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  |                   |                | LIFE               | * *            | 5           | \$34,200       | C             |
| Ceramic Tile           | 7%   |                   |                | 2031               | * *            | 5           | \$5,500        | C             |
| Terrazzo               | 3%   |                   |                | LIFE               | * *            | 5           | \$1,800        | C             |
|                        | Horizontal Cracks, Extent : Light, Area Affected : 5%<br>Location : Lobby  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%  | Now               | \$111,600      | 2022               | \$372,200      | 3           | \$14,600       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%<br>Location : Gymnasium, Corridors, Stairs<br>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%<br>Location : Gymnasium, Corridors |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2030               | * *            | 3           | \$4,400        | C             |
| Wood                   | 5%   |                   |                | 2037               | * *            | 5           | \$7,300        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2031               | * *            | 5           | \$2,900        | C             |
| Masonry: Brick         | 20%  | Now               | \$26,400       | LIFE               | * *            |             |                | C             |
|                        | Spalling, Extent : Moderate, Area Affected : 10%<br>Location : Basement  |                   |                |                    |                |             |                |               |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 75%  |                   |                | LIFE               | * *            | 5           | \$21,900       | C             |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 10%<br>Location : Various  |                   |                |                    |                |             |                |               |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Plaster                | 95%  |                   |                | LIFE               | * *            | 5           | \$46,400       | B             |
| Plaster                | 5%   |                   |                | LIFE               | * *            | 5           | \$2,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       | 2-4               | \$28,700       | 2052               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 85%        |                   |                | 2022               | \$72,400       | 1           |                | B             |
| Conduit  | 15%        |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2021               | \$81,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$76,100       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Locally Mounted  | 80%        |                   |                | 2020               | \$17,000       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2022               | \$47,000       | 10          | \$4,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2017               | \$414,000      | 10          | \$42,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2017               | \$9,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$10,800       | 10          | \$6,300        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$4,300        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$21,200       | 10          | \$200          | B             |

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection  
Generic

100% 2032 \* \* 1-3 \$32,300 B  
*Recent Installation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Interruptible Gas/Dual  
Fuel

100% 2042 \* \* 1 B

Conversion Equipment  
Steam Boiler

100% 2035 \* \* 1 \$51,700 B

## Distribution

Steam Piping/Pump

100% Now \$41,500 2032 \* \* 4 \$2,600 B  
*Leak Evident, Extent : Severe, Area Affected : 50%*  
*Location : Vacuum Pump Leaks And Noises*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 25%*  
*Location : Throughout*

## Terminal Devices

Air Handler

20% 2022 \$64,200 1 \$6,500 B

Convactor/Radiator

70% 2020 \$393,400 1 \$11,800 B

Unit Heater-Stm/HW

10% 2022 \$38,400 4 \$700 B

## Air Conditioning

Energy Source  
Electricity

100% 2030 \* \* 1 B

Conversion Equipment  
Window/Wall Unit

60% Now \$7,300 2017 \$73,400 1 B  
*Not in Service, Extent : Severe, Area Affected : 30%*  
*Location : Various Areas*

No Component

40% D

## Ventilation

## Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$29,100 B

## Exhaust Fans

Interior

100% 0-2 \$26,300 2027 \* \* 2 \$1,300 B  
*Not in Service, Extent : Light, Area Affected : 80%*  
*Location : Basement*  
*On Extended Life, Extent : Moderate, Area Affected : 80%*  
*Location : Basement*

## Plumbing

H/C Water Piping  
Brass/Copper

100% 2032 \* \* 1 B

## Water Heater

Gas Fired

100% 2020 \$13,800 2 \$800 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - BK

Asset # : 1334

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                      | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now  | \$6,500        | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Cracked, Extent : Moderate, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                             |                |                    |                |             |                |               |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 30%        |  |                | 2022               | \$3,100        | 4           | \$600          | B             |
| Rigid Piping          | 70%        |  |                | 2032               | * *            | 4           | \$900          | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 98%        |  |                |                    |                |             |                | D             |
| Generic               | 2%         |  |                | 2032               | * *            | 1-2         | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 165 - M  
**Address** : 234 WEST 109 STREET BTWN: AMSTERDAM AVE., BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M165  
**Program / Asset #** : BOE0100.000 / 696 **Yr Built/Renovated** : 1898 / 2006  
**Area Sq Ft** : 120,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 1880 **Lot** : 13 **BIN** : 1056676

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$392,400             | \$396,100             |
| Interior Architecture | \$191,700             | \$728,600             |
| Electrical            | \$197,200             | \$100,600             |
| Mechanical            | \$385,900             | \$1,313,300           |
| <b>Total</b>          | <b>\$1,167,300</b>    | <b>\$2,538,600</b>    |
| Priority A            | \$392,400             | \$396,100             |
| Priority B            | \$583,100             | \$1,494,200           |
| Priority C            | \$191,700             | \$648,300             |
| <b>Total</b>          | <b>\$1,167,300</b>    | <b>\$2,538,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,400        |                 |                 | \$19,900        |
| Interior Architecture |                 | \$7,000         | \$13,200        | \$26,000        |
| Electrical            | \$6,200         | \$8,400         | \$6,200         | \$23,400        |
| Mechanical            | \$14,700        | \$15,400        | \$24,900        | \$14,700        |
| <b>Total</b>          | <b>\$67,300</b> | <b>\$30,800</b> | <b>\$44,400</b> | <b>\$84,100</b> |
| Priority A            | \$46,400        |                 |                 | \$19,900        |
| Priority B            | \$20,900        | \$23,800        | \$31,200        | \$42,900        |
| Priority C            |                 | \$7,000         | \$13,200        | \$21,300        |
| <b>Total</b>          | <b>\$67,300</b> | <b>\$30,800</b> | <b>\$44,400</b> | <b>\$84,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 165 - M

## Asset # : 696

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$146,600      | A             |
| Masonry: Brick   | 80%        | Now               | \$252,200      | LIFE    | **                 | 5           | \$150,100      | A             |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%                         |            |                   |                |         |                    |             |                |               |
| Location : Stair D   |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                      |            |                   |                |         |                    |             |                |               |
| Location : Foundation At North Side, Room 428, 4th Floor At North Side Stair D |            |                   |                |         |                    |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$14,100       | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Aluminum   | 100%       |                   |                | 2044    | **                 | 5           | \$53,000       | A             |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Copper/Terne   | 60%        |                   |                | 2057    | **                 | 5           | \$39,900       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$4,300        | A             |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 35%        | Now               | \$19,900       | 2022    | \$99,400           |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%                    |            |                   |                |         |                    |             |                |               |
| Location : Over Basement   |            |                   |                |         |                    |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                      |            |                   |                |         |                    |             |                |               |
| Location : Over Auditorium, Room 508b, Stair A/b, B/c                          |            |                   |                |         |                    |             |                |               |
| Clay Tile  | 55%        | Now               | \$140,300      | 2042    | **                 |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%                |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%                   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%                   |            |                   |                |         |                    |             |                |               |
| Location : Snow Guards At East Side Of Roof                                    |            |                   |                |         |                    |             |                |               |
| Copper/Terne   | 10%        |                   |                | 2050    | **                 | 10          | \$13,100       | A             |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$33,100       | C             |
| Ceramic Tile   | 3%         |                   |                | 2025    | **                 | 5           | \$4,500        | C             |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$2,400        | C             |
| Vinyl Tile   | 25%        |                   |                | 2027    | **                 | 3           | \$14,200       | C             |
| Vinyl Tile   | 45%        |                   |                | 2022    | \$648,300          | 3           | \$25,500       | C             |
| Wood   | 15%        |                   |                | 2037    | **                 | 5           | \$42,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 165 - M

## Asset # : 696

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |           |      |    |   |         |   |
|----------------|-----|-----|-----------|------|----|---|---------|---|
| Ceramic Tile   | 5%  |     |           | 2031 | ** | 5 | \$9,400 | C |
| Glass Block    | 2%  |     |           | LIFE | ** |   |         | C |
| Masonry: Brick | 15% | Now | \$191,700 | LIFE | ** |   |         | C |

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Foundation

Spalling, Extent : Moderate, Area Affected : 25%

Location : Foundation

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Foundation

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 58% |  |  | LIFE | ** | 5 | \$32,700 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |    |  |  |      |    |   |         |   |
|----------------------|----|--|--|------|----|---|---------|---|
| AcousTileConcealSpLn | 5% |  |  | 2027 | ** | 5 | \$9,400 | B |
|----------------------|----|--|--|------|----|---|---------|---|

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Auditorium

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,400 | B |
|------------------|-----|--|--|------|----|---|---------|---|

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Room 508b, Stair A/b, B/c, Room 428

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 85% |  |  | LIFE | ** | 5 | \$80,300 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2022 | \$100,600 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 30% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2038 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2038 | ** | 5 | \$2,300 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$107,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 20% |  |  | 2020 | \$6,600 | 5 | \$100 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 80% |  |  | 2035 | ** | 5 | \$500 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |     |  |  |      |     |   |       |   |
|---------|-----|--|--|------|-----|---|-------|---|
| Generic | 50% |  |  | LIFE | * * | 5 | \$700 | B |
| Generic | 50% |  |  | LIFE | * * | 5 | \$700 | B |

## Lighting

## Interior Lighting

|  |     |  |  |      |     |    |          |   |
|--|-----|--|--|------|-----|----|----------|---|
| Fluorescent  | 95% |  |  | 2027 | * * | 10 | \$88,000 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |     |  |  |      |     |    |          |   |
| Location : Throughout                                      |     |  |  |      |     |    |          |   |
| Explanation : T-8 Lamps                                    |     |  |  |      |     |    |          |   |

|  |    |  |  |      |     |    |         |   |
|--|----|--|--|------|-----|----|---------|---|
| Fluorescent  | 2% |  |  | 2027 | * * | 10 | \$1,900 | B |
| Other Observation, Extent : Moderate, Area Affected : 2% |    |  |  |      |     |    |         |   |
| Location : Auditorium                                    |    |  |  |      |     |    |         |   |
| Explanation : T-5 Lamps                                  |    |  |  |      |     |    |         |   |

|     |    |  |  |      |  |  |       |   |
|-----|----|--|--|------|--|--|-------|---|
| HID | 3% |  |  | 2022 |  |  | \$100 | B |
|-----|----|--|--|------|--|--|-------|---|

## Egress Lighting

|                    |     |  |  |      |  |  |  |   |
|--------------------|-----|--|--|------|--|--|--|---|
| Emergency, Service | 50% |  |  | 2017 |  |  |  | B |
| Exit, Service      | 50% |  |  | 2017 |  |  |  | B |

## Alarm

## Security System

|              |     |  |  |      |     |   |         |   |
|--------------|-----|--|--|------|-----|---|---------|---|
| No Component | 80% |  |  |      |     |   |         | D |
| Generic      | 20% |  |  | 2030 | * * | 1 | \$7,400 | B |

## Fire/Smoke Detection

|         |      |  |  |      |     |     |          |   |
|---------|------|--|--|------|-----|-----|----------|---|
| Generic | 100% |  |  | 2030 | * * | 1-3 | \$60,600 | B |
|---------|------|--|--|------|-----|-----|----------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|   |      |     |         |      |     |   |  |   |
|---|------|-----|---------|------|-----|---|--|---|
| Interruptible Gas/Dual Fuel                             | 100% | Now | \$2,400 | 2042 | * * | 1 |  | B |
| Leak Evident, Extent : Light, Area Affected : 5%        |      |     |         |      |     |   |  |   |
| Location : Fuel Pump                                    |      |     |         |      |     |   |  |   |
| Other Observation, Extent : Light, Area Affected : 100% |      |     |         |      |     |   |  |   |
| Location : Vault  |      |     |         |      |     |   |  |   |
| Explanation : 1 - 5,000 Gallon Tank For #2 Fuel         |      |     |         |      |     |   |  |   |

## Conversion Equipment

|   |      |  |  |      |     |   |           |   |
|---|------|--|--|------|-----|---|-----------|---|
| Steam Boiler  | 100% |  |  | 2035 | * * | 1 | \$100,100 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |     |   |           |   |
| Location : Boiler Room                                  |      |  |  |      |     |   |           |   |
| Explanation : 2 Boilers                                 |      |  |  |      |     |   |           |   |

## Distribution

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2032 | * * | 4 | \$5,000 | B |
|-------------------|------|--|--|------|-----|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 165 - M

## Asset # : 696

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2017               | \$124,200      | 1           | \$12,500       | B             |
| Convactor/Radiator    | 70%   | Now               | \$152,300      | 2020               | \$761,400      | 1           | \$20,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Traps And Valves Pass Steam                 |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 10%   |                   |                | 2022               | \$172,400      | 1           | \$3,300        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 15%   |                   |                | 2020               | \$35,500       | 1           |                | B             |
| No Component          | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$56,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 50%   |                   |                | 2017               | \$63,700       | 2           | \$1,600        | B             |
| Roof                  | 50%   |                   |                | 2017               | \$45,800       | 2           | \$1,600        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2020               | \$344,000      | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2020               | \$26,800       | 2           | \$1,500        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 - 400 Gallon Unit                         |                   |                |                    |                |             |                |               |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Duplex Set, 1 Single Pump                 |                   |                |                    |                |             |                |               |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2027               | * *            | 1           | \$300          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : Serves Boiler Only                          |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - M

Asset # : 696

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2042               | * *            | 1-2         | \$2,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 165 - Q  
**Address** : 70-35 150 STREET  
**Borough** : QUEENS **Agency's Number** : Q165  
**Program / Asset #** : BOE0811.000 / 2738 **Yr Built/Renovated** : 1951 / 2007  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6697 **Lot** : 12 **BIN** : 4144881

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$125,500             |
| Interior Architecture | \$501,600             |                       |
| Electrical            | \$628,900             | \$777,400             |
| Mechanical            | \$40,300              | \$192,500             |
| <b>Total</b>          | <b>\$1,170,900</b>    | <b>\$1,095,500</b>    |
| Priority A            |                       | \$125,500             |
| Priority B            | \$669,300             | \$970,000             |
| Priority C            | \$501,600             |                       |
| <b>Total</b>          | <b>\$1,170,900</b>    | <b>\$1,095,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$14,500         |                 |                  | \$7,300         |
| Interior Architecture | \$19,900         | \$5,200         | \$5,800          | \$3,200         |
| Electrical            | \$58,900         | \$4,800         | \$64,800         | \$4,000         |
| Mechanical            | \$15,100         | \$11,700        | \$44,000         | \$10,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$112,400</b> | <b>\$25,600</b> | <b>\$118,600</b> | <b>\$28,500</b> |
| Priority A            | \$14,500         |                 |                  | \$7,300         |
| Priority B            | \$90,300         | \$20,400        | \$112,800        | \$18,000        |
| Priority C            | \$7,600          | \$5,200         | \$5,800          | \$3,200         |
| <b>Total</b>          | <b>\$112,400</b> | <b>\$25,600</b> | <b>\$118,600</b> | <b>\$28,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$56,400       | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Granite Panels   | 7%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2043               | **             | 5           | \$22,200       | A             |
| Steel  | 5%         |                   |                | 2037               | **             | 5           | \$14,600       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Window Guards                                  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$10,600       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 10%        |                   |                | 2034               | **             | 5-10        | \$23,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2029               | **             | 10          | \$69,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2049               | **             | 10          | \$9,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$22,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Outside Elevator Pit                              |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$5,200        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Vinyl Tile   | 45%        |                   |                | 2016               | \$441,800      | 3           | \$17,400       | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 60%          |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                 |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2026               | **             | 3           | \$12,900       | C             |
| Wood   | 10%        | Now               | \$4,400        | 2049               | **             | 5           | \$9,700        | C             |
| Dry Rot/Decay, Extent : Severe, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : Around Water Fountain                             |            |                   |                |                    |                |             |                |               |
| Ridging, Extent : Severe, Area Affected : 2%                 |            |                   |                |                    |                |             |                |               |
| Location : Around Water Fountain                             |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 165 - Q

## Asset # : 2738

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 5%  |     |          | 2030 | ** | 5 | \$5,200  | C |
| Concrete Masonry Unit | 10% |     |          | LIFE | ** | 5 | \$4,100  | C |
| Glazed Ceramic Panel  | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster               | 55% |     |          | LIFE | ** | 5 | \$17,100 | C |
| SGFT/Glazed Masonry   | 25% | Now | \$59,800 | LIFE | ** |   |          | C |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Various Locations*

*Horizontal Cracks, Extent : Severe, Area Affected : 5%*

*Location : Throughout*

*Other Observation, Extent : Severe, Area Affected : 5%*

*Location : Throughout*

*Explanation : Sharp Ridges At Cracks*

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 40% | Now | \$12,300 | 2026 | ** | 5 | \$20,500 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Adhesion Failure, Extent : Severe, Area Affected : 10%*

*Location : Rm 120, 120a, 112, Corridors*

*Patching Evident, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : Auditorium*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 55% |  |  | LIFE | ** | 5 | \$8,800 | B |
| Plaster          | 5%  |  |  | LIFE | ** | 5 | \$3,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |    |   |       |   |
|---------------|------|-----|----------|------|----|---|-------|---|
| Fused Disc Sw | 100% | 2-4 | \$28,700 | 2051 | ** | 5 | \$200 | B |
|---------------|------|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |         |   |         |   |
|------------------|-----|--|--|------|---------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2043 | **      | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2020 | \$6,800 | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2029 | **      | 5 | \$200   | B |
| Molded Case Bkrs | 80% |  |  | 2043 | **      | 5 | \$1,400 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$26,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic  | 70%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 92%        |                   |                | 2016               | \$570,800      | 10          | \$58,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 3%         |                   |                | 2029               | * *            | 10          | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$5,700        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2016               | \$18,600       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$8,300        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$28,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2021               | \$115,700      | 1           | \$12,600       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2021               | \$554,600      | 1-3         | \$29,000       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%       |                   |                | 2031               | * *            | 5           | \$21,300       |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 165 - Q

Asset # : 2738

| Mechanical         |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                      |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                    | Steam Boiler         | 100%  |                   |                    | 2026    | * *            | 1           | \$68,200       | B             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                      | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : 4 Units                                   |                   |                    |         |                |             |                |               |
|                    | Distribution         |   |                   |                    |         |                |             |                |               |
|                    | Steam Piping/Pump    | 100%  |                   |                    | 2031    | * *            | 4           | \$5,100        | B             |
|                    | Terminal Devices     |   |                   |                    |         |                |             |                |               |
|                    | Air Handler          | 25%   |                   |                    | 2021    | \$105,800      | 1           | \$10,700       | B             |
|                    | Convactor/Radiator   | 75%   |                   |                    | 2034    | * *            | 1           | \$16,700       | B             |
| Air Conditioning   |                      |   |                   |                    |         |                |             |                |               |
|                    | Energy Source        |   |                   |                    |         |                |             |                |               |
|                    | Electricity          | 100%  |                   |                    | 2029    | * *            | 1           |                | B             |
|                    | Conversion Equipment |   |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit     | 25%   |                   |                    | 2016    | \$40,300       | 1           |                | B             |
|                    | No Component         | 75%   |                   |                    |         |                |             |                | D             |
| Ventilation        |                      |   |                   |                    |         |                |             |                |               |
|                    | Distribution         |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$38,400       | B             |
|                    | Exhaust Fans         |   |                   |                    |         |                |             |                |               |
|                    | Interior             | 100%  |                   |                    | 2021    | \$86,800       | 2           | \$2,100        | B             |
| Plumbing           |                      |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping     |   |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel      | 100%  | 2-4               | \$4,700            | 2026    | * *            | 1           |                | B             |
|                    |                      | Corroded, Extent : Moderate, Area Affected : 50%        |                   |                    |         |                |             |                |               |
|                    |                      | Location : Water Main, Basement                         |                   |                    |         |                |             |                |               |
|                    | Water Heater         |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired            | 100%  |                   |                    | 2016    | \$18,300       | 2           | \$1,000        | B             |
|                    | Sanitary Piping      |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)         |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping         | 100%  |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures             |   |                   |                    |         |                |             |                |               |
|                    | Generic              | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                      |   |                   |                    |         |                |             |                |               |
|                    | Elevators            |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic            | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                      | Location : B, S, 1, 2, 3                                |                   |                    |         |                |             |                |               |
|                    |                      | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 166 - M  
**Address** : 132 WEST 89 STREET  
**Borough** : MANHATTAN **Agency's Number** : M166  
**Program / Asset #** : BOE0101.000 / 1652 **Yr Built/Renovated** : 1898 / 2010  
**Area Sq Ft** : 73,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2010 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,PH  
**Block** : 1219 **Lot** : 47 **BIN** : 1032308

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$190,600             | \$483,500             |
| Interior Architecture | \$168,000             | \$427,800             |
| Electrical            | \$53,500              | \$28,500              |
| Mechanical            | \$105,800             | \$97,500              |
| <b>Total</b>          | <b>\$517,900</b>      | <b>\$1,037,400</b>    |
| Priority A            | \$190,600             | \$483,500             |
| Priority B            | \$159,300             | \$174,900             |
| Priority C            | \$168,000             | \$379,000             |
| <b>Total</b>          | <b>\$517,900</b>      | <b>\$1,037,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,500         |                 |                 |                 |
| Interior Architecture | \$65,200         | \$6,900         |                 | \$2,900         |
| Electrical            | \$4,900          | \$4,200         | \$12,100        | \$6,900         |
| Mechanical            | \$33,500         | \$8,400         | \$29,400        | \$8,400         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$138,100</b> | <b>\$24,400</b> | <b>\$46,400</b> | <b>\$23,200</b> |
| Priority A            | \$29,500         |                 |                 |                 |
| Priority B            | \$45,700         | \$17,500        | \$46,400        | \$20,300        |
| Priority C            | \$62,900         | \$6,900         |                 | \$2,900         |
| <b>Total</b>          | <b>\$138,100</b> | <b>\$24,400</b> | <b>\$46,400</b> | <b>\$23,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 166 - M

## Asset # : 1652

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 30%  |                   |                | LIFE               | * *            | 5           | \$267,500      | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 65%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 55%  |                   |                | LIFE               | * *            | 5           | \$62,800       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 35%       |                   |                |                    |                |             |                |               |
|                         | Location : North And South Facades                               |                   |                |                    |                |             |                |               |
| Metal Panel             | 15%  | Now               | \$7,300        | 2041               | * *            | 5           | \$32,100       | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : Penthouse   |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Metal Louvers           | 5%   |                   |                | 2030               | * *            | 10          | \$10,100       | A             |
| Wood                    | 95%  |                   |                | 2046               | * *            | 5           | \$306,400      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 35%  |                   |                | LIFE               | * *            | 5           | \$22,600       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 65%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 65%  |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 20%  | Now               | \$37,400       | 2031               | * *            |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                         | Location : At Penthouse Wall And Roof                            |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Severe, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                         | Location : Low Roof  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                         | Location : At Penthouse  |                   |                |                    |                |             |                |               |
| Clay Tile               | 20%  |                   |                | 2031               | * *            | 10          | \$6,400        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%  | Now               | \$19,300       | 2026               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 30%  | Now               | \$2,800        | 2034               | * *            |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 166 - M

## Asset # : 1652

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$30,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$4,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 3%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 3%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        | Now               | \$23,700       | 2026               | **             | 3           | \$8,600        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 40%        |                   |                | 2021               | \$379,000      | 3           | \$13,800       | C             |
| Misaligned/Bulging, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : First Floor Throughout                              |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        | Now               | \$4,200        | 2049               | **             | 5           | \$8,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 3% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 20%        | Now               | \$14,600       | 2030               | **             | 5           | \$11,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Masonry: Brick   | 5%         | 4+                | \$42,000       | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 80%        |            |                   |                |                    |                |             |                |               |
| Location : Basement Tank Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Mold And Mildew Evident                          |            |                   |                |                    |                |             |                |               |
| Masonry: Fieldstone  | 10%        | Now               | \$126,000      | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Storage Room                               |            |                   |                |                    |                |             |                |               |
| Explanation : Water Penetration                                |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        | Now               | \$20,400       | LIFE               | **             | 5           | \$15,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2034               | **             | 5           | \$4,600        | B             |
| Exposed Struc: Steel   | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 85%        |                   |                | LIFE               | **             | 5           | \$48,800       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 166 - M

## Asset # : 1652

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | **             | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps And One 600 Amps               |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2041               | **             | 5           | \$200          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2021               | \$19,300       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2041               | **             | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2021               | \$9,200        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2037               | **             | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2041               | **             | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2031               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2034               | **             | 5           | \$300          | B             |
| Locally Mounted  | 30%        |                   |                | 2019               | \$6,900        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$900          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | **             | 1           | \$18,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | **             | 1           | \$23,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 108 Kva Onan Genset                      |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$700          | 5           | \$13,300       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 35%        |                   |                | 2037               | **             | 5           | \$4,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 100 Gallon Tank                          |            |                   |                |                    |                |             |                |               |
| Main Tank  | 65%        |                   |                | 2049               | **             | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gallon Tank                          |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 166 - M

## Asset # : 1652

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

95%  
2026 \* \* 10 \$53,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

HID 5% 2026 \* \* 10 \$100 B

Egress Lighting

Emergency, Service 50% 2026 \* \* 1 B

Exit, Service 50% 2026 \* \* 1 B

Exterior Lighting

HID 100% 2026 \* \* 10 \$200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 2041 \* \* 1 B

Conversion Equipment

Steam Boiler 100% 2034 \* \* 1 \$60,900 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% Now \$105,800 2041 \* \* 4 \$3,000 B  
*Leak Evident, Extent : Severe, Area Affected : 50%*  
*Location : Vacuum Pump, Boiler Room*  
*Malfunctioning, Extent : Severe, Area Affected : 10%*  
*Location : Steam Not Reaching Kitchen Air Handler Coils*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 70%*  
*Location : Throughout*

Terminal Devices

Air Handler 40% 2026 \* \* 1 \$15,200 B

Convactor/Radiator 40% 2034 \* \* 1 \$8,000 B

Unit Heater-Stm/HW 20% 2026 \* \* 4 \$1,700 B

## Air Conditioning

Energy Source

Electricity 100% 2029 \* \* 1 B

Conversion Equipment

Int Pkg Unit - Cooling 10% Now \$19,500 2019 \$97,500 2 \$300 B  
*Not in Service, Extent : Severe, Area Affected : 10%*  
*Location : Main Office & Communication Room*

Window/Wall Unit 10% 2016 \$15,600 1 B

No Component 80% D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 166 - M

Asset # : 1652

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$34,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2026               | * *            | 2           | \$1,500        | B             |
| Roof  | 20%        |                   |                | 2026               | * *            | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2031               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        | Now               | \$3,200        | 2026               | * *            | 1           |                | B             |
| Leak Evident, Extent : Severe, Area Affected : 70%      |            |                   |                |                    |                |             |                |               |
| Location : House Pump, Basement                         |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$17,600       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-5  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 166 - Q  
**Address** : 33-09 35 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q166  
**Program / Asset #** : BOE0812.000 / 192 **Yr Built/Renovated** : 1937 / 2001  
**Area Sq Ft** : 105,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 610 **Lot** : 1 **BIN** : 4008220

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,700              | \$363,400             |
| Interior Architecture |                       | \$53,200              |
| Electrical            | \$107,400             | \$768,300             |
| Mechanical            | \$35,100              | \$463,500             |
| <b>Total</b>          | <b>\$199,100</b>      | <b>\$1,648,400</b>    |
| Priority A            | \$56,700              | \$363,400             |
| Priority B            | \$142,500             | \$1,285,100           |
| <b>Total</b>          | <b>\$199,100</b>      | <b>\$1,648,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$60,500         |                 | \$6,800         | \$15,100        |
| Interior Architecture | \$46,800         | \$2,000         |                 | \$13,200        |
| Electrical            | \$6,900          | \$6,700         | \$16,900        | \$7,200         |
| Mechanical            | \$23,400         | \$19,700        | \$53,900        | \$19,000        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$141,500</b> | <b>\$32,300</b> | <b>\$81,500</b> | <b>\$58,500</b> |
| Priority A            | \$60,500         |                 | \$6,800         | \$15,100        |
| Priority B            | \$55,500         | \$30,300        | \$74,700        | \$30,200        |
| Priority C            | \$25,600         | \$2,000         |                 | \$13,200        |
| <b>Total</b>          | <b>\$141,500</b> | <b>\$32,300</b> | <b>\$81,500</b> | <b>\$58,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$27,100       | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$45,100       | A             |
| Masonry: Brick   | 5%         | Now               | \$15,200       | LIFE               | **             | 5           | \$4,500        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         | Now               | \$30,400       | LIFE               | **             | 5           | \$3,400        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Building Base                                     |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        | Now               | \$56,700       | LIFE               | **             | 5           | \$6,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2037               | **             | 5           | \$30,300       | A             |
| Metal Louvers  | 5%         |                   |                | 2030               | **             | 10          | \$10,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$6,800        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$2,600        | A             |
| Metal Rail   | 10%        |                   |                | 2034               | **             | 5-10        | \$24,500       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2021               | \$241,900      | 10          | \$44,700       | A             |
| Metal Panel  | 5%         |                   |                | 2026               | **             | 10          | \$6,800        | A             |
| Modified Bitumen   | 35%        |                   |                | 2029               | **             | 10          | \$26,100       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$14,400       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$4,000        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Vinyl Tile   | 80%        |                   |                | 2026               | **             | 3           | \$52,800       | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$24,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$5,300        | C             |
| Gypsum Board   | 20%        |                   |                | LIFE               | **             | 5           | \$15,900       | C             |
| Masonry: Brick   | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$15,900       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2034 | ** | 5 | \$16,400 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2034 | ** | 5 | \$26,200 | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$8,200  | B |
| Plaster              | 65% |  |  | LIFE | ** | 5 | \$53,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2047 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Basement</i>  |      |  |  |      |    |   |       |   |
| <i>Explanation : 1 Service Rated @ 3000 Amps</i>                  |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2047 | ** | 5 |         | B |
| Molded Case Bkrs | 90% |  |  | 2047 | ** | 5 | \$2,100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2021 | \$100,600 | 1 |  | B |
| Conduit | 30% |  |  | 2047 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2043 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 30% |  |  | 2043 | **       | 5 | \$700   | B |
| Molded Case Bkrs | 60% |  |  | 2020 | \$81,300 | 5 | \$1,400 | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$107,400 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout</i>                                  |     |     |           |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2047 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 30% |  |  | 2038 | ** | 5 | \$200   | B |
| Locally Mounted      | 20% |  |  | 2026 | ** | 5 | \$100   | B |
| Motor Control Center | 50% |  |  | 2038 | ** | 5 | \$1,200 | B |

## Ground

## Grounding Devices

|   |      |     |       |      |    |   |         |   |
|---|------|-----|-------|------|----|---|---------|---|
| Generic   | 100% | 0-2 | \$900 | LIFE | ** | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |       |      |    |   |         |   |
| <i>Location : Basement</i>  |      |     |       |      |    |   |         |   |
| <i>Explanation : Painted</i>                                      |      |     |       |      |    |   |         |   |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2038 | ** | 1 | \$26,500 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2034 | ** | 1 | \$33,300 | B |
|--------|------|--|--|------|----|---|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Batteries

|                |      |  |  |      |       |   |          |   |
|----------------|------|--|--|------|-------|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2016 | \$600 | 5 | \$19,200 | B |
|----------------|------|--|--|------|-------|---|----------|---|

## Fuel Storage

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Day Tank  | 50% |  |  | 2043 | * * | 5 | \$8,200 | B |
| Main Tank | 50% |  |  | 2056 | * * | 5 | \$1,300 | B |

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 30% |  |  | 2029 | * * | 10 | \$24,300 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 67% |  |  | 2021 | \$532,300 | 10 | \$54,200 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

|     |    |  |  |      |          |    |       |   |
|-----|----|--|--|------|----------|----|-------|---|
| HID | 3% |  |  | 2021 | \$11,000 | 10 | \$100 | B |
|-----|----|--|--|------|----------|----|-------|---|

## Egress Lighting

|                    |     |  |  |      |     |    |          |   |
|--------------------|-----|--|--|------|-----|----|----------|---|
| Emergency, Battery | 50% |  |  | 2029 | * * | 10 | \$10,600 | B |
| Exit, Service      | 50% |  |  | 2029 | * * | 1  |          | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% |  |  | 2041 | * * | 1 |  | B |
|-----------------------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2038 | * * | 1 | \$87,400 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

|                   |      |     |          |      |     |   |         |   |
|-------------------|------|-----|----------|------|-----|---|---------|---|
| Steam Piping/Pump | 100% | Now | \$35,100 | 2031 | * * | 4 | \$4,400 | B |
|-------------------|------|-----|----------|------|-----|---|---------|---|

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Air Handler        | 30% |  |  | 2021 | \$162,500 | 1 | \$16,400 | B |
| Convactor/Radiator | 50% |  |  | 2026 | * *       | 1 | \$14,300 | B |
| Fan Coil Unit/Heat | 20% |  |  | 2021 | \$300,900 | 1 | \$5,700  | B |

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2037 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |                |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 30%            |                   |                | 2029               | * *            | 1           | \$12,300       | B             |
| Other Observation, Extent : Light, Area Affected : 30%  |                |                   |                |                    |                |             |                |               |
| Location : Basement                                     |                |                   |                |                    |                |             |                |               |
| Explanation : Scroll Type Compressors For New Wing      |                |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                  | 10%            |                   |                | 2029               | * *            | 2           | \$500          | B             |
| Window/Wall Unit  | 15%            |                   |                | 2016               | \$31,000       | 1           |                | B             |
| No Component  | 45%            |                   |                |                    |                |             |                | D             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 30%            |                   |                | 2047               | * *            | 4           | \$2,000        | B             |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 30%            |                   |                | 2029               | * *            | 1           | \$16,400       | B             |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 30%            |                   |                | 2029               | * *            | 2           | \$18,400       | B             |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$49,100       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 50%            |                   |                | 2026               | * *            | 2           | \$1,400        | B             |
| Roof  | 50%            |                   |                | 2026               | * *            | 2           | \$1,400        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           | 0-2               | \$6,000        | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%        |                |                   |                |                    |                |             |                |               |
| Location : One Water Main In Basement                   |                |                   |                |                    |                |             |                |               |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2020               | \$23,400       | 2           | \$1,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |                |                   |                |                    |                |             |                |               |
| Explanation : 400 Gallons                               |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : New Wing Basement                            |                |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |                |                   |                |                    |                |             |                |               |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 166 - Q

Asset # : 192

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : C-4**Explanation : One Unit*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 167 - BK  
**Address** : 1025 EASTERN PKWY  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0467.000 / 1336  
**Area Sq Ft** : 75,000  
**Date of Survey** : 01-Oct-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 1389      **Lot** : 35      **BIN** : 3037303  
**Agency's Number** : K167  
**Yr Built/Renovated** : 1911 / 2008  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$145,500             |
| Interior Architecture | \$765,300             | \$41,300              |
| Electrical            | \$634,100             | \$122,400             |
| Mechanical            | \$40,100              | \$112,100             |
| <b>Total</b>          | <b>\$1,439,500</b>    | <b>\$421,300</b>      |
| Priority A            |                       | \$145,500             |
| Priority B            | \$674,200             | \$275,900             |
| Priority C            | \$765,300             |                       |
| <b>Total</b>          | <b>\$1,439,500</b>    | <b>\$421,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 | \$50,400         |                 |
| Interior Architecture | \$59,300         |                 | \$19,500         | \$1,800         |
| Electrical            | \$900            | \$400           | \$28,600         | \$300           |
| Mechanical            | \$40,700         | \$10,300        | \$37,700         | \$8,800         |
| <b>Total</b>          | <b>\$101,000</b> | <b>\$10,700</b> | <b>\$136,200</b> | <b>\$10,800</b> |
| Priority A            |                  |                 | \$50,400         |                 |
| Priority B            | \$41,600         | \$10,700        | \$78,100         | \$9,000         |
| Priority C            | \$59,300         |                 | \$7,700          | \$1,800         |
| <b>Total</b>          | <b>\$101,000</b> | <b>\$10,700</b> | <b>\$136,200</b> | <b>\$10,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |         |                    |             |                |               |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$45,800       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$99,700       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,800        | A             |
| Windows  |            |                   |                |         |                    |             |                |               |
| Aluminum   | 100%       |                   |                | 2046    | **                 | 5           | \$33,100       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Parapets   |            |                   |                |         |                    |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5           | \$8,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,700        | A             |
| Roof   |            |                   |                |         |                    |             |                |               |
| Built-Up (BUR)   | 98%        |                   |                | 2026    | **                 | 10          | \$32,200       | A             |
| Copper/Terne   | 2%         |                   |                | 2036    | **                 | 10          | \$1,600        | A             |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$5,200        | 2024    | **                 | 5           | \$2,400        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |
| Location : Vestibule(s)  |            |                   |                |         |                    |             |                |               |
| Quarry Tile  | 5%         |                   |                | 2034    | **                 | 5           | \$7,100        | C             |
| Terrazzo   | 5%         | Now               | \$14,100       | LIFE    | **                 | 5           | \$3,700        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |
| Location : 1st Floor   |            |                   |                |         |                    |             |                |               |
| Deflection Evident, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |
| Location : 1st Floor   |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2026    | **                 | 3           | \$7,100        | C             |
| Vinyl Tile   | 65%        |                   |                | 2016    | \$585,300          | 3           | \$23,000       | C             |
| Worn/Eroded, Extent : Severe, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |
| Location : Classroom(s),Corridor(s)                            |            |                   |                |         |                    |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |
| Location : Classroom(s),Corridor(s)                            |            |                   |                |         |                    |             |                |               |
| Explanation : 9x9 Tile   |            |                   |                |         |                    |             |                |               |
| Wood   | 5%         | 2-4               | \$100,200      | 2061    | **                 | 5           | \$4,400        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 30%          |            |                   |                |         |                    |             |                |               |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 30%            |            |                   |                |         |                    |             |                |               |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 167 - BK

## Asset # : 1336

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        | Now               | \$34,600       | 2024               | * *            | 5           | \$5,900        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | * *            | 5           | \$4,700        | C             |
| Masonry: Brick  | 5%         | Now               | \$79,900       | LIFE               | * *            |             |                | C             |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Foundation Wall                             |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 70%        |                   |                | LIFE               | * *            | 5           | \$24,700       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        |                   |                | 2026               | * *            | 5           | \$23,600       | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Plaster   | 70%        |                   |                | LIFE               | * *            | 5           | \$41,300       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%       |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes.    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2043               | * *            | 5           | \$800          | B             |
| Molded Case Bkrs   | 45%        |                   |                | 2020               | \$45,700       | 5           | \$700          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$76,100       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2047               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

| Electrical      |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                    |  |                   |                    |         |                |             |                |               |
|                 | Motor Controllers  |  |                   |                    |         |                |             |                |               |
|                 | Locally Mounted    | 80%  |                   |                    | 2038    | **             | 5           | \$300          | B             |
|                 |                    | Recent Installation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                    | Location : Mech Room   |                   |                    |         |                |             |                |               |
|                 | Locally Mounted    | 20%  |                   |                    | 2019    | \$4,200        | 5           | \$100          | B             |
| Ground          |                    |  |                   |                    |         |                |             |                |               |
|                 | Grounding Devices  |  |                   |                    |         |                |             |                |               |
|                 | Generic            | 100%   | 2-4               | \$900              | LIFE    | **             | 5           | \$900          | B             |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                 |                    | Location : Boiler Room                                       |                   |                    |         |                |             |                |               |
|                 |                    | Explanation : Corroded                                       |                   |                    |         |                |             |                |               |
| Lighting        |                    |  |                   |                    |         |                |             |                |               |
|                 | Interior Lighting  |  |                   |                    |         |                |             |                |               |
|                 | Fluorescent        | 10%  |                   |                    | 2029    | **             | 10          | \$5,800        | B             |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                 |                    | Location : Basement  |                   |                    |         |                |             |                |               |
|                 |                    | Explanation : T-8 Lamps                                      |                   |                    |         |                |             |                |               |
|                 | Fluorescent        | 89%  |                   |                    | 2016    | \$506,500      | 10          | \$51,500       | B             |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                 |                    | Location : Throughout The Building                           |                   |                    |         |                |             |                |               |
|                 |                    | Explanation : T-12 Lamps                                     |                   |                    |         |                |             |                |               |
|                 | HID                | 1%   |                   |                    | 2016    | \$2,600        | 10          |                | B             |
| Egress Lighting |                    |  |                   |                    |         |                |             |                |               |
|                 | Emergency, Battery | 50%  |                   |                    | 2016    | \$13,100       | 10          | \$7,600        | B             |
|                 | Exit, Service      | 50%  |                   |                    | 2016    | \$5,200        | 1           |                | B             |

| Mechanical |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                             |   |                   |                    |         |                |             |                |               |
|            | Energy Source               |   |                   |                    |         |                |             |                |               |
|            | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2041    | * *            | 1           |                | B             |
|            | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|            | Steam Boiler                | 100%  |                   |                    | 2034    | * *            | 1           | \$62,600       | B             |
|            |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|            |                             | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|            |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|            | Distribution                |   |                   |                    |         |                |             |                |               |
|            | Steam Piping/Pump           | 100%  |                   |                    | 2031    | * *            | 4           | \$4,700        | B             |
|            | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|            | Air Handler                 | 15%   |                   |                    | 2021    | \$58,200       | 1           | \$5,900        | B             |
|            | Convactor/Radiator          | 80%   |                   |                    | 2026    | * *            | 1           | \$16,300       | B             |
|            | Fan Coil Unit/Heat          | 5%  |                   |                    | 2021    | \$53,900       | 1           | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 167 - BK

Asset # : 1336

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2019               | \$14,800       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$31,100       | LIFE               | * *            | 2-5         | \$35,200       | B             |
| Corroded, Extent : Severe, Area Affected : 20%<br>Location : Storage Room, Basement |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2016               | \$23,900       | 2           | \$600          | B             |
| Roof  | 70%        |                   |                | 2016               | \$40,100       | 2           | \$1,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$16,800       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%<br>Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 169 - BK  
**Address** : 4305 7TH AVE. @43RD STREET  
**Borough** : BROOKLYN **Agency's Number** : K169  
**Program / Asset #** : BOE0468.000 / 10 **Yr Built/Renovated** : 1915 / 1999  
**Area Sq Ft** : 103,383 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 732 **Lot** : 1 **BIN** : 3011002

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$255,800        | \$241,300          |
| Interior Architecture |  | \$573,300        | \$58,600           |
| Electrical            |  | \$138,100        | \$1,135,100        |
| Mechanical            |  |                  | \$527,400          |
| <b>Total</b>          |  | <b>\$967,200</b> | <b>\$1,962,400</b> |
| Priority A            |  | \$255,800        | \$241,300          |
| Priority B            |  | \$240,600        | \$1,721,100        |
| Priority C            |  | \$470,800        |                    |
| <b>Total</b>          |  | <b>\$967,200</b> | <b>\$1,962,400</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$57,600         |                 |                 |                 |
| Interior Architecture | \$86,500         |                 | \$12,200        | \$10,900        |
| Electrical            | \$2,500          | \$2,400         | \$3,100         | \$3,400         |
| Mechanical            | \$40,200         | \$13,100        | \$18,600        | \$14,300        |
| <b>Total</b>          | <b>\$186,900</b> | <b>\$15,500</b> | <b>\$34,000</b> | <b>\$28,600</b> |
| Priority A            | \$57,600         |                 |                 |                 |
| Priority B            | \$78,300         | \$15,500        | \$27,000        | \$17,700        |
| Priority C            | \$50,900         |                 | \$7,000         | \$10,900        |
| <b>Total</b>          | <b>\$186,900</b> | <b>\$15,500</b> | <b>\$34,000</b> | <b>\$28,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - BK

## Asset # : 10

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE               | **             | 5           | \$126,300      | A             |
| Masonry: Brick          | 75%   |                   |                | LIFE               | **             | 5           | \$242,500      | A             |
| Masonry: Brick          | 10%   |                   |                | LIFE               | **             | 5           | \$32,300       | A             |
| Masonry: Granite        | 3%  |                   |                | LIFE               | **             | 5           | \$7,300        | A             |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | **             | 5           | \$12,100       | A             |
| Metal Panel             | 2%  |                   |                | 2043               | **             | 5-10        | \$22,200       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2039               | **             | 5           | \$45,700       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 8%  |                   |                | LIFE               | **             | 5-10        | \$26,900       | A             |
| Masonry: Brick          | 80%   |                   |                | LIFE               | **             | 5-10        | \$64,700       | A             |
| Metal Security Bars     | 10%   |                   |                | 2051               | **             |             |                | A             |
| Pre-Cast Concrete       | 2%  |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 90%   |                   |                | 2028               | **             | 10          | \$40,700       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 20%<br>Location : Main Roof  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 8%  |                   |                | 2028               | **             | 10          | \$3,600        | A             |
| Roll Roofing            | 2%  | Now               | \$4,100        | 2025               | **             | 5           | \$800          | A             |
|                         | Seams Open/Split, Extent : Moderate, Area Affected : 25%<br>Location : Bulkheads<br>Worn/Eroded, Extent : Moderate, Area Affected : 50%<br>Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$28,500       | C             |
| Ceramic Tile            | 5%  | Now               | \$144,200      | 2038               | **             | 5           | \$3,300        | C             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 25%<br>Location : Restrooms<br>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%<br>Location : Restrooms   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2032               | **             | 5           | \$6,500        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$10,200       | C             |
| Vinyl Tile              | 22%   | Now               | \$273,100      | 2033               | **             | 3           | \$10,700       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%<br>Location : Various Classrooms<br>Worn/Eroded, Extent : Moderate, Area Affected : 25%<br>Location : Various Classrooms<br>Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Various Classrooms<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 43%   |                   |                | 2028               | **             | 3           | \$21,000       | C             |
| Wood                    | 15%   |                   |                | 2038               | **             | 5           | \$36,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - BK

## Asset # : 10

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile        | 5%  |  |  | 2032 | ** | 5    | \$8,100  | C |
| Gypsum Board        | 7%  |  |  | LIFE | ** | 5-10 | \$19,300 | C |
| Masonry: Brick      | 9%  |  |  | LIFE | ** | 10   | \$4,400  | C |
| Marble Panels       | 4%  |  |  | LIFE | ** | 10   | \$2,600  | C |
| Plaster             | 60% |  |  | LIFE | ** | 5-10 | \$82,700 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10   | \$12,200 | C |

## Ceilings

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 8%  |  |  | 2036 | ** | 5    | \$10,400  | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5-10 | \$24,400  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$22,400  | B |
| Plaster              | 72% |  |  | LIFE | ** | 5-10 | \$161,100 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 2500 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$136,500 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2022 | \$20,300  | 5 | \$300   | B |
| Molded Case Bkrs | 75% |  |  | 2022 | \$101,600 | 5 | \$1,700 | B |
| Molded Case Bkrs | 10% |  |  | 2039 | **        | 5 | \$200   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$138,100 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$26,400 | 5 | \$500 | B |
| Locally Mounted | 20% |  |  | 2036 | **       | 5 | \$100 | B |

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - BK

## Asset # : 10

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

90%

2023

\$706,000

10

\$71,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

6%

2028

\* \*

10

\$4,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## HID

2%

2023

\$7,300

10

\$100

B

## Incandescent

2%

2023

\$15,700

2

B

## Egress Lighting

## Emergency, Battery

50%

2028

\* \*

10

\$10,500

B

## Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2031

\* \*

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2028

\* \*

1

\$9,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System; Motion Sensors*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2028

\* \*

1-3

\$15,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Natural Gas

10%

2043

\* \*

1

B

## Interruptible Gas/Dual

90%

2043

\* \*

1

B

## Fuel

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - BK

## Asset # : 10

| Mechanical       |                                | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--------------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                      | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                           | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                                |  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment           |  |           |                    |      |                |       |                |          |
|                  | Furnace                        | 10%  |           |                    | 2028 | * *            | 1     | \$4,300        | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 10%   |           |                    |      |                |       |                |          |
|                  |                                | Location : New Wing Basement   |           |                    |      |                |       |                |          |
|                  |                                | Explanation : 1 Unit   |           |                    |      |                |       |                |          |
|                  | Steam Boiler                   | 90%  |           |                    | 2036 | * *            | 1     | \$77,600       | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 90%   |           |                    |      |                |       |                |          |
|                  |                                | Location : Main Building Basement Boiler Room  |           |                    |      |                |       |                |          |
|                  |                                | Explanation : 2 Units  |           |                    |      |                |       |                |          |
| Distribution     |                                |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump              | 90%  |           |                    | 2033 | * *            | 4     | \$3,900        | B        |
|                  | No Component                   | 10%  |           |                    |      |                |       |                | D        |
| Terminal Devices |                                |  |           |                    |      |                |       |                |          |
|                  | Air Handler                    | 15%  |           |                    | 2018 | \$80,200       | 1     | \$8,100        | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 15%   |           |                    |      |                |       |                |          |
|                  |                                | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                                | Explanation : The Blowers Are Not Used, Although They Are Functional, Due To Enough Heat In Auditorium And Gym |           |                    |      |                |       |                |          |
|                  | Convactor/Radiator             | 60%  |           |                    | 2028 | * *            | 1     | \$16,900       | B        |
|                  | Fan Coil Unit/Heat             | 15%  |           |                    | 2018 | \$222,800      | 1     | \$4,200        | B        |
|                  | No Component                   | 10%  |           |                    |      |                |       |                | D        |
| Air Conditioning |                                |  |           |                    |      |                |       |                |          |
|                  | Energy Source                  |  |           |                    |      |                |       |                |          |
|                  | Electricity                    | 100%   |           |                    | 2031 | * *            | 1     |                | B        |
|                  | Conversion Equipment           |  |           |                    |      |                |       |                |          |
|                  | Int Pkg Unit - Heating/Cooling | 10%  |           |                    | 2024 | * *            | 2     | \$500          | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 10%   |           |                    |      |                |       |                |          |
|                  |                                | Location : New Wing Basement   |           |                    |      |                |       |                |          |
|                  |                                | Explanation : 1 Unit   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit               | 50%  |           |                    | 2021 | \$102,000      | 1     |                | B        |
|                  | No Component                   | 40%  |           |                    |      |                |       |                | D        |
| Ventilation      |                                |  |           |                    |      |                |       |                |          |
|                  | Distribution                   |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers             | 100%   |           |                    | LIFE | * *            | 2-5   | \$76,800       | B        |
|                  | Exhaust Fans                   |  |           |                    |      |                |       |                |          |
|                  | Interior                       | 20%  |           |                    | 2018 | \$21,900       | 2     | \$500          | B        |
|                  | Roof                           | 80%  |           |                    | 2023 | \$63,100       | 2     | \$2,200        | B        |
| Plumbing         |                                |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping               |  |           |                    |      |                |       |                |          |
|                  | Brass/Copper                   | 80%  |           |                    | 2033 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel                | 20%  |           |                    | 2021 | \$59,300       | 1     |                | B        |
|                  | Water Heater                   |  |           |                    |      |                |       |                |          |
|                  | Gas Fired                      | 100%   |           |                    | 2021 | \$23,100       | 2     | \$1,300        | B        |
|                  | Sanitary Piping                |  |           |                    |      |                |       |                |          |
|                  | Cast Iron                      | 100%   |           |                    | LIFE | * *            | 1     |                | B        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 169 - BK

Asset # : 10

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    | 2028    | * *            | 1           | \$5,400        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 2%             |                   |                    | 2023    | \$23,200       | 1-2         | \$500          | B             |

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Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 169 - M (ECF) (SIE VII)  
**Address** : 110 EAST 88 STREET @PARK AVE.  
**Borough** : MANHATTAN **Agency's Number** : M169  
**Program / Asset #** : BOE0103.000 / 1654 **Yr Built/Renovated** : 1973 /  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1516 **Lot** : 7 **BIN** : 1048043

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$82,100              | \$48,900              |
| Interior Architecture | \$181,200             | \$36,700              |
| Electrical            | \$488,800             | \$494,100             |
| Mechanical            | \$177,600             | \$1,201,000           |
| <b>Total</b>          | <b>\$929,700</b>      | <b>\$1,780,700</b>    |
| Priority A            | \$82,100              | \$48,900              |
| Priority B            | \$847,600             | \$1,731,900           |
| <b>Total</b>          | <b>\$929,700</b>      | <b>\$1,780,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$20,600        | \$12,100        | \$5,100         |                 |
| Interior Architecture | \$18,300        |                 | \$9,300         |                 |
| Electrical            | \$8,200         | \$19,600        |                 |                 |
| Mechanical            | \$24,200        | \$5,200         | \$9,000         | \$5,200         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$81,100</b> | <b>\$46,700</b> | <b>\$33,200</b> | <b>\$15,100</b> |
| Priority A            | \$20,600        | \$12,100        | \$5,100         |                 |
| Priority B            | \$45,200        | \$34,700        | \$18,800        | \$15,100        |
| Priority C            | \$15,200        |                 | \$9,300         |                 |
| <b>Total</b>          | <b>\$81,100</b> | <b>\$46,700</b> | <b>\$33,200</b> | <b>\$15,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE    | * *                | 5           | \$12,900       | A             |  |
| Masonry: Brick   | 95%        | Now               | \$82,100       | LIFE    | * *                | 5           | \$48,900       | A             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Northwest Corner At Lower Roof                  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2036    | * *                | 5           | \$10,300       | A             |  |
| Metal Louvers  | 5%         |                   |                | 2029    | * *                | 10          | \$3,400        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 35%        | 4+                | \$5,200        | LIFE    | * *                | 5           | \$17,100       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : Interior Face                                   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 20%        |                   |                | LIFE    | * *                | 5           | \$900          | A             |  |
| Masonry: Limestone   | 20%        |                   |                | LIFE    | * *                | 5           | \$1,200        | A             |  |
| Metal Rail   | 25%        |                   |                | 2033    | * *                | 5-10        | \$21,400       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 32%        |                   |                | 2025    | * *                | 10          | \$11,000       | A             |  |
| Modified Bitumen   | 3%         |                   |                | 2025    | * *                | 10          | \$1,000        | A             |  |
| Traffic Topping  | 65%        | 2-4               | \$15,400       | 2025    | * *                |             |                | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Around Drains (play Yard)                       |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 10%        | Now               | \$6,000        | LIFE    | * *                | 5           | \$17,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2029    | * *                | 5           | \$2,400        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | * *                | 5           | \$3,100        | C             |  |
| Vinyl Tile   | 77%        |                   |                | 2028    | * *                | 3           | \$22,600       | C             |  |
| Wood   | 5%         |                   |                | 2048    | * *                | 5           | \$7,300        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | * *                | 5           | \$3,500        | C             |  |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE    | * *                | 5           | \$2,800        | C             |  |
| Folding Partition  | 2%         |                   |                | 2036    | * *                | 5           | \$3,500        | C             |  |
| Plaster  | 43%        |                   |                | LIFE    | * *                | 5           | \$8,900        | C             |  |
| Plaster  | 10%        | Now               | \$6,400        | LIFE    | * *                | 5           | \$2,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Room 129  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Room 129  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 75%   | 2-4               | \$181,200      | 2033               | * *            | 5           | \$36,700       | B             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Moderate, Area Affected : 35%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 15%             |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Concrete      | 5%  | Now               | \$3,000        | LIFE               | * *            | 5           | \$600          | B             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Severe In Clinical Services                          |                   |                |                    |                |             |                |               |
|                       | Loose/Delam Surface, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Elevator Bulkhead                                    |                   |                |                    |                |             |                |               |
| Plaster               | 20%   |                   |                | LIFE               | * *            | 5           | \$9,800        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Four Main Disconnect Switches Rated At 1200a, 2500a, 600a And 100 a. |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2018               | \$13,900       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Three Transformers-300 Kva And (2) 30kva In Electrical Room          |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$200          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2020               | \$81,000       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2046               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        | 0-2               | \$7,600        | 2036               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 5%                           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Infiltration 24hour Distribution Panel In Electrical Room      |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$81,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2042               | * *            | 5           | \$100          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2020               | \$85,100       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2046               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2018               | \$2,100        | 5           |                | B             |
| Motor Control Center                                       | 90%        |                   |                | 2018               | \$157,400      | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor Mechanical Room                       |            |                   |                |                    |                |             |                |               |
| Explanation : Mechanical Equipment Room Mcc                |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Metal Water Pipe   | 100%       |                   |                | 2033               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 94%        |                   |                | 2015               | \$443,700      | 10          | \$45,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 1%         |                   |                | 2028               | * *            | 10          | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Offices   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$4,400        | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$14,200       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2025               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : With Battery Backup                          |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 60%        |                   |                | 2015               | \$5,200        | 1           |                | B             |

| Mechanical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |  |                   |                |         |                    |             |                |               |  |
| Energy Source         |  |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%   |                   |                | 2046    | * *                | 1           |                | B             |  |
| Conversion Equipment  |  |                   |                |         |                    |             |                |               |  |
| Gas/Elec Unit Heater  | 25%  | 4+                | \$138,100      | 2025    | * *                | 4           | \$400          | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Electric Unit Heater, Aging Units.           |                   |                |         |                    |             |                |               |  |
| Fan Coil Unit/Heat    | 75%  | 2-4               | \$39,400       | 2018    | \$197,100          | 1           |                | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Electric Fcu                                 |                   |                |         |                    |             |                |               |  |
| Air Conditioning      |  |                   |                |         |                    |             |                |               |  |
| Energy Source         |  |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%   |                   |                | 2042    | * *                | 1           |                | B             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 169 - M (ECF) (SIE VII)

Asset # : 1654

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Air Conditioning   |                |                      |                |                    |                |                |                |                  |
| Conversion Equipment   |                |                      |                |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller   | 100%           |                      |                | 2020               | \$202,600      | 1              | \$24,300       | B                |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                |                      |                |                    |                |                |                |                  |
| Location : Roof  |                |                      |                |                    |                |                |                |                  |
| Explanation : (2) 100 Ton Trane Split Chiller W/ Remote Condensing Unit. |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump  | 100%           |                      |                | 2030               | * *            | 4              | \$3,900        | B                |
| Terminal Devices   |                |                      |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht  | 50%            |                      |                | 2020               | \$236,200      | 1              | \$16,200       | B                |
| Fan Coil - Cool/Heat   | 50%            |                      |                | 2020               | \$565,100      | 1              | \$8,500        | B                |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Distribution   |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers   | 100%           |                      |                | LIFE               | * *            | 2-5            | \$29,200       | B                |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 100%           |                      |                | 2025               | * *            | 2              | \$1,600        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel  | 100%           | 2-4                  | \$17,800       | 2033               | * *            | 1              |                | B                |
| Corroded, Extent : Moderate, Area Affected : 100%                        |                |                      |                |                    |                |                |                |                  |
| Location : Connection Of Water Main Valve In Basement                    |                |                      |                |                    |                |                |                |                  |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Electric   | 100%           |                      |                | 2018               | \$9,300        | 4              | \$500          | B                |
| Recent Repair Evident, Extent : Light, Area Affected : 20%               |                |                      |                |                    |                |                |                |                  |
| Location : Basement  |                |                      |                |                    |                |                |                |                  |
| Other Observation, Extent : Light, Area Affected : 100%                  |                |                      |                |                    |                |                |                |                  |
| Location : Garage  |                |                      |                |                    |                |                |                |                  |
| Explanation : 750 Gallon   |                |                      |                |                    |                |                |                |                  |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport   |                |                      |                |                    |                |                |                |                  |
| Elevators  |                |                      |                |                    |                |                |                |                  |
| Hydraulic  | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| Other Observation, Extent : Light, Area Affected : 100%                  |                |                      |                |                    |                |                |                |                  |
| Location : (1) Subbasement-5, (1) B-1                                    |                |                      |                |                    |                |                |                |                  |
| Explanation : 2 Units  |                |                      |                |                    |                |                |                |                  |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 169 - Q  
**Address** : 18-25 212 STREET  
**Borough** : QUEENS **Agency's Number** : Q169  
**Program / Asset #** : BOE0814.000 / 1534 **Yr Built/Renovated** : 1957 / 2009  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5865 **Lot** : 50 **BIN** : 4131147

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$372,900             |
| Interior Architecture |                       | \$737,500             |
| Electrical            | \$452,800             | \$697,200             |
| Mechanical            | \$96,900              | \$99,300              |
| <b>Total</b>          | <b>\$549,700</b>      | <b>\$1,906,900</b>    |
| Priority A            |                       | \$372,900             |
| Priority B            | \$549,700             | \$796,600             |
| Priority C            |                       | \$737,500             |
| <b>Total</b>          | <b>\$549,700</b>      | <b>\$1,906,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$6,300          |                 | \$49,100         |                 |
| Interior Architecture |                  | \$12,600        | \$18,900         |                 |
| Electrical            | \$47,100         | \$6,100         | \$17,200         | \$7,100         |
| Mechanical            | \$53,200         | \$13,700        | \$58,300         | \$10,500        |
| <b>Total</b>          | <b>\$106,500</b> | <b>\$32,400</b> | <b>\$143,600</b> | <b>\$17,600</b> |
| Priority A            | \$6,300          |                 | \$49,100         |                 |
| Priority B            | \$100,200        | \$19,800        | \$90,000         | \$17,600        |
| Priority C            |                  | \$12,600        | \$4,500          |                 |
| <b>Total</b>          | <b>\$106,500</b> | <b>\$32,400</b> | <b>\$143,600</b> | <b>\$17,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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## DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

| Architecture            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |            |  |                |                    |                |             |                |               |
| Exterior Walls          |            |  |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 5%         |  |                | LIFE               | **             | 5           | \$13,800       | A             |
| Masonry: Brick          | 46%        |  |                | LIFE               | **             | 5           | \$27,100       | A             |
|                         |            | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                         |            | Location : Throughout  |                |                    |                |             |                |               |
|                         |            | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                    |                |             |                |               |
|                         |            | Location : Throughout  |                |                    |                |             |                |               |
|                         |            | Explanation : New Face Brick Over Existing                   |                |                    |                |             |                |               |
| Masonry: Brick          | 47%        |  |                | LIFE               | **             | 5           | \$27,600       | A             |
| Pre-Cast Concrete       | 2%         |  |                | LIFE               | **             | 5           | \$3,800        | A             |
|                         |            | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                         |            | Location : Window Sills                                      |                |                    |                |             |                |               |
| Windows                 |            |  |                |                    |                |             |                |               |
| Aluminum                | 100%       |  |                | 2046               | **             | 5           | \$21,900       | A             |
|                         |            | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                         |            | Location : Throughout  |                |                    |                |             |                |               |
| Parapets                |            |  |                |                    |                |             |                |               |
| Masonry: Brick          | 35%        |  |                | LIFE               | **             | 5           | \$4,300        | A             |
|                         |            | Recent Replace Evident, Extent : Light, Area Affected : 50%  |                |                    |                |             |                |               |
|                         |            | Location : New Face Brick Over Existing Exterior Face        |                |                    |                |             |                |               |
| Masonry: Brick          | 40%        |  |                | LIFE               | **             | 5           | \$5,000        | A             |
| Metal Rail              | 20%        |  |                | 2041               | **             | 5-10        | \$44,900       | A             |
|                         |            | Recent Installation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                         |            | Location : Throughout  |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%         |  |                | LIFE               | **             | 5           | \$3,900        | A             |
|                         |            | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                         |            | Location : Coping  |                |                    |                |             |                |               |
| Roof                    |            |  |                |                    |                |             |                |               |
| Built-Up (BUR)          | 30%        |  |                | 2026               | **             | 10          | \$20,500       | A             |
| IRMA/Protected Membrane | 50%        |  |                | 2021               |                | 10          | \$34,200       | A             |
| Metal Panel             | 5%         |  |                | 2034               | **             | 10          | \$6,300        | A             |
| Under Construction      | 15%        |  |                |                    |                |             |                | D             |
| Interior                |            |  |                |                    |                |             |                |               |
| Floors                  |            |  |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |  |                | LIFE               | **             | 5           | \$14,800       | C             |
| Ceramic Tile            | 3%         |  |                | 2030               | **             | 5           | \$2,900        | C             |
| Terrazzo                | 5%         |  |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile              | 80%        |  |                | 2021               |                | 3           | \$29,000       | C             |
| Wood                    | 5%         |  |                | 2036               | **             | 5           | \$9,100        | C             |
| Interior Walls          |            |  |                |                    |                |             |                |               |
| Ceramic Tile            | 3%         |  |                | 2030               | **             | 5           | \$2,900        | C             |
| Concrete Masonry Unit   | 5%         |  |                | LIFE               | **             | 5           | \$1,900        | C             |
| Masonry: Brick          | 5%         |  |                | LIFE               | **             |             |                | C             |
| Marble Panels           | 3%         |  |                | LIFE               | **             |             |                | C             |
| Plaster                 | 57%        |  |                | LIFE               | **             | 5           | \$16,700       | C             |
| SGFT/Glazed Masonry     | 27%        |  |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 30% |  |  | 2026 | ** | 5 | \$28,800 | B |
| Exposed Concrete  | 50% |  |  | LIFE | ** | 5 | \$7,500  | B |
| Metal Panel       | 10% |  |  | LIFE | ** | 5 | \$12,000 | B |
| Plaster           | 10% |  |  | LIFE | ** | 5 | \$6,000  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|  |      |     |          |      |    |   |       |   |
|--|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 100% | 2-4 | \$28,700 | 2051 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>  |      |     |          |      |    |   |       |   |
| <i>Explanation : On Extended Life - Two Service Switches Rated At 200 Amperes Each</i> |      |     |          |      |    |   |       |   |

## Switchgear / Switchboard

|  |      |     |          |      |    |   |       |   |
|--|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 100% | 2-4 | \$89,400 | 2051 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |      |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 10% | 2-4 | \$10,200 | 2046 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Basement</i>                                       |     |     |          |      |    |   |       |   |

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch  | 60% | 2-4 | \$61,000 | 2046 | ** | 5 | \$400 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Throughout The Building</i>                        |     |     |          |      |    |   |       |   |

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 25% |  |  | 2020 | \$25,400 | 5 | \$400 | B |
| Molded Case Bkrs | 5%  |  |  | 2037 | **       | 5 | \$100 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 95% | 2-4 | \$85,100 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |    |  |  |      |    |   |  |   |
|---------------|----|--|--|------|----|---|--|---|
| Thermoplastic | 5% |  |  | 2041 | ** | 1 |  | B |
|---------------|----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 90% |  |  | 2019 | \$19,100 | 5 | \$400 | B |
| Locally Mounted | 10% |  |  | 2034 | **       | 5 |       | B |

## Ground

## Grounding Devices

|   |      |     |       |      |    |   |       |   |
|---|------|-----|-------|------|----|---|-------|---|
| Generic   | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |       |      |    |   |       |   |
| <i>Location : Basement</i>  |      |     |       |      |    |   |       |   |
| <i>Explanation : Corroded</i>                                     |      |     |       |      |    |   |       |   |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

93%

2021

\$541,900

10

\$55,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

3%

2021

\$17,500

10

\$1,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : Compact Fluorescent Fixtures*

## Fluorescent

2%

2026

\* \*

10

\$1,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## HID

2%

2016

\$5,400

10

B

## Egress Lighting

## Emergency, Battery

30%

2026

\* \*

10

\$4,700

B

## Exit, Service

70%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2029

\* \*

10

\$200

B

## Alarm

## Security System

## Generic

100%

2016

\$217,400

1

\$23,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

## Generic

100%

2029

\* \*

1-3

\$40,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Newly Installed And Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2031

\* \*

5

\$20,000

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$17,900

2026

\* \*

1

\$57,700

B

*Not in Service, Extent : Severe, Area Affected : 50%**Location : Burner Of #1 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$25,700       | 2031               | * *            | 4           | \$3,200        | B             |
|                             | Steam Traps Faulty, Extent : Severe, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                             | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 25%  |                   |                | 2021               | \$99,300       | 1           | \$10,000       | B             |
| Convactor/Radiator          | 75%  |                   |                | 2034               | * *            | 1           | \$15,700       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%  | Now               | \$50,000       | 2031               | * *            | 1           | \$5,400        | B             |
|                             | Obsolete Equipment, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                             | Location : Auditorium Fan Room                               |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%  |                   |                | 2016               | \$15,200       | 1           |                | B             |
| No Component                | 70%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%  |                   |                | 2021               | \$18,800       | 1           | \$8,000        | B             |
| No Component                | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$36,000       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 20%  |                   |                | 2026               | * *            | 2           | \$400          | B             |
| Roof                        | 80%  | 0-2               | \$46,900       | 2031               | * *            | 2           | \$1,300        | B             |
|                             | Not Energy Efficient, Extent : Moderate, Area Affected : 80% |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing                    |  |                   |                |                    |                |             |                |               |
| H/C Water Piping            |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%   |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater                |  |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%   |                   |                | 2016               | \$17,200       | 2           | \$1,000        | B             |
| HW Heat Exchanger           |  |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%   |                   |                | 2031               | * *            | 4           | \$9,600        | B             |
| Sanitary Piping             |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%   | Now               | \$5,100        | LIFE               | * *            | 1           |                | B             |
|                             | Blockage /Clogged, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                             | Location : Lower Roof  |                   |                |                    |                |             |                |               |
| Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures                    |  |                   |                |                    |                |             |                |               |
| Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression            |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 169 - Q

Asset # : 1534

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                | 2031               | * *            | 1-2         | \$900          | D             |
| Generic                    | 5%         |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                     |                           |               |
|--------------------------|-------------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 170 - BK                    |                           |               |
| <b>Address</b>           | : 7109 6TH AVE. BTWN: 71 ST, 72 ST. |                           |               |
| <b>Borough</b>           | : BROOKLYN                          | <b>Agency's Number</b>    | : K170        |
| <b>Program / Asset #</b> | : BOE0469.000 / 8                   | <b>Yr Built/Renovated</b> | : 1915 / 2002 |
| <b>Area Sq Ft</b>        | : 59,000                            | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 15-Sep-2010                       | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,3,5      |                           |               |
| <b>Block</b>             | : 5899                              | <b>Lot</b>                | : 1           |
|                          |                                     | <b>BIN</b>                | : 3146921     |

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture |                    | \$87,600           |
| Interior Architecture | \$754,200          | \$41,800           |
| Electrical            | \$456,600          | \$734,800          |
| Mechanical            | \$58,200           | \$625,500          |
| <b>Total</b>          | <b>\$1,269,100</b> | <b>\$1,489,700</b> |
| Priority A            |                    | \$87,600           |
| Priority B            | \$572,300          | \$1,402,100        |
| Priority C            | \$696,800          |                    |
| <b>Total</b>          | <b>\$1,269,100</b> | <b>\$1,489,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$25,800         |
| Interior Architecture |                 | \$8,300         |                 | \$19,500         |
| Electrical            | \$2,200         | \$2,300         | \$3,400         | \$63,000         |
| Mechanical            | \$8,300         | \$7,500         | \$10,900        | \$6,900          |
| <b>Total</b>          | <b>\$10,400</b> | <b>\$18,200</b> | <b>\$14,300</b> | <b>\$115,200</b> |
| Priority A            |                 |                 |                 | \$25,800         |
| Priority B            | \$10,400        | \$9,900         | \$14,300        | \$69,900         |
| Priority C            |                 | \$8,300         |                 | \$19,500         |
| <b>Total</b>          | <b>\$10,400</b> | <b>\$18,200</b> | <b>\$14,300</b> | <b>\$115,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 170 - BK

## Asset # : 8

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 2%  |  |  | LIFE | ** | 5 | \$14,400 | A |
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$87,600 | A |
| Masonry: Limestone     | 3%  |  |  | LIFE | ** | 5 | \$2,100  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$26,100 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$5,200 | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$6,100 | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2027 | ** | 10 | \$25,800 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|            |     |  |  |      |    |   |         |   |
|------------|-----|--|--|------|----|---|---------|---|
| Terrazzo   | 5%  |  |  | LIFE | ** | 5 | \$2,900 | C |
| Vinyl Tile | 15% |  |  | 2027 | ** | 3 | \$4,200 | C |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : 12x12 Tiles*

|            |     |     |           |      |           |   |          |   |
|------------|-----|-----|-----------|------|-----------|---|----------|---|
| Vinyl Tile | 60% | Now | \$127,500 | 2017 | \$425,000 | 3 | \$16,700 | C |
|------------|-----|-----|-----------|------|-----------|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 35%*

*Location : Throughout 9x9 Tiles*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 20% |  |  | 2037 | ** | 5 | \$27,900 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|              |     |     |           |      |    |   |          |   |
|--------------|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile | 15% |     |           | 2025 | ** | 5 | \$13,900 | C |
| Plaster      | 85% | Now | \$144,300 | LIFE | ** | 5 | \$23,600 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

## Ceilings

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 10% |     |          | LIFE | ** | 5 | \$1,200  | B |
| Plaster          | 90% | Now | \$57,500 | LIFE | ** | 5 | \$41,800 | B |

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 170 - BK

## Asset # : 8

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2021               | \$4,000        | 5           | \$100          | B             |
| Molded Case Bkrs      | 75%  |                   |                | 2021               | \$59,300       | 5           | \$1,000        | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 60%  | 2-4               | \$53,700       | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 40%  |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2027               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 70%  |                   |                | 2017               | \$313,400      | 10          | \$31,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2022               | \$44,800       | 10          | \$4,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Incandescent          | 20%  |                   |                | 2017               | \$89,500       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$4,100        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$4,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$20,100       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 20%  |                   |                |                    |                |             |                | D             |
| Generic               | 80%  |                   |                | 2022               | \$456,100      | 1-3         | \$23,800       | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 170 - BK

## Asset # : 8

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2035               | * *            | 1           | \$49,200       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>                         |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2022               | \$395,300      | 4           | \$3,700        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2022               | \$61,100       | 1           | \$6,200        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2027               | * *            | 1           | \$12,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 50%        |                   |                | 2017               | \$58,200       | 1           |                | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$27,700       | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2022               | \$169,100      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$13,200       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 170 - BX  
**Address** : 1594-98 TOWNSEND AVE.  
**Borough** : BRONX **Agency's Number** : X170  
**Program / Asset #** : BOE0979.000 / 4142 **Yr Built/Renovated** : 1993 / 2002  
**Area Sq Ft** : 42,092 **Project Type** : EDUCATION  
**Date of Survey** : 07-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2847 **Lot** : 41 **BIN** : 2103870

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$201,300             | \$49,900              |
| Interior Architecture | \$54,400              | \$44,100              |
| Mechanical            |                       | \$364,100             |
| <b>Total</b>          | <b>\$255,800</b>      | <b>\$458,100</b>      |
| Priority A            | \$201,300             | \$49,900              |
| Priority B            | \$54,400              | \$408,200             |
| <b>Total</b>          | <b>\$255,800</b>      | <b>\$458,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$29,600        | \$5,900         |                 | \$16,400        |
| Interior Architecture |                 | \$12,500        | \$2,200         | \$800           |
| Electrical            | \$2,600         | \$4,500         | \$2,600         | \$33,400        |
| Mechanical            | \$11,200        | \$7,900         | \$11,900        | \$22,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$47,200</b> | <b>\$34,800</b> | <b>\$20,600</b> | <b>\$76,700</b> |
| Priority A            | \$29,600        | \$5,900         |                 | \$16,400        |
| Priority B            | \$17,700        | \$16,300        | \$18,400        | \$59,500        |
| Priority C            |                 | \$12,500        | \$2,200         | \$800           |
| <b>Total</b>          | <b>\$47,200</b> | <b>\$34,800</b> | <b>\$20,600</b> | <b>\$76,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 170 - BX

## Asset # : 4142

| Architecture             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                 |  |                   |                |                    |                |             |                |               |
| Exterior Walls           |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel     | 10%  | 0-2               | \$4,200        | LIFE               | * *            | 5           | \$27,500       | A             |
|                          | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 10%  | Now               | \$79,000       | LIFE               | * *            | 5           | \$5,900        | A             |
|                          | Cracking/Crumbling, Extent : Light, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Vegetation Growth, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Water Penetration, Extent : Moderate, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout North Facade                           |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 75%  |                   |                | LIFE               | * *            | 5           | \$44,100       | A             |
| Metal Coiling Doors      | 5%   |                   |                | 2035               | * *            | 5           | \$9,200        | A             |
| Windows                  |  |                   |                |                    |                |             |                |               |
| Aluminum                 | 90%  |                   |                | 2038               | * *            | 5           | \$16,100       | A             |
| Aluminum                 | 10%  | Now               | \$8,600        | 2038               | * *            | 5           | \$900          | A             |
|                          | Broken/Missing Elements, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                 |  |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 10%  | Now               | \$2,000        | LIFE               | * *            | 5           | \$300          | A             |
|                          | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick           | 70%  |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
| Masonry: Limestone       | 10%  | Now               | \$3,600        | LIFE               | * *            | 5           | \$400          | A             |
|                          | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence        | 10%  |                   |                | 2035               | * *            | 5-10        | \$2,300        | A             |
| Roof                     |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)           | 10%  |                   |                | 2027               | * *            | 10          | \$16,400       | A             |
| IRMA/Protected Membrane  | 80%  | Now               | \$122,300      | 2027               | * *            |             |                | A             |
|                          | Debris Present, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                          | Location : New Addition                                      |                   |                |                    |                |             |                |               |
|                          | Vegetation Growth, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                          | Location : New Addition                                      |                   |                |                    |                |             |                |               |
| Metal Panel              | 5%   | Now               | \$11,200       | 2035               | * *            |             |                | A             |
|                          | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaza Roof: Stone Panels | 5%   |                   |                | 2042               | * *            |             |                | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$9,600  | C |
| Ceramic Tile           | 5%  |  |  | 2031 | ** | 5 | \$4,400  | C |
| Quarry Tile            | 4%  |  |  | 2035 | ** | 5 | \$5,300  | C |
| Vinyl Tile             | 85% |  |  | 2027 | ** | 3 | \$27,900 | C |
| Wood                   | 1%  |  |  | 2062 | ** | 5 | \$1,600  | C |

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 5%  |  |  | 2035 | ** | 5 | \$1,100 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$900   | C |
| Gypsum Board          | 45% |  |  | LIFE | ** | 5 | \$6,200 | C |
| SGFT/Glazed Masonry   | 40% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 80% | Now | \$54,400 | 2035 | ** | 5 | \$44,100 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Throughout*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$11,000 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Size 2500 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 40% |  |  | 2038 | ** | 5 | \$300 | B |
| Molded Case Bkrs | 60% |  |  | 2038 | ** | 5 | \$500 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$200 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$500 | B |
|---------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main**Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 170 - BX

## Asset # : 4142

| Electrical     |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System         | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Stand-by Power |                      |  |           |                    |      |                |       |                |          |
|                | Transfer Switches    |  |           |                    |      |                |       |                |          |
|                | Automatic            | 100%   |           |                    | 2035 | * *            | 1     | \$10,600       | B        |
|                | Generators           |  |           |                    |      |                |       |                |          |
|                | Diesel               | 100%   |           |                    | 2031 | * *            | 1     | \$13,300       | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                |                      | Location : Gen Room  |           |                    |      |                |       |                |          |
|                |                      | Explanation : No Rating Available                          |           |                    |      |                |       |                |          |
|                | Batteries            |  |           |                    |      |                |       |                |          |
|                | Lead/Acid            | 100%   |           |                    | 2015 | \$600          | 5     | \$1,300        | B        |
|                | Fuel Storage         |  |           |                    |      |                |       |                |          |
|                | Main Tank            | 100%   |           |                    | 2050 | * *            | 5     | \$1,000        | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                |                      | Explanation : 300 Gals                                     |           |                    |      |                |       |                |          |
| Lighting       |                      |  |           |                    |      |                |       |                |          |
|                | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                | Fluorescent          | 97%  |           |                    | 2027 | * *            | 10    | \$30,600       | B        |
|                |                      | Other Observation, Extent : Moderate, Area Affected : 95%  |           |                    |      |                |       |                |          |
|                |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                |                      | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                | Incandescent         | 3%   |           |                    | 2027 | * *            | 2     |                | B        |
|                | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                | Emergency, Service   | 50%  |           |                    | 2027 | * *            | 1     |                | B        |
|                | Exit, Service        | 50%  |           |                    | 2027 | * *            | 1     |                | B        |
|                | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                | HID                  | 100%   |           |                    | 2022 | \$14,400       | 10    | \$100          | B        |
| Alarm          |                      |  |           |                    |      |                |       |                |          |
|                | Security System      |  |           |                    |      |                |       |                |          |
|                | No Component         | 95%  |           |                    |      |                |       |                | D        |
|                | Generic              | 5%   |           |                    | 2027 | * *            | 1     | \$600          | B        |
|                | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                | No Component         | 95%  |           |                    |      |                |       |                | D        |
|                | Generic              | 5%   |           |                    | 2027 | * *            | 1-3   | \$1,100        | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Oil # 2, 3000 Gal Tank                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

| Mechanical           |                        | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component              | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                   | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                        |   |           |                    |      |                |       |                |          |
|                      | Conversion Equipment   |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler           | 100%  |           |                    | 2020 | \$191,200      | 1     | \$34,200       | B        |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%     |           |                    |      |                |       |                |          |
|                      |                        | Location : Basement   |           |                    |      |                |       |                |          |
|                      |                        | Explanation : 2 Boilers                                     |           |                    |      |                |       |                |          |
| Distribution         |                        |   |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump      | 100%  |           |                    | 2032 | * *            | 4     | \$1,700        | B        |
| Terminal Devices     |                        |   |           |                    |      |                |       |                |          |
|                      | Air Handler            | 25%   |           |                    | 2022 | \$52,900       | 1     | \$5,300        | B        |
|                      | Convactor/Radiator     | 70%   |           |                    | 2027 | * *            | 1     | \$7,800        | B        |
|                      | Fan Coil Unit/Heat     | 5%  |           |                    | 2027 | * *            | 1     | \$600          | B        |
| Air Conditioning     |                        |   |           |                    |      |                |       |                |          |
|                      | Energy Source          |   |           |                    |      |                |       |                |          |
|                      | Electricity            | 100%  |           |                    | 2038 | * *            | 1     |                | B        |
| Conversion Equipment |                        |   |           |                    |      |                |       |                |          |
|                      | Reciprocating          | 90%   |           |                    | 2022 | \$120,000      | 1     | \$14,400       | B        |
|                      | Compr/Chiller          |   |           |                    |      |                |       |                |          |
|                      | Ext Pkg Unit - Cooling | 10%   |           |                    | 2027 | * *            | 2     | \$200          | B        |
| Distribution         |                        |   |           |                    |      |                |       |                |          |
|                      | Chilled Wtr Pipe/Pump  | 90%   |           |                    | 2042 | * *            | 4     | \$2,300        | B        |
|                      | No Component           | 10%   |           |                    |      |                |       |                | D        |
| Terminal Devices     |                        |   |           |                    |      |                |       |                |          |
|                      | Fan Coil - Cool/Heat   | 5%  |           |                    | 2027 | * *            | 1     | \$600          | B        |
|                      | No Component           | 95%   |           |                    |      |                |       |                | D        |
| Heat Rejection       |                        |   |           |                    |      |                |       |                |          |
|                      | Remote Air Cond        | 10%   |           |                    | 2022 | \$23,500       | 2     | \$2,400        | B        |
|                      | No Component           | 90%   |           |                    |      |                |       |                | D        |
| Ventilation          |                        |   |           |                    |      |                |       |                |          |
|                      | Distribution           |   |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers     | 100%  |           |                    | LIFE | * *            | 2-5   | \$19,200       | B        |
| Exhaust Fans         |                        |   |           |                    |      |                |       |                |          |
|                      | Interior               | 10%   |           |                    | 2022 | \$4,300        | 2     | \$100          | B        |
|                      | Roof                   | 90%   |           |                    | 2027 | * *            | 2     | \$1,000        | B        |
| Plumbing             |                        |   |           |                    |      |                |       |                |          |
|                      | H/C Water Piping       |   |           |                    |      |                |       |                |          |
|                      | Brass/Copper           | 20%   |           |                    | 2032 | * *            | 1     |                | B        |
|                      | Galv Iron/Steel        | 80%   |           |                    | 2027 | * *            | 1     |                | B        |
| Water Heater         |                        |   |           |                    |      |                |       |                |          |
|                      | Gas Fired              | 100%  |           |                    | 2017 | \$9,100        | 2     | \$500          | B        |
|                      |                        | Not in Service, Extent : Severe, Area Affected : 25%        |           |                    |      |                |       |                |          |
|                      |                        | Location : Basement, Small Heater In Process Of Replacement |           |                    |      |                |       |                |          |
|                      |                        | Other Observation, Extent : Light, Area Affected : 100%     |           |                    |      |                |       |                |          |
|                      |                        | Location : Boiler Room                                      |           |                    |      |                |       |                |          |
|                      |                        | Explanation : Dual Fuel, Two Heaters                        |           |                    |      |                |       |                |          |
| Sanitary Piping      |                        |   |           |                    |      |                |       |                |          |
|                      | Cast Iron              | 100%  |           |                    | LIFE | * *            | 1     |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 170 - BX

Asset # : 4142

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2027    | * *            | 1           | \$2,100        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Travels From Basement : 3rd Floor            |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1-5         | \$18,000       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 40%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 60%   |                   |                    | 2032    | * *            | 1-2         | \$5,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 171 - M  
**Address** : 19 EAST 103 STREET BTWN: 5 AVE., MADISON AVE.  
**Borough** : MANHATTAN **Agency's Number** : M171  
**Program / Asset #** : BOE0104.000 / 1655 **Yr Built/Renovated** : 1900 / 2011  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1609 **Lot** : 7 **BIN** : 1051497

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$299,500             | \$335,700             |
| Interior Architecture | \$1,137,800           | \$140,100             |
| Electrical            | \$137,500             | \$215,100             |
| Mechanical            | \$250,700             | \$284,000             |
| <b>Total</b>          | <b>\$1,825,500</b>    | <b>\$974,900</b>      |
| Priority A            | \$299,500             | \$335,700             |
| Priority B            | \$388,200             | \$551,400             |
| Priority C            | \$1,137,800           | \$87,800              |
| <b>Total</b>          | <b>\$1,825,500</b>    | <b>\$974,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$5,200         |
| Interior Architecture | \$10,800        | \$17,200        |                 | \$9,300         |
| Electrical            | \$1,100         | \$600           | \$700           | \$700           |
| Mechanical            | \$16,600        | \$11,300        | \$20,200        | \$22,300        |
| <b>Total</b>          | <b>\$28,500</b> | <b>\$29,100</b> | <b>\$20,900</b> | <b>\$37,500</b> |
| Priority A            |                 |                 |                 | \$5,200         |
| Priority B            | \$28,500        | \$21,600        | \$20,900        | \$22,900        |
| Priority C            |                 | \$7,500         |                 | \$9,300         |
| <b>Total</b>          | <b>\$28,500</b> | <b>\$29,100</b> | <b>\$20,900</b> | <b>\$37,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - M

## Asset # : 1655

| Architecture   |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |                        |   |                   |                |                    |                |             |                |               |
| Exterior Walls |                        |   |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$37,100       | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | * *            | 5           | \$174,100      | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Masonry: Brick         | 60%   | Now               | \$299,500      | LIFE               | * *            | 5           | \$89,100       | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                |                        | Location : East Facade, West Facade                             |                   |                |                    |                |             |                |               |
|                | Masonry: Limestone     | 20%   |                   |                | LIFE               | * *            | 5           | \$22,300       | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows        |                        |   |                   |                |                    |                |             |                |               |
|                | Aluminum               | 98%   |                   |                | 2038               | * *            | 5           | \$41,100       | A             |
|                | Glass Block            | 2%  |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Roof           |                        |   |                   |                |                    |                |             |                |               |
|                | Clay Tile              | 85%   |                   |                | 2042               | * *            | 10          | \$35,400       | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Copper/Terne           | 5%  |                   |                | 2037               | * *            | 10          | \$5,200        | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Skylight, Metal/Glass  | 10%   |                   |                | 2032               | * *            | 10          | \$13,900       | A             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior       |                        |   |                   |                |                    |                |             |                |               |
| Floors         |                        |   |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$26,200       | C             |
|                |                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Ceramic Tile           | 5%  | Now               | \$53,000       | 2025               | * *            | 5           | \$3,000        | C             |
|                |                        | Broken/Missing Elements, Extent : Severe, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                | Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$4,700        | C             |
|                | Vinyl Tile             | 25%   | Now               | \$85,500       | 2017               | \$285,100      | 3           | \$11,200       | C             |
|                |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                |                        | Location : Throughout 9x9 Tiles                                 |                   |                |                    |                |             |                |               |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                |                        | Location : Classrooms Throughout 9x9 Tiles                      |                   |                |                    |                |             |                |               |
|                | Vinyl Tile             | 50%   |                   |                | 2027               | * *            | 3           | \$22,400       | C             |
|                | Wood                   | 5%  |                   |                | 2037               | * *            | 5           | \$11,200       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - M

## Asset # : 1655

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Ceramic Tile

2%

2018

\$87,800

5

\$3,000

C

Ceramic Tile

3%

Now

\$131,700

2037

\* \*

5

\$2,200

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 100%**Location : Throughout*

Masonry: Brick

20%

Now

\$404,800

LIFE

\* \*

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout Basement**Recent Replace Evident, Extent : Moderate, Area Affected : 5%**Location : Near Foundation**Spalling, Extent : Moderate, Area Affected : 10%**Location : Basement*

Plaster

65%

Now

\$177,700

LIFE

\* \*

5

\$29,100

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Plaster

10%

LIFE

\* \*

5

\$4,500

C

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Ceilings

AcousTile,Adhered

10%

2035

\* \*

5

\$12,000

B

AcousTile,Adhered

15%

Now

\$10,800

2027

\* \*

5

\$9,000

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

AcousTileConcealSpLn

5%

2035

\* \*

5

\$7,500

B

Plaster

50%

LIFE

\* \*

5

\$37,400

B

Plaster

20%

LIFE

\* \*

5

\$15,000

B

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Electrical Services - Rated At 600 Amps Each*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2048

\* \*

5

\$2,100

B

## Raceway

Conduit

85%

2022

\$101,100

1

B

Conduit

15%

2042

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - M

## Asset # : 1655

| Electrical           |                   | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component         | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type              | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts      |                   |  |           |                |                    |                |             |                |          |
|                      | Panelboards       |  |           |                |                    |                |             |                |          |
|                      | Molded Case Bkrs  | 30%  |           |                | 2021               | \$40,600       | 5           | \$600          | B        |
|                      | Molded Case Bkrs  | 10%  |           |                | 2038               | * *            | 5           | \$200          | B        |
|                      | Molded Case Bkrs  | 60%  |           |                | 2044               | * *            | 5           | \$1,200        | B        |
| Wiring               |                   |  |           |                |                    |                |             |                |          |
|                      | Braided Cloth     | 70%  | 2-4       | \$91,600       | 2047               | * *            | 1           |                | B        |
|                      |                   | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                      |                   | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                      | Thermoplastic     | 20%  |           |                | 2042               | * *            | 1           |                | B        |
|                      | Thermoplastic     | 10%  |           |                | 2048               | * *            | 1           |                | B        |
| Motor Controllers    |                   |  |           |                |                    |                |             |                |          |
|                      | Locally Mounted   | 100%   |           |                | 2035               | * *            | 5           | \$500          | B        |
| Ground               |                   |  |           |                |                    |                |             |                |          |
|                      | Grounding Devices |  |           |                |                    |                |             |                |          |
|                      | Generic           | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
|                      |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                      |                   | Location : Basement  |           |                |                    |                |             |                |          |
|                      |                   | Explanation : Connected With Main Water Pipe               |           |                |                    |                |             |                |          |
| Lighting             |                   |  |           |                |                    |                |             |                |          |
|                      | Interior Lighting |  |           |                |                    |                |             |                |          |
|                      | Fluorescent       | 100%   |           |                | 2030               | * *            | 10          | \$73,300       | B        |
|                      |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                      |                   | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                      |                   | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
| Egress Lighting      |                   |  |           |                |                    |                |             |                |          |
|                      | Exit, Service     | 70%  |           |                | 2022               | \$9,300        | 1           |                | B        |
|                      | Exit, Battery     | 30%  |           |                | 2022               | \$19,900       | 10          | \$1,600        | B        |
| Exterior Lighting    |                   |  |           |                |                    |                |             |                |          |
|                      | HID               | 100%   |           |                | 2027               | * *            | 10          | \$200          | B        |
| Alarm                |                   |  |           |                |                    |                |             |                |          |
|                      | Security System   |  |           |                |                    |                |             |                |          |
|                      | No Component      | 95%  |           |                |                    |                |             |                | D        |
|                      | Generic           | 5%   |           |                | 2030               | * *            | 1           | \$1,500        | B        |
| Fire/Smoke Detection |                   |  |           |                |                    |                |             |                |          |
|                      | No Component      | 95%  |           |                |                    |                |             |                | D        |
|                      | Generic           | 5%   |           |                | 2017               | \$45,900       | 1-3         | \$2,500        | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - M

## Asset # : 1655

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 8,000 Gallon Tank For #2 Fuel         |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$79,300       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2032               | * *            | 4           | \$3,900        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2022               | \$147,500      | 1           | \$14,900       | B             |
| Convactor/Radiator          | 60%   |                   |                | 2027               | * *            | 1           | \$15,500       | B             |
| Fan Coil Unit/Heat          | 10%   |                   |                | 2022               | \$136,500      | 1           | \$2,600        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 80%   |                   |                | 2017               | \$149,900      | 1           |                | B             |
| No Component                | 20%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$44,600       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 100%  | Now               | \$5,000        | 2017               | \$100,800      | 2           | \$2,000        | B             |
|                             | Not in Service, Extent : Moderate, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                             | Location : Interior, Bathrooms                          |                   |                |                    |                |             |                |               |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2020               | \$21,200       | 2           | \$1,200        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 250 Gallon Unit                       |                   |                |                    |                |             |                |               |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Duplex Sets                           |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - M

## Asset # : 1655

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2027               | * *            | 1           | \$300          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Serves Basement Only</i>                       |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2032               | * *            | 1-2         | \$500          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 171 - Q  
**Address** : 14-14 29 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q171  
**Program / Asset #** : BOE0815.000 / 1535 **Yr Built/Renovated** : 1952 / 1999  
**Area Sq Ft** : 134,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 537 **Lot** : 14 **BIN** : 4006046

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$558,600             | \$234,000             |
| Interior Architecture | \$161,000             | \$1,203,200           |
| Electrical            | \$558,900             | \$1,190,600           |
| Mechanical            | \$27,900              | \$549,800             |
| <b>Total</b>          | <b>\$1,306,300</b>    | <b>\$3,177,600</b>    |
| Priority A            | \$558,600             | \$234,000             |
| Priority B            | \$696,500             | \$1,740,400           |
| Priority C            | \$51,300              | \$1,203,200           |
| <b>Total</b>          | <b>\$1,306,300</b>    | <b>\$3,177,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$49,100         |                 | \$11,900        |                 |
| Interior Architecture | \$101,600        | \$5,200         | \$600           | \$20,000        |
| Electrical            | \$4,300          | \$4,500         | \$3,500         | \$3,700         |
| Mechanical            | \$48,100         | \$17,600        | \$24,600        | \$22,500        |
| <b>Total</b>          | <b>\$203,100</b> | <b>\$27,400</b> | <b>\$40,600</b> | <b>\$46,200</b> |
| Priority A            | \$49,100         |                 | \$11,900        |                 |
| Priority B            | \$70,700         | \$27,400        | \$28,000        | \$26,200        |
| Priority C            | \$83,300         |                 | \$600           | \$20,000        |
| <b>Total</b>          | <b>\$203,100</b> | <b>\$27,400</b> | <b>\$40,600</b> | <b>\$46,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 171 - Q

## Asset # : 1535

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 92%        | Now               | \$316,400      | LIFE               | **             | 5           | \$94,200       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Foundation  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Masonry: Limestone   | 5%         | Now               | \$128,600      | LIFE               | **             | 5           | \$3,800        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Bulkhead                                 |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 25%               |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Bulkhead                                 |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 88%        |                   |                | 2039               | **             | 5           | \$33,500       | A             |
| Bronze/Brass   | 10%        |                   |                | 2031               | **             | 5           | \$23,800       | A             |
| Metal Louvers  | 2%         |                   |                | 2032               | **             | 10          | \$4,800        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5-10        | \$133,100      | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5-10        | \$26,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 80%        |                   |                | 2028               | **             | 10          | \$95,200       | A             |
| Built-Up (BUR)   | 5%         | Now               | \$6,400        | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Roof Over Mechanical Bulkhead                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Over Room 235a                                      |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 15%        |                   |                | 2051               | **             | 10          | \$44,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 7%         |                   |                | LIFE               | **             | 5           | \$51,500       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$8,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$13,200       | C             |
| Vinyl Tile   | 3%         |                   |                | 2031               | **             | 3           | \$1,900        | C             |
| Vinyl Tile   | 75%        |                   |                | 2018               | \$1,203,200    | 3           | \$63,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2058               | **             | 5           | \$15,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$13,600       | C             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 10          | \$3,800        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$3,400        | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5-10        | \$79,200       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$21,200       | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |      |           |   |
|----------------------|-----|--|--|------|-----|------|-----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2028 | * * | 5    | \$52,300  | B |
| AcousTileConcealSpLn | 5%  |  |  | 2040 | * * | 5    | \$10,500  | B |
| Exposed Concrete     | 60% |  |  | LIFE | * * | 5-10 | \$125,400 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 235a*

|         |     |  |  |      |     |      |          |   |
|---------|-----|--|--|------|-----|------|----------|---|
| Plaster | 10% |  |  | LIFE | * * | 5-10 | \$28,700 | B |
|---------|-----|--|--|------|-----|------|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Electrical Services Rated @ 600 Each*

## Switchgear / Switchboard

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2049 | * * | 5 | \$2,900 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$161,700 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2045 | * * | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2045 | * * | 5 | \$2,800 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 95% | 2-4 | \$170,400 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Thermoplastic | 5% |  |  | 2049 | * * | 1 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2021 | \$33,000 | 5 | \$700 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$3,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Connected To Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

88%

2023

\$892,300

10

\$90,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

10%

2031

\* \*

10

\$10,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : T-8 Lamps*

## HID

1%

2018

\$4,700

10

B

## Incandescent

1%

2018

\$10,100

2

B

## Egress Lighting

## Emergency, Battery

25%

2028

\* \*

10

\$6,800

B

## Exit, Service

75%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2023

\$45,800

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2031

\* \*

1

\$12,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : CCTV Surveillance System And Intrusion Alarm System*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

0-2

\$388,400

2033

\* \*

1-3

\$18,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Equipment System, Alarm Bells And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2033

\* \*

5

\$34,800

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$12,500

2028

\* \*

1

\$100,400

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Tubes Of #2 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

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## DEPARTMENT OF EDUCATION - 040

P. S. 171 - Q

Asset # : 1535

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |  |                    |                |             |                |               |
| Distribution          |            |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       | Now               | \$17,900   | 2033               | * *            | 4           | \$5,600        | B             |
|                       |            |                   | <i>Corroded, Extent : Severe, Area Affected : 20%</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Location : Condensate Return Tank, Boiler Room</i>            |                    |                |             |                |               |
| Terminal Devices      |            |                   |  |                    |                |             |                |               |
| Air Handler           | 30%        |                   |  | 2023               | \$207,400      | 1           | \$20,900       | B             |
| Convactor/Radiator    | 70%        |                   |  | 2028               | * *            | 1           | \$25,500       | B             |
| Air Conditioning      |            |                   |  |                    |                |             |                |               |
| Energy Source         |            |                   |  |                    |                |             |                |               |
| Electricity           | 100%       |                   |  | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 30%        |                   |  | 2018               | \$79,100       | 1           |                | B             |
| No Component          | 70%        |                   |  |                    |                |             |                | D             |
| Ventilation           |            |                   |  |                    |                |             |                |               |
| Distribution          |            |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |  | LIFE               | * *            | 2-5         | \$99,300       | B             |
| Exhaust Fans          |            |                   |  |                    |                |             |                |               |
| Interior              | 100%       |                   |  | 2023               | \$141,800      | 2           | \$3,500        | B             |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| H/C Water Piping      |            |                   |  |                    |                |             |                |               |
| Brass/Copper          | 80%        |                   |  | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 20%        |                   |  | 2021               | \$76,600       | 1           |                | B             |
| Water Heater          |            |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |  | 2021               | \$29,800       | 2           | \$1,700        | B             |
| HW Heat Exchanger     |            |                   |  |                    |                |             |                |               |
| Low Temp              | 100%       |                   |  | 2033               | * *            | 4           | \$11,200       | B             |
| Sanitary Piping       |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$3,600  | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : 1st Floor</i>                                      |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |  | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |  |                    |                |             |                |               |
| Electric              | 100%       |                   |  | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 97%        |                   |  |                    |                |             |                | D             |
| Generic               | 3%         |                   |  | 2023               | \$44,900       | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 172 - BK  
**Address** : 825 4TH AVE. BTWN: 29 ST. - 30 ST.  
**Borough** : BROOKLYN **Agency's Number** : K172  
**Program / Asset #** : BOE0471.000 / 9 **Yr Built/Renovated** : 1914 / 2000  
**Area Sq Ft** : 47,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 669 **Lot** : 1 **BIN** : 3009847

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$429,200             | \$219,000             |
| Interior Architecture | \$61,500              | \$430,100             |
| Electrical            | \$174,200             | \$537,400             |
| Mechanical            |                       | \$757,100             |
| <b>Total</b>          | <b>\$664,800</b>      | <b>\$1,943,700</b>    |
| Priority A            | \$429,200             | \$219,000             |
| Priority B            | \$235,700             | \$1,329,700           |
| Priority C            |                       | \$395,000             |
| <b>Total</b>          | <b>\$664,800</b>      | <b>\$1,943,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$67,400         |                |                 |                 |
| Interior Architecture | \$68,300         |                | \$7,200         | \$5,600         |
| Electrical            | \$500            | \$1,100        | \$1,800         | \$1,800         |
| Mechanical            | \$18,300         | \$6,700        | \$9,100         | \$5,800         |
| <b>Total</b>          | <b>\$154,400</b> | <b>\$7,800</b> | <b>\$18,100</b> | <b>\$13,100</b> |
| Priority A            | \$67,400         |                |                 |                 |
| Priority B            | \$18,800         | \$7,800        | \$12,400        | \$7,500         |
| Priority C            | \$68,300         |                | \$5,700         | \$5,600         |
| <b>Total</b>          | <b>\$154,400</b> | <b>\$7,800</b> | <b>\$18,100</b> | <b>\$13,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 172 - BK

## Asset # : 9

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5           | \$98,100       | A             |  |
| Masonry: Brick         | 80%  | Now               | \$337,700      | LIFE    | **                 | 5           | \$50,200       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Room 301  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   | Now               | \$19,700       | LIFE    | **                 | 5           | \$2,400        | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 2%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2043    | **                 | 5-10        | \$21,600       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2039    | **                 | 5           | \$18,700       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5-10        | \$22,900       | A             |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5-10        | \$49,600       | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 65%  | Now               | \$21,700       | 2023    | \$108,500          |             |                | A             |  |
|                        | Blisters, Extent : Moderate, Area Affected : 10%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Main Roof   |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 30%  |                   |                | 2028    | **                 | 10          | \$9,300        | A             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Over Auditorium                                   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : Roof Is Covered With Rubber Pads               |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 5%   |                   |                | 2023    | \$11,200           | 10          | \$1,500        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   |                   |                | 2026    | **                 | 5           | \$1,800        | C             |  |
| Quarry Tile            | 2%   |                   |                | 2028    | **                 | 5           | \$1,800        | C             |  |
| Vinyl Tile             | 15%  |                   |                | 2028    | **                 | 3           | \$3,300        | C             |  |
| Vinyl Tile             | 70%  |                   |                | 2023    | \$395,000          | 3           | \$20,700       | C             |  |
| Vinyl Tile             | 5%   | Now               | \$28,200       | 2033    | **                 | 3           | \$1,100        | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Multi Purpose Room                                |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Multi Purpose Room                                |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles                                      |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   |                   |                | 2038    | **                 | 5           | \$5,600        | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 172 - BK

## Asset # : 9

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile   | 10% |  |  | 2026 | ** | 5    | \$7,400  | C |
| Masonry: Brick | 7%  |  |  | LIFE | ** | 10   | \$1,500  | C |
| Marble Panels  | 3%  |  |  | LIFE | ** | 10   | \$900    | C |
| Plaster        | 80% |  |  | LIFE | ** | 5-10 | \$50,100 | C |

*Water Penetration, Extent : Light, Area Affected : 30%*

*Location : Classrooms 301, 302 And The Walls Along 29th Street*

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileSusp.Lay-In | 5%  |  |  | 2036 | ** | 5    | \$3,000  | B |
| Plaster              | 95% |  |  | LIFE | ** | 5-10 | \$96,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch No Available Ratings*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$74,500 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$38,200 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **       | 1 |  | B |
| Conduit | 10% |  |  | 2043 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 90% |  |  | 2022 | \$71,100 | 5 | \$900 | B |
| Molded Case Bkrs | 10% |  |  | 2039 | **       | 5 | \$100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$37,900 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2021 | \$10,200 | 5 | \$200 | B |
| Locally Mounted | 20% |  |  | 2036 | **       | 5 | \$100 | B |

## Ground

## Grounding Devices

|                  |      |  |  |      |         |   |         |   |
|------------------|------|--|--|------|---------|---|---------|---|
| Metal Water Pipe | 100% |  |  | 2021 | \$7,400 | 5 | \$1,100 | B |
|------------------|------|--|--|------|---------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : In Room B-2 Trap Door.*

*Explanation : Ground Connection.*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 172 - BK

## Asset # : 9

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%   |                   |                | 2028               | * *            | 10          | \$3,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                      |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 88%   |                   |                | 2023               | \$313,800      | 10          | \$31,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Incandescent          | 2%  |                   |                | 2018               | \$7,100        | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2023               | \$8,200        | 10          | \$4,800        | B             |
| Exit, Service         | 50%   |                   |                | 2023               | \$3,300        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2023               | \$16,000       | 10          | \$100          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2023               | \$39,800       | 1           | \$4,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                      |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only, Motion Sensors  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   | 2-4               | \$136,200      | 2033               | * *            | 1-3         | \$6,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Equipment, Fire Alarm Control Panel, Alarm Bells And Manual Pull Station |                   |                |                    |                |             |                |               |

| Mechanical           |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                             |   |           |                    |      |                |       |                |          |
|                      | Energy Source               |   |           |                    |      |                |       |                |          |
|                      | Interruptible Gas/Dual Fuel | 100%  |           |                    | 2043 | * *            | 1     |                | B        |
| Conversion Equipment |                             |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler                | 100%  |           |                    | 2036 | * *            | 1     | \$39,200       | B        |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                             | Location : Basement Boiler Room                         |           |                    |      |                |       |                |          |
|                      |                             | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Distribution         |                             |   |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump           | 100%  |           |                    | 2023 | \$314,900      | 4     | \$2,900        | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 172 - BK

## Asset # : 9

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 15%        |                   |                | 2018               | \$36,500       | 1           | \$3,700        | B             |
| Convactor/Radiator    | 80%        |                   |                | 2021               | \$340,800      | 1           | \$10,200       | B             |
| Fan Coil Unit/Heat    | 5%         |                   |                | 2018               | \$33,800       | 1           | \$600          | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 70%        |                   |                | 2018               | \$64,900       | 1           |                | B             |
| No Component          | 30%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$34,900       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 5%         |                   |                | 2018               | \$2,500        | 2           | \$100          | B             |
| Roof                  | 95%        |                   |                | 2023               | \$34,100       | 2           | \$1,200        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2021               | \$10,500       | 2           | \$600          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2023               | \$10,500       | 1-2         | \$200          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 173 - M  
**Address** : 306 FORT WASHINGTON AVENUE @ W. 173 STREET  
**Borough** : MANHATTAN **Agency's Number** : M173  
**Program / Asset #** : BOE0105.000 / 1656 **Yr Built/Renovated** : 1926 / 2001  
**Area Sq Ft** : 113,200 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3,5  
**Block** : 2142 **Lot** : 154 **BIN** : 1063503

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$88,800              |
| Interior Architecture | \$745,400             | \$70,600              |
| Electrical            | \$105,600             | \$1,196,600           |
| Mechanical            | \$116,800             | \$139,900             |
| <b>Total</b>          | <b>\$967,900</b>      | <b>\$1,496,000</b>    |
| Priority A            |                       | \$88,800              |
| Priority B            | \$222,400             | \$1,407,200           |
| Priority C            | \$745,400             |                       |
| <b>Total</b>          | <b>\$967,900</b>      | <b>\$1,496,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$17,000        |                 |
| Interior Architecture | \$3,600         | \$26,600        | \$3,600         |                 |
| Electrical            | \$22,500        | \$18,800        | \$6,400         | \$6,400         |
| Mechanical            | \$19,900        | \$34,700        | \$15,900        | \$13,100        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$85,100</b> | <b>\$47,800</b> | <b>\$24,500</b> |
| Priority A            |                 |                 | \$17,000        |                 |
| Priority B            | \$47,300        | \$62,000        | \$27,300        | \$24,500        |
| Priority C            | \$3,600         | \$23,100        | \$3,600         |                 |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$85,100</b> | <b>\$47,800</b> | <b>\$24,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 173 - M

## Asset # : 1656

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$15,700       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$73,100       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Masonry: Marble  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Panel/Paver: Limestone                                     | 8%         |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2036               | **             | 5           | \$34,000       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$9,100        | A             |
| Panel/Paver: Limestone                                     | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$31,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$7,100        | C             |
| Vinyl Tile   | 20%        |                   |                | 2025               | **             | 3           | \$10,700       | C             |
| Vinyl Tile   | 55%        |                   |                | 2015               | \$745,400      | 3           | \$29,300       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2035               | **             | 5           | \$26,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$8,600        | C             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$25,800       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2025               | **             | 5           | \$7,100        | B             |
| AcousTileSusp.Lay-In                                       | 10%        |                   |                | 2033               | **             | 5           | \$14,100       | B             |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$8,800        | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$8,800        | B             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$61,800       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 173 - M

## Asset # : 1656

| Electrical               |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |   |                   |                |         |                    |             |                |               |  |
| Service Equipment        |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 50%   |                   |                | 2020    | \$16,300           | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 1200 Amps Main Disconnect Switch          |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 50%   |                   |                | 2030    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 1000 Amps Main Disconnect Switch          |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 50%   |                   |                | 2030    | * *                | 5           | \$200          | B             |  |
| Fused Knife Sw           | 50%   | 2-4               | \$59,600       | 2050    | * *                | 5           | \$100          | B             |  |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
| Raceway                  |   |                   |                |         |                    |             |                |               |  |
| Conduit                  | 50%   |                   |                | 2020    | \$71,800           | 1           |                | B             |  |
| Conduit                  | 50%   |                   |                | 2030    | * *                | 1           |                | B             |  |
| Panelboards              |   |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs         | 30%   |                   |                | 2028    | * *                | 5           | \$700          | B             |  |
| Molded Case Bkrs         | 70%   |                   |                | 2019    | \$94,800           | 5           | \$1,700        | B             |  |
| Wiring                   |   |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 30%   | 2-4               | \$46,000       | 2045    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 70%   |                   |                | 2030    | * *                | 1           |                | B             |  |
| Motor Controllers        |   |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 30%   |                   |                | 2025    | * *                | 5           | \$200          | B             |  |
| Locally Mounted          | 60%   |                   |                | 2018    | \$19,800           | 5           | \$400          | B             |  |
| Locally Mounted          | 10%   | 2-4               | \$3,300        | 2040    | * *                | 5           |                | B             |  |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Ground                   |   |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |   |                   |                |         |                    |             |                |               |  |
| Generic                  | 100%  | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,400        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Corroded                                      |                   |                |         |                    |             |                |               |  |
| Stand-by Power           |   |                   |                |         |                    |             |                |               |  |
| Transfer Switches        |   |                   |                |         |                    |             |                |               |  |
| Automatic                | 100%  |                   |                | 2025    | * *                | 1           | \$28,600       | B             |  |
| Generators               |   |                   |                |         |                    |             |                |               |  |
| Natural Gas              | 100%  |                   |                | 2023    | \$114,600          | 1           | \$35,900       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement   |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 83.8 Kva                                  |                   |                |         |                    |             |                |               |  |
| Batteries                |   |                   |                |         |                    |             |                |               |  |
| Nickel Cadmium           | 100%  |                   |                | 2014    | \$600              | 5           | \$20,700       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 173 - M

## Asset # : 1656

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 100%       |                   |                | 2028               | * *            | 5           | \$17,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 200 Gallons Capacity                         |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2020               | \$830,900      | 10          | \$84,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2015               | \$11,900       | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2020               | \$15,800       | 10          | \$9,200        | B             |
| Exit, Service  | 60%        |                   |                | 2020               | \$9,500        | 1           |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2033               | * *            | 1           | \$94,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$7,000        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        | Now               | \$5,800        | 2015               | \$116,800      | 1           | \$10,600       | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Ahu Heating Coil, Basement Boiler Room          |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 60%        |                   |                | 2025               | * *            | 1           | \$18,500       | B             |
| Unit Heater-Stm/HW   | 20%        |                   |                | 2020               | \$139,900      | 4           | \$1,700        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2015               | \$22,300       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 30%        |                   |                | LIFE               | * *            | 2-5         | \$15,900       | B             |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 173 - M

Asset # : 1656

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2020               | \$24,000       | 2           | \$600          | B             |
| Not Accessible  | 80%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$25,200       | 2           | \$1,400        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-5  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 173 - Q  
**Address** : 67 AVE & FRESH MEADOW LANE  
**Borough** : QUEENS **Agency's Number** : Q173  
**Program / Asset #** : BOE0817.000 / 1509 **Yr Built/Renovated** : 1949 / 2002  
**Area Sq Ft** : 82,500 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6927 **Lot** : 22 **BIN** : 4149690

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$149,500             | \$50,400              |
| Interior Architecture | \$677,500             | \$93,700              |
| Electrical            |                       | \$679,800             |
| Mechanical            | \$48,700              | \$552,400             |
| <b>Total</b>          | <b>\$875,700</b>      | <b>\$1,376,300</b>    |
| Priority A            | \$149,500             | \$50,400              |
| Priority B            | \$48,700              | \$1,325,900           |
| Priority C            | \$677,500             |                       |
| <b>Total</b>          | <b>\$875,700</b>      | <b>\$1,376,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$9,200         | \$11,100        |
| Interior Architecture | \$10,400         | \$2,600         | \$8,400         | \$600           |
| Electrical            | \$78,500         | \$100           | \$14,600        | \$1,000         |
| Mechanical            | \$19,400         | \$15,100        | \$55,400        | \$9,900         |
| <b>Total</b>          | <b>\$108,400</b> | <b>\$17,700</b> | <b>\$87,600</b> | <b>\$22,700</b> |
| Priority A            |                  |                 | \$9,200         | \$11,100        |
| Priority B            | \$98,000         | \$15,100        | \$70,000        | \$10,900        |
| Priority C            | \$10,400         | \$2,600         | \$8,400         | \$600           |
| <b>Total</b>          | <b>\$108,400</b> | <b>\$17,700</b> | <b>\$87,600</b> | <b>\$22,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 173 - Q

## Asset # : 1509

| Architecture           |   | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                    |                |                    |                |             |                |               |
| Exterior Walls         |   |                    |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                    |                | LIFE               | **             | 5           | \$50,400       | A             |
| Masonry: Granite       | 5%  |                    |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Limestone     | 10%   |                    |                | LIFE               | **             | 5           | \$4,700        | A             |
| Slate Panels           | 5%  |                    |                | LIFE               | **             | 5           | \$2,400        | A             |
| Windows                |   |                    |                |                    |                |             |                |               |
| Aluminum               | 95%   |                    |                | 2037               | **             | 5           | \$22,300       | A             |
| Glass Block            | 5%  |                    |                | LIFE               | **             | 5           | \$700          | A             |
| Parapets               |   |                    |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   | 0-2                | \$80,000       | LIFE               | **             | 5           | \$12,000       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20% |                    |                |                    |                |             |                |               |
|                        | Location : Park Side                                      |                    |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                    |                | LIFE               | **             | 5           | \$1,700        | A             |
| Roof                   |   |                    |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                    |                | 2026               | **             | 10          | \$69,600       | A             |
| Copper/Terne           | 5%  |                    |                | 2036               | **             | 10          | \$9,200        | A             |
| Interior               |   |                    |                |                    |                |             |                |               |
| Floors                 |   |                    |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                    |                | LIFE               | **             | 5           | \$22,700       | C             |
| Ceramic Tile           | 5%  |                    |                | 2030               | **             | 5           | \$5,200        | C             |
| Terrazzo               | 5%  |                    |                | LIFE               | **             | 5           | \$4,000        | C             |
| Vinyl Tile             | 5%  |                    |                | 2029               | **             | 3           | \$2,600        | C             |
| Vinyl Tile             | 65%   |                    |                | 2016               | \$642,000      | 3           | \$25,300       | C             |
|                        | Other Observation, Extent : Light, Area Affected : 100%   |                    |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                    |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                   |                    |                |                    |                |             |                |               |
| Wood                   | 10%   |                    |                | 2049               | **             | 5           | \$19,400       | C             |
| Interior Walls         |   |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%   |                    |                | LIFE               | **             | 5           | \$4,200        | C             |
| Masonry: Brick         | 5%  | Now                | \$35,400       | LIFE               | **             |             |                | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10% |                    |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                    |                    |                |                    |                |             |                |               |
| Marble Panels          | 5%  |                    |                | LIFE               | **             |             |                | C             |
| Plaster                | 55%   |                    |                | LIFE               | **             | 5           | \$17,200       | C             |
| SGFT/Glazed Masonry    | 25%   |                    |                | LIFE               | **             |             |                | C             |
| Ceilings               |   |                    |                |                    |                |             |                |               |
| Exposed Concrete       | 75%   |                    |                | LIFE               | **             | 5           | \$12,100       | B             |
| Fiber Board            | 10%   |                    |                | 2021               | \$93,700       |             |                | B             |
| Plaster                | 15%   |                    |                | LIFE               | **             | 5           | \$9,700        | B             |
| Electrical             |   |                    |                |                    |                |             |                |               |
| Current Repair         |   | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type  | % of Total  | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 173 - Q

## Asset # : 1509

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 800 Amp Service Switchs                   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 20%        | 2-4               | \$20,900       | 2051               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1,2 Floors                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2047               | * *            | 5           | \$1,400        | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2021               | \$95,200       | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Fused Disc Sw   | 5%         |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Fused Knife Sw  | 20%        | 2-4               | \$27,100       | 2046               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1, 2 Floor                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 60%        |                   |                | 2043               | * *            | 5           | \$1,100        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 20%        | 2-4               | \$26,200       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 80%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2019               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted   | 20%        | 2-4               | \$4,200        | 2041               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                              |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                               |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2021               | \$530,600      | 10          | \$54,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-12                                    |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2021               | \$14,500       | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Exterior  |                   |                |                    |                |             |                |               |
|                       | Explanation : Metal Halide                                 |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2016               | \$14,500       | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Sodium                                       |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2021               | \$31,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2026               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       | Now               | \$9,700        | 2031               | * *            | 5           | \$10,700       | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Fuel Oil Leaks To Sump Pump Pit In Basement  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2019               | \$384,400      | 1           | \$68,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$5,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$85,100       | 1           | \$8,600        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2026               | * *            | 1           | \$17,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2016               | \$48,700       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$38,600       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 173 - Q

Asset # : 1509

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 95%        |                   |                | 2021               | \$82,900       | 2           | \$2,000        | B             |
| Roof                  | 5%         |                   |                | 2021               | \$3,100        | 2           | \$100          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2016               | \$18,400       | 2           | \$1,000        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2031               | * *            | 4           | \$10,300       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 174 - BK  
**Address** : 574 DUMONT AVENUE BTWN: WILLIAMS AVE., ALABAMA A  
**Borough** : BROOKLYN **Agency's Number** : K174  
**Program / Asset #** : BOE0472.000 / 1338 **Yr Built/Renovated** : 1913 / 2010  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3802 **Lot** : 15 **BIN** : 3084617

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$784,800             | \$108,800             |
| Interior Architecture | \$328,000             | \$316,000             |
| Electrical            | \$137,900             | \$191,600             |
| Mechanical            | \$185,800             | \$312,100             |
| <b>Total</b>          | <b>\$1,436,500</b>    | <b>\$928,500</b>      |
| Priority A            | \$784,800             | \$108,800             |
| Priority B            | \$323,700             | \$560,400             |
| Priority C            | \$328,000             | \$259,300             |
| <b>Total</b>          | <b>\$1,436,500</b>    | <b>\$928,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$33,300        |
| Interior Architecture | \$2,500         | \$10,100        | \$6,200         | \$5,000         |
| Electrical            | \$300           | \$500           | \$1,100         | \$8,700         |
| Mechanical            | \$9,500         | \$10,400        | \$15,100        | \$9,700         |
| <b>Total</b>          | <b>\$12,300</b> | <b>\$21,000</b> | <b>\$22,400</b> | <b>\$56,700</b> |
| Priority A            |                 |                 |                 | \$33,300        |
| Priority B            | \$9,800         | \$15,900        | \$16,200        | \$18,400        |
| Priority C            | \$2,500         | \$5,000         | \$6,200         | \$5,000         |
| <b>Total</b>          | <b>\$12,300</b> | <b>\$21,000</b> | <b>\$22,400</b> | <b>\$56,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 174 - BK

## Asset # : 1338

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$29,300       | A             |
| Masonry: Brick  | 87%        | Now               | \$365,700      | LIFE               | **             | 5           | \$108,800      | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Chimney                                |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Severe, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Chimney  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Masonry: Limestone  | 5%         | Now               | \$78,600       | LIFE               | **             | 5           | \$4,700        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Window Sills                                       |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$340,500      | 2038               | **             | 5           | \$17,700       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$8,700        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2027               | **             | 10          | \$33,300       | A             |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$4,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$3,000        | C             |
| Mosaic Tile   | 2%         |                   |                | 2027               | **             | 5           | \$5,000        | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Traffic Topping   | 5%         | Now               | \$135,900      | 2032               | **             | 5           | \$3,100        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2030               | **             | 3           | \$3,800        | C             |
| Vinyl Tile  | 25%        |                   |                | 2027               | **             | 3           | \$9,400        | C             |
| Vinyl Tile  | 27%        |                   |                | 2022               | \$259,300      | 3           | \$10,200       | C             |
| Vinyl Tile  | 20%        |                   |                | 2017               | \$192,100      | 3           | \$10,100       | C             |
| Vinyl Tile  | 5%         |                   |                | 2030               | **             | 3           | \$1,900        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 174 - BK

## Asset # : 1338

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2031 | ** | 5 | \$2,500  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$2,500  | C |
| Glass: Single Pane    | 5%  |  |  | LIFE | ** | 5 | \$4,700  | C |
| Marble Panels         | 3%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 85% |  |  | LIFE | ** | 5 | \$32,000 | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2035 | ** | 5 | \$10,100 | B |
| Plaster           | 90% |  |  | LIFE | ** | 5 | \$56,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Electrical Service Rated @ 1600 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Recent Installation, Extent : Light, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2022 |    | 1 |  | B |
| Conduit | 10% |  |  | 2042 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | ** | 5 | \$100   | B |
| Fused Disc Sw    | 10% |  |  | 2021 |    | 5 | \$200   | B |
| Molded Case Bkrs | 10% |  |  | 2038 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 75% |  |  | 2021 |    | 5 | \$1,300 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$76,100 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 15% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 50% |  |  | 2035 | ** | 5 | \$200 | B |
| Locally Mounted | 50% |  |  | 2020 |    | 5 | \$200 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 174 - BK

## Asset # : 1338

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Recent Installation*

## Lighting

## Interior Lighting

## Fluorescent

100%

2027

\* \*

10

\$61,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$8,100

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2022

\$27,300

10

\$200

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$11,300

1

\$1,200

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2022

\$38,700

1-3

\$2,000

B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$66,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$53,600

2032

\* \*

4

\$3,300

B

*Malfunctioning, Extent : Severe, Area Affected : 15%**Location : Thermostats, Various**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Throughout*

## Terminal Devices

## Air Handler

20%

2022

\$82,800

1

\$8,300

B

## Convactor/Radiator

80%

2027

\* \*

1

\$17,400

B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 174 - BK

Asset # : 1338

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | **             | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2017               | \$47,400       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$37,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$84,900       | 2032               | **             | 2           | \$1,700        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Have Not Been Working For 20 Years. Basement   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2022               | \$229,300      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$17,900       | 2           | \$1,000        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2027               | **             | 1           | \$2,100        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2032               | **             | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 174 - Q  
**Address** : 65-10 DIETERLE CRESCENT  
**Borough** : QUEENS **Agency's Number** : Q174  
**Program / Asset #** : BOE0818.000 / 1510 **Yr Built/Renovated** : 1949 / 2003  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3134 **Lot** : 24 **BIN** : 4073904

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$298,800             |
| Interior Architecture | \$170,000             | \$38,800              |
| Electrical            | \$883,500             | \$232,200             |
| Mechanical            | \$47,400              | \$148,400             |
| <b>Total</b>          | <b>\$1,100,900</b>    | <b>\$718,100</b>      |
| Priority A            |                       | \$298,800             |
| Priority B            | \$930,900             | \$419,300             |
| Priority C            | \$170,000             |                       |
| <b>Total</b>          | <b>\$1,100,900</b>    | <b>\$718,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,100         |                 | \$10,500        |                 |
| Interior Architecture | \$8,000         | \$1,300         | \$13,100        | \$6,700         |
| Electrical            | \$30,400        | \$5,300         | \$11,700        | \$4,900         |
| Mechanical            | \$35,400        | \$12,300        | \$36,100        | \$9,300         |
| <b>Total</b>          | <b>\$81,900</b> | <b>\$18,900</b> | <b>\$71,300</b> | <b>\$20,900</b> |
| Priority A            | \$8,100         |                 | \$10,500        |                 |
| Priority B            | \$65,800        | \$17,600        | \$54,400        | \$14,200        |
| Priority C            | \$8,000         | \$1,300         | \$6,400         | \$6,700         |
| <b>Total</b>          | <b>\$81,900</b> | <b>\$18,900</b> | <b>\$71,300</b> | <b>\$20,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 174 - Q

## Asset # : 1510

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |     |         |      |    |   |          |   |
|--------------------|-----|-----|---------|------|----|---|----------|---|
| Masonry: Brick     | 92% |     |         | LIFE | ** | 5 | \$39,500 | A |
| Masonry: Granite   | 5%  |     |         | LIFE | ** | 5 | \$1,600  | A |
| Masonry: Limestone | 3%  | Now | \$8,100 | LIFE | ** | 5 | \$1,000  | A |

Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%

Location : Tower

## Windows

|      |      |  |  |      |    |   |           |   |
|------|------|--|--|------|----|---|-----------|---|
| Wood | 100% |  |  | 2043 | ** | 5 | \$179,400 | A |
|------|------|--|--|------|----|---|-----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$14,500 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$1,000  | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2029 | ** | 10 | \$79,800 | A |
| Copper/Terne   | 5%  |  |  | 2056 | ** | 10 | \$10,500 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 7%  |  |  | LIFE | ** | 5 | \$13,700 | C |
| Ceramic Tile           | 3%  |  |  | 2024 | ** | 5 | \$2,700  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$3,500  | C |
| Vinyl Tile             | 60% |  |  | 2026 | ** | 3 | \$26,800 | C |
| Vinyl Tile             | 20% |  |  | 2016 |    | 3 | \$6,700  | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Stairs And Various Classrooms

Explanation : 9x9 Units

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2036 | ** | 5 | \$8,400 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 3%  |  |  | 2030 | ** | 5 | \$2,700  | C |
| Marble Panels       | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 68% |  |  | LIFE | ** | 5 | \$18,300 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |
| Wood                | 2%  |  |  | LIFE | ** | 5 | \$7,200  | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2026 | ** | 5 | \$13,300 | B |
| Exposed Concrete  | 15% |  |  | LIFE | ** | 5 | \$2,100  | B |
| Plaster           | 70% |  |  | LIFE | ** | 5 | \$38,800 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2021               | \$89,400       | 5           | \$300          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2041               | **             | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 5%  | 2-4               | \$5,100        | 2046               | **             | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 20%   | 2-4               | \$20,300       | 2046               | **             | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                     |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 65%   |                   |                | 2020               | \$66,100       | 5           | \$1,000        | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2037               | **             | 5           | \$200          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$80,600       | 2046               | **             | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%   |                   |                | 2019               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted          | 20%   |                   |                | 2034               | **             | 5           | \$100          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%  |                   |                |                    |                |             |                | D             |
|                          | Other Observation, Extent : Light, Area Affected : 0%       |                   |                |                    |                |             |                |               |
|                          | Location :  |                   |                |                    |                |             |                |               |
|                          | Explanation : Covered With Insulation                       |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%   |                   |                | 2026               | **             | 10          | \$53,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : T- 8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 2%  |                   |                | 2021               | \$5,000        | 10          |                | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 40%   |                   |                | 2026               | **             | 10          | \$5,800        | B             |
| Exit, Service            | 60%   |                   |                | 2026               | **             | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 50%   |                   |                | 2021               | \$26,200       | 10          | \$2,700        | B             |
| HID                      | 50%   |                   |                | 2021               | \$12,100       | 10          | \$100          | B             |
| Alarm                    |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 174 - Q

## Asset # : 1510

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

## Generic

100%

2016

\$200,400

1

\$21,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional And Tied-in To Central Monitoring Station*

## Fire/Smoke Detection

## No Component

20%

D

## Generic

80%

2016

\$548,900

1-3

\$28,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Fire Alarm System Is Old And Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$18,500

B

## Conversion Equipment

## Steam Boiler

100%

0-2

\$33,100

2026

\* \*

1

\$53,200

B

*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Brickwork Inside Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$47,400

2031

\* \*

4

\$2,900

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 10%**Location : Check Valves and Vacuum Pump**Explanation : Leaking Evident*

## Terminal Devices

## Air Handler

20%

2021

\$73,300

1

\$7,400

B

## Convactor/Radiator

80%

2026

\* \*

1

\$15,400

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2016

\$14,000

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,200

B

## Exhaust Fans

## Interior

100%

2021

\$75,100

2

\$1,800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 174 - Q

Asset # : 1510

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel   | 100%           |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2031    | * *            | 4           | \$8,900        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                  | Electric  | 100%           |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                  | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                       |                |                   |                    |         |                |             |                |               |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 5%             |                   |                    | 2031    | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 175 - BX  
**Address** : 200 CITY ISLAND AVENUE BTWN: WINTERS ST., CENTRE ST.  
**Borough** : BRONX **Agency's Number** : X175  
**Program / Asset #** : BOE0303.000 / 365 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 47,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 5641 **Lot** : 280 **BIN** : 2082444

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$49,600              |
| Electrical            | \$243,300             | \$273,500             |
| Mechanical            | \$39,100              | \$298,800             |
| <b>Total</b>          | <b>\$282,400</b>      | <b>\$621,900</b>      |
| Priority A            |                       | \$49,600              |
| Priority B            | \$282,400             | \$572,300             |
| <b>Total</b>          | <b>\$282,400</b>      | <b>\$621,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$6,500         |
| Interior Architecture |                 | \$8,000         | \$2,800         | \$11,100        |
| Electrical            | \$400           | \$600           | \$800           | \$50,100        |
| Mechanical            | \$40,400        | \$9,400         | \$19,400        | \$21,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$44,700</b> | <b>\$21,900</b> | <b>\$27,000</b> | <b>\$93,200</b> |
| Priority A            |                 |                 |                 | \$6,500         |
| Priority B            | \$44,700        | \$14,000        | \$24,200        | \$86,600        |
| Priority C            |                 | \$8,000         | \$2,800         |                 |
| <b>Total</b>          | <b>\$44,700</b> | <b>\$21,900</b> | <b>\$27,000</b> | <b>\$93,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | * *            | 5           | \$21,400       | A             |
| Metal Panel  | 20%        |                   |                | 2048               | * *            | 5-10        | \$36,800       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation                          |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | * *            | 5           | \$5,700        | A             |
| Metal Panel  | 15%        |                   |                | 2048               | * *            | 5           | \$4,200        | A             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2030               | * *            | 10          | \$49,600       | A             |
| Copper/Terne   | 5%         |                   |                | 2057               | * *            | 10          | \$6,500        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | * *            | 5           | \$6,500        | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$3,000        | C             |
| Quarry Tile  | 5%         |                   |                | 2035               | * *            | 5           | \$4,500        | C             |
| Slate  | 15%        |                   |                | LIFE               | * *            | 5           | \$9,500        | C             |
| Vinyl Tile   | 40%        |                   |                | 2027               | * *            | 3           | \$8,900        | C             |
| Wood   | 5%         |                   |                | 2050               | * *            | 5           | \$5,600        | C             |
| Under Construction   | 25%        |                   |                |                    |                |             |                | D             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$2,600        | C             |
| Concrete Masonry Unit                                      | 35%        |                   |                | LIFE               | * *            | 5           | \$7,400        | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | * *            |             |                | C             |
| Under Construction   | 25%        |                   |                |                    |                |             |                | D             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                       | 30%        |                   |                | 2027               | * *            | 5           | \$22,300       | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Exposed Struc: Steel                                       | 15%        |                   |                | LIFE               | * *            |             |                | B             |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$3,700        | B             |
| Under Construction   | 25%        |                   |                |                    |                |             |                | D             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - BX

## Asset # : 365

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 70%        |                   |                | 2022               | \$52,200       | 5           | \$100          | B             |
| Fused Disc Sw   | 30%        |                   |                | 2048               | * *            | 5           | \$100          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$47,700       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$7,900        | 5           | \$100          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$55,300       | 5           | \$700          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 90%        |                   |                | 2022               | \$42,700       | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 40%        |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Locally Mounted   | 50%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 10%        |                   |                | 2020               | \$100          | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 68%        |                   |                | 2017               | \$243,300      | 10          | \$24,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 5%         |                   |                | 2022               | \$17,900       | 10          | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl Compact Fluorescent Light Fixtures                        |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 5%         |                   |                | 2022               | \$17,900       | 10          | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Rooms   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2017               | \$1,700        | 10          |                | B             |
| Incandescent  | 1%         |                   |                | 2017               | \$3,600        | 2           |                | B             |
| Under Construction  | 20%        |                   |                |                    |                |             |                | D             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$4,800        | B             |
| Exit, Service   | 50%        |                   |                | 2017               | \$3,300        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$16,000       | 10          | \$100          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - BX

## Asset # : 365

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2022

\$39,800

1

\$4,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

## Fire/Smoke Detection

Under Construction

100%

D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$12,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

## Conversion Equipment

Heat Exchanger

20%

2025

\* \*

1

\$3,900

B

Steam Boiler

2%

0-2

\$4,400

2042

\* \*

1

\$700

B

*Damaged, Extent : Moderate, Area Affected : 50%**Location : Basement, Damaged Insulation**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Boiler Room, Boiler Burner Performs Unreliably*

Steam Boiler

78%

2027

\* \*

1

\$30,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - #4 Oil Burning Steam Boilers*

## Distribution

Hot Wtr Piping/Pump

2%

Now

\$4,500

2047

\* \*

4

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Penthouse Mechanical Equipment Room, 1 Of 2 Defective Pumps*

Hot Wtr Piping/Pump

18%

2030

\* \*

4

\$500

B

Steam Piping/Pump

80%

2032

\* \*

4

\$1,600

B

## Terminal Devices

Air Handler

2%

0-2

\$4,900

2032

\* \*

1

\$400

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Penthouse Mechanical Equipment Room, Defective Air Handler Controls*

Air Handler

38%

2022

\$92,700

1

\$9,300

B

Convactor/Radiator

5%

2035

\* \*

1

\$600

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Throughout, Steam Leaks Evident*

Convactor/Radiator

45%

2027

\* \*

1

\$5,800

B

Fan Coil Unit/Heat

10%

2022

\$67,800

1

\$1,300

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

| Mechanical  |                             | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|-----------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |                             |                |                   |                |                    |                |             |                |               |
| Energy Source   | Electricity                 | 100%           |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment  | Reciprocating Compr/Chiller | 40%            |                   |                | 2027               | **             | 1           | \$7,400        | B             |
|   | Window/Wall Unit            | 40%            |                   |                | 2020               | \$37,200       | 1           |                | B             |
|   | No Component                | 20%            |                   |                |                    |                |             |                | D             |
| Distribution  | Chilled Wtr Pipe/Pump       | 100%           |                   |                | 2042               | **             | 4           | \$2,900        | B             |
| Terminal Devices  | Air Handler/Cool/Ht         | 80%            |                   |                | 2027               | **             | 1           | \$19,700       | B             |
|   | Fan Coil - Cool/Heat        | 20%            |                   |                | 2027               | **             | 1           | \$2,600        | B             |
| Heat Rejection  | Air Condenser Unit          | 90%            |                   |                | 2022               | \$65,100       | 2           | \$24,900       | B             |
|   | Remote Air Cond             | 10%            |                   |                | 2022               | \$21,600       | 2           | \$2,800        | B             |
| Ventilation   |                             |                |                   |                |                    |                |             |                |               |
| Distribution  | Ductwork/Diffusers          | 100%           | Now               | \$39,100       | LIFE               | **             | 2-5         | \$22,100       | B             |
| Insul. Deteriorating, Extent : Moderate, Area Affected : 50%<br>Location : Basement   |                             |                |                   |                |                    |                |             |                |               |
| Exhaust Fans  | Roof                        | 100%           |                   |                | 2022               | \$36,000       | 2           | \$1,200        | B             |
| Plumbing  |                             |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  | Galv Iron/Steel             | 100%           | Now               | \$6,800        | 2027               | **             | 1           |                | B             |
| Broken, Extent : Moderate, Area Affected : 5%<br>Location : House Pumps Not Working   |                             |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   | Low Temp                    | 100%           |                   |                | 2042               | **             | 4           | \$5,900        | B             |
| Sanitary Piping   | Cast Iron                   | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  | Cast Iron                   | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  | Rigid Piping                | 100%           | 0-2               | \$500          | 2022               | \$10,300       | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 50%<br>Location : Basement, 1 Of 2 Defective Sump Pumps                    |                             |                |                   |                |                    |                |             |                |               |
| Fixtures  | Generic                     | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport  |                             |                |                   |                |                    |                |             |                |               |
| Elevators   | Geared Traction             | 100%           |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 1%<br>Location : Basement To First Floor<br>Explanation : 1 - Freight Unit |                             |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 175 - BX

Asset # : 365

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Standpipe Generic                                 | 100%       |                   |                | 2032               | * *            | 1-5         | \$20,800       | B             |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2032               | * *            | 1-2         | \$5,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 175 - M (P175M-SIE VII)  
**Address** : 175 WEST 134 STREET  
**Borough** : MANHATTAN **Agency's Number** : M175  
**Program / Asset #** : BOE0106.000 / 1657 **Yr Built/Renovated** : 1958 / 2000  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1919 **Lot** : 6 **BIN** : 1058248

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$178,000             |
| Interior Architecture | \$364,100             | \$712,400             |
| Electrical            | \$117,700             | \$957,500             |
| Mechanical            | \$158,000             | \$195,100             |
| <b>Total</b>          | <b>\$639,800</b>      | <b>\$2,043,000</b>    |
| Priority A            |                       | \$178,000             |
| Priority B            | \$459,700             | \$1,152,600           |
| Priority C            | \$180,100             | \$712,400             |
| <b>Total</b>          | <b>\$639,800</b>      | <b>\$2,043,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$11,500        |
| Interior Architecture | \$34,700        | \$9,900         | \$2,000         | \$9,300         |
| Electrical            | \$7,200         | \$20,400        | \$100           |                 |
| Mechanical            | \$40,500        | \$21,000        | \$15,900        | \$10,600        |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$51,300</b> | <b>\$17,900</b> | <b>\$31,400</b> |
| Priority A            |                 |                 |                 | \$11,500        |
| Priority B            | \$47,700        | \$51,300        | \$15,900        | \$10,600        |
| Priority C            | \$34,700        |                 | \$2,000         | \$9,300         |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$51,300</b> | <b>\$17,900</b> | <b>\$31,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 175 - M (P175M-SIE VII)**  
**Asset # : 1657**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 100%   |                   |                | LIFE               | **             | 5           | \$64,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  |                   |                | 2042               | **             | 5           | \$23,000       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block             | 5%   |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 10%  |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Limestone      | 65%  |                   |                | LIFE               | **             | 5           | \$11,200       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail              | 25%  |                   |                | 2033               | **             | 5-10        | \$61,900       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 100%   |                   |                | 2028               | **             | 10          | \$75,500       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%   |                   |                | 2029               | **             | 5           | \$5,300        | C             |
|                         | Patching Evident, Extent : Moderate, Area Affected : 2%      |                   |                |                    |                |             |                |               |
|                         | Location : Toilet Rooms                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 70%  |                   |                | 2020               | \$712,400      | 3           | \$37,400       | C             |
|                         | Patching Evident, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 15%  |                   |                | 2028               | **             | 3           | \$6,000        | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                    | 10%  | Now               | \$22,600       | 2048               | **             | 5           | \$10,000       | C             |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Masonry: Brick

5%

LIFE

\* \*

C

Mosaic Tile

15%

Now

\$118,100

LIFE

\* \*

C

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Lobby**Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Lobby*

Plaster

55%

LIFE

\* \*

5

\$17,700

C

SGFT/Glazed Masonry

25%

Now

\$62,000

LIFE

\* \*

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 2%**Location : Stair 1-2**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Stair 1 - 2, Between 2nd And 3rd Floors*

## Ceilings

AcousTileConcealSpLn

15%

2025

\* \*

5

\$19,900

B

Exposed Concrete

45%

Now

\$184,000

LIFE

\* \*

5

\$7,500

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 5%**Location : Main Entrance And Bulkhead At Stair 5**Exposed Reinforcement, Extent : Moderate, Area Affected : 5%**Location : Main Entrance*

Metal Panel

25%

LIFE

\* \*

5

\$33,100

B

Plaster

15%

LIFE

\* \*

5

\$9,900

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Service Switches Rated @ 800 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2020

\$104,300

5

\$1,800

B

## Raceway

Conduit

90%

2020

\$107,100

1

B

Conduit

10%

2040

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2019

\$13,600

5

\$200

B

Molded Case Bkrs

10%

2036

\* \*

5

\$200

B

Molded Case Bkrs

80%

2019

\$108,400

5

\$1,500

B

## Wiring

Braided Cloth

90%

2-4

\$117,700

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2040

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

| Electrical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Motor Controllers

Locally Mounted

70%

2018

\$14,800

5

\$300

B

Locally Mounted

30%

0-2

\$6,400

2040

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Mech Room*

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected To Main Water Pipe.*

## Lighting

## Interior Lighting

Fluorescent

90%

2020

\$578,900

10

\$58,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Lamp T-12*

Fluorescent

5%

2028

\* \*

10

\$3,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Bathrooms, Corridors**Explanation : T-8 Lamps, Cfl*

HID

2%

2020

\$6,000

10

B

Incandescent

3%

2015

\$19,300

2

\$100

B

## Egress Lighting

Emergency, Service

50%

2025

\* \*

1

B

Exit, Service

50%

2025

\* \*

1

B

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 4

100%

2040

\* \*

5

\$22,100

B

## Conversion Equipment

Steam Boiler

100%

2025

\* \*

1

\$70,700

B

*Not Energy Efficient, Extent : Light, Area Affected : 10%**Location : No Hot Water Heater, Boiler Has To Run All Summer**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$28,400

2030

\* \*

4

\$3,500

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - M (P175M-SIE VII)

Asset # : 1657

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                |                    |                |             |                |               |
|                  | Terminal Devices   |                |                   |                |                    |                |             |                |               |
|                  | Air Handler  | 25%            |                   |                | 2020               | \$109,700      | 1           | \$11,000       | B             |
|                  | Convactor/Radiator                                       | 75%            | Now               | \$57,600       | 2025               | * *            | 1           | \$15,600       | B             |
|                  | Malfunctioning, Extent : Severe, Area Affected : 20%     |                |                   |                |                    |                |             |                |               |
|                  | Location : Traps, Throughout                             |                |                   |                |                    |                |             |                |               |
| Air Conditioning |  |                |                   |                |                    |                |             |                |               |
|                  | Energy Source  |                |                   |                |                    |                |             |                |               |
|                  | Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
|                  | Conversion Equipment                                     |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit   | 60%            |                   |                | 2015               | \$100,300      | 1           |                | B             |
|                  | No Component   | 40%            |                   |                |                    |                |             |                | D             |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers                                       | 100%           |                   |                | LIFE               | * *            | 2-5         | \$39,800       | B             |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Interior   | 95%            |                   |                | 2020               | \$85,400       | 2           | \$2,100        | B             |
|                  | Roof   | 5%             |                   |                | 2025               | * *            | 2           | \$100          | B             |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper   | 10%            |                   |                | 2040               | * *            | 1           |                | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement                                      |                |                   |                |                    |                |             |                |               |
|                  | Explanation : No Water Meter Exist                       |                |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel  | 90%            |                   |                | 2025               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                  | Low Temp   | 100%           |                   |                | 2030               | * *            | 4           | \$10,600       | B             |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                       |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
|                  | Fixtures   |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 175 - Q  
**Address** : 64-35 102 STREET  
**Borough** : QUEENS **Agency's Number** : Q175  
**Program / Asset #** : BOE0819.000 / 1511 **Yr Built/Renovated** : 1951 /  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2  
**Block** : 2128 **Lot** : 14 **BIN** : 4051200

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$69,200         | \$59,500           |
| Interior Architecture |  |                  | \$1,014,200        |
| Electrical            |  | \$124,300        | \$988,700          |
| Mechanical            |  |                  | \$84,600           |
| <b>Total</b>          |  | <b>\$193,400</b> | <b>\$2,147,100</b> |
| Priority A            |  | \$69,200         | \$59,500           |
| Priority B            |  | \$124,300        | \$1,073,300        |
| Priority C            |  |                  | \$1,014,200        |
| <b>Total</b>          |  | <b>\$193,400</b> | <b>\$2,147,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$11,100        |                 |
| Interior Architecture | \$11,200        | \$9,900         |                 | \$11,200        |
| Electrical            | \$900           | \$7,000         | \$100           |                 |
| Mechanical            | \$15,000        | \$71,600        | \$14,600        | \$10,400        |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$88,500</b> | <b>\$25,700</b> | <b>\$21,600</b> |
| Priority A            |                 |                 | \$11,100        |                 |
| Priority B            | \$15,900        | \$83,600        | \$14,600        | \$10,400        |
| Priority C            | \$11,200        | \$4,800         |                 | \$11,200        |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$88,500</b> | <b>\$25,700</b> | <b>\$21,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - Q

## Asset # : 1511

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$59,500 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$2,300  | A |

## Windows

|          |     |  |  |      |    |   |          |   |
|----------|-----|--|--|------|----|---|----------|---|
| Aluminum | 95% |  |  | 2036 | ** | 5 | \$22,200 | A |
| Steel    | 5%  |  |  | 2028 | ** | 5 | \$14,600 | A |

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$11,900 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$1,700  | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2025 | ** | 10 | \$69,200 | A |
| Metal Panel    | 5%  |  |  | 2033 | ** | 10 | \$6,700  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$11,300 | C |
| Ceramic Tile           | 3%  |  |  | 2023 | \$68,400  | 5 | \$3,100  | C |
| Vinyl Tile             | 87% |  |  | 2020 | \$854,100 | 3 | \$44,800 | C |
| Wood                   | 5%  |  |  | 2035 | **        | 5 | \$9,700  | C |

## Interior Walls

|                       |     |  |  |      |          |   |          |   |
|-----------------------|-----|--|--|------|----------|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2023 | \$91,700 | 5 | \$3,100  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | **       | 5 | \$2,100  | C |
| Plaster               | 67% |  |  | LIFE | **       | 5 | \$20,800 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | **       |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 5%  |  |  | 2025 | ** | 5 | \$5,100  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2025 | ** | 5 | \$5,100  | B |
| Exposed Concrete     | 75% |  |  | LIFE | ** | 5 | \$12,000 | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$9,600  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated At 400 Amps

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated At 600 Amps

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 175 - Q

## Asset # : 1511

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 95%  |                   |                | 2020               | \$113,000      | 1           |                | B             |
| Conduit               | 5%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2019               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs      | 90%  |                   |                | 2019               | \$121,900      | 5           | \$1,600        | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 95%  | 2-4               | \$124,300      | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 5%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2018               | \$21,200       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2020               | \$589,500      | 10          | \$60,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$5,700        | 10          |                | B             |
| Incandescent          | 3%   |                   |                | 2020               | \$18,600       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2025               | * *            | 10          | \$6,600        | B             |
| Exit, Service         | 60%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2030               | * *            | 5           | \$21,300       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$68,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$5,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 175 - Q

Asset # : 1511

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 20%        |                   |                | 2020               | \$84,600       | 1           | \$8,500        | B             |
| Convactor/Radiator    | 80%        |                   |                | 2025               | * *            | 1           | \$17,800       | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%        |                   |                | 2015               | \$32,300       | 1           |                | B             |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 75%        |                   |                | LIFE               | * *            | 2-5         | \$28,800       | B             |
| No Component          | 25%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 70%        |                   |                | 2025               | * *            | 2           | \$1,500        | B             |
| Roof                  | 5%         |                   |                | 2020               | \$3,100        | 2           | \$100          | B             |
| No Component          | 25%        |                   |                |                    |                |             |                | D             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$18,300       | 2           | \$1,000        | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$10,200       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2030               | * *            | 1           | \$4,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 176 - BK  
**Address** : 1225 BAY RIDGE AVE. @ 12TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K176  
**Program / Asset #** : BOE0970.000 / 1186 **Yr Built/Renovated** : 1914 / 2006  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5774 **Lot** : 1 **BIN** : 3143190

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$221,800             | \$167,700             |
| Interior Architecture | \$933,200             | \$315,800             |
| Electrical            |                       | \$438,500             |
| Mechanical            |                       | \$285,100             |
| <b>Total</b>          | <b>\$1,155,000</b>    | <b>\$1,207,100</b>    |
| Priority A            | \$221,800             | \$167,700             |
| Priority B            | \$88,700              | \$774,300             |
| Priority C            | \$844,500             | \$265,100             |
| <b>Total</b>          | <b>\$1,155,000</b>    | <b>\$1,207,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,300         |                 |                 |                 |
| Interior Architecture | \$79,800         |                 |                 | \$11,400        |
| Electrical            | \$29,000         | \$1,800         | \$2,500         | \$2,600         |
| Mechanical            | \$73,600         | \$12,900        | \$17,400        | \$12,200        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$219,600</b> | <b>\$19,600</b> | <b>\$24,900</b> | <b>\$31,200</b> |
| Priority A            | \$32,300         |                 |                 |                 |
| Priority B            | \$126,600        | \$19,600        | \$24,900        | \$19,700        |
| Priority C            | \$60,800         |                 |                 | \$11,400        |
| <b>Total</b>          | <b>\$219,600</b> | <b>\$19,600</b> | <b>\$24,900</b> | <b>\$31,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 176 - BK

## Asset # : 1186

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 2%         |                   |                | 2058    | **                 | 10          | \$6,700        | A             |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$230,200      | A             |  |
| Masonry: Brick  | 10%        | Now               | \$48,300       | LIFE    | **                 | 5           | \$14,400       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite  | 3%         |                   |                | LIFE    | **                 | 5           | \$6,500        | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$10,800       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2039    | **                 | 5           | \$40,700       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | **                 | 5-10        | \$68,400       | A             |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        |                   |                | 2031    | **                 | 10          | \$38,300       | A             |  |
| Copper/Terne  | 5%         |                   |                | 2058    | **                 | 10          | \$5,000        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$50,700       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$38,500       | 2032    | **                 | 5           | \$2,900        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 5%         | 2-4               | \$17,400       | LIFE    | **                 | 5           | \$4,300        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 55%        | Now               | \$607,500      | 2033    | **                 | 3           | \$23,900       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors - 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors - 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 24%        | Now               | \$13,300       | 2023    | \$265,100          | 3           | \$10,400       | C             |  |
| Uneven Substrate, Extent : Light, Area Affected : 10%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 12x12 Tiles                               |            |                   |                |         |                    |             |                |               |  |
| Wood  | 1%         |                   |                | 2038    | **                 | 5           | \$2,200        | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 10          | \$4,300        | C             |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 | 10          | \$2,900        | C             |  |
| Plaster   | 70%        | Now               | \$185,300      | LIFE    | **                 | 5           | \$30,300       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE    | **                 | 10          | \$10,800       | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered   | 15%        |                   |                | 2028    | **                 | 5           | \$17,400       | B             |  |
| Exposed Concrete  | 15%        |                   |                | LIFE    | **                 | 5-10        | \$21,700       | B             |  |
| Plaster   | 70%        |                   |                | LIFE    | **                 | 5-10        | \$139,400      | B             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 176 - BK

## Asset # : 1186

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room In Basement                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$14,400       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room On 1st Floor                    |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 60%        |                   |                | 2023               | \$62,600       | 5           | \$200          | B             |
| Fused Disc Sw  | 40%        |                   |                | 2049               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$108,400      | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2045               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$26,200       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic  | 70%        |                   |                | 2023               | \$91,600       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2036               | * *            | 5           | \$500          | B             |
| Locally Mounted  | 10%        |                   |                | 2021               | \$2,100        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2028               | * *            | 10          | \$68,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$9,700        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$9,400        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$31,400       | 10          | \$200          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

60%

2028

\* \*

1-3

\$18,600

D

Generic

40%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 10,000 Gal Tank*

Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$76,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$30,800

2043

\* \*

4

\$3,800

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

30%

2023

\$142,800

1

\$14,400

B

Convactor/Radiator

70%

2028

\* \*

1

\$17,500

B

## Air Conditioning

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Window/Wall Unit

30%

2018

\$54,500

1

B

No Component

70%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$68,400

B

Exhaust Fans

Interior

90%

2023

\$87,800

2

\$2,200

B

Roof

10%

2023

\$7,000

2

\$200

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2028

\* \*

1

B

Water Heater

Gas Fired

100%

2021

\$20,500

2

\$1,200

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 176 - BK

Asset # : 1186

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$6,200        | LIFE               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor And Basement</i>                         |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Backup In Bathrooms And Kitchen When It Rains</i> |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$4,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |               |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : 1-5</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,100        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 176 - Q  
**Address** : 120-45 235 STREET BTWN: 120 AVE., 121 AVE.  
**Borough** : QUEENS **Agency's Number** : Q176  
**Program / Asset #** : BOE0820.000 / 2529 **Yr Built/Renovated** : 1949 / 2005  
**Area Sq Ft** : 60,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 12820 **Lot** : 1 **BIN** : 4276382

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,500              |                       |
| Interior Architecture | \$646,500             |                       |
| Electrical            | \$659,000             | \$256,400             |
| Mechanical            | \$70,800              | \$312,400             |
| <b>Total</b>          | <b>\$1,443,800</b>    | <b>\$568,800</b>      |
| Priority A            | \$67,500              |                       |
| Priority B            | \$729,800             | \$568,800             |
| Priority C            | \$646,500             |                       |
| <b>Total</b>          | <b>\$1,443,800</b>    | <b>\$568,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$6,800         | \$4,700         |                 |                  |
| Interior Architecture |                 | \$2,500         | \$2,300         | \$20,000         |
| Electrical            | \$10,100        | \$1,200         | \$1,400         | \$98,800         |
| Mechanical            | \$7,600         | \$7,100         | \$15,300        | \$25,900         |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$15,600</b> | <b>\$19,000</b> | <b>\$144,600</b> |
| Priority A            | \$6,800         | \$4,700         |                 |                  |
| Priority B            | \$17,700        | \$10,200        | \$16,700        | \$134,000        |
| Priority C            |                 | \$700           | \$2,300         | \$10,600         |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$15,600</b> | <b>\$19,000</b> | <b>\$144,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$32,700       | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2044               | **             | 5           | \$13,600       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Steel  | 5%         |                   |                | 2030               | **             | 5           | \$9,500        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Limestone   | 85%        |                   |                | LIFE               | **             | 5           | \$13,800       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2027               | **             | 10          | \$67,500       | A             |
| Copper/Terne   | 5%         |                   |                | 2050               | **             | 10          | \$8,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$8,200        | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$2,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Vinyl Tile   | 75%        | Now               | \$107,800      | 2017               | \$538,800      | 3           | \$21,200       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout 9x9 Tiles</i>                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 7%         |                   |                | 2027               | **             | 3           | \$2,000        | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$7,100        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$2,300        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$12,500       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2027               | **             | 5           | \$18,700       | B             |
| AcousTile,Adhered  | 5%         |                   |                | 2035               | **             | 5           | \$3,700        | B             |
| Exposed Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | B             |
| Plaster  | 65%        |                   |                | LIFE               | **             | 5           | \$30,400       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$16,000

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 176 - Q

## Asset # : 2529

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2032               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 10%   | 2-4               | \$7,900        | 2047               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 20%   |                   |                | 2021               | \$15,800       | 5           | \$200          | B             |
| Molded Case Bkrs         | 15%   |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs         | 55%   |                   |                | 2021               | \$43,500       | 5           | \$700          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$700          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%   |                   |                | 2022               | \$136,200      | 10          | \$13,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Corridors  |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 63%   |                   |                | 2017               | \$286,000      | 10          | \$29,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Classrooms                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 2%  |                   |                | 2017               | \$4,200        | 10          |                | B             |
| Incandescent             | 5%  |                   |                | 2017               | \$22,700       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2017               | \$10,400       | 10          | \$6,100        | B             |
| Exit, Service            | 50%   |                   |                | 2017               | \$4,200        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2017

\$20,500

10

\$200

B

## Alarm

Fire/Smoke Detection

No Component

65%

D

Generic

35%

2017

\$202,900

1-3

\$10,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 2

100%

2032

\* \*

5

\$15,600

B

Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$49,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : One Boiler*

Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$2,500

B

Terminal Devices

Air Handler

25%

2022

\$77,400

1

\$7,800

B

Convactor/Radiator

75%

2027

\* \*

1

\$12,200

B

## Air Conditioning

Energy Source

Electricity

100%

2030

\* \*

1

B

Conversion Equipment

Window/Wall Unit

60%

2017

\$70,800

1

B

No Component

40%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$28,100

B

Exhaust Fans

Interior

100%

2022

\$63,500

2

\$1,600

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2020

\$171,500

1

B

Water Heater

Gas Fired

100%

2020

\$13,400

2

\$800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 100 Gallon Tank*

HW Heat Exchanger

Low Temp

100%

2032

\* \*

4

\$5,000

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 176 - Q

Asset # : 2529

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 177 - BK  
**Address** : 346 AVENUE P BTWN: WEST 1 ST, - DAHILL RD.  
**Borough** : BROOKLYN **Agency's Number** : K177  
**Program / Asset #** : BOE0474.000 / 7 **Yr Built/Renovated** : 1924 / 2010  
**Area Sq Ft** : 100,502 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 6631 **Lot** : 1 **BIN** : 3175834

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$641,700             | \$193,300             |
| Interior Architecture | \$1,132,200           | \$534,000             |
| Electrical            | \$956,000             | \$465,100             |
| Mechanical            |                       | \$801,700             |
| <b>Total</b>          | <b>\$2,729,900</b>    | <b>\$1,994,200</b>    |
| Priority A            | \$641,700             | \$193,300             |
| Priority B            | \$1,097,400           | \$1,318,300           |
| Priority C            | \$990,800             | \$482,600             |
| <b>Total</b>          | <b>\$2,729,900</b>    | <b>\$1,994,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 |                 |
| Interior Architecture | \$66,400         | \$6,300         | \$3,200         | \$12,700        |
| Electrical            | \$500            | \$800           | \$1,200         | \$49,700        |
| Mechanical            | \$47,700         | \$12,700        | \$18,900        | \$34,500        |
| <b>Total</b>          | <b>\$114,500</b> | <b>\$19,800</b> | <b>\$23,200</b> | <b>\$96,800</b> |
| Priority A            |                  |                 |                 |                 |
| Priority B            | \$57,900         | \$19,800        | \$20,000        | \$84,100        |
| Priority C            | \$56,600         |                 | \$3,200         | \$12,700        |
| <b>Total</b>          | <b>\$114,500</b> | <b>\$19,800</b> | <b>\$23,200</b> | <b>\$96,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - BK

## Asset # : 7

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | **                 | 5           | \$149,300      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   | Now               | \$641,700      | 2038    | **                 | 5           | \$22,200       | A             |  |
|                        | Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5           | \$8,900        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$10,400       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2030    | **                 | 10          | \$44,000       | A             |  |
|                        | Recent Installation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   | Now               | \$1,900        | LIFE    | **                 | 5           | \$13,800       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   |                   |                | 2031    | **                 | 5           | \$6,300        | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$4,900        | C             |  |
| Vinyl Tile             | 40%  | Now               | \$482,600      | 2032    | **                 | 3           | \$19,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 40%  | Now               | \$48,300       | 2022    | \$482,600          | 3           | \$19,000       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 12x12 Tiles                            |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   | Now               | \$26,800       | 2037    | **                 | 5           | \$5,900        | C             |  |
|                        | Dry Rot/Decay, Extent : Moderate, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - BK

## Asset # : 7

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

|    |     |          |      |    |   |         |   |
|----|-----|----------|------|----|---|---------|---|
| 3% | Now | \$27,900 | 2025 | ** | 5 | \$2,400 | C |
|----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Gypsum Board

|     |  |  |      |    |   |         |   |
|-----|--|--|------|----|---|---------|---|
| 10% |  |  | LIFE | ** | 5 | \$9,500 | C |
|-----|--|--|------|----|---|---------|---|

## Masonry: Brick

|     |  |  |      |    |  |  |   |
|-----|--|--|------|----|--|--|---|
| 15% |  |  | LIFE | ** |  |  | C |
|-----|--|--|------|----|--|--|---|

## Marble Panels

|    |     |          |      |    |  |  |   |
|----|-----|----------|------|----|--|--|---|
| 2% | Now | \$55,100 | LIFE | ** |  |  | C |
|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

## Plaster

|     |     |           |      |    |   |          |   |
|-----|-----|-----------|------|----|---|----------|---|
| 70% | Now | \$404,800 | LIFE | ** | 5 | \$33,100 | C |
|-----|-----|-----------|------|----|---|----------|---|

*Loose/Delam Surface, Extent : Severe, Area Affected : 15%**Location : Classrooms**Paint Peeling, Extent : Moderate, Area Affected : 10%**Location : Classrooms*

## Ceilings

## AcousTileConcealSpLn

|     |     |         |      |    |   |         |   |
|-----|-----|---------|------|----|---|---------|---|
| 10% | Now | \$9,800 | 2027 | ** | 5 | \$7,900 | B |
|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## AcousTileSusp.Lay-In

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 10% |  |  | 2035 | ** | 5 | \$12,700 | B |
|-----|--|--|------|----|---|----------|---|

## Exposed Concrete

|     |  |  |      |    |   |         |   |
|-----|--|--|------|----|---|---------|---|
| 15% |  |  | LIFE | ** | 5 | \$3,000 | B |
|-----|--|--|------|----|---|---------|---|

## Plaster

|     |     |           |      |    |   |          |   |
|-----|-----|-----------|------|----|---|----------|---|
| 65% | Now | \$141,400 | LIFE | ** | 5 | \$51,400 | B |
|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|     |  |  |      |  |          |   |       |   |
|-----|--|--|------|--|----------|---|-------|---|
| 60% |  |  | 2022 |  | \$19,500 | 5 | \$200 | B |
|-----|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service 2000 Amps*

## Fused Disc Sw

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 40% |  |  | 2052 | ** | 5 | \$100 | B |
|-----|--|--|------|----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room*

## Switchgear / Switchboard

## Fused Disc Sw

|      |  |  |      |  |           |   |       |   |
|------|--|--|------|--|-----------|---|-------|---|
| 100% |  |  | 2022 |  | \$119,200 | 5 | \$400 | B |
|------|--|--|------|--|-----------|---|-------|---|

## Raceway

## Conduit

|      |  |  |      |  |           |   |  |   |
|------|--|--|------|--|-----------|---|--|---|
| 100% |  |  | 2022 |  | \$143,700 | 1 |  | B |
|------|--|--|------|--|-----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - BK

## Asset # : 7

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 30%        | 2-4               | \$40,600       | 2047               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$94,800       | 5           | \$1,500        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 30%        | 2-4               | \$46,000       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 70%        |                   |                | 2022               | \$107,400      | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2035               | * *            | 5           | \$600          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 75%        |                   |                | 2017               | \$571,900      | 10          | \$58,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                     |            |                   |                |                    |                |             |                |               |
| Incandescent  | 25%        |                   |                | 2017               | \$190,600      | 2           | \$500          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$34,300       | 10          | \$300          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2017               | \$14,200       | 1           | \$1,500        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2017               | \$48,600       | 1-3         | \$2,600        | B             |
|   |            |                   |                |                    |                |             |                |               |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - BK

## Asset # : 7

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : Oil #2 , One Tank Of 1000 Gal             |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$83,900       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : Two Units                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | 0-2               | \$33,700       | 2032               | * *            | 4           | \$4,200        | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                             | Location : Traps And Vacuum Pump Not Working Properly   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   | 0-2               | \$2,100        | 2022               | \$104,000      | 1           | \$9,400        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement , Air Handlers                      |                   |                |                    |                |             |                |               |
|                             | Explanation : Pneumatic System Does Not Work Properly   |                   |                |                    |                |             |                |               |
| Convector/Radiator          | 70%   |                   |                | 2027               | * *            | 1           | \$19,200       | B             |
| Fan Coil Unit/Heat          | 10%   |                   |                | 2022               | \$144,400      | 1           | \$2,700        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 5%  |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Window/Wall Unit            | 80%   |                   |                | 2020               | \$158,600      | 1           |                | B             |
| No Component                | 15%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$47,200       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 100%  |                   |                | 2022               | \$106,600      | 2           | \$2,600        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2020               | \$288,100      | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2017               | \$22,400       | 2           | \$1,300        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 Tank, 400 Gal                           |                   |                |                    |                |             |                |               |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - BK

## Asset # : 7

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2042               | * *            | 1-2         | \$1,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 177 - Q  
**Address** : 56-37 188 STREET  
**Borough** : QUEENS **Agency's Number** : Q177  
**Program / Asset #** : BOE0821.000 / 1512 **Yr Built/Renovated** : 1951 / 2005  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5674 **Lot** : 2 **BIN** : 4128231

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$48,900         | \$37,700           |
| Interior Architecture |  | \$557,800        | \$65,900           |
| Electrical            |  | \$62,700         | \$550,300          |
| Mechanical            |  | \$74,800         | \$555,800          |
| <b>Total</b>          |  | <b>\$744,300</b> | <b>\$1,209,700</b> |
| Priority A            |  | \$48,900         | \$37,700           |
| Priority B            |  | \$137,500        | \$1,172,000        |
| Priority C            |  | \$557,800        |                    |
| <b>Total</b>          |  | <b>\$744,300</b> | <b>\$1,209,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,900         |                 | \$8,000         | \$8,200         |
| Interior Architecture | \$17,300        | \$1,800         | \$7,200         | \$6,800         |
| Electrical            | \$4,400         | \$600           | \$200           |                 |
| Mechanical            | \$38,700        | \$11,200        | \$38,800        | \$13,600        |
| <b>Total</b>          | <b>\$62,300</b> | <b>\$13,600</b> | <b>\$54,300</b> | <b>\$28,700</b> |
| Priority A            | \$1,900         |                 | \$8,000         | \$8,200         |
| Priority B            | \$49,300        | \$11,800        | \$45,800        | \$13,600        |
| Priority C            | \$11,100        | \$1,800         | \$500           | \$6,800         |
| <b>Total</b>          | <b>\$62,300</b> | <b>\$13,600</b> | <b>\$54,300</b> | <b>\$28,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$37,700       | A             |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Metal Panel  | 5%         |                   |                | 2041    | **                 | 5-10        | \$15,200       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2037    | **                 | 5           | \$16,500       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$7,200        | A             |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 50%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2026    | **                 | 10          | \$48,900       | A             |  |
| Copper/Terne   | 3%         |                   |                | 2036    | **                 | 10          | \$3,900        | A             |  |
| Metal Panel  | 2%         |                   |                | 2034    | **                 | 10          | \$1,900        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        | Now               | \$11,100       | LIFE    | **                 | 5           | \$15,900       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2030    | **                 | 5           | \$3,600        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,800        | C             |  |
| Vinyl Tile   | 5%         |                   |                | 2031    | **                 | 3           | \$1,400        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 75%        | 0-2               | \$520,800      | 2031    | **                 | 3           | \$20,500       | C             |  |
| Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : 9 X 9 Tiles Throughout                              |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$2,900        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Gym   |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 55%        | 0-2               | \$37,000       | LIFE    | **                 | 5           | \$12,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - Q

## Asset # : 1512

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |          |   |          |   |
|----------------------|-----|-----|---------|------|----------|---|----------|---|
| AcousTileConcealSpLn | 15% |     |         | 2026 | * *      | 5 | \$13,600 | B |
| Exposed Concrete     | 50% |     |         | LIFE | * *      | 5 | \$5,700  | B |
| Fiber Board          | 10% |     |         | 2021 | \$65,900 |   |          | B |
| Plaster              | 25% | 0-2 | \$6,200 | LIFE | * *      | 5 | \$11,300 | B |

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service 1200 Amp And 400 Amp

## Transformers

|          |      |  |  |      |          |   |       |   |
|----------|------|--|--|------|----------|---|-------|---|
| Dry Type | 100% |  |  | 2019 | \$13,900 | 5 | \$200 | B |
|----------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Used For The Chiller

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2041 | * *      | 1 |  | B |

## Panelboards

|                |    |     |         |      |         |   |       |   |
|----------------|----|-----|---------|------|---------|---|-------|---|
| Fused Disc Sw  | 5% |     |         | 2020 | \$4,000 | 5 | \$100 | B |
| Fused Knife Sw | 5% | 2-4 | \$4,000 | 2046 | * *     | 5 |       | B |

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2020 | \$71,100 | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 30% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |         |   |       |   |
|----------------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted      | 20% |  |  | 2026 | * *     | 5 | \$100 | B |
| Locally Mounted      | 30% |  |  | 2019 | \$3,800 | 5 | \$100 | B |
| Motor Control Center | 50% |  |  | 2034 | * *     | 5 | \$600 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 177 - Q

## Asset # : 1512

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

|   |      |     |   |       |   |
|---|------|-----|---|-------|---|
| 100%  | LIFE | * * | 5 | \$700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |   |       |   |
| <i>Location : Water Main</i>                                      |      |     |   |       |   |
| <i>Explanation : Main Water Pipe</i>                              |      |     |   |       |   |

## Lighting

## Interior Lighting

## Fluorescent

|  |      |           |    |          |   |
|--|------|-----------|----|----------|---|
| 85%  | 2021 | \$373,000 | 10 | \$38,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i> |      |           |    |          |   |
| <i>Location : Throughout</i>                                     |      |           |    |          |   |
| <i>Explanation : Lamp T-12</i>                                   |      |           |    |          |   |

## HID

|   |      |          |    |       |   |
|---|------|----------|----|-------|---|
| 10%   | 2021 | \$20,300 | 10 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |          |    |       |   |
| <i>Location : Exterior</i>  |      |          |    |       |   |
| <i>Explanation : Metal Halide</i>                                 |      |          |    |       |   |

## Incandescent

|    |      |          |   |       |   |
|----|------|----------|---|-------|---|
| 5% | 2021 | \$21,900 | 2 | \$100 | B |
|----|------|----------|---|-------|---|

## Egress Lighting

## Emergency, Service

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 50% | 2026 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

## Exit, Service

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 50% | 2029 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

|      |      |     |   |          |   |
|------|------|-----|---|----------|---|
| 100% | 2031 | * * | 5 | \$15,100 | B |
|------|------|-----|---|----------|---|

## Conversion Equipment

## Steam Boiler

|   |     |          |      |     |   |          |   |
|---|-----|----------|------|-----|---|----------|---|
| 100%  | Now | \$27,000 | 2026 | * * | 1 | \$43,400 | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>                          |     |          |      |     |   |          |   |
| <i>Location : Both Boiler Burners Going Down Frequently, Replacement Recommended.</i> |     |          |      |     |   |          |   |
| <i>Boiler Room</i>  |     |          |      |     |   |          |   |

## Distribution

## Steam Piping/Pump

|      |      |           |   |         |   |
|------|------|-----------|---|---------|---|
| 100% | 2021 | \$387,600 | 4 | \$2,400 | B |
|------|------|-----------|---|---------|---|

## Terminal Devices

## Air Handler

|     |      |          |   |         |   |
|-----|------|----------|---|---------|---|
| 25% | 2016 | \$74,800 | 1 | \$7,500 | B |
|-----|------|----------|---|---------|---|

## Convactor/Radiator

|     |      |     |   |          |   |
|-----|------|-----|---|----------|---|
| 75% | 2026 | * * | 1 | \$11,800 | B |
|-----|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |      |     |   |  |   |
|------|------|-----|---|--|---|
| 100% | 2037 | * * | 1 |  | B |
|------|------|-----|---|--|---|

## Conversion Equipment

## Reciprocating

|     |      |           |   |          |   |
|-----|------|-----------|---|----------|---|
| 60% | 2021 | \$113,000 | 1 | \$13,600 | B |
|-----|------|-----------|---|----------|---|

## Compr/Chiller

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|--|--|--|--|--|--|

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 40% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Distribution

## Chilled Wtr Pipe/Pump

|      |      |     |   |         |   |
|------|------|-----|---|---------|---|
| 100% | 2031 | * * | 4 | \$3,600 | B |
|------|------|-----|---|---------|---|

## Terminal Devices

## Fan Coil - Cooling

|      |      |     |   |          |   |
|------|------|-----|---|----------|---|
| 100% | 2026 | * * | 1 | \$15,800 | B |
|------|------|-----|---|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 177 - Q

Asset # : 1512

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                    |                |                   |                    |         |                |             |                |               |
|                  | Heat Rejection     |                |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit | 100%           |                   |                    | 2026    | * *            | 2           | \$33,900       | B             |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
|                  | Distribution       |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$27,100       | B             |
|                  | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|                  | Interior           | 90%            |                   |                    | 2021    | \$55,200       | 2           | \$1,400        | B             |
|                  | Roof               | 10%            |                   |                    | 2021    | \$4,400        | 2           | \$200          | B             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel    | 100%           |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                  | Low Temp           | 100%           |                   |                    | 2021    | \$17,200       | 4           | \$4,800        | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2016    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 178 - BK  
**Address** : 2163 DEAN STREET  
**Borough** : BROOKLYN **Agency's Number** : K178  
**Program / Asset #** : BOE0475.000 / 1339 **Yr Built/Renovated** : 1915 / 2000  
**Area Sq Ft** : 81,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5  
**Block** : 1440 **Lot** : 56 **BIN** : 3038718

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,100              | \$150,800             |
| Interior Architecture | \$243,100             | \$141,900             |
| Electrical            | \$575,000             | \$437,500             |
| Mechanical            | \$108,600             | \$366,200             |
| <b>Total</b>          | <b>\$982,800</b>      | <b>\$1,096,400</b>    |
| Priority A            | \$56,100              | \$150,800             |
| Priority B            | \$683,600             | \$848,300             |
| Priority C            | \$243,100             | \$97,200              |
| <b>Total</b>          | <b>\$982,800</b>      | <b>\$1,096,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$28,300         |                 |                  |                 |
| Interior Architecture | \$66,300         | \$1,300         | \$21,700         | \$7,000         |
| Electrical            | \$14,400         | \$6,900         | \$69,600         | \$7,600         |
| Mechanical            | \$16,600         | \$10,000        | \$49,100         | \$10,000        |
| Elevators/Escalators  | \$8,300          | \$8,300         | \$8,300          | \$8,300         |
| <b>Total</b>          | <b>\$134,000</b> | <b>\$26,500</b> | <b>\$148,700</b> | <b>\$32,900</b> |
| Priority A            | \$28,300         |                 |                  |                 |
| Priority B            | \$63,900         | \$25,200        | \$129,500        | \$25,900        |
| Priority C            | \$41,800         | \$1,300         | \$19,100         | \$7,000         |
| <b>Total</b>          | <b>\$134,000</b> | <b>\$26,500</b> | <b>\$148,700</b> | <b>\$32,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - BK

## Asset # : 1339

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$49,500       | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$101,300      | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Metal Panel   | 5%         | Now               | \$10,000       | 2041               | **             | 5           | \$11,900       | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : At Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2043               | **             | 5           | \$34,000       | A             |
| Wood  | 5%         | Now               | \$56,100       | 2046               | **             | 5           | \$8,900        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       |                   |                | LIFE               | **             | 5           | \$9,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 45%        |                   |                | 2029               | **             | 10          | \$16,000       | A             |
| Metal Panel   | 5%         |                   |                | 2038               | **             | 10          | \$3,300        | A             |
| Paver: Asphalt  | 50%        | Now               | \$18,300       | 2034               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms On 5th Floor                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor                                   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 5%         | Now               | \$33,800       | 2041               | **             | 5           | \$1,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,200       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2024               | **             | 5           | \$2,000        | C             |
| Terrazzo  | 3%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Vinyl Tile  | 30%        |                   |                | 2029               | **             | 3           | \$15,300       | C             |
| Vinyl Tile  | 10%        |                   |                | 2021               | \$97,200       | 3           | \$3,800        | C             |
| Vinyl Tile  | 25%        | 4+                | \$243,100      | 2031               | **             | 3           | \$9,600        | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)  |            |                   |                |                    |                |             |                |               |
| Wood  | 20%        |                   |                | 2036               | **             | 5           | \$38,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - BK

## Asset # : 1339

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 5%  |  |  | 2024 | ** | 5 | \$6,400  | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 80% |  |  | LIFE | ** | 5 | \$30,500 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |     |          | 2026 | ** | 5 | \$5,100  | B |
| Exposed Concrete  | 25% |     |          | LIFE | ** | 5 | \$4,000  | B |
| Plaster           | 70% | Now | \$24,500 | LIFE | ** | 5 | \$44,600 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Stair 3

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Stair 3

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |          |   |       |   |
| Explanation : Service Size 1200 Amps                       |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 10% |  |  | 2041 | **        | 1 |  | B |
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |

## Panelboards

|                     |    |     |         |      |    |   |       |   |
|---------------------|----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw       | 5% |     |         | 2037 | ** | 5 | \$100 | B |
| Fused Toggle Switch | 5% | 2-4 | \$6,800 | 2046 | ** | 5 |       | B |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : On Extended Life

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2020 | \$108,400 | 5 | \$1,400 | B |
| Molded Case Bkrs | 10% |  |  | 2037 | **        | 5 | \$200   | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | **        | 1 |  | B |
| Thermoplastic | 90% |  |  | 2021 | \$117,700 | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 20% |  |  | 2034 | **       | 5 | \$100 | B |
| Locally Mounted | 80% |  |  | 2019 | \$17,000 | 5 | \$400 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - BK

## Asset # : 1339

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Connected With Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

10%

2026

\* \*

10

\$6,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

## Fluorescent

84%

2016

\$516,300

10

\$52,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## HID

3%

2016

\$8,500

10

\$100

B

## Incandescent

3%

2016

\$18,400

2

B

## Egress Lighting

## Emergency, Battery

50%

2026

\* \*

10

\$8,200

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2016

\$27,700

10

\$200

B

## Alarm

## Security System

## Generic

100%

2026

\* \*

1

\$24,800

B

## Fire/Smoke Detection

## Generic

100%

2026

\* \*

1-3

\$42,200

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2031

\* \*

1

B

## Fuel

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$67,600

B

## Distribution

## Steam Piping/Pump

100%

Now

\$108,600

2031

\* \*

4

\$3,400

B

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Return Lines*

## Terminal Devices

## Air Handler

20%

2021

\$83,800

1

\$8,400

B

## Convactor/Radiator

80%

2026

\* \*

1

\$17,700

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - BK

Asset # : 1339

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2016               | \$16,000       | 1           |                | B             |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$38,000       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Roof                  | 100%       |                   |                | 2021               | \$61,800       | 2           | \$2,100        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 5%         |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 95%        |                   |                | 2019               | \$220,600      | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2016               | \$18,100       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Generic               | 10%        |                   |                | 2041               | * *            | 1-2         | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 178 - BK ANNEX (BED STUY ECC 1)  
**Address** : 1784 PARK PLACE BTWN: HOWARD AVE., SARATOGA AV  
**Borough** : BROOKLYN **Agency's Number** : K854  
**Program / Asset #** : BOE0475.010 / 1340 **Yr Built/Renovated** : 1969 / 2002  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1467 **Lot** : 27 **BIN** : 3039391

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$60,200              | \$48,200              |
| Electrical            |                       | \$170,500             |
| Mechanical            |                       | \$192,100             |
| <b>Total</b>          | <b>\$60,200</b>       | <b>\$410,800</b>      |
| Priority B            |                       | \$362,600             |
| Priority C            | \$60,200              | \$48,200              |
| <b>Total</b>          | <b>\$60,200</b>       | <b>\$410,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$17,100        |                |                | \$300          |
| Interior Architecture |                 |                | \$1,200        | \$800          |
| Electrical            | \$500           | \$600          | \$600          | \$3,800        |
| Mechanical            | \$30,200        | \$900          | \$1,200        | \$2,400        |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$1,500</b> | <b>\$3,000</b> | <b>\$7,300</b> |
| Priority A            | \$17,100        |                |                | \$300          |
| Priority B            | \$30,700        | \$1,500        | \$1,800        | \$6,200        |
| Priority C            |                 |                | \$1,200        | \$800          |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$1,500</b> | <b>\$3,000</b> | <b>\$7,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 178 - BK ANNEX (BED STUY ECC 1)**  
**Asset # : 1340**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Concrete Masonry Unit   | 75%        | Now               | \$8,000        | LIFE               | **             | 5           | \$1,400        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Metal Panel   | 5%         |                   |                | 2032               | **             | 5-10        | \$1,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2038               | **             | 5           | \$1,000        | A             |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$300          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Metal Security Bars   | 90%        |                   |                | 2037               | **             |             |                | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$9,000        | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Room 318   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$600          | C             |
| Vinyl Tile  | 40%        |                   |                | 2022               | \$48,200       | 3           | \$1,900        | C             |
| Vinyl Tile  | 50%        | Now               | \$60,200       | 2032               | **             | 3           | \$2,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$600          | C             |
| Concrete Masonry Unit   | 80%        |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$300          | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 100%       |                   |                | LIFE               | **             | 5           | \$2,000        | B             |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Room 318   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 178 - BK ANNEX (BED STUY ECC 1)**  
**Asset # : 1340**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2032                      | * *                   | 5                  |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 600 Main Disconnect Switch</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2032                      | * *                   | 5                  |                       | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$8,600               | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2030                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2038                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 90%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$100                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2022                      | \$73,800              | 10                 | \$7,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 3%                |                          |                       | 2017                      | \$2,300               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$1,000               | B                    |
| Exit, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$3,400               | 10                 |                       | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2022                      | \$96,600              | 1-3                | \$5,000               | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 178 - BK ANNEX (BED STUY ECC 1)**  
**Asset # : 1340**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 40%               |                          |                       | 2022                      | \$4,700               | 1                  | \$1,700               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways And Classrooms</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Building Has No Gas Service Electric Heating In Hallways &amp; Vestibule, Unit Ventilators In Classrooms</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 100%              | Now                      | \$2,900               | 2022                      | \$57,700              | 1                  | \$2,500               | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Multiple Defective Units In Classrooms</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Heating/Cooling  | 40%               | Now                      | \$26,900              | 2020                      | \$134,500             | 2                  | \$200                 | B                    |
| <i>Broken, Extent : Severe, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Units Are Malfunctioning</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond   | 40%               |                          |                       | 2027                      | * *                   | 2                  | \$2,400               | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$4,700               | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2022                      | \$10,600              | 2                  | \$300                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 99%               |                          |                       | 2017                      | \$1,500               | 4                  | \$100                 | B                    |
| Gas Fired   | 1%                | Now                      |                       | 2022                      |                       | 2                  |                       | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1st Floor Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 1%                | Now                      | \$200                 | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Kitchen, Clogged Grease Trap</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 99%               |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Classroom Sinks</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 178 - BX  
**Address** : 850 BAYCHESTER AVENUE BTWN: BARTOW AVE., DONIZETTI PL.  
**Borough** : BRONX **Agency's Number** : X178  
**Program / Asset #** : BOE0304.000 / 1099 **Yr Built/Renovated** : 1972 / 2003  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5141 **Lot** : 150 **BIN** : 2097470

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$190,200             |
| Interior Architecture | \$42,000              | \$42,000              |
| Electrical            | \$459,000             | \$1,299,100           |
| Mechanical            |                       | \$1,521,900           |
| <b>Total</b>          | <b>\$501,000</b>      | <b>\$3,053,200</b>    |
| Priority A            |                       | \$190,200             |
| Priority B            | \$501,000             | \$2,863,000           |
| <b>Total</b>          | <b>\$501,000</b>      | <b>\$3,053,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,500         |                 |                 | \$11,900        |
| Interior Architecture |                 | \$14,300        | \$3,000         |                 |
| Electrical            | \$4,400         | \$4,000         | \$4,400         | \$29,700        |
| Mechanical            | \$38,000        | \$19,600        | \$35,800        | \$28,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$41,800</b> | <b>\$47,200</b> | <b>\$74,100</b> |
| Priority A            | \$7,500         |                 |                 | \$11,900        |
| Priority B            | \$46,400        | \$27,600        | \$44,200        | \$62,200        |
| Priority C            |                 | \$14,300        | \$3,000         |                 |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$41,800</b> | <b>\$47,200</b> | <b>\$74,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - BX

## Asset # : 1099

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 55% |  |  | LIFE | ** | 5 | \$36,500 | A |
| Pre-Cast Concrete | 40% |  |  | LIFE | ** | 5 | \$86,400 | A |
| Slate Panels      | 5%  |  |  | LIFE | ** | 5 | \$2,500  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2044 | ** | 5 | \$14,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 45% |  |  | LIFE | ** | 5    | \$4,900  | A |
| Metal Rail        | 10% |  |  | 2027 | ** | 5-10 | \$19,600 | A |
| Pre-Cast Concrete | 45% |  |  | LIFE | ** | 5    | \$30,800 | A |

## Roof

|                        |     |  |  |      |    |    |          |   |
|------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)         | 85% |  |  | 2030 | ** | 10 | \$67,300 | A |
| Cast in Place Concrete | 15% |  |  | LIFE | ** |    |          | A |

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2031 | ** | 5 | \$6,000  | C |
| Vinyl Tile   | 95% |  |  | 2027 | ** | 3 | \$42,800 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$2,100  | C |
| Metal Panel           | 20% |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$15,900 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 70% |  |  | 2035 | ** | 5 | \$84,000 | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5 | \$2,800  | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$11,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switches Rated @ 6000 Amperes

## Transformers

|          |     |  |  |      |         |   |       |   |
|----------|-----|--|--|------|---------|---|-------|---|
| Dry Type | 50% |  |  | 2020 | \$7,000 | 5 | \$100 | B |
| Dry Type | 50% |  |  | 2035 | **      | 5 | \$100 | B |

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$94,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2022               | \$117,700      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2022               | \$672,600      | 10          | \$68,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 6%         |                   |                | 2027               | * *            | 10          | \$4,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2017               | \$7,200        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$6,700        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$6,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 50%        |                   |                | 2022               | \$16,200       | 10          | \$100          | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2022               | \$134,100      | 1           | \$14,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm And 2 CCTV Cameras. Motion Sensors                           |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2017               | \$459,000      | 1-3         | \$24,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                 |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Old And Functional. Alarm Bells And Manual Pull Station |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| HTHW/HW  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Hot Water Supplied From Co Op City         |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Heat Exchanger   | 100%       | 0-2               | \$2,000        | 2031               | * *            | 1           | \$35,800       | B             |
| Corroded, Extent : Moderate, Area Affected : 15%         |            |                   |                |                    |                |             |                |               |
| Location : Coil Connecction                              |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump                                      | 100%       |                   |                | 2030               | * *            | 4           | \$5,900        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 50%        |                   |                | 2022               | \$246,600      | 1           | \$24,800       | B             |
| Convactor/Radiator                                       | 50%        |                   |                | 2027               | * *            | 1           | \$13,000       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                              | 100%       |                   |                | 2022               | \$310,500      | 1           | \$37,200       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 100%       |                   |                | 2042               | * *            | 4           | \$5,900        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 100%       |                   |                | 2022               | \$723,900      | 1           | \$49,700       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 100%       |                   |                | 2022               | \$182,700      | 2           | \$55,900       | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Loading Dock                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Located Outside Of Bldg                    |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$44,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2027               | * *            | 2           | \$500          | B             |
| Roof   | 80%        | Now               | \$2,900        | 2022               | \$58,200       | 2           | \$1,600        | B             |
| Noisy/Vibrating, Extent : Severe, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| High Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$11,900       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - BX

Asset # : 1099

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : B-3</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2042               | * *            | 1-5         | \$40,500       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2042               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 178 - M  
**Address** : 12-18 ELLWOOD STREET  
**Borough** : MANHATTAN **Agency's Number** : M178  
**Program / Asset #** : BOE1019.000 / 13446 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 66,206 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2171 **Lot** : 36 **BIN** : 1064128

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$111,800             |
| Interior Architecture |                       | \$76,000              |
| Electrical            |                       | \$48,200              |
| <b>Total</b>          |                       | <b>\$236,000</b>      |
| Priority A            |                       | \$111,800             |
| Priority B            |                       | \$124,200             |
| <b>Total</b>          |                       | <b>\$236,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$19,000        |                 | \$3,000         | \$9,300         |
| Electrical            | \$3,800         | \$3,800         | \$6,600         | \$4,000         |
| Mechanical            | \$63,100        | \$14,800        | \$26,700        | \$16,100        |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$95,800</b> | <b>\$28,400</b> | <b>\$46,200</b> | <b>\$39,300</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$76,800        | \$28,400        | \$43,200        | \$30,000        |
| Priority C            | \$19,000        |                 | \$3,000         | \$9,300         |
| <b>Total</b>          | <b>\$95,800</b> | <b>\$28,400</b> | <b>\$46,200</b> | <b>\$39,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - M

## Asset # : 13446

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$20,000 | A |
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$75,900 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2043 | ** | 5 | \$14,500 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |      |  |   |
|------------------------|-----|--|--|------|----|------|--|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5    |  | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5    |  | A |
| Metal Panel            | 5%  |  |  | 2047 | ** | 5    |  | A |
| Metal Rail             | 10% |  |  | 2038 | ** | 5-10 |  | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2029 | ** | 10 | \$35,900 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Terrazzo   | 4%  |  |  | LIFE | ** | 5 | \$2,500  | C |
| Vinyl Tile | 92% |  |  | 2026 | ** | 3 | \$37,300 | C |
| Wood       | 4%  |  |  | 2056 | ** | 5 | \$6,100  | C |

## Interior Walls

|                       |     |    |         |      |    |   |         |   |
|-----------------------|-----|----|---------|------|----|---|---------|---|
| Ceramic Tile          | 5%  |    |         | 2034 | ** | 5 | \$3,500 | C |
| Concrete Masonry Unit | 15% | 4+ | \$7,900 | LIFE | ** | 5 | \$4,200 | C |

*Vertical Cracks, Extent : Moderate, Area Affected : 2%*

*Location : Northwest Corner In Custodian Office*

|                     |     |  |  |      |    |   |         |   |
|---------------------|-----|--|--|------|----|---|---------|---|
| Gypsum Board        | 10% |  |  | LIFE | ** | 5 | \$4,200 | C |
| SGFT/Glazed Masonry | 70% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 75% |  |  | 2038 | ** | 5 | \$76,000 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2038 | ** | 5 | \$16,200 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | ** | 5 | \$600    | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated At 4000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2047 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2043 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2043 | ** | 5 | \$1,200 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - M

## Asset # : 13446

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2047               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2038               | **             | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2038               | **             | 1           | \$16,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2034               | **             | 1           | \$21,000       | B             |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$2,000        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2043               | **             | 5           | \$5,000        | B             |
| Main Tank  | 50%        |                   |                | 2056               | **             | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2029               | **             | 10          | \$48,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2029               | **             | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2029               | **             | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2056               | **             | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Copper                                       |            |                   |                |                    |                |             |                |               |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - M

## Asset # : 13446

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | * *            | 1           | \$53,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$21,600       | 2041               | * *            | 4           | \$2,700        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 80%        |                   |                | 2026               | * *            | 1           | \$26,800       | B             |
| Convactor/Radiator                                      | 20%        |                   |                | 2034               | * *            | 1           | \$3,500        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 100%       | Now               | \$10,500       | 2026               | * *            | 1           | \$22,600       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2041               | * *            | 4           | \$2,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 100%       | Now               | \$13,100       | 2026               | * *            | 1           | \$30,200       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 100%       |                   |                | 2026               | * *            | 2           | \$37,800       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$30,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2026               | * *            | 2           | \$1,000        | B             |
| Roof  | 40%        |                   |                | 2026               | * *            | 2           | \$700          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$14,400       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - M

Asset # : 13446

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2026               | * *            | 1           | \$3,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 178 - Q  
**Address** : 189-10 RADNOR ROAD  
**Borough** : QUEENS **Agency's Number** : Q178  
**Program / Asset #** : BOE0822.000 / 1513 **Yr Built/Renovated** : 1951 / 2009  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7277 **Lot** : 1 **BIN** : 4156558

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,600             | \$417,900             |
| Interior Architecture | \$222,200             | \$395,600             |
| Electrical            | \$435,200             | \$292,700             |
| Mechanical            |                       | \$59,900              |
| <b>Total</b>          | <b>\$785,900</b>      | <b>\$1,166,000</b>    |
| Priority A            | \$128,600             | \$417,900             |
| Priority B            | \$435,200             | \$352,500             |
| Priority C            | \$222,200             | \$395,600             |
| <b>Total</b>          | <b>\$785,900</b>      | <b>\$1,166,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 | \$8,600         | \$6,200         |                |
| Interior Architecture | \$40,400        | \$15,400        |                 | \$5,000        |
| Electrical            | \$43,200        | \$40,500        |                 |                |
| Mechanical            | \$10,100        | \$15,400        | \$5,800         | \$2,200        |
| <b>Total</b>          | <b>\$93,700</b> | <b>\$79,900</b> | <b>\$12,000</b> | <b>\$7,200</b> |
| Priority A            |                 | \$8,600         | \$6,200         |                |
| Priority B            | \$53,300        | \$64,900        | \$5,800         | \$2,200        |
| Priority C            | \$40,400        | \$6,300         |                 | \$5,000        |
| <b>Total</b>          | <b>\$93,700</b> | <b>\$79,900</b> | <b>\$12,000</b> | <b>\$7,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 178 - Q

## Asset # : 1513

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |         |                    |             |                |               |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |
| Masonry: Brick        | 95%   |                   |                | LIFE    | * *                | 5           | \$33,300       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$1,300        | A             |
| Windows               |   |                   |                |         |                    |             |                |               |
| Aluminum              | 85%   |                   |                | 2036    | * *                | 5           | \$12,500       | A             |
| Steel                 | 15%   | Now               | \$128,600      | 2045    | * *                | 5           | \$13,700       | A             |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |
|                       | Location : Cafeteria, Gymnasium                               |                   |                |         |                    |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |         |                    |             |                |               |
|                       | Location : Cafeteria And Gymnasium                            |                   |                |         |                    |             |                |               |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |         |                    |             |                |               |
|                       | Location : Cafeteria, Gymnasium                               |                   |                |         |                    |             |                |               |
| Parapets              |   |                   |                |         |                    |             |                |               |
| Masonry: Brick        | 95%   |                   |                | LIFE    | * *                | 5           | \$11,900       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 20%      |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone    | 5%  |                   |                | LIFE    | * *                | 5           | \$800          | A             |
| Roof                  |   |                   |                |         |                    |             |                |               |
| Built-Up (BUR)        | 95%   |                   |                | 2020    | \$352,700          | 10          | \$65,200       | A             |
| Copper/Terne          | 5%  |                   |                | 2035    | * *                | 10          | \$8,600        | A             |
| Interior              |   |                   |                |         |                    |             |                |               |
| Floors                |   |                   |                |         |                    |             |                |               |
| Ceramic Tile          | 3%  |                   |                | 2023    | \$48,400           | 5           | \$2,200        | C             |
| Terrazzo              | 5%  |                   |                | LIFE    | * *                | 5           | \$2,800        | C             |
| Vinyl Tile            | 5%  | Now               | \$34,700       | 2030    | * *                | 3           | \$1,400        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |                   |                |         |                    |             |                |               |
|                       | Location : Stair Landings Throughout                          |                   |                |         |                    |             |                |               |
|                       | Loose Units, Extent : Moderate, Area Affected : 50%           |                   |                |         |                    |             |                |               |
|                       | Location : Stair Landings Throughout                          |                   |                |         |                    |             |                |               |
| Vinyl Tile            | 50%   |                   |                | 2020    | \$347,200          | 3           | \$18,200       | C             |
| Vinyl Tile            | 32%   |                   |                | 2015    | \$222,200          | 3           | \$8,700        | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |
|                       | Explanation : 9x9 Units                                       |                   |                |         |                    |             |                |               |
| Wood                  | 5%  |                   |                | 2035    | * *                | 5           | \$6,800        | C             |
| Interior Walls        |   |                   |                |         |                    |             |                |               |
| Ceramic Tile          | 3%  |                   |                | 2029    | * *                | 5           | \$2,200        | C             |
| Glazed Ceramic Panel  | 3%  |                   |                | LIFE    | * *                |             |                | C             |
| Plaster               | 67%   |                   |                | LIFE    | * *                | 5           | \$14,700       | C             |
| SGFT/Glazed Masonry   | 27%   |                   |                | LIFE    | * *                |             |                | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered    | 15% |  |  | 2025 | * * | 5 | \$10,900 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2025 | * * | 5 | \$7,200  | B |
| Exposed Concrete     | 60% |  |  | LIFE | * * | 5 | \$6,800  | B |
| Plaster              | 15% |  |  | LIFE | * * | 5 | \$6,800  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2020 | \$16,000 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|   |     |     |          |      |         |   |       |   |
|---|-----|-----|----------|------|---------|---|-------|---|
| Fused Disc Sw   | 10% |     |          | 2019 | \$7,900 | 5 | \$100 | B |
| Fused Toggle Switch   | 20% | 2-4 | \$15,800 | 2045 | * *     | 5 | \$100 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 20%</i> |     |     |          |      |         |   |       |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |         |   |       |   |

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 70% |  |  | 2019 | \$55,300 | 5 | \$900 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

## Wiring

|   |     |     |          |      |     |   |  |   |
|---|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth   | 30% | 2-4 | \$26,900 | 2045 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |     |   |  |   |

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 70% |  |  | 2020 | \$62,700 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$12,700 | 5 | \$300 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$700 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

## Interior Lighting

|   |     |  |  |      |           |    |          |   |
|---|-----|--|--|------|-----------|----|----------|---|
| Fluorescent   | 90% |  |  | 2015 | \$395,000 | 10 | \$40,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |    |          |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |           |    |          |   |
| <i>Explanation : Using T12 Lamps</i>                              |     |  |  |      |           |    |          |   |

|     |    |  |  |      |          |    |       |   |
|-----|----|--|--|------|----------|----|-------|---|
| HID | 5% |  |  | 2015 | \$10,200 | 10 | \$100 | B |
|-----|----|--|--|------|----------|----|-------|---|

|              |    |  |  |      |          |   |       |   |
|--------------|----|--|--|------|----------|---|-------|---|
| Incandescent | 5% |  |  | 2015 | \$21,900 | 2 | \$100 | B |
|--------------|----|--|--|------|----------|---|-------|---|

## Egress Lighting

|                    |     |  |  |      |         |   |  |   |
|--------------------|-----|--|--|------|---------|---|--|---|
| Emergency, Service | 50% |  |  | 2015 | \$4,000 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2015 | \$4,000 | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 178 - Q

Asset # : 1513

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2040               | * *            | 5           | \$15,100       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units Are Undergoing Replacement           |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$3,600        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$59,900       | 1           | \$6,000        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2025               | * *            | 1           | \$12,600       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%         |                   |                | 2015               | \$5,700        | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 45%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 55%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Installation Of New Units Has Been Scheduled |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$27,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2025               | * *            | 2           | \$1,500        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$12,900       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 179 - BK  
**Address** : 202 AVENUE C  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0476.000 / 1341  
**Area Sq Ft** : 74,000  
**Date of Survey** : 23-Feb-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5371      **Lot** : 1      **BIN** : 3126001  
**Agency's Number** : K179  
**Yr Built/Renovated** : 1915 / 2009  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$157,500             | \$109,900             |
| Interior Architecture | \$992,100             | \$49,500              |
| Electrical            | \$62,700              | \$783,800             |
| Mechanical            | \$120,400             | \$669,800             |
| <b>Total</b>          | <b>\$1,332,700</b>    | <b>\$1,613,100</b>    |
| Priority A            | \$157,500             | \$109,900             |
| Priority B            | \$455,400             | \$1,503,100           |
| Priority C            | \$719,800             |                       |
| <b>Total</b>          | <b>\$1,332,700</b>    | <b>\$1,613,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$3,000         |                 | \$19,400         |                 |
| Interior Architecture | \$6,400         | \$1,400         | \$30,600         | \$6,400         |
| Electrical            | \$1,900         | \$1,300         | \$64,800         | \$1,100         |
| Mechanical            | \$12,200        | \$10,600        | \$30,700         | \$9,100         |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$13,300</b> | <b>\$145,600</b> | <b>\$16,600</b> |
| Priority A            | \$3,000         |                 | \$19,400         |                 |
| Priority B            | \$14,100        | \$11,900        | \$95,500         | \$10,200        |
| Priority C            | \$6,400         | \$1,400         | \$30,600         | \$6,400         |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$13,300</b> | <b>\$145,600</b> | <b>\$16,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 179 - BK

## Asset # : 1341

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%   |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 60%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | **             | 5           | \$104,100      | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | Now               | \$157,500      | 2037               | **             | 5           | \$16,300       | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 65%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 75%  |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Brick        | 20%  |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 60%  |                   |                | 2026               | **             | 10          | \$19,400       | A             |
| Built-Up (BUR)        | 35%  |                   |                | 2031               | **             | 10          | \$11,300       | A             |
| Metal Panel           | 5%   |                   |                | 2034               | **             | 10          | \$3,000        | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 2%   | Now               | \$41,300       | 2036               | **             | 5           | \$900          | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 66%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 3%   |                   |                | 2030               | **             | 5           | \$2,800        | C             |
| Traffic Topping       | 5%   | 2-4               | \$125,800      | 2031               | **             | 5           | \$2,900        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Wrinkling, Extent : Moderate, Area Affected : 30%              |                   |                |                    |                |             |                |               |
|                       | Location : Stair Landings                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 25%  |                   |                | 2026               | **             | 3           | \$11,700       | C             |
| Vinyl Tile            | 15%  | Now               | \$133,300      | 2031               | **             | 3           | \$5,200        | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout 9*9 tiles                                |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 15%  |                   |                | 2026               | **             | 3           | \$7,000        | C             |
| Wood                  | 35%  |                   |                | 2036               | **             | 5           | \$61,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 3%  |     |          | 2024 | ** | 5 | \$3,500 | C |
| Concrete Masonry Unit | 5%  |     |          | LIFE | ** | 5 | \$2,300 | C |
| Masonry: Brick        | 10% | Now | \$78,800 | LIFE | ** |   |         | C |

*Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%**Location : Basement*

|               |    |  |  |      |    |  |  |   |
|---------------|----|--|--|------|----|--|--|---|
| Marble Panels | 2% |  |  | LIFE | ** |  |  | C |
|---------------|----|--|--|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Lobby*

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 80% | Now | \$340,700 | LIFE | ** | 5 | \$27,900 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 40%**Location : Throughout*

## Ceilings

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete | 15% |     |           | LIFE | ** | 5 | \$2,200  | B |
| Plaster          | 85% | Now | \$272,300 | LIFE | ** | 5 | \$49,500 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amp Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2031 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2020 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 30% |  |  | 2037 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 60% |  |  | 2020 | \$61,000 | 5 | \$1,000 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2031 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2026 | **       | 5 | \$200 | B |
| Locally Mounted | 50% |  |  | 2019 | \$10,600 | 5 | \$200 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100% 2-4 \$900 LIFE \* \* 5 \$900 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## Lighting

## Interior Lighting

Fluorescent

90% 2021 \$505,300 10 \$51,400 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T8 Lamps*

HID

6% 2016 \$15,600 10 \$100 B

Incandescent

4% 2016 \$22,500 2 \$100 B

## Egress Lighting

Emergency, Battery

50% 2021 \$12,900 10 \$7,500 B

Exit, Service

50% 2021 \$5,200 1 B

## Exterior Lighting

HID

100% 2016 \$25,300 10 \$200 B

## Alarm

## Security System

No Component

80% D

Generic

20% 2026 \* \* 1 \$4,500 B

## Fire/Smoke Detection

No Component

90% D

Generic

10% 2026 \* \* 1-3 \$3,900 B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room, Storage Room And Kitchen**Explanation : Partial Installation*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100% 2031 \* \* 1 B

## Conversion Equipment

Steam Boiler

100% 2026 \* \* 1 \$61,800 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

## Distribution

Steam Piping/Pump

100% 2031 \* \* 4 \$4,600 B

## Terminal Devices

Air Handler

20% 2016 \$76,600 1 \$7,700 B

Convactor/Radiator

80% 2019 \$536,600 1 \$16,100 B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 179 - BK

Asset # : 1341

| Mechanical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2020               | \$70,400       | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%   |                   |                | 2029               | * *            | 2           | \$200          | B             |
| Window/Wall Unit       | 30%  |                   |                | 2016               | \$43,800       | 1           |                | B             |
| No Component           | 65%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$34,700       | B             |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 80%  | Now               | \$3,100        | 2021               | \$62,800       | 2           | \$1,200        | B             |
|                        | Not in Service, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Kitchen                                       |                   |                |                    |                |             |                |               |
| Roof                   | 20%  |                   |                | 2026               | * *            | 2           | \$400          | B             |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Brass/Copper           | 5%   |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel        | 95%  |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater           |  |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%   |                   |                | 2016               | \$16,500       | 2           | \$900          | B             |
| Sanitary Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |  |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |  |                   |                |                    |                |             |                |               |
| Generic                | 100%   |                   |                |                    |                |             |                | B             |
|                        | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fire Suppression       |  |                   |                |                    |                |             |                |               |
| Sprinkler              |  |                   |                |                    |                |             |                |               |
| No Component           | 80%  |                   |                |                    |                |             |                | D             |
| Generic                | 20%  |                   |                | 2031               | * *            | 1-2         | \$3,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 179 - BX FORMER (P. S. 40 - BX)  
**Address** : 468 EAST 140 STREET (NEAR BROOK AVE.)  
**Borough** : BRONX **Agency's Number** : X179  
**Program / Asset #** : BOE0183.000 / 513 **Yr Built/Renovated** : 1967 /  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2284 **Lot** : 34 **BIN** : 2000308

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$177,600          | \$892,900          |
| Interior Architecture |  | \$538,400          | \$88,900           |
| Electrical            |  | \$797,200          | \$345,200          |
| Mechanical            |  | \$157,800          | \$158,300          |
| <b>Total</b>          |  | <b>\$1,671,000</b> | <b>\$1,485,400</b> |
| Priority A            |  | \$177,600          | \$892,900          |
| Priority B            |  | \$1,064,500        | \$503,500          |
| Priority C            |  | \$428,800          | \$88,900           |
| <b>Total</b>          |  | <b>\$1,671,000</b> | <b>\$1,485,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,500         | \$2,000         |                 |                 |
| Interior Architecture | \$41,700        |                 |                 | \$13,500        |
| Electrical            | \$2,500         | \$46,700        |                 |                 |
| Mechanical            | \$27,100        | \$10,400        | \$16,800        | \$10,400        |
| <b>Total</b>          | <b>\$78,900</b> | <b>\$59,100</b> | <b>\$16,800</b> | <b>\$24,000</b> |
| Priority A            | \$7,500         | \$2,000         |                 |                 |
| Priority B            | \$65,000        | \$57,200        | \$16,800        | \$10,500        |
| Priority C            | \$6,300         |                 |                 | \$13,500        |
| <b>Total</b>          | <b>\$78,900</b> | <b>\$59,100</b> | <b>\$16,800</b> | <b>\$24,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 179 - BX FORMER (P. S. 40 - BX)**  
**Asset # : 513**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       | Now               | \$117,600      | LIFE               | **             | 5           | \$70,000       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2019               | \$726,200      | 5           | \$15,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 10%        |                   |                | 2055               | **             | 5           | \$4,000        | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Metal Rail  | 65%        |                   |                | 2033               | **             | 5-10        | \$96,800       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2025               | **             | 10          | \$60,000       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$6,300        | 2029               | **             | 5           | \$2,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 95%        | Now               | \$309,000      | 2025               | **             | 3           | \$40,500       | C             |
| Blisters, Extent : Severe, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$88,900       | 5           | \$3,000        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
| Plaster   | 67%        | Now               | \$61,800       | LIFE               | **             | 5           | \$20,200       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        | Now               | \$58,000       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        | Now               | \$11,000       | 2033               | **             | 5           | \$17,800       | B             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 50%        | Now               | \$109,500      | LIFE               | **             | 5           | \$8,900        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 25%        | Now               | \$24,400       | LIFE               | **             | 5           | \$17,800       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 179 - BX FORMER (P. S. 40 - BX)**  
**Asset # : 513**

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2020    | \$28,700           | 5           | \$300          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room   |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 2000 Amps Main Disconnect Switch   |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2020    | \$104,300          | 5           | \$300          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 100%       |                   |                | 2020    | \$118,900          | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2019    | \$13,600           | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 90%        | 4+                | \$2,400        | 2019    | \$121,900          | 5           | \$900          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Custodian Requested Separate Circuit Outlets For A C Units In Rooms 201, 205 And 206 |            |                   |                |         |                    |             |                |               |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2045    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2020    | \$13,100           | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2018    | \$21,200           | 5           | \$500          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,100        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 90%        |                   |                | 2015    | \$616,700          | 10          | \$62,700       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T12 Lamps  |            |                   |                |         |                    |             |                |               |  |
| HID  | 5%         |                   |                | 2025    | * *                | 10          | \$100          | B             |  |
| Incandescent   | 5%         |                   |                | 2015    | \$34,300           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 45%        |                   |                | 2015    | \$5,700            | 1           |                | B             |  |
| Emergency, Battery   | 5%         |                   |                | 2020    | \$1,600            | 10          | \$900          | B             |  |
| Exit, Service  | 50%        |                   |                | 2015    | \$6,300            | 1           |                | B             |  |

| Mechanical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 179 - BX FORMER (P. S. 40 - BX)**  
**Asset # : 513**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       | Now               | \$10,700       | 2030               | * *            | 5           | \$11,800       | B             |
| Leak Evident, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Oil Pump, Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$42,200       | 2025               | * *            | 1           | \$67,800       | B             |
| Broken, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Water Gauge, Safety Valve, Boiler Room        |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$60,500       | 2030               | * *            | 4           | \$3,800        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$93,500       | 1           | \$9,400        | B             |
| Convactor/Radiator                                       | 75%        |                   |                | 2025               | * *            | 1           | \$18,500       | B             |
| Fan Coil Unit/Heat                                       | 5%         |                   |                | 2020               | \$64,900       | 1           | \$1,200        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%         |                   |                | 2018               | \$8,900        | 1           |                | B             |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$42,400       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2020               | \$19,200       | 2           | \$500          | B             |
| Roof   | 80%        | Now               | \$2,800        | 2015               | \$55,100       | 2           | \$1,500        | B             |
| Not in Service, Extent : Severe, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$11,300       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 179 - Q  
**Address** : 196-25 PECK AVE. @ 64 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q179  
**Program / Asset #** : BOE0973.000 / 2882 **Yr Built/Renovated** : 1955 / 1999  
**Area Sq Ft** : 74,103 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7128 **Lot** : 10 **BIN** : 4153407

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$311,800             |                       |
| Interior Architecture | \$259,500             | \$576,000             |
| Electrical            | \$152,100             | \$740,400             |
| Mechanical            | \$44,000              | \$468,000             |
| <b>Total</b>          | <b>\$767,300</b>      | <b>\$1,784,400</b>    |
| Priority A            | \$311,800             |                       |
| Priority B            | \$196,100             | \$1,208,400           |
| Priority C            | \$259,500             | \$576,000             |
| <b>Total</b>          | <b>\$767,300</b>      | <b>\$1,784,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,700        | \$23,200        | \$11,300        |                 |
| Interior Architecture | \$11,700        | \$23,000        |                 | \$6,800         |
| Electrical            | \$21,000        | \$11,100        |                 |                 |
| Mechanical            | \$12,900        | \$29,000        | \$13,800        | \$8,600         |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$86,300</b> | <b>\$25,000</b> | <b>\$15,400</b> |
| Priority A            | \$11,700        | \$23,200        | \$11,300        |                 |
| Priority B            | \$33,900        | \$55,400        | \$13,800        | \$8,600         |
| Priority C            | \$11,700        | \$7,700         |                 | \$6,800         |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$86,300</b> | <b>\$25,000</b> | <b>\$15,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$31,300       | A             |
| Masonry: Brick   | 5%         | Now               | \$11,700       | LIFE               | **             | 5           | \$1,700        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall  | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 85%        |                   |                | 2036               | **             | 5           | \$22,500       | A             |
| Steel  | 15%        | Now               | \$232,300      | 2045               | **             | 5           | \$24,800       | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Stairs, Rooms 102, 102a, 102b             |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Stairs, Rooms 102, 102a, 102b             |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria,Stairs, Rooms 102, 102a, 102b             |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Metal Rail   | 35%        |                   |                | 2025               | **             | 5-10        | \$21,000       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2025               | **             | 10          | \$79,500       | A             |
| Copper/Terne   | 5%         |                   |                | 2035               | **             | 10          | \$10,500       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2029               | **             | 5           | \$2,700        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Vinyl Tile   | 60%        |                   |                | 2020               | \$518,900      | 3           | \$27,200       | C             |
| Vinyl Tile   | 30%        |                   |                | 2015               | \$259,500      | 3           | \$10,200       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2035               | **             | 5           | \$8,500        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2029               | **             | 5           | \$7,100        | C             |
| Concrete Masonry Unit  | 60%        |                   |                | LIFE               | **             | 5           | \$57,100       | C             |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 12%        |                   |                | LIFE               | **             | 5           | \$8,600        | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 23%        |                   |                | 2025               | **             | 5           | \$26,100       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2025               | **             | 5           | \$4,500        | B             |
| Exposed Concrete   | 70%        |                   |                | LIFE               | **             | 5           | \$9,900        | B             |
| Exposed Struc: Steel   | 2%         |                   |                | LIFE               | **             |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

| Electrical      |                          | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |   |           |                    |      |                |       |                |          |
|                 | Service Equipment        |   |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%  |           |                    | 2020 | \$28,700       | 5     | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Main Service Protector Rated @ 600 Amperes    |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |   |           |                    |      |                |       |                |          |
|                 | Fused Knife Sw           | 100%  | 2-4       | \$89,400           | 2050 | * *            | 5     | \$100          | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                  |           |                    |      |                |       |                |          |
|                 | Raceway                  |   |           |                    |      |                |       |                |          |
|                 | Conduit                  | 95%   |           |                    | 2020 | \$81,000       | 1     |                | B        |
|                 | Conduit                  | 5%  |           |                    | 2040 | * *            | 1     |                | B        |
|                 | Panelboards              |   |           |                    |      |                |       |                |          |
|                 | Fused Toggle Switch      | 20%   | 2-4       | \$20,300           | 2045 | * *            | 5     | \$100          | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement   |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 80%   |           |                    | 2019 | \$81,300       | 5     | \$1,300        | B        |
|                 | Wiring                   |   |           |                    |      |                |       |                |          |
|                 | Braided Cloth            | 70%   | 2-4       | \$62,700           | 2045 | * *            | 1     |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                          |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 25%   |           |                    | 2020 | \$22,400       | 1     |                | B        |
|                 | Thermoplastic            | 5%  |           |                    | 2040 | * *            | 1     |                | B        |
|                 | Motor Controllers        |   |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%  |           |                    | 2018 | \$21,200       | 5     | \$400          | B        |
|                 | Ground                   |   |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |   |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%  |           |                    | LIFE | * *            | 5     | \$900          | B        |
|                 | Lighting                 |   |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |   |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 96%   |           |                    | 2020 | \$524,800      | 10    | \$53,400       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                          |           |                    |      |                |       |                |          |
|                 |                          | Explanation : T-12 Lamps                                    |           |                    |      |                |       |                |          |
|                 | HID                      | 2%  |           |                    | 2020 | \$5,100        | 10    |                | B        |
|                 | Incandescent             | 2%  |           |                    | 2015 | \$10,900       | 2     |                | B        |
|                 | Egress Lighting          |   |           |                    |      |                |       |                |          |
|                 | Emergency, Battery       | 40%   |           |                    | 2028 | * *            | 10    | \$5,900        | B        |
|                 | Exit, Service            | 60%   |           |                    | 2028 | * *            | 1     |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 179 - Q

Asset # : 2882

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%           |                   |                | 2030               | * *            | 5           | \$18,800       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Street Connection</i>                            |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Gas Supply Not Installed</i>                  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2018               | \$336,600      | 1           | \$60,100       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2030               | * *            | 4           | \$4,500        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2020               | \$74,600       | 1           | \$7,500        | B             |
| Convactor/Radiator   | 80%            |                   |                | 2025               | * *            | 1           | \$15,700       | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%            |                   |                | 2018               | \$56,900       | 1           |                | B             |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$33,800       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 20%            |                   |                | 2020               | \$15,300       | 2           | \$400          | B             |
| Roof   | 80%            |                   |                | 2015               | \$44,000       | 2           | \$1,500        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2030               | * *            | 4           | \$9,000        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
| Electric   | 100%           |                   |                | 2015               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 18 - BX  
**Address** : 502 MORRIS AVENUE @E. 148 STREET  
**Borough** : BRONX **Agency's Number** : X018  
**Program / Asset #** : BOE0167.000 / 498 **Yr Built/Renovated** : 1952 / 2009  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2324 **Lot** : 8 **BIN** : 2000816

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$42,800              |
| Interior Architecture | \$419,000             | \$451,300             |
| Electrical            | \$245,600             | \$137,500             |
| Mechanical            | \$55,100              | \$146,300             |
| <b>Total</b>          | <b>\$719,800</b>      | <b>\$777,800</b>      |
| Priority A            |                       | \$42,800              |
| Priority B            | \$300,700             | \$330,200             |
| Priority C            | \$419,000             | \$404,900             |
| <b>Total</b>          | <b>\$719,800</b>      | <b>\$777,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,000        | \$4,400         |                 |                 |
| Interior Architecture | \$3,500         | \$16,200        |                 | \$3,500         |
| Electrical            | \$10,300        | \$10,700        |                 |                 |
| Mechanical            | \$58,600        | \$17,200        | \$16,600        | \$8,100         |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$48,400</b> | <b>\$16,600</b> | <b>\$11,600</b> |
| Priority A            | \$10,000        | \$4,400         |                 |                 |
| Priority B            | \$68,900        | \$34,500        | \$16,600        | \$8,100         |
| Priority C            | \$3,500         | \$9,600         |                 | \$3,500         |
| <b>Total</b>          | <b>\$82,400</b> | <b>\$48,400</b> | <b>\$16,600</b> | <b>\$11,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BX

## Asset # : 498

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2040               | **             | 10          | \$6,300        | A             |
| Fiberglass Panel   | 10%        |                   |                | 2029               | **             | 5           | \$20,100       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$42,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : New Face Brick                                 |            |                   |                |                    |                |             |                |               |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 20%        |                   |                | 2040               | **             | 5           | \$8,700        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 40%        |                   |                | 2030               | **             | 10          | \$24,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Over Cafeteria, Auditorium, Gymnasium             |            |                   |                |                    |                |             |                |               |
| Under Construction   | 60%        |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$9,600        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$58,400       | 5           | \$2,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 32%        |                   |                | 2020               | \$268,200      | 3           | \$14,100       | C             |
| Vinyl Tile   | 50%        |                   |                | 2015               | \$419,000      | 3           | \$16,500       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2035               | **             | 5           | \$8,200        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$78,200       | 5           | \$2,700        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$1,800        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 52%        |                   |                | LIFE               | **             | 5           | \$13,800       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$7,100        | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BX

## Asset # : 498

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Ceilings

AcousTile,Adhered

15%

2025

\* \*

5

\$13,100

B

Plaster

85%

LIFE

\* \*

5

\$46,400

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Ratings Available*

## Switchgear / Switchboard

Fused Knife Sw

100%

2-4

\$89,400

2050

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

Conduit

95%

2020

\$81,000

1

B

Conduit

5%

2046

\* \*

1

B

## Panelboards

Fused Knife Sw

10%

2-4

\$10,200

2045

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

70%

2-4

\$71,100

2045

\* \*

5

\$500

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

Molded Case Bkrs

15%

2019

\$15,200

5

\$200

B

Molded Case Bkrs

5%

2042

\* \*

5

\$100

B

## Wiring

Braided Cloth

95%

2-4

\$85,100

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

5%

2046

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2018

\$21,200

5

\$400

B

## Ground

## Grounding Devices

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 100%**Location :**Explanation : Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BX

## Asset # : 498

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2028               | * *            | 10          | \$51,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent           | 1%   |                   |                | 2020               | \$5,300        | 10          | \$500          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$4,900        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2015               | \$10,600       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2028               | * *            | 10          | \$7,100        | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 6        | 100%   |                   |                    | 2030    | * *            | 5           | \$18,200       | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%   | Now               | \$32,600           | 2025    | * *            | 1           | \$52,400       | B             |
|                  |                      | Damaged, Extent : Moderate, Area Affected : 5%               |                   |                    |         |                |             |                |               |
|                  |                      | Location : Brickwork Around Throat, And Base Of Boiler       |                   |                    |         |                |             |                |               |
|                  |                      | Not Energy Efficient, Extent : Moderate, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                  |                      | Location : No Hot Water Heater, Boiler Has To Run All Summer |                   |                    |         |                |             |                |               |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%      |                   |                    |         |                |             |                |               |
|                  |                      | Location : Boiler Room                                       |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 3 Units  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$23,400           | 2030    | * *            | 4           | \$2,900        | B             |
|                  |                      | Leak Evident, Extent : Light, Area Affected : 2%             |                   |                    |         |                |             |                |               |
|                  |                      | Location : Traps Leaking Badly                               |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |  |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 20%  |                   |                    | 2020    | \$72,200       | 1           | \$7,300        | B             |
|                  | Convactor/Radiator   | 80%  |                   |                    | 2025    | * *            | 1           | \$15,200       | B             |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 40%  |                   |                    | 2015    | \$55,100       | 1           |                | B             |
|                  | No Component         | 60%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |  |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$32,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 18 - BX

## Asset # : 498

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2020               | \$74,100       | 2           | \$1,800        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2020               | \$20,800       | 4           | \$5,800        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 180 - BK  
**Address** : 16 AVENUE & 57 STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0477.000 / 1342  
**Area Sq Ft** : 109,000  
**Date of Survey** : 23-Feb-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5492      **Lot** : 1      **BIN** : 3130809  
**Agency's Number** : K180  
**Yr Built/Renovated** : 1925 / 2009  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$90,300              | \$211,400             |
| Interior Architecture | \$175,200             | \$113,100             |
| Electrical            | \$189,000             | \$322,900             |
| Mechanical            | \$244,700             | \$603,800             |
| <b>Total</b>          | <b>\$699,200</b>      | <b>\$1,251,200</b>    |
| Priority A            | \$90,300              | \$211,400             |
| Priority B            | \$433,700             | \$1,003,800           |
| Priority C            | \$175,200             | \$35,900              |
| <b>Total</b>          | <b>\$699,200</b>      | <b>\$1,251,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,100         |                 |                 | \$22,900        |
| Interior Architecture | \$78,200         |                 | \$12,900        | \$13,700        |
| Electrical            | \$4,400          | \$4,500         | \$31,300        | \$4,400         |
| Mechanical            | \$14,200         | \$15,900        | \$20,700        | \$13,600        |
| <b>Total</b>          | <b>\$124,900</b> | <b>\$20,400</b> | <b>\$64,800</b> | <b>\$54,600</b> |
| Priority A            | \$28,100         |                 |                 | \$22,900        |
| Priority B            | \$18,700         | \$20,400        | \$52,000        | \$18,000        |
| Priority C            | \$78,200         |                 | \$12,900        | \$13,700        |
| <b>Total</b>          | <b>\$124,900</b> | <b>\$20,400</b> | <b>\$64,800</b> | <b>\$54,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - BK

## Asset # : 1342

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$66,600       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 20%  |                   |                | LIFE    | **                 | 5           | \$34,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 65%  |                   |                | LIFE    | **                 | 5           | \$110,800      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Granite       | 3%   |                   |                | LIFE    | **                 | 5           | \$3,800        | A             |  |
| Masonry: Marble        | 2%   |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Metal Panel            | 5%   |                   |                | 2047    | **                 | 5-10        | \$58,600       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%  |                   |                | 2037    | **                 | 5           | \$45,800       | A             |  |
| Glass Block            | 5%   | Now               | \$28,100       | LIFE    | **                 | 5           | \$1,500        | A             |  |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | **                 | 5           | \$11,800       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2026    | **                 | 10          | \$47,700       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$30,400       | 2024    | **                 | 5           | \$3,400        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Marble Panels          | 5%   |                   |                | LIFE    | **                 | 5           | \$5,100        | C             |  |
| Vinyl Tile             | 25%  |                   |                | 2029    | **                 | 3           | \$17,200       | C             |  |
| Vinyl Tile             | 50%  |                   |                | 2026    | **                 | 3           | \$34,300       | C             |  |
| Vinyl Tile             | 5%   | Now               | \$65,400       | 2031    | **                 | 3           | \$2,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9*9                                      |                   |                |         |                    |             |                |               |  |
| Wood                   | 10%  |                   |                | 2036    | **                 | 5           | \$25,700       | C             |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - BK

## Asset # : 1342

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|   |     |     |           |      |    |   |          |   |
|---|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete  | 10% | Now | \$22,300  | LIFE | ** |   |          | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |     |     |           |      |    |   |          |   |
| <i>Location : Basement</i>  |     |     |           |      |    |   |          |   |
| Ceramic Tile  | 5%  | Now | \$12,600  | 2024 | ** | 5 | \$4,300  | C |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>  |     |     |           |      |    |   |          |   |
| Masonry: Brick  | 10% |     |           | LIFE | ** |   |          | C |
| Marble Panels   | 5%  |     |           | LIFE | ** |   |          | C |
| Plaster   | 70% | Now | \$109,800 | LIFE | ** | 5 | \$35,900 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>  |     |     |           |      |    |   |          |   |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,100  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$77,200 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
| <i>Water Present, Extent : Moderate, Area Affected : 100%</i>     |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>         |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2021 | \$89,400 | 5 | \$300 | B |
| Fused Disc Sw | 25% |  |  | 2041 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 20% |  |  | 2041 | **        | 1 |  | B |
| Conduit | 80% |  |  | 2021 | \$114,900 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2029 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 30% |  |  | 2037 | **       | 5 | \$700   | B |
| Molded Case Bkrs | 60% |  |  | 2020 | \$81,300 | 5 | \$1,400 | B |

## Wiring

|   |     |     |           |      |    |   |  |   |
|---|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$107,400 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |           |      |    |   |  |   |
| Thermoplastic   | 30% |     |           | 2047 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 90% |  |  | 2034 | **      | 5 | \$500 | B |
| Locally Mounted | 10% |  |  | 2019 | \$3,300 | 5 | \$100 | B |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,300

B

## Lighting

## Interior Lighting

Fluorescent

94%

2026

\* \*

10

\$79,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T8 Lamps*

Fluorescent

3%

2026

\* \*

10

\$2,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium**Explanation : Compact Fluorescent*

HID

3%

2021

\$11,500

10

\$100

B

## Egress Lighting

Emergency, Battery

20%

2026

\* \*

10

\$4,400

B

Emergency, Battery

30%

2016

\$11,400

10

\$6,600

B

Exit, Service

20%

2026

\* \*

1

B

Exit, Service

30%

2016

\$4,600

1

B

## Exterior Lighting

HID

100%

2021

\$37,200

10

\$300

B

## Alarm

## Security System

Generic

100%

2026

\* \*

1

\$33,400

B

## Fire/Smoke Detection

No Component

90%

D

Generic

10%

2026

\* \*

1-3

\$5,700

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room, Storage Room And Kitchen**Explanation : Partial Installation*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2031

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$91,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$6,800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 180 - BK

Asset # : 1342

| Mechanical       |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |  |                |           |                    |      |                |       |                |          |
|                  | Terminal Devices                                       |                |           |                    |      |                |       |                |          |
|                  | Air Handler  | 20%            |           |                    | 2021 | \$112,800      | 1     | \$11,400       | B        |
|                  | Convactor/Radiator                                     | 60%            |           |                    | 2026 | * *            | 1     | \$17,800       | B        |
|                  | Fan Coil Unit/Heat                                     | 20%            |           |                    | 2021 | \$313,200      | 1     | \$5,900        | B        |
| Air Conditioning |  |                |           |                    |      |                |       |                |          |
|                  | Energy Source  |                |           |                    |      |                |       |                |          |
|                  | Electricity  | 100%           |           |                    | 2020 | \$177,700      | 1     |                | B        |
|                  | Conversion Equipment                                   |                |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit                                       | 60%            |           |                    | 2016 | \$129,000      | 1     |                | B        |
|                  | No Component   | 40%            |           |                    |      |                |       |                | D        |
| Ventilation      |  |                |           |                    |      |                |       |                |          |
|                  | Distribution   |                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers                                     | 100%           |           |                    | LIFE | * *            | 2-5   | \$51,200       | B        |
|                  | Exhaust Fans   |                |           |                    |      |                |       |                |          |
|                  | Interior   | 100%           |           |                    | 2016 | \$115,600      | 2     | \$2,800        | B        |
| Plumbing         |  |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping                                       |                |           |                    |      |                |       |                |          |
|                  | Brass/Copper   | 5%             |           |                    | 2041 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel  | 95%            |           |                    | 2026 | * *            | 1     |                | B        |
|                  | Water Heater   |                |           |                    |      |                |       |                |          |
|                  | Gas Fired  | 100%           |           |                    | 2019 | \$24,300       | 2     | \$1,400        | B        |
|                  | Sanitary Piping  |                |           |                    |      |                |       |                |          |
|                  | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping                                     |                |           |                    |      |                |       |                |          |
|                  | Cast Iron  | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)   |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping   | 100%           |           |                    | 2026 | * *            | 4     | \$2,000        | B        |
|                  | Backflow Preventer                                     |                |           |                    |      |                |       |                |          |
|                  | No Component   | 90%            |           |                    |      |                |       |                | D        |
|                  | Generic  | 10%            |           |                    | 2029 | * *            | 1     | \$600          | B        |
|                  | Other Observation, Extent : Light, Area Affected : 10% |                |           |                    |      |                |       |                |          |
|                  | Location : Boiler Room                                 |                |           |                    |      |                |       |                |          |
|                  | Explanation : For Boiler Only                          |                |           |                    |      |                |       |                |          |
|                  | Fixtures   |                |           |                    |      |                |       |                |          |
|                  | Generic  | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |  |                |           |                    |      |                |       |                |          |
|                  | Sprinkler  |                |           |                    |      |                |       |                |          |
|                  | No Component   | 80%            |           |                    |      |                |       |                | D        |
|                  | Generic  | 20%            |           |                    | 2031 | * *            | 1-2   | \$5,100        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 180 - M  
**Address** : 370 WEST 120 STREET  
**Borough** : MANHATTAN **Agency's Number** : M180  
**Program / Asset #** : BOE0107.000 / 1658 **Yr Built/Renovated** : 1960 / 2002  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1946 **Lot** : 1 **BIN** : 1059111

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$388,400             |
| Interior Architecture | \$453,400             |                       |
| Electrical            |                       | \$1,038,300           |
| Mechanical            | \$123,200             |                       |
| <b>Total</b>          | <b>\$576,700</b>      | <b>\$1,426,600</b>    |
| Priority A            |                       | \$388,400             |
| Priority B            | \$123,200             | \$1,038,300           |
| Priority C            | \$453,400             |                       |
| <b>Total</b>          | <b>\$576,700</b>      | <b>\$1,426,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,800         | \$19,000        | \$6,600         |                 |
| Interior Architecture | \$55,500        | \$16,400        | \$2,600         | \$5,200         |
| Electrical            | \$13,300        | \$25,500        |                 | \$200           |
| Mechanical            | \$17,200        | \$9,900         | \$15,600        | \$10,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$95,700</b> | <b>\$74,800</b> | <b>\$28,800</b> | <b>\$20,000</b> |
| Priority A            | \$5,800         | \$19,000        | \$6,600         |                 |
| Priority B            | \$34,400        | \$55,800        | \$19,500        | \$14,700        |
| Priority C            | \$55,500        |                 | \$2,600         | \$5,200         |
| <b>Total</b>          | <b>\$95,700</b> | <b>\$74,800</b> | <b>\$28,800</b> | <b>\$20,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - M

## Asset # : 1658

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE    | **                 | 5           | \$15,100       | A             |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | **                 | 5           | \$51,600       | A             |  |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : All Exterior Walls.                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Brick Is Glazed.                                 |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 10%        |                   |                | 2040    | **                 | 5-10        | \$44,400       | A             |  |
| Pre-Cast Concrete  | 5%         | Now               | \$5,800        | LIFE    | **                 | 5           | \$10,500       | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Window Sills.                            |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2036    | **                 | 5           | \$13,200       | A             |  |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : All Throughout.                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : Recently Replaced.                               |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$400          | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$3,000        | A             |  |
| Metal Rail   | 30%        |                   |                | 2033    | **                 | 5-10        | \$41,200       | A             |  |
| Pre-Cast Concrete  | 30%        |                   |                | LIFE    | **                 | 5           | \$14,300       | A             |  |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : A-top Parapet Wall.                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Pre-cast Component Is Coping.                    |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2020    | \$284,200          | 10          | \$52,600       | A             |  |
| Copper/Terne   | 5%         |                   |                | 2035    | **                 | 10          | \$6,900        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        | Now               | \$8,000        | LIFE    | **                 | 5           | \$22,900       | C             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement.   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$5,200        | C             |  |
| Terrazzo   | 15%        |                   |                | LIFE    | **                 | 5           | \$12,300       | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2025    | **                 | 3           | \$7,900        | C             |  |
| Vinyl Tile   | 40%        | Now               | \$399,900      | 2030    | **                 | 3           | \$15,700       | C             |  |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Hallways And Classrooms.                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 inch x 9 inch Tile To Be Removed.              |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2048    | **                 | 5           | \$19,700       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - M

## Asset # : 1658

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 5%  |     |          | 2029 | ** | 5 | \$4,600 | C |
| Concrete Masonry Unit | 15% | Now | \$26,300 | LIFE | ** | 5 | \$5,600 | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 5%**Location : Basement Electrical Room.*

|                   |    |     |          |      |    |  |  |   |
|-------------------|----|-----|----------|------|----|--|--|---|
| Glass Block       | 5% |     |          | LIFE | ** |  |  | C |
| Mosaic Tile       | 5% |     |          | LIFE | ** |  |  | C |
| Travertine Panels | 5% | Now | \$16,300 | LIFE | ** |  |  | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Polished Limestone Outside Main Auditorium Doors.*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 40% |  |  | LIFE | ** | 5 | \$11,100 | C |
|---------|-----|--|--|------|----|---|----------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : 2nd Floor Corridor Throughout*

|                     |     |     |          |      |    |  |  |   |
|---------------------|-----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% | Now | \$53,500 | LIFE | ** |  |  | C |
|---------------------|-----|-----|----------|------|----|--|--|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Auditorium Rear Doors.*

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | ** | 5 | \$32,800 | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$9,800  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2025 | ** |   |          | B |

*Other Observation, Extent : Severe, Area Affected : 100%**Location : In Gymnasium**Explanation : Acoustical Application.*

|         |    |  |  |      |    |   |         |   |
|---------|----|--|--|------|----|---|---------|---|
| Plaster | 5% |  |  | LIFE | ** | 5 | \$3,300 | B |
|---------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Electrical Room.**Explanation : 2-600 Amp Fused Switch. Empire Switchboard Equipment.*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$104,300 | 5 | \$1,800 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2030 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 30% |  |  | 2028 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 70% |  |  | 2019 | \$94,800 | 5 | \$1,300 | B |

## Wiring

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Braided Cloth | 70% |  |  | 2019 | \$91,600 | 1 |  | B |
| Thermoplastic | 30% |  |  | 2030 | **       | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - M

## Asset # : 1658

| Electrical                  |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts             |            |  |                |                    |                |             |                |               |
| Motor Controllers           |            |  |                |                    |                |             |                |               |
| Locally Mounted             | 70%        |  |                | 2037               | * *            | 5           | \$300          | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Basement Rear.                                  |                |                    |                |             |                |               |
|                             |            | Explanation : Recently Installed Motors For Exshaust Fans. |                |                    |                |             |                |               |
| Locally Mounted             | 30%        |  |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Ground                      |            |  |                |                    |                |             |                |               |
| Grounding Devices           |            |  |                |                    |                |             |                |               |
| Metal Water Pipe            | 100%       |  |                | 2018               | \$7,400        | 5           | \$2,000        | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : In Water Main Room Next To Electrical Room.     |                |                    |                |             |                |               |
|                             |            | Explanation : Collector Bus Type Grounding System.         |                |                    |                |             |                |               |
| Lighting                    |            |  |                |                    |                |             |                |               |
| Interior Lighting           |            |  |                |                    |                |             |                |               |
| Fluorescent                 | 92%        |  |                | 2020               | \$581,400      | 10          | \$59,100       | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Throughout Bldg.                                |                |                    |                |             |                |               |
|                             |            | Explanation : T-12 Fixtures In Use.                        |                |                    |                |             |                |               |
| HID                         | 4%         |  |                | 2015               | \$11,700       | 10          | \$100          | B             |
| Incandescent                | 2%         |  |                | 2015               | \$12,600       | 2           |                | B             |
| Incandescent                | 2%         | Now  | \$12,600       | 2030               | * *            | 2           |                | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : In Auditorium Rear.                             |                |                    |                |             |                |               |
|                             |            | Explanation : Fixtures Not Working,Poor Lighting.          |                |                    |                |             |                |               |
| Egress Lighting             |            |  |                |                    |                |             |                |               |
| Emergency, Service          | 50%        |  |                | 2020               | \$5,800        | 1           |                | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Throughout Bldg.                                |                |                    |                |             |                |               |
|                             |            | Explanation : Fixtures Connected To Main Bldg. Power.      |                |                    |                |             |                |               |
| Exit, Service               | 50%        |  |                | 2020               | \$5,800        | 1           |                | B             |
|                             |            | Other Observation, Extent : Moderate, Area Affected : 100% |                |                    |                |             |                |               |
|                             |            | Location : Throughout Bldg.                                |                |                    |                |             |                |               |
|                             |            | Explanation : Fixtures Connected To Main Bldg. Power.      |                |                    |                |             |                |               |
|                             |            |  |                |                    |                |             |                |               |
| Mechanical                  |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |  |                |                    |                |             |                |               |
| Energy Source               |            |  |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |  |                | 2040               | * *            | 1           |                | B             |
|                             |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |               |
|                             |            | Location : Basement  |                |                    |                |             |                |               |
|                             |            | Explanation : 2 - 5,000 Gallon Tanks                       |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 180 - M

## Asset # : 1658

| Mechanical            | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |  |                    |                |             |                |               |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Steam Boiler          | 100%           |                   |  | 2025               | * *            | 1           | \$69,500       | B             |
|                       |                |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Burner And Controls</i>                              |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           |                   |  | 2030               | * *            | 4           | \$5,200        | B             |
|                       |                |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Location : Condensate Pumps</i>                                 |                    |                |             |                |               |
| Terminal Devices      |                |                   |  |                    |                |             |                |               |
| Air Handler           | 25%            |                   |  | 2028               | * *            | 1           | \$10,900       | B             |
| Convactor/Radiator    | 75%            |                   |  | 2025               | * *            | 1           | \$17,000       | B             |
| Air Conditioning      |                |                   |  |                    |                |             |                |               |
| Energy Source         |                |                   |  |                    |                |             |                |               |
| Electricity           | 100%           |                   |  | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 75%            |                   |  | 2015               | \$123,200      | 1           |                | B             |
| No Component          | 25%            |                   |  |                    |                |             |                | D             |
| Ventilation           |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |  | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Exhaust Fans          |                |                   |  |                    |                |             |                |               |
| Interior              | 20%            |                   |  | 2028               | * *            | 2           | \$400          | B             |
|                       |                |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Fans</i>   |                    |                |             |                |               |
| Roof                  | 80%            |                   |  | 2028               | * *            | 2           | \$1,700        | B             |
| Plumbing              |                |                   |  |                    |                |             |                |               |
| H/C Water Piping      |                |                   |  |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           | 0-2               | \$4,800  | 2025               | * *            | 1           |                | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 100%</i>           |                    |                |             |                |               |
|                       |                |                   | <i>Location : Pipe Connects To Water Main Valve</i>                |                    |                |             |                |               |
| Water Heater          |                |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |  | 2019               | \$18,600       | 2           | \$1,100        | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Instantaneous With 900 Gallon Storage Tank</i>    |                    |                |             |                |               |
| Sanitary Piping       |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |  | 2025               | * *            | 4           | \$1,300        | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Dual Unit</i>                                     |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 180 - M

Asset # : 1658

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       | Now               | \$500          | 2020               | \$10,300       | 4           | \$1,300        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               |                | * *         |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1-4</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 181 - BK  
**Address** : 1023 NEW YORK AVENUE BTWN SNYDER AVE - TILDEN AVE  
**Borough** : BROOKLYN **Agency's Number** : K181  
**Program / Asset #** : BOE0478.000 / 2598 **Yr Built/Renovated** : 1922 / 2007  
**Area Sq Ft** : 128,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 4904 **Lot** : 10 **BIN** : 3327776

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,612,700           | \$395,100             |
| Interior Architecture | \$198,800             | \$122,200             |
| Electrical            | \$131,600             | \$662,600             |
| Mechanical            | \$100,300             | \$550,300             |
| <b>Total</b>          | <b>\$2,043,400</b>    | <b>\$1,730,200</b>    |
| Priority A            | \$1,612,700           | \$395,100             |
| Priority B            | \$393,800             | \$1,258,300           |
| Priority C            | \$36,800              | \$76,800              |
| <b>Total</b>          | <b>\$2,043,400</b>    | <b>\$1,730,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$127,700        |                 |                 |                 |
| Interior Architecture | \$206,600        |                 | \$20,100        | \$1,000         |
| Electrical            | \$18,700         | \$9,100         | \$12,100        | \$10,100        |
| Mechanical            | \$55,800         | \$30,400        | \$34,100        | \$28,300        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$418,600</b> | <b>\$49,300</b> | <b>\$76,200</b> | <b>\$49,300</b> |
| Priority A            | \$127,700        |                 |                 |                 |
| Priority B            | \$121,500        | \$49,300        | \$56,100        | \$48,200        |
| Priority C            | \$169,400        |                 | \$20,100        | \$1,000         |
| <b>Total</b>          | <b>\$418,600</b> | <b>\$49,300</b> | <b>\$76,200</b> | <b>\$49,300</b> |



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - BK

## Asset # : 2598

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$162,000      | LIFE    | * *                | 5           | \$78,200       | A             |  |
| Spalling, Extent : Light, Area Affected : 20%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | * *                | 5           | \$12,500       | A             |  |
| Masonry: Brick  | 25%        |                   |                | LIFE    | * *                | 5           | \$100,100      | A             |  |
| Masonry: Brick  | 45%        | Now               | \$302,600      | LIFE    | * *                | 5           | \$90,100       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite  | 2%         | Now               | \$27,000       | LIFE    | * *                | 5           | \$3,000        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         | Now               | \$62,800       | LIFE    | * *                | 5           | \$7,500        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 10%        |                   |                | 2043    | * *                | 5-10        | \$137,600      | A             |  |
| Pre-Cast Concrete   | 3%         | Now               | \$10,800       | LIFE    | * *                | 5           | \$19,500       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        | Now               | \$1,035,200    | 2039    | * *                | 5           | \$26,900       | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 202, 204, 318, 418, 518, 509                 |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 5%         |                   |                | 2032    | * *                | 10          | \$17,700       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 25%        | Now               | \$11,000       | LIFE    | * *                | 5           | \$4,100        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 65%        | 0-2               | \$31,800       | LIFE    | * *                | 5           | \$9,500        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | * *                | 5-10        | \$17,900       | A             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - BK

## Asset # : 2598

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 20%  | Now               | \$20,900       | 2028               | * *            |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |
|                         | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 70%  |                   |                | 2028               | * *            | 10          | \$39,200       | A             |
| Single Ply Membrane     | 10%  | Now               | \$4,000        | 2028               | * *            |             |                | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   | Now               | \$6,100        | LIFE               | * *            | 5           | \$17,600       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%   | Now               | \$17,900       | 2026               | * *            | 5           | \$4,000        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Marble Panels           | 2%   | Now               | \$3,900        | LIFE               | * *            | 5           | \$2,400        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo                | 3%   | Now               | \$7,200        | LIFE               | * *            | 5           | \$3,800        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 75%  |                   |                | 2028               | * *            | 3           | \$45,300       | C             |
| Vinyl Tile              | 5%   | Now               | \$3,800        | 2023               | \$76,800       | 3           | \$3,000        | C             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : General Office And Auditorium                         |                   |                |                    |                |             |                |               |
| Wood                    | 5%   | 4+                | \$17,100       | 2038               | * *            | 5           | \$7,600        | C             |
|                         | Deteriorated Finish, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$13,100       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$10,000       | C             |
| Concrete Masonry Unit   | 20%        |                   |                | LIFE               | **             | 5           | \$32,100       | C             |
| Glass Block   | 2%         |                   |                | LIFE               | **             | 10          | \$1,600        | C             |
| Masonry: Brick  | 5%         | 0-2               | \$13,600       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 3%         | 0-2               | \$26,300       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5-10        | \$42,700       | C             |
| Plaster   | 20%        | Now               | \$36,800       | LIFE               | **             | 5           | \$12,000       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium, Room 506</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             | 10          | \$15,100       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 30%        | Now               | \$37,300       | 2036               | **             | 5           | \$30,200       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        | Now               | \$2,200        | 2036               | **             | 5           | \$8,100        | B             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 5%         |                   |                | LIFE               | **             | 5-10        | \$10,100       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             | 10          | \$16,100       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$20,200       | B             |
| Plaster   | 45%        | Now               | \$124,700      | LIFE               | **             | 5           | \$45,300       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

| Electrical               |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System                   | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                      |  |                   |                    |         |                |             |                |               |
| Service Equipment        |                      |  |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw        | 30%  |                   |                    | 2023    | \$9,800        | 5           | \$100          | B             |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                          |                      | Location : Old Electrical Room                                   |                   |                    |         |                |             |                |               |
|                          |                      | Explanation : One 1200 Amps Main Disconnect Switch               |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw        | 70%  |                   |                    | 2043    | **             | 5           | \$300          | B             |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                          |                      | Location : New Electrical Room                                   |                   |                    |         |                |             |                |               |
|                          |                      | Explanation : One 4000 Amps And 1600 Amps Main Disconnect Switch |                   |                    |         |                |             |                |               |
| Transformers             |                      |  |                   |                    |         |                |             |                |               |
|                          | Dry Type             | 100%   |                   |                    | 2036    | **             | 5           | \$400          | B             |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                          |                      | Location : Electrical Room                                       |                   |                    |         |                |             |                |               |
|                          |                      | Explanation : One 1000 Kva 480hv-220/120lv                       |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard |                      |  |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw        | 60%  |                   |                    | 2023    | \$71,500       | 5           | \$300          | B             |
|                          | Fused Disc Sw        | 40%  |                   |                    | 2043    | **             | 5           | \$200          | B             |
| Raceway                  |                      |  |                   |                    |         |                |             |                |               |
|                          | Conduit              | 40%  |                   |                    | 2043    | **             | 1           |                | B             |
|                          | Conduit              | 60%  |                   |                    | 2023    | \$86,200       | 1           |                | B             |
| Panelboards              |                      |  |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw        | 10%  |                   |                    | 2022    | \$16,900       | 5           | \$200          | B             |
|                          | Fused Disc Sw        | 5%   |                   |                    | 2039    | **             | 5           | \$100          | B             |
|                          | Molded Case Bkrs     | 65%  |                   |                    | 2039    | **             | 5           | \$1,800        | B             |
|                          | Molded Case Bkrs     | 20%  |                   |                    | 2022    | \$33,900       | 5           | \$600          | B             |
| Wiring                   |                      |  |                   |                    |         |                |             |                |               |
|                          | Braided Cloth        | 60%  | 2-4               | \$92,000           | 2048    | **             | 1           |                | B             |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%         |                   |                    |         |                |             |                |               |
|                          |                      | Location : Throughout  |                   |                    |         |                |             |                |               |
|                          | Thermoplastic        | 40%  |                   |                    | 2043    | **             | 1           |                | B             |
| Motor Controllers        |                      |  |                   |                    |         |                |             |                |               |
|                          | Locally Mounted      | 20%  |                   |                    | 2021    | \$6,600        | 5           | \$100          | B             |
|                          | Motor Control Center | 80%  |                   |                    | 2036    | **             | 5           | \$2,300        | B             |
| Ground                   |                      |  |                   |                    |         |                |             |                |               |
|                          | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                          | Generic              | 100%   |                   |                    | LIFE    | **             | 5           | \$3,100        | B             |
| Stand-by Power           |                      |  |                   |                    |         |                |             |                |               |
|                          | Transfer Switches    |  |                   |                    |         |                |             |                |               |
|                          | Automatic            | 100%   |                   |                    | 2036    | **             | 1           | \$32,300       | B             |
| Generators               |                      |  |                   |                    |         |                |             |                |               |
|                          | Diesel               | 100%   |                   |                    | 2032    | **             | 1           | \$40,600       | B             |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |               |
|                          |                      | Location : Generator Room  |                   |                    |         |                |             |                |               |
|                          |                      | Explanation : One 300 Kw   |                   |                    |         |                |             |                |               |
| Batteries                |                      |  |                   |                    |         |                |             |                |               |
|                          | Lead/Acid            | 100%   |                   |                    | 2017    | \$600          | 5           | \$3,900        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2039               | * *            | 5           | \$10,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 50 Gals                                  |                   |                |                    |                |             |                |               |
| Main Tank             | 50%  |                   |                | 2051               | * *            | 5           | \$1,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 500 Gals                                 |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 40%  |                   |                | 2018               | \$388,500      | 10          | \$39,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 57%  |                   |                | 2028               | * *            | 10          | \$56,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2023               | \$13,500       | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 60%  |                   |                | 2018               | \$26,200       | 10          | \$200          | B             |
| HID                   | 40%  |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Lightning Protection  |  |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2051               | * *            | 5           | \$600          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1-3         | \$19,400       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : One Tank Of 10,000 Gals                   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

| Mechanical       |                       | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component             | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                  | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                       |   |           |                    |      |                |       |                |          |
|                  | Conversion Equipment  |   |           |                    |      |                |       |                |          |
|                  | Heat Exchanger        | 5%  |           |                    | 2026 | * *            | 1     | \$2,700        | B        |
|                  | Steam Boiler          | 95%   |           |                    | 2028 | * *            | 1     | \$101,500      | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                       | Location : Sub Basement                                   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 2 Units                                     |           |                    |      |                |       |                |          |
| Distribution     |                       |   |           |                    |      |                |       |                |          |
|                  | Hot Wtr Piping/Pump   | 40%   |           |                    | 2039 | * *            | 4     | \$3,200        | B        |
|                  | Steam Piping/Pump     | 60%   | Now       | \$25,700           | 2033 | * *            | 4     | \$3,200        | B        |
|                  |                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 5% |           |                    |      |                |       |                |          |
|                  |                       | Location : Throughout                                     |           |                    |      |                |       |                |          |
| Terminal Devices |                       |   |           |                    |      |                |       |                |          |
|                  | Air Handler           | 20%   |           |                    | 2023 | \$132,500      | 1     | \$13,300       | B        |
|                  | Convactor/Radiator    | 40%   |           |                    | 2028 | * *            | 1     | \$14,000       | B        |
|                  | Fan Coil Unit/Heat    | 40%   | Now       | \$73,600           | 2028 | * *            | 1     | \$12,600       | B        |
|                  |                       | Broken, Extent : Moderate, Area Affected : 15%            |           |                    |      |                |       |                |          |
|                  |                       | Location : Throughout                                     |           |                    |      |                |       |                |          |
| Air Conditioning |                       |   |           |                    |      |                |       |                |          |
|                  | Energy Source         |   |           |                    |      |                |       |                |          |
|                  | Electricity           | 100%  |           |                    | 2031 | * *            | 1     |                | B        |
|                  | Conversion Equipment  |   |           |                    |      |                |       |                |          |
|                  | Reciprocating         | 40%   |           |                    | 2023 | \$166,800      | 1     | \$20,000       | B        |
|                  | Compr/Chiller         |   |           |                    |      |                |       |                |          |
|                  |                       | R-22 Refrigerant, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                  |                       | Location : Chillers                                       |           |                    |      |                |       |                |          |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                       | Location : Penthouse                                      |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 2 Units                                     |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit      | 10%   |           |                    | 2018 | \$25,300       | 1     |                | B        |
|                  | No Component          | 50%   |           |                    |      |                |       |                | D        |
| Distribution     |                       |   |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump | 40%   |           |                    | 2043 | * *            | 4     | \$3,200        | B        |
|                  | No Component          | 60%   |           |                    |      |                |       |                | D        |
| Terminal Devices |                       |   |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht   | 40%   |           |                    | 2023 | \$104,400      | 1     | \$26,700       | B        |
|                  | No Component          | 60%   |           |                    |      |                |       |                | D        |
| Heat Rejection   |                       |   |           |                    |      |                |       |                |          |
|                  | Remote Air Cond       | 40%   |           |                    | 2023 | \$146,800      | 2     | \$30,000       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                       | Location : Roof   |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 2 Units                                     |           |                    |      |                |       |                |          |
|                  | No Component          | 60%   |           |                    |      |                |       |                | D        |
| Ventilation      |                       |   |           |                    |      |                |       |                |          |
|                  | Distribution          |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers    | 100%  |           |                    | LIFE | * *            | 2-5   | \$95,100       | B        |
| Exhaust Fans     |                       |   |           |                    |      |                |       |                |          |
|                  | Roof                  | 100%  |           |                    | 2028 | * *            | 2     | \$3,300        | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 181 - BK

Asset # : 2598

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2022               | \$28,600       | 2           | \$1,600        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2028               | * *            | 1           | \$6,700        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1st : 5th Floor                              |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2043               | * *            | 1-5         | \$54,400       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2033               | * *            | 1-2         | \$3,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 181 - Q  
**Address** : 148-15 230 STREET  
**Borough** : QUEENS **Agency's Number** : Q181  
**Program / Asset #** : BOE0824.000 / 1514 **Yr Built/Renovated** : 1964 / 2001  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 13718 **Lot** : 1 **BIN** : 4291453

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$503,900             | \$54,600              |
| Interior Architecture | \$86,700              | \$87,200              |
| Electrical            | \$371,800             | \$892,000             |
| <b>Total</b>          | <b>\$962,400</b>      | <b>\$1,033,800</b>    |
| Priority A            | \$503,900             | \$54,600              |
| Priority B            | \$371,800             | \$933,400             |
| Priority C            | \$86,700              | \$45,800              |
| <b>Total</b>          | <b>\$962,400</b>      | <b>\$1,033,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$3,100         |                 | \$37,500         |                 |
| Interior Architecture | \$19,300        | \$1,400         | \$1,100          | \$7,100         |
| Electrical            | \$9,600         | \$10,300        | \$38,000         | \$12,100        |
| Mechanical            | \$19,400        | \$14,300        | \$41,600         | \$24,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$55,400</b> | <b>\$29,900</b> | <b>\$122,200</b> | <b>\$47,400</b> |
| Priority A            | \$3,100         |                 | \$37,500         |                 |
| Priority B            | \$44,300        | \$28,600        | \$83,600         | \$40,300        |
| Priority C            | \$8,000         | \$1,400         | \$1,100          | \$7,100         |
| <b>Total</b>          | <b>\$55,400</b> | <b>\$29,900</b> | <b>\$122,200</b> | <b>\$47,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - Q

## Asset # : 1514

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
| Masonry: Brick  | 60%        | Now               | \$82,600       | LIFE               | **             | 5           | \$24,600       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Foundation   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Panel   | 2%         |                   |                | 2041               | **             | 5-10        | \$5,600        | A             |
| Granite Panels  | 3%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 30%        |                   |                | 2043               | **             | 5           | \$3,000        | A             |
| Aluminum  | 60%        | 4+                | \$290,500      | 2046               | **             | 5           | \$3,000        | A             |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Metal Louvers   | 5%         |                   |                | 2034               | **             | 10          | \$3,100        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Metal Rail  | 70%        |                   |                | 2034               | **             | 5-10        | \$139,000      | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 58%        |                   |                | 2026               | **             | 10          | \$46,400       | A             |
| Copper/Terne  | 2%         |                   |                | 2036               | **             | 10          | \$4,000        | A             |
| Modified Bitumen  | 40%        |                   |                | 2026               | **             | 10          | \$32,000       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 13%        |                   |                | LIFE               | **             | 5           | \$25,900       | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$19,900       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2034               | **             | 5           | \$1,800        | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$2,700        | C             |
| Vinyl Tile  | 22%        |                   |                | 2029               | **             | 3           | \$10,000       | C             |
| Vinyl Tile  | 40%        |                   |                | 2026               | **             | 3           | \$18,200       | C             |
| Vinyl Tile  | 10%        |                   |                | 2016               | \$86,700       | 3           | \$3,400        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - Q

## Asset # : 1514

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 25% |  |  | LIFE | ** | 5 | \$8,100 | C |
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5 | \$4,800 | C |
| Plaster               | 30% |  |  | LIFE | ** | 5 | \$7,200 | C |
| SGFT/Glazed Masonry   | 10% |  |  | LIFE | ** |   |         | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2034 | ** | 5 | \$22,700 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2038 | ** | 5 | \$22,700 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,400  | B |
| Exposed Concrete     | 35% |  |  | LIFE | ** | 5 | \$5,000  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2021 |    |   | \$41,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2041 | ** | 5 | \$200 | B |
| Fused Disc Sw | 30% |  |  | 2021 |    |   | \$100 | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 70% |  |  | 2021 |    |   |  | B |
| Conduit | 30% |  |  | 2041 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 15% |  |  | 2020 |    |   | \$200 | B |
| Molded Case Bkrs | 40% |  |  | 2037 | ** | 5 | \$600 | B |
| Molded Case Bkrs | 45% |  |  | 2020 |    |   | \$700 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$44,800 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Old Wing*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 |    |   | \$300 | B |
| Locally Mounted | 20% |  |  | 2034 | ** | 5 | \$100 | B |

## Ground

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - Q

## Asset # : 1514

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible; Covered With Insulation |                   |                |                    |                |             |                |               |
| Stand-by Power        |   |                   |                |                    |                |             |                |               |
| Transfer Switches     |   |                   |                |                    |                |             |                |               |
| Automatic             | 100%  |                   |                | 2034               | * *            | 1           | \$18,200       | B             |
| Generators            |   |                   |                |                    |                |             |                |               |
| Diesel                | 100%  |                   |                | 2030               | * *            | 1           | \$22,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse Generator Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : 200 Kw Nameplate Rating   |                   |                |                    |                |             |                |               |
| Batteries             |   |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%  |                   |                | 2016               | \$600          | 5           | \$13,100       | B             |
| Fuel Storage          |   |                   |                |                    |                |             |                |               |
| Day Tank              | 50%   |                   |                | 2037               | * *            | 5           | \$5,600        | B             |
| Main Tank             | 50%   |                   |                | 2049               | * *            | 5           | \$900          | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 45%   |                   |                | 2026               | * *            | 10          | \$25,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : New Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 50%   |                   |                | 2016               | \$274,100      | 10          | \$27,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 2%  |                   |                | 2016               | \$5,100        | 10          |                | B             |
| Incandescent          | 3%  |                   |                | 2016               | \$16,400       | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service         | 50%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2021               | \$24,600       | 10          | \$200          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2021               | \$203,200      | 1           | \$22,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System Is Functional  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 181 - Q

## Asset # : 1514

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

20%

Generic

80%

2021

\$556,600

1-3

\$29,100

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2041

\* \*

5

\$18,800

B

## Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$60,300

B

*Repairs In Progress, Extent : Light, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2031

\* \*

4

\$4,500

B

*Recent Repair Evident, Extent : Light, Area Affected : 10%**Location : Vacuum Pump & Return Lines*

## Terminal Devices

Air Handler

30%

2026

\* \*

1

\$11,300

B

Convactor/Radiator

70%

2034

\* \*

1

\$13,800

B

## Air Conditioning

## Energy Source

Electricity

100%

2043

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit - Cooling

30%

2029

\* \*

2

\$1,100

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,900

B

## Exhaust Fans

Interior

50%

2026

\* \*

2

\$900

B

Roof

50%

2026

\* \*

2

\$900

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2034

\* \*

1

B

## Water Heater

Gas Fired

100%

2016

\$16,100

2

\$900

B

## HW Heat Exchanger

Low Temp

100%

2041

\* \*

4

\$6,000

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 181 - Q

Asset # : 1514

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Submersible        | 100%   |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |               |
|                    | Compressed Air     | 100%   |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Floors 1 - 2                                    |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Unit                                     |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Standpipe          |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2047    | * *            | 1-5         | \$31,800       | B             |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    | 2047    | * *            | 1-2         | \$17,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 182 - BX  
**Address** : 601 STICKBALL BLVD. @RANDALL AVENUE  
**Borough** : BRONX **Agency's Number** : X182  
**Program / Asset #** : BOE0307.000 / 367 **Yr Built/Renovated** : 1977 / 2011  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3564 **Lot** : 1 **BIN** : 2021923

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,700             | \$261,400             |
| Interior Architecture | \$338,500             | \$767,900             |
| Electrical            |                       | \$939,900             |
| Mechanical            |                       | \$531,900             |
| <b>Total</b>          | <b>\$510,200</b>      | <b>\$2,501,100</b>    |
| Priority A            | \$171,700             | \$261,400             |
| Priority B            | \$76,300              | \$1,471,700           |
| Priority C            | \$262,200             | \$767,900             |
| <b>Total</b>          | <b>\$510,200</b>      | <b>\$2,501,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,100         | \$5,900         |                 |                 |
| Interior Architecture | \$97,100         |                 | \$5,100         | \$10,100        |
| Electrical            | \$3,900          | \$1,200         | \$2,100         | \$1,600         |
| Mechanical            | \$62,200         | \$21,400        | \$20,500        | \$25,000        |
| <b>Total</b>          | <b>\$174,400</b> | <b>\$28,500</b> | <b>\$27,700</b> | <b>\$36,600</b> |
| Priority A            | \$11,100         | \$5,900         |                 |                 |
| Priority B            | \$76,900         | \$22,600        | \$22,600        | \$26,600        |
| Priority C            | \$86,400         |                 | \$5,100         | \$10,100        |
| <b>Total</b>          | <b>\$174,400</b> | <b>\$28,500</b> | <b>\$27,700</b> | <b>\$36,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 182 - BX

## Asset # : 367

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 92%        |                   |                | LIFE               | **             | 5           | \$89,000       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%                            |            |                   |                |                    |                |             |                |               |
| Location : East Facade, Throughout, 2011  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2033               | **             | 5-10        | \$16,600       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$9,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2045               | **             | 5           | \$11,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout, 2011   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 95%        |                   |                | LIFE               | **             | 5           | \$254,400      | A             |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5           | \$2,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | **             | 10          | \$89,700       | A             |
| Metal Panel   | 5%         | Now               | \$6,400        | 2028               | **             |             |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%                             |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$23,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$5,400        | C             |
| Quarry Tile   | 5%         |                   |                | 2028               | **             | 5           | \$8,100        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,400        | C             |
| Vinyl Tile  | 75%        |                   |                | 2023               | \$767,900      | 3           | \$40,300       | C             |
| Wood  | 5%         | 0-2               | \$113,900      | 2063               | **             | 5           | \$5,000        | C             |
| Uneven Surface, Extent : Moderate, Area Affected : 100%                               |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$4,800        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$7,600        | C             |
| Folding Partition   | 5%         | 0-2               | \$148,300      | 2031               | **             | 5           | \$5,900        | C             |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%                              |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Cafeteria   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Cafeteria   |            |                   |                |                    |                |             |                |               |
| Explanation : Custodian Disengaged The Automatic Settings And Now Moves Them Manually |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$2,100        | C             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5-10        | \$36,300       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$11,900       | C             |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$38,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 30%        |                   |                | 2028               | **             | 5           | \$40,300       | B             |
| Exposed Concrete  | 65%        |                   |                | LIFE               | **             | 5-10        | \$87,200       | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             | 10          | \$10,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 182 - BX

## Asset # : 367

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2500 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect Swicth          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Fused Knife Sw           | 1%   | 2-4               | \$1,400        | 2048               | * *            | 5           |                | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 89%  |                   |                | 2031               | * *            | 5           | \$1,600        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 95%  |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 60%  |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Motor Control Center     | 40%  |                   |                | 2028               | * *            | 5           | \$800          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,100        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%  |                   |                | 2023               | \$582,400      | 10          | \$59,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2023               | \$6,000        | 10          |                | B             |
| Incandescent             | 8%   |                   |                | 2023               | \$51,800       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2023               | \$14,900       | 10          | \$8,700        | B             |
| Exit, Service            | 50%  |                   |                | 2023               | \$6,000        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2023               | \$29,000       | 10          | \$200          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection     |  |                   |                |                    |                |             |                |               |
| No Component             | 70%  |                   |                |                    |                |             |                | D             |
| Generic                  | 30%  |                   |                | 2023               | \$246,400      | 1-3         | \$13,300       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%           |                   |                | 2033               | * *            | 5           | \$22,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                     |                |                   |                |                    |                |             |                |               |
| Location : Basement Vault   |                |                   |                |                    |                |             |                |               |
| Explanation : (2) 7500 Gallon Tanks, Energy Source Has Been Converted From #6 Oil To #4 Oil |                |                   |                |                    |                |             |                |               |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 1%             | Now               | \$200          | 2043               | * *            | 1           | \$600          | B             |
| Leak Evident, Extent : Light, Area Affected : 50%   |                |                   |                |                    |                |             |                |               |
| Location : Leaky Mud Leg On 1 Of 2 Boilers  |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                                    |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |                |                   |                |                    |                |             |                |               |
| Explanation : (2) #4 Oil Burning Steam Boilers  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 99%            |                   |                | 2028               | * *            | 1           | \$70,500       | B             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           |                   |                | 2033               | * *            | 4           | \$3,500        | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2023               | \$88,300       | 1           | \$8,900        | B             |
| Convactor/Radiator  | 60%            |                   |                | 2028               | * *            | 1           | \$13,900       | B             |
| Induction Unit  | 20%            | Now               | \$3,100        | 2026               | * *            | 1           | \$4,200        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 10%  |                |                   |                |                    |                |             |                |               |
| Location : 1st Floor Class Rooms  |                |                   |                |                    |                |             |                |               |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller   | 5%             | Now               | \$11,000       | 2038               | * *            | 1           | \$3,500        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 15%                                      |                |                   |                |                    |                |             |                |               |
| Location : Mechanical Equipment Room Above Kitchen, 1 Of 2 Defective Chiller Compressor     |                |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller   | 25%            |                   |                | 2026               | * *            | 1           | \$19,400       | B             |
| Ext Pkg Unit - Cooling  | 10%            |                   |                | 2023               | \$37,800       | 2           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 100%                                     |                |                   |                |                    |                |             |                |               |
| Location : Second Floor   |                |                   |                |                    |                |             |                |               |
| Explanation : Split Units Serves Second Floor Coves And Office Spaces                       |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 5%             | Now               | \$8,400        | 2023               | \$8,400        | 1           |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100%                                     |                |                   |                |                    |                |             |                |               |
| Location : Class Rooms, Multiple Mechanical And Electrical Defects                          |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%            |                   |                | 2018               | \$50,500       | 1           |                | B             |
| No Component  | 25%            |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%                                       |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                |                   |                |                    |                |             |                |               |
| Explanation : Basement Is Not Serviced By Cooling Equipment                                 |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 35%            |                   |                | 2033               | * *            | 4           | \$1,200        | B             |
| No Component  | 65%            |                   |                |                    |                |             |                | D             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 20%        |                   |                | 2023               | \$97,200       | 1           | \$8,900        | B             |
| Fan Coil - Cool/Heat  | 15%        |                   |                | 2023               | \$174,300      | 1           | \$3,500        | B             |
| Other Observation, Extent : Light, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Fan Coil Units In All First Floor Classrooms  |            |                   |                |                    |                |             |                |               |
| No Component  | 65%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 35%        |                   |                | 2023               | \$42,900       | 2           | \$17,500       | B             |
| No Component  | 65%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$63,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$18,100       | 2           | \$400          | B             |
| Roof  | 30%        |                   |                | 2028               | * *            | 2           | \$700          | B             |
| Roof  | 50%        |                   |                | 2023               | \$32,500       | 2           | \$1,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$12,700       | 4           | \$400          | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$7,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 10%        | Now               | \$1,000        | 2033               | * *            | 4           | \$100          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, 1 Of 2 Defective Pumps              |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 90%        |                   |                | 2023               | \$9,300        | 4           | \$1,800        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 10%        | Now               | \$1,000        | 2033               | * *            | 4           | \$100          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, 1 Of 2 Defective Pumps              |            |                   |                |                    |                |             |                |               |
| Electric  | 90%        |                   |                | 2023               | \$9,300        | 4           | \$1,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2033               | * *            | 1-5         | \$36,300       | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 182 - BX

Asset # : 367

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Fire Suppression

Sprinkler

No Component

95%

D

Generic

5%

2033

\* \*

1-2

\$1,000

B

*No Backflow Preventer, Extent : Light, Area Affected : 100%**Location : Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 183 - BK  
**Address** : 76 RIVERDALE AVE. BTWN: STRAUSS ST, HERZL ST.  
**Borough** : BROOKLYN **Agency's Number** : K183  
**Program / Asset #** : BOE0479.000 / 29 **Yr Built/Renovated** : 1923 / 2010  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4,5  
**Block** : 3597 **Lot** : 11 **BIN** : 3082253

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$103,700             |
| Interior Architecture | \$520,500             | \$87,800              |
| Electrical            | \$649,500             | \$821,900             |
| Mechanical            | \$52,300              | \$729,100             |
| <b>Total</b>          | <b>\$1,222,300</b>    | <b>\$1,742,500</b>    |
| Priority A            |                       | \$103,700             |
| Priority B            | \$765,100             | \$1,600,100           |
| Priority C            | \$457,200             | \$38,700              |
| <b>Total</b>          | <b>\$1,222,300</b>    | <b>\$1,742,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$10,700        |                 | \$24,100         |
| Interior Architecture |                 | \$5,500         |                 | \$25,500         |
| Electrical            | \$3,600         | \$3,900         | \$4,800         | \$39,400         |
| Mechanical            | \$13,600        | \$9,000         | \$14,800        | \$24,400         |
| <b>Total</b>          | <b>\$17,100</b> | <b>\$29,100</b> | <b>\$19,500</b> | <b>\$113,400</b> |
| Priority A            |                 | \$10,700        |                 | \$24,100         |
| Priority B            | \$17,100        | \$13,000        | \$19,500        | \$68,800         |
| Priority C            |                 | \$5,500         |                 | \$20,600         |
| <b>Total</b>          | <b>\$17,100</b> | <b>\$29,100</b> | <b>\$19,500</b> | <b>\$113,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - BK

## Asset # : 29

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$103,700      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$11,900       | A             |
| Stucco Cement   | 7%         |                   |                | 2035               | **             | 5           | \$21,300       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2047               | **             | 5           | \$34,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$6,900        | A             |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Spalling, Extent : Light, Area Affected : 15%                 |            |                   |                |                    |                |             |                |               |
| Location : Various  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 15%        |                   |                | 2042               | **             | 5           | \$5,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2030               | **             | 10          | \$32,400       | A             |
| Copper/Terne  | 5%         |                   |                | 2057               | **             | 10          | \$4,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 18%        |                   |                | LIFE               | **             | 5           | \$38,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$4,900        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Horizontal Cracks, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Entry  |            |                   |                |                    |                |             |                |               |
| Traffic Topping   | 2%         | 2-4               | \$53,000       | 2032               | **             | 5           | \$1,200        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        | 2-4               | \$187,300      | 2027               | **             | 3           | \$14,700       | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        | Now               | \$140,500      | 2032               | **             | 3           | \$5,500        | C             |
| Other Observation, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        |                   |                | 2037               | **             | 5           | \$27,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - BK

## Asset # : 29

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |  |  |   |
|------------------------|-----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 10% | Now | \$39,900 | LIFE | ** |  |  | C |
|------------------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : At Columns In Basement**Paint Peeling, Extent : Moderate, Area Affected : 50%**Location : Basement**Spalling, Extent : Light, Area Affected : 5%**Location : Boiler Room*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2025 | ** | 5 | \$6,100 | C |
|--------------|----|--|--|------|----|---|---------|---|

|                |     |     |          |      |    |  |  |   |
|----------------|-----|-----|----------|------|----|--|--|---|
| Masonry: Brick | 22% | Now | \$36,600 | LIFE | ** |  |  | C |
|----------------|-----|-----|----------|------|----|--|--|---|

*Spalling, Extent : Light, Area Affected : 5%**Location : Various*

|               |    |  |  |      |    |  |  |   |
|---------------|----|--|--|------|----|--|--|---|
| Marble Panels | 3% |  |  | LIFE | ** |  |  | C |
|---------------|----|--|--|------|----|--|--|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 60% |  |  | LIFE | ** | 5 | \$22,000 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| AcousTile,Adhered | 10% |  |  | 2027 | ** | 5 | \$9,800 | B |
|-------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 75% | Now | \$63,300 | LIFE | ** | 5 | \$46,100 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Loose/Delam Surface, Extent : Light, Area Affected : 75%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Fifth Floor Classrooms*

|         |    |  |  |      |    |   |         |   |
|---------|----|--|--|------|----|---|---------|---|
| Plaster | 5% |  |  | LIFE | ** | 5 | \$3,100 | B |
|---------|----|--|--|------|----|---|---------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Auditorium**Explanation : Decorative Plaster*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 20% |  |  | 2052 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

*Recent Installation, Extent : Light, Area Affected : 20%**Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - BK

## Asset # : 29

| Electrical        |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System            | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                      |  |                   |                |                    |                |             |                |               |
| Panelboards       |                      |  |                   |                |                    |                |             |                |               |
|                   | Fused Disc Sw        | 5%   |                   |                | 2047               | * *            | 5           | \$100          | B             |
|                   |                      | Recent Installation, Extent : Light, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                   |                      | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                   | Molded Case Bkrs     | 10%  |                   |                | 2030               | * *            | 5           | \$200          | B             |
|                   | Molded Case Bkrs     | 85%  |                   |                | 2047               | * *            | 5           | \$1,400        | B             |
|                   |                      | Recent Installation, Extent : Light, Area Affected : 85%   |                   |                |                    |                |             |                |               |
|                   |                      | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Wiring            |                      |  |                   |                |                    |                |             |                |               |
|                   | Braided Cloth        | 70%  | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
|                   |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                   |                      | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                   | Thermoplastic        | 20%  |                   |                | 2032               | * *            | 1           |                | B             |
|                   | Thermoplastic        | 10%  |                   |                | 2052               | * *            | 1           |                | B             |
|                   |                      | Recent Installation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                   |                      | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Motor Controllers |                      |  |                   |                |                    |                |             |                |               |
|                   | Locally Mounted      | 100%   |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground            |                      |  |                   |                |                    |                |             |                |               |
| Grounding Devices |                      |  |                   |                |                    |                |             |                |               |
|                   | Generic              | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                   |                      | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                   |                      | Explanation : Recent Installation                          |                   |                |                    |                |             |                |               |
| Lighting          |                      |  |                   |                |                    |                |             |                |               |
|                   | Interior Lighting    |  |                   |                |                    |                |             |                |               |
|                   | Fluorescent          | 10%  |                   |                | 2027               | * *            | 10          | \$6,000        | B             |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                   |                      | Location : Basement  |                   |                |                    |                |             |                |               |
|                   |                      | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
|                   | Fluorescent          | 80%  |                   |                | 2017               | \$473,500      | 10          | \$48,200       | B             |
|                   |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                   |                      | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                   |                      | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
|                   | Incandescent         | 10%  |                   |                | 2017               | \$59,200       | 2           | \$100          | B             |
| Egress Lighting   |                      |  |                   |                |                    |                |             |                |               |
|                   | Emergency, Battery   | 50%  |                   |                | 2027               | * *            | 10          | \$7,900        | B             |
|                   | Exit, Service        | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting |                      |  |                   |                |                    |                |             |                |               |
|                   | HID                  | 100%   |                   |                | 2017               | \$26,600       | 10          | \$200          | B             |
| Alarm             |                      |  |                   |                |                    |                |             |                |               |
|                   | Fire/Smoke Detection |  |                   |                |                    |                |             |                |               |
|                   | Generic              | 100%   |                   |                | 2022               | \$753,700      | 1-3         | \$39,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - BK

## Asset # : 29

| Mechanical       |                             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |  |                   |                |                    |                |             |                |               |
|                  | Energy Source               |  |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%   |                   |                | 2042               | * *            | 1           |                | B             |
|                  | Conversion Equipment        |  |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 100%   |                   |                | 2027               | * *            | 1           | \$65,100       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
|                  | Distribution                |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 100%   | Now               | \$52,300       | 2032               | * *            | 4           | \$3,200        | B             |
|                  |                             | Steam Traps Faulty, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                  |                             | Location : Various Locations - Live Steam Returns        |                   |                |                    |                |             |                |               |
|                  | Terminal Devices            |  |                   |                |                    |                |             |                |               |
|                  | Air Handler                 | 20%  | Now               | \$4,000        | 2022               | \$80,700       | 1           | \$7,300        | B             |
|                  |                             | Not in Service, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator          | 80%  |                   |                | 2020               | \$565,600      | 1           | \$17,000       | B             |
| Air Conditioning |                             |  |                   |                |                    |                |             |                |               |
|                  | Energy Source               |  |                   |                |                    |                |             |                |               |
|                  | Electricity                 | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
|                  | Conversion Equipment        |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit            | 10%  |                   |                | 2017               | \$15,400       | 1           |                | B             |
|                  | No Component                | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                             |  |                   |                |                    |                |             |                |               |
|                  | Distribution                |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$36,600       | B             |
|                  | Exhaust Fans                |  |                   |                |                    |                |             |                |               |
|                  | Interior                    | 100%   |                   |                | 2022               | \$82,800       | 2           | \$2,000        | B             |
| Plumbing         |                             |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping            |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper                | 100%   |                   |                | 2032               | * *            | 1           |                | B             |
|                  | Water Heater                |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired                   | 100%   |                   |                | 2020               | \$17,400       | 2           | \$1,000        | B             |
|                  | Sanitary Piping             |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping          |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron                   | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)                |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping                | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures                    |  |                   |                |                    |                |             |                |               |
|                  | Generic                     | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression |                             |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler                   |  |                   |                |                    |                |             |                |               |
|                  | No Component                | 98%  |                   |                |                    |                |             |                | D             |
|                  | Generic                     | 2%   |                   |                | 2022               | \$17,500       | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 183 - M  
**Address** : 419 EAST 66 STREET  
**Borough** : MANHATTAN **Agency's Number** : M183  
**Program / Asset #** : BOE0108.000 / 1659 **Yr Built/Renovated** : 1904 / 2010  
**Area Sq Ft** : 54,356 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1461 **Lot** : 7 **BIN** : 1045569

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$158,600             |
| Electrical            | \$102,600             | \$76,700              |
| Mechanical            | \$255,600             | \$330,200             |
| <b>Total</b>          | <b>\$358,100</b>      | <b>\$565,500</b>      |
| Priority A            |                       | \$158,600             |
| Priority B            | \$358,100             | \$406,900             |
| <b>Total</b>          | <b>\$358,100</b>      | <b>\$565,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                | \$3,200         | \$12,000        |
| Interior Architecture | \$9,400         |                | \$8,600         | \$2,600         |
| Electrical            | \$900           | \$500          | \$27,800        | \$700           |
| Mechanical            | \$16,100        | \$8,000        | \$24,200        | \$8,200         |
| <b>Total</b>          | <b>\$26,400</b> | <b>\$8,500</b> | <b>\$63,800</b> | <b>\$23,500</b> |
| Priority A            |                 |                | \$3,200         | \$12,000        |
| Priority B            | \$23,800        | \$8,500        | \$52,000        | \$8,900         |
| Priority C            | \$2,600         |                | \$8,600         | \$2,600         |
| <b>Total</b>          | <b>\$26,400</b> | <b>\$8,500</b> | <b>\$63,800</b> | <b>\$23,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - M

## Asset # : 1659

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 13%   |                   |                | LIFE               | **             | 5           | \$86,300       | A             |
| Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$72,200       | A             |
| Metal Panel            | 2%  |                   |                | 2041               | **             | 5-10        | \$11,700       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2037               | **             | 5           | \$24,000       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 8%  |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 88%   |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 4%  |                   |                | LIFE               | **             | 5           | \$300          | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2031               | **             | 10          | \$23,800       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$15,000       | C             |
| Ceramic Tile           | 5%  |                   |                | 2036               | **             | 5           | \$3,400        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%   |                   |                | 2031               | **             | 3           | \$14,100       | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 30%   |                   |                | 2026               | **             | 3           | \$10,300       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2036               | **             | 5           | \$4,300        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Gypsum Board           | 5%  |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 80%   |                   |                | LIFE               | **             | 5           | \$20,500       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 20%   |                   |                | 2034               | **             | 5           | \$13,700       | B             |
| Plaster                | 20%   |                   |                | LIFE               | **             | 5           | \$8,600        | B             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5           | \$25,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - M

## Asset # : 1659

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2051               | * *            | 5           | \$200          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2051               | * *            | 5           | \$200          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2051               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 80%  |                   |                | 2046               | * *            | 5           | \$900          | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2029               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%  | 2-4               | \$62,700       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2031               | * *            | 1           |                | B             |
| Thermoplastic            | 10%  |                   |                | 2051               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 90%  |                   |                | 2019               | \$11,500       | 5           | \$300          | B             |
| Locally Mounted          | 10%  |                   |                | 2041               | * *            | 5           |                | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 50%  |                   |                | LIFE               | * *            | 5           | \$300          | B             |
| Generic                  | 50%  |                   |                | LIFE               | * *            | 5           | \$300          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%  |                   |                | 2026               | * *            | 10          | \$39,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 95%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| HID                      | 4%   |                   |                | 2021               | \$7,600        | 10          | \$100          | B             |
| Incandescent             | 1%   |                   |                | 2016               | \$4,100        | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2021               | \$3,800        | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2016               | \$3,800        | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2016               | \$18,600       | 10          | \$100          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection     |  |                   |                |                    |                |             |                |               |
| No Component             | 80%  |                   |                |                    |                |             |                | D             |
| Generic                  | 20%  |                   |                | 2026               | * *            | 1-3         | \$5,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2031               | * *            | 5           | \$14,200       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$50,800       | 2026               | * *            | 1           | \$40,800       | B             |
| Corroded, Extent : Severe, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Boiler Feed Tank                                |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$72,800       | 2031               | * *            | 4           | \$2,300        | B             |
| Corroded, Extent : Severe, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Condensate Return Lines                         |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2021               | \$56,300       | 1           | \$5,700        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2026               | * *            | 1           | \$11,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2020               | \$118,200      | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 80%        |                   |                | 2016               | \$85,800       | 1           |                | B             |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$25,500       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2016               | \$46,100       | 2           | \$1,100        | B             |
| Roof   | 20%        |                   |                | 2021               | \$8,300        | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2019               | \$155,800      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2014               | \$12,100       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2041               | * *            | 1-5         | \$24,000       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 183 - M

Asset # : 1659

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2041               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 183 - Q  
**Address** : 2-45 BEACH 79 STREET  
**Borough** : QUEENS **Agency's Number** : Q183  
**Program / Asset #** : BOE0825.000 / 1515 **Yr Built/Renovated** : 1962 / 2000  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 16112 **Lot** : 1 **BIN** : 4303354

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$773,100             | \$121,100             |
| Interior Architecture | \$505,900             | \$48,300              |
| Electrical            | \$280,100             | \$1,167,300           |
| Mechanical            |                       | \$458,100             |
| <b>Total</b>          | <b>\$1,559,100</b>    | <b>\$1,794,800</b>    |
| Priority A            | \$773,100             | \$121,100             |
| Priority B            | \$280,100             | \$1,673,700           |
| Priority C            | \$505,900             |                       |
| <b>Total</b>          | <b>\$1,559,100</b>    | <b>\$1,794,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$49,000         |                 | \$3,500         |                 |
| Interior Architecture | \$19,900         | \$5,000         | \$16,600        | \$3,300         |
| Electrical            | \$20,400         | \$4,100         | \$3,700         | \$3,600         |
| Mechanical            | \$29,400         | \$14,000        | \$26,400        | \$12,200        |
| <b>Total</b>          | <b>\$118,700</b> | <b>\$23,100</b> | <b>\$50,100</b> | <b>\$19,100</b> |
| Priority A            | \$49,000         |                 | \$3,500         |                 |
| Priority B            | \$66,400         | \$18,100        | \$30,000        | \$15,800        |
| Priority C            | \$3,300          | \$5,000         | \$16,600        | \$3,300         |
| <b>Total</b>          | <b>\$118,700</b> | <b>\$23,100</b> | <b>\$50,100</b> | <b>\$19,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - Q

## Asset # : 1515

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$13,800       | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$52,900       | A             |
| Metal Panel  | 5%         | 2-4               | \$23,300       | 2051               | * *            | 5           | \$5,500        | A             |
| Corrosion/Rusting, Extent : Severe, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, West And East Facades                    |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, East And West Facades                    |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 75%        |                   |                | 2029               | * *            | 5           | \$9,900        | A             |
| Metal Louvers  | 5%         |                   |                | 2030               | * *            | 10          | \$4,100        | A             |
| Steel  | 20%        | Now               | \$154,300      | 2046               | * *            | 5           | \$16,500       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium And Stairs                                |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Stairs                                   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Stairs                                    |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       | Now               | \$20,800       | 2026               | * *            | 5           | \$68,200       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 95%        | Now               | \$618,900      | 2031               | * *            |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Room 351                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 5%         |                   |                | 2026               | * *            | 10          | \$3,500        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - Q

## Asset # : 1515

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |  |  |      |     |   |          |   |
|------------------------|-----|--|--|------|-----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | * * | 5 | \$23,200 | C |
|------------------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : High Water Table*

|              |    |  |  |      |     |   |         |   |
|--------------|----|--|--|------|-----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2030 | * * | 5 | \$5,300 | C |
|--------------|----|--|--|------|-----|---|---------|---|

|            |     |  |  |      |     |   |          |   |
|------------|-----|--|--|------|-----|---|----------|---|
| Vinyl Tile | 25% |  |  | 2026 | * * | 3 | \$13,300 | C |
|------------|-----|--|--|------|-----|---|----------|---|

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 50% |  |  | 2016 | \$505,900 | 3 | \$19,900 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

|      |     |  |  |      |     |   |          |   |
|------|-----|--|--|------|-----|---|----------|---|
| Wood | 10% |  |  | 2036 | * * | 5 | \$19,900 | C |
|------|-----|--|--|------|-----|---|----------|---|

## Interior Walls

|              |    |  |  |      |     |   |         |   |
|--------------|----|--|--|------|-----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2030 | * * | 5 | \$4,700 | C |
|--------------|----|--|--|------|-----|---|---------|---|

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 15% |  |  | LIFE | * * | 5 | \$5,600 | C |
|-----------------------|-----|--|--|------|-----|---|---------|---|

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 55% |  |  | LIFE | * * | 5 | \$15,500 | C |
|---------|-----|--|--|------|-----|---|----------|---|

|                     |     |  |  |      |     |  |  |   |
|---------------------|-----|--|--|------|-----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * |  |  | C |
|---------------------|-----|--|--|------|-----|--|--|---|

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2034 | * * | 5 | \$33,200 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete | 50% |  |  | LIFE | * * | 5 | \$8,300 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 351*

|                      |    |  |  |      |     |  |  |   |
|----------------------|----|--|--|------|-----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | * * |  |  | B |
|----------------------|----|--|--|------|-----|--|--|---|

|             |    |  |  |      |          |  |  |   |
|-------------|----|--|--|------|----------|--|--|---|
| Fiber Board | 5% |  |  | 2021 | \$48,300 |  |  | B |
|-------------|----|--|--|------|----------|--|--|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Gymnasium*

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Plaster | 15% |  |  | LIFE | * * | 5 | \$9,900 | B |
|---------|-----|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$52,200 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2047 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2047 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 183 - Q

Asset # : 1515

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%   |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Fused Disc Sw         | 5%  |                   |                | 2043               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 75%   |                   |                | 2020               | \$101,600      | 5           | \$1,400        | B             |
| Molded Case Bkrs      | 10%   |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%   | 2-4               | \$117,700      | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                            |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%   |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%   |                   |                | 2019               | \$4,200        | 5           | \$100          | B             |
| Locally Mounted       | 80%   | 2-4               | \$17,000       | 2041               | * *            | 5           | \$200          | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Mechanical Room                                    |                   |                |                    |                |             |                |               |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%   |                   |                | 2021               | \$607,500      | 10          | \$61,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                            |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                      |                   |                |                    |                |             |                |               |
| HID                   | 2%  |                   |                | 2029               | * *            | 10          |                | B             |
| Incandescent          | 3%  |                   |                | 2021               | \$19,200       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2021               | \$14,700       | 10          | \$8,600        | B             |
| Exit, Service         | 50%   |                   |                | 2021               | \$5,900        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2021               | \$28,700       | 10          | \$200          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2021               | \$237,100      | 1           | \$25,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                            |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV And Intrusion Alarm Systems Are Functional |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Generic               | 20%   |                   |                | 2016               | \$162,300      | 1-3         | \$8,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Fire Alarm System Is Old, But Still Functional  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 183 - Q

## Asset # : 1515

| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%   |           |                    | 2041 | **             | 5     | \$22,000       | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%   | Now       | \$19,700           | 2019 | \$393,800      | 1     | \$63,300       | B        |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 10%           |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Room                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                      |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%   |           |                    | 2041 | **             | 4     | \$3,500        | B        |
|                  | Terminal Devices     |  |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%  |           |                    | 2026 | **             | 1     | \$8,800        | B        |
|                  | Convactor/Radiator   | 80%  |           |                    | 2026 | **             | 1     | \$18,400       | B        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | **             | 2-5   | \$39,600       | B        |
|                  | Exhaust Fans         |  |           |                    |      |                |       |                |          |
|                  | Roof                 | 100%   |           |                    | 2021 | \$64,300       | 2     | \$2,200        | B        |
| Plumbing         |                      |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |  |           |                    |      |                |       |                |          |
|                  | Brass/Copper         | 100%   |           |                    | 2031 | **             | 1     |                | B        |
|                  | HW Heat Exchanger    |  |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%   |           |                    | 2031 | **             | 4     | \$10,600       | B        |
|                  | Sanitary Piping      |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | **             | 1     |                | B        |
|                  | Storm Drain Piping   |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | **             | 1     |                | B        |
|                  | Sump Pump(s)         |  |           |                    |      |                |       |                |          |
|                  | Submersible          | 100%   |           |                    | 2014 | \$6,200        | 4     | \$2,000        | B        |
|                  | Fixtures             |  |           |                    |      |                |       |                |          |
|                  | Generic              | 100%   |           |                    |      |                |       |                | B        |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
| Fire Suppression |                      |  |           |                    |      |                |       |                |          |
|                  | Sprinkler            |  |           |                    |      |                |       |                |          |
|                  | No Component         | 90%  |           |                    |      |                |       |                | D        |
|                  | Generic              | 10%  |           |                    | 2031 | **             | 1-2   | \$2,000        | B        |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 10%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Store Rooms & Kitchen                           |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Limited Area Served                          |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 184 - BK  
**Address** : 273 NEWPORT STREET BTWN: WATKINS ST., MOTHER GAST  
**Borough** : BROOKLYN **Agency's Number** : K184  
**Program / Asset #** : BOE0480.000 / 1343 **Yr Built/Renovated** : 1923 / 2005  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 3606 **Lot** : 1 **BIN** : 3082391

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$232,000             | \$333,900             |
| Interior Architecture | \$994,500             |                       |
| Electrical            | \$712,900             | \$151,300             |
| Mechanical            | \$52,900              | \$177,600             |
| <b>Total</b>          | <b>\$1,992,400</b>    | <b>\$662,900</b>      |
| Priority A            | \$232,000             | \$333,900             |
| Priority B            | \$765,900             | \$328,900             |
| Priority C            | \$994,500             |                       |
| <b>Total</b>          | <b>\$1,992,400</b>    | <b>\$662,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,700        | \$3,200         |                 |                 |
| Interior Architecture | \$19,600        | \$3,100         | \$2,500         | \$11,200        |
| Electrical            | \$3,600         | \$5,300         | \$4,200         | \$68,400        |
| Mechanical            | \$10,600        | \$9,300         | \$15,100        | \$9,300         |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$20,900</b> | <b>\$21,800</b> | <b>\$88,800</b> |
| Priority A            | \$33,700        | \$3,200         |                 |                 |
| Priority B            | \$20,900        | \$14,600        | \$19,300        | \$77,600        |
| Priority C            | \$12,900        | \$3,100         | \$2,500         | \$11,200        |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$20,900</b> | <b>\$21,800</b> | <b>\$88,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$57,500       | LIFE               | **             | 5           | \$48,300       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%                 |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor Window Sills  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$111,200      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       |                   |                | 2047               | **             | 5           | \$349,100      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        | Now               | \$33,700       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                    |            |                   |                |                    |                |             |                |               |
| Location : 501, 509, 512 And Others  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | A             |
| Metal Panel  | 5%         |                   |                | 2035               | **             | 10          | \$3,200        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$5,000        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%                    |            |                   |                |                    |                |             |                |               |
| Location : Entry And Second Floor  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$189,700      | 2032               | **             | 3           | \$7,500        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 80%                     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Various Other Locations                             |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 10%                      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Corridor(s)   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 70%        | 0-2               | \$663,900      | 2032               | **             | 3           | \$26,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |               |
| Location : Gym, Corridors, Classrooms  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Severe, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Gym, Corridors, Classrooms  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation - Subfloor Failure Throughout Intallation. |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 184 - BK

## Asset # : 1343

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 8%         | Now               | \$12,900       | LIFE               | **             |             |                | C             |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                    |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$6,200        | C             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Severe, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : At Foundation In Mechanical Room                   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        | Now               | \$140,900      | LIFE               | **             | 5           | \$23,000       | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors Throughout                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 20%        | Now               | \$6,600        | 2027               | **             | 5           | \$10,000       | B             |
| Worn/Eroded, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor Corridor(s)                              |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 55%        |                   |                | LIFE               | **             | 5           | \$8,600        | B             |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$15,500       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 0-2               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 30%        |                   |                | 2030               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2021               | \$66,100       | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2022               | \$26,900       | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 184 - BK

## Asset # : 1343

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 84%        |                   |                | 2017               | \$503,500      | 10          | \$51,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                                  |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2027               | * *            | 10          | \$6,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2017               | \$8,300        | 10          | \$100          | B             |
| Incandescent  | 3%         |                   |                | 2017               | \$18,000       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2017               | \$5,500        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2017               | \$5,500        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$27,000       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2030               | * *            | 1-3         | \$39,900       | B             |

| Mechanical           |                             | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|-----------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component                   | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                        | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                             |  |           |                    |      |                |       |                |          |
|                      | Energy Source               |  |           |                    |      |                |       |                |          |
|                      | Interruptible Gas/Dual Fuel | 100%   |           |                    | 2042 | * *            | 1     |                | B        |
| Conversion Equipment |                             |  |           |                    |      |                |       |                |          |
|                      | Steam Boiler                | 100%   |           |                    | 2035 | * *            | 1     | \$65,900       | B        |
|                      |                             | Other Observation, Extent : Severe, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                             | Location : Basement Boiler Room                          |           |                    |      |                |       |                |          |
|                      |                             | Explanation : 2 Boilers                                  |           |                    |      |                |       |                |          |
| Distribution         |                             |  |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump           | 100%   | Now       | \$52,900           | 2032 | * *            | 4     | \$3,300        | B        |
|                      |                             | Steam Traps Faulty, Extent : Severe, Area Affected : 25% |           |                    |      |                |       |                |          |
|                      |                             | Location : Throughout                                    |           |                    |      |                |       |                |          |

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## DEPARTMENT OF EDUCATION - 040

P. S. 184 - BK

Asset # : 1343

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 25%            |                   |                    | 2022    | \$102,200      | 1           | \$10,300       | B             |
|                  | Convactor/Radiator   | 75%            |                   |                    | 2027    | * *            | 1           | \$16,100       | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2030    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2020    | \$15,600       | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$37,100       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 90%            |                   |                    | 2022    | \$75,400       | 2           | \$1,800        | B             |
|                  | Roof                 | 10%            |                   |                    | 2022    | \$6,000        | 2           | \$200          | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2032    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2020    | \$17,600       | 2           | \$1,000        | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 3%             |                   |                    | 2032    | * *            | 1-2         | \$600          | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 184 - Q  
**Address** : 163-15 21 ROAD  
**Borough** : QUEENS **Agency's Number** : Q184  
**Program / Asset #** : BOE0826.000 / 1516 **Yr Built/Renovated** : 1952 / 2010  
**Area Sq Ft** : 57,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5756 **Lot** : 1 **BIN** : 4129072

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$130,600             | \$511,800             |
| Electrical            |  | \$280,200             | \$537,600             |
| <b>Total</b>          |  | <b>\$410,800</b>      | <b>\$1,049,500</b>    |
| Priority B            |  | \$327,700             | \$537,600             |
| Priority C            |  | \$83,100              | \$511,800             |
| <b>Total</b>          |  | <b>\$410,800</b>      | <b>\$1,049,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b> |
|-----------------------|------------------|-----------------|------------------|----------------|
| Exterior Architecture |                  |                 | \$20,200         |                |
| Interior Architecture | \$21,900         | \$8,500         | \$11,100         |                |
| Electrical            | \$64,000         | \$1,100         | \$45,100         | \$900          |
| Mechanical            | \$34,500         | \$9,100         | \$51,800         | \$6,800        |
| <b>Total</b>          | <b>\$120,400</b> | <b>\$18,700</b> | <b>\$128,300</b> | <b>\$7,700</b> |
| Priority A            |                  |                 | \$20,200         |                |
| Priority B            | \$100,900        | \$10,200        | \$108,100        | \$7,700        |
| Priority C            | \$19,500         | \$8,500         |                  |                |
| <b>Total</b>          | <b>\$120,400</b> | <b>\$18,700</b> | <b>\$128,300</b> | <b>\$7,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 184 - Q

## Asset # : 1516

| Architecture  |                        | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|---|------------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component              | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|   | Type                   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior  |                        |                |           |                |                    |                |             |                |          |
| Exterior Walls  |                        |                |           |                |                    |                |             |                |          |
|   | Masonry: Brick         | 90%            |           |                | LIFE               | * *            | 5           | \$31,000       | A        |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |                        |                |           |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |           |                |                    |                |             |                |          |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100% |                        |                |           |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |           |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |                        |                |           |                |                    |                |             |                |          |
| Location : Crawl Space, Elevator Shaft                        |                        |                |           |                |                    |                |             |                |          |
|   | Masonry: Limestone     | 5%             |           |                | LIFE               | * *            | 5           | \$1,300        | A        |
|   | Under Construction     | 5%             |           |                |                    |                |             |                | D        |
| Windows   |                        |                |           |                |                    |                |             |                |          |
|   | Aluminum               | 100%           |           |                | 2043               | * *            | 5           | \$14,400       | A        |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |                        |                |           |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |           |                |                    |                |             |                |          |
| Parapets  |                        |                |           |                |                    |                |             |                |          |
|   | Masonry: Brick         | 60%            |           |                | LIFE               | * *            | 5           | \$7,400        | A        |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |                        |                |           |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |           |                |                    |                |             |                |          |
|   | Masonry: Limestone     | 5%             |           |                | LIFE               | * *            | 5           | \$800          | A        |
|   | Under Construction     | 35%            |           |                |                    |                |             |                | D        |
| Roof  |                        |                |           |                |                    |                |             |                |          |
|   | Built-Up (BUR)         | 50%            |           |                | 2031               | * *            | 10          | \$33,700       | A        |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |                        |                |           |                |                    |                |             |                |          |
| Location : Main Roof  |                        |                |           |                |                    |                |             |                |          |
|   | Copper/Terne           | 5%             |           |                | 2049               | * *            | 10          | \$8,400        | A        |
|   | IRMA/Protected         | 30%            |           |                | 2026               | * *            | 10          | \$20,200       | A        |
|   | Membrane               |                |           |                |                    |                |             |                |          |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |                        |                |           |                |                    |                |             |                |          |
| Location : Auditorium, Cafeteria                              |                        |                |           |                |                    |                |             |                |          |
|   | Under Construction     | 15%            |           |                |                    |                |             |                | D        |
| Interior  |                        |                |           |                |                    |                |             |                |          |
| Floors  |                        |                |           |                |                    |                |             |                |          |
|   | Cast in Place Concrete | 10%            |           |                | LIFE               | * *            | 5           | \$15,700       | C        |
|   | Ceramic Tile           | 3%             |           |                | 2030               | * *            | 5           | \$2,100        | C        |
|   | Terrazzo               | 2%             | Now       | \$4,300        | LIFE               | * *            | 5           | \$1,100        | C        |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                        |                |           |                |                    |                |             |                |          |
| Location : Steps Near Auditorium Wing                         |                        |                |           |                |                    |                |             |                |          |
|   | Vinyl Tile             | 75%            |           |                | 2021               | \$511,800      | 3           | \$20,100       | C        |
|   | Wood                   | 10%            | Now       | \$15,200       | 2036               | * *            | 5           | \$6,700        | C        |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20%   |                        |                |           |                |                    |                |             |                |          |
| Location : Gymnasium  |                        |                |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 184 - Q

## Asset # : 1516

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile         | 2%  |     |          | 2030 | ** | 5 | \$1,400  | C |
| Glazed Ceramic Panel | 3%  |     |          | LIFE | ** |   |          | C |
| Masonry: Brick       | 10% |     |          | LIFE | ** |   |          | C |
| Plaster              | 60% |     |          | LIFE | ** | 5 | \$13,000 | C |
| SGFT/Glazed Masonry  | 25% | Now | \$83,100 | LIFE | ** |   |          | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Gymnasium

Diagonal Cracks, Extent : Moderate, Area Affected : 10%

Location : Gymnasium

## Ceilings

|                      |     |    |          |      |    |   |          |   |
|----------------------|-----|----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |    |          | 2026 | ** | 5 | \$22,200 | B |
| AcousTileSusp.Lay-In | 10% | 4+ | \$47,500 | 2041 | ** | 5 | \$3,600  | B |

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Gymnasium

Staining/Discoloring, Extent : Moderate, Area Affected : 50%

Location : Gymnasium

|                  |     |     |         |      |    |   |         |   |
|------------------|-----|-----|---------|------|----|---|---------|---|
| Exposed Concrete | 55% |     |         | LIFE | ** | 5 | \$6,100 | B |
| Plaster          | 10% | Now | \$2,400 | LIFE | ** | 5 | \$4,400 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Auditorium

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Auditorium

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |         |   |       |   |
|---------------|-----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2021 | \$8,000 | 5 | \$100 | B |
|---------------|-----|--|--|------|---------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2041 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes

## Switchgear / Switchboard

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2051 | ** | 5 | \$100 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Fused Knife Sw   | 25%        | 2-4               | \$19,800       | 2046               | **             | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 30%        | 2-4               | \$23,700       | 2046               | **             | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 5%         |                   |                | 2037               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 35%        |                   |                | 2020               | \$27,700       | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$12,700       | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2021               | \$418,400      | 10          | \$42,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2016               | \$4,000        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2016               | \$4,300        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2026               | **             | 10          | \$3,500        | B             |
| Exit, Service  | 70%        |                   |                | 2026               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       | Now               | \$19,500       | 2031               | **             |             |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2016               | \$32,200       | 1           | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Is Functional         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

80%

Generic

20%

2016

\$110,200

1-3

\$5,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Fire Alarm System Is Old And Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2031

\* \*

5

\$14,800

B

Conversion Equipment

Steam Boiler

100%

2026

\* \*

1

\$47,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$19,000

2031

\* \*

4

\$2,400

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 25%**Location : Throughout*

Terminal Devices

Air Handler

30%

2026

\* \*

1

\$8,900

B

Convactor/Radiator

70%

2026

\* \*

1

\$10,800

B

## Air Conditioning

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Window/Wall Unit

30%

2016

\$33,600

1

B

No Component

70%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$26,700

B

Exhaust Fans

Interior

90%

2026

\* \*

2

\$1,300

B

Roof

10%

4+

\$900

2021

\$4,300

2

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Roof**Explanation : Kitchen Exhaust Is Under Sized*

## Plumbing

H/C Water Piping

Brass/Copper

30%

2041

\* \*

1

B

Galv Iron/Steel

70%

2026

\* \*

1

B

HW Heat Exchanger

Low Temp

100%

2031

\* \*

4

\$7,100

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 184 - Q

Asset # : 1516

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Submersible        | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 3%             |                   |                    | 2031    | * *            | 1-2         | \$400          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 185 - BK  
**Address** : 8601 RIDGE BLVD BTWN: 86 ST., 87 ST.  
**Borough** : BROOKLYN **Agency's Number** : K185  
**Program / Asset #** : BOE0481.000 / 2621 **Yr Built/Renovated** : 1921 / 2010  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 6043 **Lot** : 1 **BIN** : 3153416

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$614,300             | \$80,200              |
| Interior Architecture | \$897,100             | \$83,300              |
| Electrical            | \$666,400             | \$455,900             |
| Mechanical            | \$41,900              | \$212,100             |
| <b>Total</b>          | <b>\$2,219,700</b>    | <b>\$831,400</b>      |
| Priority A            | \$614,300             | \$80,200              |
| Priority B            | \$918,800             | \$706,200             |
| Priority C            | \$686,700             | \$45,000              |
| <b>Total</b>          | <b>\$2,219,700</b>    | <b>\$831,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$8,900         |
| Interior Architecture | \$10,200        | \$2,600         | \$1,300         | \$3,400         |
| Electrical            | \$11,200        | \$2,700         | \$2,900         | \$37,200        |
| Mechanical            | \$31,300        | \$6,200         | \$10,100        | \$6,200         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$11,400</b> | <b>\$14,300</b> | <b>\$55,600</b> |
| Priority A            |                 |                 |                 | \$8,900         |
| Priority B            | \$42,500        | \$8,900         | \$13,000        | \$43,400        |
| Priority C            | \$10,200        | \$2,600         | \$1,300         | \$3,400         |
| <b>Total</b>          | <b>\$52,700</b> | <b>\$11,400</b> | <b>\$14,300</b> | <b>\$55,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - BK

## Asset # : 2621

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$269,500      | LIFE               | * *            | 5           | \$80,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%                            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%                             |                   |                |                    |                |             |                |               |
|                        | Location : East Facade At Lintels & Along Exterior Walls At Upper Floors & Auditorium |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$344,800      | 2030               | * *            | 5           | \$11,900       | A             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 30%                         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%                         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$4,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%                            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$5,600        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%                            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 75%   |                   |                | 2032               | * *            | 10          | \$17,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Paver: Asphalt         | 25%   |                   |                | 2037               | * *            | 10          | \$8,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 10%   |                   |                | 2020               | \$45,000       | 5           | \$3,400        | C             |
| Terrazzo               | 5%  | 0-2               | \$10,200       | LIFE               | * *            | 5           | \$2,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%                                |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%   |                   |                | 2027               | * *            | 3           | \$2,600        | C             |
| Vinyl Tile             | 40%   | Now               | \$77,800       | 2017               | \$259,300      | 3           | \$10,200       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 60%                              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Wood                   | 35%   | 0-2               | \$101,000      | 2037               | * *            | 5           | \$22,300       | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%                          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - BK

## Asset # : 2621

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |           |      |    |   |          |   |
|-----------------------|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile          | 3%  |     |           | 2031 | ** | 5 | \$2,500  | C |
| Concrete Masonry Unit | 5%  |     |           | LIFE | ** | 5 | \$1,700  | C |
| Masonry: Brick        | 10% |     |           | LIFE | ** |   |          | C |
| Marble Panels         | 2%  |     |           | LIFE | ** |   |          | C |
| Plaster               | 80% | Now | \$248,600 | LIFE | ** | 5 | \$20,300 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : 5th Floor, Classrooms

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : 5th Floor, Classrooms, &amp; Rooms Behind Auditorium

## Ceilings

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete | 10% |     |           | LIFE | ** | 5 | \$1,100  | B |
| Plaster          | 90% | Now | \$210,400 | LIFE | ** | 5 | \$38,300 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout 5th Floor, Classrooms

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Throughout 5th Floor, Classrooms

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **       | 1 |  | B |

## Panelboards

|                |     |     |         |      |    |   |       |   |
|----------------|-----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw  | 5%  |     |         | 2030 | ** | 5 | \$100 | B |
| Fused Knife Sw | 10% | 2-4 | \$7,900 | 2047 | ** | 5 | \$100 | B |

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Gym, Cafeteria And Penthouse Mechanical Room

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 65% |  |  | 2021 | \$51,400 | 5 | \$800 | B |
| Molded Case Bkrs | 20% |  |  | 2030 | **       | 5 | \$200 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2022 | \$17,900 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2032 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - BK

## Asset # : 2621

| Electrical      |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                      |  |                   |                    |         |                |             |                |               |
|                 | Motor Controllers    |  |                   |                    |         |                |             |                |               |
|                 | Locally Mounted      | 100%   |                   |                    | 2027    | * *            | 5           | \$300          | B             |
| Ground          |                      |  |                   |                    |         |                |             |                |               |
|                 | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                 | Generic              | 100%   |                   |                    | LIFE    | * *            | 5           | \$700          | B             |
| Lighting        |                      |  |                   |                    |         |                |             |                |               |
|                 | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                 | Fluorescent          | 80%  |                   |                    | 2022    | \$327,800      | 10          | \$33,300       | B             |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                 |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                 |                      | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                 | Incandescent         | 20%  |                   |                    | 2017    | \$81,900       | 2           | \$200          | B             |
|                 | Egress Lighting      |  |                   |                    |         |                |             |                |               |
|                 | Emergency, Battery   | 50%  |                   |                    | 2017    | \$9,400        | 10          | \$5,500        | B             |
|                 | Exit, Service        | 50%  |                   |                    | 2022    | \$3,800        | 1           |                | B             |
|                 | Exterior Lighting    |  |                   |                    |         |                |             |                |               |
|                 | HID                  | 100%   |                   |                    | 2017    | \$18,400       | 10          | \$100          | B             |
| Alarm           |                      |  |                   |                    |         |                |             |                |               |
|                 | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                 | Generic              | 100%   |                   |                    | 2017    | \$521,800      | 1-3         | \$28,100       | B             |

| Mechanical           |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                             |   |                   |                    |         |                |             |                |               |
|                      | Energy Source               |   |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                       |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : Oil # 2 With 7500 Gal Capacity Tank         |                   |                    |         |                |             |                |               |
| Conversion Equipment |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Boiler                | 100%  |                   |                    | 2027    | * *            | 1           | \$45,100       | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                       |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : 2 Units                                     |                   |                    |         |                |             |                |               |
| Distribution         |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Piping/Pump           | 100%  | Now               | \$18,100           | 2042    | * *            | 4           | \$2,200        | B             |
|                      |                             | Leak Evident, Extent : Moderate, Area Affected : 2%       |                   |                    |         |                |             |                |               |
|                      |                             | Location : Vacuum / Condensate Pump                       |                   |                    |         |                |             |                |               |
|                      |                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 5% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Through Out                                    |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 185 - BK

Asset # : 2621

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 15%  | Now               | \$800          | 2017               | \$41,900       | 1           | \$3,800        | B             |
|                       | Noisy/Vibrating, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement Air Handler, Bearing                   |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 85%  |                   |                | 2027               | * *            | 1           | \$12,500       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2020               | \$10,700       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$25,300       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   | Now               | \$5,700        | 2022               | \$57,300       | 2           | \$1,100        | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse & Basement                            |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Air Handlers                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : Missing Belts, Bearings Need Replacement     |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2020               | \$154,800      | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$12,100       | 2           | \$700          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Tank With 225 Gal Capacity                 |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 98%  |                   |                |                    |                |             |                | D             |
| Generic               | 2%   |                   |                | 2032               | * *            | 1-2         | \$300          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 185 - M TANDEM M208 03  
**Address** : 20 WEST 112 STREET @ 5TH AVE.  
**Borough** : MANHATTAN **Agency's Number** : M185  
**Program / Asset #** : BOE0109.000 / 1660 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 135,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4  
**Block** : 1595 **Lot** : 15 **BIN** : 1051410

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$418,700             | \$850,700             |
| Interior Architecture | \$990,100             | \$1,301,000           |
| Electrical            | \$240,800             | \$1,353,800           |
| Mechanical            | \$706,500             | \$2,470,900           |
| <b>Total</b>          | <b>\$2,356,000</b>    | <b>\$5,976,300</b>    |
| Priority A            | \$418,700             | \$850,700             |
| Priority B            | \$1,167,500           | \$3,824,700           |
| Priority C            | \$769,900             | \$1,301,000           |
| <b>Total</b>          | <b>\$2,356,000</b>    | <b>\$5,976,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$64,600         |                 |                 |                 |
| Interior Architecture | \$85,100         |                 | \$8,500         | \$17,100        |
| Electrical            | \$13,700         | \$2,100         | \$3,200         | \$3,200         |
| Mechanical            | \$70,100         | \$16,900        | \$56,200        | \$21,900        |
| <b>Total</b>          | <b>\$233,500</b> | <b>\$19,000</b> | <b>\$68,000</b> | <b>\$42,200</b> |
| Priority A            | \$64,600         |                 |                 |                 |
| Priority B            | \$121,000        | \$19,000        | \$68,000        | \$25,100        |
| Priority C            | \$47,900         |                 |                 | \$17,100        |
| <b>Total</b>          | <b>\$233,500</b> | <b>\$19,000</b> | <b>\$68,000</b> | <b>\$42,200</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - M TANDEM M208 03

## Asset # : 1660

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 70%   | Now               | \$246,900      | LIFE    | * *                | 5           | \$73,500       | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete       | 30%   | Now               | \$22,600       | LIFE    | * *                | 5           | \$102,300      | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  | Now               | \$108,900      | 2039    | * *                | 5           | \$11,300       | A             |  |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 40%   |                   |                | LIFE    | * *                | 5-10        | \$33,800       | A             |  |
| Pre-Cast Concrete       | 60%   | Now               | \$6,000        | LIFE    | * *                | 5           | \$46,700       | A             |  |
|                         | Expansion Jnt Failure, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)          | 22%   | Now               | \$5,400        | 2028    | * *                |             |                | A             |  |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 75%   | Now               | \$62,800       | 2023    | \$628,200          |             |                | A             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Panel             | 3%  | Now               | \$1,800        | 2036    | * *                |             |                | A             |  |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%  |                   |                | LIFE    | * *                | 5           | \$37,300       | C             |  |
| Ceramic Tile            | 5%  | Now               | \$189,000      | 2038    | * *                | 5           | \$4,300        | C             |  |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                         | Location : Cafeteria  |                   |                |         |                    |             |                |               |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Cafeteria  |                   |                |         |                    |             |                |               |  |
| Slate                   | 5%  | Now               | \$70,300       | LIFE    | * *                | 5           | \$9,100        | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo                | 5%  |                   |                | LIFE    | * *                | 5           | \$13,300       | C             |  |
| Vinyl Tile              | 40%   |                   |                | 2023    | \$650,500          | 3           | \$34,100       | C             |  |
| Vinyl Tile              | 40%   | Now               | \$130,100      | 2018    | \$650,500          | 3           | \$25,600       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 9x9 Tiles                                 |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - M TANDEM M208 03

## Asset # : 1660

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Folding Partition

3% Now \$11,800 2031 \* \* 5 \$5,700 C  
*Broken/Missing Elements, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Masonry: Brick

## Plaster

5% LIFE \* \* 10 \$2,300 C  
 62% Now \$171,700 LIFE \* \* 5 \$28,100 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## SGFT/Glazed Masonry

30% Now \$208,900 LIFE \* \* C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Ceilings

## AcousTile,Adhered

20% Now \$20,600 2028 \* \* 5 \$17,000 B  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## AcousTileSusp.Lay-In

## Exposed Concrete

10% 2036 \* \* 5 \$17,000 B  
 67% 4+ \$220,200 LIFE \* \* 5 \$17,800 B  
*Cracking/Crumbling, Extent : Light, Area Affected : 20%*  
*Location : Throughout*  
*Spalling, Extent : Light, Area Affected : 20%*  
*Location : Throughout*  
*Water Penetration, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

## Metal Panel

3% 2-4 \$16,600 LIFE \* \* 5 \$6,400 B  
*Deformed/Dented, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

70% 2023 \$22,800 5 \$300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1200 Amps And One 1000 Amps Main Disconnect*

## Fused Disc Sw

30% 2043 \* \* 5 \$100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

## Fused Disc Sw

80% 2023 \$107,300 5 \$400 B  
 20% 2043 \* \* 5 \$100 B

## Raceway

## Conduit

## Conduit

80% 2023 \$136,200 1 B  
 20% 2043 \* \* 1 B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - M TANDEM M208 03

## Asset # : 1660

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$25,400       | 5           | \$400          | B             |
| Fused Toggle Switch  | 1%         | 2-4               | \$1,700        | 2048               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 64%        |                   |                | 2022               | \$108,400      | 5           | \$1,900        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2039               | * *            | 5           | \$600          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$143,500      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$33,000       | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2018               | \$955,900      | 10          | \$97,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 3%         |                   |                | 2028               | * *            | 10          | \$3,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$14,300       | 10          | \$100          | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$10,300       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 20%        |                   |                | 2028               | * *            | 1           |                | B             |
| Emergency, Battery   | 30%        |                   |                | 2018               | \$14,200       | 10          | \$8,300        | B             |
| Exit, Service  | 40%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 10%        |                   |                | 2018               | \$1,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$46,100       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 66%        |                   |                |                    |                |             |                | D             |
| Generic  | 34%        |                   |                | 2028               | * *            | 1-3         | \$23,200       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - M TANDEM M208 03

## Asset # : 1660

| Mechanical                  | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |                      |  |                    |                |                |                |                  |
| Energy Source               |                |                      |  |                    |                |                |                |                  |
| Fuel Oil No 6               | 100%           | Now                  | \$16,000   | 2023               | \$320,200      | 5              | \$17,700       | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>       |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Oil Pump</i>                                       |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Vault</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Units Of 10,000 Gals Each</i>                 |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Steam Boiler                | 100%           | 0-2                  | \$632,800  | 2043               | * *            | 1              | \$101,700      | B                |
|                             |                |                      | <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Boilers, Basement</i>                              |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Sub Basement</i>                                   |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Units</i>                                     |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           | Now                  | \$45,400   | 2023               | \$907,700      | 4              | \$5,600        | B                |
|                             |                |                      | <i>Broken, Extent : Moderate, Area Affected : 5%</i>             |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Vacuum Condensate Pump</i>                         |                    |                |                |                |                  |
|                             |                |                      | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Throughout</i>                                     |                    |                |                |                |                  |
| Terminal Devices            |                |                      |  |                    |                |                |                |                  |
| Air Handler                 | 30%            |                      |  | 2018               | \$210,300      | 1              | \$21,200       | B                |
| Convactor/Radiator          | 70%            | Now                  | \$17,200   | 2021               | \$859,500      | 1              | \$23,200       | B                |
|                             |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>    |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Thermostats, Throughout Building</i>               |                    |                |                |                |                  |
| Air Conditioning            |                |                      |  |                    |                |                |                |                  |
| Energy Source               |                |                      |  |                    |                |                |                |                  |
| Electricity                 | 100%           |                      |  | 2039               | * *            | 1              |                | B                |
| Conversion Equipment        |                |                      |  |                    |                |                |                |                  |
| Window/Wall Unit            | 30%            |                      |  | 2018               | \$80,200       | 1              |                | B                |
| No Component                | 70%            |                      |  |                    |                |                |                | D                |
| Ventilation                 |                |                      |  |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |  | LIFE               | * *            | 2-5            | \$100,700      | B                |
| Exhaust Fans                |                |                      |  |                    |                |                |                |                  |
| Interior                    | 10%            | Now                  | \$1,400  | 2018               | \$14,400       | 2              | \$300          | B                |
|                             |                |                      | <i>On Extended Life, Extent : Severe, Area Affected : 20%</i>    |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Various Locations</i>                              |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Lack Of Ventilation</i>                            |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : Main Sprinkler Service Room</i>                 |                    |                |                |                |                  |
| Roof                        | 90%            | Now                  | \$4,700  | 2018               | \$93,000       | 2              | \$2,500        | B                |
|                             |                |                      | <i>Broken, Extent : Severe, Area Affected : 10%</i>              |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Roof</i>   |                    |                |                |                |                  |
| Plumbing                    |                |                      |  |                    |                |                |                |                  |
| H/C Water Piping            |                |                      |  |                    |                |                |                |                  |
| Galv Iron/Steel             | 100%           |                      |  | 2028               | * *            | 1              |                | B                |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 185 - M TANDEM M208 03

## Asset # : 1660

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2016               | \$30,300       | 2           | \$1,700        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$11,300       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$9,100        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       | 0-2               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Sub Basement                                   |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement : 1st Floor                           |            |                   |                |                    |                |             |                |               |
| Explanation : One Obsolete Unit - Inoperable              |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,600        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 186 - BK  
**Address** : 7601 19 AVENUE BTWN: 76 ST., 77 ST.  
**Borough** : BROOKLYN **Agency's Number** : K186  
**Program / Asset #** : BOE0482.000 / 2620 **Yr Built/Renovated** : 1923 / 2010  
**Area Sq Ft** : 81,592 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,P  
**Block** : 6239 **Lot** : 1 **BIN** : 3160923

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$260,500             | \$171,000             |
| Interior Architecture | \$459,100             | \$253,700             |
| Electrical            | \$150,600             | \$762,200             |
| Mechanical            |                       | \$50,400              |
| <b>Total</b>          | <b>\$870,200</b>      | <b>\$1,237,300</b>    |
| Priority A            | \$260,500             | \$171,000             |
| Priority B            | \$150,600             | \$870,400             |
| Priority C            | \$459,100             | \$195,900             |
| <b>Total</b>          | <b>\$870,200</b>      | <b>\$1,237,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$41,800        | \$1,900         | \$6,000         | \$3,200         |
| Electrical            | \$400           | \$500           | \$900           | \$20,100        |
| Mechanical            | \$15,700        | \$10,000        | \$15,200        | \$10,000        |
| <b>Total</b>          | <b>\$57,900</b> | <b>\$12,500</b> | <b>\$22,100</b> | <b>\$33,400</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$16,000        | \$10,600        | \$16,100        | \$30,200        |
| Priority C            | \$41,800        | \$1,900         | \$6,000         | \$3,200         |
| <b>Total</b>          | <b>\$57,900</b> | <b>\$12,500</b> | <b>\$22,100</b> | <b>\$33,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 186 - BK

## Asset # : 2620

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$49,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | **                 | 5           | \$121,200      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 15%   | Now               | \$260,500      | 2047    | **                 | 5           | \$2,700        | A             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Ctwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 83%   |                   |                | 2038    | **                 | 5           | \$29,900       | A             |  |
| Glass Block            | 2%  |                   |                | LIFE    | **                 | 5           | \$500          | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | **                 | 5           | \$1,200        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2032    | **                 | 10          | \$33,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2062    | **                 | 10          | \$4,500        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | **                 | 5           | \$3,100        | C             |  |
| Marble Panels          | 2%  | 0-2               | \$6,200        | LIFE    | **                 | 5           | \$1,500        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  | Now               | \$7,700        | LIFE    | **                 | 5           | \$4,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 15%   |                   |                | 2030    | **                 | 3           | \$5,800        | C             |  |
| Vinyl Tile             | 20%   |                   |                | 2022    | \$195,900          | 3           | \$7,700        | C             |  |
| Vinyl Tile             | 25%   | Now               | \$244,900      | 2032    | **                 | 3           | \$9,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                   | 30%   | 0-2               | \$130,800      | 2037    | **                 | 5           | \$28,900       | C             |  |
|                        | Dry Rot/Decay, Extent : Light, Area Affected : 20%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        | Now               | \$83,400       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$3,800        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Masonry: Brick   | 12%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         | 0-2               | \$28,000       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$15,400       | C             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$7,700        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,600        | B             |
| Plaster  | 90%        |                   |                | LIFE               | **             | 5           | \$57,800       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1000 Amps                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2042               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2042               | **             | 5           | \$1,200        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 85%        |                   |                | 2022               | \$101,100      | 1           |                | B             |
| Conduit  | 15%        |                   |                | 2042               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 40%        |                   |                | 2038               | **             | 5           | \$700          | B             |
| Molded Case Bkrs   | 60%        |                   |                | 2021               | \$81,300       | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$111,200      | 2047               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | **             | 5           | \$500          | B             |

Ground

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## DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

12%

2027

\* \*

10

\$7,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamp T-8*

## Fluorescent

85%

2022

\$526,200

10

\$53,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamp T-12*

## HID

1%

2022

\$2,900

10

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Metal Halide*

## Incandescent

2%

2022

\$12,400

2

B

## Egress Lighting

## Emergency, Service

50%

2017

\$5,700

1

B

## Exit, Service

50%

2017

\$5,700

1

B

## Exterior Lighting

## HID

100%

2022

\$27,900

10

\$200

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2030

\* \*

1

\$1,300

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2017

\$39,400

1-3

\$2,100

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room, Basement**Explanation : Oil # 2, 1 Tank 10,000 Gal.*

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## DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

| Mechanical             | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |                |  |                |                    |                |             |                |               |
| Conversion Equipment   |                |  |                |                    |                |             |                |               |
| Steam Boiler           | 100%           |  |                | 2035               | * *            | 1           | \$68,100       | B             |
|                        |                | Other Observation, Extent : Light, Area Affected : 100%              |                |                    |                |             |                |               |
|                        |                | Location : Basement  |                |                    |                |             |                |               |
|                        |                | Explanation : 2 Boilers  |                |                    |                |             |                |               |
| Distribution           |                |  |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%           |  |                | 2042               | * *            | 4           | \$5,100        | B             |
| Terminal Devices       |                |  |                |                    |                |             |                |               |
| Air Handler            | 20%            |  |                | 2027               | * *            | 1           | \$8,500        | B             |
| Convactor/Radiator     | 80%            |  |                | 2027               | * *            | 1           | \$17,800       | B             |
| Air Conditioning       |                |  |                |                    |                |             |                |               |
| Energy Source          |                |  |                |                    |                |             |                |               |
| Electricity            | 100%           |  |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |                |  |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 5%             |  |                | 2023               | \$50,400       | 2           | \$200          | B             |
| Window/Wall Unit       | 15%            |  |                | 2020               | \$24,100       | 1           |                | B             |
| No Component           | 80%            |  |                |                    |                |             |                | D             |
| Ventilation            |                |  |                |                    |                |             |                |               |
| Distribution           |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%           |  |                | LIFE               | * *            | 2-5         | \$38,300       | B             |
| Exhaust Fans           |                |  |                |                    |                |             |                |               |
| Interior               | 80%            |  |                | 2027               | * *            | 2           | \$1,700        | B             |
| Roof                   | 20%            |  |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing               |                |  |                |                    |                |             |                |               |
| H/C Water Piping       |                |  |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%           |  |                | 2035               | * *            | 1           |                | B             |
| Water Heater           |                |  |                |                    |                |             |                |               |
| Gas Fired              | 100%           |  |                | 2020               | \$18,200       | 2           | \$1,000        | B             |
|                        |                | Other Observation, Extent : Light, Area Affected : 100%              |                |                    |                |             |                |               |
|                        |                | Location : Basement  |                |                    |                |             |                |               |
|                        |                | Explanation : 400 Gal  |                |                    |                |             |                |               |
| Sanitary Piping        |                |  |                |                    |                |             |                |               |
| Cast Iron              | 100%           | 0-2  | \$3,400        | LIFE               | * *            | 1           |                | B             |
|                        |                | Cracked, Extent : Moderate, Area Affected : 5%                       |                |                    |                |             |                |               |
|                        |                | Location : Basement By Sanitary Trap                                 |                |                    |                |             |                |               |
| Storm Drain Piping     |                |  |                |                    |                |             |                |               |
| Cast Iron              | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |                |  |                |                    |                |             |                |               |
| Rigid Piping           | 100%           |  |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |                |  |                |                    |                |             |                |               |
| Generic                | 100%           |  |                |                    |                |             |                | B             |
|                        |                | Other Observation, Extent : Light, Area Affected : 100%              |                |                    |                |             |                |               |
|                        |                | Location : Through Out   |                |                    |                |             |                |               |
|                        |                | Explanation : Most Of Fixtures Replaced Or In Process Of Replacement |                |                    |                |             |                |               |
| Fire Suppression       |                |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 186 - BK

Asset # : 2620

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2042               | * *            | 1-2         | \$1,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 186 - Q  
**Address** : 252-12 72 AVENUE BTWN: 71 RD., LITTLE NECK PKWY.  
**Borough** : QUEENS **Agency's Number** : Q186  
**Program / Asset #** : BOE0828.000 / 1517 **Yr Built/Renovated** : 1953 / 2011  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8401 **Lot** : 375 **BIN** : 4173640

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$425,900             | \$55,900              |
| Interior Architecture | \$773,800             |                       |
| Electrical            | \$930,000             | \$220,000             |
| Mechanical            | \$267,000             | \$1,430,100           |
| <b>Total</b>          | <b>\$2,396,700</b>    | <b>\$1,706,000</b>    |
| Priority A            | \$425,900             | \$55,900              |
| Priority B            | \$1,353,200           | \$1,650,100           |
| Priority C            | \$617,700             |                       |
| <b>Total</b>          | <b>\$2,396,700</b>    | <b>\$1,706,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$8,100         | \$7,800         | \$1,500         | \$20,100        |
| Electrical            | \$30,500        | \$1,500         | \$1,700         | \$28,300        |
| Mechanical            | \$39,400        | \$26,700        | \$14,100        | \$19,600        |
| <b>Total</b>          | <b>\$78,000</b> | <b>\$36,000</b> | <b>\$17,300</b> | <b>\$68,000</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$69,900        | \$28,200        | \$15,900        | \$59,900        |
| Priority C            | \$8,100         | \$7,800         | \$1,500         | \$8,100         |
| <b>Total</b>          | <b>\$78,000</b> | <b>\$36,000</b> | <b>\$17,300</b> | <b>\$68,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$13,800       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$47,000       | A             |
| Masonry: Brick   | 15%        | Now               | \$88,900       | LIFE               | **             | 5           | \$8,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Stair 5, Foundation                                 |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$105,500      | 2038               | **             | 5           | \$10,900       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$157,600      | LIFE               | **             | 5           | \$11,800       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : At Corners  |            |                   |                |                    |                |             |                |               |
| Efflorescence, Extent : Severe, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$73,900       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 321, 323, Bulkheads                           |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$10,600       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$2,900        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile   | 67%        |                   |                | 2017               | \$617,700      | 3           | \$32,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2027               | **             | 3           | \$5,400        | C             |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$9,100        | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2025 | ** | 5 | \$2,900  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,900  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** |   |          | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$16,100 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stair 5*

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2027 | ** | 5 | \$24,000 | B |
| Exposed Concrete  | 50% |  |  | LIFE | ** | 5 | \$7,500  | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Rooms 321, 323, Bulkheads*

|             |     |     |           |      |    |   |          |   |
|-------------|-----|-----|-----------|------|----|---|----------|---|
| Metal Panel | 10% | 0-2 | \$156,200 | LIFE | ** | 5 | \$12,000 | B |
|-------------|-----|-----|-----------|------|----|---|----------|---|

*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%**Location : Gymnasium**Deformed/Dented, Extent : Moderate, Area Affected : 25%**Location : Gymnasium*

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Plaster | 15% |  |  | LIFE | ** | 5 | \$9,000 | B |
|---------|-----|--|--|------|----|---|---------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |  |          |   |       |   |
|---------------|------|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 |  | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Amps Main Disconnect Switch - Electrical Upgrade Is Under Construction*

## Switchgear / Switchboard

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2052 | ** | 5 | \$100 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Upgrade Is Under Construction*

## Raceway

|         |     |  |  |      |    |          |   |  |   |
|---------|-----|--|--|------|----|----------|---|--|---|
| Conduit | 90% |  |  | 2022 |    | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | ** | 1        |   |  | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 186 - Q

## Asset # : 1517

| Electrical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |   |                   |                |         |                    |             |                |               |  |
| Panelboards           |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw         | 5%  |                   |                | 2021    | \$5,100            | 5           | \$100          | B             |  |
| Fused Knife Sw        | 15%   | 2-4               | \$15,200       | 2047    | * *                | 5           | \$100          | B             |  |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Fused Toggle Switch   | 15%   | 2-4               | \$15,200       | 2047    | * *                | 5           | \$100          | B             |  |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs      | 55%   |                   |                | 2021    | \$55,900           | 5           | \$900          | B             |  |
| Molded Case Bkrs      | 10%   |                   |                | 2038    | * *                | 5           | \$200          | B             |  |
| Wiring                |   |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 70%   | 2-4               | \$62,700       | 2047    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                          |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 10%   |                   |                | 2042    | * *                | 1           |                | B             |  |
| Thermoplastic         | 20%   |                   |                | 2022    | \$17,900           | 1           |                | B             |  |
| Motor Controllers     |   |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 90%   |                   |                | 2020    | \$19,100           | 5           | \$400          | B             |  |
| Locally Mounted       | 10%   |                   |                | 2035    | * *                | 5           |                | B             |  |
| Ground                |   |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | LIFE    | * *                | 5           | \$900          | B             |  |
| Lighting              |   |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |   |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 15%   |                   |                | 2022    | \$87,400           | 10          | \$8,900        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Corridors  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : T-12 Lamps                                    |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 67%   |                   |                | 2017    | \$390,400          | 10          | \$39,700       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                          |                   |                |         |                    |             |                |               |  |
|                       | Explanation : T-12 Lamps                                    |                   |                |         |                    |             |                |               |  |
| HID                   | 3%  |                   |                | 2030    | * *                | 10          | \$100          | B             |  |
| Incandescent          | 15%   |                   |                | 2017    | \$87,400           | 2           | \$200          | B             |  |
| Egress Lighting       |   |                   |                |         |                    |             |                |               |  |
| Emergency, Battery    | 40%   |                   |                | 2022    | \$10,700           | 10          | \$6,200        | B             |  |
| Exit, Service         | 60%   |                   |                | 2022    | \$6,400            | 1           |                | B             |  |
| Exterior Lighting     |   |                   |                |         |                    |             |                |               |  |
| HID                   | 100%  |                   |                | 2017    | \$26,300           | 10          | \$200          | B             |  |
| Alarm                 |   |                   |                |         |                    |             |                |               |  |
| Fire/Smoke Detection  |   |                   |                |         |                    |             |                |               |  |
| No Component          | 65%   |                   |                |         |                    |             |                | D             |  |
| Generic               | 35%   | Now               | \$260,400      | 2032    | * *                | 1-3         | \$12,400       | B             |  |
|                       | Not in Service, Extent : Moderate, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%           |                   |                | 2032               | * *            | 5           | \$20,000       | B             |
| <i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |               |
| <i>Location : Two Tanks - 10,000 Gallons Each</i>                 |                |                   |                |                    |                |             |                |               |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           |                   |                | 2020               | \$358,800      | 1           | \$64,100       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                      |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           | Now               | \$25,700       | 2022               | \$514,500      | 4           | \$3,200        | B             |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Level</i>                                  |                |                   |                |                    |                |             |                |               |
| <i>Leak Evident, Extent : Moderate, Area Affected : 1%</i>        |                |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium Air Handler</i>                          |                |                   |                |                    |                |             |                |               |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2017               | \$79,500       | 1           | \$8,000        | B             |
| Convactor/Radiator  | 80%            |                   |                | 2020               | \$556,900      | 1           | \$16,700       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 70%            |                   |                | 2015               | \$106,100      | 1           |                | B             |
| No Component  | 30%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$36,000       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 100%           |                   |                | 2017               | \$81,500       | 2           | \$2,000        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 15%            |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 85%            |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2015               | \$17,200       | 2           | \$1,000        | B             |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           |                   |                | 2022               | \$22,900       | 4           | \$9,600        | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 186 - Q

Asset # : 1517

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 188 - BK  
**Address** : 3314 NEPTUNE AVENUE BTWN: W.33 ST. - W.35 ST.  
**Borough** : BROOKLYN **Agency's Number** : K188  
**Program / Asset #** : BOE0483.000 / 2747 **Yr Built/Renovated** : 1924 / 2000  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 7006 **Lot** : 1 **BIN** : 3188726

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$1,127,400        | \$153,200          |
| Interior Architecture |  | \$797,200          | \$432,200          |
| Electrical            |  | \$80,600           | \$536,800          |
| Mechanical            |  |                    | \$516,700          |
| <b>Total</b>          |  | <b>\$2,005,200</b> | <b>\$1,639,000</b> |
| Priority A            |  | \$1,127,400        | \$153,200          |
| Priority B            |  | \$226,000          | \$1,106,400        |
| Priority C            |  | \$651,800          | \$379,400          |
| <b>Total</b>          |  | <b>\$2,005,200</b> | <b>\$1,639,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,100         |                 |                 |                 |
| Interior Architecture | \$119,100        |                 | \$1,200         | \$10,600        |
| Electrical            | \$3,000          | \$1,600         | \$1,800         | \$2,700         |
| Mechanical            | \$63,800         | \$9,400         | \$14,900        | \$9,400         |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$11,000</b> | <b>\$18,000</b> | <b>\$22,700</b> |
| Priority A            | \$33,100         |                 |                 |                 |
| Priority B            | \$83,100         | \$11,000        | \$16,700        | \$12,100        |
| Priority C            | \$102,700        |                 | \$1,200         | \$10,600        |
| <b>Total</b>          | <b>\$218,900</b> | <b>\$11,000</b> | <b>\$18,000</b> | <b>\$22,700</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 188 - BK

Asset # : 2747

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$96,500       | A             |
| Masonry: Brick   | 85%        | Now               | \$705,600      | LIFE               | **             | 5           | \$105,000      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parge/Tar Separating, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : South Facade, Bulkheads                           |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         | Now               | \$100,000      | LIFE               | **             | 5           | \$2,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Granite Panels   | 5%         | Now               | \$74,800       | LIFE               | **             | 5           | \$4,600        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 2%         | Now               | \$4,400        | LIFE               | **             | 5           | \$8,000        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$84,100       | 2039               | **             | 5           | \$17,500       | A             |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$114,600      | LIFE               | **             | 5           | \$8,600        | A             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         | Now               | \$5,400        | LIFE               | **             | 5           | \$600          | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 188 - BK

Asset # : 2747

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%  | Now               | \$15,900       | 2028               | **             |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$1,400        | LIFE               | **             |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   | Now               | \$5,900        | 2051               | **             |             |                | A             |
|                        | Water Penetration, Extent : Severe, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 7%   |                   |                | LIFE               | **             | 5           | \$30,500       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$5,000        | C             |
| Quarry Tile            | 3%   | Now               | \$2,400        | 2036               | **             | 5           | \$2,200        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   | Now               | \$29,800       | LIFE               | **             | 5           | \$3,900        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Traffic Topping        | 5%   | Now               | \$134,200      | 2033               | **             | 5           | \$3,100        | C             |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%  |                   |                | 2028               | **             | 3           | \$3,700        | C             |
| Vinyl Tile             | 40%  | Now               | \$75,900       | 2023               | \$379,400      | 3           | \$14,900       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  | Now               | \$237,100      | 2033               | **             | 3           | \$9,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                        | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Corridors                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Units                                    |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 188 - BK

## Asset # : 2747

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Masonry: Brick

8% Now \$33,700 LIFE \* \*

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Marble Panels

2% Now \$21,700 LIFE \* \*

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

90% Now \$204,600 LIFE \* \* 5 \$33,400

C

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 30%**Location : Throughout*

## Ceilings

Exposed Concrete

15% LIFE \* \* 5-10 \$18,700

B

Plaster

85% Now \$145,400 LIFE \* \* 5 \$52,900

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2023 \$28,700 5 \$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100% 2023 \$89,400 5 \$300

B

## Raceway

Conduit

90% 2023 \$76,700 1

B

Conduit

10% 2043 \* \* 1

B

## Panelboards

Fused Disc Sw

10% 2022 \$10,200 5 \$200

B

Molded Case Bkrs

80% 2022 \$81,300 5 \$1,400

B

Molded Case Bkrs

10% 2039 \* \* 5 \$200

B

## Wiring

Braided Cloth

90% 2-4 \$80,600 2048 \* \* 1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

10% 2043 \* \* 1

B

## Motor Controllers

Locally Mounted

50% 2036 \* \* 5 \$200

B

Locally Mounted

50% 2021 \$10,600 5 \$200

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 188 - BK

Asset # : 2747

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

99% 2028 \* \* 10 \$60,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

## Incandescent

1% 2023 \$6,000 2 B

## Egress Lighting

## Exit, Service

50% 2018 \$5,500 1 B

## Exit, Battery

50% 2023 \$27,600 10 \$2,200 B

## Exterior Lighting

## HID

100% 2023 \$27,000 10 \$200 B

## Alarm

## Security System

## No Component

80% D

## Generic

20% 2028 \* \* 1 \$4,800 B

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 2018 \$229,000 1-3 \$12,300 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100% 2043 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : One 10,000 Gal Tank*

## Conversion Equipment

## Steam Boiler

100% Now \$7,400 2036 \* \* 1 \$59,300 B  
*Repairs In Progress, Extent : Light, Area Affected : 50%*  
*Location : Boiler Tubes*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

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## DEPARTMENT OF EDUCATION - 040

P. S. 188 - BK

Asset # : 2747

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$10,600  | 2033               | * *            | 4           | \$3,300        | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 5%</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Location : Vacuum Condensate Pump</i>                          |                    |                |             |                |               |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Throughout</i>                                      |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 20%            | Now               | \$8,200   | 2023               | \$81,800       | 1           | \$7,400        | B             |
|                       |                |                   | <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>   |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Convactor/Radiator    | 80%            |                   |   | 2028               | * *            | 1           | \$17,200       | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 80%            |                   |   | 2021               | \$124,700      | 1           |                | B             |
| No Component          | 20%            |                   |   |                    |                |             |                | D             |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Fan Coil - Cooling    | 2%             |                   |   | 2028               | * *            | 1           | \$400          | B             |
| No Component          | 98%            |                   |   |                    |                |             |                | D             |
| Heat Rejection        |                |                   |   |                    |                |             |                |               |
| Air Condenser Unit    | 2%             |                   |   | 2028               | * *            | 2           | \$900          | B             |
| No Component          | 98%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$58,700       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 100%           | Now               | \$1,700   | 2018               | \$83,800       | 2           | \$1,600        | B             |
|                       |                |                   | <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>    |                    |                |             |                |               |
|                       |                |                   | <i>Location : Penthouse</i>                                       |                    |                |             |                |               |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           | Now               | \$11,300  | 2021               | \$226,400      | 1           |                | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 5%</i>              |                    |                |             |                |               |
|                       |                |                   | <i>Location : Pressure Tank And Booster Pumps</i>                 |                    |                |             |                |               |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 5%</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Water Heater          |                |                   |   |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |   | 2021               | \$17,600       | 2           | \$1,000        | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           | Now               | \$1,000   | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 50%</i>             |                    |                |             |                |               |
|                       |                |                   | <i>Location : Sump Pump In Basement</i>                           |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 188 - BK

Asset # : 2747

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
|                       |            | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                      |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 98%        |   |                |                    |                |             |                | D             |
| Generic               | 2%         |   |                | 2033               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 188 - Q  
**Address** : 218-12 HARTLAND AVENUE BTWN: KINGSBURY AVE., UNION TP.  
**Borough** : QUEENS **Agency's Number** : Q188  
**Program / Asset #** : BOE0829.000 / 1518 **Yr Built/Renovated** : 1952 / 2009  
**Area Sq Ft** : 58,150 **Project Type** : EDUCATION  
**Date of Survey** : 13-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7774 **Lot** : 165 **BIN** : 4164350

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,000              | \$42,200              |
| Interior Architecture | \$417,700             |                       |
| Electrical            | \$443,600             | \$653,400             |
| <b>Total</b>          | <b>\$910,400</b>      | <b>\$695,600</b>      |
| Priority A            | \$49,000              | \$42,200              |
| Priority B            | \$443,600             | \$653,400             |
| Priority C            | \$417,700             |                       |
| <b>Total</b>          | <b>\$910,400</b>      | <b>\$695,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$5,200         |                 | \$7,400         |
| Interior Architecture | \$5,500         | \$4,100         |                 | \$51,000        |
| Electrical            | \$30,400        | \$2,300         | \$2,600         | \$5,200         |
| Mechanical            | \$11,600        | \$6,900         | \$10,800        | \$18,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$51,400</b> | <b>\$22,400</b> | <b>\$17,300</b> | <b>\$85,900</b> |
| Priority A            |                 | \$5,200         |                 | \$7,400         |
| Priority B            | \$45,900        | \$13,100        | \$17,300        | \$69,600        |
| Priority C            | \$5,500         | \$4,100         |                 | \$8,900         |
| <b>Total</b>          | <b>\$51,400</b> | <b>\$22,400</b> | <b>\$17,300</b> | <b>\$85,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | **             | 5           | \$42,200       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 90%  |                   |                | 2047               | **             | 5           | \$14,900       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block           | 5%   |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Steel                 | 5%   |                   |                | 2030               | **             | 5           | \$10,300       | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Security Bars   | 15%  |                   |                | 2037               | **             |             |                | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%  |                   |                | 2027               | **             | 10          | \$49,000       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Cafeteria,Gymnasium                               |                   |                |                    |                |             |                |               |
| Modified Bitumen      | 5%   |                   |                | 2022               | \$18,700       | 10          | \$2,600        | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%   |                   |                | 2025               | **             | 5           | \$3,700        | C             |
| Terrazzo              | 5%   |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Vinyl Tile            | 25%  |                   |                | 2027               | **             | 3           | \$6,800        | C             |
| Vinyl Tile            | 60%  |                   |                | 2017               | \$417,700      | 3           | \$21,900       | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Wood                  | 5%   |                   |                | 2037               | **             | 5           | \$6,800        | C             |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 10%  |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster               | 60%  |                   |                | LIFE               | **             | 5           | \$13,200       | C             |
| SGFT/Glazed Masonry   | 25%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings              |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 25%  |                   |                | 2027               | **             | 5           | \$18,100       | B             |
| Exposed Concrete      | 60%  |                   |                | LIFE               | **             | 5           | \$6,800        | B             |
| Fiber Board           | 5%   |                   |                | 2017               | \$33,000       |             |                | B             |
| Plaster               | 10%  |                   |                | LIFE               | **             | 5           | \$4,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 188 - Q

## Asset # : 1518

| Electrical   |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                |                |                   |                |                    |                |             |                |               |
| Service Equipment  |                |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                | 2022               | \$16,000       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |                |                |                   |                |                    |                |             |                |               |
| Explanation : 2 Electrical Services Rated @ 400 Amps Each  |                |                |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |                |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw  |                | 100%           |                   |                | 2022               | \$89,400       | 5           | \$200          | B             |
| Raceway  |                |                |                   |                |                    |                |             |                |               |
| Conduit  |                | 90%            |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit  |                | 10%            |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |                |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw  |                | 15%            |                   |                | 2021               | \$11,900       | 5           | \$200          | B             |
| Fused Toggle Switch  |                | 35%            | 2-4               | \$27,700       | 2047               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                |                |                   |                |                    |                |             |                |               |
| Location : Hallways  |                |                |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   |                | 40%            |                   |                | 2021               | \$31,600       | 5           | \$500          | B             |
| Molded Case Bkrs   |                | 10%            |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Wiring   |                |                |                   |                |                    |                |             |                |               |
| Braided Cloth  |                | 90%            | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |                |                |                   |                |                    |                |             |                |               |
| Thermoplastic  |                | 10%            |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |                |                |                   |                |                    |                |             |                |               |
| Locally Mounted  |                | 60%            |                   |                | 2020               | \$7,600        | 5           | \$200          | B             |
| Locally Mounted  |                | 40%            |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Ground   |                |                |                   |                |                    |                |             |                |               |
| Grounding Devices  |                |                |                   |                |                    |                |             |                |               |
| Generic  |                | 100%           |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Lighting   |                |                |                   |                |                    |                |             |                |               |
| Interior Lighting  |                |                |                   |                |                    |                |             |                |               |
| Fluorescent  |                | 94%            |                   |                | 2022               | \$413,600      | 10          | \$42,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |                |                |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |                |                |                   |                |                    |                |             |                |               |
| Fluorescent  |                | 2%             |                   |                | 2030               | * *            | 10          | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |                |                |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |                |                |                   |                |                    |                |             |                |               |
| Fluorescent  |                | 2%             |                   |                | 2030               | * *            | 10          | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                |                   |                |                    |                |             |                |               |
| Explanation : Cfl Lamps                                    |                |                |                   |                |                    |                |             |                |               |
| Incandescent   |                | 2%             |                   |                | 2022               | \$8,800        | 2           |                | B             |
| Egress Lighting  |                |                |                   |                |                    |                |             |                |               |
| Emergency, Battery   |                | 20%            |                   |                | 2027               | * *            | 10          | \$2,400        | B             |
| Exit, Service  |                | 80%            |                   |                | 2027               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

## HID

20%

2022

\$4,000

10

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : Entrance Only*

## No Component

80%

D

## Alarm

## Security System

## No Component

50%

D

## Generic

50%

2017

\$82,100

1

\$8,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Motion Sensors*

## Fire/Smoke Detection

## No Component

50%

D

## Generic

50%

2017

\$280,900

1-3

\$15,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Natural Gas

100%

2048

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : New Boiler Room (2009)*

## Conversion Equipment

## Steam Boiler

100%

2039

\* \*

1

\$48,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2042

\* \*

4

\$3,600

B

## Terminal Devices

## Air Handler

20%

2027

\* \*

1

\$6,000

B

## Convactor/Radiator

80%

2027

\* \*

1

\$12,600

B

## Air Conditioning

## Energy Source

## Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2017

\$11,400

1

B

## No Component

90%

D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 188 - Q

Asset # : 1518

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$27,200       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 95%   | Now               | \$2,900        | 2027               | * *            | 2           | \$1,100        | B             |
|                       | Unit Inoperable, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Interior                                     |                   |                |                    |                |             |                |               |
| Roof                  | 5%  |                   |                | 2022               | \$2,200        | 2           | \$100          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$13,000       | 2           | \$700          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 98%   |                   |                |                    |                |             |                | D             |
| Generic               | 2%  |                   |                | 2032               | * *            | 1-2         | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 189 - BK  
**Address** : 1100 EAST NEW YORK AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K189  
**Program / Asset #** : BOE0484.000 / 1317 **Yr Built/Renovated** : 1923 / 2008  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 4599 **Lot** : 1 **BIN** : 3099537

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$184,400             | \$342,100             |
| Interior Architecture | \$1,310,100           | \$228,700             |
| Electrical            | \$71,700              | \$743,200             |
| Mechanical            | \$249,200             | \$565,600             |
| <b>Total</b>          | <b>\$1,815,400</b>    | <b>\$1,879,500</b>    |
| Priority A            | \$184,400             | \$342,100             |
| Priority B            | \$472,600             | \$1,364,100           |
| Priority C            | \$1,158,400           | \$173,400             |
| <b>Total</b>          | <b>\$1,815,400</b>    | <b>\$1,879,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  | \$17,200        |                 |
| Interior Architecture | \$31,300        |                  |                 | \$10,100        |
| Electrical            | \$6,000         | \$72,900         | \$100           |                 |
| Mechanical            | \$19,200        | \$42,000         | \$14,500        | \$9,200         |
| <b>Total</b>          | <b>\$56,500</b> | <b>\$114,900</b> | <b>\$31,900</b> | <b>\$19,300</b> |
| Priority A            |                 |                  | \$17,200        |                 |
| Priority B            | \$25,200        | \$114,900        | \$14,700        | \$9,200         |
| Priority C            | \$31,300        |                  |                 | \$10,100        |
| <b>Total</b>          | <b>\$56,500</b> | <b>\$114,900</b> | <b>\$31,900</b> | <b>\$19,300</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 189 - BK

## Asset # : 1317

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | * *            | 5           | \$47,600       | A             |
| Masonry: Brick  | 90%        | Now               | \$184,400      | LIFE               | * *            | 5           | \$109,800      | A             |
| Water Penetration, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Areaway And Below Playground            |            |                   |                |                    |                |             |                |               |
| Under Construction  | 5%         |                   |                |                    |                |             |                | D             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | * *            | 5           | \$34,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | * *            | 5           | \$3,500        | A             |
| Masonry: Brick  | 95%        |                   |                | LIFE               | * *            | 5           | \$8,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2020               | \$184,700      | 10          | \$34,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$65,300       | 5           | \$2,900        | C             |
| Vinyl Tile  | 82%        | 2-4               | \$767,900      | 2030               | * *            | 3           | \$30,200       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Cafeteria, Classroom(s), Corridor(s) |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Cafeteria, Classroom(s), Corridor(s) |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 60%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout Cafeteria, Classroom(s), Corridor(s)  |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        | Now               | \$31,300       | 2035               | * *            | 5           | \$13,800       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : Classroom: 510                                   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$108,100      | 5           | \$3,700        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 87%        | Now               | \$390,500      | LIFE               | * *            | 5           | \$31,900       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 35%  |            |                   |                |                    |                |             |                |               |
| Location : Classroom(s), Corridor(s)                        |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        | Now               | \$75,800       | LIFE               | * *            | 5           | \$1,500        | B             |
| Exposed Reinforcement, Extent : Severe, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                              |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Plaster   | 90%        | Now               | \$76,000       | LIFE               | * *            | 5           | \$55,300       | B             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Under Construction   | 100%       |                   |                |         |                    |             |                | D             |  |
| Switchgear / Switchboard                                     |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2046    | * *                | 5           | \$300          | B             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                   |            |                   |                |         |                    |             |                |               |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 100%       |                   |                | 2020    | \$85,200           | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 70%        |                   |                | 2019    | \$71,100           | 5           | \$1,200        | B             |  |
| Molded Case Bkrs   | 30%        |                   |                | 2028    | * *                | 5           | \$500          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2045    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2020    | \$17,900           | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2018    | \$21,200           | 5           | \$400          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$900          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room / Water Main                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : Connected With Main Water Pipe                 |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 90%        |                   |                | 2020    | \$532,600          | 10          | \$54,200       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Lamp T12 95%, Lamp T8 5%                       |            |                   |                |         |                    |             |                |               |  |
| HID  | 5%         |                   |                | 2015    | \$13,700           | 10          | \$100          | B             |  |
| Incandescent   | 5%         |                   |                | 2015    | \$29,600           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Exit, Service  | 50%        | 0-2               | \$5,400        | 2030    | * *                | 1           |                | B             |  |
| Damaged Fixtures, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exit, Battery  | 50%        |                   |                | 2015    | \$27,200           | 10          | \$2,200        | B             |  |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 189 - BK

Asset # : 1317

| Mechanical       |                      | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |   |           |                |                    |                |             |                |          |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler         | 100%  |           |                | 2033               | * *            | 1           | \$65,100       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%                                     |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement Boiler Room   |           |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Units   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                | 2030               | * *            | 4           | \$4,900        | B        |
|                  | Terminal Devices     |   |           |                |                    |                |             |                |          |
|                  | Air Handler          | 20%   | Now       | \$80,700       | 2030               | * *            | 1           | \$7,300        | B        |
|                  |                      | Not in Service, Extent : Severe, Area Affected : 20%  |           |                |                    |                |             |                |          |
|                  |                      | Location : Units Are On Extended Life And Have Not Been In Service For Many Years, Basement |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator   | 80%   |           |                | 2018               | \$565,600      | 1           | \$17,000       | B        |
| Air Conditioning |                      |   |           |                |                    |                |             |                |          |
|                  | Energy Source        |   |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%  |           |                | 2028               | * *            | 1           |                | B        |
|                  | Conversion Equipment |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 10%   |           |                | 2015               | \$15,400       | 1           |                | B        |
|                  | No Component         | 90%   |           |                |                    |                |             |                | D        |
| Ventilation      |                      |   |           |                |                    |                |             |                |          |
|                  | Distribution         |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%  | Now       | \$129,200      | LIFE               | * *            | 2-5         | \$36,600       | B        |
|                  |                      | Needs Cleaning, Extent : Severe, Area Affected : 80%  |           |                |                    |                |             |                |          |
|                  |                      | Location : Throughout   |           |                |                    |                |             |                |          |
|                  | Exhaust Fans         |   |           |                |                    |                |             |                |          |
|                  | Interior             | 95%   | Now       | \$39,300       | 2025               | * *            | 2           | \$1,500        | B        |
|                  |                      | Not in Service, Extent : Severe, Area Affected : 100%                                       |           |                |                    |                |             |                |          |
|                  |                      | Location : All Units Have Not Been Working For Many Years, Penthouse                        |           |                |                    |                |             |                |          |
|                  | Roof                 | 5%  | Now       | \$600          | 2020               | \$3,000        | 2           | \$100          | B        |
|                  |                      | Not in Service, Extent : Severe, Area Affected : 5%   |           |                |                    |                |             |                |          |
|                  |                      | Location : Roof   |           |                |                    |                |             |                |          |
| Plumbing         |                      |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel      | 100%  |           |                | 2025               | * *            | 1           |                | B        |
|                  | Water Heater         |   |           |                |                    |                |             |                |          |
|                  | Gas Fired            | 100%  |           |                | 2015               | \$17,400       | 2           | \$1,000        | B        |
|                  | Sanitary Piping      |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |   |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |   |           |                |                    |                |             |                |          |
|                  | Submersible          | 100%  | Now       | \$2,500        | 2014               | \$6,200        | 4           | \$1,300        | B        |
|                  |                      | Other Observation, Extent : Severe, Area Affected : 100%                                    |           |                |                    |                |             |                |          |
|                  |                      | Location : Basement   |           |                |                    |                |             |                |          |
|                  |                      | Explanation : Primary Unit Is Inoperable, Need To Clean The Tank In Basement.               |           |                |                    |                |             |                |          |
|                  | Fixtures             |   |           |                |                    |                |             |                |          |
|                  | Generic              | 100%  |           |                |                    |                |             |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 189 - BK**

**Asset # : 1317**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 189 - BK MINISCHOOL  
**Address** : 1100 EAST NEW YORK AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K889  
**Program / Asset #** : BOE0484.010 / 1318 **Yr Built/Renovated** : 1969 /  
**Area Sq Ft** : 7,500 **Project Type** : EDUCATION  
**Date of Survey** : 04-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4599 **Lot** : 1 **BIN** : 3099537

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$35,000              | \$48,100              |
| Interior Architecture |                       | \$86,400              |
| Electrical            |                       | \$56,100              |
| Mechanical            |                       | \$91,700              |
| <b>Total</b>          | <b>\$35,000</b>       | <b>\$282,200</b>      |
| Priority A            | \$35,000              | \$48,100              |
| Priority B            |                       | \$147,700             |
| Priority C            |                       | \$86,400              |
| <b>Total</b>          | <b>\$35,000</b>       | <b>\$282,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                | \$18,000        | \$700          |                |
| Interior Architecture | \$1,100        |                 |                | \$1,100        |
| Electrical            | \$100          |                 |                |                |
| Mechanical            | \$4,900        | \$300           | \$900          | \$300          |
| <b>Total</b>          | <b>\$6,200</b> | <b>\$18,400</b> | <b>\$1,600</b> | <b>\$1,400</b> |
| Priority A            |                | \$18,000        | \$700          |                |
| Priority B            | \$5,000        | \$400           | \$900          | \$300          |
| Priority C            | \$1,100        |                 |                | \$1,100        |
| <b>Total</b>          | <b>\$6,200</b> | <b>\$18,400</b> | <b>\$1,600</b> | <b>\$1,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 189 - BK MINISCHOOL

Asset # : 1318

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|                |      |  |  |      |     |      |          |   |
|----------------|------|--|--|------|-----|------|----------|---|
| Exterior Walls |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2030 | * * | 5-10 | \$66,100 | A |
| Windows        |      |  |  |      |     |      |          |   |
| Aluminum       | 100% |  |  | 2036 | * * | 5    | \$1,500  | A |
| Roof           |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2025 | * * | 10   | \$35,000 | A |

## Interior

|   |      |  |  |      |          |   |         |   |
|---|------|--|--|------|----------|---|---------|---|
| Floors  |      |  |  |      |          |   |         |   |
| Ceramic Tile  | 3%   |  |  | 2023 | \$6,200  | 5 | \$300   | C |
| Vinyl Tile  | 97%  |  |  | 2020 | \$86,400 | 3 | \$4,500 | C |
| Interior Walls  |      |  |  |      |          |   |         |   |
| Ceramic Tile  | 3%   |  |  | 2023 | \$7,300  | 5 | \$200   | C |
| Concrete Masonry Unit   | 5%   |  |  | LIFE | * *      | 5 | \$200   | C |
| Metal Panel   | 92%  |  |  | LIFE | * *      |   |         | C |
| Ceilings  |      |  |  |      |          |   |         |   |
| AcousTileSusp.Lay-In  | 100% |  |  | 2033 | * *      | 5 | \$9,000 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |      |  |  |      |          |   |         |   |
| <i>Location : Throughout</i>  |      |  |  |      |          |   |         |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Service Equipment   |      |  |  |      |          |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2020 | \$3,000  | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Main Building</i>                                   |      |  |  |      |          |   |       |   |
| <i>Explanation : Service Provided From Main Building</i>          |      |  |  |      |          |   |       |   |
| Raceway   |      |  |  |      |          |   |       |   |
| Conduit   | 100% |  |  | 2020 | \$1,100  | 1 |       | B |
| Panelboards   |      |  |  |      |          |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2019 | \$16,900 | 5 | \$200 | B |
| Wiring  |      |  |  |      |          |   |       |   |
| Thermoplastic   | 100% |  |  | 2020 | \$800    | 1 |       | B |
| Motor Controllers   |      |  |  |      |          |   |       |   |
| Locally Mounted   | 100% |  |  | 2018 | \$4,500  | 5 |       | B |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 189 - BK MINISCHOOL**  
**Asset # : 1318**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting<br>Fluorescent                                  | 95%               |                          |                       | 2020                      | \$56,100              | 10                 | \$5,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2015                      |                       | 10                 |                       | B                    |
| HID   | 2%                | Now                      |                       | 2030                      | * *                   |                    |                       | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Not Operational</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2020                      | \$500                 | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2020                      | \$500                 | 1                  |                       | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                          |                       | 2020                      | \$8,700               | 1                  | \$3,100               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 100%              | Now                      | \$4,600               | 2018                      | \$91,700              | 2                  | \$300                 | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : A/c Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$3,500               | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 90%               |                          |                       | 2020                      | \$7,100               | 2                  | \$200                 | B                    |
| Roof  | 10%               |                          |                       | 2020                      | \$600                 | 2                  |                       | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2019                      | \$1,100               | 4                  | \$100                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 189 - M  
**Address** : 2580 AMSTERDAM AVENUE @W. 188 STREET  
**Borough** : MANHATTAN **Agency's Number** : M189  
**Program / Asset #** : BOE0112.000 / 1635 **Yr Built/Renovated** : 1923 / 1999  
**Area Sq Ft** : 111,885 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 2159 **Lot** : 51 **BIN** : 1076750

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$231,000             |
| Interior Architecture | \$218,000             | \$1,882,000           |
| Electrical            | \$119,100             | \$1,037,200           |
| Mechanical            | \$118,700             | \$115,800             |
| <b>Total</b>          | <b>\$455,800</b>      | <b>\$3,266,000</b>    |
| Priority A            |                       | \$231,000             |
| Priority B            | \$455,800             | \$1,232,200           |
| Priority C            |                       | \$1,802,700           |
| <b>Total</b>          | <b>\$455,800</b>      | <b>\$3,266,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,000         | \$31,800        | \$14,800        | \$20,600        |
| Interior Architecture | \$8,800         | \$22,900        | \$4,400         | \$8,800         |
| Electrical            | \$900           | \$400           | \$300           |                 |
| Mechanical            | \$44,900        | \$28,400        | \$33,800        | \$13,800        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$60,500</b> | <b>\$88,500</b> | <b>\$58,300</b> | <b>\$48,200</b> |
| Priority A            | \$1,000         | \$31,800        | \$14,800        | \$20,600        |
| Priority B            | \$50,700        | \$37,300        | \$39,100        | \$18,800        |
| Priority C            | \$8,800         | \$19,400        | \$4,400         | \$8,800         |
| <b>Total</b>          | <b>\$60,500</b> | <b>\$88,500</b> | <b>\$58,300</b> | <b>\$48,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 189 - M

## Asset # : 1635

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Cast in Place Concrete | 2%  |  |  | LIFE | ** | 5 | \$17,500  | A |
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$68,300  | A |
| Masonry: Brick         | 60% |  |  | LIFE | ** | 5 | \$105,000 | A |
| Masonry: Brick         | 33% |  |  | LIFE | ** | 5 | \$57,700  | A |

## Windows

|          |     |  |  |      |    |   |          |   |
|----------|-----|--|--|------|----|---|----------|---|
| Aluminum | 60% |  |  | 2036 | ** | 5 | \$29,700 | A |
| Aluminum | 40% |  |  | 2042 | ** | 5 | \$19,800 | A |

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$5,000  | A |
| Masonry: Brick         | 30% |  |  | LIFE | ** | 5 | \$3,800  | A |
| Stucco Cement          | 65% |  |  | 2037 | ** | 5 | \$21,500 | A |

## Roof

|                        |     |  |  |      |    |    |          |   |
|------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)         | 65% |  |  | 2025 | ** | 10 | \$31,800 | A |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |    |          | A |

Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : Throughout

|                     |     |     |         |      |    |  |  |   |
|---------------------|-----|-----|---------|------|----|--|--|---|
| Single Ply Membrane | 30% | 0-2 | \$1,000 | 2025 | ** |  |  | A |
|---------------------|-----|-----|---------|------|----|--|--|---|

Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%

Location : Bulkhead Roof

## Interior

## Floors

|                 |     |  |  |      |    |   |          |   |
|-----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile    | 3%  |  |  | 2023 |    |   | \$4,200  | C |
| Traffic Topping | 22% |  |  | 2020 |    |   | \$38,800 | C |
| Vinyl Tile      | 50% |  |  | 2020 |    |   | \$35,200 | C |
| Vinyl Tile      | 25% |  |  | 2025 | ** | 3 | \$13,200 | C |

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 3%  |  |  | 2023 |    |   | \$5,300  | C |
| Masonry: Brick | 10% |  |  | LIFE | ** |   |          | C |
| Plaster        | 87% |  |  | LIFE | ** | 5 | \$45,800 | C |

## Ceilings

|                   |     |     |           |      |    |   |          |   |
|-------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |     |           | 2025 | ** | 5 | \$7,000  | B |
| Exposed Concrete  | 5%  |     |           | LIFE | ** | 5 | \$1,100  | B |
| Plaster           | 90% | Now | \$218,000 | LIFE | ** | 5 | \$79,300 | B |

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Auditorium And Auditorium Stairwell

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Disconnect Switches Rated @ 800 &amp; 2000 Amps

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 30%        |                   |                | 2046               | * *            | 1           |                | B             |
| Conduit  | 70%        |                   |                | 2020               | \$100,600      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$94,800       | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2036               | * *            | 5           | \$500          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$76,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$33,000       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$764,000      | 10          | \$77,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps 10% & T-12 Lamps 90%               |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$19,700       | 10          | \$200          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$42,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2020               | \$7,800        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$7,800        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                              | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source                                      |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2                                      | 100%       |                   |                | 2040               | * *            | 5           | \$29,200       | B             |
| Conversion Equipment                               |            |                   |                |                    |                |             |                |               |
| Steam Boiler                                       | 100%       | Now               | \$26,100       | 2033               | * *            | 1           | \$84,000       | B             |
| Malfunctioning, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 189 - M

Asset # : 1635

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2040               | * *            | 4           | \$4,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$115,800      | 1           | \$11,700       | B             |
| Convactor/Radiator  | 80%        |                   |                | 2025               | * *            | 1           | \$24,400       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                    | 25%        |                   |                | 2025               | * *            | 2           | \$1,500        | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 25%        |                   |                | LIFE               | * *            | 2           | \$30,600       | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 25%        |                   |                | 2020               | \$13,400       | 2           | \$16,400       | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$52,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2015               | \$118,700      | 2           | \$2,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$25,000       | 2           | \$1,400        | B             |
| Recent Installation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$14,000       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 19 - BX  
**Address** : 4318 KATONAH AVENUE @E. 237-238 STS.  
**Borough** : BRONX **Agency's Number** : X019  
**Program / Asset #** : BOE0168.000 / 499 **Yr Built/Renovated** : 1925 / 2005  
**Area Sq Ft** : 36,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3386 **Lot** : 1 **BIN** : 2019463

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$217,100             | \$330,600             |
| Interior Architecture |                       | \$417,600             |
| Electrical            |                       | \$364,100             |
| Mechanical            |                       | \$87,000              |
| <b>Total</b>          | <b>\$217,100</b>      | <b>\$1,199,200</b>    |
| Priority A            | \$217,100             | \$330,600             |
| Priority B            |                       | \$451,100             |
| Priority C            |                       | \$417,600             |
| <b>Total</b>          | <b>\$217,100</b>      | <b>\$1,199,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 |                 | \$1,600        |                |
| Interior Architecture | \$34,500        |                 |                | \$4,800        |
| Electrical            | \$17,600        | \$13,800        | \$200          |                |
| Mechanical            | \$4,900         | \$12,300        | \$7,200        | \$4,300        |
| <b>Total</b>          | <b>\$57,000</b> | <b>\$26,100</b> | <b>\$8,900</b> | <b>\$9,100</b> |
| Priority A            |                 |                 | \$1,600        |                |
| Priority B            | \$48,700        | \$26,100        | \$7,400        | \$4,300        |
| Priority C            | \$8,300         |                 |                | \$4,800        |
| <b>Total</b>          | <b>\$57,000</b> | <b>\$26,100</b> | <b>\$8,900</b> | <b>\$9,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BX

## Asset # : 499

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5%  |     |           | LIFE | ** | 5 | \$18,800 | A |
| Masonry: Brick         | 90% | Now | \$145,500 | LIFE | ** | 5 | \$43,300 | A |

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%

Location : Throughout

|                  |    |  |  |      |    |   |         |   |
|------------------|----|--|--|------|----|---|---------|---|
| Masonry: Granite | 5% |  |  | LIFE | ** | 5 | \$1,800 | A |
|------------------|----|--|--|------|----|---|---------|---|

## Windows

|      |      |  |  |      |    |   |           |   |
|------|------|--|--|------|----|---|-----------|---|
| Wood | 100% |  |  | 2036 | ** | 5 | \$143,200 | A |
|------|------|--|--|------|----|---|-----------|---|

## Parapets

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick    | 95% |  |  | LIFE | ** | 5 | \$5,900 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$1,900 | A |

## Roof

|                         |     |  |  |      |           |    |          |   |
|-------------------------|-----|--|--|------|-----------|----|----------|---|
| IRMA/Protected Membrane | 98% |  |  | 2020 | \$215,700 | 10 | \$23,200 | A |
| Skylight, Metal/Glass   | 2%  |  |  | 2046 | **        | 10 | \$1,600  | A |

## Interior

## Floors

|                        |     |     |         |      |    |   |         |   |
|------------------------|-----|-----|---------|------|----|---|---------|---|
| Cast in Place Concrete | 10% | Now | \$3,500 | LIFE | ** | 5 | \$9,900 | C |
|------------------------|-----|-----|---------|------|----|---|---------|---|

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Boiler Room

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2023 | \$50,200  | 5 | \$2,300  | C |
| Vinyl Tile   | 85% |  |  | 2020 | \$367,400 | 3 | \$19,300 | C |

Other Observation, Extent : Moderate, Area Affected : 60%

Location : Throughout

Explanation : 9 X 9 Tiles

## Interior Walls

|                |     |  |  |      |          |   |          |   |
|----------------|-----|--|--|------|----------|---|----------|---|
| Ceramic Tile   | 2%  |  |  | 2023 | \$33,300 | 5 | \$1,100  | C |
| Masonry: Brick | 10% |  |  | LIFE | **       |   |          | C |
| Marble Panels  | 3%  |  |  | LIFE | **       |   |          | C |
| Plaster        | 85% |  |  | LIFE | **       | 5 | \$14,400 | C |

## Ceilings

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 15% | Now | \$26,200 | LIFE | ** | 5 | \$1,100 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

Exposed Reinforcement, Extent : Severe, Area Affected : 10%

Location : Basement

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 85% |  |  | LIFE | ** | 5 | \$24,100 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated At 1200 Amps

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BX

## Asset # : 499

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2020               | \$36,100       | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2019               | \$11,300       | 5           | \$100          | B             |
| Molded Case Bkrs         | 40%  |                   |                | 2019               | \$22,600       | 5           | \$300          | B             |
| Molded Case Bkrs         | 40%  |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 0-2               | \$17,300       | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 50%  |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 90%  |                   |                | 2020               | \$245,800      | 10          | \$25,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2020               | \$6,300        | 10          |                | B             |
| Incandescent             | 5%   |                   |                | 2015               | \$13,700       | 2           |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2020               | \$2,500        | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2020               | \$2,500        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$30,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 19 - BX

## Asset # : 499

| Mechanical       |                      | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |                |           |                    |      |                |       |                |          |
|                  | Distribution         |                |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%           |           |                    | 2030 | * *            | 4     | \$2,200        | B        |
|                  | Terminal Devices     |                |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%            |           |                    | 2020 | \$37,300       | 1     | \$3,800        | B        |
|                  | Convactor/Radiator   | 80%            |           |                    | 2025 | * *            | 1     | \$7,800        | B        |
| Air Conditioning |                      |                |           |                    |      |                |       |                |          |
|                  | Energy Source        |                |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%           |           |                    | 2036 | * *            | 1     |                | B        |
|                  | Conversion Equipment |                |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 70%            |           |                    | 2018 | \$49,700       | 1     |                | B        |
|                  | No Component         | 30%            |           |                    |      |                |       |                | D        |
| Ventilation      |                      |                |           |                    |      |                |       |                |          |
|                  | Distribution         |                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%           |           |                    | LIFE | * *            | 2-5   | \$16,900       | B        |
|                  | Exhaust Fans         |                |           |                    |      |                |       |                |          |
|                  | Interior             | 20%            |           |                    | 2020 | \$7,600        | 2     | \$200          | B        |
|                  | No Component         | 80%            |           |                    |      |                |       |                | D        |
| Plumbing         |                      |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |                |           |                    |      |                |       |                |          |
|                  | Brass/Copper         | 40%            |           |                    | 2040 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel      | 60%            |           |                    | 2025 | * *            | 1     |                | B        |
|                  | Water Heater         |                |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%           |           |                    | 2015 | \$8,000        | 2     | \$500          | B        |
|                  | Sanitary Piping      |                |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |                |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%           |           |                    | 2020 | \$10,300       | 4     | \$1,300        | B        |
|                  | Fixtures             |                |           |                    |      |                |       |                |          |
|                  | Generic              | 100%           |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 190 - BK  
**Address** : 590 SHEFFIELD AVENUE (NEAR RIVERDALE AVE.)  
**Borough** : BROOKLYN **Agency's Number** : K190  
**Program / Asset #** : BOE0485.000 / 1319 **Yr Built/Renovated** : 1924 / 1997  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3838 **Lot** : 18 **BIN** : 3085491

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$410,100        | \$317,500          |
| Interior Architecture |  | \$486,300        | \$965,500          |
| Electrical            |  |                  | \$701,400          |
| Mechanical            |  | \$72,900         | \$59,500           |
| <b>Total</b>          |  | <b>\$969,300</b> | <b>\$2,044,000</b> |
| Priority A            |  | \$410,100        | \$317,500          |
| Priority B            |  | \$72,900         | \$803,900          |
| Priority C            |  | \$486,300        | \$922,500          |
| <b>Total</b>          |  | <b>\$969,300</b> | <b>\$2,044,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,200         |                 |                 |                 |
| Interior Architecture | \$42,100         |                 | \$5,500         | \$9,800         |
| Electrical            | \$12,200         | \$6,200         | \$4,500         | \$4,400         |
| Mechanical            | \$37,900         | \$18,200        | \$15,800        | \$10,500        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$135,300</b> | <b>\$34,300</b> | <b>\$35,700</b> | <b>\$34,700</b> |
| Priority A            | \$33,200         |                 |                 |                 |
| Priority B            | \$83,600         | \$34,300        | \$30,100        | \$24,900        |
| Priority C            | \$18,500         |                 | \$5,500         | \$9,800         |
| <b>Total</b>          | <b>\$135,300</b> | <b>\$34,300</b> | <b>\$35,700</b> | <b>\$34,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 190 - BK

## Asset # : 1319

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$30,500       | A             |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$47,600       | A             |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$97,600       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
| Stucco Cement  | 5%         |                   |                | 2033               | **             | 5           | \$15,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       | Now               | \$108,100      | 2036               | **             | 5           | \$172,300      | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Light, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$4,900        | LIFE               | **             | 5           | \$3,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout Mechanical Penthouse                     |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        | Now               | \$28,300       | LIFE               | **             | 5           | \$8,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : 3rd Floor South Elevation, Throughout               |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 95%        | 2-4               | \$302,000      | 2030               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 35%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ponding, Extent : Moderate, Area Affected : 25%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaza Roof: Stone Panels                                       | 5%         |                   |                | 2040               | **             |             |                | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 7%         | Now               | \$10,500       | LIFE               | **             | 5           | \$15,000       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$65,300       | 5           | \$2,900        | C             |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2036               | **             | 5           | \$11,100       | C             |
| Vinyl Tile   | 80%        | Now               | \$37,500       | 2020               | \$749,100      | 3           | \$29,500       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2048               | **             | 5           | \$9,200        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 190 - BK

## Asset # : 1319

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$8,000 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Basement*

|                       |     |     |           |      |           |   |          |   |
|-----------------------|-----|-----|-----------|------|-----------|---|----------|---|
| Ceramic Tile          | 3%  |     |           | 2023 | \$108,100 | 5 | \$3,700  | C |
| Concrete Masonry Unit | 2%  |     |           | LIFE | **        | 5 | \$1,000  | C |
| Gypsum Board          | 20% |     |           | LIFE | **        | 5 | \$14,700 | C |
| Plaster               | 50% |     |           | LIFE | **        | 5 | \$18,300 | C |
| Plaster               | 20% | Now | \$448,800 | LIFE | **        | 5 | \$7,300  | C |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : Throughout*

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |     |          | 2033 | ** | 5 | \$18,400 | B |
| AcousTileSusp.Lay-In | 5%  |     |          | 2033 | ** | 5 | \$4,900  | B |
| Exposed Concrete     | 10% |     |          | LIFE | ** | 5 | \$1,500  | B |
| Plaster              | 70% | Now | \$23,600 | LIFE | ** | 5 | \$43,000 | B |

*Water Penetration, Extent : Severe, Area Affected : 5%**Location : Bulkhead #8, 5th Floor, 501*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2030 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2028 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2028 | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2030 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 50% |  |  | 2025 | ** | 5 | \$200 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

|                      |     |  |  |      |    |   |       |   |
|----------------------|-----|--|--|------|----|---|-------|---|
| Motor Control Center | 50% |  |  | 2025 | ** | 5 | \$900 | B |
|----------------------|-----|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 190 - BK

## Asset # : 1319

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Stand-by Power

## Transfer Switches

Automatic

100%

2025

\* \*

1

\$19,700

B

## Generators

Diesel

100%

2023

\$114,600

1

\$24,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One188 Kva*

## Batteries

Nickel Cadmium

100%

2014

\$600

5

\$14,200

B

## Fuel Storage

Main Tank

100%

2035

\* \*

5

\$1,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One 275 Gals.*

## Lighting

## Interior Lighting

Fluorescent

90%

2020

\$532,600

10

\$54,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T8 Lamps*

HID

5%

2020

\$13,700

10

\$100

B

Incandescent

5%

2020

\$29,600

2

\$100

B

## Egress Lighting

Emergency, Service

50%

2020

\$5,400

1

B

Exit, Service

50%

2020

\$5,400

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2040

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

0-2

\$72,900

2033

\* \*

1

\$58,600

B

*On Extended Life, Extent : Severe, Area Affected : 30%**Location : Boiler Room*

## Distribution

Steam Piping/Pump

100%

Now

\$26,100

2030

\* \*

4

\$3,200

B

*Corroded, Extent : Severe, Area Affected : 20%**Location : Meter Room, Basement*

## Terminal Devices

Air Handler

75%

2025

\* \*

1

\$30,500

B

Convactor/Radiator

25%

2025

\* \*

1

\$5,300

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 190 - BK

## Asset # : 1319

| Mechanical         |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                        |                |                   |                    |         |                |             |                |               |
|                    | Energy Source          |                |                   |                    |         |                |             |                |               |
|                    | Electricity            | 100%           |                   |                    | 2036    | * *            | 1           |                | B             |
|                    | Conversion Equipment   |                |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Cooling | 5%             |                   |                    | 2020    | \$17,300       | 2           | \$200          | B             |
|                    | Window/Wall Unit       | 5%             |                   |                    | 2015    | \$7,700        | 1           |                | B             |
|                    | No Component           | 90%            |                   |                    |         |                |             |                | D             |
|                    | Heat Rejection         |                |                   |                    |         |                |             |                |               |
|                    | Remote Air Cond        | 5%             |                   |                    | 2025    | * *            | 2           | \$2,300        | B             |
|                    | No Component           | 95%            |                   |                    |         |                |             |                | D             |
| Ventilation        |                        |                |                   |                    |         |                |             |                |               |
|                    | Distribution           |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers     | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$36,600       | B             |
|                    | Exhaust Fans           |                |                   |                    |         |                |             |                |               |
|                    | Roof                   | 100%           |                   |                    | 2020    | \$59,500       | 2           | \$2,000        | B             |
| Plumbing           |                        |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping       |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel        | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Water Heater           |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired              | 100%           |                   |                    | 2018    | \$17,400       | 2           | \$1,000        | B             |
|                    | Sanitary Piping        |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping     |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron              | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)           |                |                   |                    |         |                |             |                |               |
|                    | Submersible            | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)      |                |                   |                    |         |                |             |                |               |
|                    | Compressed Air         | 100%           |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures               |                |                   |                    |         |                |             |                |               |
|                    | Generic                | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |                        |                |                   |                    |         |                |             |                |               |
|                    | Elevators              |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction        | 50%            |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Hydraulic              | 50%            |                   |                    | LIFE    | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                              |                           |               |
|--------------------------|------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 191 - BK             |                           |               |
| <b>Address</b>           | : 1600 PARK PLACE            |                           |               |
| <b>Borough</b>           | : BROOKLYN                   | <b>Agency's Number</b>    | : K191        |
| <b>Program / Asset #</b> | : BOE0486.000 / 2            | <b>Yr Built/Renovated</b> | : 1938 / 2000 |
| <b>Area Sq Ft</b>        | : 77,000                     | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 18-Mar-2010                | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,5 |                           |               |
| <b>Block</b>             | : 1375                       | <b>Lot</b>                | : 12          |
|                          |                              | <b>BIN</b>                | : 3036635     |

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$95,500         | \$303,300          |
| Interior Architecture |  | \$367,100        | \$512,000          |
| Electrical            |  | \$85,100         | \$1,828,000        |
| Mechanical            |  | \$112,100        | \$357,200          |
| <b>Total</b>          |  | <b>\$659,800</b> | <b>\$3,000,400</b> |
| Priority A            |  | \$95,500         | \$303,300          |
| Priority B            |  | \$197,200        | \$2,236,200        |
| Priority C            |  | \$367,100        | \$460,900          |
| <b>Total</b>          |  | <b>\$659,800</b> | <b>\$3,000,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,300        |                 |                 |                 |
| Interior Architecture | \$2,900         | \$6,000         | \$12,700        | \$600           |
| Electrical            | \$7,000         | \$7,800         | \$37,000        | \$5,900         |
| Mechanical            | \$20,000        | \$9,500         | \$24,000        | \$13,400        |
| <b>Total</b>          | <b>\$42,200</b> | <b>\$23,400</b> | <b>\$73,700</b> | <b>\$19,900</b> |
| Priority A            | \$12,300        |                 |                 |                 |
| Priority B            | \$27,000        | \$17,300        | \$61,000        | \$19,300        |
| Priority C            | \$2,900         | \$6,000         | \$12,700        | \$600           |
| <b>Total</b>          | <b>\$42,200</b> | <b>\$23,400</b> | <b>\$73,700</b> | <b>\$19,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - BK

## Asset # : 2

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$95,500       | LIFE               | * *            | 5           | \$56,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads, Room 301                               |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | * *            | 5           | \$8,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$24,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | * *            | 5           | \$7,900        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$12,300       | 2021               | \$246,400      |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Over Bulkhead 4/5                                 |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Bulkhead 4/5                                 |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2024               | * *            | 5           | \$2,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$1,500        | C             |
| Vinyl Tile   | 5%         | Now               | \$46,100       | 2031               | * *            | 3           | \$1,800        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2016               | \$276,600      | 3           | \$10,900       | C             |
| Vinyl Tile   | 50%        |                   |                | 2021               | \$460,900      | 3           | \$18,100       | C             |
| Wood   | 10%        |                   |                | 2036               | * *            | 5           | \$18,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 7%         | Now               | \$44,400       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Custodial Help Room In Basement                   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2024               | * *            | 5           | \$2,900        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        |                   |                | LIFE               | * *            | 5           | \$16,100       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 15%        |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Plaster  | 85%        |                   |                | LIFE               | * *            | 5           | \$51,000       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Rooms 301, 421 A                                  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - BK

## Asset # : 2

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%     |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                     |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One Electrical Service, No Amps Rating Available |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2021               | \$89,400       | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 95%  |           |                | 2021               | \$81,000       | 1           |                | B        |
|                 | Conduit                  | 5%   |           |                | 2041               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 5%   |           |                | 2020               | \$5,100        | 5           | \$100          | B        |
|                 | Fused Knife Sw           | 5%   |           |                | 2029               | * *            | 5           | \$100          | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout  |           |                |                    |                |             |                |          |
|                 |                          | Other Observation, Extent : Severe, Area Affected : 100%       |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Obsolete Equipment                               |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 5%   |           |                | 2037               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 85%  |           |                | 2020               | \$86,400       | 5           | \$1,400        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 95%  | 2-4       | \$85,100       | 2046               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%       |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout  |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 5%   |           |                | 2041               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 75%  |           |                | 2019               | \$15,900       | 5           | \$300          | B        |
|                 | Locally Mounted          | 25%  |           |                | 2026               | * *            | 5           | \$100          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   | 2-4       | \$900          | LIFE               | * *            | 5           | \$900          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%     |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : On Extended Life                                 |           |                |                    |                |             |                |          |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 95%  |           |                | 2021               | \$553,500      | 10          | \$56,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%     |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                             |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                       |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2016               | \$5,400        | 10          |                | B        |
|                 | Incandescent             | 3%   |           |                | 2016               | \$17,500       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2026               | * *            | 10          | \$7,800        | B        |
|                 | Exit, Service            | 50%  |           |                | 2026               | * *            | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2021               | \$26,300       | 10          | \$200          | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - BK

## Asset # : 2

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

|                      |      |  |  |      |           |     |          |   |
|----------------------|------|--|--|------|-----------|-----|----------|---|
| Security System      |      |  |  |      |           |     |          |   |
| Generic              | 100% |  |  | 2021 | \$217,400 | 1   | \$23,600 | B |
| Fire/Smoke Detection |      |  |  |      |           |     |          |   |
| Generic              | 100% |  |  | 2021 | \$744,000 | 1-3 | \$38,900 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |     |          |      |           |   |          |   |
|--|------|-----|----------|------|-----------|---|----------|---|
| Energy Source  |      |     |          |      |           |   |          |   |
| Fuel Oil No 4  | 100% |     |          | 2031 | **        | 5 | \$20,000 | B |
| Conversion Equipment   |      |     |          |      |           |   |          |   |
| Steam Boiler   | 100% |     |          | 2026 | **        | 1 | \$64,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |          |      |           |   |          |   |
| <i>Location : Boiler Room</i>                                  |      |     |          |      |           |   |          |   |
| <i>Explanation : Three Units</i>                               |      |     |          |      |           |   |          |   |
| Distribution   |      |     |          |      |           |   |          |   |
| Steam Piping/Pump  | 100% | Now | \$51,500 | 2031 | **        | 4 | \$3,200  | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |      |     |          |      |           |   |          |   |
| <i>Location : Condensate Return Lines</i>                      |      |     |          |      |           |   |          |   |
| Terminal Devices   |      |     |          |      |           |   |          |   |
| Air Handler  | 20%  |     |          | 2021 | \$79,500  | 1 | \$8,000  | B |
| Convector/Radiator   | 60%  |     |          | 2026 | **        | 1 | \$12,600 | B |
| Fan Coil Unit/Heat   | 20%  |     |          | 2021 | \$220,700 | 1 | \$4,200  | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2029 | **       | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 40%  |  |  | 2016 | \$60,600 | 1 |  | B |
| No Component         | 60%  |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$36,000 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 70%  |  |  | 2021 | \$57,000 | 2   | \$1,400  | B |
| Roof               | 30%  |  |  | 2021 | \$17,600 | 2   | \$600    | B |

## Plumbing

|  |      |     |          |      |          |   |         |   |
|--|------|-----|----------|------|----------|---|---------|---|
| H/C Water Piping                                   |      |     |          |      |          |   |         |   |
| Galv Iron/Steel                                    | 100% | Now | \$11,000 | 2026 | **       | 1 |         | B |
| <i>Broken, Extent : Light, Area Affected : 10%</i> |      |     |          |      |          |   |         |   |
| <i>Location : Hot Water Circulating Pump</i>       |      |     |          |      |          |   |         |   |
| HW Heat Exchanger                                  |      |     |          |      |          |   |         |   |
| Low Temp   | 100% |     |          | 2021 | \$22,900 | 4 | \$6,400 | B |
| Sanitary Piping                                    |      |     |          |      |          |   |         |   |
| Cast Iron  | 100% |     |          | LIFE | **       | 1 |         | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - BK

## Asset # : 2

| Mechanical       |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |  |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%   |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures           |  |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%   |                   |                    |         |                |             |                | B             |
|                  |                    | Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                    | Location : Toilet Rooms                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                    |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                  | No Component       | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic            | 10%  |                   |                    | 2031    | * *            | 1-2         | \$1,800        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 191 - M  
**Address** : 210 WEST 61 STREET BTWN: AMSTERDAM AV., WEST END A  
**Borough** : MANHATTAN **Agency's Number** : M191  
**Program / Asset #** : BOE0114.000 / 1636 **Yr Built/Renovated** : 1956 / 2007  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,PH  
**Block** : 1152 **Lot** : 29 **BIN** : 1030320

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$116,000             | \$117,700             |
| Interior Architecture | \$359,200             | \$179,600             |
| Electrical            | \$62,700              | \$524,600             |
| Mechanical            | \$275,900             | \$506,200             |
| <b>Total</b>          | <b>\$813,800</b>      | <b>\$1,328,100</b>    |
| Priority A            | \$116,000             | \$117,700             |
| Priority B            | \$338,600             | \$1,030,800           |
| Priority C            | \$359,200             | \$179,600             |
| <b>Total</b>          | <b>\$813,800</b>      | <b>\$1,328,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,400        |                 |                 | \$8,300         |
| Interior Architecture | \$23,900        | \$4,400         | \$4,700         | \$20,500        |
| Electrical            | \$3,900         | \$4,900         | \$3,500         | \$3,700         |
| Mechanical            | \$29,600        | \$8,700         | \$17,300        | \$18,500        |
| <b>Total</b>          | <b>\$75,800</b> | <b>\$18,000</b> | <b>\$25,500</b> | <b>\$51,000</b> |
| Priority A            | \$18,400        |                 |                 | \$8,300         |
| Priority B            | \$33,500        | \$13,600        | \$20,800        | \$36,200        |
| Priority C            | \$23,900        | \$4,400         | \$4,700         | \$6,500         |
| <b>Total</b>          | <b>\$75,800</b> | <b>\$18,000</b> | <b>\$25,500</b> | <b>\$51,000</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - M

## Asset # : 1636

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | * *            | 5           | \$54,400       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 92%   |                   |                | 2044               | * *            | 5           | \$19,600       | A             |
| Aluminum               | 5%  | Now               | \$51,400       | 2047               | * *            | 5           | \$500          | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Metal Louvers          | 3%  |                   |                | 2031               | * *            | 10          | \$4,000        | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   | Now               | \$64,600       | LIFE               | * *            | 5           | \$9,700        | A             |
|                        | Repointing Failure, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Rooms 312, 316                                     |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Metal Rail             | 10%   |                   |                | 2039               | * *            | 5-10        | \$21,900       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2030               | * *            | 10          | \$63,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2057               | * *            | 10          | \$8,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$20,600       | C             |
| Ceramic Tile           | 5%  |                   |                | 2031               | * *            | 5           | \$4,700        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$3,700        | C             |
| Vinyl Tile             | 20%   |                   |                | 2022               | \$179,600      | 3           | \$7,100        | C             |
| Vinyl Tile             | 15%   |                   |                | 2032               | * *            | 3           | \$7,100        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Corridor                               |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 40%   |                   |                | 2017               | \$359,200      | 3           | \$18,800       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2050               | * *            | 5           | \$8,800        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - M

## Asset # : 1636

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Concrete Masonry Unit | 5%  |     |          | LIFE | ** | 5 | \$1,900 | C |
| Glazed Ceramic Panel  | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster               | 10% | Now | \$17,400 | LIFE | ** | 5 | \$2,800 | C |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Stair A*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Stair A Room 312, 316*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Stair A, Rooms 312, 316*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 50% |  |  | LIFE | ** | 5 | \$14,200 | C |
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 30% |  |  | 2027 | ** | 5 | \$28,100 | B |
| Exposed Concrete  | 55% |  |  | LIFE | ** | 5 | \$8,000  | B |
| Plaster           | 15% |  |  | LIFE | ** | 5 | \$8,800  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Above 3rd Floor Windows Throughout, Stair A*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2048 | ** | 5 | \$1,600 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **       | 1 |  | B |
| Conduit | 10% |  |  | 2048 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2030 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 60% |  |  | 2044 | ** | 5 | \$1,000 | B |
| Molded Case Bkrs | 30% |  |  | 2030 | ** | 5 | \$500   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2048 | ** | 1 |  | B |
| Thermoplastic | 20% |  |  | 2032 | ** | 1 |  | B |

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - M

## Asset # : 1636

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

## Interior Lighting

Fluorescent

73%

2022

\$414,300

10

\$42,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

20%

2030

\* \*

10

\$11,500

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Throughout**Explanation : T-8 Lamps*

HID

2%

2022

\$5,300

10

B

Incandescent

5%

2022

\$28,400

2

\$100

B

## Egress Lighting

Emergency, Battery

50%

2022

\$13,100

10

\$7,600

B

Exit, Service

50%

2022

\$5,200

1

B

## Exterior Lighting

HID

100%

2022

\$25,600

10

\$200

B

## Alarm

## Fire/Smoke Detection

Generic

100%

2030

\* \*

1-3

\$37,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2042

\* \*

5

\$19,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 20,000 Tank For #4 Fuel*

## Conversion Equipment

Steam Boiler

100%

Now

\$17,500

2020

\$349,400

1

\$56,200

B

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Fire Eye**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$100,200

2032

\* \*

4

\$3,100

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Traps Throughout, Vacuum Pump*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 191 - M

Asset # : 1636

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$7,700        | 2022               | \$77,400       | 1           | \$7,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 25%                        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Traps Pass, Control Issues   |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 80%  |                   |                | 2027               | **             | 1           | \$16,300       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 90%  |                   |                | 2017               | \$132,800      | 1           |                | B             |
| No Component          | 10%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | **             | 2-5         | \$35,100       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2022               | \$79,400       | 2           | \$1,900        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   | Now               | \$42,900       | 2027               | **             | 1           |                | B             |
|                       | Corroded, Extent : Severe, Area Affected : 60%                                   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout, Specifically In Basement, Need To Replace Shut Off Valves |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$16,700       | 2           | \$900          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Instantaneous Type, Using Heat Exchanger Tank For Storage          |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2032               | **             | 4           | \$6,200        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   | Now               | \$2,100        | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 40%                        |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Duplex Units, One Pump Broken                                      |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2042               | **             | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 191 - Q  
**Address** : 85-15 258 STREET  
**Borough** : QUEENS **Agency's Number** : Q191  
**Program / Asset #** : BOE0832.000 / 1521 **Yr Built/Renovated** : 1954 / 2000  
**Area Sq Ft** : 68,800 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8801 **Lot** : 14 **BIN** : 4180083

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,900             | \$759,700             |
| Interior Architecture | \$585,500             | \$123,600             |
| Electrical            | \$688,700             | \$142,800             |
| Mechanical            | \$81,200              | \$106,500             |
| <b>Total</b>          | <b>\$1,527,300</b>    | <b>\$1,132,500</b>    |
| Priority A            | \$171,900             | \$759,700             |
| Priority B            | \$902,400             | \$249,300             |
| Priority C            | \$453,000             | \$123,600             |
| <b>Total</b>          | <b>\$1,527,300</b>    | <b>\$1,132,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$43,900        |                 |                  |                 |
| Interior Architecture | \$14,800        | \$3,800         | \$8,100          | \$5,900         |
| Electrical            | \$20,600        | \$500           | \$66,700         |                 |
| Mechanical            | \$11,300        | \$12,600        | \$27,100         | \$9,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$94,600</b> | <b>\$20,800</b> | <b>\$105,900</b> | <b>\$19,500</b> |
| Priority A            | \$43,900        |                 |                  |                 |
| Priority B            | \$50,700        | \$17,000        | \$97,800         | \$13,600        |
| Priority C            |                 | \$3,800         | \$8,100          | \$5,900         |
| <b>Total</b>          | <b>\$94,600</b> | <b>\$20,800</b> | <b>\$105,900</b> | <b>\$19,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - Q

## Asset # : 1521

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   | Now               | \$26,600       | LIFE               | **             | 5           | \$39,500       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2043               | **             | 5           | \$17,400       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 87%   | Now               | \$171,900      | LIFE               | **             | 5           | \$12,900       | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Moderate, Area Affected : 25%                |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Security Bars     | 3%  |                   |                | 2049               | **             |             |                | A             |
| Pre-Cast Concrete       | 10%   | Now               | \$3,000        | LIFE               | **             | 5           | \$9,300        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | Now               | \$14,400       | 2021               | \$720,200      |             |                | A             |
|                         | Water Penetration, Extent : Severe, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Above Auditorium                                     |                   |                |                    |                |             |                |               |
| Modified Bitumen        | 5%  |                   |                | 2029               | **             | 10          | \$4,100        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$18,900       | C             |
| Ceramic Tile            | 5%  |                   |                | 2030               | **             | 5           | \$4,300        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile              | 15%   |                   |                | 2021               | \$123,600      | 3           | \$4,900        | C             |
| Vinyl Tile              | 55%   | Now               | \$453,000      | 2031               | **             | 3           | \$17,800       | C             |
|                         | Blisters, Extent : Severe, Area Affected : 10%                  |                   |                |                    |                |             |                |               |
|                         | Location : Cafeteria  |                   |                |                    |                |             |                |               |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Moderate, Area Affected : 80%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Wood                    | 10%   |                   |                | 2036               | **             | 5           | \$16,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 191 - Q

## Asset # : 1521

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,500  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$15,700 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn   | 20% | 0-2 | \$132,400 | 2041 | ** | 5 | \$10,700 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |           |      |    |   |          |   |

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 60% |     |          | LIFE | ** | 5 | \$8,000  | B |
| Plaster          | 20% | Now | \$14,800 | LIFE | ** | 5 | \$10,700 | B |

*Water Penetration, Extent : Severe, Area Affected : 5%**Location : Auditorium,Stair Tower*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 400 Amps Main Disconnect Switch</i>          |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|  |      |     |          |      |    |   |       |   |
|--|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 100% | 2-4 | \$89,400 | 2051 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |      |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2031 | **       | 1 |  | B |

## Panelboards

|  |    |     |         |      |    |   |  |   |
|--|----|-----|---------|------|----|---|--|---|
| Fused Knife Sw   | 5% | 2-4 | \$5,100 | 2046 | ** | 5 |  | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |    |     |         |      |    |   |  |   |
| <i>Location : Basement</i>                                       |    |     |         |      |    |   |  |   |

|   |     |     |          |      |    |   |       |   |
|---|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch   | 15% | 2-4 | \$15,200 | 2046 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Basement</i>  |     |     |          |      |    |   |       |   |
| <i>Explanation : On Extended Life</i>                             |     |     |          |      |    |   |       |   |

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 15% |  |  | 2029 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 65% |  |  | 2020 | \$66,100 | 5 | \$1,000 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 80% | 2-4 | \$71,700 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2031 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 92%        |                   |                | 2016               | \$479,000      | 10          | \$48,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 95% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID   | 3%         |                   |                | 2016               | \$7,200        | 10          | \$100          | B             |
| Incandescent  | 5%         |                   |                | 2016               | \$26,000       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2016               | \$4,800        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2016               | \$4,800        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2016               | \$23,500       | 10          | \$200          | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2031               | * *            | 5           | \$17,900       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2026               | * *            | 1           | \$57,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$4,300        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2021               | \$106,500      | 1           | \$10,700       | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2026               | * *            | 1           | \$13,100       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2016               | \$81,200       | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$32,200       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 191 - Q

Asset # : 1521

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2026               | * *            | 2           | \$1,600        | B             |
| Roof  | 10%        |                   |                | 2016               | \$5,200        | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$15,300       | 2           | \$900          | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$8,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$2,900        | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : From Kitchen Closet</i>                         |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : B - 1</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Freight Unit</i>                           |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 192 - BK  
**Address** : 4715 18 AVENUE BTWN: 47 ST., 48 ST.  
**Borough** : BROOKLYN **Agency's Number** : K192  
**Program / Asset #** : BOE0487.000 / 1320 **Yr Built/Renovated** : 1924 / 2011  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5445 **Lot** : 1 **BIN** : 3128909

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,315,500           | \$312,900             |
| Interior Architecture | \$115,500             | \$507,100             |
| Electrical            | \$611,200             | \$137,700             |
| Mechanical            | \$78,700              | \$80,600              |
| <b>Total</b>          | <b>\$2,120,900</b>    | <b>\$1,038,200</b>    |
| Priority A            | \$1,315,500           | \$312,900             |
| Priority B            | \$759,800             | \$269,200             |
| Priority C            | \$45,600              | \$456,200             |
| <b>Total</b>          | <b>\$2,120,900</b>    | <b>\$1,038,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$11,600        | \$12,500        |                 | \$23,300         |
| Interior Architecture | \$5,700         | \$7,200         | \$1,400         | \$6,000          |
| Electrical            | \$3,500         | \$4,900         | \$4,000         | \$66,500         |
| Mechanical            | \$28,300        | \$9,500         | \$16,000        | \$23,800         |
| <b>Total</b>          | <b>\$49,200</b> | <b>\$34,000</b> | <b>\$21,400</b> | <b>\$119,600</b> |
| Priority A            | \$11,600        | \$12,500        |                 | \$23,300         |
| Priority B            | \$31,800        | \$14,400        | \$20,000        | \$90,300         |
| Priority C            | \$5,700         | \$7,200         | \$1,400         | \$6,000          |
| <b>Total</b>          | <b>\$49,200</b> | <b>\$34,000</b> | <b>\$21,400</b> | <b>\$119,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$38,400       | LIFE               | **             | 5           | \$29,700       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$110,600      | LIFE               | **             | 5           | \$46,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Along Spandrel                                      |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Along Spandrel                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | Now               | \$39,900       | LIFE               | **             | 5           | \$11,900       | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 30%               |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$95,100       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Wood   | 95%        | Now               | \$1,000,600    | 2047               | **             | 5           | \$159,500      | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Exterior                                 |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout Exterior                                 |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - BK

## Asset # : 1320

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Parapets

Masonry: Brick

20% Now \$11,600 LIFE \* \* 5 \$1,700 A  
*Horizontal Cracks, Extent : Moderate, Area Affected : 10%*  
*Location : Auditorium*  
*Repairs in Progress, Extent : Light, Area Affected : 66%*  
*Location : Throughout*

Masonry: Brick

80% LIFE \* \* 5 \$7,000 A  
*Repairs in Progress, Extent : Light, Area Affected : 66%*  
*Location : Throughout*

## Roof

Built-Up (BUR)

70% 2017 \$125,900 10 \$23,300 A  
*Repairs in Progress, Extent : Light, Area Affected : 66%*  
*Location : Throughout*

Modified Bitumen

5% 2030 \* \* 10 \$1,700 A

Paver: Asphalt

25% 2025 \* \* 10 \$12,500 A

## Interior

## Floors

Ceramic Tile

3% 2031 \* \* 5 \$2,900 C

Terrazzo

2% Now \$5,700 LIFE \* \* 5 \$1,500 C  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : At Entrance*

Vinyl Tile

15% 2030 \* \* 3 \$5,400 C

Vinyl Tile

30% 2027 \* \* 3 \$10,800 C

Vinyl Tile

50% 2-4 \$45,600 2022 \$456,200 3 \$17,900 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Interior Walls

Ceramic Tile

3% 2025 \* \* 5 \$3,600 C

Masonry: Brick

10% LIFE \* \* C

Marble Panels

2% LIFE \* \* C

Plaster

85% LIFE \* \* 5 \$30,400 C

## Ceilings

Exposed Concrete

15% LIFE \* \* 5 \$2,200 B

Plaster

85% Now \$69,900 LIFE \* \* 5 \$50,900 B  
*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Bulkhead #8*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2042 \* \* 5 \$300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - BK

## Asset # : 1320

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 20%  |           |                | 2042               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 80%  |           |                | 2042               | * *            | 5           | \$1,300        | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2022               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2042               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 10%  |           |                | 2038               | * *            | 5           | \$100          | B        |
|                 | Molded Case Bkrs         | 30%  |           |                | 2038               | * *            | 5           | \$500          | B        |
|                 | Molded Case Bkrs         | 60%  |           |                | 2021               | \$61,000       | 5           | \$1,000        | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%  | 2-4       | \$71,700       | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 90%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%  |           |                | 2042               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2035               | * *            | 5           | \$400          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$900          | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2027               | * *            | 10          | \$5,900        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 10%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 84%  |           |                | 2017               | \$484,400      | 10          | \$49,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | HID                      | 3%   |           |                | 2017               | \$8,000        | 10          | \$100          | B        |
|                 | Incandescent             | 3%   |           |                | 2017               | \$17,300       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%  |           |                | 2017               | \$5,300        | 1           |                | B        |
|                 | Exit, Service            | 50%  |           |                | 2017               | \$5,300        | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2017               | \$26,000       | 10          | \$200          | B        |
| Alarm           |                          |  |           |                |                    |                |             |                |          |
|                 | Fire/Smoke Detection     |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | 2030               | * *            | 1-3         | \$38,400       | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 192 - BK

Asset # : 1320

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating   |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel  | 100%           |                      |                | 2042               | * *            | 1              |                | B                |
| Conversion Equipment  |                |                      |                |                    |                |                |                |                  |
| Steam Boiler  | 100%           |                      |                | 2035               | * *            | 1              | \$63,400       | B                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 2 Units</i>  |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump   | 100%           |                      |                | 2032               | * *            | 4              | \$3,200        | B                |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler   | 20%            | Now                  | \$3,900        | 2017               | \$78,700       | 1              | \$7,100        | B                |
| <i>Not in Service, Extent : Severe, Area Affected : 10%</i>                         |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |                  |
| Convactor/Radiator  | 80%            |                      |                | 2027               | * *            | 1              | \$16,600       | B                |
| Air Conditioning  |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Electricity   | 100%           |                      |                | 2030               | * *            | 1              |                | B                |
| Conversion Equipment  |                |                      |                |                    |                |                |                |                  |
| Window/Wall Unit  | 10%            |                      |                | 2017               | \$15,000       | 1              |                | B                |
| No Component  | 90%            |                      |                |                    |                |                |                | D                |
| Ventilation   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers  | 100%           |                      |                | LIFE               | * *            | 2-5            | \$35,700       | B                |
| Exhaust Fans  |                |                      |                |                    |                |                |                |                  |
| Interior  | 100%           | Now                  | \$16,100       | 2022               | \$80,600       | 2              | \$1,600        | B                |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 70%</i>                        |                |                      |                |                    |                |                |                |                  |
| <i>Location : 2 Obsolete Units In Penthouse. Inadequate House Exhaust, Basement</i> |                |                      |                |                    |                |                |                |                  |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping  |                |                      |                |                    |                |                |                |                  |
| Brass/Copper  | 100%           |                      |                | 2032               | * *            | 1              |                | B                |
| Water Heater  |                |                      |                |                    |                |                |                |                  |
| Gas Fired   | 100%           |                      |                | 2020               | \$17,000       | 2              | \$1,000        | B                |
| Sanitary Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |                  |
| Rigid Piping  | 100%           |                      |                | 2027               | * *            | 4              | \$2,000        | B                |
| Fixtures  |                |                      |                |                    |                |                |                |                  |
| Generic   | 100%           |                      |                |                    |                |                |                | B                |
| Fire Suppression  |                |                      |                |                    |                |                |                |                  |
| Sprinkler   |                |                      |                |                    |                |                |                |                  |
| No Component  | 97%            |                      |                |                    |                |                |                | D                |
| Generic   | 3%             |                      |                | 2022               | \$25,500       | 1-2            | \$500          | B                |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 192 - M  
**Address** : 500 WEST 138 STREET  
**Borough** : MANHATTAN **Agency's Number** : M192  
**Program / Asset #** : BOE0115.000 / 1637 **Yr Built/Renovated** : 1952 / 1997  
**Area Sq Ft** : 100,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1988 **Lot** : 200 **BIN** : 1059815

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,700             | \$72,600              |
| Interior Architecture | \$101,800             | \$1,052,800           |
| Electrical            | \$1,042,600           | \$227,300             |
| Mechanical            | \$177,100             | \$203,700             |
| <b>Total</b>          | <b>\$1,450,200</b>    | <b>\$1,556,400</b>    |
| Priority A            | \$128,700             | \$72,600              |
| Priority B            | \$1,219,700           | \$466,200             |
| Priority C            | \$101,800             | \$1,017,700           |
| <b>Total</b>          | <b>\$1,450,200</b>    | <b>\$1,556,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$34,700        | \$1,500         |                  |                 |
| Interior Architecture | \$3,800         |                 | \$15,600         | \$13,300        |
| Electrical            | \$28,300        | \$900           | \$69,100         |                 |
| Mechanical            | \$17,500        | \$12,100        | \$18,300         | \$14,100        |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$14,400</b> | <b>\$103,000</b> | <b>\$27,500</b> |
| Priority A            | \$34,700        | \$1,500         |                  |                 |
| Priority B            | \$45,800        | \$12,900        | \$103,000        | \$14,100        |
| Priority C            | \$3,800         |                 |                  | \$13,300        |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$14,400</b> | <b>\$103,000</b> | <b>\$27,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M

## Asset # : 1637

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 2%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Masonry: Brick  | 95%        | Now               | \$48,800       | LIFE               | **             | 5           | \$72,600       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%   |            |                   |                |                    |                |             |                |               |
| Location : Chimney  |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads, Northeast Corner                        |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$27,400       | 2037               | **             | 5           | \$14,200       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 88%        |                   |                | LIFE               | **             | 5           | \$14,200       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Other Observation, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Moss Growth                                     |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 10%        |                   |                | 2034               | **             | 5-10        | \$12,500       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 90%        |                   |                | 2026               | **             | 10          | \$79,900       | A             |
| Roll Roofing  | 2%         |                   |                | 2020               | \$7,900        | 5           | \$3,000        | A             |
| Slate   | 8%         |                   |                | LIFE               | **             |             |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2024               | **             | 5           | \$3,800        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        | C             |
| Vinyl Tile  | 85%        | 2-4               | \$101,800      | 2021               | \$1,017,700    | 3           | \$40,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2024               | **             | 5           | \$3,800        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        |                   |                | LIFE               | **             | 5           | \$23,500       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2026               | **             | 5           | \$31,200       | B             |
| Exposed Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$4,900        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 45%        |                   |                | LIFE               | **             | 5           | \$35,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M

## Asset # : 1637

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$28,700       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$104,300      | 2051               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2021               | \$118,900      | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 20%        | 2-4               | \$27,100       | 2046               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,700        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$104,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2021               | \$26,200       | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 90%        |                   |                | 2019               | \$19,100       | 5           | \$500          | B             |
| Locally Mounted   | 10%        |                   |                | 2026               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2016               | \$756,700      | 10          | \$77,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                               |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2016               | \$17,400       | 10          | \$10,100       | B             |
| Exit, Service   | 50%        |                   |                | 2016               | \$7,000        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2016               | \$34,100       | 10          | \$300          | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M

## Asset # : 1637

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2038               | * *            | 1           | \$83,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2041               | * *            | 4           | \$4,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$103,200      | 1           | \$10,400       | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2026               | * *            | 1           | \$21,700       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 90%        |                   |                | 2016               | \$177,100      | 1           |                | B             |
| No Component  | 10%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$46,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2021               | \$100,500      | 2           | \$2,500        | B             |
| Roof  | 5%         |                   |                | 2021               | \$3,800        | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | 2-4               | \$5,700        | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$22,300       | 2           | \$1,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 192 - M MINISCHOOL  
**Address** : 500 WEST 138 STREET  
**Borough** : MANHATTAN **Agency's Number** : M848  
**Program / Asset #** : BOE0115.010 / 453 **Yr Built/Renovated** : 1986 /  
**Area Sq Ft** : 10,500 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1988 **Lot** : 200 **BIN** : 1059815

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,000              |                       |
| Interior Architecture |                       | \$115,900             |
| Electrical            | \$82,600              | \$49,500              |
| Mechanical            |                       | \$128,300             |
| <b>Total</b>          | <b>\$122,700</b>      | <b>\$293,700</b>      |
| Priority A            | \$40,000              |                       |
| Priority B            | \$82,600              | \$177,800             |
| Priority C            |                       | \$115,900             |
| <b>Total</b>          | <b>\$122,700</b>      | <b>\$293,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$6,700         |                |                 |                |
| Interior Architecture | \$16,300        | \$1,700        |                 |                |
| Electrical            |                 | \$100          | \$9,300         |                |
| Mechanical            | \$1,100         | \$600          | \$3,500         | \$600          |
| <b>Total</b>          | <b>\$24,100</b> | <b>\$2,400</b> | <b>\$12,700</b> | <b>\$600</b>   |
| Priority A            | \$6,700         |                |                 |                |
| Priority B            | \$17,200        | \$700          | \$12,700        | \$600          |
| Priority C            | \$200           | \$1,700        |                 |                |
| <b>Total</b>          | <b>\$24,100</b> | <b>\$2,400</b> | <b>\$12,700</b> | <b>\$600</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M MINISCHOOL

## Asset # : 453

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |    |     |       |      |    |   |         |   |
|------------------------|----|-----|-------|------|----|---|---------|---|
| Cast in Place Concrete | 3% | Now | \$500 | LIFE | ** | 5 | \$2,000 | A |
|------------------------|----|-----|-------|------|----|---|---------|---|

*Horizontal Cracks, Extent : Moderate, Area Affected : 10%*  
*Location : Foundation*

|             |     |     |         |      |    |   |          |   |
|-------------|-----|-----|---------|------|----|---|----------|---|
| Metal Panel | 97% | 0-2 | \$5,200 | 2041 | ** | 5 | \$24,500 | A |
|-------------|-----|-----|---------|------|----|---|----------|---|

*Deformed/Dented, Extent : Light, Area Affected : 5%*  
*Location : Northeast Corner*  
*Paint Peeling, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2029 | ** | 5 | \$2,100 | A |
|----------|------|--|--|------|----|---|---------|---|

## Roof

|             |      |     |          |      |    |  |  |   |
|-------------|------|-----|----------|------|----|--|--|---|
| Metal Panel | 100% | Now | \$40,000 | 2034 | ** |  |  | A |
|-------------|------|-----|----------|------|----|--|--|---|

*Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

## Interior

## Floors

|                        |    |  |  |      |    |   |       |   |
|------------------------|----|--|--|------|----|---|-------|---|
| Cast in Place Concrete | 3% |  |  | LIFE | ** | 5 | \$900 | C |
|------------------------|----|--|--|------|----|---|-------|---|

|              |    |  |  |      |    |   |       |   |
|--------------|----|--|--|------|----|---|-------|---|
| Ceramic Tile | 2% |  |  | 2030 | ** | 5 | \$300 | C |
|--------------|----|--|--|------|----|---|-------|---|

|             |    |  |  |      |    |   |       |   |
|-------------|----|--|--|------|----|---|-------|---|
| Quarry Tile | 2% |  |  | 2034 | ** | 5 | \$400 | C |
|-------------|----|--|--|------|----|---|-------|---|

|            |     |  |  |      |  |   |         |   |
|------------|-----|--|--|------|--|---|---------|---|
| Vinyl Tile | 93% |  |  | 2021 |  | 3 | \$4,600 | C |
|------------|-----|--|--|------|--|---|---------|---|

## Interior Walls

|              |      |  |  |      |    |   |         |   |
|--------------|------|--|--|------|----|---|---------|---|
| Gypsum Board | 100% |  |  | LIFE | ** | 5 | \$6,900 | C |
|--------------|------|--|--|------|----|---|---------|---|

## Ceilings

|                      |     |     |          |      |    |   |         |   |
|----------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 95% | Now | \$16,100 | 2026 | ** | 5 | \$6,000 | B |
|----------------------|-----|-----|----------|------|----|---|---------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

|             |    |  |  |      |    |   |       |   |
|-------------|----|--|--|------|----|---|-------|---|
| Metal Panel | 5% |  |  | LIFE | ** | 5 | \$800 | B |
|-------------|----|--|--|------|----|---|-------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$3,000 | 5 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |  |   |
|---------------|------|--|--|------|----------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$49,500 | 5 |  | B |
|---------------|------|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M MINISCHOOL

## Asset # : 453

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2021               | \$1,100        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$800          | 5           |                | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2020               | \$16,100       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2021               | \$800          | 1           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2016               | \$82,600       | 10          | \$8,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$1,100        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$100          | 10          |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2021               | \$12,200       | 1           | \$4,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Equipment Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                     | 100%       |                   |                | 2019               | \$128,300      | 2           | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Equipment Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,900        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2021               | \$9,900        | 2           | \$200          | B             |
| Roof   | 10%        |                   |                | 2021               | \$800          | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 192 - M MINISCHOOL

Asset # : 453

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping Brass/Copper                         | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater Gas Fired                                | 100%       | Now               | \$700          | 2016               | \$2,300        | 2           | \$100          | B             |
| Malfunctioning, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Storage Room                               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron                             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures Generic                                      | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                  |            |     |                           |               |
|--------------------------|----------------------------------|------------|-----|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 193 - BK                 |            |     | <b>Agency's Number</b>    | : K193        |
| <b>Address</b>           | : 2515 AVENUE L @ BEDFORD AVE.   |            |     |                           |               |
| <b>Borough</b>           | : BROOKLYN                       |            |     | <b>Yr Built/Renovated</b> | : 1924 / 2006 |
| <b>Program / Asset #</b> | : BOE0488.000 / 3                |            |     | <b>Project Type</b>       | : EDUCATION   |
| <b>Area Sq Ft</b>        | : 76,000                         |            |     | <b>Landmark Status</b>    | : NONE        |
| <b>Date of Survey</b>    | : 25-Oct-2007                    |            |     |                           |               |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,2,4,5 |            |     |                           |               |
| <b>Block</b>             | : 7625                           | <b>Lot</b> | : 1 | <b>BIN</b>                | : 3208461     |

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  |                  | \$154,500          |
| Interior Architecture |  | \$228,100        | \$156,900          |
| Electrical            |  | \$76,100         | \$706,100          |
| Mechanical            |  | \$262,800        | \$159,300          |
| <b>Total</b>          |  | <b>\$567,100</b> | <b>\$1,176,800</b> |
| Priority A            |  |                  | \$154,500          |
| Priority B            |  | \$339,000        | \$916,300          |
| Priority C            |  | \$228,100        | \$106,000          |
| <b>Total</b>          |  | <b>\$567,100</b> | <b>\$1,176,800</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$22,300        | \$16,800        |                 | \$33,300        |
| Interior Architecture | \$29,900        | \$2,400         |                 | \$5,400         |
| Electrical            | \$18,200        | \$100           |                 | \$10,800        |
| Mechanical            | \$8,800         | \$9,400         | \$14,500        | \$28,000        |
| <b>Total</b>          | <b>\$79,200</b> | <b>\$28,700</b> | <b>\$14,500</b> | <b>\$77,500</b> |
| Priority A            | \$22,300        | \$16,800        |                 | \$33,300        |
| Priority B            | \$27,000        | \$9,500         | \$14,500        | \$38,800        |
| Priority C            | \$29,900        | \$2,400         |                 | \$5,400         |
| <b>Total</b>          | <b>\$79,200</b> | <b>\$28,700</b> | <b>\$14,500</b> | <b>\$77,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 193 - BK

## Asset # : 3

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 80% |  |  | LIFE | ** | 5    | \$95,100 | A |
| Masonry: Granite   | 5%  |  |  | LIFE | ** | 5    | \$4,500  | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5    | \$4,500  | A |
| Metal Panel        | 10% |  |  | 2039 | ** | 5-10 | \$81,700 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2035 | ** | 5 | \$33,600 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 2%  |  |  | LIFE | ** | 5 | \$1,300 | A |
| Masonry: Brick         | 93% |  |  | LIFE | ** | 5 | \$8,100 | A |
| Pre-Cast Concrete      | 5%  |  |  | LIFE | ** | 5 | \$2,700 | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2027 | ** | 10 | \$33,300 | A |
|----------------|------|--|--|------|----|----|----------|---|

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$20,900 | C |
| Ceramic Tile           | 5%  |  |  | 2022 | \$106,000 | 5 | \$4,800  | C |
| Marble Panels          | 5%  |  |  | LIFE | **        | 5 | \$3,600  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$3,700  | C |
| Vinyl Tile             | 25% |  |  | 2014 | \$228,100 | 3 | \$12,000 | C |
| Vinyl Tile             | 20% |  |  | 2027 | **        | 3 | \$7,200  | C |

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Corridors

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 30% |  |  | 2034 | ** | 5 | \$53,800 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** |   |          | C |
| Masonry: Brick         | 20% |  |  | LIFE | ** |   |          | C |
| Marble Panels          | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 65% |  |  | LIFE | ** | 5 | \$23,200 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5 | \$2,200  | B |
| Plaster          | 10% |  |  | LIFE | ** | 5 | \$6,000  | B |
| Plaster          | 75% |  |  | LIFE | ** | 5 | \$44,900 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2019 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Electrical Service, Main Service Protector Rated @ 2000a.

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 193 - BK

## Asset # : 3

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2019               | \$89,400       | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2019               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2039               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2018               | \$10,200       | 5           | \$100          | B             |
| Fused Disc Sw            | 5%   |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs         | 75%  |                   |                | 2018               | \$76,200       | 5           | \$1,200        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 85%  | 2-4               | \$76,100       | 2044               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic            | 15%  |                   |                | 2039               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2017               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted          | 50%  |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%   |                   |                |                    |                |             |                | D             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 73%  |                   |                | 2019               | \$421,000      | 10          | \$42,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent              | 20%  |                   |                | 2024               | * *            | 10          | \$11,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement, Hallways                              |                   |                |                    |                |             |                |               |
|                          | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2019               | \$5,300        | 10          |                | B             |
| Incandescent             | 5%   |                   |                | 2019               | \$28,800       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 40%  |                   |                | 2024               | * *            | 10          | \$6,200        | B             |
| Exit, Service            | 60%  |                   |                | 2024               | * *            | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2032               | * *            | 1           | \$63,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 193 - BK

## Asset # : 3

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                    | 2029 | * *            | 4     | \$3,200        | B        |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%   |           |                    | 2019 | \$78,700       | 1     | \$7,900        | B        |
|                  | Convactor/Radiator   | 80%   |           |                    | 2024 | * *            | 1     | \$16,600       | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2035 | * *            | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 30%   |           |                    | 2017 | \$45,000       | 1     |                | B        |
|                  | No Component         | 70%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                    | LIFE | * *            | 2-5   | \$35,700       | B        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 100%  |           |                    | 2019 | \$80,600       | 2     | \$2,000        | B        |
| Plumbing         |                      |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%  |           |                    | 2017 | \$217,800      | 1     |                | B        |
|                  | Water Heater         |   |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%  |           |                    | 2017 | \$17,000       | 2     | \$1,000        | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Room                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 400 Gal                                   |           |                    |      |                |       |                |          |
|                  | Sanitary Piping      |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%  |           |                    | 2024 | * *            | 4     | \$1,300        | B        |
|                  | Backflow Preventer   |   |           |                    |      |                |       |                |          |
|                  | No Component         | 90%   |           |                    |      |                |       |                | D        |
|                  | Generic              | 10%   |           |                    | 2024 | * *            | 1     | \$400          | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 10%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Room                                  |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Boiler Feed Line Only                     |           |                    |      |                |       |                |          |
| Fixtures         |                      |   |           |                    |      |                |       |                |          |
|                  | Generic              | 100%  |           |                    |      |                |       |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 193 - Q  
**Address** : 152-20 11 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q193  
**Program / Asset #** : BOE0834.000 / 1494 **Yr Built/Renovated** : 1953 / 2006  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4538 **Lot** : 1 **BIN** : 4103056

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$227,400             | \$47,900              |
| Interior Architecture | \$213,400             | \$395,100             |
| Electrical            | \$385,600             | \$645,600             |
| Mechanical            |                       | \$131,000             |
| <b>Total</b>          | <b>\$826,400</b>      | <b>\$1,219,500</b>    |
| Priority A            | \$227,400             | \$47,900              |
| Priority B            | \$385,600             | \$776,500             |
| Priority C            | \$213,400             | \$395,100             |
| <b>Total</b>          | <b>\$826,400</b>      | <b>\$1,219,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,000        |                 |                 |                 |
| Interior Architecture | \$500           | \$6,400         | \$18,300        | \$3,300         |
| Electrical            | \$29,900        | \$1,300         | \$45,300        | \$1,100         |
| Mechanical            | \$30,400        | \$8,200         | \$25,600        | \$8,200         |
| <b>Total</b>          | <b>\$85,900</b> | <b>\$15,900</b> | <b>\$89,200</b> | <b>\$12,600</b> |
| Priority A            | \$25,000        |                 |                 |                 |
| Priority B            | \$60,300        | \$9,500         | \$85,300        | \$9,300         |
| Priority C            | \$500           | \$6,400         | \$3,900         | \$3,300         |
| <b>Total</b>          | <b>\$85,900</b> | <b>\$15,900</b> | <b>\$89,200</b> | <b>\$12,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 193 - Q

## Asset # : 1494

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$47,900       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$171,800      | 2037               | **             | 5           | \$8,900        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 3%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Steel   | 2%         | Now               | \$25,000       | 2046               | **             | 5           | \$2,300        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 15%        |                   |                | 2038               | **             | 5-10        | \$28,900       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2026               | **             | 10          | \$55,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$7,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,100        | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$2,500        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | C             |
| Vinyl Tile  | 5%         |                   |                | 2026               | **             | 3           | \$2,100        | C             |
| Vinyl Tile  | 27%        | Now               | \$213,400      | 2031               | **             | 3           | \$8,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Corridor(s)  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        |                   |                | 2021               | \$395,100      | 3           | \$15,500       | C             |
| Wood  | 5%         |                   |                | 2036               | **             | 5           | \$7,800        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 193 - Q

## Asset # : 1494

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,300  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$12,500 | C |
| SGFT/Glazed Masonry   | 35% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 35% |  |  | 2026 | ** | 5 | \$28,800 | B |
| Exposed Concrete  | 50% |  |  | LIFE | ** | 5 | \$6,400  | B |
| Plaster           | 15% |  |  | LIFE | ** | 5 | \$7,700  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |    |   |       |   |
|---------------|------|-----|----------|------|----|---|-------|---|
| Fused Disc Sw | 100% | 2-4 | \$28,700 | 2051 | ** | 5 | \$100 | B |
|---------------|------|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : On Extended Life; Main Service Switches Rated @ 400 Amperes Each.*

## Switchgear / Switchboard

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2051 | ** | 5 | \$100 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2021 |    |   |  | B |
| Conduit | 10% |  |  | 2041 | ** | 1 |  | B |

## Panelboards

|                     |     |     |          |      |    |   |       |   |
|---------------------|-----|-----|----------|------|----|---|-------|---|
| Fused Toggle Switch | 50% | 2-4 | \$50,800 | 2046 | ** | 5 | \$300 | B |
|---------------------|-----|-----|----------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 40% |  |  | 2020 |    | 5 | \$600 | B |
| Molded Case Bkrs | 10% |  |  | 2037 | ** | 5 | \$100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$80,600 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |  |   |       |   |
|-----------------|------|--|--|------|--|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 |  | 5 | \$400 | B |
|-----------------|------|--|--|------|--|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Covered With Insulation*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Interior Lighting  
Fluorescent

96%  
2021 \$479,400 10 \$48,800 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2016 \$4,600 10 B  
 Incandescent 2% 2016 \$10,000 2 B

## Egress Lighting

Emergency, Battery 50% 2026 \* \* 10 \$6,700 B  
 Exit, Service 50% 2026 \* \* 1 B

## Exterior Lighting

HID 100% 2016 \$22,500 10 \$200 B

## Alarm

## Security System

No Component 80%  
 Generic 20% 2016 \$37,300 1 \$4,000 B  
*Other Observation, Extent : Moderate, Area Affected : 20%*  
*Location : Some Areas Only*  
*Explanation : Security Alarm System Is Old And Functional*

## Fire/Smoke Detection

No Component 80%  
 Generic 20% 2016 \$127,600 1-3 \$6,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Fire Alarm System Is Old And Functional*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source  
 Fuel Oil No 4 100% 2031 \* \* 5 \$17,200 B

## Conversion Equipment

Steam Boiler 100% 2026 \* \* 1 \$54,900 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% Now \$22,100 2031 \* \* 4 \$2,700 B  
*Malfunctioning, Extent : Severe, Area Affected : 20%*  
*Location : Pneumatic Control For West Corner Of The Building*  
*Other Observation, Extent : Severe, Area Affected : 30%*  
*Location : Vacuum Pump*  
*Explanation : Leak Evident*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 193 - Q

Asset # : 1494

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 20%            |                   |                    | 2021    | \$68,100       | 1           | \$6,900        | B             |
|                  | Convactor/Radiator   | 80%            |                   |                    | 2026    | * *            | 1           | \$14,300       | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 10%            |                   |                    | 2019    | \$13,000       | 1           |                | B             |
|                  | No Component         | 90%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$30,900       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 90%            |                   |                    | 2021    | \$62,800       | 2           | \$1,500        | B             |
|                  | Roof                 | 10%            |                   |                    | 2016    | \$5,000        | 2           | \$200          | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 20%            |                   |                    | 2041    | * *            | 1           |                | B             |
|                  | Galv Iron/Steel      | 80%            |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2019    | \$14,700       | 2           | \$800          | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%             |                   |                    | 2041    | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 194 - BK  
**Address** : AVENUE W & KNAPP STREET BTWN: BRIGHAM ST., KNAPP ST.  
**Borough** : BROOKLYN **Agency's Number** : K194  
**Program / Asset #** : BOE0489.000 / 1321 **Yr Built/Renovated** : 1929 / 2001  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8825 **Lot** : 1 **BIN** : 3248309

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$59,000              | \$50,800              |
| Interior Architecture | \$170,300             | \$38,500              |
| Electrical            | \$122,500             | \$670,200             |
| Mechanical            |                       | \$231,800             |
| <b>Total</b>          | <b>\$351,800</b>      | <b>\$991,200</b>      |
| Priority A            | \$59,000              | \$50,800              |
| Priority B            | \$159,500             | \$902,000             |
| Priority C            | \$133,300             | \$38,500              |
| <b>Total</b>          | <b>\$351,800</b>      | <b>\$991,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,000        |                 |                 |                 |
| Interior Architecture | \$45,300        | \$1,300         |                 | \$20,400        |
| Electrical            | \$4,100         | \$4,400         | \$3,600         | \$38,200        |
| Mechanical            | \$24,800        | \$8,800         | \$14,700        | \$8,100         |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$14,500</b> | <b>\$18,300</b> | <b>\$66,800</b> |
| Priority A            | \$10,000        |                 |                 |                 |
| Priority B            | \$29,000        | \$13,200        | \$18,300        | \$55,100        |
| Priority C            | \$45,300        | \$1,300         |                 | \$11,700        |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$14,500</b> | <b>\$18,300</b> | <b>\$66,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 194 - BK

## Asset # : 1321

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$50,800       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2044               | * *            | 5           | \$19,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$10,700       | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2027               | * *            | 10          | \$59,000       | A             |
|                        | Ponding, Extent : Moderate, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                        | Location : Roof  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2050               | * *            | 10          | \$7,800        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  |                   |                | LIFE               | * *            | 5           | \$38,500       | C             |
| Ceramic Tile           | 3%   |                   |                | 2025               | * *            | 5           | \$2,600        | C             |
| Terrazzo               | 3%   |                   |                | LIFE               | * *            | 5           | \$2,100        | C             |
| Vinyl Tile             | 10%  |                   |                | 2017               | \$83,800       | 3           | \$4,400        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Various Areas                                   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 59%  | Now               | \$49,400       | 2027               | * *            | 3           | \$19,500       | C             |
|                        | Adhesion Failure, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Various Areas                                   |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2037               | * *            | 5           | \$8,200        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceramic Tile           | 3%   | 0-2               | \$3,900        | 2025               | * *            | 5           | \$1,300        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Toilet                             |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 20%  | Now               | \$24,100       | LIFE               | * *            |             |                | C             |
|                        | Spalling, Extent : Severe, Area Affected : 5%              |                   |                |                    |                |             |                |               |
|                        | Location : Basement Near Stair C / D                       |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Basement Near Stair C / D                       |                   |                |                    |                |             |                |               |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 50%  | Now               | \$16,200       | LIFE               | * *            | 5           | \$13,300       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | * *            |             |                | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

20%

2027

\* \*

5

\$17,500

B

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%**Location : Gymnasium*

Exposed Concrete

55%

Now

\$37,000

LIFE

\* \*

5

\$7,500

B

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Rooms 323, 324, 325*

Plaster

25%

LIFE

\* \*

5

\$13,600

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$89,400

5

\$300

B

## Raceway

Conduit

80%

2022

\$68,200

1

B

Conduit

20%

2032

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2030

\* \*

5

\$100

B

Fused Toggle Switch

50%

2-4

\$50,800

2047

\* \*

5

\$300

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Molded Case Bkrs

45%

2021

\$45,700

5

\$700

B

## Wiring

Braided Cloth

80%

2-4

\$71,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

20%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2027

\* \*

5

\$300

B

Locally Mounted

20%

2020

\$4,200

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

0-2

\$900

LIFE

\* \*

5

\$800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

80%

2022

\$423,700

10

\$43,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : Using T-12 Lamps*

## Fluorescent

15%

2027

\* \*

10

\$8,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Corridors**Explanation : Using T-8 Lamps*

## Incandescent

5%

2017

\$26,500

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$12,200

10

\$7,100

B

## Exit, Service

50%

2022

\$4,900

1

B

## Exterior Lighting

## HID

100%

2022

\$23,900

10

\$200

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$35,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 8000 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

0-2

\$16,300

2035

\* \*

1

\$52,400

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : 12 Plugged Tubes On Boiler #1**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$2,900

B

## Terminal Devices

## Air Handler

20%

2022

\$72,200

1

\$7,300

B

## Convactor/Radiator

70%

2027

\* \*

1

\$13,300

B

## Fan Coil Unit/Heat

10%

2022

\$100,300

1

\$1,900

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 194 - BK

Asset # : 1321

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |            |  |                |                    |                |             |                |               |
| Conversion Equipment  |            |  |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%        |  |                | 2020               | \$27,500       | 1           |                | B             |
| No Component          | 80%        |  |                |                    |                |             |                | D             |
| Ventilation           |            |  |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |  |                | LIFE               | * *            | 2-5         | \$32,800       | B             |
| Exhaust Fans          |            |  |                |                    |                |             |                |               |
| Interior              | 80%        | Now  | \$5,900        | 2022               | \$59,300       | 2           | \$1,200        | B             |
|                       |            | Malfunctioning, Extent : Moderate, Area Affected : 30%     |                |                    |                |             |                |               |
|                       |            | Location : Basement Fan Room - Defective Gym Exhaust Motor |                |                    |                |             |                |               |
| Roof                  | 20%        |  |                | 2022               | \$10,700       | 2           | \$400          | B             |
| Plumbing              |            |  |                |                    |                |             |                |               |
| H/C Water Piping      |            |  |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |  |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2022               | \$15,600       | 2           | \$900          | B             |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 194 - M  
**Address** : 244 WEST 144 STREET BTWN: 7 AVE., 8 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M194  
**Program / Asset #** : BOE0116.000 / 1638 **Yr Built/Renovated** : 1940 / 2011  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2029 **Lot** : 11 **BIN** : 1060432

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$113,700             | \$492,700             |
| Interior Architecture |                       | \$555,700             |
| Electrical            | \$131,400             | \$843,100             |
| Mechanical            | \$110,700             | \$57,100              |
| <b>Total</b>          | <b>\$355,800</b>      | <b>\$1,948,600</b>    |
| Priority A            | \$113,700             | \$492,700             |
| Priority B            | \$242,100             | \$944,000             |
| Priority C            |                       | \$511,800             |
| <b>Total</b>          | <b>\$355,800</b>      | <b>\$1,948,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                |                 | \$2,700         |
| Interior Architecture |                 |                | \$8,100         | \$35,600        |
| Electrical            | \$28,500        | \$2,500        | \$3,100         | \$16,400        |
| Mechanical            | \$5,900         | \$2,900        | \$8,600         | \$14,300        |
| <b>Total</b>          | <b>\$34,400</b> | <b>\$5,400</b> | <b>\$19,800</b> | <b>\$68,900</b> |
| Priority A            |                 |                |                 | \$2,700         |
| Priority B            | \$34,400        | \$5,400        | \$11,700        | \$35,400        |
| Priority C            |                 |                | \$8,100         | \$30,900        |
| <b>Total</b>          | <b>\$34,400</b> | <b>\$5,400</b> | <b>\$19,800</b> | <b>\$68,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 194 - M

## Asset # : 1638

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick     | 85% |  |  | LIFE | * * | 5 | \$54,800 | A |
| Masonry: Granite   | 3%  |  |  | LIFE | * * | 5 | \$1,500  | A |
| Masonry: Limestone | 12% |  |  | LIFE | * * | 5 | \$5,800  | A |

## Windows

|      |      |  |  |      |     |   |           |   |
|------|------|--|--|------|-----|---|-----------|---|
| Wood | 100% |  |  | 2044 | * * | 5 | \$227,500 | A |
|------|------|--|--|------|-----|---|-----------|---|

## Parapets

|                     |     |  |  |      |     |   |         |   |
|---------------------|-----|--|--|------|-----|---|---------|---|
| Masonry: Brick      | 85% |  |  | LIFE | * * | 5 | \$8,200 | A |
| Masonry: Limestone  | 5%  |  |  | LIFE | * * | 5 | \$600   | A |
| Metal Security Bars | 10% |  |  | 2050 | * * |   |         | A |

## Roof

|                |    |  |  |      |     |    |         |   |
|----------------|----|--|--|------|-----|----|---------|---|
| Built-Up (BUR) | 5% |  |  | 2027 | * * | 10 | \$2,700 | A |
|----------------|----|--|--|------|-----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Covered With Snow*

|                |     |  |  |      |           |    |          |   |
|----------------|-----|--|--|------|-----------|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2022 | \$273,600 | 10 | \$50,600 | A |
|----------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Covered With Snow*

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2031 | * *       | 5 | \$2,800  | C |
| Terrazzo     | 5%  |  |  | LIFE | * *       | 5 | \$3,700  | C |
| Vinyl Tile   | 57% |  |  | 2022 | \$511,800 | 3 | \$20,100 | C |
| Wood         | 35% |  |  | 2037 | * *       | 5 | \$61,800 | C |

## Interior Walls

|                     |     |  |  |      |     |   |          |   |
|---------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick      | 15% |  |  | LIFE | * * |   |          | C |
| Plaster             | 55% |  |  | LIFE | * * | 5 | \$15,700 | C |
| SGFT/Glazed Masonry | 30% |  |  | LIFE | * * |   |          | C |

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2027 | * * | 5 | \$9,400  | B |
| Exposed Concrete  | 15% |  |  | LIFE | * * | 5 | \$2,200  | B |
| Plaster           | 75% |  |  | LIFE | * * | 5 | \$43,900 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Bolted Pressure Contact Switch Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 194 - M

## Asset # : 1638

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 15%  |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Fused Knife Sw        | 10%  | 2-4               | \$10,200       | 2047               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Equipment.                          |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 50%  | 2-4               | \$50,800       | 2047               | * *            | 5           | \$400          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 15%  |                   |                | 2021               | \$15,200       | 5           | \$200          | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Insulation Aged                              |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%  |                   |                | 2020               | \$4,200        | 5           | \$100          | B             |
| Locally Mounted       | 70%  | 2-4               | \$14,800       | 2042               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
| Locally Mounted       | 10%  |                   |                | 2039               | * *            | 5           |                | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Paint                           |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2022               | \$340,500      | 10          | \$34,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 37%  |                   |                | 2030               | * *            | 10          | \$21,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Stair Case Landings                   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2017               | \$2,600        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2017               | \$11,400       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 194 - M

## Asset # : 1638

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Battery

40%

2022

\$10,400

10

\$6,100

B

Exit, Service

60%

2022

\$6,300

1

B

## Exterior Lighting

HID

100%

2022

\$25,600

10

\$200

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2022

\$63,500

1

\$6,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only*

## Fire/Smoke Detection

No Component

50%

D

Generic

50%

2022

\$362,400

1-3

\$18,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Smoke Detector*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Under Construction

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Boiler Room**Explanation : Gas For New Boilers Being Installed*

## Conversion Equipment

Under Construction

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Boiler Room**Explanation : 2 Steam Boilers Under Construction, Temporary Boiler On Site.*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$4,700

B

*Recent Repair Evident, Extent : Light, Area Affected : 60%**Location : Throughout*

## Terminal Devices

Air Handler

30%

2027

\* \*

1

\$11,700

B

Convactor/Radiator

70%

2035

\* \*

1

\$14,300

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

75%

2017

\$110,700

1

B

No Component

25%

D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 194 - M

## Asset # : 1638

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$35,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2022               | \$57,100       | 2           | \$1,900        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2017               | \$11,100       | 4           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 120 Gallon Units In Service During Construction will Be Replaced By Gas Units When Construction Complete |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Unit Not In Use During Construction,   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Duplex Unit  |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2042               | * *            | 1-2         | \$5,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 195 - BK  
**Address** : 131 IRWIN STREET BTWN: HAMPTON AVE, ORIENTAL BLVD  
**Borough** : BROOKLYN **Agency's Number** : K195  
**Program / Asset #** : BOE0490.000 / 4 **Yr Built/Renovated** : 1949 / 2006  
**Area Sq Ft** : 56,928 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8752 **Lot** : 35 **BIN** : 3246519

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$41,200              | \$104,200             |
| Interior Architecture | \$232,800             |                       |
| Electrical            | \$691,400             | \$324,800             |
| <b>Total</b>          | <b>\$965,400</b>      | <b>\$429,000</b>      |
| Priority A            | \$41,200              | \$104,200             |
| Priority B            | \$691,400             | \$324,800             |
| Priority C            | \$232,800             |                       |
| <b>Total</b>          | <b>\$965,400</b>      | <b>\$429,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,000         |                 |                 | \$3,700         |
| Interior Architecture | \$24,000        | \$14,800        | \$1,900         | \$2,300         |
| Electrical            | \$14,500        | \$3,200         | \$3,200         | \$75,000        |
| Mechanical            | \$9,800         | \$7,500         | \$10,300        | \$6,800         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$61,300</b> | <b>\$29,500</b> | <b>\$19,400</b> | <b>\$91,900</b> |
| Priority A            | \$9,000         |                 |                 | \$3,700         |
| Priority B            | \$28,300        | \$21,600        | \$17,500        | \$85,800        |
| Priority C            | \$24,000        | \$7,900         | \$1,900         | \$2,300         |
| <b>Total</b>          | <b>\$61,300</b> | <b>\$29,500</b> | <b>\$19,400</b> | <b>\$91,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 195 - BK

## Asset # : 4

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 55%  |                   |                | LIFE               | **             | 5           | \$25,000       | A             |
| Masonry: Brick          | 35%  |                   |                | LIFE               | **             | 5           | \$15,900       | A             |
| Masonry: Granite        | 3%   |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Granite        | 3%   |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Limestone      | 2%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Masonry: Limestone      | 2%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Wood                    | 35%  | 4+                | \$7,000        | 2038               | **             | 5           | \$22,200       | A             |
|                         | Glazing Clouded, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Wood                    | 65%  |                   |                | 2044               | **             | 5           | \$82,300       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 45%  |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Masonry: Brick          | 25%  |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Masonry: Limestone      | 15%  |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Masonry: Limestone      | 15%  |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 15%  | Now               | \$2,000        | 2030               | **             |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Copper/Terne            | 1%   |                   |                | 2037               | **             | 10          | \$1,200        | A             |
| IRMA/Protected Membrane | 5%   |                   |                | 2027               | **             | 10          | \$2,500        | A             |
| Slate                   | 45%  |                   |                | LIFE               | **             |             |                | A             |
| Slate                   | 34%  |                   |                | LIFE               | **             |             |                | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   |                   |                | LIFE               | **             | 5           | \$5,900        | C             |
| Ceramic Tile            | 10%  |                   |                | 2035               | **             | 5           | \$5,400        | C             |
| Terrazzo                | 5%   | 0-2               | \$1,600        | LIFE               | **             | 5           | \$2,100        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 35%  | Now               | \$53,700       | 2017               | \$179,100      | 3           | \$7,000        | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 40% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 20%  |                   |                | 2027               | **             | 3           | \$4,000        | C             |
| Vinyl Tile              | 20%  |                   |                | 2030               | **             | 3           | \$4,000        | C             |
| Wood                    | 5%   |                   |                | 2050               | **             | 5           | \$5,000        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 195 - BK

## Asset # : 4

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

2% Now \$22,400 2025 \* \* 5 \$1,300 C  
*Cracking/Crumbling, Extent : Severe, Area Affected : 30%*  
*Location : Throughout*

## Ceramic Tile

3% 2031 \* \* 5 \$3,800 C

## Masonry: Brick

5% LIFE \* \* C

## Plaster

70% LIFE \* \* 5 \$26,700 C

## SGFT/Glazed Masonry

20% LIFE \* \* C

## Ceilings

## AcousTile,Adhered

10% 2035 \* \* 5 \$5,600 B

## AcousTileSusp.Lay-In

15% 2035 \* \* 5 \$8,300 B

## Plaster

75% LIFE \* \* 5 \$26,000 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2022 \$16,000 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2022 \$89,400 5 \$200 B

## Raceway

## Conduit

100% 2022 \$85,200 1 B

## Panelboards

## Fused Disc Sw

10% 2021 \$7,900 5 \$100 B

## Fused Toggle Switch

2% 2-4 \$1,600 2047 \* \* 5 B  
*On Extended Life, Extent : Light, Area Affected : 100%*  
*Location : Basement*

## Molded Case Bkrs

88% 2021 \$69,600 5 \$1,100 B

## Wiring

## Braided Cloth

10% 2-4 \$9,000 2047 \* \* 1 B  
*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

## Thermoplastic

90% 2022 \$80,600 1 B

## Motor Controllers

## Locally Mounted

100% 2020 \$12,700 5 \$300 B

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 195 - BK

## Asset # : 4

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

Fluorescent

90%

2017

\$377,900

10

\$38,500

B

HID

4%

2017

\$7,800

10

\$100

B

Incandescent

6%

2017

\$25,200

2

\$100

B

## Egress Lighting

Emergency, Battery

50%

2017

\$9,700

10

\$5,600

B

Exit, Service

50%

2017

\$3,900

1

B

## Exterior Lighting

HID

100%

2017

\$19,400

10

\$100

B

## Alarm

## Fire/Smoke Detection

Generic

50%

2017

\$275,000

1-3

\$14,800

B

Generic

50%

2027

\* \*

1-3

\$14,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outdoor Pit**Explanation : 1 - 5,200 Gallon Tank*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$46,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 - Dual Fuel Steam Boilers*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$3,500

B

## Terminal Devices

Air Handler

30%

2027

\* \*

1

\$8,700

B

Convactor/Radiator

70%

2035

\* \*

1

\$10,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

Now

\$1,400

2020

\$27,300

1

B

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Various Locations, Multiple Defects*

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$26,000

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 195 - BK

## Asset # : 4

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 1%   | Now               | \$600          | 2032               | * *            | 2           |                | B             |
|                       | Damaged, Extent : Light, Area Affected : 25%                       |                   |                |                    |                |             |                |               |
|                       | Location : Attic Mechanical Room, Deteriorated Flexible Connection |                   |                |                    |                |             |                |               |
| Interior              | 69%  |                   |                | 2027               | * *            | 2           | \$1,000        | B             |
| Roof                  | 30%  |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$12,400       | 2           | \$700          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                       | Location : One Unit G-2 Only, Does Not Go To Basement              |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit   |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 98%  |                   |                |                    |                |             |                | D             |
| Generic               | 2%   |                   |                | 2032               | * *            | 1-2         | \$300          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 195 - Q  
**Address** : 253-50 149 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q195  
**Program / Asset #** : BOE0836.000 / 1496 **Yr Built/Renovated** : 1964 / 2001  
**Area Sq Ft** : 110,242 **Project Type** : EDUCATION  
**Date of Survey** : 17-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 13655 **Lot** : 1 **BIN** : 4290116

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$728,800             | \$253,200             |
| Interior Architecture | \$772,000             | \$122,900             |
| Electrical            | \$107,400             | \$1,840,500           |
| Mechanical            |                       | \$407,400             |
| <b>Total</b>          | <b>\$1,608,200</b>    | <b>\$2,623,900</b>    |
| Priority A            | \$728,800             | \$253,200             |
| Priority B            | \$107,400             | \$2,370,700           |
| Priority C            | \$772,000             |                       |
| <b>Total</b>          | <b>\$1,608,200</b>    | <b>\$2,623,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$5,000         |                 | \$39,600         | \$16,700        |
| Interior Architecture | \$23,200        | \$6,100         | \$31,200         | \$3,400         |
| Electrical            | \$7,300         | \$8,800         | \$7,300          | \$7,300         |
| Mechanical            | \$32,800        | \$38,200        | \$54,100         | \$43,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$72,300</b> | <b>\$57,100</b> | <b>\$136,200</b> | <b>\$74,500</b> |
| Priority A            | \$5,000         |                 | \$39,600         | \$16,700        |
| Priority B            | \$57,600        | \$51,000        | \$86,400         | \$54,500        |
| Priority C            | \$9,700         | \$6,100         | \$10,100         | \$3,400         |
| <b>Total</b>          | <b>\$72,300</b> | <b>\$57,100</b> | <b>\$136,200</b> | <b>\$74,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 10%        |                   |                | LIFE               | **             | 5           | \$53,200       | A             |
| Masonry: Brick   | 55%        |                   |                | LIFE               | **             | 5           | \$62,400       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$22,700       | A             |
| Masonry: Limestone   | 2%         | Now               | \$57,000       | LIFE               | **             | 5           | \$1,700        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Window Sills  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 8%         |                   |                | 2031               | **             | 5-10        | \$62,400       | A             |
| Window Wall  | 5%         |                   |                | 2047               | **             | 5           | \$21,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | **             | 5           | \$12,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal Rail   | 65%        |                   |                | 2034               | **             | 5-10        | \$135,400      | A             |
| Metal Rail   | 20%        | Now               | \$5,000        | 2034               | **             | 5           | \$16,400       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : 2001 Wing   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2049               | **             | 10          | \$11,300       | A             |
| IRMA/Protected Membrane  | 70%        | Now               | \$589,600      | 2031               | **             |             |                | A             |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : 1964 Wing   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : 1964 Wing   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 25%        |                   |                | 2026               | **             | 10          | \$22,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$29,500       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$6,800        | C             |
| Vinyl Tile   | 60%        |                   |                | 2016               | \$772,000      | 3           | \$30,400       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : 1964 Wing   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2026               | **             | 3           | \$13,500       | C             |
| Wood   | 5%         |                   |                | 2049               | **             | 5           | \$12,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$5,500        | C             |
| Concrete Masonry Unit  | 20%        |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$16,500       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | ** | 5 | \$42,200 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2034 | ** | 5 | \$27,000 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Near Elevator In 2001 Wing*

|                      |     |  |  |      |           |   |         |   |
|----------------------|-----|--|--|------|-----------|---|---------|---|
| Exposed Concrete     | 40% |  |  | LIFE | **        | 5 | \$8,400 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **        |   |         | B |
| Fiber Board          | 10% |  |  | 2021 | \$122,900 |   |         | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 1600 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2021 | \$47,700 | 5 | \$200 | B |
| Fused Disc Sw | 60% |  |  | 2047 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2029 | **       | 5 | \$200   | B |
| Fused Disc Sw    | 10% |  |  | 2020 | \$13,600 | 5 | \$200   | B |
| Fused Disc Sw    | 10% |  |  | 2043 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 20% |  |  | 2037 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 50% |  |  | 2020 | \$67,700 | 5 | \$1,200 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$107,400 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2031 | ** | 1 |  | B |
| Thermoplastic | 10% |  |  | 2047 | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2019 | \$16,500 | 5 | \$300 | B |
| Locally Mounted | 50% |  |  | 2034 | **       | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,300 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

48%

2029

\* \*

10

\$39,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : T-8 Lamps*

## Fluorescent

50%

2021

\$406,600

10

\$41,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## HID

2%

2026

\* \*

10

\$100

B

## Egress Lighting

## Emergency, Service

50%

2026

\* \*

1

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2021

\$37,600

10

\$300

B

## Alarm

## Security System

## Generic

100%

2021

\$311,200

1

\$33,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System Is Functional*

## Fire/Smoke Detection

## No Component

30%

D

## Generic

70%

2021

\$745,700

1-3

\$39,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$27,900

B

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$89,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

## Hot Wtr Piping/Pump

80%

2029

\* \*

4

\$3,600

B

## Steam Piping/Pump

20%

Now

\$2,900

2031

\* \*

4

\$900

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Near Boiler # 2*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 20%            |                   |                | 2021               | \$110,900      | 1           | \$11,200       | B             |
| Convactor/Radiator  | 80%            |                   |                | 2026               | * *            | 1           | \$23,400       | B             |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling  | 100%           |                   |                | 2029               | * *            | 2           | \$5,600        | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : 1964 Wing</i>                                       |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 100%           |                   |                | 2041               | * *            | 4           | \$4,500        | B             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |                   |                | 2026               | * *            | 1           | \$55,900       | B             |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 100%           |                   |                | 2021               | \$205,500      | 2           | \$62,900       | B             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$50,300       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 80%            |                   |                | 2021               | \$91,000       | 2           | \$2,200        | B             |
| Roof  | 20%            |                   |                | 2021               | \$16,400       | 2           | \$600          | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%           |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2019               | \$23,900       | 2           | \$1,400        | B             |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Submersible   | 100%           |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Compressed Air  | 100%           |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport  |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Serves All Floors</i>                               |                |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                     |                |                   |                |                    |                |             |                |               |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 195 - Q

Asset # : 1496

| Mechanical                         |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type              | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Standpipe Generic | 100%       |                   |   | 2041               | * *            | 1-5         | \$47,200       | B             |
|                                    |            |                   | <i>Recent Installation, Extent : Light, Area Affected : 50%</i> |                    |                |             |                |               |
|                                    |            |                   | <i>Location : New Wing</i>                                      |                    |                |             |                |               |
| Sprinkler Generic                  | 100%       |                   |   | 2041               | * *            | 1-2         | \$25,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 195/196/197 - BX  
**Address** : 1250 WARD AVENUE @E. 172 STREET  
**Borough** : BRONX **Agency's Number** : X077  
**Program / Asset #** : BOE0218.000 / 447 **Yr Built/Renovated** : 1925 / 2003  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3775 **Lot** : 25 **BIN** : 2088553

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$322,000             | \$244,000             |
| Interior Architecture | \$378,900             | \$1,120,900           |
| Electrical            | \$179,400             | \$1,184,900           |
| Mechanical            | \$754,700             | \$1,640,900           |
| <b>Total</b>          | <b>\$1,635,000</b>    | <b>\$4,190,600</b>    |
| Priority A            | \$322,000             | \$244,000             |
| Priority B            | \$1,187,600           | \$2,903,000           |
| Priority C            | \$125,400             | \$1,043,700           |
| <b>Total</b>          | <b>\$1,635,000</b>    | <b>\$4,190,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,700         |                 | \$24,100        |                 |
| Interior Architecture | \$11,200        | \$19,300        |                 | \$11,200        |
| Electrical            | \$1,100         | \$12,800        | \$100           |                 |
| Mechanical            | \$72,700        | \$27,400        | \$21,100        | \$13,900        |
| <b>Total</b>          | <b>\$92,600</b> | <b>\$59,500</b> | <b>\$45,300</b> | <b>\$25,100</b> |
| Priority A            | \$7,700         |                 | \$24,100        |                 |
| Priority B            | \$73,800        | \$40,200        | \$21,200        | \$13,900        |
| Priority C            | \$11,200        | \$19,300        |                 | \$11,200        |
| <b>Total</b>          | <b>\$92,600</b> | <b>\$59,500</b> | <b>\$45,300</b> | <b>\$25,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 195/196/197 - BX

## Asset # : 447

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         |                   |                | LIFE               | **             | 5           | \$66,600       | A             |
| Masonry: Brick   | 80%        | Now               | \$229,100      | LIFE               | **             | 5           | \$136,300      | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium Stair, South East Corner At 5th Floor |            |                   |                |                    |                |             |                |               |
| Granite Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Stucco Cement  | 10%        |                   |                | 2033               | **             | 5           | \$42,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$48,200       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Metal Rail   | 30%        |                   |                | 2033               | **             | 5-10        | \$67,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        | 2-4               | \$92,900       | 2025               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Rooms 511, 514, 516                             |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        | Now               | \$7,700        | LIFE               | **             |             |                | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Play Yard                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Under Play Yard                     |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$30,000       | C             |
| Ceramic Tile   | 5%         |                   |                | 2023               | \$152,100      | 5           | \$6,900        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Vinyl Tile   | 60%        |                   |                | 2020               | \$785,100      | 3           | \$41,200       | C             |
| Vinyl Tile   | 5%         |                   |                | 2020               | \$65,400       | 3           | \$3,400        | C             |
| Wood   | 15%        |                   |                | 2035               | **             | 5           | \$38,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$10,300       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        | Now               | \$125,400      | LIFE               | **             | 5           | \$41,000       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Room 514, South East Corner And Corridor        |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 195/196/197 - BX

## Asset # : 447

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

## Exposed Concrete

10% Now

\$52,900

LIFE

\* \*

5

\$2,100

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Boiler Room**Exposed Reinforcement, Extent : Severe, Area Affected : 30%**Location : Boiler Room*

## Plaster

5%

LIFE

\* \*

5

\$4,300

B

## Plaster

85%

Now

\$200,600

LIFE

\* \*

5

\$72,900

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Corridors And Classrooms Throughout 3rd, 4th And 5th Floors*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2020

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Rated At 2000 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

20%

2020

\$23,800

5

\$100

B

## Molded Case Bkrs

80%

2020

\$95,400

5

\$1,900

B

## Raceway

## Conduit

90%

2020

\$129,300

1

B

## Conduit

10%

2040

\* \*

1

B

## Panelboards

## Fused Disc Sw

5%

2036

\* \*

5

\$100

B

## Molded Case Bkrs

5%

2036

\* \*

5

\$100

B

## Molded Case Bkrs

90%

2019

\$121,900

5

\$2,100

B

## Wiring

## Braided Cloth

90%

0-2

\$138,100

2045

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Thermoplastic

10%

2040

\* \*

1

B

## Motor Controllers

## Locally Mounted

50%

2033

\* \*

5

\$300

B

## Locally Mounted

50%

2018

\$16,500

5

\$300

B

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Connected With Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 195/196/197 - BX

## Asset # : 447

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

92%  
 2020 \$760,900 10 \$77,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T12 Lamps*

HID 3% 2015 \$11,500 10 \$100 B  
 Incandescent 5% 2015 \$41,400 2 \$100 B

## Egress Lighting

Emergency, Service 50% 2020 \$7,600 1 B  
 Exit, Service 50% 2020 \$7,600 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2 100% 2040 \* \* 5 \$28,400 B

## Conversion Equipment

Steam Boiler 100% 2033 \* \* 1 \$91,000 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% 0-2 \$14,600 2020 \$730,400 4 \$4,500 B  
*Malfunctioning, Extent : Moderate, Area Affected : 15%*  
*Location : Steam Traps And Pneumatic Valves, Throughout*

## Terminal Devices

Air Handler 20% Now \$112,800 2030 \* \* 1 \$10,200 B  
*Obsolete Equipment, Extent : Severe, Area Affected : 20%*  
*Location : Basement*

Convactor/Radiator 50% 2018 \$494,000 1 \$14,800 B  
 Fan Coil Unit/Heat 30% 2015 \$469,900 1 \$8,900 B

## Air Conditioning

## Energy Source

Electricity 100% 2028 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 80% 2015 \$172,000 1 B  
 No Component 20% D

## Ventilation

## Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$51,200 B

## Exhaust Fans

Interior 90% Now \$31,200 2020 \$104,100 2 \$2,000 B  
*Unit Inoperable, Extent : Severe, Area Affected : 70%*  
*Location : Basement*

Roof 10% 2025 \* \* 2 \$300 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 195/196/197 - BX

## Asset # : 447

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel   | 100%       |                   |                | 2018               | \$312,400      | 1           |                | B             |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2018               | \$24,300       | 2           | \$1,400        | B             |
| Sanitary Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron   | 100%       | Now               | \$14,600       | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 20%                           |            |                   |                |                    |                |             |                |               |
| Location : Water Backup With Heavy Rain, 1st Floor Bathrooms, 2nd Floor, Basement |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer<br>Generic   | 100%       |                   |                | 2030               | * *            | 1           | \$5,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : New Component   |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 196 - BK  
**Address** : 207 BUSHWICK AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0491.000 / 1322  
**Area Sq Ft** : 107,000  
**Date of Survey** : 15-Dec-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3046      **Lot** : 1      **BIN** : 3071024  
**Agency's Number** : K196  
**Yr Built/Renovated** : 1924 / 2009  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$98,400              | \$155,600             |
| Interior Architecture | \$498,600             | \$945,800             |
| Electrical            | \$1,022,700           | \$338,200             |
| Mechanical            | \$158,300             | \$218,600             |
| <b>Total</b>          | <b>\$1,778,100</b>    | <b>\$1,658,100</b>    |
| Priority A            | \$98,400              | \$155,600             |
| Priority B            | \$1,181,100           | \$628,400             |
| Priority C            | \$498,600             | \$874,200             |
| <b>Total</b>          | <b>\$1,778,100</b>    | <b>\$1,658,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,300          |                 | \$6,300         | \$23,600        |
| Interior Architecture | \$88,800         | \$2,000         |                 | \$7,600         |
| Electrical            | \$18,900         | \$900           | \$12,100        |                 |
| Mechanical            | \$12,700         | \$15,100        | \$23,700        | \$13,600        |
| <b>Total</b>          | <b>\$124,600</b> | <b>\$18,000</b> | <b>\$42,100</b> | <b>\$44,800</b> |
| Priority A            | \$4,300          |                 | \$6,300         | \$23,600        |
| Priority B            | \$31,600         | \$16,000        | \$35,800        | \$13,600        |
| Priority C            | \$88,800         | \$2,000         |                 | \$7,600         |
| <b>Total</b>          | <b>\$124,600</b> | <b>\$18,000</b> | <b>\$42,100</b> | <b>\$44,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 196 - BK

## Asset # : 1322

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | Now               | \$56,200       | LIFE               | * *            | 5           | \$16,700       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 15%          |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 83%        |                   |                | LIFE               | * *            | 5           | \$138,900      | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,300        | A             |
| Metal Panel  | 2%         |                   |                | 2041               | * *            | 5-10        | \$23,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | * *            | 5           | \$47,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 8%         |                   |                | LIFE               | * *            | 5           | \$7,600        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | * *            | 5           | \$9,200        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        |                   |                | 2026               | * *            | 10          | \$42,200       | A             |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | * *            |             |                | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2034               | * *            | 10          | \$4,300        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 196 - BK

## Asset # : 1322

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2030    | * *                | 5           | \$4,000        | C             |  |
| Marble Panels   | 2%         | Now               | \$32,400       | LIFE    | * *                | 5           | \$2,000        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Steps  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 2%         | 0-2               | \$4,000        | LIFE    | * *                | 5           | \$2,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Traffic Topping   | 23%        | Now               | \$41,800       | 2021    | \$836,400          | 5           | \$19,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 15%        |                   |                | 2029    | * *                | 3           | \$10,100       | C             |  |
| Vinyl Tile  | 30%        | Now               | \$19,300       | 2016    | \$385,400          | 3           | \$15,200       | C             |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : 9 X 9 Throughout                                     |            |                   |                |         |                    |             |                |               |  |
| Wood  | 25%        | Now               | \$71,400       | 2036    | * *                | 5           | \$31,600       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$10,900       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2024    | * *                | 5           | \$8,400        | C             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | * *                |             |                | C             |  |
| Marble Panels   | 5%         |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster   | 70%        |                   |                | LIFE    | * *                | 5           | \$35,200       | C             |  |
| Plaster   | 5%         | Now               | \$15,400       | LIFE    | * *                | 5           | \$2,500        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stair 4  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Stair 4  |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 15%        |                   |                | LIFE    | * *                | 5           | \$3,200        | B             |  |
| Plaster   | 85%        |                   |                | LIFE    | * *                | 5           | \$71,600       | B             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |  |
| Service Equipment  |            |                   |                |                    |                |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$32,600       | 5           | \$400          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |  |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 196 - BK

## Asset # : 1322

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 90%        |                   |                | 2021    | \$107,300          | 5           | \$400          | B             |  |
| Fused Disc Sw  | 10%        |                   |                | 2031    | * *                | 5           |                | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2021    | \$129,300          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2029    | * *                | 5           | \$100          | B             |  |
| Fused Knife Sw   | 10%        | 2-4               | \$13,600       | 2046    | * *                | 5           | \$100          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Obsolete Equipment                           |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 10%        |                   |                | 2029    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 75%        |                   |                | 2020    | \$101,600          | 5           | \$1,700        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2046    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Thermoplastic  | 10%        |                   |                | 2021    | \$15,300           | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 15%        | 2-4               | \$5,000        | 2041    | * *                | 5           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : On Extended Life                             |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 20%        |                   |                | 2026    | * *                | 5           | \$100          | B             |  |
| Locally Mounted  | 65%        |                   |                | 2019    | \$21,400           | 5           | \$400          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,300        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 92%        |                   |                | 2016    | \$746,900          | 10          | \$76,000       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T12 Lamps                              |            |                   |                |         |                    |             |                |               |  |
| HID  | 3%         |                   |                | 2016    | \$11,300           | 10          | \$100          | B             |  |
| Incandescent   | 5%         |                   |                | 2016    | \$40,600           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2021    | \$18,700           | 10          | \$10,900       | B             |  |
| Exit, Service  | 50%        |                   |                | 2021    | \$7,500            | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2016    | \$36,500           | 10          | \$300          | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 196 - BK

Asset # : 1322

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%           |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                       |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2034               | * *            | 1           | \$89,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |                |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2031               | * *            | 4           | \$6,700        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2021               | \$110,700      | 1           | \$11,200       | B             |
| Convactor/Radiator   | 80%            |                   |                | 2026               | * *            | 1           | \$23,300       | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                       |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 75%            |                   |                | 2016               | \$158,300      | 1           |                | B             |
| No Component   | 25%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$50,200       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 95%            |                   |                | 2021               | \$107,800      | 2           | \$2,600        | B             |
| Roof   | 5%             |                   |                | 2016               | \$4,100        | 2           | \$100          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 5%             |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 95%            |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2020               | \$23,900       | 2           | \$1,400        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                   |                |                    |                |             |                |               |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 196 - M FORMER (P. S. 188 - M)  
**Address** : 442 EAST HOUSTON STREET BTWN: AVE. D, FDR DRIVE  
**Borough** : MANHATTAN **Agency's Number** : M196  
**Program / Asset #** : BOE0111.000 / 2632 **Yr Built/Renovated** : 1904 / 1998  
**Area Sq Ft** : 135,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 356 **Lot** : 100 **BIN** : 1004349

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$2,828,900        | \$726,600          |
| Interior Architecture |  | \$73,100           | \$283,800          |
| Electrical            |  | \$140,100          | \$34,100           |
| Mechanical            |  | \$55,900           | \$213,100          |
| <b>Total</b>          |  | <b>\$3,097,900</b> | <b>\$1,257,500</b> |
| Priority A            |  | \$2,828,900        | \$726,600          |
| Priority B            |  | \$269,100          | \$342,800          |
| Priority C            |  |                    | \$188,100          |
| <b>Total</b>          |  | <b>\$3,097,900</b> | <b>\$1,257,500</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$4,900         |                 |
| Interior Architecture | \$50,600        | \$20,200        |                 | \$8,000         |
| Electrical            | \$500           | \$1,000         | \$500           | \$34,100        |
| Mechanical            | \$16,100        | \$16,100        | \$36,500        | \$16,100        |
| <b>Total</b>          | <b>\$67,200</b> | <b>\$37,300</b> | <b>\$41,900</b> | <b>\$58,200</b> |
| Priority A            |                 |                 | \$4,900         |                 |
| Priority B            | \$16,600        | \$17,100        | \$37,000        | \$50,200        |
| Priority C            | \$50,600        | \$20,200        |                 | \$8,000         |
| <b>Total</b>          | <b>\$67,200</b> | <b>\$37,300</b> | <b>\$41,900</b> | <b>\$58,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 196 - M FORMER (P. S. 188 - M)**  
**Asset # : 2632**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 12%        | Now               | \$471,700      | LIFE               | **             | 5           | \$197,900      | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Above Fifth Floor Windows                            |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 88%        | Now               | \$624,200      | LIFE               | **             | 5           | \$185,800      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : North Facade 2nd Floor At Gymnasium Level            |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 85%        | Now               | \$1,590,300    | 2047               | **             | 5           | \$253,500      | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        |                   |                | 2038               | **             | 5           | \$89,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Brick  | 95%        | Now               | \$98,000       | LIFE               | **             | 5           | \$14,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        | Now               | \$44,700       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 15%        |                   |                | 2050               | **             | 10          | \$22,200       | A             |
| Roll Roofing  | 10%        |                   |                | 2021               | \$26,500       | 5           | \$9,900        | A             |
| Skylight, Metal/Glass   | 5%         |                   |                | 2032               | **             | 10          | \$9,900        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 196 - M FORMER (P. S. 188 - M)**  
**Asset # : 2632**

| Architecture             |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System                   | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior                 |                        |   |                   |                |                    |                |             |                |               |
| Floors                   |                        |   |                   |                |                    |                |             |                |               |
|                          | Cast in Place Concrete | 15%   |                   |                | LIFE               | **             | 5           | \$55,800       | C             |
|                          | Ceramic Tile           | 5%  |                   |                | 2025               | **             | 5           | \$8,500        | C             |
|                          | Vinyl Tile             | 75%   |                   |                | 2027               | **             | 3           | \$47,800       | C             |
|                          | Wood                   | 5%  |                   |                | 2037               | **             | 5           | \$15,900       | C             |
| Interior Walls           |                        |   |                   |                |                    |                |             |                |               |
|                          | Ceramic Tile           | 5%  | Now               | \$31,200       | 2025               | **             | 5           | \$5,300        | C             |
|                          |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                          |                        | Location : Stair 1  |                   |                |                    |                |             |                |               |
|                          | Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
|                          | Plaster                | 5%  | Now               | \$19,400       | LIFE               | **             | 5           | \$3,200        | C             |
|                          |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                          |                        | Location : All Stairwells                                       |                   |                |                    |                |             |                |               |
|                          | Plaster                | 70%   |                   |                | LIFE               | **             | 5           | \$44,500       | C             |
|                          | Wood                   | 10%   |                   |                | LIFE               | **             | 5           | \$84,700       | C             |
| Ceilings                 |                        |   |                   |                |                    |                |             |                |               |
|                          | Exposed Struc: Steel   | 10%   |                   |                | LIFE               | **             |             |                | B             |
|                          | Plaster                | 25%   | Now               | \$73,100       | LIFE               | **             | 5           | \$26,600       | B             |
|                          |                        | Broken/Missing Elements, Extent : Severe, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                          |                        | Location : Auditorium And Stairwells                            |                   |                |                    |                |             |                |               |
|                          |                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                          |                        | Location : Auditorium, Classrooms 503, 519 And Various Others   |                   |                |                    |                |             |                |               |
|                          | Plaster                | 65%   |                   |                | LIFE               | **             | 5           | \$69,100       | B             |
| Electrical               |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
| System                   | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                        |   |                   |                |                    |                |             |                |               |
| Service Equipment        |                        |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw          | 100%  |                   |                | 2042               | **             | 5           | \$500          | B             |
|                          |                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          |                        | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          |                        | Explanation : 1 Electrical Service Rated @ 1200 Amps            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |                        |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw          | 100%  |                   |                | 2042               | **             | 5           | \$500          | B             |
| Raceway                  |                        |   |                   |                |                    |                |             |                |               |
|                          | Conduit                | 80%   |                   |                | 2042               | **             | 1           |                | B             |
|                          | Conduit                | 20%   |                   |                | 2022               | \$34,100       | 1           |                | B             |
| Panelboards              |                        |   |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw          | 10%   |                   |                | 2038               | **             | 5           | \$300          | B             |
|                          | Molded Case Bkrs       | 90%   |                   |                | 2038               | **             | 5           | \$2,600        | B             |
| Wiring                   |                        |   |                   |                |                    |                |             |                |               |
|                          | Braided Cloth          | 20%   | 2-4               | \$35,900       | 2047               | **             | 1           |                | B             |
|                          |                        | Insulation Aged, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          |                        | Location : Upper Floors   |                   |                |                    |                |             |                |               |
|                          | Thermoplastic          | 80%   |                   |                | 2042               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 196 - M FORMER (P. S. 188 - M)**  
**Asset # : 2632**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2035                      | * *                   | 5                  | \$700                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$104,200             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 25%               |                          |                       | 2017                      | \$11,800              | 10                 | \$6,900               | B                    |
| Exit, Service  | 75%               |                          |                       | 2017                      | \$14,100              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2027                      | * *                   | 10                 | \$400                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2027                      | * *                   | 1                  | \$2,100               | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2027                      | * *                   | 1-3                | \$3,400               | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 5%                |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Serves Heat / Cool Package Units             |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                | 95%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Serves Boiler                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 5%                |                          |                       | 2030                      | * *                   | 1                  | \$2,800               | B                    |
| Steam Boiler   | 95%               |                          |                       | 2035                      | * *                   | 1                  | \$107,000             | B                    |
| Other Observation, Extent : Light, Area Affected : 100%    |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Boiler Room                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 Units                                      |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 196 - M FORMER (P. S. 188 - M)**  
**Asset # : 2632**

| Mechanical                     |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                        |   |                   |                |         |                    |             |                |               |  |
| Distribution                   |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers             | 5%  |                   |                | LIFE    | **                 | 2-5         | \$3,200        | B             |  |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                                | Location : Roof   |                   |                |         |                    |             |                |               |  |
|                                | Explanation : Serves Package Units                      |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump              | 95%   |                   |                | 2032    | **                 | 4           | \$5,300        | B             |  |
| Terminal Devices               |   |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator             | 100%  |                   |                | 2035    | **                 | 1           | \$36,800       | B             |  |
| Air Conditioning               |   |                   |                |         |                    |             |                |               |  |
| Energy Source                  |   |                   |                |         |                    |             |                |               |  |
| Electricity                    | 100%  |                   |                | 2038    | **                 | 1           |                | B             |  |
| Conversion Equipment           |   |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Heating/Cooling | 5%  |                   |                | 2030    | **                 | 2           | \$400          | B             |  |
| Window/Wall Unit               | 80%   |                   |                | 2020    | \$213,100          | 1           |                | B             |  |
| No Component                   | 15%   |                   |                |         |                    |             |                | D             |  |
| Distribution                   |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers             | 5%  |                   |                | LIFE    | **                 | 2           | \$7,400        | B             |  |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                                | Location : Roof   |                   |                |         |                    |             |                |               |  |
|                                | Explanation : Serves Package Units                      |                   |                |         |                    |             |                |               |  |
| No Component                   | 95%   |                   |                |         |                    |             |                | D             |  |
| Ventilation                    |   |                   |                |         |                    |             |                |               |  |
| Distribution                   |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers             | 100%  | Now               | \$55,900       | LIFE    | **                 | 2-5         | \$63,400       | B             |  |
|                                | Corroded, Extent : Moderate, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                                | Location : Exhaust Ducts On Roof                        |                   |                |         |                    |             |                |               |  |
| Exhaust Fans                   |   |                   |                |         |                    |             |                |               |  |
| Roof                           | 100%  |                   |                | 2027    | **                 | 2           | \$3,500        | B             |  |
| Plumbing                       |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping               |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper                   | 20%   |                   |                | 2042    | **                 | 1           |                | B             |  |
| Galv Iron/Steel                | 80%   |                   |                | 2027    | **                 | 1           |                | B             |  |
| Water Heater                   |   |                   |                |         |                    |             |                |               |  |
| Gas Fired                      | 100%  | Now               | \$600          | 2020    | \$30,200           | 2           | \$1,400        | B             |  |
|                                | Corroded, Extent : Moderate, Area Affected : 100%       |                   |                |         |                    |             |                |               |  |
|                                | Location : Flue Pipe                                    |                   |                |         |                    |             |                |               |  |
| Sanitary Piping                |   |                   |                |         |                    |             |                |               |  |
| Cast Iron                      | 100%  |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping             |   |                   |                |         |                    |             |                |               |  |
| Cast Iron                      | 100%  |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)                   |   |                   |                |         |                    |             |                |               |  |
| Submersible                    | 100%  |                   |                | 2016    | \$6,200            | 4           | \$1,300        | B             |  |
| Backflow Preventer             |   |                   |                |         |                    |             |                |               |  |
| Generic                        | 100%  |                   |                | 2030    | **                 | 1           | \$7,000        | B             |  |
| Fixtures                       |   |                   |                |         |                    |             |                |               |  |
| Generic                        | 100%  |                   |                |         |                    |             |                | B             |  |

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Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 196 - M FORMER (P. S. 188 - M)

Asset # : 2632

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 99%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 1%             |                   |                    | 2042    | * *            | 1-2         | \$300          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 196 - Q  
**Address** : 71-25 113 STREET  
**Borough** : QUEENS **Agency's Number** : Q196  
**Program / Asset #** : BOE0837.000 / 1497 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 106,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2248 **Lot** : 100 **BIN** : 4052713

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$700,800             | \$35,300              |
| Interior Architecture | \$584,300             |                       |
| Electrical            | \$158,900             | \$911,700             |
| Mechanical            | \$322,600             | \$471,400             |
| <b>Total</b>          | <b>\$1,766,600</b>    | <b>\$1,418,400</b>    |
| Priority A            | \$700,800             | \$35,300              |
| Priority B            | \$583,500             | \$1,383,100           |
| Priority C            | \$482,300             |                       |
| <b>Total</b>          | <b>\$1,766,600</b>    | <b>\$1,418,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,000        |                 |                 | \$7,400         |
| Interior Architecture | \$1,700         | \$5,300         | \$6,200         | \$8,000         |
| Electrical            | \$3,200         | \$2,400         | \$29,500        | \$3,300         |
| Mechanical            | \$10,600        | \$12,900        | \$33,000        | \$17,400        |
| <b>Total</b>          | <b>\$40,500</b> | <b>\$20,700</b> | <b>\$68,700</b> | <b>\$36,000</b> |
| Priority A            | \$25,000        |                 |                 | \$7,400         |
| Priority B            | \$13,800        | \$15,400        | \$62,500        | \$20,700        |
| Priority C            | \$1,700         | \$5,300         | \$6,200         | \$8,000         |
| <b>Total</b>          | <b>\$40,500</b> | <b>\$20,700</b> | <b>\$68,700</b> | <b>\$36,000</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 196 - Q

## Asset # : 1497

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$35,300       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : South Side   |            |                   |                |                    |                |             |                |               |
| Explanation : A New Addition Is Presently Under Construction. |            |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Under Construction  | 40%        |                   |                |                    |                |             |                | D             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 55%        |                   |                | 2037               | **             | 5           | \$14,700       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Under Construction  | 40%        |                   |                |                    |                |             |                | D             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$10,300       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Metal Rail  | 10%        |                   |                | 2034               | **             | 5-10        | \$41,200       | A             |
| Under Construction  | 40%        |                   |                |                    |                |             |                | D             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 60%        | Now               | \$700,800      | 2031               | **             |             |                | A             |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor Roof Over Class Rooms Throughtout        |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Under Construction  | 40%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$6,700        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Vinyl Tile  | 38%        | Now               | \$482,300      | 2031               | **             | 3           | \$19,000       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout, 1st Floor                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2026               | **             | 3           | \$6,700        | C             |
| Wood  | 5%         |                   |                | 2036               | **             | 5           | \$12,500       | C             |
| Under Construction  | 40%        |                   |                |                    |                |             |                | D             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2030    | **                 | 5           | \$4,000        | C             |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$2,700        | C             |  |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Masonry: Brick  | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 27%        |                   |                | LIFE    | **                 | 5           | \$10,900       | C             |  |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Under Construction  | 40%        |                   |                |         |                    |             |                | D             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 10%        | Now               | \$102,000      | 2041    | **                 | 5           | \$8,300        | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 35% |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 35%        |                   |                | LIFE    | **                 | 5           | \$7,200        | B             |  |
| Plaster   | 15%        |                   |                | LIFE    | **                 | 5           | \$12,400       | B             |  |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : 2nd Floor, Classroom(s)                              |            |                   |                |         |                    |             |                |               |  |
| Under Construction  | 40%        |                   |                |         |                    |             |                | D             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1200 Amperes.    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2021               | \$114,900      | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2043               | * *            | 5           | \$2,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$33,000       | 5           | \$600          | B             |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,300 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 80% |  |  | 2021 | \$641,700 | 10 | \$65,300 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : T-12 Lamps*

|             |    |  |  |      |     |    |         |   |
|-------------|----|--|--|------|-----|----|---------|---|
| Fluorescent | 2% |  |  | 2029 | * * | 10 | \$1,600 | B |
|-------------|----|--|--|------|-----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Cfl Lamps*

|             |     |  |  |      |     |    |          |   |
|-------------|-----|--|--|------|-----|----|----------|---|
| Fluorescent | 16% |  |  | 2029 | * * | 10 | \$13,100 | B |
|-------------|-----|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : T-8 Lamps*

|              |    |  |  |      |          |   |  |   |
|--------------|----|--|--|------|----------|---|--|---|
| Incandescent | 2% |  |  | 2016 | \$16,000 | 2 |  | B |
|--------------|----|--|--|------|----------|---|--|---|

## Egress Lighting

|                    |     |  |  |      |     |    |          |   |
|--------------------|-----|--|--|------|-----|----|----------|---|
| Emergency, Battery | 50% |  |  | 2026 | * * | 10 | \$10,700 | B |
|--------------------|-----|--|--|------|-----|----|----------|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Exit, Service | 50% |  |  | 2026 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2016 | \$36,200 | 10 | \$300 | B |
|-----|------|--|--|------|----------|----|-------|---|

## Alarm

## Security System

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 70% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

|         |     |  |  |      |          |   |         |   |
|---------|-----|--|--|------|----------|---|---------|---|
| Generic | 30% |  |  | 2021 | \$89,800 | 1 | \$9,700 | B |
|---------|-----|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Some Areas Only**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 70% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

|         |     |  |  |      |     |     |          |   |
|---------|-----|--|--|------|-----|-----|----------|---|
| Generic | 30% |  |  | 2029 | * * | 1-3 | \$16,500 | B |
|---------|-----|--|--|------|-----|-----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor, Hallways**Explanation : New Fire Alarm System*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |           |   |          |   |
|---------------|------|--|--|------|-----------|---|----------|---|
| Fuel Oil No 4 | 100% |  |  | 2021 | \$249,900 | 5 | \$27,600 | B |
|---------------|------|--|--|------|-----------|---|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 196 - Q

Asset # : 1497

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2026               | * *            | 1           | \$88,200       | B             |
|                       | Boiler Used For Hot Water, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$141,700      | 2031               | * *            | 4           | \$4,400        | B             |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 75%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2021               | \$109,400      | 1           | \$11,000       | B             |
| Convactor/Radiator    | 80%   | Now               | \$76,700       | 2026               | * *            | 1           | \$20,700       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%   |                   |                | 2016               | \$104,300      | 1           |                | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$49,600       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2021               | \$112,200      | 2           | \$2,700        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 90%   |                   |                | 2031               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 10%   | 0-2               | \$600          | 2026               | * *            | 1           |                | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Water Main And Connection Pipe                       |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2021               | \$31,500       | 4           | \$8,800        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2031               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 197 - BK  
**Address** : 1599 EAST 22 STREET @ KINGS HIGHWAY  
**Borough** : BROOKLYN **Agency's Number** : K197  
**Program / Asset #** : BOE0492.000 / 682 **Yr Built/Renovated** : 1925 / 2000  
**Area Sq Ft** : 107,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 6769 **Lot** : 18 **BIN** : 3182169

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,241,700           | \$215,900             |
| Interior Architecture | \$845,400             | \$111,900             |
| Electrical            | \$166,900             | \$734,900             |
| Mechanical            |                       | \$1,118,900           |
| <b>Total</b>          | <b>\$2,254,100</b>    | <b>\$2,181,600</b>    |
| Priority A            | \$1,241,700           | \$215,900             |
| Priority B            | \$265,400             | \$1,925,400           |
| Priority C            | \$747,000             | \$40,300              |
| <b>Total</b>          | <b>\$2,254,100</b>    | <b>\$2,181,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,200         |                 | \$800           |                 |
| Interior Architecture | \$96,000         |                 | \$8,000         | \$10,400        |
| Electrical            | \$3,500          | \$2,900         | \$2,900         | \$3,600         |
| Mechanical            | \$42,400         | \$12,900        | \$20,800        | \$15,100        |
| <b>Total</b>          | <b>\$186,100</b> | <b>\$15,800</b> | <b>\$32,500</b> | <b>\$29,100</b> |
| Priority A            | \$44,200         |                 | \$800           |                 |
| Priority B            | \$68,100         | \$15,800        | \$23,700        | \$18,700        |
| Priority C            | \$73,900         |                 | \$8,000         | \$10,400        |
| <b>Total</b>          | <b>\$186,100</b> | <b>\$15,800</b> | <b>\$32,500</b> | <b>\$29,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - BK

## Asset # : 682

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$130,700      | A             |
| Masonry: Brick  | 90%        | Now               | \$506,000      | LIFE               | **             | 5           | \$150,600      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : At South East Corner, Mechanical Penthouse, Foundation |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 15%                  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : At Stairs 8 And 9, Gymnasium Stair                     |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$12,500       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$455,500      | 2039               | **             | 5           | \$23,600       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5-10        | \$34,800       | A             |
| Masonry: Brick  | 85%        | Now               | \$138,900      | LIFE               | **             | 5           | \$10,400       | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : 1925 Wing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Rooms 508, 511, 514, 516, 559 And Various Others       |            |                   |                |                    |                |             |                |               |
| Stucco Cement   | 5%         |                   |                | 2036               | **             | 5           | \$1,600        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 68%        |                   |                | 2028               | **             | 10          | \$31,900       | A             |
| Built-Up (BUR)  | 30%        | Now               | \$76,000       | 2033               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Over 1936 Wing   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms In 1936 Wing                        |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%               |            |                   |                |                    |                |             |                |               |
| Location : 1936 Wing  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%         | Now               | \$12,600       | 2033               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor                                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - BK

## Asset # : 682

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |           |      |    |   |          |   |
|------------------------|-----|-----|-----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% |     |           | LIFE | ** | 5 | \$59,000 | C |
| Ceramic Tile           | 5%  |     |           | 2032 | ** | 5 | \$6,700  | C |
| Marble Panels          | 3%  |     |           | LIFE | ** | 5 | \$6,100  | C |
| Vinyl Tile             | 42% | Now | \$539,500 | 2033 | ** | 3 | \$21,200 | C |

*Deflection Evident, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Corridors*

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Tiles*

|            |     |     |           |      |    |   |          |   |
|------------|-----|-----|-----------|------|----|---|----------|---|
| Vinyl Tile | 10% |     |           | 2028 | ** | 3 | \$5,100  | C |
| Wood       | 25% | Now | \$142,900 | 2038 | ** | 5 | \$31,600 | C |

*Misaligned/Bulging, Extent : Moderate, Area Affected : 35%*

*Location : Throughout Classrooms And Gymnasium*

*Split/Cracked, Extent : Moderate, Area Affected : 25%*

*Location : Classrooms And Gymnasium*

|      |    |  |  |      |    |   |          |   |
|------|----|--|--|------|----|---|----------|---|
| Wood | 5% |  |  | 2051 | ** | 5 | \$12,600 | C |
|------|----|--|--|------|----|---|----------|---|

## Interior Walls

|                |     |     |          |      |    |    |         |   |
|----------------|-----|-----|----------|------|----|----|---------|---|
| Masonry: Brick | 17% |     |          | LIFE | ** | 10 | \$8,600 | C |
| Marble Panels  | 3%  |     |          | LIFE | ** | 10 | \$2,000 | C |
| Plaster        | 10% | Now | \$30,800 | LIFE | ** | 5  | \$5,000 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Stair 8 And 9, Gymnasium Stair*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Stair 8 And 9, Gymnasium Stair*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5-10 | \$99,800 | C |
|---------|-----|--|--|------|----|------|----------|---|

## Ceilings

|                  |     |     |          |      |    |      |          |   |
|------------------|-----|-----|----------|------|----|------|----------|---|
| Exposed Concrete | 15% |     |          | LIFE | ** | 5-10 | \$25,300 | B |
| Plaster          | 85% | Now | \$98,400 | LIFE | ** | 5    | \$71,600 | B |

*Cracking/Crumbling, Extent : Severe, Area Affected : 5%*

*Location : In Basement Under Exit Stair #2, Room 511*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Rooms 507, 508, 511, 514, 516, 559*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service, Main Service Protector Rated @ 2500 Amps*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - BK

## Asset # : 682

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%   |                   |                | 2023               | \$119,200      | 5           | \$400          | B             |
|                 | Raceway                  |  |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 85%  |                   |                | 2023               | \$122,100      | 1           |                | B             |
|                 | Conduit                  | 15%  |                   |                | 2043               | * *            | 1           |                | B             |
|                 | Panelboards              |  |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
|                 | Fused Disc Sw            | 5%   |                   |                | 2039               | * *            | 5           | \$100          | B             |
|                 | Molded Case Bkrs         | 10%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
|                 | Molded Case Bkrs         | 75%  |                   |                | 2022               | \$101,600      | 5           | \$1,700        | B             |
|                 | Wiring                   |  |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 85%  | 2-4               | \$130,400      | 2048               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 15%  |                   |                | 2043               | * *            | 1           |                | B             |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 100%   |                   |                | 2040               | * *            | 5           | \$600          | B             |
| Ground          |                          |  |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |               |
|                 | Generic                  | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Connected To Painted Water Pipe              |                   |                |                    |                |             |                |               |
| Lighting        |                          |  |                   |                |                    |                |             |                |               |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | Fluorescent              | 70%  |                   |                | 2028               | * *            | 10          | \$57,800       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
|                 | Incandescent             | 30%  |                   |                | 2023               | \$243,600      | 2           | \$600          | B             |
|                 | Egress Lighting          |  |                   |                |                    |                |             |                |               |
|                 | Emergency, Battery       | 50%  |                   |                | 2028               | * *            | 10          | \$10,900       | B             |
|                 | Exit, Service            | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
|                 | Exterior Lighting        |  |                   |                |                    |                |             |                |               |
|                 | HID                      | 100%   | Now               | \$36,500       | 2033               | * *            |             |                | B             |
|                 |                          | Not in Service, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                 |                          | Location : Outside The Building                            |                   |                |                    |                |             |                |               |
| Alarm           |                          |  |                   |                |                    |                |             |                |               |
|                 | Security System          |  |                   |                |                    |                |             |                |               |
|                 | No Component             | 70%  |                   |                |                    |                |             |                | D             |
|                 | Generic                  | 30%  |                   |                | 2023               | \$90,600       | 1           | \$9,800        | B             |
|                 | Fire/Smoke Detection     |  |                   |                |                    |                |             |                |               |
|                 | No Component             | 70%  |                   |                |                    |                |             |                | D             |
|                 | Generic                  | 30%  |                   |                | 2031               | * *            | 1-3         | \$16,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - BK

## Asset # : 682

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | * *            | 1           | \$89,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2033               | * *            | 4           | \$4,400        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2018               | \$138,400      | 1           | \$13,900       | B             |
| Convactor/Radiator                                      | 75%        |                   |                | 2021               | \$727,400      | 1           | \$21,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2018               | \$42,200       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$79,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2018               | \$113,500      | 2           | \$2,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 20%        |                   |                | 2021               | \$61,300       | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$23,900       | 2           | \$1,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Gals                                  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2023               | \$36,000       | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 197 - BX MINISCHOOL #1 - NORTH  
**Address** : 1250 WARD AVENUE FRONTING E.172 STREET  
**Borough** : BRONX **Agency's Number** : X877  
**Program / Asset #** : BOE0218.010 / 448 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3775 **Lot** : 25 **BIN** : 2088553

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$64,100              | \$90,500              |
| <b>Total</b>          | <b>\$64,100</b>       | <b>\$90,500</b>       |
| Priority A            | \$64,100              | \$90,500              |
| <b>Total</b>          | <b>\$64,100</b>       | <b>\$90,500</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|----------------|----------------|----------------|
| Exterior Architecture | \$9,100        |                |                | \$1,000        |
| Interior Architecture |                |                | \$1,500        | \$6,000        |
| Electrical            |                | \$7,500        | \$100          |                |
| Mechanical            | \$300          | \$2,400        | \$1,600        | \$2,400        |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$9,900</b> | <b>\$3,100</b> | <b>\$9,400</b> |
| Priority A            | \$9,100        |                |                | \$1,000        |
| Priority B            | \$300          | \$9,900        | \$1,700        | \$8,400        |
| Priority C            |                |                | \$1,500        |                |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$9,900</b> | <b>\$3,100</b> | <b>\$9,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 197 - BX MINISCHOOL #1 - NORTH**  
**Asset # : 448**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|   |      |     |         |      |          |      |          |   |
|---|------|-----|---------|------|----------|------|----------|---|
| Exterior Walls  |      |     |         |      |          |      |          |   |
| Metal Panel   | 100% |     |         | 2046 | * *      | 5-10 | \$88,200 | A |
| Windows   |      |     |         |      |          |      |          |   |
| Aluminum  | 100% |     |         | 2042 | * *      | 5    | \$2,000  | A |
| Roof  |      |     |         |      |          |      |          |   |
| Single Ply Membrane   | 100% | 0-2 | \$9,100 | 2020 | \$90,500 |      |          | A |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |      |     |         |      |          |      |          |   |
| <i>Location : Throughout</i>  |      |     |         |      |          |      |          |   |

## Interior

|                      |      |  |  |      |     |   |          |   |
|----------------------|------|--|--|------|-----|---|----------|---|
| Floors               |      |  |  |      |     |   |          |   |
| Ceramic Tile         | 5%   |  |  | 2033 | * * | 5 | \$600    | C |
| Vinyl Tile           | 95%  |  |  | 2028 | * * | 3 | \$4,400  | C |
| Interior Walls       |      |  |  |      |     |   |          |   |
| Fiberglass Panel     | 100% |  |  | LIFE | * * |   |          | C |
| Ceilings             |      |  |  |      |     |   |          |   |
| AcousTileSusp.Lay-In | 100% |  |  | 2037 | * * | 5 | \$12,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Service Equipment   |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2040 | * * | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Service Rated At 1600 Amps</i>                   |      |  |  |      |     |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2040 | * * | 5 | \$200 | B |
| Raceway   |      |  |  |      |     |   |       |   |
| Conduit   | 100% |  |  | 2040 | * * | 1 |       | B |
| Panelboards   |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2036 | * * | 5 | \$200 | B |
| Wiring  |      |  |  |      |     |   |       |   |
| Thermoplastic   | 100% |  |  | 2040 | * * | 1 |       | B |

## Ground

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Grounding Devices |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Lighting

|   |     |  |  |      |     |    |         |   |
|---|-----|--|--|------|-----|----|---------|---|
| Interior Lighting   |     |  |  |      |     |    |         |   |
| Fluorescent   | 97% |  |  | 2025 | * * | 10 | \$7,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |     |    |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |     |    |         |   |
| <i>Explanation : T8 Lamps</i>                                     |     |  |  |      |     |    |         |   |
| HID   | 3%  |  |  | 2025 | * * | 10 |         | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 197 - BX MINISCHOOL #1 - NORTH**  
**Asset # : 448**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |     |  |  |      |       |   |  |   |
|--------------------|-----|--|--|------|-------|---|--|---|
| Egress Lighting    |     |  |  |      |       |   |  |   |
| Emergency, Service | 50% |  |  | 2020 | \$700 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2020 | \$700 | 1 |  | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|                      |      |  |  |      |    |     |         |   |
|----------------------|------|--|--|------|----|-----|---------|---|
| Energy Source        |      |  |  |      |    |     |         |   |
| Electricity          | 100% |  |  | 2040 | ** | 1   |         | B |
| Conversion Equipment |      |  |  |      |    |     |         |   |
| Radiant Heater       | 100% |  |  | 2025 | ** | 2   | \$3,900 | B |
| Distribution         |      |  |  |      |    |     |         |   |
| Ductwork/Diffusers   | 100% |  |  | LIFE | ** | 2-5 | \$4,600 | B |
| Terminal Devices     |      |  |  |      |    |     |         |   |
| Induction Unit       | 100% |  |  | 2029 | ** | 1   | \$2,700 | B |

**Air Conditioning**

|                                |      |  |  |      |         |   |         |   |
|--------------------------------|------|--|--|------|---------|---|---------|---|
| Energy Source                  |      |  |  |      |         |   |         |   |
| Electricity                    | 100% |  |  | 2036 | **      | 1 |         | B |
| Conversion Equipment           |      |  |  |      |         |   |         |   |
| Int Pkg Unit - Heating/Cooling | 100% |  |  | 2021 | \$5,200 | 2 | \$500   | B |
| Heat Rejection                 |      |  |  |      |         |   |         |   |
| Air Condenser Unit             | 100% |  |  | 2025 | **      | 2 | \$5,800 | B |

**Ventilation**

|                    |      |  |  |      |    |     |         |   |
|--------------------|------|--|--|------|----|-----|---------|---|
| Distribution       |      |  |  |      |    |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$4,600 | B |
| Exhaust Fans       |      |  |  |      |    |     |         |   |
| Interior           | 50%  |  |  | 2025 | ** | 2   | \$100   | B |
| Roof               | 50%  |  |  | 2025 | ** | 2   | \$100   | B |

**Plumbing**

|                  |      |  |  |      |         |   |       |   |
|------------------|------|--|--|------|---------|---|-------|---|
| H/C Water Piping |      |  |  |      |         |   |       |   |
| Galv Iron/Steel  | 100% |  |  | 2033 | **      | 1 |       | B |
| Water Heater     |      |  |  |      |         |   |       |   |
| Electric         | 100% |  |  | 2018 | \$1,500 | 4 | \$100 | B |
| Sanitary Piping  |      |  |  |      |         |   |       |   |
| Cast Iron        | 100% |  |  | LIFE | **      | 1 |       | B |
| Fixtures         |      |  |  |      |         |   |       |   |
| Generic          | 100% |  |  |      |         |   |       | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

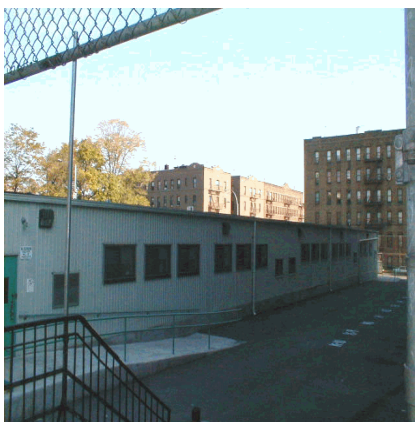
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 197 - BX MINISCHOOL #2 - SOUTH  
**Address** : 1250 WARD AVENUE SOUTH OF MAIN BLDG.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : BOE0218.020 / 13410 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3775 **Lot** : 25 **BIN** : 2088553

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$64,100              | \$90,500              |
| <b>Total</b>          | <b>\$64,100</b>       | <b>\$90,500</b>       |
| Priority A            | \$64,100              | \$90,500              |
| <b>Total</b>          | <b>\$64,100</b>       | <b>\$90,500</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|----------------|----------------|----------------|
| Exterior Architecture | \$9,100        |                |                | \$1,000        |
| Interior Architecture |                |                | \$1,500        | \$6,000        |
| Electrical            |                | \$7,300        | \$100          |                |
| Mechanical            | \$300          | \$2,400        | \$1,600        | \$2,400        |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$9,700</b> | <b>\$3,100</b> | <b>\$9,400</b> |
| Priority A            | \$9,100        |                |                | \$1,000        |
| Priority B            | \$300          | \$9,700        | \$1,700        | \$8,400        |
| Priority C            |                |                | \$1,500        |                |
| <b>Total</b>          | <b>\$9,300</b> | <b>\$9,700</b> | <b>\$3,100</b> | <b>\$9,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 197 - BX MINISCHOOL #2 - SOUTH**  
**Asset # : 13410**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

|   |      |     |         |      |          |      |          |   |
|---|------|-----|---------|------|----------|------|----------|---|
| Exterior Walls  |      |     |         |      |          |      |          |   |
| Metal Panel   | 100% |     |         | 2046 | * *      | 5-10 | \$88,200 | A |
| Windows   |      |     |         |      |          |      |          |   |
| Aluminum  | 100% |     |         | 2042 | * *      | 5    | \$2,000  | A |
| Roof  |      |     |         |      |          |      |          |   |
| Single Ply Membrane   | 100% | 2-4 | \$9,100 | 2020 | \$90,500 |      |          | A |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |      |     |         |      |          |      |          |   |
| <i>Location : Throughout</i>  |      |     |         |      |          |      |          |   |

## Interior

|                      |      |  |  |      |     |   |          |   |
|----------------------|------|--|--|------|-----|---|----------|---|
| Floors               |      |  |  |      |     |   |          |   |
| Ceramic Tile         | 5%   |  |  | 2033 | * * | 5 | \$600    | C |
| Vinyl Tile           | 95%  |  |  | 2028 | * * | 3 | \$4,400  | C |
| Interior Walls       |      |  |  |      |     |   |          |   |
| Fiberglass Panel     | 100% |  |  | LIFE | * * |   |          | C |
| Ceilings             |      |  |  |      |     |   |          |   |
| AcousTileSusp.Lay-In | 100% |  |  | 2037 | * * | 5 | \$12,100 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Service Equipment   |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2040 | * * | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Service Rated At 2000 Amps</i>                   |      |  |  |      |     |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2040 | * * | 5 |       | B |
| Raceway   |      |  |  |      |     |   |       |   |
| Conduit   | 100% |  |  | 2040 | * * | 1 |       | B |
| Panelboards   |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2036 | * * | 5 | \$200 | B |
| Wiring  |      |  |  |      |     |   |       |   |
| Thermoplastic   | 100% |  |  | 2040 | * * | 1 |       | B |

## Ground

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Grounding Devices |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Lighting

|   |     |  |  |      |     |    |         |   |
|---|-----|--|--|------|-----|----|---------|---|
| Interior Lighting   |     |  |  |      |     |    |         |   |
| Fluorescent   | 95% |  |  | 2025 | * * | 10 | \$7,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |     |    |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |     |    |         |   |
| <i>Explanation : T8 Lamps</i>                                     |     |  |  |      |     |    |         |   |
| HID   | 5%  |  |  | 2025 | * * | 10 |         | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 197 - BX MINISCHOOL #2 - SOUTH**  
**Asset # : 13410**

| Electrical |           | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

**Lighting**

|                    |     |  |  |      |  |       |   |  |   |
|--------------------|-----|--|--|------|--|-------|---|--|---|
| Egress Lighting    |     |  |  |      |  |       |   |  |   |
| Emergency, Service | 50% |  |  | 2020 |  | \$700 | 1 |  | B |
| Exit, Service      | 50% |  |  | 2020 |  | \$700 | 1 |  | B |

| Mechanical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Heating**

|                      |      |  |  |      |  |     |     |         |   |
|----------------------|------|--|--|------|--|-----|-----|---------|---|
| Energy Source        |      |  |  |      |  |     |     |         |   |
| Electricity          | 100% |  |  | 2040 |  | * * | 1   |         | B |
| Conversion Equipment |      |  |  |      |  |     |     |         |   |
| Radiant Heater       | 100% |  |  | 2025 |  | * * | 2   | \$3,900 | B |
| Distribution         |      |  |  |      |  |     |     |         |   |
| Ductwork/Diffusers   | 100% |  |  | LIFE |  | * * | 2-5 | \$4,600 | B |
| Terminal Devices     |      |  |  |      |  |     |     |         |   |
| Induction Unit       | 100% |  |  | 2029 |  | * * | 1   | \$2,700 | B |

**Air Conditioning**

|                                |      |  |  |      |  |         |   |         |   |
|--------------------------------|------|--|--|------|--|---------|---|---------|---|
| Energy Source                  |      |  |  |      |  |         |   |         |   |
| Electricity                    | 100% |  |  | 2036 |  | * *     | 1 |         | B |
| Conversion Equipment           |      |  |  |      |  |         |   |         |   |
| Int Pkg Unit - Heating/Cooling | 100% |  |  | 2021 |  | \$5,200 | 2 | \$500   | B |
| Heat Rejection                 |      |  |  |      |  |         |   |         |   |
| Air Condenser Unit             | 100% |  |  | 2025 |  | * *     | 2 | \$5,800 | B |

**Ventilation**

|                    |      |  |  |      |  |     |     |         |   |
|--------------------|------|--|--|------|--|-----|-----|---------|---|
| Distribution       |      |  |  |      |  |     |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE |  | * * | 2-5 | \$4,600 | B |
| Exhaust Fans       |      |  |  |      |  |     |     |         |   |
| Interior           | 50%  |  |  | 2025 |  | * * | 2   | \$100   | B |
| Roof               | 50%  |  |  | 2025 |  | * * | 2   | \$100   | B |

**Plumbing**

|                    |      |  |  |      |  |         |   |       |   |
|--------------------|------|--|--|------|--|---------|---|-------|---|
| H/C Water Piping   |      |  |  |      |  |         |   |       |   |
| Galv Iron/Steel    | 100% |  |  | 2033 |  | * *     | 1 |       | B |
| Water Heater       |      |  |  |      |  |         |   |       |   |
| Electric           | 100% |  |  | 2018 |  | \$1,500 | 4 | \$100 | B |
| Sanitary Piping    |      |  |  |      |  |         |   |       |   |
| Cast Iron          | 100% |  |  | LIFE |  | * *     | 1 |       | B |
| Backflow Preventer |      |  |  |      |  |         |   |       |   |
| Not Accessible     | 100% |  |  |      |  |         |   |       | D |
| Fixtures           |      |  |  |      |  |         |   |       |   |
| Generic            | 100% |  |  |      |  |         |   |       | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 197 - M  
**Address** : 2230 5TH AVENUE @ W. 135 ST.  
**Borough** : MANHATTAN **Agency's Number** : M197  
**Program / Asset #** : BOE0118.000 / 1640 **Yr Built/Renovated** : 1956 / 2005  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1733 **Lot** : 17 **BIN** : 1076433

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$307,500             |
| Interior Architecture | \$1,180,200           | \$46,700              |
| Electrical            | \$209,000             | \$899,500             |
| Mechanical            |                       | \$224,400             |
| <b>Total</b>          | <b>\$1,389,200</b>    | <b>\$1,478,200</b>    |
| Priority A            |                       | \$307,500             |
| Priority B            | \$634,900             | \$1,123,900           |
| Priority C            | \$754,300             | \$46,700              |
| <b>Total</b>          | <b>\$1,389,200</b>    | <b>\$1,478,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,400        | \$3,700         |                 | \$11,900        |
| Interior Architecture | \$1,100         | \$17,800        | \$2,000         |                 |
| Electrical            | \$27,800        | \$12,900        |                 |                 |
| Mechanical            | \$38,300        | \$10,200        | \$16,300        | \$10,200        |
| <b>Total</b>          | <b>\$86,600</b> | <b>\$44,600</b> | <b>\$18,300</b> | <b>\$22,200</b> |
| Priority A            | \$19,400        | \$3,700         |                 | \$11,900        |
| Priority B            | \$66,100        | \$31,000        | \$16,300        | \$10,200        |
| Priority C            | \$1,100         | \$9,900         | \$2,000         |                 |
| <b>Total</b>          | <b>\$86,600</b> | <b>\$44,600</b> | <b>\$18,300</b> | <b>\$22,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - M

## Asset # : 1640

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$61,000 | A |
| Granite Panels         | 2%  |  |  | LIFE | ** | 5 | \$1,000  | A |
| Panel/Paver: Limestone | 3%  |  |  | LIFE | ** | 5 | \$1,400  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$23,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$12,900 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$900    | A |

## Roof

|                         |     |     |          |      |    |    |           |   |
|-------------------------|-----|-----|----------|------|----|----|-----------|---|
| Copper/Terne            | 2%  |     |          | 2035 | ** | 10 | \$3,700   | A |
| IRMA/Protected Membrane | 70% |     |          | 2028 | ** | 10 | \$52,200  | A |
| IRMA/Protected Membrane | 28% | 0-2 | \$19,400 | 2020 |    |    | \$194,400 | A |

Vegetation Growth, Extent : Moderate, Area Affected : 20%

Location : Sloped Roofs With Concrete Pavers

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 2%  |  |  | 2023 | \$46,700  | 5 | \$2,100  | C |
| Terrazzo     | 3%  |  |  | LIFE | **        | 5 | \$2,500  | C |
| Vinyl Tile   | 15% |  |  | 2025 | **        | 3 | \$5,900  | C |
| Vinyl Tile   | 75% |  |  | 2015 | \$754,300 | 3 | \$29,700 | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : 9x9 Units

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2048 | ** | 5 | \$9,900 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2029 | ** | 5 | \$2,100  | C |
| Concrete Masonry Unit | 60% |  |  | LIFE | ** | 5 | \$25,500 | C |
| SGFT/Glazed Masonry   | 38% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |    |           |      |    |   |          |   |
|-------------------|-----|----|-----------|------|----|---|----------|---|
| AcousTile,Adhered | 15% |    |           | 2025 | ** | 5 | \$15,700 | B |
| Exposed Concrete  | 60% |    |           | LIFE | ** | 5 | \$9,800  | B |
| Metal Panel       | 25% | 4+ | \$425,900 | LIFE | ** | 5 | \$32,800 | B |

Deformed/Dented, Extent : Moderate, Area Affected : 25%

Location : Corridors

Deteriorated Finish, Extent : Moderate, Area Affected : 50%

Location : Corridors

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - M

## Asset # : 1640

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$54,600       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Switches Rated @ 400 Amperes Each. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$104,300      | 2050               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2020               | \$113,000      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2030               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 10%        | 2-4               | \$13,600       | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 10%        | 2-4               | \$13,600       | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 75%        |                   |                | 2019               | \$101,600      | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                               |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Water Main Pipe.                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - M

## Asset # : 1640

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2020               | \$572,100      | 10          | \$58,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 6%   |                   |                | 2028               | * *            | 10          | \$3,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$5,900        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2015               | \$12,700       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2020               | \$14,600       | 10          | \$8,500        | B             |
| Exit, Service         | 50%  |                   |                | 2020               | \$5,800        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$69,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$28,100       | 2030               | * *            | 4           | \$3,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2020               | \$130,000      | 1           | \$13,100       | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2025               | * *            | 1           | \$16,000       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2018               | \$49,600       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2025               | * *            | 2           | \$700          | B             |
| Roof  | 70%        |                   |                | 2020               | \$44,700       | 2           | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 197 - M

Asset # : 1640

| Mechanical |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |                |                   |                    |         |                |             |                |               |
|            | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|            | Galv Iron/Steel    | 100%           |                   |                    | 2025    | * *            | 1           |                | B             |
|            | Water Heater       |                |                   |                    |         |                |             |                |               |
|            | Gas Fired          | 100%           |                   |                    | 2019    | \$18,700       | 2           | \$1,100        | B             |
|            | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|            | Rigid Piping       | 100%           |                   |                    | 2020    | \$10,300       | 4           | \$1,300        | B             |
|            | Fixtures           |                |                   |                    |         |                |             |                |               |
|            | Generic            | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 197 - Q  
**Address** : 825 HICKSVILLE ROAD  
**Borough** : QUEENS **Agency's Number** : Q197  
**Program / Asset #** : BOE0838.000 / 1498 **Yr Built/Renovated** : 1963 / 2001  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 15597 **Lot** : 1 **BIN** : 4298856

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$191,200             | \$542,300             |
| Interior Architecture |  | \$816,200             | \$44,300              |
| Electrical            |  | \$665,900             | \$351,000             |
| Mechanical            |  |                       | \$77,900              |
| <b>Total</b>          |  | <b>\$1,673,300</b>    | <b>\$1,015,400</b>    |
| Priority A            |  | \$191,200             | \$542,300             |
| Priority B            |  | \$665,900             | \$473,100             |
| Priority C            |  | \$816,200             |                       |
| <b>Total</b>          |  | <b>\$1,673,300</b>    | <b>\$1,015,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$6,000         |
| Interior Architecture | \$46,700        | \$3,600         |                 | \$10,300        |
| Electrical            | \$7,500         | \$1,900         | \$28,000        | \$1,200         |
| Mechanical            | \$16,100        | \$10,000        | \$24,300        | \$11,600        |
| <b>Total</b>          | <b>\$70,400</b> | <b>\$15,600</b> | <b>\$52,200</b> | <b>\$29,200</b> |
| Priority A            |                 |                 |                 | \$6,000         |
| Priority B            | \$52,800        | \$12,000        | \$52,200        | \$12,800        |
| Priority C            | \$17,600        | \$3,600         |                 | \$10,300        |
| <b>Total</b>          | <b>\$70,400</b> | <b>\$15,600</b> | <b>\$52,200</b> | <b>\$29,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - Q

## Asset # : 1498

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        | Now               | \$144,800      | LIFE               | * *            | 5           | \$43,100       | A             |
| Loose Units, Extent : Moderate, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : Sills At 2nd Floor Windows Near Main Entrance        |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$35,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | * *            | 5           | \$12,100       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 100%       | Now               | \$46,400       | 2021               | \$464,200      |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Low Roof Over Kindergarten Rooms                     |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$21,300       | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | * *            | 5           | \$2,900        | C             |
| Terrazzo  | 2%         | 2-4               | \$2,900        | LIFE               | * *            | 5           | \$1,500        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Lobby  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 80%        | Now               | \$74,200       | 2016               | \$742,000      | 3           | \$29,200       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 9 X 9 Tiled Corridors Throughout                     |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 5%         |                   |                | 2026               | * *            | 3           | \$2,400        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$14,000       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Throughout                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Throughout                               |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | * *            | 5           | \$4,300        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 40%        |                   |                | LIFE               | * *            | 5           | \$10,300       | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%        |                   |                | 2034               | * *            | 5           | \$24,300       | B             |
| AcousTileSusp.Lay-In  | 35%        |                   |                | 2034               | * *            | 5           | \$34,000       | B             |
| Exposed Concrete  | 35%        |                   |                | LIFE               | * *            | 5           | \$5,300        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board   | 5%         |                   |                | 2021               | \$44,300       |             |                | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 197 - Q

## Asset # : 1498

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2020               | \$15,200       | 5           | \$200          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2043               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2043               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2020               | \$76,200       | 5           | \$1,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2031               | **             | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2047               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 75%        |                   |                | 2019               | \$15,900       | 5           | \$300          | B             |
| Locally Mounted  | 25%        | 2-4               | \$5,300        | 2041               | **             | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | **             | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2016               | \$175,900      | 10          | \$17,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 62%        |                   |                | 2016               | \$363,500      | 10          | \$37,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2021               | \$8,100        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2021               | \$29,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2026               | **             | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2026               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Exterior Lighting

HID

100%

2016

\$26,300

10

\$200

B

## Alarm

Security System

No Component

50%

D

Generic

50%

2021

\$108,700

1

\$11,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Fuel Oil No 6

100%

2041

\* \*

5

\$20,100

B

Conversion Equipment

Steam Boiler

100%

2034

\* \*

1

\$64,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

Distribution

Steam Piping/Pump

100%

2041

\* \*

4

\$3,200

B

Terminal Devices

Air Handler

20%

2026

\* \*

1

\$8,100

B

Convactor/Radiator

80%

2034

\* \*

1

\$16,800

B

## Air Conditioning

Conversion Equipment

Window/Wall Unit

20%

2019

\$30,500

1

B

No Component

80%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$36,300

B

Exhaust Fans

Interior

95%

2021

\$77,900

2

\$1,900

B

Roof

5%

2021

\$2,900

2

\$100

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2026

\* \*

1

B

Water Heater

Gas Fired

100%

2019

\$17,300

2

\$1,000

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Sump Pump(s)

Submersible

100%

2014

\$6,200

4

\$2,000

B

Fixtures

Generic

100%

B

## Fire Suppression

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 197 - Q

Asset # : 1498

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority Code |   |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|---|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) |               |   |
| Fire Suppression |                |                |                   |                    |         |                |             |               |   |
| Sprinkler        |                |                |                   |                    |         |                |             |               |   |
|                  | No Component   | 80%            |                   |                    |         |                |             | D             |   |
|                  | Generic        | 20%            |                   |                    | 2041    | * *            | 1-2         | \$3,600       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 198 - BK  
**Address** : 4105 FARRAGUT ROAD BTWN: ALBANY AVE., EAST 42 ST.  
**Borough** : BROOKLYN **Agency's Number** : K198  
**Program / Asset #** : BOE0493.000 / 1311 **Yr Built/Renovated** : 1931 / 1996  
**Area Sq Ft** : 64,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4988 **Lot** : 66 **BIN** : 3113388

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,600             | \$424,500             |
| Interior Architecture | \$61,600              | \$651,300             |
| Electrical            | \$650,200             | \$271,200             |
| Mechanical            | \$50,400              | \$121,500             |
| <b>Total</b>          | <b>\$887,700</b>      | <b>\$1,468,500</b>    |
| Priority A            | \$125,600             | \$424,500             |
| Priority B            | \$762,200             | \$392,700             |
| Priority C            |                       | \$651,300             |
| <b>Total</b>          | <b>\$887,700</b>      | <b>\$1,468,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$5,200         | \$4,500         | \$17,400         |
| Interior Architecture |                 |                 | \$11,800        | \$15,000         |
| Electrical            | \$2,900         | \$4,100         | \$3,600         | \$51,800         |
| Mechanical            | \$11,900        | \$9,900         | \$14,600        | \$16,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$18,800</b> | <b>\$23,200</b> | <b>\$38,500</b> | <b>\$104,700</b> |
| Priority A            |                 | \$5,200         | \$4,500         | \$17,400         |
| Priority B            | \$18,800        | \$17,900        | \$22,200        | \$87,300         |
| Priority C            |                 |                 | \$11,800        |                  |
| <b>Total</b>          | <b>\$18,800</b> | <b>\$23,200</b> | <b>\$38,500</b> | <b>\$104,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 198 - BK

## Asset # : 1311

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$19,600       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$24,400       | A             |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$83,300       | 2038               | **             | 5           | \$8,600        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2021               | \$28,500       | 5           | \$9,100        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 68%        |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : 1931 Wing  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Metal Panel   | 2%         |                   |                | 2042               | **             | 5           | \$800          | A             |
| Metal Rail  | 15%        |                   |                | 2027               | **             | 5-10        | \$28,000       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Roof                                    |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Roof                                    |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 55%        |                   |                | 2022               | \$169,000      | 10          | \$31,300       | A             |
| IRMA/Protected Membrane   | 40%        | Now               | \$42,300       | 2022               | \$211,600      |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                       |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$5,200        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,000        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
| Vinyl Tile  | 85%        |                   |                | 2022               | \$651,300      | 3           | \$25,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2031 | ** | 5 | \$2,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,600  | C |
| Folding Partition     | 3%  |  |  | 2038 | ** | 5 | \$6,100  | C |
| Gypsum Board          | 5%  |  |  | LIFE | ** | 5 | \$2,400  | C |
| Masonry: Brick        | 7%  |  |  | LIFE | ** |   |          | C |
| Metal Panel           | 2%  |  |  | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$12,100 | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|   |     |     |          |      |    |   |          |   |
|---|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn  | 10% | Now | \$61,600 | 2042 | ** | 5 | \$5,000  | B |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Second Floor Corridor</i>                             |     |     |          |      |    |   |          |   |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Second Floor Corridor</i>                             |     |     |          |      |    |   |          |   |
| AcousTileConcealSpLn  | 10% |     |          | 2027 | ** | 5 | \$10,000 | B |
| AcousTileSusp.Lay-In  | 25% |     |          | 2027 | ** | 5 | \$20,000 | B |
| Exposed Concrete  | 15% |     |          | LIFE | ** | 5 | \$1,900  | B |
| Plaster   | 40% |     |          | LIFE | ** | 5 | \$20,000 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2022 | \$28,700 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                      |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1200 Amps And 800 Amps Main Disconnect Switch</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$5,100  | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2021 | \$96,500 | 5 | \$1,300 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 50% | 2-4 | \$44,800 | 2047 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 50% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$4,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 88%  |                   |                | 2017               | \$557,100      | 10          | \$43,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2017               | \$4,500        | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2017               | \$11,100       | 10          | \$6,500        | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$4,500        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$21,900       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2030               | * *            | 1-3         | \$32,300       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$53,300       | B             |
| Other Observation, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2032               | * *            | 4           | \$2,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2022               | \$82,600       | 1           | \$8,300        | B             |
| Convector/Radiator                                      | 75%        |                   |                | 2027               | * *            | 1           | \$13,000       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2017               | \$50,400       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BK

Asset # : 1311

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$30,000       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$13,500       | 2           | \$300          | B             |
| Roof  | 80%        |                   |                | 2022               | \$39,000       | 2           | \$1,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$14,300       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$1,700        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Light, Area Affected : 5%<br>Location : Basement                      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : B-3<br>Explanation : 1 Unit |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2032               | * *            | 1-5         | \$28,100       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$1,500        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 198 - BX  
**Address** : 1180 TINTON AVENUE BTWN: HOME ST., EAST 168 ST.  
**Borough** : BRONX **Agency's Number** : X198  
**Program / Asset #** : BOE0312.000 / 1100 **Yr Built/Renovated** : 1974 /  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2672 **Lot** : 1 **BIN** : 2004869

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,900              | \$814,700             |
| Interior Architecture | \$102,000             | \$1,019,800           |
| Electrical            | \$54,400              | \$1,395,400           |
| Mechanical            |                       | \$183,600             |
| <b>Total</b>          | <b>\$206,200</b>      | <b>\$3,413,600</b>    |
| Priority A            | \$49,900              | \$814,700             |
| Priority B            | \$54,400              | \$1,579,000           |
| Priority C            | \$102,000             | \$1,019,800           |
| <b>Total</b>          | <b>\$206,200</b>      | <b>\$3,413,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$13,300        | \$14,800        |                 | \$3,000          |
| Interior Architecture |                 | \$2,400         | \$3,200         | \$36,700         |
| Electrical            | \$4,700         | \$7,000         | \$5,600         | \$48,100         |
| Mechanical            | \$39,000        | \$28,600        | \$27,400        | \$40,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$61,000</b> | <b>\$56,700</b> | <b>\$40,100</b> | <b>\$132,300</b> |
| Priority A            | \$13,300        | \$14,800        |                 | \$3,000          |
| Priority B            | \$47,700        | \$39,500        | \$36,900        | \$115,900        |
| Priority C            |                 | \$2,400         | \$3,200         | \$13,400         |
| <b>Total</b>          | <b>\$61,000</b> | <b>\$56,700</b> | <b>\$40,100</b> | <b>\$132,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         | 0-2               | \$13,300       | LIFE               | **             | 5           | \$4,000        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : At Chimney  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 93%        |                   |                | LIFE               | **             | 5           | \$73,800       | A             |
| Metal Panel  | 2%         |                   |                | 2042               | **             | 5-10        | \$10,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2030               | **             | 5           | \$17,100       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$49,900       | LIFE               | **             | 5           | \$7,500        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : At Corners Of Lower Section                       |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Security Bars  | 15%        |                   |                | 2050               | **             |             |                | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 45%        |                   |                | 2022               | \$356,000      | 10          | \$30,600       | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Lower Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 50%        |                   |                | 2022               | \$316,400      | 10          | \$34,000       | A             |
| Metal Panel  | 5%         |                   |                | 2035               | **             | 10          | \$6,200        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$6,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Vinyl Tile   | 83%        | Now               | \$102,000      | 2022               | \$1,019,800    | 3           | \$40,100       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 2%         |                   |                | 2050               | **             | 5           | \$4,800        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Folding Partition  | 5%         |                   |                | 2038               | **             | 5           | \$14,300       | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$6,800        | C             |
| Metal Panel  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2027               | **             | 5           | \$40,300       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2027               | **             | 5           | \$6,400        | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$10,100       | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$12,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps And 1200 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$119,200      | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$136,500      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2021               | \$101,600      | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2022               | \$138,100      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$16,500       | 5           | \$300          | B             |
| Motor Control Center   | 50%        |                   |                | 2020               | \$215,600      | 5           | \$1,100        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2022               | \$621,200      | 10          | \$63,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                               |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2027               | * *            | 10          | \$7,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room And Auditorium                            |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2022               | \$10,800       | 10          | \$100          | B             |
| Incandescent   | 7%         |                   |                | 2017               | \$54,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$17,900       | 10          | \$10,400       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$7,100        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$34,800       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1-3         | \$51,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

| Mechanical           |   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|----------------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component   | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                      | Type  | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating              |   |                |           |                |                    |                |             |                |          |
|                      | Energy Source   |                |           |                |                    |                |             |                |          |
|                      | Electricity   | 10%            |           |                | 2042               | **             | 1           |                | B        |
|                      | Fuel Oil No 6   | 90%            |           |                | 2032               | **             | 5           | \$24,000       | B        |
|                      | Other Observation, Extent : Light, Area Affected : 90%              |                |           |                |                    |                |             |                |          |
|                      | Location : Basement Vault   |                |           |                |                    |                |             |                |          |
|                      | Explanation : 2 - 7,500 Gallon Tanks                                |                |           |                |                    |                |             |                |          |
| Conversion Equipment |   |                |           |                |                    |                |             |                |          |
|                      | Radiant Heater  | 10%            |           |                | 2027               | **             | 2           | \$4,000        | B        |
|                      | Steam Boiler  | 90%            |           |                | 2035               | **             | 1           | \$76,900       | B        |
|                      | Other Observation, Extent : Light, Area Affected : 90%              |                |           |                |                    |                |             |                |          |
|                      | Location : Basement   |                |           |                |                    |                |             |                |          |
|                      | Explanation : 2 - Steam Boilers                                     |                |           |                |                    |                |             |                |          |
| Distribution         |   |                |           |                |                    |                |             |                |          |
|                      | Hot Wtr Piping/Pump   | 20%            |           |                | 2038               | **             | 4           | \$1,300        | B        |
|                      | Steam Piping/Pump   | 80%            |           |                | 2042               | **             | 4           | \$5,100        | B        |
| Terminal Devices     |   |                |           |                |                    |                |             |                |          |
|                      | Air Handler   | 20%            |           |                | 2027               | **             | 1           | \$10,700       | B        |
|                      | Convactor/Radiator  | 80%            |           |                | 2035               | **             | 1           | \$22,300       | B        |
| Air Conditioning     |   |                |           |                |                    |                |             |                |          |
|                      | Energy Source   |                |           |                |                    |                |             |                |          |
|                      | Electricity   | 100%           |           |                | 2038               | **             | 1           |                | B        |
| Conversion Equipment |   |                |           |                |                    |                |             |                |          |
|                      | Reciprocating   | 20%            |           |                | 2027               | **             | 1           | \$8,000        | B        |
|                      | Compr/Chiller   |                |           |                |                    |                |             |                |          |
|                      | Window/Wall Unit  | 60%            | 0-2       | \$12,100       | 2020               | \$121,200      | 1           |                | B        |
|                      | Broken, Extent : Moderate, Area Affected : 20%                      |                |           |                |                    |                |             |                |          |
|                      | Location : Throughout Classrooms                                    |                |           |                |                    |                |             |                |          |
|                      | No Component  | 20%            |           |                |                    |                |             |                | D        |
| Distribution         |   |                |           |                |                    |                |             |                |          |
|                      | Chilled Wtr Pipe/Pump   | 100%           | 0-2       | \$7,700        | 2042               | **             | 4           | \$4,300        | B        |
|                      | Malfunctioning, Extent : Moderate, Area Affected : 50%              |                |           |                |                    |                |             |                |          |
|                      | Location : Defective Pump Motor                                     |                |           |                |                    |                |             |                |          |
| Terminal Devices     |   |                |           |                |                    |                |             |                |          |
|                      | Air Handler/Cool/Ht   | 40%            |           |                | 2027               | **             | 1           | \$21,300       | B        |
|                      | Fan Coil - Cool/Heat  | 60%            |           |                | 2027               | **             | 1           | \$16,700       | B        |
| Heat Rejection       |   |                |           |                |                    |                |             |                |          |
|                      | Remote Air Cond   | 100%           |           |                | 2027               | **             | 2           | \$60,000       | B        |
| Ventilation          |   |                |           |                |                    |                |             |                |          |
|                      | Distribution  |                |           |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers  | 100%           |           |                | LIFE               | **             | 2-5         | \$48,000       | B        |
| Exhaust Fans         |   |                |           |                |                    |                |             |                |          |
|                      | Interior  | 20%            |           |                | 2022               | \$21,700       | 2           | \$500          | B        |
|                      | Roof  | 80%            |           |                | 2022               | \$62,500       | 2           | \$2,100        | B        |
|                      | Broken, Extent : Moderate, Area Affected : 50%                      |                |           |                |                    |                |             |                |          |
|                      | Location : Defective Fan Motors, Fan Drive Systems And Fan Bearings |                |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - BX

Asset # : 1100

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1-4                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 198 - M  
**Address** : 1700 3RD AVENUE BTWN: EAST 95 ST., EAST 96 ST.  
**Borough** : MANHATTAN **Agency's Number** : M198  
**Program / Asset #** : BOE0119.000 / 1641 **Yr Built/Renovated** : 1960 / 2006  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1524 **Lot** : 23 **BIN** : 1048492

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$1,516,600           | \$706,200             |
| Interior Architecture |  |                       | \$855,000             |
| Electrical            |  | \$452,100             | \$1,064,400           |
| Mechanical            |  | \$618,600             | \$1,279,400           |
| <b>Total</b>          |  | <b>\$2,587,300</b>    | <b>\$3,905,000</b>    |
| Priority A            |  | \$1,516,600           | \$706,200             |
| Priority B            |  | \$1,070,700           | \$2,343,800           |
| Priority C            |  |                       | \$855,000             |
| <b>Total</b>          |  | <b>\$2,587,300</b>    | <b>\$3,905,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$27,300        | \$28,400        |                 | \$40,400         |
| Interior Architecture | \$25,000        | \$2,900         | \$13,800        | \$25,500         |
| Electrical            | \$6,000         | \$2,300         | \$3,000         | \$55,500         |
| Mechanical            | \$7,600         | \$11,100        | \$16,700        | \$23,000         |
| <b>Total</b>          | <b>\$65,800</b> | <b>\$44,700</b> | <b>\$33,400</b> | <b>\$144,400</b> |
| Priority A            | \$27,300        | \$28,400        |                 | \$40,400         |
| Priority B            | \$13,500        | \$13,400        | \$19,700        | \$96,500         |
| Priority C            | \$25,000        | \$2,900         | \$13,800        | \$7,500          |
| <b>Total</b>          | <b>\$65,800</b> | <b>\$44,700</b> | <b>\$33,400</b> | <b>\$144,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 198 - M

## Asset # : 1641

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 25%   |                   |                | LIFE               | **             | 5           | \$15,900       | A             |
| Metal/Glass Curt Wall   | 60%   | 2-4               | \$697,900      | LIFE               | **             | 5           | \$71,600       | A             |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                         | Location : Steel Frames                                       |                   |                |                    |                |             |                |               |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 15%   | Now               | \$27,300       | 2027               | **             | 5           | \$20,900       | A             |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                       |                   |                |                    |                |             |                |               |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                       |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Metal Louvers           | 2%  |                   |                | 2031               | **             | 10          | \$1,800        | A             |
| Steel                   | 98%   | Now               | \$818,700      | 2047               | **             | 5           | \$87,500       | A             |
|                         | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Unit Inoperable, Extent : Moderate, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%   |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Metal/Glass Curt Wall   | 35%   |                   |                | 2032               | **             | 5           | \$14,100       | A             |
| Metal Panel             | 5%  |                   |                | 2042               | **             | 5           | \$2,000        | A             |
| Metal Rail              | 20%   |                   |                | 2027               | **             | 5-10        | \$37,600       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  |                   |                | 2037               | **             | 10          | \$9,500        | A             |
|                         | Patching Evident, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 70%   |                   |                | 2022               | \$494,000      | 10          | \$53,100       | A             |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Paver: Asphalt          | 25%   |                   |                | 2025               | **             | 10          | \$28,400       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$25,200       | C             |
| Ceramic Tile            | 5%  |                   |                | 2025               | **             | 5           | \$5,800        | C             |
| Vinyl Tile              | 78%   |                   |                | 2022               | \$855,000      | 3           | \$33,600       | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                    | 7%  |                   |                | 2057               | **             | 5           | \$15,100       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                         | Location : Gymnasium  |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 198 - M

## Asset # : 1641

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 5%  |     |          | 2031 | ** | 5 | \$5,100 | C |
| Concrete Masonry Unit | 13% | Now | \$25,000 | LIFE | ** | 5 | \$5,300 | C |

*Diagonal Cracks, Extent : Moderate, Area Affected : 10%**Location : Storage Room In Boiler Room*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster              | 50% |  |  | LIFE | ** | 5 | \$15,300 | C |
| SGFT/Glazed Masonry  | 25% |  |  | LIFE | ** |   |          | C |
| Wood                 | 2%  |  |  | LIFE | ** | 5 | \$8,100  | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2027 | ** | 5 | \$35,900 | B |
| Exposed Concrete     | 52% |  |  | LIFE | ** | 5 | \$9,300  | B |
| Fiber Board          | 8%  |  |  | 2030 | ** |   |          | B |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gymnasium**Explanation : Recent Replacement Evident*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 15% |  |  | LIFE | ** | 5 | \$10,800 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Electrical Service Switches Rated @ 1200 Amperes Each*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$104,300 | 5 | \$2,000 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2022 | \$113,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2042 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$6,800   | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2021 | \$121,900 | 5 | \$1,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2038 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$111,200 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2032 | ** | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2042 | ** | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 198 - M

## Asset # : 1641

| Electrical      |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                      |  |           |                    |      |                |       |                |          |
|                 | Motor Controllers    |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted      | 80%  |           |                    | 2020 | \$17,000       | 5     | \$400          | B        |
|                 | Locally Mounted      | 20%  | 2-4       | \$4,200            | 2042 | * *            | 5     | \$100          | B        |
|                 |                      | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                 |                      | Location : Basement  |           |                    |      |                |       |                |          |
| Ground          |                      |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices    |  |           |                    |      |                |       |                |          |
|                 | Generic              | 100%   | 2-4       | \$900              | LIFE | * *            | 5     | \$1,100        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                      | Explanation : On Extended Life                             |           |                    |      |                |       |                |          |
| Lighting        |                      |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 88%  |           |                    | 2022 | \$609,700      | 10    | \$62,000       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 |                      | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 2%   |           |                    | 2022 | \$13,900       | 10    | \$1,400        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Gym   |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Cfl Lamps                                    |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 5%   |           |                    | 2022 | \$34,600       | 10    | \$3,500        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                      | Explanation : T-8 Lamps                                    |           |                    |      |                |       |                |          |
|                 | Incandescent         | 5%   |           |                    | 2017 | \$34,600       | 2     | \$100          | B        |
|                 | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery   | 25%  |           |                    | 2027 | * *            | 10    | \$4,600        | B        |
|                 | Exit, Service        | 75%  |           |                    | 2027 | * *            | 1     |                | B        |
|                 | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                 | HID                  | 40%  |           |                    | 2017 | \$12,400       | 10    | \$100          | B        |
|                 | No Component         | 60%  |           |                    |      |                |       |                | D        |
| Alarm           |                      |  |           |                    |      |                |       |                |          |
|                 | Security System      |  |           |                    |      |                |       |                |          |
|                 | No Component         | 70%  |           |                    |      |                |       |                | D        |
|                 | Generic              | 30%  |           |                    | 2017 | \$77,100       | 1     | \$8,400        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Corridors                                       |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Intrusion Alarm System                       |           |                    |      |                |       |                |          |
|                 | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                 | No Component         | 70%  |           |                    |      |                |       |                | D        |
|                 | Generic              | 30%  | 0-2       | \$263,800          | 2032 | * *            | 1-3   | \$12,500       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Corridors                                       |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Obsolete Fire Alarm System                   |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 198 - M

## Asset # : 1641

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$23,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vault  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 10,000 Gallon Tank For #6 Fuel        |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 2-4               | \$426,600      | 2042               | * *            | 1           | \$68,600       | B             |
| On Extended Life, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Boilers                               |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$122,400      | 2022               | \$611,800      | 4           | \$3,800        | B             |
| Leak Evident, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Return Piping                                |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$94,500       | 1           | \$9,500        | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2027               | * *            | 1           | \$17,400       | B             |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2022               | \$131,200      | 1           | \$2,500        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 100%       |                   |                | 2020               | \$180,200      | 1           |                | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$42,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2017               | \$69,700       | 2           | \$2,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2020               | \$261,700      | 1           |                | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2022               | \$27,200       | 4           | \$11,400       | B             |
| On Extended Life, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 198 - M

Asset # : 1641

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 199 - BK  
**Address** : 1100 ELM AVE. BTWN: CONEY ISLAND AVE, EAST 1  
**Borough** : BROOKLYN **Agency's Number** : K199  
**Program / Asset #** : BOE0494.000 / 5 **Yr Built/Renovated** : 1930 / 1997  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6740 **Lot** : 25 **BIN** : 3180761

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$147,100             | \$422,900             |
| Interior Architecture | \$156,500             | \$84,000              |
| Electrical            | \$330,100             | \$652,200             |
| Mechanical            | \$107,300             | \$144,200             |
| <b>Total</b>          | <b>\$741,100</b>      | <b>\$1,303,400</b>    |
| Priority A            | \$147,100             | \$422,900             |
| Priority B            | \$507,400             | \$834,100             |
| Priority C            | \$86,600              | \$46,300              |
| <b>Total</b>          | <b>\$741,100</b>      | <b>\$1,303,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,300        |                 |                 |                 |
| Interior Architecture | \$6,500         | \$5,900         |                 |                 |
| Electrical            | \$24,400        | \$1,600         | \$1,700         | \$7,000         |
| Mechanical            | \$20,500        | \$8,900         | \$12,900        | \$23,600        |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$16,300</b> | <b>\$14,600</b> | <b>\$30,600</b> |
| Priority A            | \$37,300        |                 |                 |                 |
| Priority B            | \$51,300        | \$10,400        | \$14,600        | \$30,600        |
| Priority C            |                 | \$5,900         |                 |                 |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$16,300</b> | <b>\$14,600</b> | <b>\$30,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - BK

## Asset # : 5

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$50,100       | A             |
| Masonry: Limestone  | 5%         | Now               | \$33,100       | LIFE               | **             | 5           | \$2,000        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : At Corners   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$89,800       | 2038               | **             | 5           | \$9,300        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Steel   | 5%         | 0-2               | \$57,300       | 2047               | **             | 5           | \$6,100        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$10,600       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2022               | \$314,700      | 10          | \$58,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         | Now               | \$4,200        | 2035               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$9,500        | C             |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$2,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile  | 30%        |                   |                | 2030               | **             | 3           | \$9,800        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Corridors  |            |                   |                |                    |                |             |                |               |
| Wood  | 57%        |                   |                | 2037               | **             | 5           | \$92,600       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$2,600        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| SGFT/Glazed Masonry   | 20%        | Now               | \$40,300       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Ciorridors   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - BK

## Asset # : 5

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 15% |     |          | 2039 | * * | 5 | \$12,900 | B |
| Exposed Concrete  | 10% |     |          | LIFE | * * | 5 | \$1,300  | B |
| Metal Panel       | 5%  | 0-2 | \$70,000 | LIFE | * * | 5 | \$5,400  | B |

*Deformed/Dented, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Loose Units, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%*

*Location : Gymnasium*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 70% |  |  | LIFE | * * | 5 | \$37,700 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Bulkhead*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2042 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2038 | * *      | 5 | \$1,200 | B |
| Molded Case Bkrs | 20% |  |  | 2021 | \$20,300 | 5 | \$300   | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2039 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - BK

## Asset # : 5

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

98%  
2022 \$511,700 10 \$52,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID

2% 2017 \$4,800 10 B

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2022 \$12,000 10 \$7,000 B  
50% 2022 \$4,800 1 B

Exterior Lighting

HID

100% Now \$23,600 2032 \* \* B  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : Roof*

## Alarm

Security System

No Component  
Generic

70%  
30% 2017 \$58,400 1 \$6,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Motion Sensor*

Fire/Smoke Detection

No Component  
Generic

70%  
30% 2-4 \$200,000 2032 \* \* 1-3 \$9,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement, Hallways*  
*Explanation : Main Control Panel Located In The Basement. Bells And Pull Station In The Hallways*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2042 \* \* 1 B

Conversion Equipment

Steam Boiler

100% 2035 \* \* 1 \$57,400 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% Now \$9,200 2032 \* \* 4 \$2,900 B  
*Leak Evident, Extent : Moderate, Area Affected : 2%*  
*Location : Return Pipe In Storage Room, Basement*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - BK

## Asset # : 5

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   | Now               | \$3,600        | 2022               | \$71,200       | 1           | \$6,500        | B             |
|                       | <i>Not in Service, Extent : Severe, Area Affected : 10%</i>   |                   |                |                    |                |             |                |               |
|                       | <i>Location : Cafeteria</i>                                   |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 50%   |                   |                | 2035               | **             | 1           | \$9,400        | B             |
| Fan Coil Unit/Heat    | 30%   |                   |                | 2027               | **             | 1           | \$5,600        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2030               | **             | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%   |                   |                | 2017               | \$67,900       | 1           |                | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | **             | 2-5         | \$32,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2022               | \$73,000       | 2           | \$1,800        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  | Now               | \$39,400       | 2032               | **             | 1           |                | B             |
|                       | <i>Corroded, Extent : Moderate, Area Affected : 50%</i>       |                   |                |                    |                |             |                |               |
|                       | <i>Location : Various Areas</i>                               |                   |                |                    |                |             |                |               |
|                       | <i>On Extended Life, Extent : Severe, Area Affected : 50%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                  |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2017               | \$15,400       | 2           | \$900          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2032               | **             | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 199 - BX (FORMER P.S. 104 - BX)  
**Address** : 1449 SHAKESPEARE AVENUE @W. 172 STREET  
**Borough** : BRONX **Agency's Number** : X199  
**Program / Asset #** : BOE0244.000 / 406 **Yr Built/Renovated** : 1930 / 1999  
**Area Sq Ft** : 104,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2873 **Lot** : 27 **BIN** : 2088263

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$730,600             | \$459,800             |
| Interior Architecture | \$382,400             | \$678,300             |
| Electrical            | \$212,500             | \$1,457,000           |
| Mechanical            | \$69,500              | \$1,135,100           |
| <b>Total</b>          | <b>\$1,395,000</b>    | <b>\$3,730,200</b>    |
| Priority A            | \$730,600             | \$459,800             |
| Priority B            | \$549,300             | \$2,652,900           |
| Priority C            | \$115,000             | \$617,500             |
| <b>Total</b>          | <b>\$1,395,000</b>    | <b>\$3,730,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$66,000         |                 |                 |                 |
| Interior Architecture | \$19,000         |                 | \$3,300         | \$10,600        |
| Electrical            | \$14,600         | \$1,600         | \$1,700         | \$2,800         |
| Mechanical            | \$76,500         | \$12,300        | \$20,000        | \$12,300        |
| <b>Total</b>          | <b>\$176,100</b> | <b>\$13,900</b> | <b>\$24,900</b> | <b>\$25,800</b> |
| Priority A            | \$66,000         |                 |                 |                 |
| Priority B            | \$91,100         | \$13,900        | \$21,700        | \$15,200        |
| Priority C            | \$19,000         |                 | \$3,300         | \$10,600        |
| <b>Total</b>          | <b>\$176,100</b> | <b>\$13,900</b> | <b>\$24,900</b> | <b>\$25,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 199 - BX (FORMER P.S. 104 - BX)**  
**Asset # : 406**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$69,800       | A             |
| Masonry: Brick         | 90%  | Now               | \$270,200      | LIFE               | **             | 5           | \$80,400       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Foundation, Electrical Room                         |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$303,800      | 2039               | **             | 5           | \$15,800       | A             |
|                        | Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5-10        | \$38,100       | A             |
| Masonry: Brick         | 90%  | Now               | \$80,600       | LIFE               | **             | 5           | \$12,100       | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Over Room 421, Corridor Near Room 402               |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Room 421, Corridor Near Room 402                    |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$75,900       | 2023               | \$379,400      |             |                | A             |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Room 425, 427, 429                                  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2051               | **             | 10          | \$9,200        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  |                   |                | LIFE               | **             | 5           | \$114,300      | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2032               | **             | 5           | \$6,500        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$10,200       | C             |
| Vinyl Tile             | 45%  |                   |                | 2023               | \$560,300      | 3           | \$29,400       | C             |
| Wood                   | 25%  |                   |                | 2038               | **             | 5           | \$61,200       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$6,600        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$3,900        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$2,600        | C             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5-10        | \$89,400       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 199 - BX (FORMER P.S. 104 - BX)**  
**Asset # : 406**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 15% |     |           | 2028 | * * | 5 | \$19,500 | B |
| Exposed Concrete  | 10% | Now | \$100,100 | LIFE | * * | 5 | \$2,000  | B |

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%*

*Location : Fan Room Under Steps*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Fan Room Under Steps*

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 75% | Now | \$167,300 | LIFE | * * | 5 | \$60,800 | B |
|---------|-----|-----|-----------|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Room 421, 425, 427, 429 Corridor Near Room 402*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2049 | * *       | 1 |  | B |

## Panelboards

|                     |     |     |         |      |          |   |       |   |
|---------------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw       | 10% |     |         | 2022 | \$13,600 | 5 | \$200 | B |
| Fused Disc Sw       | 5%  |     |         | 2045 | * *      | 5 | \$100 | B |
| Fused Toggle Switch | 1%  | 2-4 | \$1,400 | 2048 | * *      | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Upper Floor*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 10% |  |  | 2045 | * *       | 5 | \$200   | B |
| Molded Case Bkrs | 74% |  |  | 2022 | \$100,300 | 5 | \$1,700 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$138,100 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2049 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |     |   |       |   |
|-----------------|-----|-----|---------|------|-----|---|-------|---|
| Locally Mounted | 30% | 2-4 | \$9,900 | 2043 | * * | 5 | \$100 | B |
|-----------------|-----|-----|---------|------|-----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 70% |  |  | 2021 | \$23,100 | 5 | \$400 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 199 - BX (FORMER P.S. 104 - BX)**  
**Asset # : 406**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$1,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Corroded*

## Lighting

## Interior Lighting

## Fluorescent

93% 2018 \$731,900 10 \$74,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

## HID

2% 2031 \* \* 10 \$100 B

## Incandescent

5% 2018 \$39,300 2 \$100 B

## Egress Lighting

## Emergency, Battery

50% 2028 \* \* 10 \$10,500 B

## Exit, Service

50% 2028 \* \* 1 B

## Exterior Lighting

## HID

100% 2018 \$35,500 10 \$300 B

## Alarm

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 2018 \$301,500 1-3 \$16,200 B

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100% 2043 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2036 \* \* 1 \$86,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% Now \$69,500 2033 \* \* 4 \$4,300 B  
*Corroded, Extent : Moderate, Area Affected : 15%*  
*Location : Boiler Room, Return Line*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 25%*  
*Location : Throughout*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 199 - BX (FORMER P.S. 104 - BX)**  
**Asset # : 406**

| Mechanical       |                      | Current Repair                                       |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%  |                   |                | 2018               | \$107,300      | 1           | \$10,800       | B             |
|                  | Convactor/Radiator   | 70%  | Now               | \$32,900       | 2021               | \$658,100      | 1           | \$17,800       | B             |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Various Areas                             |                   |                |                    |                |             |                |               |
|                  | Fan Coil Unit/Heat   | 10%  |                   |                | 2018               | \$149,000      | 1           | \$2,800        | B             |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2031               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 25%  |                   |                | 2018               | \$51,200       | 1           |                | B             |
|                  | No Component         | 75%  |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$77,100       | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 100%   | Now               | \$2,200        | 2018               | \$110,000      | 2           | \$2,200        | B             |
|                  |                      | Broken, Extent : Severe, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                  |                      | Location : Flexible Connections, Basement            |                   |                |                    |                |             |                |               |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Brass/Copper         | 80%  |                   |                | 2033               | * *            | 1           |                | B             |
|                  | Galv Iron/Steel      | 20%  | 2-4               | \$3,000        | 2021               | \$59,500       | 1           |                | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                  |                      | Location : Water Main, Basement                      |                   |                |                    |                |             |                |               |
|                  | Water Heater         |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                | 2021               | \$23,200       | 2           | \$1,300        | B             |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|                  | Fixtures             |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression |                      |  |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |  |                   |                |                    |                |             |                |               |
|                  | No Component         | 98%  |                   |                |                    |                |             |                | D             |
|                  | Generic              | 2%   |                   |                | 2023               | \$23,200       | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 199 - M  
**Address** : 270 WEST 70 STREET  
**Borough** : MANHATTAN **Agency's Number** : M199  
**Program / Asset #** : BOE0120.000 / 1642 **Yr Built/Renovated** : 1963 / 2008  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1158 **Lot** : 40 **BIN** : 1030351

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$45,500              | \$116,500             |
| Interior Architecture | \$922,300             |                       |
| Electrical            | \$91,600              | \$938,900             |
| Mechanical            | \$69,700              | \$125,800             |
| <b>Total</b>          | <b>\$1,129,000</b>    | <b>\$1,181,200</b>    |
| Priority A            | \$45,500              | \$116,500             |
| Priority B            | \$161,300             | \$1,064,700           |
| Priority C            | \$922,300             |                       |
| <b>Total</b>          | <b>\$1,129,000</b>    | <b>\$1,181,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$12,200        |                 | \$6,900         |                |
| Interior Architecture | \$11,800        | \$1,700         | \$31,500        |                |
| Electrical            | \$300           | \$400           | \$20,400        | \$100          |
| Mechanical            | \$33,000        | \$9,300         | \$8,500         | \$4,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900        |
| <b>Total</b>          | <b>\$61,200</b> | <b>\$15,300</b> | <b>\$71,300</b> | <b>\$8,100</b> |
| Priority A            | \$12,200        |                 | \$6,900         |                |
| Priority B            | \$37,200        | \$13,600        | \$52,300        | \$8,100        |
| Priority C            | \$11,800        | \$1,700         | \$12,100        |                |
| <b>Total</b>          | <b>\$61,200</b> | <b>\$15,300</b> | <b>\$71,300</b> | <b>\$8,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - M

## Asset # : 1642

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$61,500

A

## Windows

Aluminum

100%

2046

\* \*

5

\$13,800

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Parapets

Metal: Cage/Fence

100%

2026

\* \*

5-10

\$78,000

A

## Roof

Built-Up (BUR)

75%

2031

\* \*

10

\$55,000

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Over Third Floor*

Spray-on Foam

25%

2029

\* \*

5

\$24,400

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Courtyard*

## Interior

## Floors

Ceramic Tile

3%

2030

\* \*

5

\$3,300

C

Terrazzo

5%

LIFE

\* \*

5

\$4,300

C

Vinyl Tile

87%

2016

\$922,300

3

\$36,300

C

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

Wood

5%

Now

\$11,800

2036

\* \*

5

\$5,200

C

*Split/Cracked, Extent : Moderate, Area Affected : 10%**Location : Auditorium Stage*

## Interior Walls

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$3,900

C

Marble Panels

5%

LIFE

\* \*

C

Plaster

55%

LIFE

\* \*

5

\$16,200

C

SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

35%

2026

\* \*

5

\$38,900

B

Exposed Concrete

65%

LIFE

\* \*

5

\$11,300

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Ratings Available*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - M

## Asset # : 1642

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 60%   |                   |                | 2021               | \$62,600       | 5           | \$200          | B             |
| Fused Disc Sw            | 40%   |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%   |                   |                | 2020               | \$27,100       | 5           | \$300          | B             |
| Molded Case Bkrs         | 20%   |                   |                | 2020               | \$27,100       | 5           | \$400          | B             |
| Molded Case Bkrs         | 60%   |                   |                | 2043               | * *            | 5           | \$1,100        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%   | 2-4               | \$91,600       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2021               | \$26,200       | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 97%   |                   |                | 2021               | \$649,900      | 10          | \$66,100       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-12 Lamps, Cfl |                   |                |                    |                |             |                |               |
| Incandescent             | 3%  |                   |                | 2016               | \$20,100       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 40%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exit, Service            | 60%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2021               | \$30,000       | 10          | \$200          | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Utility Steam   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Steam From Con Edison                     |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam                           | 100%       |                   |                | 2030               | * *            | 5           | \$4,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 199 - M

Asset # : 1642

| Mechanical                  | Current Repair |  |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|--|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |  |                |                    |                |                |                |                  |
| Distribution                |                |  |                |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           | Now  | \$29,600       | 2031               | * *            | 4              | \$3,700        | B                |
|                             |                | <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>    |                |                    |                |                |                |                  |
|                             |                | <i>Location : Broken Controls, Basement</i>                    |                |                    |                |                |                |                  |
| Terminal Devices            |                |  |                |                    |                |                |                |                  |
| Air Handler                 | 15%            |  |                | 2021               | \$68,500       | 1              | \$6,900        | B                |
| Convactor/Radiator          | 85%            |  |                | 2026               | * *            | 1              | \$20,400       | B                |
| Air Conditioning            |                |  |                |                    |                |                |                |                  |
| Energy Source               |                |  |                |                    |                |                |                |                  |
| Electricity                 | 100%           |  |                | 2037               | * *            | 1              |                | B                |
| Conversion Equipment        |                |  |                |                    |                |                |                |                  |
| Window/Wall Unit            | 40%            |  |                | 2016               | \$69,700       | 1              |                | B                |
| No Component                | 60%            |  |                |                    |                |                |                | D                |
| Ventilation                 |                |  |                |                    |                |                |                |                  |
| Distribution                |                |  |                |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |  |                | LIFE               | * *            | 2-5            | \$41,400       | B                |
| Exhaust Fans                |                |  |                |                    |                |                |                |                  |
| Interior                    | 15%            |  |                | 2021               | \$14,100       | 2              | \$300          | B                |
| Roof                        | 85%            |  |                | 2021               | \$57,300       | 2              | \$2,000        | B                |
| Plumbing                    |                |  |                |                    |                |                |                |                  |
| H/C Water Piping            |                |  |                |                    |                |                |                |                  |
| Galv Iron/Steel             | 100%           |  |                | 2026               | * *            | 1              |                | B                |
| Water Heater                |                |  |                |                    |                |                |                |                  |
| Gas Fired                   | 100%           |  |                | 2019               | \$19,700       | 2              | \$1,100        | B                |
| HW Heat Exchanger           |                |  |                |                    |                |                |                |                  |
| Low Temp                    | 100%           |  |                | 2031               | * *            | 4              | \$11,100       | B                |
| Sanitary Piping             |                |  |                |                    |                |                |                |                  |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |  |                |                    |                |                |                |                  |
| Cast Iron                   | 100%           |  |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                |                |  |                |                    |                |                |                |                  |
| Rigid Piping                | 100%           |  |                | 2026               | * *            | 4              | \$2,000        | B                |
| Sewage Ejector(s)           |                |  |                |                    |                |                |                |                  |
| Electric                    | 100%           |  |                | 2021               | \$10,300       | 4              | \$1,300        | B                |
| Fixtures                    |                |  |                |                    |                |                |                |                  |
| Generic                     | 100%           |  |                |                    |                |                |                | B                |
| Vertical Transport          |                |  |                |                    |                |                |                |                  |
| Elevators                   |                |  |                |                    |                |                |                |                  |
| Hydraulic                   | 100%           |  |                | LIFE               | * *            |                |                | C                |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |                |                |                  |
|                             |                | <i>Location : 1-3</i>  |                |                    |                |                |                |                  |
|                             |                | <i>Explanation : 1 Unit</i>                                    |                |                    |                |                |                |                  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 199 - Q  
**Address** : 39-20 48TH AVE.  
**Borough** : QUEENS **Agency's Number** : Q199  
**Program / Asset #** : BOE0840.000 / 1500 **Yr Built/Renovated** : 1953 / 2004  
**Area Sq Ft** : 69,865 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 206 **Lot** : 3 **BIN** : 4002915

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$62,000              | \$142,300             |
| Interior Architecture | \$460,100             |                       |
| Electrical            | \$316,700             | \$122,400             |
| Mechanical            | \$72,100              | \$55,400              |
| <b>Total</b>          | <b>\$910,900</b>      | <b>\$320,200</b>      |
| Priority A            | \$62,000              | \$142,300             |
| Priority B            | \$388,800             | \$177,900             |
| Priority C            | \$460,100             |                       |
| <b>Total</b>          | <b>\$910,900</b>      | <b>\$320,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$3,000         | \$7,000         |
| Interior Architecture | \$2,200         | \$14,300        | \$2,200         |                 |
| Electrical            | \$29,000        | \$41,100        | \$4,200         | \$4,000         |
| Mechanical            | \$18,700        | \$17,700        | \$13,600        | \$8,100         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$77,000</b> | <b>\$26,900</b> | <b>\$22,900</b> |
| Priority A            |                 |                 | \$3,000         | \$7,000         |
| Priority B            | \$51,600        | \$62,700        | \$21,700        | \$16,000        |
| Priority C            | \$2,200         | \$14,300        | \$2,200         |                 |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$77,000</b> | <b>\$26,900</b> | <b>\$22,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$16,000       | A             |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$34,700       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 30%        |                   |                | 2036               | **             | 5           | \$6,000        | A             |
| Aluminum   | 70%        |                   |                | 2042               | **             | 5           | \$13,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1953 Wing   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Rail   | 45%        |                   |                | 2033               | **             | 5-10        | \$91,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2025               | **             | 10          | \$62,000       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Storage Room On Third Floor                       |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$4,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 20%        |                   |                | 2025               | **             | 3           | \$6,600        | C             |
| Vinyl Tile   | 55%        |                   |                | 2015               | \$460,100      | 3           | \$18,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1953 Wing   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2035               | **             | 5           | \$16,500       | C             |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$5,300        | C             |
| Plaster  | 40%        |                   |                | LIFE               | **             | 5           | \$10,600       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2033               | **             | 5           | \$27,200       | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$8,200        | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$5,400        | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Over Room 303                                     |            |                   |                |                    |                |             |                |               |
| Under Construction   | 5%         |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 199 - Q

## Asset # : 1500

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   |                   |                | 2020               | \$20,100       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : 2-600 Amps                                    |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%   |                   |                | 2040               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : 1-600 Amps                                    |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Fused Disc Sw            | 10%   |                   |                | 2019               | \$10,200       | 5           | \$100          | B             |
| Fused Knife Sw           | 10%   | 2-4               | \$10,200       | 2045               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 10%   | 2-4               | \$10,200       | 2045               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                     |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 45%   |                   |                | 2019               | \$45,700       | 5           | \$700          | B             |
| Molded Case Bkrs         | 20%   |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%   | 2-4               | \$62,700       | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 30%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%   | 2-4               | \$4,200        | 2040               | * *            | 5           |                | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%   |                   |                | 2018               | \$17,000       | 5           | \$300          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%  |                   |                |                    |                |             |                | D             |
|                          | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : Covered With Insulation                       |                   |                |                    |                |             |                |               |
| Stand-by Power           |   |                   |                |                    |                |             |                |               |
| Transfer Switches        |   |                   |                |                    |                |             |                |               |
| Automatic                | 100%  |                   |                | 2018               | \$23,100       | 1           | \$17,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Generators

Natural Gas

100%

2016

\$114,600

1

\$22,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Kohler Genset No Ratings Available.*

## Batteries

Lead/Acid

100%

2015

\$600

5

\$2,100

B

## Lighting

## Interior Lighting

Fluorescent

93%

2025

\* \*

10

\$50,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

HID

3%

2015

\$7,300

10

\$100

B

Incandescent

4%

2015

\$21,100

2

\$100

B

## Egress Lighting

Emergency, Battery

20%

2025

\* \*

10

\$2,800

B

Exit, Service

40%

2015

\$3,900

1

B

Exit, Service

40%

2025

\* \*

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2040

\* \*

5

\$18,200

B

## Conversion Equipment

Steam Boiler

100%

2025

\* \*

1

\$58,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2030

\* \*

4

\$4,300

B

## Terminal Devices

Air Handler

20%

2015

\$72,100

1

\$7,300

B

Convactor/Radiator

80%

2025

\* \*

1

\$15,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2036

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2018

\$13,700

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$32,700

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 199 - Q

Asset # : 1500

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 75%  | Now               | \$5,500        | 2020               | \$55,400       | 2           | \$1,100        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 30%               |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium, Basement                                    |                   |                |                    |                |             |                |               |
| Roof                  | 25%  |                   |                | 2020               | \$13,300       | 2           | \$500          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Electric              | 5%   |                   |                | 2015               | \$500          | 4           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Unit Is Too Small To Handle Bldg So It Is Not In Use |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2030               | * *            | 4           | \$8,700        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%   |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                       | Location : B-3   |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit   |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 2 - BX MORRISANIA EDUCATION COMPLEX  
**Address** : 1365 FULTON AVENUE BTWN: E.169 ST. - E.170 ST.  
**Borough** : BRONX **Agency's Number** : X002  
**Program / Asset #** : BOE0156.000 / 523 **Yr Built/Renovated** : 1954 / 2009  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2925 **Lot** : 56 **BIN** : 2009617

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$215,200             | \$647,700             |
| Interior Architecture | \$247,300             |                       |
| Electrical            | \$204,900             | \$792,800             |
| Mechanical            |                       | \$692,000             |
| <b>Total</b>          | <b>\$667,500</b>      | <b>\$2,132,500</b>    |
| Priority A            | \$215,200             | \$647,700             |
| Priority B            | \$282,700             | \$1,484,700           |
| Priority C            | \$169,500             |                       |
| <b>Total</b>          | <b>\$667,500</b>      | <b>\$2,132,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,400         |                 |                 |                 |
| Interior Architecture | \$84,000         | \$1,200         | \$3,600         | \$6,600         |
| Electrical            | \$50,100         | \$1,000         | \$1,300         | \$1,900         |
| Mechanical            | \$21,300         | \$15,200        | \$13,700        | \$9,100         |
| <b>Total</b>          | <b>\$165,800</b> | <b>\$17,500</b> | <b>\$18,500</b> | <b>\$17,600</b> |
| Priority A            | \$10,400         |                 |                 |                 |
| Priority B            | \$100,000        | \$16,300        | \$14,900        | \$11,100        |
| Priority C            | \$55,400         | \$1,200         | \$3,600         | \$6,600         |
| <b>Total</b>          | <b>\$165,800</b> | <b>\$17,500</b> | <b>\$18,500</b> | <b>\$17,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**  
**Asset # : 523**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 88%        |                   |                | LIFE    | **                 | 5           | \$102,200      | A             |  |
| Masonry: Granite   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Masonry: Limestone   | 10%        | Now               | \$36,500       | LIFE    | **                 | 5           | \$4,400        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade   |            |                   |                |         |                    |             |                |               |  |
| Staining/Discoloring, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade   |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2048    | **                 | 5           | \$21,600       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        |                   |                | LIFE    | **                 | 5-10        | \$79,700       | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5-10        | \$7,500        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 95%        | Now               | \$59,700       | 2023    | \$596,700          |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 326, 329                                      |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing   | 5%         |                   |                | 2019    | \$15,100           | 5           | \$5,600        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         | Now               | \$3,600        | LIFE    | **                 | 5           | \$10,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$21,100       | 2026    | **                 | 5           | \$2,400        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Slate  | 5%         | Now               | \$39,300       | LIFE    | **                 | 5           | \$5,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Steps                                    |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 5%         | Now               | \$14,300       | LIFE    | **                 | 5           | \$3,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 55%        | Now               | \$50,000       | 2028    | **                 | 3           | \$19,700       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 10%        |                   |                | 2033    | **                 | 3           | \$3,600        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 10%        |                   |                | 2028    | **                 | 3           | \$3,600        | C             |  |
| Wood   | 5%         |                   |                | 2038    | **                 | 5           | \$9,000        | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**  
**Asset # : 523**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |    |          |   |
|------------------------|-----|-----|----------|------|----|----|----------|---|
| Cast in Place Concrete | 15% |     |          | LIFE | ** | 10 | \$36,000 | C |
| Ceramic Tile           | 5%  |     |          | 2026 | ** | 5  | \$4,800  | C |
| Glazed Ceramic Panel   | 5%  |     |          | LIFE | ** | 10 | \$4,300  | C |
| Plaster                | 50% | Now | \$44,100 | LIFE | ** | 5  | \$14,400 | C |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** | 10 | \$12,000 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 20% |     |          | 2028 | ** | 5 | \$19,000 | B |
| AcousTile,Adhered | 5%  | Now | \$28,600 | 2043 | ** | 5 | \$2,400  | B |

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Gymnasium

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Gymnasium

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 75% |  |  | LIFE | ** | 5-10 | \$88,900 | B |
|------------------|-----|--|--|------|----|------|----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 400 Amps Main Disconnect Switch

## Switchgear / Switchboard

|                |      |     |          |      |    |   |       |   |
|----------------|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2053 | ** | 5 | \$100 | B |
|----------------|------|-----|----------|------|----|---|-------|---|

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**  
**Asset # : 523**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2022                      | \$10,200              | 5                  | \$100                 | B                    |
| Fused Knife Sw   | 20%               | 2-4                      | \$20,300              | 2048                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Toggle Switch  | 15%               | 2-4                      | \$15,200              | 2048                      | * *                   | 5                  | \$100                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 55%               |                          |                       | 2022                      | \$55,900              | 5                  | \$900                 | B                    |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 80%               | 2-4                      | \$71,700              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 20%               |                          |                       | 2023                      | \$17,900              | 1                  |                       | B                    |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 70%               |                          |                       | 2021                      | \$14,800              | 5                  | \$300                 | B                    |
| Locally Mounted  | 20%               | 0-2                      | \$4,200               | 2043                      | * *                   | 5                  |                       | B                    |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Control Center   | 10%               |                          |                       | 2021                      | \$17,500              | 5                  | \$200                 | B                    |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,800               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 75%               |                          |                       | 2018                      | \$431,300             | 10                 | \$43,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 20%               |                          |                       | 2028                      | * *                   | 10                 | \$11,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2018                      | \$8,000               | 10                 | \$100                 | B                    |
| Incandescent   | 2%                |                          |                       | 2018                      | \$11,500              | 2                  |                       | B                    |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2018                      | \$13,200              | 10                 | \$7,700               | B                    |
| Exit, Service  | 50%               |                          |                       | 2018                      | \$5,300               | 1                  |                       | B                    |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2018                      | \$26,000              | 10                 | \$200                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**  
**Asset # : 523**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2018

\$220,300

1-3

\$11,900

D

B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Fuel Oil No 4

100%

2033

\* \*

5

\$19,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault, Defective Petrometer**Explanation : (1) 10,000 Gallon Old Tank*

Conversion Equipment

Steam Boiler

2%

Now

\$100

2036

\* \*

1

\$1,100

B

*Malfunctioning, Extent : Light, Area Affected : 50%**Location : Basement, Defective Fresh Air Intake Damper*

Steam Boiler

98%

2028

\* \*

1

\$62,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 #4 Oil Burning Steam Boilers*

Distribution

Steam Piping/Pump

100%

2023

\$507,900

4

\$4,700

B

Terminal Devices

Air Handler

15%

2023

\$58,800

1

\$5,900

B

Convactor/Radiator

85%

2028

\* \*

1

\$17,600

B

**Air Conditioning**

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Window/Wall Unit

30%

2021

\$44,900

1

B

No Component

70%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

Now

\$12,600

LIFE

\* \*

2-5

\$35,600

B

*Other Observation, Extent : Light, Area Affected : 5%**Location : Fan Room**Explanation : Broken Canvases*

Exhaust Fans

Interior

100%

2023

\$80,400

2

\$2,000

B

**Plumbing**

H/C Water Piping

Brass/Copper

10%

2049

\* \*

1

B

Galv Iron/Steel

90%

2028

\* \*

1

B

HW Heat Exchanger

Low Temp

100%

2023

\$22,600

4

\$9,500

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 2 - BX MORRISANIA EDUCATION COMPLEX**  
**Asset # : 523**

| Mechanical       |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |  |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric   | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Backflow Preventer   |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic  | 5%             |                   |                    | 2031    | * *            | 1           | \$200          | B             |
|                  | Other Observation, Extent : Light, Area Affected : 5%          |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement  |                |                   |                    |         |                |             |                |               |
|                  | Explanation : For New Science Lab Only                         |                |                   |                    |         |                |             |                |               |
|                  | Fixtures   |                |                   |                    |         |                |             |                |               |
|                  | Generic  | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |  |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic  | 2%             |                   |                    | 2033    | * *            | 1-2         | \$400          | B             |
|                  | No Backflow Preventer, Extent : Moderate, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement  |                |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 200 - BK  
**Address** : 1940 BENSON AVENUE BTWN: BAY 22 ST. - BAY 23 ST.  
**Borough** : BROOKLYN **Agency's Number** : K200  
**Program / Asset #** : BOE0495.000 / 1312 **Yr Built/Renovated** : 1929 / 1998  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6407 **Lot** : 8 **BIN** : 3167818

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$207,200        | \$147,700          |
| Interior Architecture |  | \$575,800        | \$1,036,600        |
| Electrical            |  |                  | \$1,558,900        |
| Mechanical            |  |                  | \$1,005,700        |
| <b>Total</b>          |  | <b>\$783,000</b> | <b>\$3,748,800</b> |
| Priority A            |  | \$207,200        | \$147,700          |
| Priority B            |  | \$153,500        | \$2,624,200        |
| Priority C            |  | \$422,300        | \$977,000          |
| <b>Total</b>          |  | <b>\$783,000</b> | <b>\$3,748,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$71,200         |                 |                 |                 |
| Interior Architecture | \$16,500         |                 | \$3,200         | \$12,800        |
| Electrical            | \$3,400          | \$1,400         | \$1,900         | \$2,700         |
| Mechanical            | \$39,700         | \$14,800        | \$19,100        | \$12,700        |
| <b>Total</b>          | <b>\$130,800</b> | <b>\$16,200</b> | <b>\$24,200</b> | <b>\$28,200</b> |
| Priority A            | \$71,200         |                 |                 |                 |
| Priority B            | \$46,000         | \$16,200        | \$21,000        | \$15,400        |
| Priority C            | \$13,600         |                 | \$3,200         | \$12,800        |
| <b>Total</b>          | <b>\$130,800</b> | <b>\$16,200</b> | <b>\$24,200</b> | <b>\$28,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - BK

## Asset # : 1312

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | Now               | \$14,100       | LIFE               | * *            | 5           | \$21,900       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$68,500       | A             |
| Masonry: Brick         | 90%  | Now               | \$132,500      | LIFE               | * *            | 5           | \$78,900       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | * *            | 5           | \$30,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$5,800        | LIFE               | * *            | 5           | \$10,200       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  | Now               | \$74,700       | LIFE               | * *            | 5           | \$11,200       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 30%             |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$1,600        | LIFE               | * *            | 5           | \$800          | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2028               | * *            | 10          | \$68,800       | A             |
| Modified Bitumen       | 5%   |                   |                | 2023               | \$26,200       | 10          | \$3,600        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | 0-2               | \$7,100        | 2026               | * *            | 5           | \$3,200        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Quarry Tile            | 5%   | Now               | \$102,100      | 2043               | * *            | 5           | \$4,800        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$10,000       | C             |
| Vinyl Tile             | 25%  | Now               | \$30,500       | 2023               | \$305,300      | 3           | \$12,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 55%  | Now               | \$67,200       | 2018               | \$671,700      | 3           | \$26,400       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2038               | * *            | 5           | \$12,000       | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - BK

## Asset # : 1312

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |           |      |    |   |         |   |
|----------------|-----|-----|-----------|------|----|---|---------|---|
| Ceramic Tile   | 5%  |     |           | 2026 | ** | 5 | \$6,500 | C |
| Masonry: Brick | 15% | Now | \$131,500 | LIFE | ** |   |         | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement Boiler Room*

|               |     |     |          |      |    |    |          |   |
|---------------|-----|-----|----------|------|----|----|----------|---|
| Marble Panels | 3%  |     |          | LIFE | ** | 10 | \$1,500  | C |
| Plaster       | 77% | Now | \$91,100 | LIFE | ** | 5  | \$29,800 | C |

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : General Office**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : General Office. Stair Bulkhead And Classroom 413*

## Ceilings

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Embossed Metal   | 5%  |     |          | LIFE | ** | 5 | \$5,700 | B |
| Exposed Concrete | 20% | Now | \$49,100 | LIFE | ** | 5 | \$4,000 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Basement Boiler Room And Classroom 413*

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5-10 | \$164,100 | B |
|---------|-----|--|--|------|----|------|-----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 | \$13,600 | 5 | \$200   | B |
| Molded Case Bkrs | 65% |  |  | 2022 | \$88,100 | 5 | \$1,400 | B |
| Molded Case Bkrs | 25% |  |  | 2031 | **       | 5 | \$600   | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 80% |  |  | 2023 | \$122,700 | 1 |  | B |
| Thermoplastic | 20% |  |  | 2033 | **        | 1 |  | B |

## Motor Controllers

|                      |     |  |  |      |          |   |       |   |
|----------------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted      | 60% |  |  | 2021 | \$19,800 | 5 | \$300 | B |
| Locally Mounted      | 30% |  |  | 2028 | **       | 5 | \$200 | B |
| Motor Control Center | 10% |  |  | 2028 | **       | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,500 | B |
|---------|------|--|--|------|----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - BK

## Asset # : 1312

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

90%  
2023 \$694,600 10 \$70,700 B  
Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Throughout  
Explanation : Using T-12 Lamps

HID 5% 2031 \* \* 10 \$100 B  
Incandescent 5% 2018 \$38,600 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2023 \$17,800 10 \$10,300 B  
Exit, Service 50% 2023 \$7,100 1 B

## Exterior Lighting

HID 100% 2018 \$34,800 10 \$300 B

## Alarm

## Fire/Smoke Detection

No Component 70% D  
Generic 30% 2018 \$295,700 1-3 \$15,900 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2033 \* \* 1 B  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Basement  
Explanation : One Tank Of 7,500 Gals

## Conversion Equipment

Steam Boiler 100% 2036 \* \* 1 \$84,900 B  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Basement  
Explanation : 2 Units

## Distribution

Steam Piping/Pump 100% 2043 \* \* 4 \$6,300 B  
Recent Replace Evident, Extent : Light, Area Affected : 50%  
Location : Condensate Pump, Basement

## Terminal Devices

Air Handler 20% 2023 \$105,300 1 \$10,600 B  
Convactor/Radiator 80% 2021 \$737,600 1 \$22,200 B

## Air Conditioning

## Energy Source

Electricity 100% 2039 \* \* 1 B

## Conversion Equipment

Window/Wall Unit 30% 2022 \$60,200 1 B  
No Component 70% D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 200 - BK

Asset # : 1312

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$75,600       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2023               | \$102,500      | 2           | \$2,500        | B             |
| Roof  | 5%         |                   |                | 2023               | \$3,900        | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$22,700       | 2           | \$1,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit Of 225 Gals                      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 200 - Q  
**Address** : 70-10 164 STREET  
**Borough** : QUEENS **Agency's Number** : Q200  
**Program / Asset #** : BOE0841.000 / 1501 **Yr Built/Renovated** : 1953 / 2000  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6789 **Lot** : 1 **BIN** : 4146990

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,478,300           | \$203,100             |
| Interior Architecture | \$51,200              | \$854,600             |
| Electrical            | \$251,300             | \$838,500             |
| Mechanical            | \$113,500             | \$190,700             |
| <b>Total</b>          | <b>\$1,894,300</b>    | <b>\$2,087,000</b>    |
| Priority A            | \$1,478,300           | \$203,100             |
| Priority B            | \$364,800             | \$1,078,300           |
| Priority C            | \$51,200              | \$805,600             |
| <b>Total</b>          | <b>\$1,894,300</b>    | <b>\$2,087,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture |                 | \$13,600        | \$7,500         |                 |
| Electrical            | \$10,700        | \$100           | \$100           |                 |
| Mechanical            | \$15,700        | \$17,600        | \$41,100        | \$12,300        |
| <b>Total</b>          | <b>\$26,400</b> | <b>\$31,200</b> | <b>\$48,700</b> | <b>\$12,300</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$26,400        | \$17,700        | \$48,700        | \$12,300        |
| Priority C            |                 | \$13,600        |                 |                 |
| <b>Total</b>          | <b>\$26,400</b> | <b>\$31,200</b> | <b>\$48,700</b> | <b>\$12,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - Q

## Asset # : 1501

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   |                   |                | LIFE               | * *            | 5           | \$2,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Vertical Cracks, Extent : Moderate, Area Affected : 15%        |                   |                |                    |                |             |                |               |
|                        | Location : Chimney   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$50,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Over Main Entrance                                  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Steel                  | 100%   | Now               | \$1,397,500    | 2046               | * *            | 5           | \$149,400      | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 100%   |                   |                | LIFE               | * *            | 5           | \$19,500       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2026               | * *            | 10          | \$80,800       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2049               | * *            | 10          | \$10,600       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$26,400       | C             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2030               | * *            | 5           | \$6,000        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$4,700        | C             |
| Vinyl Tile             | 70%  |                   |                | 2021               | \$805,600      | 3           | \$31,700       | C             |
| Wood                   | 10%  | 4+                | \$51,200       | 2036               | * *            | 5           | \$11,300       | C             |
|                        | Deteriorated Finish, Extent : Severe, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - Q

## Asset # : 1501

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$2,900  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$13,100 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2026 | ** | 5 | \$15,100 | B |
| Exposed Concrete     | 25% |  |  | LIFE | ** | 5 | \$4,700  | B |
| Plaster              | 65% |  |  | LIFE | ** | 5 | \$49,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 600 Amp</i>                                  |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|  |      |     |          |      |    |   |       |   |
|--|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 100% | 2-4 | \$89,400 | 2051 | ** | 5 | \$100 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                  |      |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2047 | **       | 1 |  | B |

## Panelboards

|   |     |     |          |      |         |   |       |   |
|---|-----|-----|----------|------|---------|---|-------|---|
| Fused Disc Sw   | 5%  |     |          | 2020 | \$5,100 | 5 | \$100 | B |
| Fused Toggle Switch   | 80% | 2-4 | \$81,300 | 2046 | **      | 5 | \$500 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |         |   |       |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |         |   |       |   |
| <i>Explanation : On Extended Life.</i>                            |     |     |          |      |         |   |       |   |

|                  |     |  |  |      |         |   |       |   |
|------------------|-----|--|--|------|---------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2043 | **      | 5 | \$100 | B |
| Molded Case Bkrs | 5%  |  |  | 2020 | \$5,100 | 5 | \$100 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 90% | 2-4 | \$80,600 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |   |  |   |
| Thermoplastic   | 10% |     |          | 2047 | ** | 1 |  | B |

## Motor Controllers

|   |     |     |          |      |          |   |       |   |
|---|-----|-----|----------|------|----------|---|-------|---|
| Locally Mounted   | 50% |     |          | 2019 | \$10,600 | 5 | \$200 | B |
| Locally Mounted   | 50% | 2-4 | \$10,600 | 2041 | **       | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |          |   |       |   |
| <i>Location : Mech Room</i>                                       |     |     |          |      |          |   |       |   |
| <i>Explanation : On Extended Life.</i>                            |     |     |          |      |          |   |       |   |

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 200 - Q

## Asset # : 1501

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices  
Generic

|   |      |     |   |       |   |
|---|------|-----|---|-------|---|
| 100%  | LIFE | * * | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |   |       |   |
| <i>Location : Water Main</i>                                      |      |     |   |       |   |
| <i>Explanation : Connected With Main Water Pipe</i>               |      |     |   |       |   |

## Lighting

Interior Lighting  
Fluorescent

|  |      |           |    |          |   |
|--|------|-----------|----|----------|---|
| 90%  | 2021 | \$654,600 | 10 | \$66,600 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i> |      |           |    |          |   |
| <i>Location : Throughout</i>                                     |      |           |    |          |   |
| <i>Explanation : Lamp T-12</i>                                   |      |           |    |          |   |

## HID

|   |      |          |    |       |   |
|---|------|----------|----|-------|---|
| 5%  | 2021 | \$16,800 | 10 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |          |    |       |   |
| <i>Location : Exterior</i>  |      |          |    |       |   |
| <i>Explanation : Metal Halide</i>                                 |      |          |    |       |   |

## Incandescent

|    |      |          |   |       |   |
|----|------|----------|---|-------|---|
| 5% | 2021 | \$36,400 | 2 | \$100 | B |
|----|------|----------|---|-------|---|

## Egress Lighting

## Emergency, Service

|     |      |         |   |  |   |
|-----|------|---------|---|--|---|
| 50% | 2021 | \$6,700 | 1 |  | B |
|-----|------|---------|---|--|---|

## Exit, Service

|     |      |         |   |  |   |
|-----|------|---------|---|--|---|
| 50% | 2021 | \$6,700 | 1 |  | B |
|-----|------|---------|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

|      |      |     |   |          |   |
|------|------|-----|---|----------|---|
| 100% | 2031 | * * | 5 | \$25,000 | B |
|------|------|-----|---|----------|---|

## Conversion Equipment

## Steam Boiler

|  |      |     |   |          |   |
|--|------|-----|---|----------|---|
| 100%   | 2026 | * * | 1 | \$80,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |          |   |
| <i>Location : Basement Boiler Room</i>                         |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |     |   |          |   |

## Distribution

## Steam Piping/Pump

|      |      |     |   |         |   |
|------|------|-----|---|---------|---|
| 100% | 2031 | * * | 4 | \$6,000 | B |
|------|------|-----|---|---------|---|

## Terminal Devices

## Air Handler

|     |      |          |   |          |   |
|-----|------|----------|---|----------|---|
| 20% | 2021 | \$99,200 | 1 | \$10,000 | B |
|-----|------|----------|---|----------|---|

## Convactor/Radiator

|     |      |     |   |          |   |
|-----|------|-----|---|----------|---|
| 80% | 2034 | * * | 1 | \$20,900 | B |
|-----|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |      |     |   |  |   |
|------|------|-----|---|--|---|
| 100% | 2037 | * * | 1 |  | B |
|------|------|-----|---|--|---|

## Conversion Equipment

## Window/Wall Unit

|     |      |           |   |  |   |
|-----|------|-----------|---|--|---|
| 60% | 2016 | \$113,500 | 1 |  | B |
|-----|------|-----------|---|--|---|

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 40% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Ventilation

## Distribution

## Ductwork/Diffusers

|      |      |     |     |          |   |
|------|------|-----|-----|----------|---|
| 100% | LIFE | * * | 2-5 | \$45,000 | B |
|------|------|-----|-----|----------|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 200 - Q

Asset # : 1501

| Mechanical                                       |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                            | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation                                      |            |                   |                |                    |                |             |                |               |
| Exhaust Fans                                     |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2021               | \$91,500       | 2           | \$2,200        | B             |
| Roof   | 10%        |                   |                | 2021               | \$7,300        | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                 |            |                   |                |                    |                |             |                |               |
| Brass/Copper                                     | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel                                  | 80%        | 0-2               | \$4,400        | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Water Main In Basement                |            |                   |                |                    |                |             |                |               |
| Water Heater                                     |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$21,400       | 2           | \$1,200        | B             |
| HW Heat Exchanger                                |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$12,000       | B             |
| Sanitary Piping                                  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                               |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                                     |            |                   |                |                    |                |             |                |               |
| Rigid Piping                                     | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 201 - Q  
**Address** : 65-11 155 STREET  
**Borough** : QUEENS **Agency's Number** : Q201  
**Program / Asset #** : BOE0842.000 / 1502 **Yr Built/Renovated** : 1954 / 2004  
**Area Sq Ft** : 73,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6792 **Lot** : 100 **BIN** : 4146992

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$61,600              | \$53,000              |
| Interior Architecture | \$393,300             |                       |
| Electrical            | \$693,400             | \$182,800             |
| <b>Total</b>          | <b>\$1,148,300</b>    | <b>\$235,700</b>      |
| Priority A            | \$61,600              | \$53,000              |
| Priority B            | \$693,400             | \$182,800             |
| Priority C            | \$393,300             |                       |
| <b>Total</b>          | <b>\$1,148,300</b>    | <b>\$235,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$6,000         | \$6,000         | \$21,100        | \$2,500         |
| Electrical            | \$45,100        | \$400           | \$41,500        |                 |
| Mechanical            | \$8,900         | \$10,200        | \$30,300        | \$10,100        |
| <b>Total</b>          | <b>\$59,900</b> | <b>\$16,600</b> | <b>\$92,900</b> | <b>\$12,600</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$54,000        | \$10,600        | \$80,800        | \$10,100        |
| Priority C            | \$6,000         | \$6,000         | \$12,000        | \$2,500         |
| <b>Total</b>          | <b>\$59,900</b> | <b>\$16,600</b> | <b>\$92,900</b> | <b>\$12,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 201 - Q

## Asset # : 1502

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$53,000       | A             |
|                        | Efflorescence, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Upper Portion Of Facade                         |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2043               | * *            | 5           | \$20,800       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | * *            | 5           | \$10,600       | A             |
| Pre-Cast Concrete      | 10%  |                   |                | LIFE               | * *            | 5           | \$7,400        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2049               | * *            | 10          | \$8,100        | A             |
| Modified Bitumen       | 95%  |                   |                | 2026               | * *            | 10          | \$61,600       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$20,100       | C             |
| Ceramic Tile           | 8%   |                   |                | 2030               | * *            | 5           | \$7,300        | C             |
| Sheet Vinyl/Rubber     | 5%   |                   |                | 2029               | * *            | 5           | \$6,900        | C             |
| Terrazzo               | 2%   |                   |                | LIFE               | * *            | 5           | \$1,400        | C             |
| Vinyl Tile             | 22%  |                   |                | 2026               | * *            | 3           | \$10,100       | C             |
| Vinyl Tile             | 45%  |                   |                | 2016               | \$393,300      | 3           | \$15,500       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tile                                     |                   |                |                    |                |             |                |               |
| Wood                   | 8%   |                   |                | 2036               | * *            | 5           | \$13,800       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2030               | * *            | 5           | \$4,600        | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | * *            | 5           | \$3,700        | C             |
| Glazed Ceramic Panel   | 5%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 55%  |                   |                | LIFE               | * *            | 5           | \$15,200       | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 20%  |                   |                | 2026               | * *            | 5           | \$18,200       | B             |
|                        | Patching Evident, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : Corridors                                       |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 55%  |                   |                | LIFE               | * *            | 5           | \$7,800        | B             |
| Plaster                | 25%  |                   |                | LIFE               | * *            | 5           | \$14,200       | B             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 2%    |                   |                |                    |                |             |                |               |
|                        | Location : Corridor Outside Auditorium                     |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 201 - Q

## Asset # : 1502

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 400 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%   | 2-4               | \$89,400       | 2051               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : Obsolete                                     |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%   |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Fused Knife Sw           | 10%  | 2-4               | \$10,200       | 2046               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Obsolete                                     |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 30%  | 2-4               | \$30,500       | 2046               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Obsolete                                     |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 50%  |                   |                | 2020               | \$50,800       | 5           | \$800          | B             |
| Molded Case Bkrs         | 5%   |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%  | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%  |                   |                | 2019               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted          | 20%  | 2-4               | \$4,200        | 2041               | * *            | 5           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 86%  |                   |                | 2016               | \$475,000      | 10          | \$48,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2021               | \$55,200       | 10          | \$5,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2016               | \$5,100        | 10          |                | B             |
| Incandescent          | 2%   |                   |                | 2016               | \$11,000       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2021               | \$12,700       | 10          | \$7,400        | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$5,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$24,900       | 10          | \$200          | B             |

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 4   | 100%           |                   |                    | 2031    | * *            | 5           | \$19,000       | B             |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                  | Steam Boiler  | 100%           |                   |                    | 2034    | * *            | 1           | \$60,800       | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement                                     |                |                   |                    |         |                |             |                |               |
|                  | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump                                       | 100%           |                   |                    | 2031    | * *            | 4           | \$4,500        | B             |
|                  | Terminal Devices  |                |                   |                    |         |                |             |                |               |
|                  | Air Handler   | 20%            |                   |                    | 2026    | * *            | 1           | \$7,600        | B             |
|                  | Convactor/Radiator                                      | 80%            |                   |                    | 2034    | * *            | 1           | \$15,900       | B             |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Energy Source   |                |                   |                    |         |                |             |                |               |
|                  | Electricity   | 100%           |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit  | 5%             |                   |                    | 2016    | \$7,200        | 1           |                | B             |
|                  | No Component  | 95%            |                   |                    |         |                |             |                | D             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$34,200       | B             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 95%            |                   |                    | 2026    | * *            | 2           | \$1,800        | B             |
|                  | Roof  | 5%             |                   |                    | 2026    | * *            | 2           | \$100          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 201 - Q

Asset # : 1502

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 40%        |                   |                | 2047               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 60%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2019               | \$16,300       | 2           | \$900          | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2029               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2047               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 202 - BK ERNEST S. JENKYNs  
**Address** : 982 HEGEMAN AVE. BTWN: BERRIMAN ST., ATKINS AVE  
**Borough** : BROOKLYN **Agency's Number** : K202  
**Program / Asset #** : BOE0497.000 / 2667 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 4477 **Lot** : 1 **BIN** : 3098664

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,097,100           | \$199,500             |
| Interior Architecture | \$401,100             | \$405,700             |
| Electrical            | \$96,800              | \$1,047,600           |
| Mechanical            | \$512,900             | \$1,050,300           |
| <b>Total</b>          | <b>\$2,108,000</b>    | <b>\$2,703,100</b>    |
| Priority A            | \$1,097,100           | \$199,500             |
| Priority B            | \$645,100             | \$2,162,300           |
| Priority C            | \$365,800             | \$341,400             |
| <b>Total</b>          | <b>\$2,108,000</b>    | <b>\$2,703,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$7,100         |
| Interior Architecture | \$60,800         | \$1,700         | \$6,900         | \$4,300         |
| Electrical            | \$31,800         | \$700           | \$900           | \$43,200        |
| Mechanical            | \$39,000         | \$13,400        | \$20,700        | \$24,400        |
| <b>Total</b>          | <b>\$131,700</b> | <b>\$15,800</b> | <b>\$28,500</b> | <b>\$79,000</b> |
| Priority A            |                  |                 |                 | \$7,100         |
| Priority B            | \$70,900         | \$14,100        | \$21,600        | \$67,500        |
| Priority C            | \$60,800         | \$1,700         | \$6,900         | \$4,300         |
| <b>Total</b>          | <b>\$131,700</b> | <b>\$15,800</b> | <b>\$28,500</b> | <b>\$79,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$66,600       | A             |
| Masonry: Brick   | 78%        | Now               | \$893,400      | LIFE               | **             | 5           | \$132,900      | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : South Facade  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 7%         |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Marble  | 3%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Metal Panel  | 2%         |                   |                | 2042               | **             | 5-10        | \$23,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$45,800       | A             |
| Wood   | 5%         | Now               | \$75,500       | 2047               | **             | 5           | \$12,000       | A             |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 92%        | Now               | \$76,600       | LIFE               | **             | 5           | \$11,500       | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : South Parapet                                       |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 3%         |                   |                | 2042               | **             | 5           | \$1,400        | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$51,600       | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Room 514  |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 202 - BK ERNEST S. JENKYNs

Asset # : 2667

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$15,000 | C |
| Ceramic Tile           | 5%  |  |  | 2031 | **        | 5 | \$6,900  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$5,400  | C |
| Vinyl Tile             | 10% |  |  | 2027 | **        | 3 | \$5,100  | C |
| Vinyl Tile             | 20% |  |  | 2022 | \$261,700 | 3 | \$10,300 | C |
| Vinyl Tile             | 25% |  |  | 2017 | \$327,100 | 3 | \$17,200 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors, Stairs**Explanation : 9x9 Tiles*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 30% |  |  | 2025 | ** | 5 | \$77,200 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|              |    |     |          |      |    |   |         |   |
|--------------|----|-----|----------|------|----|---|---------|---|
| Ceramic Tile | 5% | Now | \$25,200 | 2025 | ** | 5 | \$4,300 | C |
|--------------|----|-----|----------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Toilet(s)*

|                |     |     |          |      |    |   |         |   |
|----------------|-----|-----|----------|------|----|---|---------|---|
| Masonry: Brick | 10% |     |          | LIFE | ** |   |         | C |
| Marble Panels  | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster        | 10% | Now | \$31,400 | LIFE | ** | 5 | \$5,100 | C |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : Rooms 510, 557, Stairs 5 And 7**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Rooms 510, 557, Stairs 3 And 7*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5 | \$35,900 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                  |     |     |          |      |    |   |          |   |
|------------------|-----|-----|----------|------|----|---|----------|---|
| Exposed Concrete | 25% |     |          | LIFE | ** | 5 | \$5,400  | B |
| Plaster          | 15% | Now | \$35,400 | LIFE | ** | 5 | \$12,900 | B |

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%**Location : Rooms 401, 506, 507, 511 And 513**Water Penetration, Extent : Severe, Area Affected : 10%**Location : Rooms 401, 506, 507, 511 And 513*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 60% |  |  | LIFE | ** | 5 | \$51,500 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1 Electrical Service Rated @ 2000 Amps*

## Switchgear / Switchboard

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 50% |     |          | 2022 | \$59,600 | 5 | \$200 | B |
| Fused Knife Sw | 50% | 2-4 | \$59,600 | 2052 | **       | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 202 - BK ERNEST S. JENKYNs**  
**Asset # : 2667**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 10%  |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs      | 60%  |                   |                | 2044               | * *            | 5           | \$1,400        | B             |
| Molded Case Bkrs      | 30%  |                   |                | 2021               | \$40,600       | 5           | \$700          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 20%  | 2-4               | \$30,700       | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic         | 70%  |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 80%  |                   |                | 2020               | \$26,400       | 5           | \$500          | B             |
| Locally Mounted       | 20%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$8,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 84%  |                   |                | 2022               | \$694,700      | 10          | \$70,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2017               | \$24,800       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2027               | * *            | 10          | \$8,900        | B             |
| Exit, Service         | 60%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$37,200       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$15,400       | 1           | \$1,700        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$52,700       | 1-3         | \$2,700        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 202 - BK ERNEST S. JENKYNs**  
**Asset # : 2667**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2027               | * *            | 1           | \$91,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$14,600       | 2032               | * *            | 4           | \$4,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Back Of The Boiler Room         |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 15%        |                   |                | 2022               | \$84,600       | 1           | \$8,500        | B             |
| Convactor/Radiator                                      | 55%        |                   |                | 2020               | \$543,400      | 1           | \$16,300       | B             |
| Fan Coil Unit/Heat                                      | 30%        |                   |                | 2017               | \$469,900      | 1           | \$8,900        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2017               | \$43,000       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$51,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2022               | \$109,900      | 2           | \$2,700        | B             |
| Roof  | 5%         |                   |                | 2027               | * *            | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | Now               | \$6,200        | 2022               | \$312,400      | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Rest Rooms, Various                          |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$24,300       | 2           | \$1,400        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$4,500        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Rest Room, Various                           |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$5,700        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 202 - BK ERNEST S. JENKYNS

Asset # : 2667

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 98%        |                   |                |                    |                |             |                | D             |
| Generic                    | 2%         |                   |                | 2032               | * *            | 1-2         | \$500          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 203 - BK  
**Address** : 5101 AVENUE M BTWN: EAST 51 ST, EAST 52 ST.  
**Borough** : BROOKLYN **Agency's Number** : K203  
**Program / Asset #** : BOE0498.000 / 28 **Yr Built/Renovated** : 1927 / 2011  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7849 **Lot** : 1 **BIN** : 3218626

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$414,500             |
| Interior Architecture | \$1,299,500           | \$101,800             |
| Electrical            | \$374,300             | \$1,013,600           |
| Mechanical            | \$62,100              | \$551,500             |
| <b>Total</b>          | <b>\$1,735,900</b>    | <b>\$2,081,500</b>    |
| Priority A            |                       | \$414,500             |
| Priority B            | \$755,500             | \$1,623,200           |
| Priority C            | \$980,400             | \$43,800              |
| <b>Total</b>          | <b>\$1,735,900</b>    | <b>\$2,081,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$14,100         |                 |                 | \$8,300          |
| Interior Architecture | \$54,200         |                 |                 | \$8,000          |
| Electrical            | \$1,700          | \$1,500         | \$2,100         | \$66,000         |
| Mechanical            | \$41,300         | \$11,400        | \$19,500        | \$20,500         |
| <b>Total</b>          | <b>\$111,200</b> | <b>\$12,900</b> | <b>\$21,600</b> | <b>\$102,900</b> |
| Priority A            | \$14,100         |                 |                 | \$8,300          |
| Priority B            | \$43,000         | \$12,900        | \$21,600        | \$86,600         |
| Priority C            | \$54,200         |                 |                 | \$8,000          |
| <b>Total</b>          | <b>\$111,200</b> | <b>\$12,900</b> | <b>\$21,600</b> | <b>\$102,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - BK

## Asset # : 28

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | * *            | 5           | \$75,900       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | * *            | 5           | \$3,000        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrances, Band At 2nd Floor And Terrace Railing |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   |                   |                | 2044               | * *            | 5           | \$28,200       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | * *            | 5           | \$10,800       | A             |
|                       | Efflorescence, Extent : Moderate, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Cornice Throughout                                    |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 80%  |                   |                | 2022               | \$285,700      | 10          | \$52,800       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 15%  |                   |                | 2030               | * *            | 10          | \$9,900        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%   |                   |                | 2057               | * *            | 10          | \$8,300        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - BK

## Asset # : 28

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         | Now               | \$35,000       | LIFE               | **             | 5           | \$4,600        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        | Now               | \$278,400      | 2032               | **             | 3           | \$11,000       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 70%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 30%        | Now               | \$100,200      | 2027               | **             | 3           | \$13,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : 1st And 2nd Floors Throughout 12x12 Tiles          |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : 1st And 2nd Floors Throughout                      |            |                   |                |                    |                |             |                |               |
| Wood  | 40%        | Now               | \$198,200      | 2037               | **             | 5           | \$43,800       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$19,200       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Masonry: Brick  | 10%        | Now               | \$79,900       | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria And Gymnasium                            |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 75%        | Now               | \$323,700      | LIFE               | **             | 5           | \$26,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$3,600        | B             |
| Plaster   | 80%        | Now               | \$319,100      | LIFE               | **             | 5           | \$58,000       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - BK

## Asset # : 28

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 90%  |                   |                | 2022               | \$93,900       | 5           | \$300          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2042               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 80%  |                   |                | 2022               | \$95,200       | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2021               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 65%  |                   |                | 2021               | \$88,100       | 5           | \$1,300        | B             |
| Molded Case Bkrs         | 20%  |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%  | 2-4               | \$104,700      | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%<br>Location : Throughout The Building                   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%  |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2020               | \$4,200        | 5           | \$100          | B             |
| Locally Mounted          | 80%  |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%  |                   |                | 2022               | \$668,500      | 10          | \$68,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Upper Floors<br>Explanation : T-8 Lamps |                   |                |                    |                |             |                |               |
| Fluorescent              | 2%   |                   |                | 2027               | * *            | 10          | \$1,400        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Gym<br>Explanation : T-5 Lamps          |                   |                |                    |                |             |                |               |
| Incandescent             | 3%   |                   |                | 2017               | \$21,100       | 2           | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2027               | * *            | 10          | \$9,400        | B             |
| Exit, Service            | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2017               | \$31,800       | 10          | \$200          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection     |  |                   |                |                    |                |             |                |               |
| No Component             | 70%  |                   |                |                    |                |             |                | D             |
| Generic                  | 30%  |                   |                | 2017               | \$269,600      | 1-3         | \$14,500       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - BK

## Asset # : 28

| Mechanical       |                             | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |  |           |                    |      |                |       |                |          |
|                  | Energy Source               |  |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%   |           |                    | 2048 | * *            | 1     |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement Vault                                  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : One Tank Of 10,000 Gals                      |           |                    |      |                |       |                |          |
|                  | Conversion Equipment        |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%   |           |                    | 2027 | * *            | 1     | \$77,400       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 Units                                      |           |                    |      |                |       |                |          |
|                  | Distribution                |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 100%   | Now       | \$62,100           | 2032 | * *            | 4     | \$3,900        | B        |
|                  |                             | Leak Evident, Extent : Severe, Area Affected : 5%          |           |                    |      |                |       |                |          |
|                  |                             | Location : Vacuum Pump, Boiler Room                        |           |                    |      |                |       |                |          |
|                  |                             | Steam Traps Faulty, Extent : Light, Area Affected : 5%     |           |                    |      |                |       |                |          |
|                  |                             | Location : Through Out                                     |           |                    |      |                |       |                |          |
|                  | Terminal Devices            |  |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 25%  |           |                    | 2022 | \$120,000      | 1     | \$12,100       | B        |
|                  | Convactor/Radiator          | 50%  |           |                    | 2027 | * *            | 1     | \$12,600       | B        |
|                  | Fan Coil Unit/Heat          | 25%  | Now       | \$16,700           | 2022 | \$333,200      | 1     | \$5,700        | B        |
|                  |                             | Broken, Extent : Moderate, Area Affected : 10%             |           |                    |      |                |       |                |          |
|                  |                             | Location : Throughout                                      |           |                    |      |                |       |                |          |
| Air Conditioning |                             |  |           |                    |      |                |       |                |          |
|                  | Energy Source               |  |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%   |           |                    | 2038 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |  |           |                    |      |                |       |                |          |
|                  | Reciprocating Compr/Chiller | 5%   |           |                    | 2022 | \$15,100       | 1     | \$1,800        | B        |
|                  |                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%     |           |                    |      |                |       |                |          |
|                  |                             | Location : Chiller   |           |                    |      |                |       |                |          |
|                  |                             | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Roof  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : One Unit                                     |           |                    |      |                |       |                |          |
|                  | Ext Pkg Unit - Cooling      | 5%   |           |                    | 2027 | * *            | 2     | \$200          | B        |
|                  | Window/Wall Unit            | 5%   |           |                    | 2017 | \$9,100        | 1     |                | B        |
|                  | No Component                | 85%  |           |                    |      |                |       |                | D        |
|                  | Distribution                |  |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump       | 5%   |           |                    | 2032 | * *            | 4     | \$200          | B        |
|                  | Ductwork/Diffusers          | 5%   |           |                    | LIFE | * *            | 2     | \$5,100        | B        |
|                  | No Component                | 90%  |           |                    |      |                |       |                | D        |
|                  | Terminal Devices            |  |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht         | 5%   |           |                    | 2027 | * *            | 1     | \$2,400        | B        |
|                  | No Component                | 95%  |           |                    |      |                |       |                | D        |
| Ventilation      |                             |  |           |                    |      |                |       |                |          |
|                  | Distribution                |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%   |           |                    | LIFE | * *            | 2-5   | \$43,500       | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - BK

## Asset # : 28

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2022               | \$98,400       | 2           | \$2,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$20,700       | 2           | \$1,200        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 400 Gal Heater</i>                             |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$12,400       | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 203 - Q  
**Address** : 53-11 SPRINGFIELD BLVD  
**Borough** : QUEENS **Agency's Number** : Q203  
**Program / Asset #** : BOE0844.000 / 2760 **Yr Built/Renovated** : 1961 / 2005  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7482 **Lot** : 317 **BIN** : 4161005

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,179,600           | \$48,100              |
| Interior Architecture | \$142,700             | \$378,500             |
| Electrical            | \$1,343,100           | \$247,400             |
| Mechanical            | \$54,700              | \$50,500              |
| <b>Total</b>          | <b>\$2,720,200</b>    | <b>\$724,400</b>      |
| Priority A            | \$1,179,600           | \$48,100              |
| Priority B            | \$1,397,800           | \$343,300             |
| Priority C            | \$142,700             | \$333,100             |
| <b>Total</b>          | <b>\$2,720,200</b>    | <b>\$724,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$13,200        |                 | \$8,200         |                 |
| Interior Architecture | \$12,500        | \$7,200         | \$14,300        | \$3,100         |
| Electrical            | \$5,600         | \$6,000         | \$37,300        | \$5,500         |
| Mechanical            | \$9,200         | \$11,400        | \$24,700        | \$13,700        |
| <b>Total</b>          | <b>\$40,400</b> | <b>\$24,500</b> | <b>\$84,600</b> | <b>\$22,300</b> |
| Priority A            | \$13,200        |                 | \$8,200         |                 |
| Priority B            | \$14,800        | \$17,400        | \$74,500        | \$19,200        |
| Priority C            | \$12,500        | \$7,200         | \$1,900         | \$3,100         |
| <b>Total</b>          | <b>\$40,400</b> | <b>\$24,500</b> | <b>\$84,600</b> | <b>\$22,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - Q

## Asset # : 2760

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 87%        |                   |                | LIFE               | **             | 5           | \$48,100       | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal/Glass Curt Wall  | 10%        |                   |                | LIFE               | **             | 5           | \$10,400       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | 2-4               | \$597,600      | 2046               | **             | 5           | \$6,200        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Masonry: Limestone   | 3%         | Now               | \$3,300        | LIFE               | **             | 5           | \$300          | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 10%        |                   |                | 2034               | **             | 5-10        | \$16,300       | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2036               | **             | 10          | \$8,200        | A             |
| IRMA/Protected Membrane  | 95%        | 2-4               | \$582,000      | 2031               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$21,800       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$3,000        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Vinyl Tile   | 25%        |                   |                | 2026               | **             | 3           | \$12,500       | C             |
| Vinyl Tile   | 35%        |                   |                | 2021               | \$333,100      | 3           | \$13,100       | C             |
| Vinyl Tile   | 15%        |                   |                | 2016               | \$142,700      | 3           | \$5,600        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$18,700       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - Q

## Asset # : 2760

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2030 | ** | 5 | \$2,700  | C |
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5 | \$7,100  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$13,200 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |          |   |          |   |
|----------------------|-----|--|--|------|----------|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2026 | **       | 5 | \$24,900 | B |
| Exposed Concrete     | 45% |  |  | LIFE | **       | 5 | \$7,000  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       |   |          | B |
| Fiber Board          | 5%  |  |  | 2021 | \$45,400 |   |          | B |
| Metal Panel          | 10% |  |  | LIFE | **       | 5 | \$12,500 | B |
| Plaster              | 10% |  |  | LIFE | **       | 5 | \$6,200  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>   |      |  |  |      |          |   |       |   |
| <i>Explanation : 2- Main Disconnect Switches, No Available Nameplate Ratings.</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2021 | \$89,400 | 5 | \$1,700 | B |
|------------------|------|--|--|------|----------|---|---------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2037 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2020 | \$81,300 | 5 | \$1,400 | B |

## Wiring

|   |     |     |          |      |    |   |  |   |
|---|-----|-----|----------|------|----|---|--|---|
| Braided Cloth   | 90% | 2-4 | \$80,600 | 2046 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |    |   |  |   |

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,000 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 203 - Q

## Asset # : 2760

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting<br>Fluorescent                           | 92%        |                   |                | 2016               | \$553,300      | 10          | \$56,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2016               | \$2,800        | 10          |                | B             |
| Incandescent   | 7%         |                   |                | 2016               | \$42,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2021               | \$5,500        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$5,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$27,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System<br>Generic                                 | 100%       |                   |                | 2029               | * *            | 1           | \$24,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System                       |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2016               | \$610,700      | 1-3         | \$31,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Old And Functional                           |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Fuel Oil No 4                             | 100%       |                   |                | 2031               | * *            | 5           | \$20,700       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2026               | * *            | 1           | \$66,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2031               | * *            | 4           | \$4,900        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2026               | * *            | 1           | \$8,300        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2034               | * *            | 1           | \$17,300       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source<br>Electricity                               | 100%       |                   |                | 2029               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 203 - Q

Asset # : 2760

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 35%            |                   |                    | 2016    | \$54,700       | 1           |                | B             |
|                  | No Component         | 65%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$37,200       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 60%            |                   |                    | 2021    | \$50,500       | 2           | \$1,200        | B             |
|                  | Roof                 | 40%            |                   |                    | 2021    | \$24,200       | 2           | \$800          | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%           |                   |                    | 2026    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger    |                |                   |                    |         |                |             |                |               |
|                  | Low Temp             | 100%           |                   |                    | 2021    | \$23,600       | 4           | \$6,600        | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%             |                   |                    | 2031    | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 204 - BK  
**Address** : 8101 15TH AVE.  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0499.000 / 2553  
**Area Sq Ft** : 140,321  
**Date of Survey** : 04-Oct-2011  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6294      **Lot** : 1      **BIN** : 3163702  
**Agency's Number** : K204  
**Yr Built/Renovated** : 1929 / 2000  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$155,500             | \$74,000              |
| Interior Architecture | \$444,800             | \$903,400             |
| Electrical            | \$89,700              | \$390,100             |
| Mechanical            | \$28,500              | \$461,100             |
| <b>Total</b>          | <b>\$718,500</b>      | <b>\$1,828,600</b>    |
| Priority A            | \$155,500             | \$74,000              |
| Priority B            | \$324,900             | \$926,400             |
| Priority C            | \$238,100             | \$828,200             |
| <b>Total</b>          | <b>\$718,500</b>      | <b>\$1,828,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$82,700         |                 |                 |                 |
| Interior Architecture | \$115,800        |                 | \$22,600        | \$9,700         |
| Electrical            | \$30,700         | \$10,100        | \$11,800        | \$10,900        |
| Mechanical            | \$39,600         | \$17,900        | \$38,100        | \$20,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$272,900</b> | <b>\$32,000</b> | <b>\$76,400</b> | <b>\$44,600</b> |
| Priority A            | \$82,700         |                 |                 |                 |
| Priority B            | \$93,100         | \$32,000        | \$71,000        | \$34,900        |
| Priority C            | \$97,000         |                 | \$5,400         | \$9,700         |
| <b>Total</b>          | <b>\$272,900</b> | <b>\$32,000</b> | <b>\$76,400</b> | <b>\$44,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 204 - BK

## Asset # : 2553

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | **             | 5           | \$64,200       | A             |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$106,800      | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$41,100       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$14,900       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 7%         |                   |                | LIFE               | **             | 5-10        | \$20,200       | A             |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5-10        | \$5,600        | A             |
| Copper/Terne  | 5%         |                   |                | 2058               | **             | 5           | \$2,500        | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5-10        | \$41,600       | A             |
| Masonry: Granite  | 15%        |                   |                | LIFE               | **             | 5-10        | \$21,000       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        | Now               | \$46,000       | 2028               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms On Fourth Floor               |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2051               | **             | 10          | \$7,600        | A             |
| Modified Bitumen  | 25%        |                   |                | 2028               | **             | 10          | \$15,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$75,200       | C             |
| Ceramic Tile  | 5%         | Now               | \$9,500        | 2032               | **             | 5           | \$4,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$13,400       | C             |
| Vinyl Tile  | 25%        |                   |                | 2028               | **             | 3           | \$16,100       | C             |
| Vinyl Tile  | 30%        |                   |                | 2018               | \$491,300      | 3           | \$25,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1929 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                     |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2023               | \$245,700      | 3           | \$12,900       | C             |
| Wood  | 10%        | 4+                | \$36,400       | 2038               | **             | 5           | \$16,100       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 204 - BK

## Asset # : 2553

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|              |    |     |          |      |     |   |         |   |
|--------------|----|-----|----------|------|-----|---|---------|---|
| Ceramic Tile | 5% | Now | \$22,000 | 2032 | * * | 5 | \$7,500 | C |
|--------------|----|-----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                       |     |     |           |      |     |      |          |   |
|-----------------------|-----|-----|-----------|------|-----|------|----------|---|
| Concrete Masonry Unit | 20% |     |           | LIFE | * * | 5    | \$47,700 | C |
| Gypsum Board          | 5%  |     |           | LIFE | * * | 5-10 | \$25,300 | C |
| Masonry: Brick        | 10% |     |           | LIFE | * * | 10   | \$8,900  | C |
| Plaster               | 60% | Now | \$164,100 | LIFE | * * | 5    | \$53,700 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Ceilings

|                      |     |     |           |      |     |      |          |   |
|----------------------|-----|-----|-----------|------|-----|------|----------|---|
| AcousTileSusp.Lay-In | 20% |     |           | 2036 | * * | 5    | \$34,400 | B |
| Exposed Concrete     | 10% |     |           | LIFE | * * | 5-10 | \$21,500 | B |
| Plaster              | 70% | Now | \$206,700 | LIFE | * * | 5    | \$75,200 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Various Classrooms On Fourth Floor*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Various Classrooms On Fourth Floor*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Protector Rated @ 2500 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$67,100 | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2043 | * *      | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2023 | \$85,100 | 1 |  | B |
| Conduit | 50% |  |  | 2043 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2022 | \$84,700 | 5 | \$1,500 | B |
| Molded Case Bkrs | 50% |  |  | 2039 | * *      | 5 | \$1,500 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$89,700 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Old Wing*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 50% |  |  | 2043 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2021 | \$16,500 | 5 | \$400 | B |
| Locally Mounted | 50% |  |  | 2036 | * *      | 5 | \$400 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 204 - BK

## Asset # : 2553

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$3,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Water Pipe*

## Stand-by Power

## Transfer Switches

## Automatic

100% 2036 \* \* 1 \$35,400 B

## Generators

## Diesel

100% 2032 \* \* 1 \$44,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Caterpillar Genset - No Rating Available*

## Batteries

## Nickel Cadmium

100% 2018 \$600 5 \$25,600 B

## Fuel Storage

## Day Tank

50% 2039 \* \* 5 \$10,700 B  
*Other Observation, Extent : Moderate, Area Affected : 10%*  
*Location : Roof*  
*Explanation : 25 Gallons*

## Main Tank

50% 2051 \* \* 5 \$1,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 75 Gallons*

## Lighting

## Interior Lighting

## Fluorescent

100% 2031 \* \* 10 \$105,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

## Egress Lighting

## Exit, Service

50% 2028 \* \* 1 B

## Exit, Battery

50% 2028 \* \* 10 \$3,900 B

## Exterior Lighting

## HID

100% 2023 \$47,900 10 \$400 B

## Alarm

## Security System

## No Component

80% D

## Generic

20% 2028 \* \* 1 \$8,600 B

## Fire/Smoke Detection

## No Component

80% D

## Generic

20% 2028 \* \* 1-3 \$14,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel    | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                                | Explanation : One Tank Of 10,000 Gals                   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%  |                   |                | 2036               | * *            | 1           | \$113,800      | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%  |                   |                | 2033               | * *            | 4           | \$5,700        | B             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 30%   |                   |                | 2023               | \$211,800      | 1           | \$21,300       | B             |
| Convactor/Radiator             | 70%   |                   |                | 2028               | * *            | 1           | \$26,000       | B             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%   |                   |                | 2028               | * *            | 2           | \$2,100        | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 55%   |                   |                | 2018               | \$148,000      | 1           |                | B             |
| No Component                   | 15%   |                   |                |                    |                |             |                | D             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 30%   |                   |                | LIFE               | * *            | 2           | \$56,000       | B             |
| No Component                   | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$101,400      | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 70%   | Now               | \$2,000        | 2023               | \$101,300      | 2           | \$2,000        | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                                | Location : Basement                                     |                   |                |                    |                |             |                |               |
| Roof                           | 30%   |                   |                | 2028               | * *            | 2           | \$1,100        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 30%   |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 70%   |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2021               | \$30,500       | 2           | \$1,700        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                                | Explanation : One Unit Of 400 Gals                      |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 204 - BK

Asset # : 2553

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2028               | * *            | 1           | \$7,100        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : 1-4  |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 98%        |   |                |                    |                |             |                | D             |
| Generic               | 2%         |   |                | 2033               | * *            | 1-2         | \$600          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 205 - BK  
**Address** : 6701 20 AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K205  
**Program / Asset #** : BOE0500.000 / 1313 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 137,175 **Project Type** : EDUCATION  
**Date of Survey** : 23-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5571 **Lot** : 1 **BIN** : 3134749

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$48,100              | \$276,800             |
| Interior Architecture |                       | \$483,600             |
| Electrical            | \$103,800             | \$198,400             |
| Mechanical            | \$250,200             | \$342,600             |
| <b>Total</b>          | <b>\$402,000</b>      | <b>\$1,301,500</b>    |
| Priority A            | \$48,100              | \$276,800             |
| Priority B            | \$354,000             | \$622,000             |
| Priority C            |                       | \$402,700             |
| <b>Total</b>          | <b>\$402,000</b>      | <b>\$1,301,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$5,500         |                 |                  |                 |
| Interior Architecture | \$15,100        | \$14,000        | \$27,000         | \$10,800        |
| Electrical            | \$29,000        | \$9,400         | \$22,900         | \$16,200        |
| Mechanical            | \$21,000        | \$22,500        | \$73,600         | \$22,500        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900          | \$4,900         |
| <b>Total</b>          | <b>\$75,600</b> | <b>\$50,900</b> | <b>\$128,400</b> | <b>\$54,400</b> |
| Priority A            | \$5,500         |                 |                  |                 |
| Priority B            | \$59,300        | \$36,900        | \$112,200        | \$43,600        |
| Priority C            | \$10,800        | \$14,000        | \$16,200         | \$10,800        |
| <b>Total</b>          | <b>\$75,600</b> | <b>\$50,900</b> | <b>\$128,400</b> | <b>\$54,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - BK

## Asset # : 1313

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$83,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Cornice & Throughout                                 |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$193,000      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2043               | **             | 5           | \$60,600       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$13,300       | A             |
| Metal Rail             | 10%   |                   |                | 2038               | **             | 5-10        | \$28,400       | A             |
|                        | Recent Installation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Interior Face Of Parapet                             |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%   |                   |                | 2026               | **             | 10          | \$48,100       | A             |
| Cast in Place Concrete | 15%   |                   |                | LIFE               | **             |             |                | A             |
| Metal Panel            | 5%  |                   |                | 2034               | **             | 10          | \$5,500        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$37,800       | C             |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$8,600        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
| Vinyl Tile             | 50%   |                   |                | 2026               | **             | 3           | \$43,200       | C             |
| Vinyl Tile             | 20%   |                   |                | 2021               | \$329,400      | 3           | \$13,000       | C             |
| Wood                   | 10%   |                   |                | 2036               | **             | 5           | \$32,400       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile           | 5%  |                   |                | 2030               | **             | 5           | \$10,800       | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | **             | 5           | \$8,600        | C             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 55%   |                   |                | LIFE               | **             | 5           | \$35,500       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%   |                   |                | 2026               | **             | 5           | \$21,600       | B             |
| AcousTileSusp.Lay-In   | 5%  |                   |                | 2034               | **             | 5           | \$8,600        | B             |
| Exposed Concrete       | 10%   |                   |                | LIFE               | **             | 5           | \$2,700        | B             |
| Plaster                | 75%   |                   |                | LIFE               | **             | 5           | \$81,000       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - BK

## Asset # : 1313

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 75%        |                   |                | 2021               | \$100,600      | 5           | \$400          | B             |
| Fused Disc Sw  | 25%        |                   |                | 2041               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2041               | * *            | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2021               | \$34,100       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2037               | * *            | 5           | \$2,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2020               | \$16,900       | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 10%        | 2-4               | \$17,900       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2034               | * *            | 5           | \$500          | B             |
| Motor Control Center                                       | 30%        |                   |                | 2034               | * *            | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | * *            | 1           | \$34,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | * *            | 1           | \$43,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$25,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2037               | * *            | 5           | \$10,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 115 Gallon Tank                          |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2024               | * *            | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 10,000 Gallon Tank                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - BK

## Asset # : 1313

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

98%

2026

\* \*

10

\$103,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T8 Lamps*

## HID

2%

2021

\$9,600

10

\$100

B

## Egress Lighting

## Emergency, Service

50%

2026

\* \*

1

B

## Exit, Service

50%

2026

\* \*

1

B

## Exterior Lighting

## HID

100%

2021

\$46,800

10

\$400

B

## Alarm

## Security System

## No Component

80%

D

## Generic

20%

2026

\* \*

1

\$8,400

B

## Fire/Smoke Detection

## No Component

90%

D

## Generic

10%

2026

\* \*

1-3

\$7,100

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Elevator Hallway, Mechanical Room And Storage Room**Explanation : Partial Installation*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2031

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$114,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

## Distribution

## Steam Piping/Pump

100%

2031

\* \*

4

\$8,600

B

## Terminal Devices

## Air Handler

20%

2016

\$142,000

1

\$14,300

B

## Convector/Radiator

70%

2026

\* \*

1

\$26,200

B

## Fan Coil Unit/Heat

10%

2021

\$197,100

1

\$3,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

40%

2016

\$108,300

1

B

## No Component

60%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 205 - BK

Asset # : 1313

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$64,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2021               | \$145,500      | 2           | \$3,600        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 5%         |                   |                | 2047               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 95%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2016               | \$30,600       | 2           | \$1,700        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2021               | \$1,300        | 1           | \$700          | B             |
| Other Observation, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : For Boilers And Hot Water Heater Only     |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C - 1 - 2 - 3 - 4 - 5                        |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2041               | * *            | 1-5         | \$60,500       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2041               | * *            | 1-2         | \$6,500        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 205 - Q  
**Address** : 75-25 BELL BLVD  
**Borough** : QUEENS **Agency's Number** : Q205  
**Program / Asset #** : BOE0846.000 / 1504 **Yr Built/Renovated** : 1954 / 1999  
**Area Sq Ft** : 100,394 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7753 **Lot** : 1 **BIN** : 4164007

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$779,800             | \$321,400             |
| Interior Architecture |  | \$122,700             | \$721,200             |
| Electrical            |  | \$362,600             | \$1,338,700           |
| Mechanical            |  |                       | \$871,800             |
| <b>Total</b>          |  | <b>\$1,265,200</b>    | <b>\$3,253,000</b>    |
| Priority A            |  | \$779,800             | \$321,400             |
| Priority B            |  | \$444,900             | \$2,210,400           |
| Priority C            |  | \$40,500              | \$721,200             |
| <b>Total</b>          |  | <b>\$1,265,200</b>    | <b>\$3,253,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$71,500         |                 |                 |                 |
| Interior Architecture | \$100,700        |                 | \$9,900         | \$12,600        |
| Electrical            | \$50,000         | \$1,800         | \$2,100         | \$3,000         |
| Mechanical            | \$73,200         | \$12,900        | \$18,200        | \$18,500        |
| <b>Total</b>          | <b>\$295,500</b> | <b>\$14,700</b> | <b>\$30,100</b> | <b>\$34,100</b> |
| Priority A            | \$71,500         |                 |                 |                 |
| Priority B            | \$136,900        | \$14,700        | \$20,200        | \$21,400        |
| Priority C            | \$87,000         |                 | \$9,900         | \$12,600        |
| <b>Total</b>          | <b>\$295,500</b> | <b>\$14,700</b> | <b>\$30,100</b> | <b>\$34,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 5%   |                   |                | LIFE               | **             | 5           | \$35,900       | A             |
| Masonry: Brick          | 81%  |                   |                | LIFE               | **             | 5           | \$124,200      | A             |
| Masonry: Fieldstone     | 7%   |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Metal Panel             | 2%   |                   |                | 2033               | **             | 5-10        | \$10,500       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   |                   |                | 2039               | **             | 5           | \$28,500       | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  |                   |                | LIFE               | **             | 5-10        | \$99,700       | A             |
| Masonry: Limestone      | 7%   |                   |                | LIFE               | **             | 5-10        | \$13,800       | A             |
| Metal Panel             | 3%   |                   |                | 2043               | **             | 5           | \$1,900        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 70%  | Now               | \$580,800      | 2033               | **             |             |                | A             |
|                         | Drains Inad/Misposn, Extent : Severe, Area Affected : 50%<br>Location : Main Roof<br>Insul Miss/Displaced, Extent : Light, Area Affected : 25%<br>Location : Main Roof<br>Patching Evident, Extent : Moderate, Area Affected : 25%<br>Location : Main Roof<br>Vegetation Growth, Extent : Moderate, Area Affected : 20%<br>Location : Over Auditorium<br>Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Retention Tanks<br>Explanation : Water From Roof Runs To Retention Tanks Which Overflow With Heavy Rains |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 25%  | Now               | \$51,900       | 2023               | \$259,300      |             |                | A             |
|                         | Broken Paver Blocks, Extent : Moderate, Area Affected : 25%<br>Location : Cafeteria<br>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%<br>Location : Cafeteria<br>Paver Block Ballast, Extent : Moderate, Area Affected : 100%<br>Location : Cafeteria<br>Water Penetration, Extent : Moderate, Area Affected : 5%<br>Location : Cafeteria  |                   |                |                    |                |             |                |               |
| Roll Roofing            | 5%   | 0-2               | \$19,900       | 2025               | **             | 5           | \$3,700        | A             |
|                         | Seams Open/Split, Extent : Moderate, Area Affected : 25%<br>Location : Bulkheads<br>Worn/Eroded, Extent : Moderate, Area Affected : 50%<br>Location : Bulkheads  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - Q

## Asset # : 1504

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$6,300        | C             |
| Terrazzo   | 5%         | Now               | \$18,900       | LIFE               | **             | 5           | \$4,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 60%        |                   |                | 2018               | \$721,200      | 3           | \$37,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2028               | **             | 3           | \$11,800       | C             |
| Wood   | 5%         |                   |                | 2051               | **             | 5           | \$11,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | **             | 5           | \$10,200       | C             |
| Glazed Ceramic Panel                                       | 3%         |                   |                | LIFE               | **             | 10          | \$3,400        | C             |
| Plaster  | 58%        |                   |                | LIFE               | **             | 5-10        | \$62,600       | C             |
| Plaster  | 5%         | Now               | \$34,900       | LIFE               | **             | 5           | \$1,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads                                       |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 24%        |                   |                | LIFE               | **             | 10          | \$15,200       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2028               | **             | 5           | \$31,300       | B             |
| AcousTile,Adhered  | 5%         |                   |                | 2028               | **             | 5           | \$6,300        | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5-10        | \$94,000       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5-10        | \$21,500       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 4+                | \$32,600       | 2053               | **             | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$119,200      | 2053               | **             | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - Q

## Asset # : 1504

| Electrical   |                     | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|---------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component           | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type                | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts  |                     |                |           |                |                    |                |             |                |          |
| Raceway  |                     |                |           |                |                    |                |             |                |          |
|  | Conduit             | 95%            |           |                | 2023               | \$136,500      | 1           |                | B        |
|  | Conduit             | 5%             |           |                | 2043               | * *            | 1           |                | B        |
| Panelboards  |                     |                |           |                |                    |                |             |                |          |
|  | Fused Disc Sw       | 10%            |           |                | 2022               | \$13,600       | 5           | \$200          | B        |
|  | Fused Knife Sw      | 5%             | 2-4       | \$6,800        | 2048               | * *            | 5           |                | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |           |                |                    |                |             |                |          |
| Location : Basement  |                     |                |           |                |                    |                |             |                |          |
|  | Fused Toggle Switch | 40%            | 2-4       | \$54,200       | 2048               | * *            | 5           | \$400          | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |           |                |                    |                |             |                |          |
| Location : Basement  |                     |                |           |                |                    |                |             |                |          |
|  | Molded Case Bkrs    | 40%            |           |                | 2022               | \$54,200       | 5           | \$900          | B        |
|  | Molded Case Bkrs    | 5%             |           |                | 2039               | * *            | 5           | \$100          | B        |
| Wiring   |                     |                |           |                |                    |                |             |                |          |
|  | Braided Cloth       | 75%            | 2-4       | \$115,000      | 2048               | * *            | 1           |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                     |                |           |                |                    |                |             |                |          |
|  | Thermoplastic       | 20%            |           |                | 2023               | \$30,700       | 1           |                | B        |
|  | Thermoplastic       | 5%             |           |                | 2043               | * *            | 1           |                | B        |
| Motor Controllers  |                     |                |           |                |                    |                |             |                |          |
|  | Locally Mounted     | 80%            |           |                | 2021               | \$26,400       | 5           | \$400          | B        |
|  | Locally Mounted     | 20%            | 2-4       | \$6,600        | 2043               | * *            | 5           | \$100          | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                     |                |           |                |                    |                |             |                |          |
| Ground   |                     |                |           |                |                    |                |             |                |          |
| Grounding Devices  |                     |                |           |                |                    |                |             |                |          |
|  | Generic             | 100%           |           |                | LIFE               | * *            | 5           | \$2,400        | B        |
| Lighting   |                     |                |           |                |                    |                |             |                |          |
|  | Interior Lighting   |                |           |                |                    |                |             |                |          |
|  | Fluorescent         | 96%            |           |                | 2018               | \$729,300      | 10          | \$74,200       | B        |
| Other Observation, Extent : Moderate, Area Affected : 100% |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout The Building                         |                     |                |           |                |                    |                |             |                |          |
| Explanation : T-12 Lamps                                   |                     |                |           |                |                    |                |             |                |          |
|  | HID                 | 3%             |           |                | 2018               | \$10,600       | 10          | \$100          | B        |
|  | Incandescent        | 1%             |           |                | 2018               | \$7,600        | 2           |                | B        |
| Egress Lighting  |                     |                |           |                |                    |                |             |                |          |
|  | Emergency, Battery  | 50%            |           |                | 2023               | \$17,500       | 10          | \$10,200       | B        |
|  | Exit, Service       | 50%            |           |                | 2023               | \$7,000        | 1           |                | B        |
| Exterior Lighting  |                     |                |           |                |                    |                |             |                |          |
|  | HID                 | 100%           |           |                | 2018               | \$34,300       | 10          | \$300          | B        |
| Alarm  |                     |                |           |                |                    |                |             |                |          |
| Fire/Smoke Detection                                       |                     |                |           |                |                    |                |             |                |          |
|  | No Component        | 60%            |           |                |                    |                |             |                | D        |
|  | Generic             | 40%            |           |                | 2018               | \$388,000      | 1-3         | \$20,900       | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 205 - Q

## Asset # : 1504

| Mechanical       |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |  |                |                   |                |                    |                |             |                |               |
|                  | Energy Source  |                |                   |                |                    |                |             |                |               |
|                  | Fuel Oil No 4  | 100%           |                   |                | 2023               | \$236,700      | 5           | \$26,100       | B             |
|                  | Conversion Equipment   |                |                   |                |                    |                |             |                |               |
|                  | Steam Boiler   | 100%           |                   |                | 2021               | \$467,700      | 1           | \$83,600       | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100%                                    |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement Boiler Room  |                |                   |                |                    |                |             |                |               |
|                  | Explanation : 2 Units  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump  | 100%           |                   |                | 2033               | * *            | 4           | \$4,200        | B             |
|                  | Terminal Devices   |                |                   |                |                    |                |             |                |               |
|                  | Air Handler  | 20%            |                   |                | 2023               | \$103,600      | 1           | \$10,400       | B             |
|                  | Convactor/Radiator   | 80%            |                   |                | 2028               | * *            | 1           | \$21,800       | B             |
| Air Conditioning |  |                |                   |                |                    |                |             |                |               |
|                  | Energy Source  |                |                   |                |                    |                |             |                |               |
|                  | Electricity  | 100%           |                   |                | 2031               | * *            | 1           |                | B             |
|                  | Conversion Equipment   |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit   | 8%             |                   |                | 2018               | \$15,800       | 1           |                | B             |
|                  | No Component   | 92%            |                   |                |                    |                |             |                | D             |
| Ventilation      |  |                |                   |                |                    |                |             |                |               |
|                  | Distribution   |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$74,400       | B             |
|                  | Exhaust Fans   |                |                   |                |                    |                |             |                |               |
|                  | Interior   | 60%            |                   |                | 2023               | \$63,700       | 2           | \$1,600        | B             |
|                  | Roof   | 40%            |                   |                | 2023               | \$30,600       | 2           | \$1,000        | B             |
| Plumbing         |  |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                |                    |                |             |                |               |
|                  | Brass/Copper   | 30%            |                   |                | 2033               | * *            | 1           |                | B             |
|                  | Galv Iron/Steel  | 70%            | Now               | \$20,100       | 2036               | * *            | 1           |                | B             |
|                  | Corroded, Extent : Moderate, Area Affected : 30%   |                |                   |                |                    |                |             |                |               |
|                  | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                  | HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
|                  | Low Temp   | 100%           |                   |                | 2033               | * *            | 4           | \$8,400        | B             |
|                  | Sanitary Piping  |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron  | 100%           | Now               | \$13,400       | LIFE               | * *            | 1           |                | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 5%                                     |                |                   |                |                    |                |             |                |               |
|                  | Location : School Yard   |                |                   |                |                    |                |             |                |               |
|                  | Explanation : Storm Water Goes To Retention Tank Causing Water Flooding Over The Oil Tanks |                |                   |                |                    |                |             |                |               |
|                  | Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                |                    |                |             |                |               |
|                  | Electric   | 100%           |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures   |                |                   |                |                    |                |             |                |               |
|                  | Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Fire Suppression |  |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 205 - Q

Asset # : 1504

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 97%        |                   |                |                    |                |             |                | D             |
| Generic                    | 3%         |                   |                | 2033               | * *            | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 205A - BX (ECF)  
**Address** : 2475 SOUTHERN BOULEVARD (NEAR E. FORDHAM RD.)  
**Borough** : BRONX **Agency's Number** : X205  
**Program / Asset #** : BOE0313.000 / 2686 **Yr Built/Renovated** : 1976 / 2008  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3115 **Lot** : 21 **BIN** : 2086808

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$84,300              |
| Electrical            |                       | \$41,700              |
| Mechanical            |                       | \$348,700             |
| <b>Total</b>          |                       | <b>\$474,800</b>      |
| Priority A            |                       | \$84,300              |
| Priority B            |                       | \$390,500             |
| <b>Total</b>          |                       | <b>\$474,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$4,300         |
| Interior Architecture |                 |                 | \$8,500         |                 |
| Electrical            | \$18,000        | \$400           |                 |                 |
| Mechanical            | \$36,300        | \$26,900        | \$19,500        | \$8,700         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$58,300</b> | <b>\$31,200</b> | <b>\$32,000</b> | <b>\$17,000</b> |
| Priority A            |                 |                 |                 | \$4,300         |
| Priority B            | \$58,300        | \$31,200        | \$23,500        | \$12,700        |
| Priority C            |                 |                 | \$8,500         |                 |
| <b>Total</b>          | <b>\$58,300</b> | <b>\$31,200</b> | <b>\$32,000</b> | <b>\$17,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 205A - BX (ECF)

Asset # : 2686

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$38,500

A

*Recent Repair Evident, Extent : Light, Area Affected : 70%**Location : Throughout*

## Windows

Aluminum

100%

2042

\* \*

5

\$8,600

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Parapets

Masonry: Brick

100%

LIFE

\* \*

5

\$6,300

A

## Roof

Built-Up (BUR)

75%

2028

\* \*

10

\$34,400

A

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Built-Up (BUR)

25%

2028

\* \*

10

\$11,500

A

## Interior

## Floors

Terrazzo

2%

LIFE

\* \*

5

\$1,100

C

Vinyl Tile

98%

2025

\* \*

3

\$25,500

C

*Uneven Surface, Extent : Moderate, Area Affected : 10%**Location : Along Pipe Tunnels, 1st Floor And Basement And Cafeteria*

## Interior Walls

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$2,500

C

Gypsum Board

30%

LIFE

\* \*

5

\$11,100

C

Metal Panel

20%

LIFE

\* \*

C

Plaster

10%

LIFE

\* \*

5

\$1,800

C

SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

AcousTile,Adhered

30%

2033

\* \*

5

\$20,800

B

Exposed Concrete

60%

LIFE

\* \*

5

\$6,500

B

Plaster

10%

LIFE

\* \*

5

\$4,300

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2030

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated At 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2030

\* \*

5

\$200

B

## Raceway

Conduit

100%

2030

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205A - BX (ECF)

Asset # : 2686

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$15,800       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2028               | * *            | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$17,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2025               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2030               | * *            | 10          | \$41,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$3,900        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 4        | 100%   |                   |                    | 2040    | * *            | 5           | \$14,400       | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Steam Boiler         | 100%   |                   |                    | 2025    | * *            | 1           | \$46,100       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement Boiler Room                            |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 2 Units                                      |                   |                    |         |                |             |                |               |
|                  | Distribution         |  |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$18,500           | 2030    | * *            | 4           | \$2,300        | B             |
|                  |                      | Steam Traps Faulty, Extent : Moderate, Area Affected : 30% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                  | Terminal Devices     |  |                   |                    |         |                |             |                |               |
|                  | Air Handler          | 30%  |                   |                    | 2020    | \$85,700       | 1           | \$8,600        | B             |
|                  | Convactor/Radiator   | 50%  |                   |                    | 2025    | * *            | 1           | \$7,500        | B             |
|                  | Unit Heater-Stm/HW   | 20%  |                   |                    | 2020    | \$68,400       | 4           | \$900          | B             |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2028    | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 205A - BX (ECF)

Asset # : 2686

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 50%        |                   |                | 2020               | \$89,900       | 1           | \$10,800       | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 50%        |                   |                | 2020               | \$104,800      | 1           | \$14,400       | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2028               | * *            | 2           | \$32,400       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$25,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2020               | \$17,600       | 2           | \$400          | B             |
| Roof  | 70%        |                   |                | 2028               | * *            | 2           | \$1,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                            |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$6,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2015               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B, 1, 2, 3                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

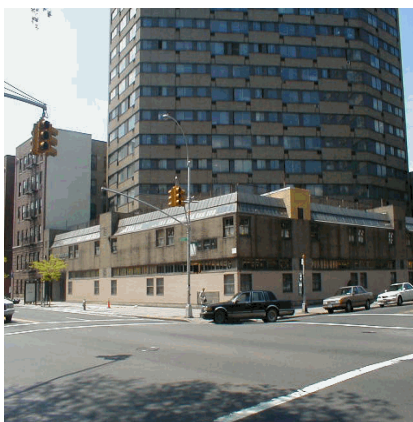
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 205B (ECF)- BX  
**Address** : 2375 SOUTHERN BOULEVARD BTWN: E. FORDHAM RD, - E.187 ST.  
**Borough** : BRONX **Agency's Number** : X864  
**Program / Asset #** : BOE0341.000 / 330 **Yr Built/Renovated** : 1976 / 2010  
**Area Sq Ft** : 21,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 3114 **Lot** : 52 **BIN** : 2013047

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$56,500              | \$46,700              |
| Electrical            |  |                       | \$156,700             |
| <b>Total</b>          |  | <b>\$56,500</b>       | <b>\$203,300</b>      |
| Priority A            |  | \$56,500              | \$46,700              |
| Priority B            |  |                       | \$156,700             |
| <b>Total</b>          |  | <b>\$56,500</b>       | <b>\$203,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 | \$28,100        |                |                |
| Interior Architecture | \$83,500        | \$1,000         | \$1,300        | \$300          |
| Electrical            | \$1,000         | \$1,500         | \$1,000        | \$1,100        |
| Mechanical            |                 | \$200           | \$100          | \$200          |
| <b>Total</b>          | <b>\$84,400</b> | <b>\$30,800</b> | <b>\$2,300</b> | <b>\$1,700</b> |
| Priority A            |                 | \$28,100        |                |                |
| Priority B            | \$21,800        | \$1,700         | \$1,000        | \$1,300        |
| Priority C            | \$62,700        | \$1,000         | \$1,300        | \$300          |
| <b>Total</b>          | <b>\$84,400</b> | <b>\$30,800</b> | <b>\$2,300</b> | <b>\$1,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205B (ECF)- BX

## Asset # : 330

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 100%       |                   |                | LIFE    | * *                | 5           | \$12,000       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$56,500       | 2030    | * *                | 5           | \$1,500        | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 60%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 20%        |                   |                | LIFE    | * *                | 5           | \$600          | A             |  |
| Metal Rail   | 80%        |                   |                | 2035    | * *                | 5-10        | \$46,300       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 73%        |                   |                | 2032    | * *                | 10          | \$17,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 10%        |                   |                | 2042    | * *                | 10          | \$4,300        | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Skylight, Plastic  | 2%         |                   |                | 2039    | * *                | 1           |                | A             |  |
| Sloped Glazing   | 15%        |                   |                | LIFE    | * *                | 5           | \$46,700       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | * *                | 5           | \$5,800        | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$1,300        | C             |  |
| Quarry Tile  | 5%         |                   |                | 2035    | * *                | 5           | \$2,000        | C             |  |
| Sheet Vinyl/Rubber   | 67%        | Now               | \$27,700       | 2027    | * *                | 5           | \$13,300       | C             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 3%         |                   |                | LIFE    | * *                | 5           | \$600          | C             |  |
| Vinyl Tile   | 10%        | Now               | \$2,500        | 2027    | * *                | 3           | \$1,000        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$1,200        | C             |  |
| Folding Partition  | 10%        |                   |                | 2038    | * *                | 5           | \$5,900        | C             |  |
| Plaster  | 15%        |                   |                | LIFE    | * *                | 5           | \$1,100        | C             |  |
| SGFT/Glazed Masonry  | 60%        | 2-4               | \$32,500       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | LIFE    | * *                | 5           | \$9,400        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 205B (ECF)- BX

## Asset # : 330

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |         |      |     |   |         |   |
|----------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTileConcealSpLn | 25% | 2-4 | \$5,100 | 2035 | * * | 5 | \$4,100 | B |
|----------------------|-----|-----|---------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                  |     |    |          |      |     |   |         |   |
|------------------|-----|----|----------|------|-----|---|---------|---|
| Exposed Concrete | 60% | 4+ | \$12,300 | LIFE | * * | 5 | \$2,500 | B |
|------------------|-----|----|----------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 10%*  
*Location : Rooms 204 and 208*

|         |     |     |         |      |     |   |         |   |
|---------|-----|-----|---------|------|-----|---|---------|---|
| Plaster | 15% | 0-2 | \$3,400 | LIFE | * * | 5 | \$2,500 | B |
|---------|-----|-----|---------|------|-----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Toilets Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Fused Disc Sw | 50% |  |  | 2032 | * * | 5 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Fused Disc Sw | 50% |  |  | 2032 | * * | 5 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch For Emergency Service*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | * * | 5 | \$100 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 95% |  |  | 2032 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

|         |    |  |  |      |     |   |  |   |
|---------|----|--|--|------|-----|---|--|---|
| Conduit | 5% |  |  | 2042 | * * | 1 |  | B |
|---------|----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2030 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 75% |  |  | 2030 | * * | 5 | \$300 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |  |   |
|------------------|-----|--|--|------|-----|---|--|---|
| Molded Case Bkrs | 10% |  |  | 2038 | * * | 5 |  | B |
|------------------|-----|--|--|------|-----|---|--|---|

## Wiring

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 90% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | * * | 5 | \$100 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$300 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 205B (ECF)- BX

## Asset # : 330

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

98%

2022

\$156,700

10

\$15,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Incandescent

2%

2022

\$3,200

2

B

## Egress Lighting

## Emergency, Service

50%

2022

\$1,500

1

B

## Exit, Service

50%

2022

\$1,500

1

B

## Exterior Lighting

## HID

100%

2022

\$7,200

10

\$100

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2030

\* \*

1-3

\$10,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Electricity

100%

2042

\* \*

1

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Heat Pump

100%

2023

\$700

2

\$1,100

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Throughout Building, Split System Provides Heating And Cooling*

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2027

\* \*

1

B

## Water Heater

## Electric

100%

2020

\$3,100

4

\$100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : One Unit*

## Sanitary Piping

## Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

## Cast Iron

100%

LIFE

\* \*

1

B

## Fixtures

## Generic

100%

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 206 - BK  
**Address** : NECK ROAD & EAST 22 STREET  
**Borough** : BROOKLYN **Agency's Number** : K206  
**Program / Asset #** : BOE0501.000 / 1314 **Yr Built/Renovated** : 1925 / 2000  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 7381 **Lot** : 201 **BIN** : 3201080

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$780,300             | \$508,700             |
| Interior Architecture | \$1,030,500           | \$571,100             |
| Electrical            | \$207,100             | \$1,423,600           |
| Mechanical            |                       | \$460,300             |
| <b>Total</b>          | <b>\$2,017,800</b>    | <b>\$2,963,800</b>    |
| Priority A            | \$780,300             | \$508,700             |
| Priority B            | \$591,400             | \$1,961,200           |
| Priority C            | \$646,100             | \$493,900             |
| <b>Total</b>          | <b>\$2,017,800</b>    | <b>\$2,963,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$110,400        |                 |                 |                 |
| Interior Architecture | \$127,900        | \$2,600         | \$5,100         | \$7,700         |
| Electrical            | \$3,600          | \$1,700         | \$2,000         | \$3,300         |
| Mechanical            | \$93,300         | \$12,700        | \$21,300        | \$12,700        |
| <b>Total</b>          | <b>\$335,200</b> | <b>\$17,000</b> | <b>\$28,400</b> | <b>\$23,700</b> |
| Priority A            | \$110,400        |                 |                 |                 |
| Priority B            | \$123,400        | \$14,400        | \$23,300        | \$15,900        |
| Priority C            | \$101,400        | \$2,600         | \$5,100         | \$7,700         |
| <b>Total</b>          | <b>\$335,200</b> | <b>\$17,000</b> | <b>\$28,400</b> | <b>\$23,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - BK

## Asset # : 1314

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$138,000      | LIFE               | * *            | 5           | \$66,600       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 83%        | Now               | \$475,300      | LIFE               | * *            | 5           | \$141,500      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         | Now               | \$23,000       | LIFE               | * *            | 5           | \$6,400        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | * *            | 5           | \$5,100        | A             |
| Metal Panel   | 5%         |                   |                | 2043               | * *            | 5-10        | \$58,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$116,000      | 2039               | * *            | 5           | \$24,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 70%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | * *            | 5-10        | \$35,400       | A             |
| Masonry: Brick  | 20%        | Now               | \$33,300       | LIFE               | * *            | 5           | \$2,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 70%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | * *            | 5-10        | \$42,600       | A             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | * *            | 5-10        | \$17,100       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$25,800       | 2023               | \$258,000      |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Stair 5/6, 8, Rooms 510, 515, 516                  |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - BK

## Asset # : 1314

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$10,500       | LIFE               | * *            | 5           | \$30,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2038               | * *            | 5           | \$4,100        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%   | Now               | \$60,800       | 2038               | * *            | 5           | \$1,400        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%   |                   |                | LIFE               | * *            | 5           | \$10,300       | C             |
| Quarry Tile            | 5%   |                   |                | 2036               | * *            | 5           | \$10,300       | C             |
| Vinyl Tile             | 10%  | Now               | \$130,900      | 2033               | * *            | 3           | \$5,100        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 12x12 Tiles                            |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%  | Now               | \$137,400      | 2018               | \$458,000      | 3           | \$18,000       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  |                   |                | 2033               | * *            | 3           | \$7,700        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                   | 15%  | 4+                | \$21,800       | 2038               | * *            | 5           | \$19,300       | C             |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - BK

## Asset # : 1314

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$27,900 | LIFE | ** |  |  | C |
|------------------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 20%**Location : Throughout*

|                    |    |     |         |      |    |   |         |   |
|--------------------|----|-----|---------|------|----|---|---------|---|
| Glass: Single Pane | 3% | Now | \$6,300 | LIFE | ** | 5 | \$3,800 | C |
|--------------------|----|-----|---------|------|----|---|---------|---|

*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%**Location : Stairs*

|                |     |     |          |      |    |  |  |   |
|----------------|-----|-----|----------|------|----|--|--|---|
| Masonry: Brick | 10% | Now | \$58,100 | LIFE | ** |  |  | C |
|----------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|               |    |     |          |      |    |  |  |   |
|---------------|----|-----|----------|------|----|--|--|---|
| Marble Panels | 2% | Now | \$29,900 | LIFE | ** |  |  | C |
|---------------|----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 70% | Now | \$219,500 | LIFE | ** | 5 | \$35,900 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Stair 8, Throughout All Class Rooms And Stair Bulkhead*

|                     |     |     |          |      |    |  |  |   |
|---------------------|-----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 10% | Now | \$39,400 | LIFE | ** |  |  | C |
|---------------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 10% | Now | \$26,500 | LIFE | ** | 5 | \$2,100 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |     |           |      |    |   |         |   |
|---------|-----|-----|-----------|------|----|---|---------|---|
| Plaster | 10% | Now | \$264,300 | LIFE | ** | 5 | \$8,600 | B |
|---------|-----|-----|-----------|------|----|---|---------|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Stair 5/6 And Bulkhead*

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 80% |  |  | LIFE | ** | 5-10 | \$188,800 | B |
|---------|-----|--|--|------|----|------|-----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2023 | \$119,200 | 5 | \$2,400 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - BK

## Asset # : 1314

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 90%  |                   |                | 2023               | \$129,300      | 1           |                | B             |
| Conduit               | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 75%  |                   |                | 2022               | \$101,600      | 5           | \$1,800        | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%  | 2-4               | \$138,100      | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2036               | * *            | 5           | \$300          | B             |
| Locally Mounted       | 50%  |                   |                | 2021               | \$16,500       | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2028               | * *            | 10          | \$12,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Cafeteria, Play Area And Staircase    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 82%  |                   |                | 2018               | \$678,200      | 10          | \$69,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Incandescent          | 3%   |                   |                | 2018               | \$24,800       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$19,000       | 10          | \$11,100       | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$7,600        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$37,200       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 66%  |                   |                |                    |                |             |                | D             |
| Generic               | 34%  |                   |                | 2018               | \$358,100      | 1-3         | \$19,300       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - BK

## Asset # : 1314

| Mechanical       |                             | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |  |                   |                    |         |                |             |                |               |
|                  | Energy Source               |  |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%   |                   |                    | 2043    | * *            | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : One Unit Of 8000 Gals                        |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%   |                   |                    | 2036    | * *            | 1           | \$91,000       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                      |                   |                    |         |                |             |                |               |
|                  | Distribution                |  |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%   | Now               | \$14,600           | 2033    | * *            | 4           | \$4,500        | B             |
|                  |                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 15% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                  | Terminal Devices            |  |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 20%  |                   |                    | 2018    | \$112,800      | 1           | \$11,400       | B             |
|                  | Convactor/Radiator          | 70%  |                   |                    | 2028    | * *            | 1           | \$20,800       | B             |
|                  | Fan Coil Unit/Heat          | 10%  |                   |                    | 2023    | \$156,600      | 1           | \$3,000        | B             |
| Air Conditioning |                             |  |                   |                    |         |                |             |                |               |
|                  | Energy Source               |  |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%   |                   |                    | 2039    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit            | 35%  | Now               | \$30,100           | 2021    | \$75,300       | 1           |                | B             |
|                  |                             | Unit Inoperable, Extent : Moderate, Area Affected : 10%    |                   |                    |         |                |             |                |               |
|                  |                             | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                  | No Component                | 65%  |                   |                    |         |                |             |                | D             |
| Ventilation      |                             |  |                   |                    |         |                |             |                |               |
|                  | Distribution                |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$81,000       | B             |
|                  | Exhaust Fans                |  |                   |                    |         |                |             |                |               |
|                  | Interior                    | 100%   | Now               | \$5,800            | 2023    | \$115,600      | 2           | \$2,300        | B             |
|                  |                             | Broken, Extent : Moderate, Area Affected : 15%             |                   |                    |         |                |             |                |               |
|                  |                             | Location : Fan Room  |                   |                    |         |                |             |                |               |
| Plumbing         |                             |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel             | 100%   |                   |                    | 2036    | * *            | 1           |                | B             |
|                  | Water Heater                |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%   |                   |                    | 2018    | \$24,300       | 2           | \$1,400        | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : One Unit Of 300 Gals                         |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping             |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping          |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 206 - BK

Asset # : 1314

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 206 - Q  
**Address** : 61-21 97 PLACE  
**Borough** : QUEENS **Agency's Number** : Q206  
**Program / Asset #** : BOE0847.000 / 1505 **Yr Built/Renovated** : 1954 / 2001  
**Area Sq Ft** : 63,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2083 **Lot** : 123 **BIN** : 4050414

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$562,600             | \$45,700              |
| Interior Architecture | \$71,100              | \$641,100             |
| Electrical            | \$330,200             | \$117,400             |
| Mechanical            |                       | \$118,300             |
| <b>Total</b>          | <b>\$963,800</b>      | <b>\$922,500</b>      |
| Priority A            | \$562,600             | \$45,700              |
| Priority B            | \$401,300             | \$235,700             |
| Priority C            |                       | \$641,100             |
| <b>Total</b>          | <b>\$963,800</b>      | <b>\$922,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$44,500         |                 |                 |                |
| Interior Architecture |                  | \$10,800        | \$9,600         |                |
| Electrical            | \$52,900         | \$1,200         | \$17,300        | \$1,000        |
| Mechanical            | \$29,300         | \$11,700        | \$26,300        | \$8,500        |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$23,700</b> | <b>\$53,200</b> | <b>\$9,500</b> |
| Priority A            | \$44,500         |                 |                 |                |
| Priority B            | \$82,100         | \$13,000        | \$49,500        | \$9,500        |
| Priority C            |                  | \$10,800        | \$3,700         |                |
| <b>Total</b>          | <b>\$126,600</b> | <b>\$23,700</b> | <b>\$53,200</b> | <b>\$9,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - Q

## Asset # : 1505

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$40,900       | A             |
| Masonry: Brick   | 10%        | Now               | \$16,200       | LIFE               | **             | 5           | \$4,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         | Now               | \$15,100       | LIFE               | **             | 5           | \$1,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Window Sills  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 92%        |                   |                | 2043               | **             | 5           | \$16,500       | A             |
| Glass Block  | 3%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Steel  | 5%         | Now               | \$52,400       | 2046               | **             | 5           | \$5,600        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs Fan Room                                     |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Stirs, Fan Room                                     |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Fan Room                                    |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Rail   | 10%        |                   |                | 2034               | **             | 5-10        | \$18,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 98%        | Now               | \$510,200      | 2031               | **             |             |                | A             |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads, Fan Room Over Main Roof                  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 2%         |                   |                | 2034               | **             | 10          | \$2,100        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,100        | C             |
| Vinyl Tile   | 85%        |                   |                | 2021               | \$641,100      | 3           | \$25,200       | C             |
| Wood   | 5%         |                   |                | 2036               | **             | 5           | \$7,400        | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2030 | ** | 5 | \$2,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,600  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$14,300 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered  | 15% | Now | \$71,100 | 2041 | ** | 5 | \$5,900  | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |     |     |          |      |    |   |          |   |
| <i>Location : First Floor Corridor</i>                                 |     |     |          |      |    |   |          |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |     |     |          |      |    |   |          |   |
| <i>Location : First Floor Corridor</i>                                 |     |     |          |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 15% |     |          | 2026 | ** | 5 | \$11,800 | B |
| Exposed Concrete   | 20% |     |          | LIFE | ** | 5 | \$2,500  | B |
| Plaster  | 50% |     |          | LIFE | ** | 5 | \$24,600 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2041 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : 1- Electrical Service, Rated @ 1200a</i>         |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 50% |     |          | 2041 | ** | 5 | \$100 | B |
| Fused Knife Sw   | 50% | 2-4 | \$44,700 | 2051 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |     |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2021 |    |   |  | B |
| Conduit | 10% |  |  | 2041 | ** | 1 |  | B |

## Panelboards

|  |     |     |          |      |    |   |       |   |
|--|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw   | 20% | 2-4 | \$20,300 | 2046 | ** | 5 | \$100 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Basement</i>                                       |     |     |          |      |    |   |       |   |
| Fused Toggle Switch  | 30% | 2-4 | \$30,500 | 2046 | ** | 5 | \$200 | B |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |   |       |   |
| <i>Location : Upper Floors</i>                                   |     |     |          |      |    |   |       |   |
| Molded Case Bkrs   | 40% |     |          | 2020 |    |   | \$500 | B |
| Molded Case Bkrs   | 10% |     |          | 2037 | ** | 5 | \$100 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 206 - Q

Asset # : 1505

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 90%   | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%   |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%  |                   |                | 2019               | \$21,200       | 5           | \$300          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                    |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded  |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 98%   |                   |                | 2026               | * *            | 10          | \$47,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Incandescent          | 2%  |                   |                | 2016               | \$9,500        | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2026               | * *            | 10          | \$6,400        | B             |
| Exit, Service         | 50%   |                   |                | 2026               | * *            | 1           |                | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Generic               | 20%   |                   |                | 2016               | \$35,600       | 1           | \$3,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 10%                     |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Custodian Office   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System Is Tied-in To Central Monitoring Station |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Generic               | 20%   |                   |                | 2016               | \$121,800      | 1-3         | \$6,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : Functional  |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%       |                   |                | 2031               | * *            | 5           | \$16,400       |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 206 - Q

## Asset # : 1505

| Mechanical                     | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total     | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |                |   |                |                    |                |             |                |               |
| Conversion Equipment           |                |   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%           |   |                | 2026               | * *            | 1           | \$52,400       | B             |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |                | Location : Basement                                     |                |                    |                |             |                |               |
|                                |                | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Distribution                   |                |   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%           |   |                | 2031               | * *            | 4           | \$3,900        | B             |
| Terminal Devices               |                |   |                |                    |                |             |                |               |
| Air Handler                    | 20%            |   |                | 2021               | \$65,000       | 1           | \$6,600        | B             |
| Convactor/Radiator             | 80%            | Now   | \$22,800       | 2026               | * *            | 1           | \$12,300       | B             |
|                                |                | Other Observation, Extent : Severe, Area Affected : 10% |                |                    |                |             |                |               |
|                                |                | Location : Throughout                                   |                |                    |                |             |                |               |
|                                |                | Explanation : Traps Are Leaking                         |                |                    |                |             |                |               |
| Air Conditioning               |                |   |                |                    |                |             |                |               |
| Energy Source                  |                |   |                |                    |                |             |                |               |
| Electricity                    | 100%           |   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |                |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 75%            |   |                | 2026               | * *            | 2           | \$2,500        | B             |
| Window/Wall Unit               | 5%             |   |                | 2016               | \$6,200        | 1           |                | B             |
| No Component                   | 20%            |   |                |                    |                |             |                | D             |
| Ventilation                    |                |   |                |                    |                |             |                |               |
| Distribution                   |                |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%           |   |                | LIFE               | * *            | 2-5         | \$29,500       | B             |
| Exhaust Fans                   |                |   |                |                    |                |             |                |               |
| Interior                       | 80%            |   |                | 2021               | \$53,300       | 2           | \$1,300        | B             |
| Roof                           | 20%            |   |                | 2021               | \$9,600        | 2           | \$300          | B             |
| Plumbing                       |                |   |                |                    |                |             |                |               |
| H/C Water Piping               |                |   |                |                    |                |             |                |               |
| Brass/Copper                   | 10%            |   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 90%            |   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger              |                |   |                |                    |                |             |                |               |
| Low Temp                       | 100%           |   |                | 2031               | * *            | 4           | \$7,900        | B             |
| Sanitary Piping                |                |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |                |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |                |   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%           |   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures                       |                |   |                |                    |                |             |                |               |
| Generic                        | 100%           |   |                |                    |                |             |                | B             |
| Fire Suppression               |                |   |                |                    |                |             |                |               |
| Sprinkler                      |                |   |                |                    |                |             |                |               |
| No Component                   | 90%            |   |                |                    |                |             |                | D             |
| Generic                        | 10%            |   |                | 2031               | * *            | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 207 - BK  
**Address** : 4011 FILLMORE AVE. BTWN: KIMBALL ST, COLEMAN ST.  
**Borough** : BROOKLYN **Agency's Number** : K207  
**Program / Asset #** : BOE0502.000 / 25 **Yr Built/Renovated** : 1926 / 2002  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8484 **Lot** : 1 **BIN** : 3239388

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$601,400             | \$46,100              |
| Interior Architecture | \$544,100             | \$282,500             |
| Electrical            | \$745,800             | \$228,700             |
| Mechanical            | \$72,000              | \$638,100             |
| <b>Total</b>          | <b>\$1,963,300</b>    | <b>\$1,195,300</b>    |
| Priority A            | \$601,400             | \$46,100              |
| Priority B            | \$817,800             | \$908,600             |
| Priority C            | \$544,100             | \$240,700             |
| <b>Total</b>          | <b>\$1,963,300</b>    | <b>\$1,195,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$58,600         |                 |                 |                  |
| Interior Architecture | \$89,600         | \$2,100         |                 | \$12,900         |
| Electrical            | \$12,300         | \$1,100         | \$1,400         | \$73,000         |
| Mechanical            | \$9,600          | \$9,400         | \$14,000        | \$23,000         |
| <b>Total</b>          | <b>\$170,100</b> | <b>\$12,600</b> | <b>\$15,400</b> | <b>\$108,900</b> |
| Priority A            | \$58,600         |                 |                 |                  |
| Priority B            | \$77,100         | \$10,500        | \$15,400        | \$96,000         |
| Priority C            | \$34,300         | \$2,100         |                 | \$12,900         |
| <b>Total</b>          | <b>\$170,100</b> | <b>\$12,600</b> | <b>\$15,400</b> | <b>\$108,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - BK

## Asset # : 25

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$20,700       | LIFE               | * *            | 5           | \$20,000       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$309,500      | LIFE               | * *            | 5           | \$46,100       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Chimney  |            |                   |                |                    |                |             |                |               |
| Repointing Failure, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         | Now               | \$34,500       | LIFE               | * *            | 5           | \$1,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | * *            | 5           | \$19,100       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 20%        | Now               | \$115,300      | LIFE               | * *            | 5           | \$16,700       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : South Facade   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : South Facade   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        | Now               | \$115,400      | LIFE               | * *            | 5           | \$8,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Repointing Failure, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$61,100       | 2027               | * *            |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Around Flashing                                      |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         | Now               | \$3,400        | 2037               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - BK

## Asset # : 25

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 5%         | 0-2               | \$3,200        | LIFE    | **                 | 5           | \$9,200        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$18,600       | 2025    | **                 | 5           | \$2,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,200        | C             |  |
| Sheet Vinyl/Rubber   | 5%         |                   |                | 2027    | **                 | 5           | \$6,300        | C             |  |
| Vinyl Tile   | 20%        |                   |                | 2030    | **                 | 3           | \$6,300        | C             |  |
| Vinyl Tile   | 30%        | Now               | \$72,200       | 2022    | \$240,700          | 3           | \$9,500        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 12x12 Tiles                          |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 25%        | Now               | \$60,200       | 2017    | \$200,500          | 3           | \$7,900        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                            |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2037    | **                 | 5           | \$7,900        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceramic Tile   | 5%         | 0-2               | \$12,500       | 2025    | **                 | 5           | \$2,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        | Now               | \$57,600       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 5%         | Now               | \$37,100       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 75%        | Now               | \$116,600      | LIFE    | **                 | 5           | \$19,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 20%        | Now               | \$32,200       | LIFE    | **                 | 5           | \$2,600        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 80%        | Now               | \$23,000       | LIFE    | **                 | 5           | \$41,800       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : Room 315  |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - BK

## Asset # : 25

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$28,700           | 5           | \$200          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$89,400           | 5           | \$200          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 80%        |                   |                | 2022    | \$68,200           | 1           |                | B             |  |
| Conduit  | 20%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Knife Sw   | 10%        | 2-4               | \$10,200       | 2047    | * *                | 5           | \$100          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Floors                                    |            |                   |                |         |                    |             |                |               |  |
| Explanation : Obsolete Equipment                           |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 70%        |                   |                | 2021    | \$71,100           | 5           | \$1,000        | B             |  |
| Molded Case Bkrs   | 20%        |                   |                | 2038    | * *                | 5           | \$300          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2047    | * *                | 1           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : On Extended Life                             |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 80%        |                   |                | 2020    | \$17,000           | 5           | \$300          | B             |  |
| Locally Mounted  | 20%        |                   |                | 2035    | * *                | 5           | \$100          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$800          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 85%        |                   |                | 2017    | \$430,900          | 10          | \$43,800       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 10%        |                   |                | 2027    | * *                | 10          | \$5,200        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 5%         |                   |                | 2017    | \$25,300           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2017    | \$11,700           | 10          | \$6,800        | B             |  |
| Exit, Service  | 50%        |                   |                | 2017    | \$4,700            | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - BK

## Asset # : 25

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

HID

100%

2017

\$22,900

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2017

\$194,200

1-3

\$10,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2032

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Oil # 2 One Tank Of 10,000 Gals*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$55,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Units*

## Distribution

Steam Piping/Pump

100%

2048

\* \*

4

\$2,800

B

## Terminal Devices

Air Handler

25%

2022

\$86,400

1

\$8,700

B

Convactor/Radiator

50%

2027

\* \*

1

\$9,100

B

Fan Coil Unit/Heat

25%

0-2

\$72,000

2022

\$240,000

1

\$4,100

B

*Corroded, Extent : Moderate, Area Affected : 95%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

40%

2020

\$52,700

1

B

No Component

60%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$31,400

B

*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : Basement Level*

## Exhaust Fans

Interior

95%

2022

\$67,300

2

\$1,700

B

Roof

5%

2027

\* \*

2

\$100

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2020

\$191,500

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - BK

## Asset # : 25

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2017               | \$14,900       | 2           | \$800          | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Boiler Room</i>                                  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 250 Gals</i>                                  |                |                    |                |             |                |               |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now  | \$1,800        | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |  |                |                    |                |             |                |               |
| Electric              | 100%       |  |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 207 - Q  
**Address** : 159-15 88 STREET BTWN: 159 AVE., 160 AVE.  
**Borough** : QUEENS **Agency's Number** : Q207  
**Program / Asset #** : BOE0848.000 / 1506 **Yr Built/Renovated** : 1965 / 2010  
**Area Sq Ft** : 87,475 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 14009 **Lot** : 60 **BIN** : 4293311

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$125,600             | \$135,000             |
| Interior Architecture | \$843,000             |                       |
| Electrical            | \$123,600             | \$447,600             |
| Mechanical            | \$69,300              | \$861,000             |
| <b>Total</b>          | <b>\$1,161,400</b>    | <b>\$1,443,500</b>    |
| Priority A            | \$125,600             | \$135,000             |
| Priority B            | \$192,800             | \$1,308,500           |
| Priority C            | \$843,000             |                       |
| <b>Total</b>          | <b>\$1,161,400</b>    | <b>\$1,443,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$6,900         |
| Interior Architecture | \$11,100        | \$5,500         |                 | \$24,900        |
| Electrical            | \$400           | \$800           | \$500           | \$13,000        |
| Mechanical            | \$13,200        | \$10,200        | \$20,100        | \$21,600        |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$16,500</b> | <b>\$20,600</b> | <b>\$66,400</b> |
| Priority A            |                 |                 |                 | \$6,900         |
| Priority B            | \$13,600        | \$11,000        | \$20,600        | \$48,500        |
| Priority C            | \$11,100        | \$5,500         |                 | \$11,100        |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$16,500</b> | <b>\$20,600</b> | <b>\$66,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - Q

## Asset # : 1506

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** | 5 | \$14,300 | A |
| Masonry: Brick       | 95% |  |  | LIFE | ** | 5 | \$58,100 | A |

Recent Repair Evident, Extent : Light, Area Affected : 20%

Location : Throughout

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$13,700 | A |
|----------|------|--|--|------|----|---|----------|---|

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

## Parapets

|                        |     |  |  |      |    |      |          |   |
|------------------------|-----|--|--|------|----|------|----------|---|
| Cast in Place Concrete | 40% |  |  | LIFE | ** | 5    | \$41,400 | A |
| Metal Rail             | 50% |  |  | 2035 | ** | 5-10 | \$90,500 | A |
| Metal Security Bars    | 10% |  |  | 2037 | ** |      |          | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 97% |  |  | 2027 | ** | 10 | \$70,700 | A |
| Copper/Terne   | 3%  |  |  | 2050 | ** | 10 | \$5,500  | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$12,100 | C |
| Mosaic Tile            | 3%  |  |  | 2035 | ** | 5 | \$8,300  | C |
| Terrazzo               | 2%  |  |  | LIFE | ** | 5 | \$1,700  | C |
| Vinyl Tile             | 10% |  |  | 2027 | ** | 3 | \$4,100  | C |
| Vinyl Tile             | 80% |  |  | 2017 |    | 3 | \$44,200 | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : 9x9 Tiles

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$2,000  | C |
| Plaster               | 70% |  |  | LIFE | ** | 5 | \$20,500 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2027 | ** | 5 | \$27,600 | B |
| Exposed Concrete  | 55% |  |  | LIFE | ** | 5 | \$9,500  | B |
| Plaster           | 20% |  |  | LIFE | ** | 5 | \$13,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size 1500 Amps

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 - Q

## Asset # : 1506

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2022               | \$118,900      | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 60%  | 2-4               | \$81,300       | 2047               | * *            | 5           | \$500          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Equipment                           |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 20%  |                   |                | 2030               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2021               | \$27,100       | 5           | \$400          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2022               | \$130,800      | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2020               | \$21,200       | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 98%  |                   |                | 2030               | * *            | 10          | \$66,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps T-8                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2027               | * *            | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$6,100        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$6,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2027               | * *            | 1           | \$1,300        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2017               | \$42,300       | 1-3         | \$2,300        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 207 - Q

Asset # : 1506

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2032               | * *            | 5           | \$22,900       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$73,200       | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2022               | \$588,100      | 4           | \$5,500        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2022               | \$90,800       | 1           | \$9,200        | B             |
| Convactor/Radiator                                       | 70%        |                   |                | 2027               | * *            | 1           | \$16,700       | B             |
| Fan Coil Unit/Heat                                       | 10%        |                   |                | 2022               | \$126,100      | 1           | \$2,400        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%        |                   |                | 2017               | \$69,300       | 1           |                | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 60%        |                   |                | 2022               | \$55,900       | 2           | \$1,400        | B             |
| Roof   | 40%        |                   |                | 2022               | \$26,800       | 2           | \$900          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$7,300        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic  | 3%         |                   |                | 2032               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 207 ANNEX - BK  
**Address** : 3874 FLATLANDS AVENUE  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K729  
**Program / Asset #** : BOE1059.000 / 14372 **Yr Built/Renovated** : 1926 / 2006  
**Area Sq Ft** : 29,598 **Project Type** : EDUCATION  
**Date of Survey** : 26-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,2,3  
**Block** : 7859 **Lot** : 47 **BIN** : 3345177

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$36,400              | \$54,200              |
| Interior Architecture |                       | \$127,300             |
| Mechanical            | \$82,500              |                       |
| <b>Total</b>          | <b>\$118,900</b>      | <b>\$181,600</b>      |
| Priority A            | \$36,400              | \$54,200              |
| Priority B            | \$82,500              |                       |
| Priority C            |                       | \$127,300             |
| <b>Total</b>          | <b>\$118,900</b>      | <b>\$181,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 |                 |                |
| Interior Architecture | \$22,700        |                 |                 | \$1,600        |
| Electrical            | \$1,900         | \$1,400         | \$1,500         | \$1,900        |
| Mechanical            | \$24,700        | \$10,900        | \$9,800         | \$4,600        |
| <b>Total</b>          | <b>\$49,200</b> | <b>\$12,300</b> | <b>\$11,300</b> | <b>\$8,100</b> |
| Priority A            |                 |                 |                 |                |
| Priority B            | \$26,500        | \$12,300        | \$11,300        | \$6,500        |
| Priority C            | \$22,700        |                 |                 | \$1,600        |
| <b>Total</b>          | <b>\$49,200</b> | <b>\$12,300</b> | <b>\$11,300</b> | <b>\$8,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 ANNEX - BK

Asset # : 14372

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | 2-4               | \$36,400       | LIFE               | * *            | 5           | \$54,200       | A             |
| Corrosion/Rusting, Extent : Light, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Wondow Lintels At Various Locations         |            |                   |                |                    |                |             |                |               |
| Efflorescence, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : At Various Interior Wall Locations          |            |                   |                |                    |                |             |                |               |
| Masonry: Fieldstone                                    | 5%         |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
| Other Observation, Extent : Light, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                           |            |                   |                |                    |                |             |                |               |
| Explanation : Slate Is Deteriorating.                  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone                                     | 5%         |                   |                | LIFE               | * *            | 5           | \$2,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$8,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$3,700        | A             |
| Masonry: Limestone                                     | 10%        |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Metal Rail   | 5%         |                   |                | 2038               | * *            | 5-10        | \$3,900        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen                                       | 100%       |                   |                | 2029               | * *            | 10          | \$23,300       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                 | 5%         |                   |                | LIFE               | * *            | 5           | \$4,000        | C             |
| Ceramic Tile   | 5%         |                   |                | 2034               | * *            | 5           | \$1,800        | C             |
| Quarry Tile  | 5%         |                   |                | 2038               | * *            | 5           | \$2,700        | C             |
| Vinyl Tile   | 35%        |                   |                | 2029               | * *            | 3           | \$6,300        | C             |
| Wood   | 50%        |                   |                | 2049               | * *            | 5           | \$34,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 10%        |                   |                | 2034               | * *            | 5           | \$6,400        | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$1,900        | C             |
| Masonry: Brick   | 30%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,000        | C             |
| Wood   | 50%        |                   |                | LIFE               | * *            | 5           | \$127,300      | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                   | 75%        |                   |                | 2038               | * *            | 5           | \$27,200       | B             |
| Exposed Concrete                                       | 5%         |                   |                | LIFE               | * *            | 5           | \$300          | B             |
| Exposed Struc: Steel                                   | 15%        |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 ANNEX - BK

Asset # : 14372

| Electrical      |                          | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |   |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2047    | * *            | 5           | \$100          | B             |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Switchgear Room  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : 1600 Main Disconnect  |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2047    | * *            | 5           | \$100          | B             |
|                 | Raceway                  |   |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 75%   |                   |                    | 2047    | * *            | 1           |                | B             |
|                 | Conduit                  | 25%   |                   |                    | 2031    | * *            | 1           |                | B             |
|                 | Panelboards              |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 5%  |                   |                    | 2029    | * *            | 5           |                | B             |
|                 | Fused Disc Sw            | 5%  |                   |                    | 2043    | * *            | 5           |                | B             |
|                 | Molded Case Bkrs         | 90%   |                   |                    | 2043    | * *            | 5           | \$600          | B             |
|                 | Wiring                   |   |                   |                    |         |                |             |                |               |
|                 | Thermoplastic            | 75%   |                   |                    | 2047    | * *            | 1           |                | B             |
|                 | Thermoplastic            | 25%   |                   |                    | 2031    | * *            | 1           |                | B             |
|                 | Motor Controllers        |   |                   |                    |         |                |             |                |               |
|                 | Locally Mounted          | 50%   |                   |                    | 2026    | * *            | 5           | \$100          | B             |
|                 | Locally Mounted          | 50%   |                   |                    | 2034    | * *            | 5           | \$100          | B             |
| Ground          |                          |   |                   |                    |         |                |             |                |               |
|                 | Grounding Devices        |   |                   |                    |         |                |             |                |               |
|                 | Generic                  | 100%  |                   |                    | LIFE    | * *            | 5           | \$400          | B             |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Lobby Floor Access Hatch   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Connected To Main Water Pipe.                                   |                   |                    |         |                |             |                |               |
| Lighting        |                          |   |                   |                    |         |                |             |                |               |
|                 | Interior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | Fluorescent              | 100%  |                   |                    | 2029    | * *            | 10          | \$22,200       | B             |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Throughout   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : T-8 Lamps. Timer Controlled. Classrooms Controlled By Switches. |                   |                    |         |                |             |                |               |
|                 | Egress Lighting          |   |                   |                    |         |                |             |                |               |
|                 | Emergency, Battery       | 50%   |                   |                    | 2029    | * *            | 10          | \$2,900        | B             |
|                 | Exit, Battery            | 50%   |                   |                    | 2029    | * *            | 10          | \$800          | B             |
|                 | Exterior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | HID                      | 100%  |                   |                    | 2026    | * *            | 10          | \$100          | B             |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                       |                   |                    |         |                |             |                |               |
|                 |                          | Location : Exterior Walls   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Timer Controlled.   |                   |                    |         |                |             |                |               |
| Alarm           |                          |   |                   |                    |         |                |             |                |               |
|                 | Security System          |   |                   |                    |         |                |             |                |               |
|                 | No Component             | 50%   |                   |                    |         |                |             |                | D             |
|                 | Under Construction       | 50%   |                   |                    |         |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 207 ANNEX - BK

Asset # : 14372

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

Fire/Smoke Detection  
Generic

100% 2026 \* \* 1-3 \$15,400 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : In Working Order.*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source  
Fuel Oil No 4

100% 2031 \* \* 5 \$7,500 B

*Buried Tank(s), Extent : Light, Area Affected : 100%*

*Location : Outside*

Conversion Equipment  
Steam Boiler

100% 2034 \* \* 1 \$24,000 B

## Distribution

Steam Piping/Pump

100% 2041 \* \* 4 \$1,200 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Staff Room, Side Closet*

*Explanation : (1) Steam Condensate Return, Dual Pump Unit*

## Terminal Devices

Convactor/Radiator

100% 2026 \* \* 1 \$7,800 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : Original Cast Iron Radiators.*

## Air Conditioning

Energy Source  
Electricity

100% 2037 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 207 ANNEX - BK

Asset # : 14372

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 15%   | 4+                | \$1,700        | 2025               | * *            | 2           | \$200          | B             |
|                                | Broken, Extent : Light, Area Affected : 10%<br>Location : Basement Above Ceiling; Freezestat Is Not Working<br>R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : Roof Air Cooled Condenser<br>Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Basement Storage - Above Ceiling (AHU-1) |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling         | 15%   |                   |                | 2021               | \$19,100       | 2           | \$200          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Rtu-1 Serves Hallways Only  |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 5%  |                   |                | 2019               | \$2,800        | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Data/communication Room, School Office<br>Explanation : (2) Units   |                   |                |                    |                |             |                |               |
| No Component                   | 65%   |                   |                |                    |                |             |                | D             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 30%   |                   |                | LIFE               | * *            | 2           | \$9,500        | B             |
| No Component                   | 70%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 20%   |                   |                | 2029               | * *            | 2           | \$3,400        | B             |
|                                | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : For Basement Unit Ahu-1   |                   |                |                    |                |             |                |               |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 20%   |                   |                | LIFE               | * *            | 2-5         | \$2,700        | B             |
|                                | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Kitchen To Roof; exterior to Building.  |                   |                |                    |                |             |                |               |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 60%   | 4+                | \$300          | 2026               | * *            | 2           | \$400          | B             |
|                                | Unit Inoperable, Extent : Moderate, Area Affected : 30%<br>Location : Roof; Belts Need Replacement  |                   |                |                    |                |             |                |               |
| Wall Unit                      | 20%   |                   |                | 2029               | * *            | 2           | \$200          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Exterior Walls<br>Explanation : Recently Installed  |                   |                |                    |                |             |                |               |
| No Component                   | 20%   |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 207 ANNEX - BK

## Asset # : 14372

| Mechanical                       |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |            |                   |   |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       | 0-2               | \$82,500  | 2051               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Basement</i>  |                    |                |             |                |               |
| Water Heater<br>Electric         | 100%       | 0-2               | \$4,300   | 2021               | \$4,300        | 4           | \$100          | B             |
|                                  |            |                   | <i>Damaged, Extent : Severe, Area Affected : 60%</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Closets Floor 1,2,3.</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 60%</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Closets Floor 1,2,3, Kitchen,</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Explanation : Kitchen (120 Gallons); Floors 1,2,3 (40 Gallons ).Pressure Relief Valves Not Piped To Drain.</i> |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron     | 100%       | 0-2               | \$6,000   | LIFE               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Boiler Room</i>   |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron  | 20%        |                   |   | LIFE               | * *            | 1           |                | B             |
| Cast Iron                        | 80%        | 0-2               | \$9,300   | LIFE               | * *            | 1           |                | B             |
|                                  |            |                   | <i>Broken, Extent : Light, Area Affected : 30%</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Exterior Walls; Vertical Conductor Missing</i>  |                    |                |             |                |               |
| Sump Pump(s)<br>Submersible      | 100%       |                   |   | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures<br>Generic              | 100%       |                   |   |                    |                |             |                | B             |
|                                  |            |                   | <i>Leaking Connections, Extent : Severe, Area Affected : 70%</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Toilet Rooms</i>  |                    |                |             |                |               |
|                                  |            |                   | <i>Not in Service, Extent : Severe, Area Affected : 30%</i>   |                    |                |             |                |               |
|                                  |            |                   | <i>Location : Toilet Rooms</i>  |                    |                |             |                |               |
| Vertical Transport<br>Elevators  |            |                   |   |                    |                |             |                |               |
| Geared Traction                  | 100%       |                   |   | LIFE               | * *            |             |                | C             |
| Fire Suppression<br>Sprinkler    |            |                   |   |                    |                |             |                |               |
| No Component                     | 95%        |                   |   |                    |                |             |                | D             |
| Generic                          | 5%         |                   |   | 2041               | * *            | 1-2         | \$300          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 208 - BK  
**Address** : 4801 AVENUE D BTWN: EAST 48 ST, EAST 49 ST.  
**Borough** : BROOKLYN **Agency's Number** : K208  
**Program / Asset #** : BOE0503.000 / 26 **Yr Built/Renovated** : 1927 / 2009  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4769 **Lot** : 25 **BIN** : 3105680

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$61,300              | \$50,100              |
| Interior Architecture | \$574,100             | \$584,700             |
| Electrical            | \$492,000             | \$749,300             |
| Mechanical            | \$46,100              | \$247,100             |
| <b>Total</b>          | <b>\$1,173,500</b>    | <b>\$1,631,100</b>    |
| Priority A            | \$61,300              | \$50,100              |
| Priority B            | \$538,100             | \$996,400             |
| Priority C            | \$574,100             | \$584,700             |
| <b>Total</b>          | <b>\$1,173,500</b>    | <b>\$1,631,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$21,700        |                 |                 |                  |
| Interior Architecture | \$23,900        |                 |                 | \$16,300         |
| Electrical            | \$2,500         | \$2,600         | \$3,900         | \$62,400         |
| Mechanical            | \$19,000        | \$9,200         | \$17,200        | \$43,200         |
| <b>Total</b>          | <b>\$67,200</b> | <b>\$11,800</b> | <b>\$21,100</b> | <b>\$121,900</b> |
| Priority A            | \$21,700        |                 |                 |                  |
| Priority B            | \$21,500        | \$11,800        | \$21,100        | \$105,600        |
| Priority C            | \$23,900        |                 |                 | \$16,300         |
| <b>Total</b>          | <b>\$67,200</b> | <b>\$11,800</b> | <b>\$21,100</b> | <b>\$121,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 208 - BK

## Asset # : 26

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | * *                | 5           | \$50,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$2,000        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$21,700       | 2038    | * *                | 5           | \$9,800        | A             |  |
|                        | Air Infiltration, Extent : Light, Area Affected : 10%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$8,600        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$10,000       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2027    | * *                | 10          | \$61,300       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$4,800        | 2031    | * *                | 5           | \$2,200        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  |                   |                | LIFE    | * *                | 5           | \$3,400        | C             |  |
| Traffic Topping        | 25%   |                   |                | 2022    | \$584,700          | 5           | \$27,100       | C             |  |
| Vinyl Tile             | 15%   | Now               | \$123,900      | 2032    | * *                | 3           | \$4,900        | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                                 |                   |                |         |                    |             |                |               |  |
|                        | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%   | Now               | \$82,600       | 2032    | * *                | 3           | \$3,200        | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 12x12 Tiles                               |                   |                |         |                    |             |                |               |  |
| Wood                   | 40%   | Now               | \$367,600      | 2037    | * *                | 5           | \$32,500       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Severe, Area Affected : 30%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 208 - BK

## Asset # : 26

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |  |  |   |
|------------------------|-----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 15% |     |          | LIFE | ** |  |  | C |
| Masonry: Brick         | 15% |     |          | LIFE | ** |  |  | C |
| Marble Panels          | 5%  | Now | \$19,100 | LIFE | ** |  |  | C |

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Plaster          | 65% |  |  | LIFE | ** | 5 | \$17,000 | C |
| Ceilings         |     |  |  |      |    |   |          |   |
| Exposed Concrete | 50% |  |  | LIFE | ** | 5 | \$6,700  | B |
| Plaster          | 50% |  |  | LIFE | ** | 5 | \$26,900 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$71,500 | 5 | \$200 | B |
| Fused Disc Sw | 20% |  |  | 2042 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 20% |  |  | 2038 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 75% |  |  | 2021 | \$76,200 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 75% | 2-4 | \$67,200 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 25% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2027 | **       | 5 | \$200 | B |
| Locally Mounted | 50% |  |  | 2020 | \$10,600 | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 208 - BK

## Asset # : 26

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Interior Lighting

## Fluorescent

72%

2017

\$375,900

10

\$38,200

B

*Other Observation, Extent : Moderate, Area Affected : 72%**Location : Throughout**Explanation : Using T-12 Lamps*

## Fluorescent

20%

2027

\* \*

10

\$10,600

B

## HID

3%

2027

\* \*

10

\$100

B

## Incandescent

5%

2017

\$26,100

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2017

\$4,800

1

B

## Exit, Service

50%

2017

\$4,800

1

B

## Exterior Lighting

## HID

100%

2017

\$23,600

10

\$200

B

## Alarm

## Fire/Smoke Detection

## No Component

20%

D

## Generic

80%

2022

\$533,400

1-3

\$27,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$57,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$46,100

2032

\* \*

4

\$2,900

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Pipes, Valves, Vacuum Pump, Controls, Boiler Room, Crawlspace Under Auditorium*

## Terminal Devices

## Air Handler

30%

Now

\$10,700

2022

\$106,800

1

\$9,700

B

*Broken, Extent : Severe, Area Affected : 30%**Location : Pneumatic Controls, Throughout*

## Convactor/Radiator

70%

2027

\* \*

1

\$13,100

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 208 - BK

## Asset # : 26

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                              | 30%        |                   |                | 2022               | \$67,200       | 1           | \$8,100        | B             |
| Window/Wall Unit   | 20%        |                   |                | 2017               | \$27,200       | 1           |                | B             |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 30%        |                   |                | 2052               | * *            | 4           | \$900          | B             |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$32,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2022               | \$73,000       | 2           | \$1,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$15,400       | 2           | \$900          | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$5,700        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2017               | \$6,200        | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$800          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 209 - BK  
**Address** : AVE. Z & EAST 7TH ST.  
**Borough** : BROOKLYN **Agency's Number** : K209  
**Program / Asset #** : BOE0504.000 / 27 **Yr Built/Renovated** : 1930 / 2003  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7244 **Lot** : 1 **BIN** : 3196224

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$171,500             | \$336,400             |
| Interior Architecture | \$156,800             | \$275,700             |
| Electrical            | \$80,600              | \$594,700             |
| Mechanical            |                       | \$421,700             |
| <b>Total</b>          | <b>\$408,900</b>      | <b>\$1,628,400</b>    |
| Priority A            | \$171,500             | \$336,400             |
| Priority B            | \$148,200             | \$1,055,000           |
| Priority C            | \$89,200              | \$237,100             |
| <b>Total</b>          | <b>\$408,900</b>      | <b>\$1,628,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,900         |                 |                 |                 |
| Interior Architecture | \$101,000        | \$1,600         |                 | \$3,100         |
| Electrical            | \$7,700          | \$1,400         | \$2,100         | \$2,000         |
| Mechanical            | \$36,200         | \$8,400         | \$12,500        | \$9,100         |
| <b>Total</b>          | <b>\$191,800</b> | <b>\$11,400</b> | <b>\$14,600</b> | <b>\$14,200</b> |
| Priority A            | \$46,900         |                 |                 |                 |
| Priority B            | \$57,400         | \$9,800         | \$14,600        | \$11,100        |
| Priority C            | \$87,500         | \$1,600         |                 | \$3,100         |
| <b>Total</b>          | <b>\$191,800</b> | <b>\$11,400</b> | <b>\$14,600</b> | <b>\$14,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - BK

## Asset # : 27

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | * *                | 5           | \$44,300       | A             |  |
| Copper/Terne  | 2%         |                   |                | 2058    | * *                | 10          | \$2,700        | A             |  |
| Masonry: Brick  | 90%        | Now               | \$171,500      | LIFE    | * *                | 5           | \$51,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Stair 8/9 & Throughout                             |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite  | 3%         |                   |                | LIFE    | * *                | 5           | \$2,600        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 98%        |                   |                | 2039    | * *                | 5           | \$19,600       | A             |  |
| Metal Louvers   | 2%         | Now               | \$1,300        | 2032    | * *                |             |                | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$1,900        | LIFE    | * *                | 5           | \$3,300        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 2%         |                   |                | 2058    | * *                | 5           | \$800          | A             |  |
| Masonry: Brick  | 90%        | Now               | \$10,200       | LIFE    | * *                | 5           | \$7,700        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 3%         | 0-2               | \$200          | LIFE    | * *                | 5           | \$1,600        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        |                   |                | 2023    | \$240,800          | 10          | \$44,500       | A             |  |
| Copper/Terne  | 5%         |                   |                | 2058    | * *                | 10          | \$5,900        | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - BK

## Asset # : 27

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$36,300       | C             |
| Ceramic Tile           | 3%   |                   |                | 2038               | **             | 5           | \$2,500        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%   | Now               | \$3,700        | 2026               | **             | 5           | \$800          | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber     | 5%   |                   |                | 2028               | **             | 5           | \$6,200        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$6,500        | C             |
| Vinyl Tile             | 15%  |                   |                | 2033               | **             | 3           | \$4,700        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  | Now               | \$9,900        | 2023               | \$197,500      | 3           | \$7,800        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%   | Now               | \$2,000        | 2018               | \$39,500       | 3           | \$1,600        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Wood                   | 30%  | Now               | \$52,700       | 2038               | **             | 5           | \$23,300       | C             |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2038               | **             | 5           | \$2,500        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%   | Now               | \$9,800        | 2026               | **             | 5           | \$800          | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$2,500        | C             |
| Marble Panels          | 5%   | Now               | \$36,500       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5-10        | \$53,200       | C             |
| Plaster                | 5%   | Now               | \$3,800        | LIFE               | **             | 5           | \$1,300        | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Stair 8/9   |                   |                |                    |                |             |                |               |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%  |                   |                | 2028               | **             | 5           | \$10,300       | B             |
| Exposed Concrete       | 15%  |                   |                | LIFE               | **             | 5-10        | \$15,400       | B             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5-10        | \$106,200      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - BK

## Asset # : 27

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Service Equipment   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 100%       |                   |                | 2033    | **                 | 5           | \$200          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 1600 Amps Main Disconnect Switch          |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                    |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 90%        |                   |                | 2033    | **                 | 5           | \$200          | B             |  |
| Fused Disc Sw   | 10%        |                   |                | 2043    | **                 | 5           |                | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 80%        |                   |                | 2023    | \$68,200           | 1           |                | B             |  |
| Conduit   | 20%        |                   |                | 2043    | **                 | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Knife Sw  | 5%         | 2-4               | \$5,100        | 2048    | **                 | 5           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs  | 10%        |                   |                | 2039    | **                 | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 85%        |                   |                | 2022    | \$86,400           | 5           | \$1,200        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2048    | **                 | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 10%        |                   |                | 2043    | **                 | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 30%        |                   |                | 2021    | \$6,400            | 5           | \$100          | B             |  |
| Locally Mounted   | 50%        |                   |                | 2036    | **                 | 5           | \$200          | B             |  |
| Motor Control Center  | 20%        |                   |                | 2036    | **                 | 5           | \$300          | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       | 2-4               | \$900          | LIFE    | **                 | 5           | \$800          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                      |            |                   |                |         |                    |             |                |               |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 15%        |                   |                | 2028    | **                 | 10          | \$7,600        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-12 Lamps                              |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 80%        |                   |                | 2023    | \$399,500          | 10          | \$40,600       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-12 Lamps                              |            |                   |                |         |                    |             |                |               |  |
| Incandescent  | 5%         |                   |                | 2018    | \$25,000           | 2           | \$100          | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - BK

## Asset # : 27

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Exit, Service

50%

2023

\$4,600

1

B

Exit, Battery

50%

2023

\$23,000

10

\$1,900

B

## Exterior Lighting

HID

100%

2018

\$22,500

10

\$200

B

## Alarm

## Security System

No Component

90%

D

Generic

10%

2023

\$18,600

1

\$2,000

B

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2028

\* \*

1-3

\$13,300

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 7500 Gals*

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$54,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$2,700

B

## Terminal Devices

Air Handler

20%

2018

\$68,100

1

\$6,900

B

Convactor/Radiator

50%

2028

\* \*

1

\$9,000

B

Fan Coil Unit/Heat

30%

Now

\$5,700

2023

\$283,700

1

\$4,800

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2021

\$26,000

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$48,900

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - BK

## Asset # : 27

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation           |            |                   |  |                    |                |             |                |               |
| Exhaust Fans          |            |                   |  |                    |                |             |                |               |
| Interior              | 100%       | Now               | \$3,500  | 2023               | \$69,800       | 2           | \$1,400        | B             |
|                       |            |                   | <i>Broken, Extent : Moderate, Area Affected : 54%</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Location : Fan Room</i>                                       |                    |                |             |                |               |
|                       |            |                   | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>    |                    |                |             |                |               |
|                       |            |                   | <i>Location : Fan Room</i>                                       |                    |                |             |                |               |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| H/C Water Piping      |            |                   |  |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |  | 2028               | * *            | 1           |                | B             |
| Water Heater          |            |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |  | 2018               | \$14,700       | 2           | \$800          | B             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Location : Boiler Room</i>                                    |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 600 Gals</i>                                    |                    |                |             |                |               |
| Sanitary Piping       |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       | Now               | \$1,800  | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | <i>Cracked, Extent : Moderate, Area Affected : 5%</i>            |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement, Storm Drain</i>                          |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |  | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                       |            |                   | <i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Sump Pump</i>                                      |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
|                       |            |                   | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Staff Restrooms</i>                                |                    |                |             |                |               |
| Fire Suppression      |            |                   |  |                    |                |             |                |               |
| Sprinkler             |            |                   |  |                    |                |             |                |               |
| No Component          | 95%        |                   |  |                    |                |             |                | D             |
| Generic               | 5%         |                   |  | 2033               | * *            | 1-2         | \$800          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 209 - BX  
**Address** : 317 EAST 183 STREET  
**Borough** : BRONX **Agency's Number** : X863  
**Program / Asset #** : BOE1020.000 / 503 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 22,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3146 **Lot** : 72 **BIN** : 2103868

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Mechanical     |                       | \$447,400             |
| <b>Total</b>   |                       | <b>\$447,400</b>      |
| Priority B     |                       | \$447,400             |
| <b>Total</b>   |                       | <b>\$447,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,600         | \$1,300         |                 | \$13,900        |
| Interior Architecture | \$8,400         | \$14,200        | \$1,300         |                 |
| Electrical            | \$1,700         | \$2,200         | \$1,700         | \$21,800        |
| Mechanical            | \$12,000        | \$3,900         | \$8,100         | \$6,600         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$31,600</b> | <b>\$29,500</b> | <b>\$19,000</b> | <b>\$50,300</b> |
| Priority A            | \$1,600         | \$1,300         |                 | \$13,900        |
| Priority B            | \$30,000        | \$25,200        | \$17,700        | \$36,300        |
| Priority C            |                 | \$3,000         | \$1,300         |                 |
| <b>Total</b>          | <b>\$31,600</b> | <b>\$29,500</b> | <b>\$19,000</b> | <b>\$50,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

100%

LIFE

\* \*

5

\$17,100

A

## Windows

Aluminum

100%

2038

\* \*

5

\$3,700

A

## Parapets

Masonry: Brick

85%

LIFE

\* \*

5

\$1,700

A

Metal Security Bars

5%

2050

\* \*

A

Pre-Cast Concrete

10%

Now

\$1,600

LIFE

\* \*

5

\$1,300

A

*Caulking Deteriorated, Extent : Severe, Area Affected : 100%**Location : Coping Throughout*

## Roof

IRMA/Protected

95%

2027

\* \*

10

\$13,900

A

Membrane

Metal Panel

5%

2035

\* \*

10

\$1,300

A

## Interior

## Floors

Cast in Place Concrete

10%

LIFE

\* \*

5

\$6,100

C

*Horizontal Cracks, Extent : Moderate, Area Affected : 2%**Location : Boiler Room*

Ceramic Tile

5%

2031

\* \*

5

\$1,400

C

Vinyl Tile

85%

2027

\* \*

3

\$8,900

C

## Interior Walls

Ceramic Tile

5%

2031

\* \*

5

\$1,200

C

Concrete Masonry Unit

60%

LIFE

\* \*

5

\$5,900

C

*Diagonal Cracks, Extent : Moderate, Area Affected : 5%**Location : Rear Stairwell, Bulkheads**Vertical Cracks, Extent : Moderate, Area Affected : 2%**Location : Chiller Room*

SGFT/Glazed Masonry

35%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

65%

2035

\* \*

5

\$22,600

B

AcousTileSusp.Lay-In

15%

2-4

\$8,400

2027

\* \*

5

\$2,100

B

*Misaligned/Bulging, Extent : Moderate, Area Affected : 100%**Location : Cafeteria*

Exposed Struc: Steel

10%

LIFE

\* \*

B

Gypsum Board

10%

LIFE

\* \*

5

\$3,500

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Size 1600 Amps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

| Electrical   |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                      |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard                                   |                      |                |                   |                    |         |                |             |                |               |
|  | Fused Disc Sw        | 100%           |                   |                    | 2042    | * *            | 5           | \$100          | B             |
| Raceway  |                      |                |                   |                    |         |                |             |                |               |
|  | Conduit              | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
| Panelboards  |                      |                |                   |                    |         |                |             |                |               |
|  | Fused Disc Sw        | 40%            |                   |                    | 2038    | * *            | 5           | \$200          | B             |
|  | Molded Case Bkrs     | 60%            |                   |                    | 2038    | * *            | 5           | \$300          | B             |
| Wiring   |                      |                |                   |                    |         |                |             |                |               |
|  | Thermoplastic        | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
| Motor Controllers  |                      |                |                   |                    |         |                |             |                |               |
|  | Locally Mounted      | 50%            |                   |                    | 2035    | * *            | 5           | \$100          | B             |
|  | Motor Control Center | 50%            |                   |                    | 2035    | * *            | 5           | \$200          | B             |
| Ground   |                      |                |                   |                    |         |                |             |                |               |
| Grounding Devices  |                      |                |                   |                    |         |                |             |                |               |
|  | Generic              | 100%           |                   |                    | LIFE    | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                      |                |                   |                    |         |                |             |                |               |
| Explanation : Water Main                                   |                      |                |                   |                    |         |                |             |                |               |
| Stand-by Power   |                      |                |                   |                    |         |                |             |                |               |
| Transfer Switches  |                      |                |                   |                    |         |                |             |                |               |
|  | Automatic            | 100%           |                   |                    | 2035    | * *            | 1           | \$5,600        | B             |
| Generators   |                      |                |                   |                    |         |                |             |                |               |
|  | Diesel               | 100%           |                   |                    | 2031    | * *            | 1           | \$7,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                      |                |                   |                    |         |                |             |                |               |
| Explanation : No Rating Available                          |                      |                |                   |                    |         |                |             |                |               |
| Batteries  |                      |                |                   |                    |         |                |             |                |               |
|  | Nickel Cadmium       | 100%           |                   |                    | 2017    | \$600          | 5           | \$4,000        | B             |
| Fuel Storage   |                      |                |                   |                    |         |                |             |                |               |
|  | Day Tank             | 10%            |                   |                    | 2038    | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : Gen Room  |                      |                |                   |                    |         |                |             |                |               |
| Explanation : 45 Gals                                      |                      |                |                   |                    |         |                |             |                |               |
|  | Main Tank            | 90%            |                   |                    | 2050    | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                      |                |                   |                    |         |                |             |                |               |
| Explanation : 250 Gals                                     |                      |                |                   |                    |         |                |             |                |               |
| Lighting   |                      |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                      |                |                   |                    |         |                |             |                |               |
|  | Fluorescent          | 98%            |                   |                    | 2027    | * *            | 10          | \$16,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                      |                |                   |                    |         |                |             |                |               |
| Explanation : T-8 Lamps                                    |                      |                |                   |                    |         |                |             |                |               |
|  | Incandescent         | 2%             |                   |                    | 2027    | * *            | 2           |                | B             |
| Egress Lighting  |                      |                |                   |                    |         |                |             |                |               |
|  | Exit, Service        | 50%            |                   |                    | 2027    | * *            | 1           |                | B             |
|  | Exit, Battery        | 50%            |                   |                    | 2027    | * *            | 10          | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                   |      |  |  |      |     |    |       |   |
|-------------------|------|--|--|------|-----|----|-------|---|
| Exterior Lighting |      |  |  |      |     |    |       |   |
| HID               | 100% |  |  | 2027 | * * | 10 | \$100 | B |

## Alarm

|                      |     |  |  |      |     |     |         |   |
|----------------------|-----|--|--|------|-----|-----|---------|---|
| Security System      |     |  |  |      |     |     |         |   |
| No Component         | 80% |  |  |      |     |     |         | D |
| Generic              | 20% |  |  | 2027 | * * | 1   | \$1,400 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |         |   |
| No Component         | 70% |  |  |      |     |     |         | D |
| Generic              | 30% |  |  | 2027 | * * | 1-3 | \$3,300 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Interruptible Gas/Dual Fuel                              | 100% |  |  | 2042 | * * | 1 |          | B |
| Conversion Equipment                                     |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2035 | * * | 1 | \$18,400 | B |
| Other Observation, Extent : Severe, Area Affected : 100% |      |  |  |      |     |   |          |   |
| Location : Boiler Room                                   |      |  |  |      |     |   |          |   |
| Explanation : 2 Boilers                                  |      |  |  |      |     |   |          |   |
| Distribution   |      |  |  |      |     |   |          |   |
| Hot Wtr Piping/Pump                                      | 80%  |  |  | 2030 | * * | 4 | \$1,100  | B |
| Steam Piping/Pump  | 20%  |  |  | 2042 | * * | 4 | \$300    | B |
| Terminal Devices   |      |  |  |      |     |   |          |   |
| Convactor/Radiator                                       | 20%  |  |  | 2035 | * * | 1 | \$1,200  | B |
| No Component   | 80%  |  |  |      |     |   |          | D |

## Air Conditioning

|  |      |     |         |      |           |   |          |   |
|--|------|-----|---------|------|-----------|---|----------|---|
| Energy Source  |      |     |         |      |           |   |          |   |
| Electricity  | 100% |     |         | 2038 | * *       | 1 |          | B |
| Conversion Equipment                                   |      |     |         |      |           |   |          |   |
| Reciprocating  | 95%  | Now | \$3,400 | 2027 | * *       | 1 | \$7,400  | B |
| Compr/Chiller  |      |     |         |      |           |   |          |   |
| Malfunctioning, Extent : Moderate, Area Affected : 10% |      |     |         |      |           |   |          |   |
| Location : Chiller Control System                      |      |     |         |      |           |   |          |   |
| Ext Pkg Unit - Cooling                                 | 5%   |     |         | 2027 | * *       | 2 | \$100    | B |
| Distribution   |      |     |         |      |           |   |          |   |
| Chilled Wtr Pipe/Pump                                  | 95%  |     |         | 2042 | * *       | 4 | \$1,300  | B |
| No Component   | 5%   |     |         |      |           |   |          | D |
| Terminal Devices                                       |      |     |         |      |           |   |          |   |
| Air Handler/Cool/Ht                                    | 20%  |     |         | 2022 | \$33,500  | 1 | \$2,300  | B |
| Fan Coil - Cool/Heat                                   | 80%  |     |         | 2022 | \$320,800 | 1 | \$4,800  | B |
| Heat Rejection   |      |     |         |      |           |   |          |   |
| Remote Air Cond  | 100% |     |         | 2022 | \$126,500 | 2 | \$12,900 | B |

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 209 - BX

Asset # : 503

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |   |                   |                    |         |                |             |                |               |
|                    | Distribution       |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$10,400       | B             |
|                    | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|                    | Roof               | 100%  | Now               | \$300              | 2022    | \$16,800       | 2           | \$500          | B             |
|                    |                    | Broken, Extent : Moderate, Area Affected : 5%           |                   |                    |         |                |             |                |               |
|                    |                    | Location : Roof   |                   |                    |         |                |             |                |               |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel    | 100%  |                   |                    | 2035    | * *            | 1           |                | B             |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2020    | \$4,900        | 2           | \$300          | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Tank Of 400 Gals                      |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : First: Basement And First : 4th Floor        |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1-5         | \$9,700        | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2032    | * *            | 1-2         | \$300          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 209 - Q  
**Address** : 16-10 UTOPIA PKWY  
**Borough** : QUEENS **Agency's Number** : Q209  
**Program / Asset #** : BOE0849.000 / 1507 **Yr Built/Renovated** : 1956 / 2009  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5734 **Lot** : 1 **BIN** : 4128717

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$113,400             |
| Interior Architecture | \$227,500             | \$455,000             |
| Electrical            | \$170,000             | \$738,300             |
| Mechanical            | \$78,400              | \$1,451,800           |
| <b>Total</b>          | <b>\$475,900</b>      | <b>\$2,758,500</b>    |
| Priority A            |                       | \$113,400             |
| Priority B            | \$248,500             | \$2,190,100           |
| Priority C            | \$227,500             | \$455,000             |
| <b>Total</b>          | <b>\$475,900</b>      | <b>\$2,758,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$8,400          |                 |
| Interior Architecture |                 | \$8,800         | \$28,200         |                 |
| Electrical            | \$58,900        | \$6,100         | \$51,300         | \$7,100         |
| Mechanical            | \$19,700        | \$9,300         | \$38,600         | \$14,700        |
| <b>Total</b>          | <b>\$78,600</b> | <b>\$24,300</b> | <b>\$126,500</b> | <b>\$21,800</b> |
| Priority A            |                 |                 | \$8,400          |                 |
| Priority B            | \$78,600        | \$15,400        | \$106,200        | \$21,800        |
| Priority C            |                 | \$8,800         | \$11,900         |                 |
| <b>Total</b>          | <b>\$78,600</b> | <b>\$24,300</b> | <b>\$126,500</b> | <b>\$21,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 8%         |                   |                | LIFE               | **             | 5           | \$21,800       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$49,300       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$21,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Rail   | 20%        |                   |                | 2038               | **             | 5-10        | \$44,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2029               | **             | 10          | \$64,100       | A             |
| Copper/Terne   | 5%         |                   |                | 2056               | **             | 10          | \$8,400        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$20,900       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,900        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Vinyl Tile   | 50%        |                   |                | 2021               | \$455,000      | 3           | \$17,900       | C             |
| Vinyl Tile   | 25%        |                   |                | 2016               | \$227,500      | 3           | \$8,900        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2036               | **             | 5           | \$17,900       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,900        | C             |
| Concrete Masonry Unit  | 50%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| SGFT/Glazed Masonry  | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2026               | **             | 5           | \$29,600       | B             |
| AcousTileSusp.Lay-In   | 3%         |                   |                | 2026               | **             | 5           | \$2,800        | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$7,400        | B             |
| Exposed Struc: Steel   | 2%         |                   |                | LIFE               | **             |             |                | B             |
| Metal Panel  | 10%        |                   |                | LIFE               | **             | 5           | \$11,900       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$5,900        | B             |
| Electrical   |            |                   |                |                    |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - Q

## Asset # : 1507

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Electrical Services Rated @ 800 Amperes And 200 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$89,400       | 2051               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 20%        | 2-4               | \$20,300       | 2046               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 30%        | 2-4               | \$30,500       | 2046               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 40%        |                   |                | 2020               | \$40,600       | 5           | \$700          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
| Insulation Damaged, Extent : Moderate, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2021               | \$563,600      | 10          | \$57,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T- 12 Lamps  |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2016               | \$11,500       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$7,700        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$26,000       | 10          | \$200          | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 209 - Q

## Asset # : 1507

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

## Generic

100%

2026

\* \*

1

\$23,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV And Intrusion Alarm Systems Are Both Functional*

## Fire/Smoke Detection

## Generic

100%

2026

\* \*

1-3

\$39,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2031

\* \*

5

\$19,800

B

## Conversion Equipment

## Steam Boiler

100%

2019

\$354,100

1

\$63,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units - On Extended Life*

## Distribution

## Steam Piping/Pump

100%

2021

\$507,900

4

\$3,200

B

## Terminal Devices

## Air Handler

20%

2016

\$78,400

1

\$7,900

B

## Convector/Radiator

80%

2019

\$549,600

1

\$16,500

B

## Air Conditioning

## Energy Source

## Electricity

100%

2029

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2016

\$15,000

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$35,600

B

## Exhaust Fans

## Interior

50%

2021

\$40,200

2

\$1,000

B

## Roof

50%

2021

\$28,900

2

\$1,000

B

## Plumbing

## H/C Water Piping

## Galv Iron/Steel

100%

2-4

\$10,900

2026

\* \*

1

B

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Water Main, Basement*

## HW Heat Exchanger

## Low Temp

100%

2021

\$22,600

4

\$6,300

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 209 - Q

Asset # : 1507

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2031    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 21 - BX  
**Address** : 715 EAST 225 STREET (NEAR WHITE PLAINS RD.)  
**Borough** : BRONX **Agency's Number** : X021  
**Program / Asset #** : BOE0169.000 / 2695 **Yr Built/Renovated** : 1915 / 2000  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4839 **Lot** : 39 **BIN** : 2063435

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$205,900             | \$93,200              |
| Interior Architecture |  |                       | \$852,400             |
| Electrical            |  |                       | \$852,400             |
| Mechanical            |  | \$35,000              | \$172,100             |
| <b>Total</b>          |  | <b>\$240,900</b>      | <b>\$1,970,100</b>    |
| Priority A            |  | \$205,900             | \$93,200              |
| Priority B            |  | \$35,000              | \$1,024,500           |
| Priority C            |  |                       | \$852,400             |
| <b>Total</b>          |  | <b>\$240,900</b>      | <b>\$1,970,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$14,200        |                 |
| Interior Architecture | \$41,900         | \$13,900        |                 | \$9,400         |
| Electrical            | \$28,200         | \$28,700        | \$400           |                 |
| Mechanical            | \$40,900         | \$48,200        | \$14,800        | \$8,900         |
| <b>Total</b>          | <b>\$111,000</b> | <b>\$90,900</b> | <b>\$29,400</b> | <b>\$18,300</b> |
| Priority A            |                  |                 | \$14,200        |                 |
| Priority B            | \$101,600        | \$86,400        | \$15,200        | \$8,900         |
| Priority C            | \$9,400          | \$4,400         |                 | \$9,400         |
| <b>Total</b>          | <b>\$111,000</b> | <b>\$90,900</b> | <b>\$29,400</b> | <b>\$18,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BX

## Asset # : 2695

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 93%        | Now               | \$156,600      | LIFE               | **             | 5           | \$93,200       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                |            |                   |                |                    |                |             |                |               |
| Location : Along Edge Of Building And Ground At The South Facade And At Tower Throughout |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2036               | **             | 5           | \$28,300       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$11,600       | A             |
| Other Observation, Extent : Severe, Area Affected : 40%                                  |            |                   |                |                    |                |             |                |               |
| Location : 1926 Old Wing Parapet   |            |                   |                |                    |                |             |                |               |
| Explanation : Rubberized Asphalt Bolted Onto Existing Parapet                            |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2025               | **             | 10          | \$49,300       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 7%         |                   |                | LIFE               | **             | 5           | \$14,500       | C             |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$62,800       | 5           | \$2,800        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Vinyl Tile   | 80%        |                   |                | 2020               | \$720,300      | 3           | \$37,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 65%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1926 Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2035               | **             | 5           | \$8,900        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2023               | \$69,300       | 5           | \$2,400        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$24,700       | C             |
| Water Penetration, Extent : Light, Area Affected : 15%                                   |            |                   |                |                    |                |             |                |               |
| Location : Locker Room/Toilet In Kitchen Area  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 20%        |                   |                | 2025               | **             | 5           | \$18,900       | B             |
| Exposed Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$5,900        | B             |
| Plaster  | 40%        | 2-4               | \$32,500       | LIFE               | **             | 5           | \$23,600       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                |            |                   |                |                    |                |             |                |               |
| Location : Corridor  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BX

## Asset # : 2695

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Rated At 1200 Amps              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 50%        |                   |                | 2019               | \$50,800       | 5           | \$800          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2036               | * *            | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 30%        | 0-2               | \$26,900       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 70%        |                   |                | 2020               | \$62,700       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$512,200      | 10          | \$52,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$13,200       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$28,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2020               | \$5,200        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$5,200        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         |            | 100%              |                | 2030               | * *            | 5           | \$19,600       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 21 - BX

## Asset # : 2695

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           | Now               | \$35,000       | 2025               | * *            | 1           | \$56,300       | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                         |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units. #2 Boiler Is Not In Service Due To Leakage At The Bottom</i> |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           | Now               | \$25,100       | 2030               | * *            | 4           | \$3,100        | B             |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 30%</i>                      |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 30%            | Now               | \$5,800        | 2020               | \$116,400      | 1           | \$10,600       | B             |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Location : Flexible Connections, Basement And 3rd Floor Fan Room</i>                |                |                   |                |                    |                |             |                |               |
| <i>Not in Service, Extent : Moderate, Area Affected : 10%</i>                          |                |                   |                |                    |                |             |                |               |
| <i>Location : 3rd Fl. Fan Rm.</i>  |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 70%            |                   |                | 2025               | * *            | 1           | \$14,300       | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%            |                   |                | 2015               | \$29,600       | 1           |                | B             |
| No Component   | 80%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$35,200       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 70%            |                   |                | 2020               | \$55,700       | 2           | \$1,400        | B             |
| Roof   | 30%            |                   |                | 2020               | \$17,200       | 2           | \$600          | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>                                |                |                   |                |                    |                |             |                |               |
| <i>Location : Water Main</i>   |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2030               | * *            | 4           | \$9,400        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$5,000        | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>                            |                |                   |                |                    |                |             |                |               |
| <i>Location : Court Yard, South Facade</i>   |                |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 211 - BX / I. S. 318 - BX  
**Address** : 1919 PROSPECT AVENUE @ELSMERE PL.  
**Borough** : BRONX **Agency's Number** : X193  
**Program / Asset #** : BOE0311.000 / 371 **Yr Built/Renovated** : 1975 / 2012  
**Area Sq Ft** : 175,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,ph  
**Block** : 2951 **Lot** : 32 **BIN** : 2094582

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$178,400             | \$981,500             |
| Interior Architecture | \$536,800             | \$1,637,800           |
| Electrical            |                       | \$918,900             |
| Mechanical            | \$37,700              | \$1,075,200           |
| <b>Total</b>          | <b>\$752,900</b>      | <b>\$4,613,400</b>    |
| Priority A            | \$178,400             | \$981,500             |
| Priority B            | \$183,800             | \$1,994,100           |
| Priority C            | \$390,700             | \$1,637,800           |
| <b>Total</b>          | <b>\$752,900</b>      | <b>\$4,613,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,800          | \$9,700         |                 |                 |
| Interior Architecture | \$190,100        |                 | \$11,300        | \$23,600        |
| Electrical            | \$26,800         | \$7,500         | \$6,100         | \$7,300         |
| Mechanical            | \$85,000         | \$34,200        | \$39,400        | \$30,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$314,700</b> | <b>\$55,300</b> | <b>\$60,800</b> | <b>\$65,400</b> |
| Priority A            | \$8,800          | \$9,700         |                 |                 |
| Priority B            | \$221,300        | \$45,600        | \$49,500        | \$41,800        |
| Priority C            | \$84,600         |                 | \$11,300        | \$23,600        |
| <b>Total</b>          | <b>\$314,700</b> | <b>\$55,300</b> | <b>\$60,800</b> | <b>\$65,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX / I. S. 318 - BX

Asset # : 371

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 2%         |                   |                | LIFE    | **                 | 5           | \$15,700       | A             |  |
| Masonry: Brick   | 96%        |                   |                | LIFE    | **                 | 5           | \$151,000      | A             |  |
| Metal Panel  | 2%         |                   |                | 2033    | **                 | 5-10        | \$10,800       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 99%        |                   |                | 2045    | **                 | 5           | \$19,400       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 1%         | Now               | \$900          | 2045    | **                 | 5           | \$100          | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Main Stairwell  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5-10        | \$67,400       | A             |  |
| Metal Panel  | 10%        |                   |                | 2033    | **                 | 5           | \$4,500        | A             |  |
| Metal Rail   | 5%         |                   |                | 2028    | **                 | 5-10        | \$10,500       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 100%       | 0-2               | \$45,300       | 2023    | \$906,000          |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%        |            |                   |                |         |                    |             |                |               |  |
| Location : Fourth Floor Corridor, Closet In Room 422 And 403 G   |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$49,800       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2026    | **                 | 5           | \$6,800        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$17,800       | C             |  |
| Vinyl Tile   | 73%        |                   |                | 2023    | \$1,582,700        | 3           | \$83,000       | C             |  |
| Vinyl Tile   | 10%        | 0-2               | \$216,800      | 2033    | **                 | 3           | \$8,500        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement, Main Stairwell                              |            |                   |                |         |                    |             |                |               |  |
| Wood   | 4%         |                   |                | 2038    | **                 | 5           | \$17,100       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$25,300       | C             |  |
| Folding Partition  | 2%         |                   |                | 2031    | **                 | 5           | \$15,800       | C             |  |
| Gypsum Board   | 5%         |                   |                | LIFE    | **                 | 5-10        | \$26,900       | C             |  |
| Plaster  | 58%        |                   |                | LIFE    | **                 | 5-10        | \$156,000      | C             |  |
| SGFT/Glazed Masonry  | 25%        | 4+                | \$73,000       | LIFE    | **                 |             |                | C             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%     |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX / I. S. 318 - BX

Asset # : 371

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25% 0-2 \$33,600 2028 \* \* 5 \$27,800 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Corridors, Classrooms, Throughout**Staining/Discoloring, Extent : Light, Area Affected : 10%**Location : Corridors, Classrooms, Throughout**Vandalism, Extent : Moderate, Area Affected : 15%**Location : Corridors, Throughout*

Exposed Concrete

60% LIFE \* \* 5-10 \$167,000 B

Gypsum Board

4% LIFE \* \* 5-10 \$30,600 B

Gypsum Board

1% Now \$28,200 LIFE \* \* 5 \$2,800 B

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Closet In Room 422 And Room 403 G**Water Penetration, Extent : Severe, Area Affected : 20%**Location : Closet In Rooms 422 And 403 G*

Plaster

10% LIFE \* \* 5-10 \$38,300 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

70% 2023 \$22,800 5 \$500 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3000 Amps Main Disconnect Switch*

Fused Disc Sw

30% 2043 \* \* 5 \$200 B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

Fused Disc Sw

100% 2023 \$149,000 5 \$600 B

## Raceway

Conduit

90% 2023 \$178,900 1 B

Conduit

10% 2043 \* \* 1 B

## Panelboards

Fused Disc Sw

5% 2039 \* \* 5 \$200 B

Fused Disc Sw

15% 2022 \$28,800 5 \$500 B

Molded Case Bkrs

5% 2039 \* \* 5 \$200 B

Molded Case Bkrs

75% 2022 \$144,000 5 \$2,900 B

## Wiring

Thermoplastic

90% 2023 \$181,600 1 B

Thermoplastic

10% 2043 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX / I. S. 318 - BX

Asset # : 371

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 60%        |                   |                | 2021               | \$19,800       | 5           | \$600          | B             |
| Motor Control Center                                       | 10%        |                   |                | 2021               | \$43,100       | 5           | \$400          | B             |
| Under Construction   | 30%        |                   |                |                    |                |             |                | D             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$4,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2028               | * *            | 10          | \$133,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2018               | \$12,700       | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2018               | \$27,400       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$31,500       | 10          | \$18,400       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$12,600       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$59,800       | 10          | \$500          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2033               | * *            | 1-3         | \$61,900       | B             |

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                    |                |                   |                    |         |                |             |                |               |
| Energy Source   | Under Construction | 100%           |                   |                    |         |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%                   |                    |                |                   |                    |         |                |             |                |               |
| Location :  |                    |                |                   |                    |         |                |             |                |               |
| Explanation : Switching Fuel Oil Project Is In Progress                 |                    |                |                   |                    |         |                |             |                |               |
| Conversion Equipment  |                    |                |                   |                    |         |                |             |                |               |
| Steam Boiler  |                    | 100%           |                   |                    | 2028    | * *            | 1           | \$150,700      | B             |
| Other Observation, Extent : Light, Area Affected : 100%                 |                    |                |                   |                    |         |                |             |                |               |
| Location : Basement Boiler Room   |                    |                |                   |                    |         |                |             |                |               |
| Explanation : 3 Units - All Burners Have Been Scheduled For Replacement |                    |                |                   |                    |         |                |             |                |               |
| Distribution  |                    |                |                   |                    |         |                |             |                |               |
| Steam Piping/Pump   |                    | 100%           | Now               | \$24,200           | 2033    | * *            | 4           | \$7,500        | B             |
| Insul. Deteriorating, Extent : Moderate, Area Affected : 10%            |                    |                |                   |                    |         |                |             |                |               |
| Location : Condensate Tank In Boiler Room                               |                    |                |                   |                    |         |                |             |                |               |
| Terminal Devices  |                    |                |                   |                    |         |                |             |                |               |
| Air Handler   |                    | 30%            |                   |                    | 2023    | \$280,300      | 1           | \$28,200       | B             |
| Convactor/Radiator  |                    | 70%            |                   |                    | 2028    | * *            | 1           | \$34,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX / I. S. 318 - BX

Asset # : 371

| Mechanical           |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component                   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Type                 |                             |   |                   |                |                    |                |             |                |               |
| Air Conditioning     |                             |   |                   |                |                    |                |             |                |               |
| Energy Source        | Electricity                 | 100%  |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment | Reciprocating Compr/Chiller | 15%   |                   |                | 2023               | \$88,200       | 1           | \$10,600       | B             |
|                      |                             | R-22 Refrigerant, Extent : Light, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                      |                             | Location : Penthouse                                  |                   |                |                    |                |             |                |               |
|                      | Window/Wall Unit            | 65%   |                   |                | 2018               | \$231,600      | 1           |                | B             |
|                      | No Component                | 20%   |                   |                |                    |                |             |                | D             |
| Distribution         |                             |   |                   |                |                    |                |             |                |               |
|                      | Chilled Wtr Pipe/Pump       | 15%   |                   |                | 2033               | * *            | 4           | \$1,100        | B             |
|                      | No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Terminal Devices     |                             |   |                   |                |                    |                |             |                |               |
|                      | Air Handler/Cool/Ht         | 15%   |                   |                | 2023               | \$164,600      | 1           | \$14,100       | B             |
|                      | No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Heat Rejection       |                             |   |                   |                |                    |                |             |                |               |
|                      | Remote Air Cond             | 15%   |                   |                | 2023               | \$124,200      | 2           | \$15,900       | B             |
|                      | No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation          |                             |   |                   |                |                    |                |             |                |               |
| Distribution         | Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$134,200      | B             |
| Exhaust Fans         |                             |   |                   |                |                    |                |             |                |               |
|                      | Interior                    | 20%   |                   |                | 2018               | \$38,300       | 2           | \$900          | B             |
|                      | Roof                        | 80%   | Now               | \$11,000       | 2023               | \$110,300      | 2           | \$3,000        | B             |
|                      |                             | Not in Service, Extent : Severe, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                      |                             | Location : Roof                                       |                   |                |                    |                |             |                |               |
| Plumbing             |                             |   |                   |                |                    |                |             |                |               |
| H/C Water Piping     | Brass/Copper                | 50%   |                   |                | 2033               | * *            | 1           |                | B             |
|                      | Galv Iron/Steel             | 50%   | Now               | \$5,200        | 2028               | * *            | 1           |                | B             |
|                      |                             | Corroded, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                      |                             | Location : Water Main Connection Pipes, Basement      |                   |                |                    |                |             |                |               |
| Water Heater         |                             |   |                   |                |                    |                |             |                |               |
|                      | Under Construction          | 100%  |                   |                |                    |                |             |                | D             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 0% |                   |                |                    |                |             |                |               |
|                      |                             | Location : Boiler Room                                |                   |                |                    |                |             |                |               |
|                      |                             | Explanation : New Installation Is In Progress         |                   |                |                    |                |             |                |               |
| HW Heat Exchanger    |                             |   |                   |                |                    |                |             |                |               |
|                      | Low Temp                    | 100%  | 0-2               | \$1,100        | 2033               | * *            | 4           | \$15,100       | B             |
|                      |                             | Corroded, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                      |                             | Location : Coil Connection                            |                   |                |                    |                |             |                |               |
| Sanitary Piping      |                             |   |                   |                |                    |                |             |                |               |
|                      | Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                             |   |                   |                |                    |                |             |                |               |
|                      | Cast Iron                   | 100%  | Now               | \$4,800        | LIFE               | * *            | 1           |                | B             |
|                      |                             | Leak Evident, Extent : Severe, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                      |                             | Location : From The Roof To Basement Boiler Room      |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 211 - BX / I. S. 318 - BX

Asset # : 371

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : C-4  |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2033               | * *            | 1-5         | \$76,800       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 97%        |   |                |                    |                |             |                | D             |
| Generic               | 3%         |   |                | 2033               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 212 - BK  
**Address** : 87 BAY 49 STREET BTWN: HARWAY AVE., CROPSY AVE  
**Borough** : BROOKLYN **Agency's Number** : K212  
**Program / Asset #** : BOE0507.000 / 1289 **Yr Built/Renovated** : 1925 / 2010  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,P  
**Block** : 6917 **Lot** : 1 **BIN** : 3187407

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$185,500             | \$149,400             |
| Interior Architecture | \$519,200             | \$319,800             |
| Electrical            | \$908,400             | \$201,700             |
| Mechanical            | \$51,600              | \$382,700             |
| <b>Total</b>          | <b>\$1,664,600</b>    | <b>\$1,053,500</b>    |
| Priority A            | \$185,500             | \$149,400             |
| Priority B            | \$1,006,700           | \$626,800             |
| Priority C            | \$472,400             | \$277,300             |
| <b>Total</b>          | <b>\$1,664,600</b>    | <b>\$1,053,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,900         | \$3,100         |                 | \$32,000        |
| Interior Architecture | \$83,300         | \$9,700         |                 | \$3,600         |
| Electrical            | \$1,800          | \$1,300         | \$1,600         | \$10,100        |
| Mechanical            | \$20,500         | \$9,600         | \$14,600        | \$34,200        |
| <b>Total</b>          | <b>\$124,400</b> | <b>\$23,800</b> | <b>\$16,200</b> | <b>\$79,900</b> |
| Priority A            | \$18,900         | \$3,100         |                 | \$32,000        |
| Priority B            | \$45,600         | \$13,400        | \$16,200        | \$44,300        |
| Priority C            | \$60,000         | \$7,300         |                 | \$3,600         |
| <b>Total</b>          | <b>\$124,400</b> | <b>\$23,800</b> | <b>\$16,200</b> | <b>\$79,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$47,000       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%  | Now               | \$60,700       | LIFE               | * *            | 5           | \$18,100       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  |                   |                | LIFE               | * *            | 5           | \$84,300       | A             |
| Masonry: Limestone     | 1%   | Now               | \$75,600       | LIFE               | * *            | 5           | \$900          | A             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Severe, Area Affected : 40%                 |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 2%   |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Masonry: Marble        | 2%   |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Stucco Cement          | 5%   | Now               | \$9,500        | 2027               | * *            | 5           | \$7,500        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 97%  |                   |                | 2038               | * *            | 5           | \$33,000       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Hardware Missing, Extent : Light, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Aluminum               | 3%   | Now               | \$49,200       | 2047               | * *            | 5           | \$500          | A             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$6,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  |                   |                | LIFE               | * *            | 5           | \$6,600        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%  |                   |                | 2039               | * *            | 5-10        | \$23,900       | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2027               | * *            | 10          | \$32,000       | A             |
| Metal Panel            | 5%   |                   |                | 2035               | * *            | 10          | \$3,100        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 212 - BK

## Asset # : 1289

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior Floors   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         | Now               | \$32,200       | 2031    | **                 | 5           | \$1,500        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 50%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels   | 2%         |                   |                | LIFE    | **                 | 5           | \$1,500        | C             |  |
| Quarry Tile   | 5%         |                   |                | 2035    | **                 | 5           | \$7,300        | C             |  |
| Vinyl Tile  | 30%        | Now               | \$27,700       | 2022    | \$277,300          | 3           | \$10,900       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        |                   |                | 2027    | **                 | 3           | \$10,900       | C             |  |
| Wood  | 30%        | Now               | \$246,800      | 2037    | **                 | 5           | \$27,300       | C             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms Throughout                              |            |                   |                |         |                    |             |                |               |  |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms Throughout                              |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        | Now               | \$39,400       | LIFE    | **                 |             |                | C             |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$53,400       | 2025    | **                 | 5           | \$3,000        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,600        | C             |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 60%        | Now               | \$132,900      | LIFE    | **                 | 5           | \$21,700       | C             |  |
| Spalling, Extent : Light, Area Affected : 10%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2035    | **                 | 5           | \$4,900        | B             |  |
| Exposed Concrete  | 25%        | 4+                | \$46,700       | LIFE    | **                 | 5           | \$3,800        | B             |  |
| Spalling, Extent : Light, Area Affected : 10%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 70%        | 0-2               | \$23,300       | LIFE    | **                 | 5           | \$42,400       | B             |  |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 212 - BK

## Asset # : 1289

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                   |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1000 Amps Main Disconnect Switch           |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$89,400       | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2022               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2042               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 7%   |           |                | 2021               | \$7,100        | 5           | \$100          | B        |
|                 | Fused Disc Sw            | 3%   |           |                | 2038               | * *            | 5           |                | B        |
|                 | Molded Case Bkrs         | 35%  |           |                | 2021               | \$35,600       | 5           | \$600          | B        |
|                 | Molded Case Bkrs         | 55%  |           |                | 2038               | * *            | 5           | \$900          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%  | 2-4       | \$71,700       | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%     |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout  |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 20%  |           |                | 2042               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 70%  |           |                | 2039               | * *            | 5           | \$300          | B        |
|                 |                          | Recent Installation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Mech Room   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 30%  |           |                | 2020               | \$6,400        | 5           | \$100          | B        |
|                 | Ground                   |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$900          | B        |
|                 | Lighting                 |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2027               | * *            | 10          | \$5,900        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                      |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 75%  |           |                | 2017               | \$438,200      | 10          | \$44,600       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                     |           |                |                    |                |             |                |          |
|                 | Incandescent             | 15%  |           |                | 2017               | \$87,600       | 2           | \$200          | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 50%  |           |                | 2027               | * *            | 1           |                | B        |
|                 | Exit, Service            | 50%  |           |                | 2027               | * *            | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 70%  |           |                | 2027               | * *            | 10          | \$100          | B        |
|                 | HID                      | 30%  |           |                | 2017               | \$7,900        | 10          | \$100          | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 212 - BK

## Asset # : 1289

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

65%

D

Generic

35%

2017

\$260,400

1-3

\$14,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

100%

2042

\* \*

5

\$20,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$64,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$51,600

2032

\* \*

4

\$3,200

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Vacuum Pump, Boiler Room**Leak Evident, Extent : Severe, Area Affected : 20%**Location : Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 25%**Location : Throughout*

## Terminal Devices

Air Handler

20%

Now

\$8,000

2022

\$79,700

1

\$7,200

B

*Noisy/Vibrating, Extent : Moderate, Area Affected : 10%**Location : Basement*

Convactor/Radiator

60%

2027

\* \*

1

\$12,600

B

Fan Coil Unit/Heat

20%

2022

\$221,300

1

\$4,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2017

\$15,200

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$36,100

B

## Exhaust Fans

Interior

100%

Now

\$4,100

2022

\$81,700

2

\$1,600

B

*Broken, Extent : Moderate, Area Affected : 15%**Location : Basement*

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 212 - BK

Asset # : 1289

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                        | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                                  | 100%       |                   |                | 2020               | \$17,200       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of 400 Gallon Capacity              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                               | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                               | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : One Of 2 Sump Pumps                             |            |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component                                  | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 212 - Q  
**Address** : 34-25 82ND STREET  
**Borough** : QUEENS **Agency's Number** : Q212  
**Program / Asset #** : BOE1014.000 / 13407 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1443 **Lot** : 19 **BIN** : 4437128

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$41,500              | \$79,100              |
| Interior Architecture |                       | \$48,200              |
| Electrical            | \$59,300              |                       |
| <b>Total</b>          | <b>\$100,800</b>      | <b>\$127,300</b>      |
| Priority A            | \$41,500              | \$79,100              |
| Priority B            | \$59,300              |                       |
| Priority C            |                       | \$48,200              |
| <b>Total</b>          | <b>\$100,800</b>      | <b>\$127,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$14,400        |                 |
| Interior Architecture | \$3,900         |                 | \$8,300         |                 |
| Electrical            | \$4,500         | \$12,600        | \$8,300         | \$4,500         |
| Mechanical            | \$13,300        | \$22,500        | \$31,500        | \$23,800        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$29,500</b> | <b>\$43,000</b> | <b>\$70,400</b> | <b>\$36,200</b> |
| Priority A            |                 |                 | \$14,400        |                 |
| Priority B            | \$25,700        | \$43,000        | \$47,700        | \$36,200        |
| Priority C            | \$3,900         |                 | \$8,300         |                 |
| <b>Total</b>          | <b>\$29,500</b> | <b>\$43,000</b> | <b>\$70,400</b> | <b>\$36,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 212 - Q

## Asset # : 13407

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 85% |  |  | LIFE | ** | 5 | \$79,100 | A |
| Granite Panels    | 5%  |  |  | LIFE | ** | 5 | \$3,500  | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5 | \$30,200 | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 97% |  |  | 2036 | ** | 5  | \$28,800 | A |
| Metal Louvers | 3%  |  |  | 2029 | ** | 10 | \$5,600  | A |

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 80% |  |  | LIFE | ** | 5    | \$10,000 | A |
| Metal Rail        | 10% |  |  | 2033 | ** | 5-10 | \$22,500 | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5    | \$7,800  | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 25% |  |  | 2025 | ** | 10 | \$10,900 | A |
| Built-Up (BUR) | 70% |  |  | 2025 | ** | 10 | \$30,600 | A |
| Copper/Terne   | 5%  |  |  | 2048 | ** | 10 | \$5,500  | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 20% |  |  | LIFE | ** | 5 | \$48,200 | C |
| Ceramic Tile           | 7%  |  |  | 2029 | ** | 5 | \$7,700  | C |
| Raised Access Floor    | 3%  |  |  | 2033 | ** | 5 | \$12,400 | C |
| Vinyl Tile             | 60% |  |  | 2025 | ** | 3 | \$24,800 | C |
| Wood                   | 10% |  |  | 2048 | ** | 5 | \$20,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 37% |  |  | LIFE | ** | 5 | \$31,300 | C |
| Glass: Single Pane    | 3%  |  |  | LIFE | ** | 5 | \$4,800  | C |
| Gypsum Board          | 25% |  |  | LIFE | ** | 5 | \$31,700 | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2033 | ** | 5 | \$34,400 | B |
| AcousTileSusp.Lay-In | 40% |  |  | 2033 | ** | 5 | \$44,000 | B |
| Exposed Struc: Steel | 20% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 15% |  |  | LIFE | ** | 5 | \$20,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Multiple Disconnect Switches Rated @ 5000, 3000, 1200 & 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 212 - Q

## Asset # : 13407

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2040 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2036 | * * | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2036 | * * | 5 | \$1,500 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2033 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Connected With Main Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2033 | * * | 1 | \$20,000 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2029 | * * | 1 | \$25,000 | B |
|--------|------|--|--|------|-----|---|----------|---|

## Batteries

|                |      |  |  |      |       |   |          |   |
|----------------|------|--|--|------|-------|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2015 | \$600 | 5 | \$14,400 | B |
|----------------|------|--|--|------|-------|---|----------|---|

## Fuel Storage

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Day Tank  | 50% |  |  | 2036 | * * | 5 | \$6,000 | B |
| Main Tank | 50% |  |  | 2048 | * * | 5 | \$1,000 | B |

## Lighting

## Interior Lighting

|             |      |  |  |      |     |    |          |   |
|-------------|------|--|--|------|-----|----|----------|---|
| Fluorescent | 100% |  |  | 2025 | * * | 10 | \$59,300 | B |
|-------------|------|--|--|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : T-8 & T-12 Lamps & Compact*

## Egress Lighting

|           |      |  |  |      |     |   |  |   |
|-----------|------|--|--|------|-----|---|--|---|
| Exit, LED | 100% |  |  | 2048 | * * | 1 |  | B |
|-----------|------|--|--|------|-----|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |     |   |          |   |
|---------------|------|--|--|------|-----|---|----------|---|
| Fuel Oil No 2 | 100% |  |  | 2046 | * * | 5 | \$20,000 | B |
|---------------|------|--|--|------|-----|---|----------|---|

## Conversion Equipment

|                  |      |  |  |      |     |   |          |   |
|------------------|------|--|--|------|-----|---|----------|---|
| Hot Water Boiler | 100% |  |  | 2037 | * * | 1 | \$32,000 | B |
|------------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 2 Boilers*

## Distribution

|                     |      |  |  |      |     |   |         |   |
|---------------------|------|--|--|------|-----|---|---------|---|
| Hot Wtr Piping/Pump | 100% |  |  | 2036 | * * | 4 | \$3,200 | B |
|---------------------|------|--|--|------|-----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 212 - Q

Asset # : 13407

| Mechanical  |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                             |                |                   |                    |         |                |             |                |               |
|   | Terminal Devices            |                |                   |                    |         |                |             |                |               |
|   | Air Handler                 | 20%            |                   |                    | 2025    | **             | 1           | \$8,000        | B             |
|   | Convactor/Radiator          | 60%            |                   |                    | 2033    | **             | 1           | \$12,600       | B             |
|   | Fan Coil Unit/Heat          | 20%            |                   |                    | 2025    | **             | 1           | \$4,200        | B             |
| Air Conditioning  |                             |                |                   |                    |         |                |             |                |               |
|   | Energy Source               |                |                   |                    |         |                |             |                |               |
|   | Electricity                 | 100%           |                   |                    | 2042    | **             | 1           |                | B             |
|   | Conversion Equipment        |                |                   |                    |         |                |             |                |               |
|   | Reciprocating Compr/Chiller | 100%           |                   |                    | 2025    | **             | 1           | \$30,000       | B             |
|   | Distribution                |                |                   |                    |         |                |             |                |               |
|   | Chilled Wtr Pipe/Pump       | 100%           |                   |                    | 2040    | **             | 4           | \$3,200        | B             |
|   | Terminal Devices            |                |                   |                    |         |                |             |                |               |
|   | Air Handler/Cool/Ht         | 100%           |                   |                    | 2025    | **             | 1           | \$40,000       | B             |
|   | Heat Rejection              |                |                   |                    |         |                |             |                |               |
|   | Air Condenser Unit          | 100%           |                   |                    | 2025    | **             | 2           | \$45,000       | B             |
| Ventilation   |                             |                |                   |                    |         |                |             |                |               |
|   | Distribution                |                |                   |                    |         |                |             |                |               |
|   | Ductwork/Diffusers          | 100%           |                   |                    | LIFE    | **             | 2-5         | \$36,000       | B             |
|   | Exhaust Fans                |                |                   |                    |         |                |             |                |               |
|   | Roof                        | 80%            |                   |                    | 2025    | **             | 2           | \$1,600        | B             |
|   | Wall Unit                   | 20%            |                   |                    | 2025    | **             | 2           | \$400          | B             |
| Plumbing  |                             |                |                   |                    |         |                |             |                |               |
|   | H/C Water Piping            |                |                   |                    |         |                |             |                |               |
|   | Brass/Copper                | 100%           |                   |                    | 2040    | **             | 1           |                | B             |
|   | Water Heater                |                |                   |                    |         |                |             |                |               |
|   | Gas Fired                   | 100%           |                   |                    | 2018    | \$17,200       | 2           | \$1,000        | B             |
|   | Sanitary Piping             |                |                   |                    |         |                |             |                |               |
|   | Cast Iron                   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|   | Storm Drain Piping          |                |                   |                    |         |                |             |                |               |
|   | Cast Iron                   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|   | Sump Pump(s)                |                |                   |                    |         |                |             |                |               |
|   | Rigid Piping                | 100%           |                   |                    | 2025    | **             | 4           | \$1,300        | B             |
|   | Sewage Ejector(s)           |                |                   |                    |         |                |             |                |               |
|   | Electric                    | 100%           |                   |                    | 2025    | **             | 4           | \$1,300        | B             |
|   | Backflow Preventer          |                |                   |                    |         |                |             |                |               |
|   | Generic                     | 100%           |                   |                    | 2025    | **             | 1           | \$4,000        | B             |
|   | Fixtures                    |                |                   |                    |         |                |             |                |               |
|   | Generic                     | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport                                      |                             |                |                   |                    |         |                |             |                |               |
|   | Elevators                   |                |                   |                    |         |                |             |                |               |
|   | Geared Traction             | 100%           |                   |                    | LIFE    | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                             |                |                   |                    |         |                |             |                |               |
| Location : Sc,C,1,2,3,4                                 |                             |                |                   |                    |         |                |             |                |               |
| Explanation : Two Units                                 |                             |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 213 - BK  
**Address** : 580 HEGEMAN AVE. BTWN: NEW JERSEY AVE., VERMONT  
**Borough** : BROOKLYN **Agency's Number** : K213  
**Program / Asset #** : BOE0508.000 / 2569 **Yr Built/Renovated** : 1939 / 2010  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,S  
**Block** : 4324 **Lot** : 1 **BIN** : 3097334

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$113,000             |
| Interior Architecture | \$165,700             | \$40,900              |
| Electrical            | \$723,000             | \$212,300             |
| Mechanical            | \$374,500             | \$1,371,800           |
| <b>Total</b>          | <b>\$1,263,200</b>    | <b>\$1,738,000</b>    |
| Priority A            |                       | \$113,000             |
| Priority B            | \$1,136,100           | \$1,625,000           |
| Priority C            | \$127,100             |                       |
| <b>Total</b>          | <b>\$1,263,200</b>    | <b>\$1,738,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,500         |                 |                 |                 |
| Interior Architecture | \$120,500        | \$14,600        |                 | \$2,800         |
| Electrical            | \$5,600          | \$6,500         | \$5,300         | \$5,700         |
| Mechanical            | \$24,000         | \$8,900         | \$13,100        | \$56,200        |
| <b>Total</b>          | <b>\$169,600</b> | <b>\$30,100</b> | <b>\$18,400</b> | <b>\$64,800</b> |
| Priority A            | \$19,500         |                 |                 |                 |
| Priority B            | \$33,700         | \$24,400        | \$18,400        | \$61,900        |
| Priority C            | \$116,400        | \$5,700         |                 | \$2,800         |
| <b>Total</b>          | <b>\$169,600</b> | <b>\$30,100</b> | <b>\$18,400</b> | <b>\$64,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | * *            | 5           | \$49,500       | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 5%   | 0-2               | \$9,200        | LIFE               | * *            | 5           | \$2,800        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Chimney                                |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | * *            | 5           | \$2,100        | A             |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   |                   |                | 2044               | * *            | 5           | \$20,500       | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  |                   |                | LIFE               | * *            | 5           | \$10,500       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%  |                   |                | 2032               | * *            | 10          | \$60,700       | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%   |                   |                | 2062               | * *            | 10          | \$8,000        | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 213 - BK

## Asset # : 2569

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  | Now               | \$6,900        | LIFE               | **             | 5           | \$19,800       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Auditorium Fan Room                               |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$20,000       | 2031               | **             | 5           | \$2,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%   | Now               | \$6,800        | LIFE               | **             | 5           | \$3,500        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%  |                   |                | 2027               | **             | 3           | \$17,000       | C             |
| Vinyl Tile             | 20%  |                   |                | 2032               | **             | 3           | \$9,000        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%   | Now               | \$43,100       | 2032               | **             | 3           | \$1,700        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                   | 5%   | Now               | \$19,200       | 2037               | **             | 5           | \$4,200        | C             |
|                        | Dry Rot/Decay, Extent : Light, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$26,800       | 2025               | **             | 5           | \$2,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  | Now               | \$34,500       | LIFE               | **             | 5           | \$3,600        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass: Single Pane     | 5%   |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 50%  |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| SGFT/Glazed Masonry    | 20%  | Now               | \$84,000       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 20%  |                   |                | 2035               | **             | 5           | \$18,000       | B             |
| Exposed Concrete       | 45%  |                   |                | LIFE               | **             | 5           | \$6,300        | B             |
| Exposed Struc: Steel   | 5%   |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board            | 5%   | Now               | \$4,100        | 2022               | \$40,900       |             |                | B             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaster                | 25%  | Now               | \$38,600       | LIFE               | **             | 5           | \$14,000       | B             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Kindergarten, Exit 3 And At Exit #1               |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 800 Amps                         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 0-2               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 35%        |                   |                | 2038               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs  | 65%        |                   |                | 2021               | \$66,100       | 5           | \$1,000        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2020               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted   | 20%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement, Water Main                             |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2027               | * *            | 1           | \$18,200       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2025               | * *            | 1           | \$22,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Genset, No Rating Available                   |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2015               | \$600          | 5           | \$2,200        | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Main Tank   | 100%       |                   |                | 2037               | * *            | 5           | \$1,800        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 80%  |                   |                | 2017               | \$435,900      | 10          | \$44,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 90%                    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps T-12   |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  | 0-2               | \$81,700       | 2032               | * *            |             |                | B             |
|                       | Damaged Fixtures, Extent : Severe, Area Affected : 80%                       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2022               | \$27,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2022               | \$20,300       | 1           | \$2,200        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2022               | \$69,600       | 1-3         | \$3,600        | B             |
|                       |  |                   |                |                    |                |             |                |               |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%   |                   |                | 2032               | * *            | 5           | \$18,700       | B             |
|                       | Buried Tank(s), Extent : Light, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                       | Location : 15,000 Gal Tank   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2020               | \$335,500      | 1           | \$59,900       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Boilers  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$48,100       | 2022               | \$481,100      | 4           | \$3,000        | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 10%                             |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Leak Evident, Extent : Severe, Area Affected : 25%                           |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 20%                      |                   |                |                    |                |             |                |               |
|                       | Location : Basement, C1 Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Vacuum Pump Pit Is Full Of Water Which Is Removed By Sump Pump |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - BK

Asset # : 2569

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2017               | \$74,300       | 1           | \$7,500        | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2020               | \$390,500      | 1           | \$11,700       | B             |
| Fan Coil Unit/Heat                                      | 20%        |                   |                | 2017               | \$206,400      | 1           | \$3,900        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2020               | \$14,200       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2017               | \$45,700       | 2           | \$1,100        | B             |
| Roof  | 40%        |                   |                | 2017               | \$21,900       | 2           | \$700          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        | 0-2               | \$8,200        | 2020               | \$164,700      | 1           |                | B             |
| Corroded, Extent : Light, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2017               | \$16,000       | 2           | \$900          | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$400          | 2022               | \$21,400       | 4           | \$6,000        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 213 - BK MINISCHOOL  
**Address** : 580 HEGEMAN AVENUE BTWN: NEW JERSEY AVE., VERMONT  
**Borough** : BROOKLYN **Agency's Number** : K893  
**Program / Asset #** : BOE0508.010 / 1290 **Yr Built/Renovated** : 1968 /  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 23-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4324 **Lot** : 1 **BIN** : 3097334

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$68,100              |
| Interior Architecture | \$155,700             |                       |
| Electrical            | \$83,600              | \$49,500              |
| Mechanical            |                       | \$79,800              |
| <b>Total</b>          | <b>\$239,300</b>      | <b>\$197,300</b>      |
| Priority A            |                       | \$68,100              |
| Priority B            | \$83,600              | \$129,200             |
| Priority C            | \$155,700             |                       |
| <b>Total</b>          | <b>\$239,300</b>      | <b>\$197,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$14,100        |                |                | \$25,500        |
| Interior Architecture | \$38,600        |                |                | \$1,600         |
| Electrical            |                 | \$100          | \$100          | \$9,900         |
| Mechanical            | \$1,400         | \$1,500        | \$4,400        | \$3,000         |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$1,500</b> | <b>\$4,600</b> | <b>\$40,000</b> |
| Priority A            | \$14,100        |                |                | \$25,500        |
| Priority B            | \$35,600        | \$1,500        | \$4,600        | \$12,900        |
| Priority C            | \$4,400         |                |                | \$1,600         |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$1,500</b> | <b>\$4,600</b> | <b>\$40,000</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 213 - BK MINISCHOOL**  
**Asset # : 1290**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|   |      |     |          |      |     |      |          |   |
|---|------|-----|----------|------|-----|------|----------|---|
| Exterior Walls  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% |     |          | 2042 | * * | 5-10 | \$93,600 | A |
| Windows   |      |     |          |      |     |      |          |   |
| Aluminum  | 95%  |     |          | 2038 | * * | 5    | \$2,000  | A |
| Metal Louvers   | 5%   | Now | \$3,400  | 2037 | * * |      |          | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |
| Roof  |      |     |          |      |     |      |          |   |
| Metal, Corrugated   | 100% | Now | \$10,600 | 2035 | * * | 1    |          | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>   |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |

## Interior

|   |      |     |          |      |           |   |         |   |
|---|------|-----|----------|------|-----------|---|---------|---|
| Floors  |      |     |          |      |           |   |         |   |
| Ceramic Tile  | 5%   | Now | \$4,400  | 2031 | * *       | 5 | \$300   | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i> |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |      |     |          |      |           |   |         |   |
| Vinyl Tile  | 95%  | Now | \$35,900 | 2017 | \$119,800 | 3 | \$4,700 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |      |     |          |      |           |   |         |   |
| Interior Walls  |      |     |          |      |           |   |         |   |
| Concrete Masonry Unit   | 30%  |     |          | LIFE | * *       | 5 | \$1,400 | C |
| Metal Panel   | 70%  |     |          | LIFE | * *       |   |         | C |
| Ceilings  |      |     |          |      |           |   |         |   |
| AcousTileSusp.Lay-In  | 100% | Now | \$34,200 | 2027 | * *       | 5 | \$6,400 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i> |      |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |      |     |          |      |           |   |         |   |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|                          |      |  |  |      |          |   |       |   |
|--------------------------|------|--|--|------|----------|---|-------|---|
| Switchgear / Switchboard |      |  |  |      |          |   |       |   |
| Molded Case Bkrs         | 100% |  |  | 2022 | \$49,500 | 5 | \$200 | B |
| Raceway                  |      |  |  |      |          |   |       |   |
| Conduit                  | 100% |  |  | 2022 | \$1,100  | 1 |       | B |
| Panelboards              |      |  |  |      |          |   |       |   |
| Molded Case Bkrs         | 100% |  |  | 2021 | \$16,900 | 5 | \$200 | B |
| Wiring                   |      |  |  |      |          |   |       |   |
| Thermoplastic            | 100% |  |  | 2022 | \$800    | 1 |       | B |
| Motor Controllers        |      |  |  |      |          |   |       |   |
| Locally Mounted          | 100% |  |  | 2020 | \$4,500  | 5 | \$100 | B |

## Ground

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## DEPARTMENT OF EDUCATION - 040

## P. S. 213 - BK MINISCHOOL

Asset # : 1290

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Water Main*

## Lighting

## Interior Lighting

## Fluorescent

100%

2017

\$83,600

10

\$8,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Lamps T-12*

## Egress Lighting

## Emergency, Service

50%

2017

\$700

1

B

## Exit, Service

50%

2017

\$700

1

B

## Exterior Lighting

## HID

100%

2017

\$100

10

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2027

\* \*

1

\$300

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Natural Gas

100%

2032

\* \*

1

B

## Conversion Equipment

## Furnace

100%

2022

\$12,300

1

\$4,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 Gas Furnace Units*

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Reciprocating

100%

2022

\$34,200

1

\$4,100

B

## Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room, 2 Small Units*

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2

\$11,500

B

## Terminal Devices

## Air Handler/Cool/Ht

100%

2022

\$79,800

1

\$5,500

B

## Heat Rejection

## Not Accessible

100%

D

## Ventilation

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 213 - BK MINISCHOOL**  
**Asset # : 1290**

| Mechanical  |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |   |                   |                    |         |                |             |                |               |
|             | Distribution       |   |                   |                    |         |                |             |                |               |
|             | Ductwork/Diffusers | 20%   |                   |                    | LIFE    | * *            | 2-5         | \$1,000        | B             |
|             | No Component       | 80%   |                   |                    |         |                |             |                | D             |
|             |                    | Other Observation, Extent : Light, Area Affected : 0%   |                   |                    |         |                |             |                |               |
|             |                    | Location : Throughout                                   |                   |                    |         |                |             |                |               |
|             |                    | Explanation : Covered Under A C Section                 |                   |                    |         |                |             |                |               |
|             | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|             | Roof               | 100%  |                   |                    | 2027    | * *            | 2           | \$300          | B             |
| Plumbing    |                    |   |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|             | Brass/Copper       | 100%  |                   |                    | 2032    | * *            | 1           |                | B             |
|             | Water Heater       |   |                   |                    |         |                |             |                |               |
|             | Electric           | 100%  |                   |                    | 2017    | \$1,600        | 4           | \$100          | B             |
|             |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|             |                    | Location : Storage Room, 1st Floor                      |                   |                    |         |                |             |                |               |
|             |                    | Explanation : About 60 Gals                             |                   |                    |         |                |             |                |               |
|             | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Fixtures           |   |                   |                    |         |                |             |                |               |
|             | Generic            | 100%  |                   |                    |         |                |             |                | B             |
|             |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 80% |                   |                    |         |                |             |                |               |
|             |                    | Location : Throughout                                   |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 213 - Q  
**Address** : 231-02 67 AVENUE BTWN: 231 ST., 232 ST.  
**Borough** : QUEENS **Agency's Number** : Q213  
**Program / Asset #** : BOE0851.000 / 166 **Yr Built/Renovated** : 1955 / 2006  
**Area Sq Ft** : 73,410 **Project Type** : EDUCATION  
**Date of Survey** : 13-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7677 **Lot** : 1 **BIN** : 4163698

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$456,400             |
| Interior Architecture | \$87,900              | \$41,700              |
| Electrical            | \$445,000             | \$727,200             |
| Mechanical            | \$136,000             | \$552,400             |
| <b>Total</b>          | <b>\$668,900</b>      | <b>\$1,777,600</b>    |
| Priority A            |                       | \$456,400             |
| Priority B            | \$581,000             | \$1,321,300           |
| Priority C            | \$87,900              |                       |
| <b>Total</b>          | <b>\$668,900</b>      | <b>\$1,777,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$9,900          | \$3,600         |                 | \$48,700         |
| Interior Architecture | \$1,200          | \$7,500         | \$2,800         | \$24,100         |
| Electrical            | \$50,200         | \$1,900         | \$2,300         | \$29,800         |
| Mechanical            | \$36,600         | \$8,300         | \$13,600        | \$32,300         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$101,800</b> | <b>\$25,200</b> | <b>\$22,600</b> | <b>\$138,900</b> |
| Priority A            | \$9,900          | \$3,600         |                 | \$48,700         |
| Priority B            | \$90,700         | \$14,200        | \$19,800        | \$80,400         |
| Priority C            | \$1,200          | \$7,500         | \$2,800         | \$9,800          |
| <b>Total</b>          | <b>\$101,800</b> | <b>\$25,200</b> | <b>\$22,600</b> | <b>\$138,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 2%   |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Masonry: Brick          | 95%  |                   |                | LIFE               | **             | 5           | \$53,300       | A             |
| Metal Panel             | 3%   |                   |                | 2042               | **             | 5-10        | \$11,600       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  |                   |                | 2044               | **             | 5           | \$19,800       | A             |
| Glass Block             | 5%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%  |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Metal Panel             | 3%   |                   |                | 2042               | **             | 5           | \$1,400        | A             |
| Metal Rail              | 17%  |                   |                | 2027               | **             | 5-10        | \$36,400       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 35%  |                   |                | 2027               | **             | 10          | \$22,800       | A             |
| IRMA/Protected Membrane | 60%  |                   |                | 2022               | \$364,000      | 10          | \$39,100       | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 2%<br>Location : Rooms 101, 102                             |                   |                |                    |                |             |                |               |
| Metal Panel             | 3%   |                   |                | 2035               | **             | 10          | \$3,600        | A             |
| Skylight, Metal/Glass   | 2%   |                   |                | 2032               | **             | 10          | \$4,300        | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$20,200       | C             |
| Ceramic Tile            | 3%   |                   |                | 2031               | **             | 5           | \$2,800        | C             |
| Terrazzo                | 2%   |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Vinyl Tile              | 10%  |                   |                | 2017               | \$87,900       | 3           | \$4,600        | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout<br>Explanation : 9x9 Tiles |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 30%  |                   |                | 2030               | **             | 3           | \$10,400       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Stairs And Corridors                |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 35%  |                   |                | 2027               | **             | 3           | \$12,100       | C             |
| Wood                    | 10%  |                   |                | 2037               | **             | 5           | \$17,300       | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%   |                   |                | 2031               | **             | 5           | \$2,800        | C             |
| Concrete Masonry Unit   | 15%  |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Glazed Ceramic Panel    | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 55%  |                   |                | LIFE               | **             | 5           | \$15,300       | C             |
| SGFT/Glazed Masonry     | 25%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2027 | * * | 5 | \$28,600 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Room 101, 102*

|                      |     |  |  |      |          |   |         |   |
|----------------------|-----|--|--|------|----------|---|---------|---|
| Exposed Concrete     | 50% |  |  | LIFE | * *      | 5 | \$7,200 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * *      |   |         | B |
| Fiber Board          | 5%  |  |  | 2022 | \$41,700 |   |         | B |
| Plaster              | 15% |  |  | LIFE | * *      | 5 | \$8,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |     |   |       |   |
|---------------|------|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw | 100% | 2-4 | \$28,700 | 2052 | * * | 5 | \$100 | B |
|---------------|------|-----|----------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 600 Amperes And Is On Extended Life*

## Switchgear / Switchboard

|                |      |     |          |      |     |   |       |   |
|----------------|------|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 100% | 2-4 | \$89,400 | 2052 | * * | 5 | \$100 | B |
|----------------|------|-----|----------|------|-----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2042 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Fused Disc Sw | 2% |  |  | 2038 | * * | 5 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

|                |     |     |          |      |     |   |       |   |
|----------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Knife Sw | 10% | 2-4 | \$10,200 | 2047 | * * | 5 | \$100 | B |
|----------------|-----|-----|----------|------|-----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                     |    |     |         |      |     |   |  |   |
|---------------------|----|-----|---------|------|-----|---|--|---|
| Fused Toggle Switch | 5% | 2-4 | \$5,100 | 2047 | * * | 5 |  | B |
|---------------------|----|-----|---------|------|-----|---|--|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |    |  |  |      |     |   |  |   |
|------------------|----|--|--|------|-----|---|--|---|
| Molded Case Bkrs | 3% |  |  | 2038 | * * | 5 |  | B |
|------------------|----|--|--|------|-----|---|--|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2021 | \$81,300 | 5 | \$1,300 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$80,600 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2020 | \$17,000 | 5 | \$300 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |     |         |      |     |   |  |   |
|-----------------|-----|-----|---------|------|-----|---|--|---|
| Locally Mounted | 20% | 2-4 | \$4,200 | 2042 | * * | 5 |  | B |
|-----------------|-----|-----|---------|------|-----|---|--|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 93%  |                   |                | 2022               | \$516,600      | 10          | \$52,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-12 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2022               | \$5,100        | 10          |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Mercury                                      |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$27,800       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2022               | \$12,800       | 10          | \$7,400        | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$5,100        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$25,100       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2017               | \$62,200       | 1           | \$6,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Motion Sensors                               |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2017               | \$212,800      | 1-3         | \$11,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Alarm Bells, Manual Pull Station             |                   |                |                    |                |             |                |               |

| Mechanical           |                | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|----------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                |   |                   |                |                    |                |             |                |               |
| Energy Source        |                |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 2        |                | 100%  |                   |                | 2032               | * *            | 5           | \$19,100       | B             |
| Conversion Equipment |                |   |                   |                |                    |                |             |                |               |
| Steam Boiler         |                | 100%  | Now               | \$6,800        | 2020               | \$342,000      | 1           | \$55,000       | B             |
|                      |                | Leak Evident, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                      |                | Location : #1 Boiler Cover, Boiler Room                 |                   |                |                    |                |             |                |               |
|                      |                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                      |                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

| Mechanical            | Current Repair |                   |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$98,100  | 2032               | * *            | 4           | \$3,000        | B             |
|                       |                |                   | <i>Corroded, Extent : Moderate, Area Affected : 15%</i>         |                    |                |             |                |               |
|                       |                |                   | <i>Location : Piping, Boiler Room</i>                           |                    |                |             |                |               |
|                       |                |                   | <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>       |                    |                |             |                |               |
|                       |                |                   | <i>Location : Head Valves, Boiler Room</i>                      |                    |                |             |                |               |
|                       |                |                   | <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Condensate Return Valve, Boiler Room</i>          |                    |                |             |                |               |
|                       |                |                   | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 60%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Various</i>                                       |                    |                |             |                |               |
| Terminal Devices      |                |                   |   |                    |                |             |                |               |
| Air Handler           | 10%            | Now               | \$1,900   | 2017               | \$37,900       | 1           | \$3,400        | B             |
|                       |                |                   | <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Penumatic Control, Basement</i>                   |                    |                |             |                |               |
| Convactor/Radiator    | 70%            | Now               | \$23,200  | 2027               | * *            | 1           | \$12,600       | B             |
|                       |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>     |                    |                |             |                |               |
|                       |                |                   | <i>Location : Various Locations</i>                             |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 20%            |                   |   | 2022               | \$210,400      | 1           | \$4,000        | B             |
| Air Conditioning      |                |                   |   |                    |                |             |                |               |
| Energy Source         |                |                   |   |                    |                |             |                |               |
| Electricity           | 100%           |                   |   | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |   |                    |                |             |                |               |
| Window/Wall Unit      | 10%            |                   |   | 2017               | \$14,400       | 1           |                | B             |
| No Component          | 90%            |                   |   |                    |                |             |                | D             |
| Ventilation           |                |                   |   |                    |                |             |                |               |
| Distribution          |                |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |   | LIFE               | * *            | 2-5         | \$34,400       | B             |
| Exhaust Fans          |                |                   |   |                    |                |             |                |               |
| Interior              | 40%            |                   |   | 2022               | \$31,100       | 2           | \$800          | B             |
| Roof                  | 60%            |                   |   | 2022               | \$33,500       | 2           | \$1,100        | B             |
| Plumbing              |                |                   |   |                    |                |             |                |               |
| H/C Water Piping      |                |                   |   |                    |                |             |                |               |
| Brass/Copper          | 100%           |                   |   | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
| Low Temp              | 100%           |                   |   | 2022               | \$21,800       | 4           | \$9,200        | B             |
| Sanitary Piping       |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |   | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |                |                   |   |                    |                |             |                |               |
| Generic               | 100%           |                   |   |                    |                |             |                | B             |
| Vertical Transport    |                |                   |   |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 213 - Q

Asset # : 166

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : 1-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 214 - BK  
**Address** : 2944 PITKIN AVE. BTWN: FORBELL ST., DREW ST.  
**Borough** : BROOKLYN **Agency's Number** : K214  
**Program / Asset #** : BOE0509.000 / 2572 **Yr Built/Renovated** : 1925 / 2001  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 4243 **Lot** : 1 **BIN** : 3095254

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$507,800             | \$273,800             |
| Interior Architecture | \$46,200              | \$54,600              |
| Electrical            | \$357,600             | \$247,400             |
| Mechanical            | \$453,000             | \$427,000             |
| <b>Total</b>          | <b>\$1,364,500</b>    | <b>\$1,002,800</b>    |
| Priority A            | \$507,800             | \$273,800             |
| Priority B            | \$810,600             | \$729,000             |
| Priority C            | \$46,200              |                       |
| <b>Total</b>          | <b>\$1,364,500</b>    | <b>\$1,002,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,000         |                 |                 | \$10,600        |
| Interior Architecture | \$64,800         | \$15,800        |                 | \$600           |
| Electrical            | \$2,100          | \$2,000         | \$2,500         | \$10,200        |
| Mechanical            | \$34,300         | \$9,100         | \$17,600        | \$56,600        |
| <b>Total</b>          | <b>\$112,300</b> | <b>\$26,800</b> | <b>\$20,000</b> | <b>\$78,100</b> |
| Priority A            | \$11,000         |                 |                 | \$10,600        |
| Priority B            | \$36,500         | \$11,000        | \$20,000        | \$66,900        |
| Priority C            | \$64,800         | \$15,800        |                 | \$600           |
| <b>Total</b>          | <b>\$112,300</b> | <b>\$26,800</b> | <b>\$20,000</b> | <b>\$78,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 214 - BK

## Asset # : 2572

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 3%         | Now               | \$11,000       | LIFE    | **                 | 5           | \$17,000       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : South Facade  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$44,300       | A             |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | **                 | 5           | \$68,000       | A             |  |
| Masonry: Brick   | 20%        | Now               | \$76,200       | LIFE    | **                 | 5           | \$22,700       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Foundation  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         | Now               | \$35,600       | LIFE    | **                 | 5           | \$4,300        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |               |  |
| Location : Around Bands  |            |                   |                |         |                    |             |                |               |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Marble  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Metal Panel  | 5%         |                   |                | 2042    | **                 | 5-10        | \$39,000       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 85%        |                   |                | 2030    | **                 | 5           | \$277,600      | A             |  |
| Wood   | 15%        | Now               | \$153,700      | 2047    | **                 | 5           | \$24,500       | A             |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs And Gymnasium Storage, Basement              |            |                   |                |         |                    |             |                |               |  |
| Split/Cracked, Extent : Moderate, Area Affected : 50%          |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs And Gymnasium Storage                        |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 95%        | Now               | \$67,100       | LIFE    | **                 | 5           | \$10,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,300        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 90%        |                   |                | 2027    | **                 | 10          | \$36,400       | A             |  |
| Patching Evident, Extent : Moderate, Area Affected : 15%       |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 8%         |                   |                | LIFE    | **                 |             |                | A             |  |
| Skylight, Metal/Glass  | 2%         |                   |                | 2032    | **                 | 10          | \$2,700        | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 214 - BK

## Asset # : 2572

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$21,200       | C             |
| Ceramic Tile   | 5%         | Now               | \$32,200       | 2025               | **             | 5           | \$2,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Toilets Throughout                                |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Toilets   |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Vinyl Tile   | 70%        |                   |                | 2027               | **             | 3           | \$25,500       | C             |
| Vinyl Tile   | 5%         |                   |                | 2017               | \$46,200       | 3           | \$2,400        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 8%         |                   |                | 2050               | **             | 5           | \$14,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$32,000       | 2031               | **             | 5           | \$1,800        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Toilets Throughout                                |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Toilets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$29,000       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,500        | B             |
| Plaster  | 90%        |                   |                | LIFE               | **             | 5           | \$54,600       | B             |

| Electrical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                |                |                   |                    |         |                |             |                |               |
| Service Equipment   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw   |                | 100%           |                   |                    | 2022    | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |                |                |                   |                    |         |                |             |                |               |
| Location : Electrical Room  |                |                |                   |                    |         |                |             |                |               |
| Explanation : Main Service Disconnect Switch Rated @ 2500 Amperes |                |                |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard  |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw   |                | 100%           |                   |                    | 2022    | \$89,400       | 5           | \$300          | B             |
| Raceway   |                |                |                   |                    |         |                |             |                |               |
| Conduit   |                | 90%            |                   |                    | 2022    | \$76,700       | 1           |                | B             |
| Conduit   |                | 10%            |                   |                    | 2042    | * *            | 1           |                | B             |
| Panelboards   |                |                |                   |                    |         |                |             |                |               |
| Fused Disc Sw   |                | 5%             |                   |                    | 2021    | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs  |                | 15%            |                   |                    | 2038    | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  |                | 80%            |                   |                    | 2021    | \$81,300       | 5           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$76,100       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 15%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 15%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Locally Mounted  | 85%        |                   |                | 2020               | \$18,000       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2027               | * *            | 10          | \$58,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$5,400        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$7,800        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$26,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2027               | * *            | 1           | \$7,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System Only. Motion Sensors In The Hallways  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2017               | \$223,200      | 1-3         | \$12,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Old But Functional. Alarm Bells And Manual Pull Stations In The Hallways Only |            |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                              | 100%       |                   |                | 2042    | **                 | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2035    | **                 | 1           | \$64,300       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Boiler Room                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                    |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$10,300       | 2032    | **                 | 4           | \$3,200        | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Vacuum Pump, Basement                         |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 15%        |                   |                | 2017    | \$59,800           | 1           | \$6,000        | B             |  |
| Convactor/Radiator                                       | 55%        |                   |                | 2020    | \$383,900          | 1           | \$11,500       | B             |  |
| Fan Coil Unit/Heat                                       | 30%        |                   |                | 2017    | \$331,900          | 1           | \$6,300        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2030    | **                 | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 20%        |                   |                | 2017    | \$30,400           | 1           |                | B             |  |
| No Component   | 80%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE    | **                 | 2-5         | \$36,100       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 75%        | Now               | \$12,300       | 2017    | \$61,300           | 2           | \$1,200        | B             |  |
| Not in Service, Extent : Moderate, Area Affected : 75%   |            |                   |                |         |                    |             |                |               |  |
| Location : Units Not Operated For 10 Years, Basement     |            |                   |                |         |                    |             |                |               |  |
| Roof   | 25%        |                   |                | 2022    | \$14,700           | 2           | \$500          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 100%       |                   |                | 2032    | **                 | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2017    | \$17,200           | 2           | \$1,000        | B             |  |
| HW Heat Exchanger  |            |                   |                |         |                    |             |                |               |  |
| Low Temp   | 100%       |                   |                | 2032    | **                 | 4           | \$6,400        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping                                       |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       | Now               | \$2,100        | LIFE    | **                 | 1           |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Water Backs Up When It Rains               |            |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2022    | \$10,300           | 4           | \$2,000        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 214 - BK

Asset # : 2572

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2022               | \$43,100       | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 214 - Q  
**Address** : 31-15 140 STREET BTWN: 31 DR., 31 RD.  
**Borough** : QUEENS **Agency's Number** : Q214  
**Program / Asset #** : BOE0852.000 / 1481 **Yr Built/Renovated** : 1953 / 2011  
**Area Sq Ft** : 60,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4413 **Lot** : 20 **BIN** : 4100846

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$368,700             |
| Interior Architecture |  |                       | \$364,500             |
| Electrical            |  | \$165,500             | \$294,500             |
| Mechanical            |  | \$80,200              | \$414,100             |
| <b>Total</b>          |  | <b>\$245,700</b>      | <b>\$1,441,700</b>    |
| Priority A            |  |                       | \$368,700             |
| Priority B            |  | \$245,700             | \$708,600             |
| Priority C            |  |                       | \$364,500             |
| <b>Total</b>          |  | <b>\$245,700</b>      | <b>\$1,441,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,800          |                 |                 | \$6,700         |
| Interior Architecture | \$43,300         | \$1,900         | \$6,100         | \$9,400         |
| Electrical            | \$43,200         | \$1,100         | \$1,500         | \$900           |
| Mechanical            | \$11,600         | \$8,500         | \$13,700        | \$44,700        |
| <b>Total</b>          | <b>\$103,900</b> | <b>\$11,500</b> | <b>\$21,400</b> | <b>\$61,700</b> |
| Priority A            | \$5,800          |                 |                 | \$6,700         |
| Priority B            | \$58,000         | \$9,600         | \$15,300        | \$55,000        |
| Priority C            | \$40,100         | \$1,900         | \$6,100         |                 |
| <b>Total</b>          | <b>\$103,900</b> | <b>\$11,500</b> | <b>\$21,400</b> | <b>\$61,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 97%  |                   |                | LIFE               | * *            | 5           | \$44,500       | A             |
|                        | Efflorescence, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 3%   |                   |                | LIFE               | * *            | 5           | \$1,000        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |               |
|                        | Location : At Window Sills                                   |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  |                   |                | 2038               | * *            | 5           | \$16,200       | A             |
| Glass Block            | 5%   |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$9,200        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$5,800        | LIFE               | * *            | 5           | \$600          | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Coping - Exterior Face                            |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2022               | \$273,600      | 10          | \$50,600       | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                        | Location : Roof Perimeter                                    |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2037               | * *            | 10          | \$6,700        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%  |                   |                | LIFE               | * *            | 5           | \$41,200       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Fan Room In Basement                              |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031               | * *            | 5           | \$3,800        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| Vinyl Tile             | 45%  |                   |                | 2022               | \$323,300      | 3           | \$12,700       | C             |
| Vinyl Tile             | 20%  |                   |                | 2027               | * *            | 3           | \$5,700        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 214 - Q

## Asset # : 1481

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete   | 10% | Now | \$24,700 | LIFE | ** |   |          | C |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Basement Storage Room</i>                          |     |     |          |      |    |   |          |   |
| Concrete Masonry Unit  | 10% |     |          | LIFE | ** | 5 | \$3,000  | C |
| Glazed Ceramic Panel   | 5%  |     |          | LIFE | ** |   |          | C |
| Masonry: Brick   | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster  | 55% | Now | \$15,300 | LIFE | ** | 5 | \$12,500 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Bulkheads 2/3</i>                                  |     |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Bulkheads 2/3</i>                                  |     |     |          |      |    |   |          |   |
| SGFT/Glazed Masonry  | 15% |     |          | LIFE | ** |   |          | C |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>       |     |     |          |      |    |   |          |   |
| <i>Location : Gymnasium</i>                                      |     |     |          |      |    |   |          |   |

## Ceilings

|   |     |     |         |      |    |   |          |   |
|---|-----|-----|---------|------|----|---|----------|---|
| AcousTile,Adhered   | 25% |     |         | 2027 | ** | 5 | \$18,700 | B |
| Exposed Concrete  | 70% |     |         | LIFE | ** | 5 | \$8,200  | B |
| Plaster   | 5%  | Now | \$3,200 | LIFE | ** | 5 | \$2,300  | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |     |     |         |      |    |   |          |   |
| <i>Location : Auditorium, Room 102, Bulkheads</i>               |     |     |         |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |     |          |      |    |   |       |   |
|---|------|-----|----------|------|----|---|-------|---|
| Fused Disc Sw   | 100% | 2-4 | \$16,000 | 2052 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |          |      |    |   |       |   |
| <i>Explanation : On Extended Life. No Rating Available</i>        |      |     |          |      |    |   |       |   |

## Switchgear / Switchboard

|   |      |     |          |      |    |   |       |   |
|---|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$89,400 | 2052 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |          |      |    |   |       |   |
| <i>Explanation : Obsolete Equipment</i>                           |      |     |          |      |    |   |       |   |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2022 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2048 | **       | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 214 - Q

## Asset # : 1481

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 10%        | 2-4               | \$7,900        | 2047               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                           |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 20%        | 2-4               | \$15,800       | 2047               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 5%         |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2021               | \$51,400       | 5           | \$800          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 85%        | 2-4               | \$76,100       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$10,200       | 5           | \$300          | B             |
| Locally Mounted  | 20%        | 2-4               | \$2,500        | 2042               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Generic  | 50%        |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2032               | * *            | 10          | \$46,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2032               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2032               | * *            | 10          | \$1,700        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2032               | * *            | 10          | \$200          | B             |

## Alarm

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 214 - Q

## Asset # : 1481

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

80%

D

Generic

20%

2022

\$33,900

1

\$3,700

B

## Fire/Smoke Detection

No Component

80%

D

Generic

20%

2022

\$116,000

1-3

\$6,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2032

\* \*

5

\$15,600

B

## Conversion Equipment

Steam Boiler

100%

2020

\$279,500

1

\$49,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$80,200

2032

\* \*

4

\$2,500

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Traps And Vacuum Condensate Pumps**Steam Traps Faulty, Extent : Severe, Area Affected : 80%**Location : Throughout*

## Terminal Devices

Air Handler

25%

2022

\$77,400

1

\$7,800

B

Convactor/Radiator

75%

2027

\* \*

1

\$12,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2017

\$11,800

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$28,100

B

## Exhaust Fans

Interior

90%

Now

\$1,100

2022

\$57,100

2

\$1,100

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Flexible Connections, Penthouse And Basement*

Roof

10%

2017

\$4,600

2

\$200

B

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2-4

\$3,400

2032

\* \*

1

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Water Main, Basement*

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## DEPARTMENT OF EDUCATION - 040

P. S. 214 - Q

Asset # : 1481

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2017    | \$13,400       | 2           | \$800          | B             |
|                  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                  | Low Temp           | 100%           |                   |                    | 2032    | * *            | 4           | \$5,000        | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 3%             |                   |                    | 2032    | * *            | 1-2         | \$400          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 214/I. S. 200 - BX (I. S. 167 - BX)  
**Address** : 1970 WEST FARMS ROAD @E. TREMONT AVE.  
**Borough** : BRONX **Agency's Number** : X167  
**Program / Asset #** : BOE0301.000 / 1098 **Yr Built/Renovated** : 1973 / 2007  
**Area Sq Ft** : 173,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3021 **Lot** : 38 **BIN** : 2094603

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$400,600             | \$358,600             |
| Interior Architecture | \$2,485,300           | \$98,000              |
| Electrical            |                       | \$2,082,300           |
| Mechanical            | \$95,500              | \$2,745,600           |
| <b>Total</b>          | <b>\$2,981,400</b>    | <b>\$5,284,500</b>    |
| Priority A            | \$400,600             | \$358,600             |
| Priority B            | \$688,400             | \$4,827,900           |
| Priority C            | \$1,892,400           | \$98,000              |
| <b>Total</b>          | <b>\$2,981,400</b>    | <b>\$5,284,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,500          | \$9,100         | \$7,900         |                 |
| Interior Architecture | \$32,900         |                 | \$8,100         | \$22,500        |
| Electrical            | \$22,200         | \$5,600         | \$7,300         | \$7,400         |
| Mechanical            | \$110,600        | \$39,800        | \$67,300        | \$40,300        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$179,000</b> | <b>\$62,300</b> | <b>\$98,400</b> | <b>\$78,100</b> |
| Priority A            | \$5,500          | \$9,100         | \$7,900         |                 |
| Priority B            | \$140,600        | \$53,300        | \$82,500        | \$55,600        |
| Priority C            | \$32,900         |                 | \$8,100         | \$22,500        |
| <b>Total</b>          | <b>\$179,000</b> | <b>\$62,300</b> | <b>\$98,400</b> | <b>\$78,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**  
**Asset # : 1098**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 30%        |                   |                | LIFE               | **             | 5           | \$207,600      | A             |
| Concrete Masonry Unit  | 65%        | Now               | \$156,200      | LIFE               | **             | 5           | \$28,100       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Room 362  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         | Now               | \$5,500        | 2033               | **             | 5           | \$6,500        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2045               | **             | 5           | \$18,100       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 95%        |                   |                | LIFE               | **             | 5           | \$281,100      | A             |
| Metal Rail   | 5%         |                   |                | 2036               | **             | 5-10        | \$12,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2028               | **             | 10          | \$114,300      | A             |
| Copper/Terne   | 5%         |                   |                | 2051               | **             | 10          | \$15,000       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$98,400       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$6,700        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Vinyl Tile   | 80%        | Now               | \$1,714,700    | 2033               | **             | 3           | \$67,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout Corridors                              |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$21,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$9,400        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$25,000       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Girls Locker Room                                 |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Metal Panel  | 7%         |                   |                | LIFE               | **             | 10          | \$9,900        | C             |
| Plaster  | 52%        |                   |                | LIFE               | **             | 5-10        | \$138,300      | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Room 362  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$39,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**  
**Asset # : 1098**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 25% | 2-4 | \$424,400 | 2043 | * * | 5 | \$34,400 | B |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Corridors*

|                      |    |  |  |      |     |   |          |   |
|----------------------|----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2028 | * * | 5 | \$11,000 | B |
|----------------------|----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |      |           |   |
|------------------|-----|--|--|------|-----|------|-----------|---|
| Exposed Concrete | 70% |  |  | LIFE | * * | 5-10 | \$192,600 | B |
|------------------|-----|--|--|------|-----|------|-----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 362*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$600 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Rating Available*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$149,000 | 5 | \$600 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$198,700 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2022 | \$28,800 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2022 | \$163,200 | 5 | \$3,200 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |      |  |  |      |           |   |  |   |
|---------------|------|--|--|------|-----------|---|--|---|
| Thermoplastic | 100% |  |  | 2023 | \$201,800 | 1 |  | B |
|---------------|------|--|--|------|-----------|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 15% |  |  | 2028 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 85% |  |  | 2021 | \$28,000 | 5 | \$800 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$4,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**  
**Asset # : 1098**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 78%  |                   |                | 2023               | \$1,056,600    | 10          | \$107,500      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                               |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2031               | * *            | 10          | \$27,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Basement,Hallways                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 1%   |                   |                | 2023               | \$6,300        | 10          |                | B             |
| Incandescent          | 1%   |                   |                | 2018               | \$13,500       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2018               | \$24,900       | 10          | \$14,500       | B             |
| Exit, Service         | 60%  |                   |                | 2023               | \$15,000       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$59,100       | 10          | \$500          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2023               | \$146,500      | 1           | \$15,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Motion Sensors                                     |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 50%  |                   |                |                    |                |             |                | D             |
| Generic               | 50%  |                   |                | 2031               | * *            | 1-3         | \$43,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                       | Location : Classrooms And Hallways                               |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights, Manual Pull Station And Alarm Bells |                   |                |                    |                |             |                |               |

| <b>Mechanical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>                                       | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%  |                          |                       | 2023                      | \$422,000             | 5                  | \$46,500              | B                    |
| <b>Conversion Equipment</b>  |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%  | Now                      | \$41,700              | 2021                      | \$834,100             | 1                  | \$134,100             | B                    |
|                              | Not in Service, Extent : Severe, Area Affected : 60%    |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : #3 Boiler Tubes, #2 Burner In Boiler Room    |                          |                       |                           |                       |                    |                       |                      |
|                              | Other Observation, Extent : Light, Area Affected : 100% |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Basement Boiler Room                         |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : 3 Units                                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**  
**Asset # : 1098**

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 10%            |                   |                | 2031               | * *            | 4           | \$1,100        | B             |
| Steam Piping/Pump  | 90%            | Now               | \$53,800       | 2033               | * *            | 4           | \$6,700        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%                   |                |                   |                |                    |                |             |                |               |
| Location : Condensate Pumps  |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 20%            |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room   |                |                   |                |                    |                |             |                |               |
| Explanation : Live Steam Returns. Steam Traps Replaced 3 Years Ago |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 40%            | Now               | \$7,400        | 2023               | \$369,500      | 1           | \$33,500       | B             |
| Other Observation, Extent : Severe, Area Affected : 25%            |                |                   |                |                    |                |             |                |               |
| Location : Various Areas   |                |                   |                |                    |                |             |                |               |
| Explanation : Flexible Connections Are Broken                      |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 50%            |                   |                | 2028               | * *            | 1           | \$24,300       | B             |
| Fan Coil Unit/Heat   | 10%            |                   |                | 2023               | \$256,500      | 1           | \$4,900        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller  | 60%            | Now               | \$27,700       | 2026               | * *            | 1           | \$87,900       | B             |
| Malfunctioning, Extent : Severe, Area Affected : 30%               |                |                   |                |                    |                |             |                |               |
| Location : #1 Unit Is Not In Service, Basement A C Room            |                |                   |                |                    |                |             |                |               |
| R-22 Refrigerant, Extent : Light, Area Affected : 60%              |                |                   |                |                    |                |             |                |               |
| Location : Basement A C Room                                       |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%             |                   |                | 2021               | \$17,600       | 1           |                | B             |
| No Component   | 35%            |                   |                |                    |                |             |                | D             |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 60%            |                   |                | 2033               | * *            | 4           | \$4,500        | B             |
| No Component   | 40%            |                   |                |                    |                |             |                | D             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 60%            |                   |                | 2023               | \$528,800      | 1           | \$55,800       | B             |
| No Component   | 40%            |                   |                |                    |                |             |                | D             |
| Heat Rejection   |                |                   |                |                    |                |             |                |               |
| Water Cool Tower   | 60%            |                   |                | 2024               | * *            | 2           | \$90,700       | B             |
| No Component   | 40%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           | 2-4               | \$29,600       | LIFE               | * *            | 2-5         | \$83,800       | B             |
| Insul. Deteriorating, Extent : Moderate, Area Affected : 3%        |                |                   |                |                    |                |             |                |               |
| Location : Near Ahu For Auditorium, Penthouse                      |                |                   |                |                    |                |             |                |               |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 40%            |                   |                | 2023               | \$75,800       | 2           | \$1,900        | B             |
| Roof   | 60%            |                   |                | 2023               | \$81,700       | 2           | \$2,800        | B             |

**Plumbing**

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 214/I. S. 200 - BX (I. S. 167 - BX)**  
**Asset # : 1098**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 70%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 30%        | 0-2               | \$7,700        | 2028               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Water Main And Basement                                |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       | Now               | \$4,000        | 2018               | \$39,900       | 2           | \$1,800        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Motor Of The Chimney, Roof                             |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$7,400        | LIFE               | * *            | 1           |                | B             |
| Other Observation, Extent : Severe, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Backs Up In Boiler Room When It Rains         |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units. Control Board Of #2 Unit Is Malfunctioning |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2023               | \$100,000      | 1-2         | \$2,100        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 215 - BK  
**Address** : 415 AVENUE S @E. 3RD ST.  
**Borough** : BROOKLYN **Agency's Number** : K215  
**Program / Asset #** : BOE0510.000 / 1291 **Yr Built/Renovated** : 1925 / 2008  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5  
**Block** : 6681 **Lot** : 169 **BIN** : 3178584

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$364,100             | \$112,000             |
| Interior Architecture |                       | \$222,700             |
| Electrical            | \$645,000             | \$301,200             |
| Mechanical            | \$326,900             | \$221,300             |
| <b>Total</b>          | <b>\$1,336,000</b>    | <b>\$857,100</b>      |
| Priority A            | \$364,100             | \$112,000             |
| Priority B            | \$971,900             | \$574,000             |
| Priority C            |                       | \$171,200             |
| <b>Total</b>          | <b>\$1,336,000</b>    | <b>\$857,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$15,200        | \$33,700        | \$17,000        |                 |
| Interior Architecture |                 | \$4,500         | \$10,500        |                 |
| Electrical            | \$4,100         | \$1,100         |                 |                 |
| Mechanical            | \$20,100        | \$9,300         | \$14,100        | \$10,000        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$53,600</b> | <b>\$46,600</b> | <b>\$14,900</b> |
| Priority A            | \$15,200        | \$33,700        | \$17,000        |                 |
| Priority B            | \$29,100        | \$15,300        | \$19,100        | \$14,900        |
| Priority C            |                 | \$4,500         | \$10,500        |                 |
| <b>Total</b>          | <b>\$44,300</b> | <b>\$53,600</b> | <b>\$46,600</b> | <b>\$14,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - BK

## Asset # : 1291

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 3%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : At New Elevator                                 |            |                   |                |                    |                |             |                |               |
| Explanation : New Elevator Installation                    |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | 0-2               | \$364,100      | LIFE               | **             | 5           | \$108,400      | A             |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor, 5th Floor                            |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Stucco Cement  | 2%         | Now               | \$15,200       | 2025               | **             | 5           | \$3,000        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$34,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal: Cage/Fence  | 40%        |                   |                | 2033               | **             | 5-10        | \$27,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2025               | **             | 10          | \$33,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$64,500       | 5           | \$2,900        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Vinyl Tile   | 18%        |                   |                | 2025               | **             | 3           | \$6,500        | C             |
| Vinyl Tile   | 67%        |                   |                | 2025               | **             | 3           | \$24,400       | C             |
| Vinyl Tile   | 2%         |                   |                | 2028               | **             | 3           | \$700          | C             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : New Elevator Installation                       |            |                   |                |                    |                |             |                |               |
| Explanation : New Elevator Installed                       |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2035               | **             | 5           | \$9,100        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2023               | \$106,700      | 5           | \$3,600        | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 77%        |                   |                | LIFE               | **             | 5           | \$27,900       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Throughout 4th And 5th Floors                   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 13%        |                   |                | LIFE               | **             | 5           | \$2,000        | B             |
| Gypsum Board   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : At New Elevator Installation                    |            |                   |                |                    |                |             |                |               |
| Plaster  | 85%        |                   |                | LIFE               | **             | 5           | \$51,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - BK

## Asset # : 1291

| Electrical               |                   | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|-------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System                   | Component         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                   |  |                   |                |                    |                |             |                |               |
|                          | Service Equipment |  |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw     | 50%  |                   |                | 2020               | \$14,400       | 5           | \$100          | B             |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                          |                   | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          |                   | Explanation : One 1200 Amps Main Disconnect Switch                       |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw     | 50%  |                   |                | 2030               | **             | 5           | \$100          | B             |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                          |                   | Location : Electrical Room   |                   |                |                    |                |             |                |               |
|                          |                   | Explanation : One 400 Amps Main Disconnect Switch                        |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |                   |  |                   |                |                    |                |             |                |               |
|                          | Fused Disc Sw     | 10%  |                   |                | 2030               | **             | 5           |                | B             |
|                          | Fused Disc Sw     | 90%  |                   |                | 2020               | \$80,500       | 5           | \$300          | B             |
| Raceway                  |                   |  |                   |                |                    |                |             |                |               |
|                          | Conduit           | 5%   |                   |                | 2030               | **             | 1           |                | B             |
|                          | Conduit           | 95%  |                   |                | 2020               | \$81,000       | 1           |                | B             |
| Panelboards              |                   |  |                   |                |                    |                |             |                |               |
|                          | Fused Knife Sw    | 5%   |                   |                | 2028               | **             | 5           | \$100          | B             |
|                          | Molded Case Bkrs  | 80%  | 4+                | \$4,100        | 2019               | \$81,300       | 5           | \$700          | B             |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                          |                   | Location : All Classrooms  |                   |                |                    |                |             |                |               |
|                          |                   | Explanation : Custodian Requested A New Dedicated Line To All Classrooms |                   |                |                    |                |             |                |               |
|                          | Molded Case Bkrs  | 15%  |                   |                | 2028               | **             | 5           | \$300          | B             |
| Wiring                   |                   |  |                   |                |                    |                |             |                |               |
|                          | Braided Cloth     | 80%  | 2-4               | \$71,700       | 2045               | **             | 1           |                | B             |
|                          |                   | Insulation Aged, Extent : Moderate, Area Affected : 80%                  |                   |                |                    |                |             |                |               |
|                          |                   | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Thermoplastic     | 20%  |                   |                | 2030               | **             | 1           |                | B             |
| Motor Controllers        |                   |  |                   |                |                    |                |             |                |               |
|                          | Locally Mounted   | 95%  |                   |                | 2018               | \$20,100       | 5           | \$400          | B             |
|                          | Locally Mounted   | 5%   |                   |                | 2037               | **             | 5           |                | B             |
| Ground                   |                   |  |                   |                |                    |                |             |                |               |
|                          | Grounding Devices |  |                   |                |                    |                |             |                |               |
|                          | Generic           | 100%   |                   |                | LIFE               | **             | 5           | \$900          | B             |
| Lighting                 |                   |  |                   |                |                    |                |             |                |               |
|                          | Interior Lighting |  |                   |                |                    |                |             |                |               |
|                          | Fluorescent       | 80%  |                   |                | 2015               | \$467,400      | 10          | \$47,600       | B             |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 90%                |                   |                |                    |                |             |                |               |
|                          |                   | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          |                   | Explanation : Using T12 Lamps  |                   |                |                    |                |             |                |               |
|                          | Fluorescent       | 10%  |                   |                | 2020               | \$58,400       | 10          | \$5,900        | B             |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                |                    |                |             |                |               |
|                          |                   | Location : Hallway   |                   |                |                    |                |             |                |               |
|                          |                   | Explanation : Using T8 Lamps   |                   |                |                    |                |             |                |               |
|                          | Incandescent      | 10%  |                   |                | 2015               | \$58,400       | 2           | \$100          | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - BK

## Asset # : 1291

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Egress Lighting

Emergency, Service

45%

2025

\* \*

1

B

Emergency, Battery

5%

2025

\* \*

10

\$800

B

Exit, Service

50%

2020

\$5,400

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2046

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2037

\* \*

1

\$64,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$51,600

2030

\* \*

4

\$3,200

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 50%**Location : Throughout*

## Terminal Devices

Air Handler

20%

2015

\$79,700

1

\$8,000

B

Convactor/Radiator

60%

2025

\* \*

1

\$12,600

B

Fan Coil Unit/Heat

20%

2020

\$221,300

1

\$4,200

B

## Air Conditioning

## Energy Source

Electricity

100%

2028

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

75%

2015

\$113,900

1

B

No Component

25%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$36,100

B

## Exhaust Fans

Interior

100%

2015

\$81,700

2

\$2,000

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2-4

\$11,000

2025

\* \*

1

B

*Corroded, Extent : Light, Area Affected : 20%**Location : Basement*

## Water Heater

Gas Fired

100%

2018

\$17,200

2

\$1,000

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 215 - BK

Asset # : 1291

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |  | 2025               | * *            | 4           | \$1,300        | B             |
|                       |            |                   | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport    |            |                   |  |                    |                |             |                |               |
| Elevators             |            |                   |  |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|                       |            |                   | <i>Location : Floors 1 - 5</i>                                   |                    |                |             |                |               |
|                       |            |                   | <i>Explanation : 1 Newly Installed Unit</i>                      |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 215 - Q  
**Address** : 535 BRIAR PLACE BTWN: BROOKHAVEN AVE., COLLIER A  
**Borough** : QUEENS **Agency's Number** : Q215  
**Program / Asset #** : BOE0853.000 / 2528 **Yr Built/Renovated** : 1953 / 1997  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 15772 **Lot** : 31 **BIN** : 4301194

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$257,200             | \$57,000              |
| Interior Architecture | \$135,100             |                       |
| Electrical            | \$1,042,600           | \$108,800             |
| Mechanical            | \$81,300              | \$349,600             |
| <b>Total</b>          | <b>\$1,516,200</b>    | <b>\$515,500</b>      |
| Priority A            | \$257,200             | \$57,000              |
| Priority B            | \$1,124,000           | \$458,400             |
| Priority C            | \$135,100             |                       |
| <b>Total</b>          | <b>\$1,516,200</b>    | <b>\$515,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$27,700        | \$10,600        |                 | \$35,900         |
| Interior Architecture | \$4,800         | \$6,700         | \$4,900         | \$25,900         |
| Electrical            | \$42,300        | \$1,600         | \$1,600         | \$28,400         |
| Mechanical            | \$16,900        | \$10,300        | \$15,000        | \$19,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$95,700</b> | <b>\$33,100</b> | <b>\$25,400</b> | <b>\$113,500</b> |
| Priority A            | \$27,700        | \$10,600        |                 | \$35,900         |
| Priority B            | \$63,200        | \$15,800        | \$20,600        | \$63,700         |
| Priority C            | \$4,800         | \$6,700         | \$4,900         | \$13,900         |
| <b>Total</b>          | <b>\$95,700</b> | <b>\$33,100</b> | <b>\$25,400</b> | <b>\$113,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - Q

## Asset # : 2528

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$52,900       | A             |
| Masonry: Brick   | 7%         | Now               | \$27,700       | LIFE               | **             | 5           | \$4,100        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$20,800       | A             |
| Steel  | 5%         |                   |                | 2030               | **             | 5           | \$13,700       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$11,200       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Security Bars  | 5%         |                   |                | 2037               | **             |             |                | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 40%        |                   |                | 2027               | **             | 10          | \$27,300       | A             |
| Copper/Terne   | 5%         |                   |                | 2037               | **             | 10          | \$8,500        | A             |
| Metal Panel  | 3%         |                   |                | 2035               | **             | 10          | \$3,800        | A             |
| Modified Bitumen   | 52%        | Now               | \$257,200      | 2032               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Seams Open/Split, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$21,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,800        | C             |
| Quarry Tile  | 5%         |                   |                | 2035               | **             | 5           | \$7,300        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile   | 25%        |                   |                | 2027               | **             | 3           | \$9,100        | C             |
| Vinyl Tile   | 30%        |                   |                | 2032               | **             | 3           | \$14,500       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                                |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2017               | \$92,200       | 3           | \$4,800        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Offices And Cafeteria                             |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | **             | 5           | \$18,100       | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 5%  |     |          | 2031 | ** | 5 | \$4,900 | C |
| Concrete Masonry Unit | 10% |     |          | LIFE | ** | 5 | \$3,900 | C |
| Glazed Ceramic Panel  | 3%  |     |          | LIFE | ** |   |         | C |
| Masonry: Brick        | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster               | 12% | Now | \$42,900 | LIFE | ** | 5 | \$3,500 | C |

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Room 318**Vertical Cracks, Extent : Moderate, Area Affected : 10%**Location : Room 318*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Plaster             | 40% |  |  | LIFE | ** | 5 | \$11,700 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2027 | ** | 5 | \$24,000 | B |
| Exposed Concrete  | 60% |  |  | LIFE | ** | 5 | \$9,000  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stairs 5 And 6*

|             |     |  |  |      |    |   |         |   |
|-------------|-----|--|--|------|----|---|---------|---|
| Metal Panel | 5%  |  |  | LIFE | ** | 5 | \$6,000 | B |
| Plaster     | 10% |  |  | LIFE | ** | 5 | \$6,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 20% |     |          | 2022 | \$17,900 | 5 | \$100 | B |
| Fused Knife Sw | 80% | 2-4 | \$71,500 | 2052 | **       | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : On Extended Life**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete Equipment.*

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2032 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - Q

## Asset # : 2528

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
| Fused Knife Sw   | 10%        | 2-4               | \$10,200       | 2047               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 30%        | 2-4               | \$30,500       | 2047               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gym, Cafeteria And Basement         |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 40%        |                   |                | 2021               | \$40,600       | 5           | \$700          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2017               | \$466,100      | 10          | \$47,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 20%        |                   |                | 2017               | \$116,500      | 2           | \$300          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$13,400       | 10          | \$7,800        | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$5,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$26,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 65%        |                   |                |                    |                |             |                | D             |
| Generic  | 35%        |                   |                | 2017               | \$260,400      | 1-3         | \$14,000       | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2022               | \$181,500      | 5           | \$20,000       | B             |
| Buried Tank(s), Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 2 Tanks, 7500 Gals Each                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 215 - Q

## Asset # : 2528

| Mechanical            | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |  |                    |                |             |                |               |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Steam Boiler          | 100%           | Now               | \$35,900   | 2027               | * *            | 1           | \$57,700       | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 33%</i>          |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement, One Of The Boilers Needs Re-tubing</i> |                    |                |             |                |               |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>                                     |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : 3 Units</i>                                   |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           |                   |  | 2042               | * *            | 4           | \$4,800        | B             |
| Terminal Devices      |                |                   |  |                    |                |             |                |               |
| Air Handler           | 30%            | Now               | \$2,400  | 2022               | \$119,200      | 1           | \$10,800       | B             |
|                       |                |                   | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Air Handlers, Basement</i>                       |                    |                |             |                |               |
| Convactor/Radiator    | 60%            |                   |  | 2027               | * *            | 1           | \$12,600       | B             |
| Unit Heater-Stm/HW    | 10%            |                   |  | 2027               | * *            | 4           | \$900          | B             |
| Air Conditioning      |                |                   |  |                    |                |             |                |               |
| Energy Source         |                |                   |  |                    |                |             |                |               |
| Electricity           | 100%           |                   |  | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 30%            |                   |  | 2017               | \$45,500       | 1           |                | B             |
| No Component          | 70%            |                   |  |                    |                |             |                | D             |
| Ventilation           |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |  | LIFE               | * *            | 2-5         | \$36,000       | B             |
| Exhaust Fans          |                |                   |  |                    |                |             |                |               |
| Interior              | 60%            | Now               | \$4,900  | 2022               | \$48,900       | 2           | \$1,000        | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                    |                |             |                |               |
|                       |                |                   | <i>Location : Kitchen And Cafeteria</i>                        |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Exhaust Fans Are Under Size</i>               |                    |                |             |                |               |
| Roof                  | 40%            |                   |  | 2022               | \$23,400       | 2           | \$800          | B             |
| Plumbing              |                |                   |  |                    |                |             |                |               |
| H/C Water Piping      |                |                   |  |                    |                |             |                |               |
| Brass/Copper          | 30%            |                   |  | 2032               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 70%            |                   |  | 2027               | * *            | 1           |                | B             |
| Water Heater          |                |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |  | 2020               | \$17,200       | 2           | \$1,000        | B             |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>                                     |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : One Tank Of 600 Gals</i>                      |                    |                |             |                |               |
| Sanitary Piping       |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$3,200  | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | <i>Cracked, Extent : Moderate, Area Affected : 2%</i>          |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement</i>                                     |                    |                |             |                |               |
| Storm Drain Piping    |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$2,100  | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | <i>Broken, Extent : Moderate, Area Affected : 5%</i>           |                    |                |             |                |               |
|                       |                |                   | <i>Location : Roof Leader</i>                                  |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 215 - Q

Asset # : 2528

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2027    | * *            | 1           | \$4,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-3 Fl                                       |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2032    | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 216 - BK  
**Address** : 350 AVENUE X BTWN: WEST ST., EAST 1 ST.  
**Borough** : BROOKLYN **Agency's Number** : K216  
**Program / Asset #** : BOE0511.000 / 1292 **Yr Built/Renovated** : 1925 / 2002  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 7196 **Lot** : 1 **BIN** : 3195175

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$163,900             | \$149,400             |
| Interior Architecture |                       | \$128,800             |
| Electrical            | \$727,500             | \$156,400             |
| Mechanical            | \$63,800              | \$647,100             |
| <b>Total</b>          | <b>\$955,200</b>      | <b>\$1,081,600</b>    |
| Priority A            | \$163,900             | \$149,400             |
| Priority B            | \$791,300             | \$839,800             |
| Priority C            |                       | \$92,400              |
| <b>Total</b>          | <b>\$955,200</b>      | <b>\$1,081,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$20,200         | \$12,000        |                 | \$34,200         |
| Interior Architecture | \$33,300         | \$9,900         | \$1,200         | \$42,400         |
| Electrical            | \$3,500          | \$5,100         | \$4,200         | \$74,300         |
| Mechanical            | \$43,700         | \$9,300         | \$21,500        | \$26,500         |
| <b>Total</b>          | <b>\$100,800</b> | <b>\$36,400</b> | <b>\$26,900</b> | <b>\$177,500</b> |
| Priority A            | \$20,200         | \$12,000        |                 | \$34,200         |
| Priority B            | \$80,600         | \$14,400        | \$25,700        | \$116,000        |
| Priority C            |                  | \$9,900         | \$1,200         | \$27,300         |
| <b>Total</b>          | <b>\$100,800</b> | <b>\$36,400</b> | <b>\$26,900</b> | <b>\$177,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 216 - BK

## Asset # : 1292

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$47,000       | A             |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$96,300       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%   | Now               | \$20,200       | LIFE               | **             | 5           | \$6,000        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Masonry: Marble        | 2%   |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Stucco Cement          | 8%   |                   |                | 2035               | **             | 5           | \$24,100       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$163,900      | 2038               | **             | 5           | \$17,000       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Window Sills Throughout 4th And 5th Floors        |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$7,900        | A             |
| Metal Panel            | 3%   |                   |                | 2042               | **             | 5           | \$1,000        | A             |
| Pre-Cast Concrete      | 2%   |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 100%   |                   |                | 2027               | **             | 10          | \$33,700       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2025               | **             | 5           | \$2,900        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Vinyl Tile             | 10%  |                   |                | 2022               | \$92,400       | 3           | \$3,600        | C             |
| Vinyl Tile             | 55%  |                   |                | 2027               | **             | 3           | \$20,000       | C             |
| Wood                   | 30%  |                   |                | 2037               | **             | 5           | \$54,600       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2025               | **             | 5           | \$3,600        | C             |
| Gypsum Board           | 5%   |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Masonry: Brick         | 15%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5           | \$27,200       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 25%  |                   |                | 2027               | **             | 5           | \$24,200       | B             |
| AcousTileConcealSpLn   | 5%   |                   |                | 2027               | **             | 5           | \$6,100        | B             |
| Exposed Concrete       | 10%  |                   |                | LIFE               | **             | 5           | \$1,500        | B             |
| Plaster                | 20%  | Now               | \$33,300       | LIFE               | **             | 5           | \$12,100       | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Room 260, 108                                     |                   |                |                    |                |             |                |               |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Room 511  |                   |                |                    |                |             |                |               |
| Plaster                | 40%  |                   |                | LIFE               | **             | 5           | \$24,200       | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 216 - BK

## Asset # : 1292

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$71,100       | 5           | \$1,200        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2022               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2017               | \$514,100      | 10          | \$52,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 6%         |                   |                | 2030               | * *            | 10          | \$3,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Library And Science Lab                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2022               | \$8,100        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2017               | \$17,500       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$13,400       | 10          | \$7,800        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$5,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$26,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2030               | * *            | 1-3         | \$38,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 216 - BK

## Asset # : 1292

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault   |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 10000 Gallon Tank                               |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$64,300       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                             | Location : Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Dual Fuel Steam Boilers                         |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | Now               | \$25,800       | 2032               | * *            | 4           | \$3,200        | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 1%                  |                   |                |                    |                |             |                |               |
|                             | Location : Room 314   |                   |                |                    |                |             |                |               |
|                             | Malfunctioning, Extent : Severe, Area Affected : 80%              |                   |                |                    |                |             |                |               |
|                             | Location : Defective Steam Traps                                  |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Severe, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                             | Explanation : Vacuum Pump Leaking                                 |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2022               | \$119,500      | 1           | \$12,000       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 75%              |                   |                |                    |                |             |                |               |
|                             | Location : Basement Fan Room,                                     |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 40%   |                   |                | 2027               | * *            | 1           | \$8,400        | B             |
| Fan Coil Unit/Heat          | 30%   |                   |                | 2022               | \$331,900      | 1           | \$6,300        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 75%   |                   |                | 2020               | \$113,900      | 1           |                | B             |
| No Component                | 25%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  | Now               | \$63,800       | LIFE               | * *            | 2-5         | \$36,100       | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 75%              |                   |                |                    |                |             |                |               |
|                             | Location : Basement And Sixth Floor Fan Rooms, House Exhaust Fans |                   |                |                    |                |             |                |               |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 100%  |                   |                | 2022               | \$81,700       | 2           | \$2,000        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2017               | \$17,200       | 2           | \$1,000        | B             |
| HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%  |                   |                | 2042               | * *            | 4           | \$9,600        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 216 - BK

Asset # : 1292

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 95%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron  | 5%         | Now               | \$5,200        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Roof - 3 Of 10 Drain Pipes                          |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 98%        |                   |                |                    |                |             |                | D             |
| Generic  | 2%         |                   |                | 2032               | * *            | 1-2         | \$400          | B             |
| No Backflow Preventer, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 217 - BK  
**Address** : 1100 NEWKIRK AVE. @ CONEY ISLAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : K217  
**Program / Asset #** : BOE0512.000 / 1293 **Yr Built/Renovated** : 1925 / 2008  
**Area Sq Ft** : 113,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 5232 **Lot** : 1 **BIN** : 3121072

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$538,900             | \$460,000             |
| Interior Architecture | \$53,400              | \$53,400              |
| Electrical            | \$42,900              | \$119,700             |
| Mechanical            |                       | \$44,600              |
| <b>Total</b>          | <b>\$635,100</b>      | <b>\$677,700</b>      |
| Priority A            | \$538,900             | \$460,000             |
| Priority B            | \$96,200              | \$217,700             |
| <b>Total</b>          | <b>\$635,100</b>      | <b>\$677,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,100         |                 |                 | \$34,600        |
| Interior Architecture | \$35,600         | \$12,500        | \$2,100         |                 |
| Electrical            | \$7,100          | \$11,200        | \$7,100         | \$7,600         |
| Mechanical            | \$56,300         | \$28,300        | \$31,400        | \$37,600        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$118,100</b> | <b>\$56,900</b> | <b>\$45,600</b> | <b>\$84,800</b> |
| Priority A            | \$14,100         |                 |                 | \$34,600        |
| Priority B            | \$68,400         | \$44,500        | \$43,400        | \$50,100        |
| Priority C            | \$35,600         | \$12,500        | \$2,100         |                 |
| <b>Total</b>          | <b>\$118,100</b> | <b>\$56,900</b> | <b>\$45,600</b> | <b>\$84,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 217 - BK

## Asset # : 1293

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$69,000       | A             |  |
| Masonry: Brick  | 20%        |                   |                | LIFE    | **                 | 5           | \$35,300       | A             |  |
| Masonry: Brick  | 60%        |                   |                | LIFE    | **                 | 5           | \$106,000      | A             |  |
| Masonry: Granite  | 5%         |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$28,700       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 100%       | Now               | \$469,800      | 2038    | **                 | 5           | \$249,600      | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Under Sills Throughout                             |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 15%        |                   |                | LIFE    | **                 | 5           | \$15,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        | Now               | \$69,000       | LIFE    | **                 | 5           | \$10,300       | A             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : South Facade, 1925 Wing                            |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$4,100        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 20%        |                   |                | 2027    | **                 | 10          | \$9,900        | A             |  |
| Copper/Terne  | 25%        | Now               | \$14,100       | 2050    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Penthouse                               |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Eaves At Mechanical Penthouse                      |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                       | 50%        |                   |                | 2027    | **                 | 10          | \$24,700       | A             |  |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |         |                    |             |                |               |  |
| Location : Over Room 510                                      |            |                   |                |         |                    |             |                |               |  |
| Paver: Asphalt  | 5%         |                   |                | 2031    | **                 | 10          | \$3,700        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$5,400        | LIFE    | **                 | 5           | \$15,600       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$4,300        | C             |  |
| Marble Panels   | 2%         |                   |                | LIFE    | **                 | 5           | \$2,100        | C             |  |
| Vinyl Tile  | 70%        |                   |                | 2027    | **                 | 3           | \$37,400       | C             |  |
| Wood  | 20%        | Now               | \$30,200       | 2037    | **                 | 5           | \$26,700       | C             |  |
| Deteriorated Finish, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5 | \$14,200 | C |
| Masonry: Brick        | 10% |  |  | LIFE | ** |   |          | C |
| Plaster               | 45% |  |  | LIFE | ** | 5 | \$23,900 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileConcealSpLn | 60% |  |  | 2035 | ** | 5 | \$106,700 | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5 | \$8,900   | B |
| Plaster              | 35% |  |  | LIFE | ** | 5 | \$31,100  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service 3000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2038 | ** | 5 | \$400   | B |
| Molded Case Bkrs | 80% |  |  | 2038 | ** | 5 | \$2,000 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$600 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,400 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$28,500 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2031 | ** | 1 | \$35,800 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 250 Kw*

## Batteries

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Lead/Acid | 100% |  |  | 2015 | \$600 | 5 | \$3,400 | B |
|-----------|------|--|--|------|-------|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 217 - BK

## Asset # : 1293

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Main Tank             | 100%   |                   |                | 2050               | * *            | 5           | \$2,800        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 250 Gals                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 93%  |                   |                | 2030               | * *            | 10          | \$81,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps T-8                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2022               | \$7,900        | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Metal Halide                                 |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$42,900       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2022               | \$7,900        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$7,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$38,600       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2027               | * *            | 1           | \$6,900        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Under Construction    | 100%   |                   |                |                    |                |             |                | D             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 99%   |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault                               |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 10,000 Gallon Tank                    |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 1%  | Now               | \$1,100        | 2052               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : Defective Fuel Oil Pump                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 217 - BK

## Asset # : 1293

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 99%   |                   |                | 2035               | * *            | 1           | \$93,400       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                             | Location : Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 - Dual Fuel Steam Boilers   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 1%  | Now               | \$5,300        | 2042               | * *            | 1           | \$800          | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 100%                                    |                   |                |                    |                |             |                |               |
|                             | Location : Basement, 2 Of 2 Defective Breach Dampers                                    |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 20%   |                   |                | 2038               | * *            | 4           | \$1,400        | B             |
| Steam Piping/Pump           | 79%   |                   |                | 2042               | * *            | 4           | \$5,600        | B             |
| Steam Piping/Pump           | 1%  | Now               | \$7,600        | 2052               | * *            | 4           |                | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement, Rotted Out Steam Piping, Steam Leaks At Unions At All Air Handling |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2027               | * *            | 1           | \$17,700       | B             |
| Convactor/Radiator          | 50%   |                   |                | 2035               | * *            | 1           | \$15,400       | B             |
| Fan Coil Unit/Heat          | 20%   |                   |                | 2027               | * *            | 1           | \$6,200        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%   |                   |                | 2027               | * *            | 1           | \$8,800        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                             | Location : Machanical Equipment Room  |                   |                |                    |                |             |                |               |
|                             | Explanation : R-22 Refrigerant  |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 20%   | 0-2               | \$8,900        | 2020               | \$44,600       | 1           |                | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 20%                                     |                   |                |                    |                |             |                |               |
|                             | Location : Multiple Mechanical Defects  |                   |                |                    |                |             |                |               |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%   |                   |                | 2042               | * *            | 4           | \$1,400        | B             |
| No Component                | 80%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%   |                   |                | 2027               | * *            | 1           | \$11,800       | B             |
| Fan Coil - Cool/Heat        | 20%   |                   |                | 2027               | * *            | 1           | \$6,200        | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 20%   |                   |                | 2027               | * *            | 2           | \$13,300       | B             |
| No Component                | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$53,000       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 70%   |                   |                | 2027               | * *            | 2           | \$2,100        | B             |
| Roof                        | 30%   |                   |                | 2027               | * *            | 2           | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 217 - BK

Asset # : 1293

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                                | 100%       | Now               | \$6,500        | 2035               | * *            | 1           |                | B             |
| <i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement, 2 Of 2 Defective Booster Pumps</i>         |            |                   |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired  | 100%       | Now               | \$500          | 2020               | \$25,200       | 2           | \$1,100        | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 50%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : 1of 2 Defective Circulating Pumps</i>                |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                                       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron                                    | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                                       | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)<br>Electric                                      | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer<br>Generic                                      | 100%       |                   |                | 2027               | * *            | 1           | \$5,900        | B             |
| Fixtures<br>Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport<br>Elevators                                    |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : B-5</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression<br>Standpipe                                      |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2042               | * *            | 1-5         | \$48,000       | B             |
| Sprinkler<br>Generic   | 100%       |                   |                | 2042               | * *            | 1-2         | \$26,700       | B             |
| Fire Pump<br>Generic   | 100%       |                   |                | 2031               | * *            | 1           | \$17,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 219 - BK  
**Address** : 1060 CLARKSON AVE. BTWN: EAST 93 ST., EAST 94 ST.  
**Borough** : BROOKLYN **Agency's Number** : K219  
**Program / Asset #** : BOE0514.000 / 2546 **Yr Built/Renovated** : 1927 / 2011  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,PH  
**Block** : 4648 **Lot** : 1 **BIN** : 3101168

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$469,000             | \$76,700              |
| Interior Architecture | \$1,040,000           | \$572,000             |
| Electrical            | \$928,400             | \$295,000             |
| Mechanical            | \$294,500             | \$1,646,600           |
| <b>Total</b>          | <b>\$2,731,900</b>    | <b>\$2,590,300</b>    |
| Priority A            | \$469,000             | \$76,700              |
| Priority B            | \$1,288,500           | \$1,989,200           |
| Priority C            | \$974,500             | \$524,300             |
| <b>Total</b>          | <b>\$2,731,900</b>    | <b>\$2,590,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$29,800        |                 |                 |
| Interior Architecture |                 |                 |                 | \$21,500        |
| Electrical            | \$700           | \$700           | \$1,400         | \$63,200        |
| Mechanical            | \$53,100        | \$11,600        | \$17,800        | \$10,900        |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$42,100</b> | <b>\$19,200</b> | <b>\$95,600</b> |
| Priority A            |                 | \$29,800        |                 |                 |
| Priority B            | \$53,800        | \$12,300        | \$19,200        | \$82,900        |
| Priority C            |                 |                 |                 | \$12,700        |
| <b>Total</b>          | <b>\$53,800</b> | <b>\$42,100</b> | <b>\$19,200</b> | <b>\$95,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 219 - BK

## Asset # : 2546

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 95%   | Now               | \$128,900      | LIFE               | * *            | 5           | \$76,700       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Along Basement Wall At Clarkson Avenue - East Facade |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | * *            | 5           | \$3,000        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$274,600      | 2038               | * *            | 5           | \$14,300       | A             |
|                         | Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Classrooms 403, 415 And Others                       |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 45%   |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%  |                   |                | LIFE               | * *            | 5           | \$800          | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 50%   |                   |                | 2035               | * *            | 5-10        | \$47,000       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 98%   |                   |                | 2027               | * *            | 10          | \$65,400       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 2%  |                   |                | 2035               | * *            | 10          | \$2,400        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 219 - BK

## Asset # : 2546

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$51,700       | C             |
| Ceramic Tile  | 3%         |                   |                | 2037               | **             | 5           | \$3,500        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         | Now               | \$53,100       | LIFE               | **             | 5           | \$4,600        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 42%        | Now               | \$189,100      | 2022               | \$472,700      | 3           | \$18,600       | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 40%                           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$67,500       | 2017               | \$225,100      | 3           | \$8,900        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 60%                           |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | Now               | \$75,100       | 2037               | **             | 5           | \$11,100       | C             |
| Deteriorated Finish, Extent : Severe, Area Affected : 40%                               |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2037               | **             | 5           | \$3,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 20%        | Now               | \$323,000      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%                              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%                            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 2%         | Now               | \$41,600       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 75%        |                   |                | LIFE               | **             | 5           | \$26,800       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout Staircase, Mechanical Penthouse Rooms 403 And 415                 |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 15%        |                   |                | 2027               | **             | 5           | \$17,600       | B             |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$3,700        | B             |
| Plaster   | 65%        | Now               | \$65,500       | LIFE               | **             | 5           | \$47,700       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%                                |            |                   |                |                    |                |             |                |               |
| Location : Stair Bulkhead #6, Throughout Stairs, Mechanical Penthouse Rooms 403 And 415 |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 219 - BK

## Asset # : 2546

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2022    | \$28,700           | 5           | \$300          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : Service 2000 Amps                            |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 50%        |                   |                | 2022    | \$52,200           | 5           | \$200          | B             |  |
| Fused Disc Sw  | 50%        |                   |                | 2042    | * *                | 5           | \$200          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 80%        |                   |                | 2022    | \$95,200           | 1           |                | B             |  |
| Conduit  | 20%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 80%        |                   |                | 2021    | \$108,400          | 5           | \$1,600        | B             |  |
| Molded Case Bkrs   | 20%        |                   |                | 2038    | * *                | 5           | \$400          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 50%        | 2-4               | \$65,400       | 2047    | * *                | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Insulation Aged                              |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 30%        |                   |                | 2022    | \$39,200           | 1           |                | B             |  |
| Thermoplastic  | 20%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 50%        |                   |                | 2027    | * *                | 5           | \$300          | B             |  |
| Locally Mounted  | 50%        |                   |                | 2020    | \$10,600           | 5           | \$300          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$1,100        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Water Main                                   |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 94%        |                   |                | 2017    | \$668,600          | 10          | \$68,000       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| HID  | 1%         |                   |                | 2017    | \$3,300            | 10          |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |         |                    |             |                |               |  |
| Location : Gym   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Sodium                                       |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 5%         |                   |                | 2017    | \$35,600           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 50%        |                   |                | 2017    | \$6,500            | 1           |                | B             |  |
| Exit, Service  | 50%        |                   |                | 2017    | \$6,500            | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$32,100           | 10          | \$200          | B             |  |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

D

Generic

5%

2017

\$13,300

1

\$1,400

B

## Fire/Smoke Detection

No Component

90%

D

Generic

10%

2017

\$90,800

1-3

\$4,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

Now

\$8,800

2035

\* \*

1

\$70,400

B

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : #1 Boiler Water Feed; #2 Boiler Noisy**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$62,800

2022

\$628,100

4

\$3,900

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Water Cut-off Valve And Vacuum Pump, Boiler Room**Other Observation, Extent : Severe, Area Affected : 20%**Location : Various Locations**Explanation : Thermostats And Steam Traps Are Broken*

## Terminal Devices

Air Handler

20%

Now

\$9,700

2017

\$97,000

1

\$8,800

B

*Not in Service, Extent : Severe, Area Affected : 10%**Location : 3 Motors Burnt Out, 2 In Basement, 1 In 4th Fl. Fan Room*

Convector/Radiator

70%

2020

\$594,800

1

\$17,900

B

Fan Coil Unit/Heat

10%

Now

\$2,700

2017

\$134,700

1

\$2,300

B

*Not in Service, Extent : Moderate, Area Affected : 5%**Location : Various Areas*

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2020

\$55,500

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$44,000

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 219 - BK

Asset # : 2546

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       | Now               | \$29,800       | 2022               | \$99,500       | 2           | \$1,900        | B             |
| <i>Not in Service, Extent : Severe, Area Affected : 80%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Areas</i>                             |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2022               | \$268,700      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$20,900       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2022               | \$31,500       | 1-2         | \$700          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 219 - Q  
**Address** : 144-39 GRAVETT ROAD  
**Borough** : QUEENS **Agency's Number** : Q219  
**Program / Asset #** : BOE0856.000 / 1484 **Yr Built/Renovated** : 1953 / 2008  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6507 **Lot** : 1 **BIN** : 4448708

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$467,600             | \$208,800             |
| Interior Architecture | \$487,400             | \$52,800              |
| Electrical            | \$213,600             | \$966,800             |
| Mechanical            |                       | \$36,500              |
| <b>Total</b>          | <b>\$1,168,600</b>    | <b>\$1,264,900</b>    |
| Priority A            | \$467,600             | \$208,800             |
| Priority B            | \$413,600             | \$1,003,300           |
| Priority C            | \$287,300             | \$52,800              |
| <b>Total</b>          | <b>\$1,168,600</b>    | <b>\$1,264,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$14,700         |                 |
| Interior Architecture | \$6,800         | \$4,200         | \$6,800          | \$6,800         |
| Electrical            | \$17,600        | \$900           | \$47,600         |                 |
| Mechanical            | \$15,800        | \$17,400        | \$49,300         | \$12,000        |
| <b>Total</b>          | <b>\$40,200</b> | <b>\$22,500</b> | <b>\$118,400</b> | <b>\$18,800</b> |
| Priority A            |                 |                 | \$14,700         |                 |
| Priority B            | \$33,400        | \$18,200        | \$99,900         | \$12,000        |
| Priority C            | \$6,800         | \$4,200         | \$3,800          | \$6,800         |
| <b>Total</b>          | <b>\$40,200</b> | <b>\$22,500</b> | <b>\$118,400</b> | <b>\$18,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 219 - Q

## Asset # : 1484

| Architecture           |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |            |                   |  |                    |                |             |                |               |
| Exterior Walls         |            |                   |  |                    |                |             |                |               |
| Cast in Place Concrete | 10%        |                   |  | LIFE               | * *            | 5           | \$13,800       | A             |
|                        |            |                   | Horizontal Cracks, Extent : Moderate, Area Affected : 10%    |                    |                |             |                |               |
|                        |            |                   | Location : Under Entrance Canopy                             |                    |                |             |                |               |
| Masonry: Brick         | 75%        |                   |  | LIFE               | * *            | 5           | \$20,700       | A             |
|                        |            |                   | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 3%     |                    |                |             |                |               |
|                        |            |                   | Location : Bulkheads   |                    |                |             |                |               |
|                        |            |                   | Recent Repair Evident, Extent : Light, Area Affected : 10%   |                    |                |             |                |               |
|                        |            |                   | Location : Various Locations                                 |                    |                |             |                |               |
| Metal Panel            | 5%         |                   |  | 2041               | * *            | 5-10        | \$9,500        | A             |
| Window Wall            | 10%        |                   |  | 2041               | * *            | 5           | \$10,300       | A             |
| Windows                |            |                   |  |                    |                |             |                |               |
| Aluminum               | 100%       |                   |  | 2043               | * *            | 5           | \$18,200       | A             |
| Parapets               |            |                   |  |                    |                |             |                |               |
| Metal Rail             | 95%        |                   |  | 2034               | * *            | 5-10        | \$531,600      | A             |
| Metal: Cage/Fence      | 5%         |                   |  | 2026               | * *            | 5-10        | \$12,000       | A             |
| Roof                   |            |                   |  |                    |                |             |                |               |
| Built-Up (BUR)         | 85%        |                   |  | 2026               | * *            | 10          | \$144,900      | A             |
| Modified Bitumen       | 15%        |                   |  | 2029               | * *            | 10          | \$25,600       | A             |
|                        |            |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                        |            |                   | Location : Domed Roof  |                    |                |             |                |               |
| Interior               |            |                   |  |                    |                |             |                |               |
| Floors                 |            |                   |  |                    |                |             |                |               |
| Cast in Place Concrete | 20%        |                   |  | LIFE               | * *            | 5           | \$52,800       | C             |
| Ceramic Tile           | 7%         |                   |  | 2030               | * *            | 5           | \$8,400        | C             |
| Terrazzo               | 3%         |                   |  | LIFE               | * *            | 5           | \$2,800        | C             |
| Vinyl Tile             | 25%        |                   |  | 2016               | \$287,300      | 3           | \$11,300       | C             |
|                        |            |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |                    |                |             |                |               |
|                        |            |                   | Location : Various Locations                                 |                    |                |             |                |               |
|                        |            |                   | Worn/Eroded, Extent : Moderate, Area Affected : 15%          |                    |                |             |                |               |
|                        |            |                   | Location : Throughout  |                    |                |             |                |               |
|                        |            |                   | Other Observation, Extent : Moderate, Area Affected : 100%   |                    |                |             |                |               |
|                        |            |                   | Location : Throughout  |                    |                |             |                |               |
|                        |            |                   | Explanation : 9x9 Tile                                       |                    |                |             |                |               |
| Vinyl Tile             | 45%        |                   |  | 2026               | * *            | 3           | \$27,100       | C             |
| Interior Walls         |            |                   |  |                    |                |             |                |               |
| Concrete Masonry Unit  | 20%        |                   |  | LIFE               | * *            | 5           | \$9,700        | C             |
| Glazed Ceramic Panel   | 5%         |                   |  | LIFE               | * *            |             |                | C             |
| Masonry: Brick         | 10%        |                   |  | LIFE               | * *            |             |                | C             |
| Plaster                | 25%        |                   |  | LIFE               | * *            | 5           | \$9,100        | C             |
| SGFT/Glazed Masonry    | 40%        |                   |  | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered    | 5%  |     |           | 2026 | * * | 5 | \$6,000  | B |
| AcousTileSusp.Lay-In | 50% | 2-4 | \$200,000 | 2026 | * * | 5 | \$29,900 | B |

*Misaligned/Bulging, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Struc: Steel | 20% |  |  | LIFE | * * |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | * * | 5 | \$7,500  | B |
| Plaster              | 20% |  |  | LIFE | * * | 5 | \$15,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2021 | \$93,900 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 22.5 Kva Voltage Regulator 120v/240v*

|                |     |     |          |      |     |   |  |   |
|----------------|-----|-----|----------|------|-----|---|--|---|
| Fused Knife Sw | 10% | 2-4 | \$10,400 | 2051 | * * | 5 |  | B |
|----------------|-----|-----|----------|------|-----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Obsolete Equipment*

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2031 | * *       | 1 |  | B |

## Panelboards

|                |     |     |         |      |          |   |       |   |
|----------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw  | 10% |     |         | 2020 | \$13,600 | 5 | \$200 | B |
| Fused Knife Sw | 5%  | 2-4 | \$6,800 | 2046 | * *      | 5 |       | B |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete*

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2029 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2020 | \$101,600 | 5 | \$1,600 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2031 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 83% |  |  | 2021 | \$602,900 | 10 | \$61,300 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T8 Lamps*

|             |     |  |  |      |          |    |         |   |
|-------------|-----|--|--|------|----------|----|---------|---|
| Fluorescent | 10% |  |  | 2016 | \$72,600 | 10 | \$7,400 | B |
|-------------|-----|--|--|------|----------|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallway And Lobby**Explanation : Using T12 Lamps*

|     |    |  |  |      |         |    |       |   |
|-----|----|--|--|------|---------|----|-------|---|
| HID | 2% |  |  | 2016 | \$6,700 | 10 | \$100 | B |
|-----|----|--|--|------|---------|----|-------|---|

|              |    |  |  |      |          |   |       |   |
|--------------|----|--|--|------|----------|---|-------|---|
| Incandescent | 5% |  |  | 2016 | \$36,300 | 2 | \$100 | B |
|--------------|----|--|--|------|----------|---|-------|---|

## Egress Lighting

|                    |     |  |  |      |          |    |         |   |
|--------------------|-----|--|--|------|----------|----|---------|---|
| Emergency, Battery | 50% |  |  | 2021 | \$16,700 | 10 | \$9,700 | B |
|--------------------|-----|--|--|------|----------|----|---------|---|

|               |     |  |  |      |         |   |  |   |
|---------------|-----|--|--|------|---------|---|--|---|
| Exit, Service | 50% |  |  | 2021 | \$6,700 | 1 |  | B |
|---------------|-----|--|--|------|---------|---|--|---|

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2016 | \$32,800 | 10 | \$300 | B |
|-----|------|--|--|------|----------|----|-------|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|               |      |  |  |      |     |   |          |   |
|---------------|------|--|--|------|-----|---|----------|---|
| Fuel Oil No 6 | 100% |  |  | 2031 | * * | 5 | \$25,000 | B |
|---------------|------|--|--|------|-----|---|----------|---|

## Conversion Equipment

|              |      |  |  |      |     |   |          |   |
|--------------|------|--|--|------|-----|---|----------|---|
| Steam Boiler | 100% |  |  | 2026 | * * | 1 | \$79,900 | B |
|--------------|------|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units For Main Building, 1 Unit For Minischool*

## Distribution

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2031 | * * | 4 | \$6,000 | B |
|-------------------|------|--|--|------|-----|---|---------|---|

## Terminal Devices

|             |     |  |  |      |     |   |          |   |
|-------------|-----|--|--|------|-----|---|----------|---|
| Air Handler | 20% |  |  | 2026 | * * | 1 | \$10,000 | B |
|-------------|-----|--|--|------|-----|---|----------|---|

|                    |     |  |  |      |     |   |          |   |
|--------------------|-----|--|--|------|-----|---|----------|---|
| Convactor/Radiator | 80% |  |  | 2034 | * * | 1 | \$20,900 | B |
|--------------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2037 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 10% |  |  | 2016 | \$18,900 | 1 |  | B |
|------------------|-----|--|--|------|----------|---|--|---|

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 90% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$44,900 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 219 - Q

Asset # : 1484

| Mechanical                                      |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                           | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation                                     |            |                   |                |                    |                |             |                |               |
| Exhaust Fans                                    |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2026               | * *            | 2           | \$1,200        | B             |
| Roof  | 50%        | 0-2               | \$3,700        | 2021               | \$36,500       | 2           | \$1,000        | B             |
| Damaged, Extent : Moderate, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Exhaust Fans Covers, Roof            |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                |            |                   |                |                    |                |             |                |               |
| Brass/Copper                                    | 20%        |                   |                | 2041               | * *            | 1           |                | B             |
| Galv Iron/Steel                                 | 80%        |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger                               |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2031               | * *            | 4           | \$12,000       | B             |
| Sanitary Piping                                 |            |                   |                |                    |                |             |                |               |
| Cast Iron                                       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                              |            |                   |                |                    |                |             |                |               |
| Cast Iron                                       | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                                    |            |                   |                |                    |                |             |                |               |
| Rigid Piping                                    | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)                               |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                |            |                   |                |                    |                |             |                |               |
| Sprinkler                                       |            |                   |                |                    |                |             |                |               |
| No Component                                    | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2041               | * *            | 1-2         | \$2,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 220 - Q  
**Address** : 62-10 108 STREET  
**Borough** : QUEENS **Agency's Number** : Q220  
**Program / Asset #** : BOE0857.000 / 193 **Yr Built/Renovated** : 1956 / 2011  
**Area Sq Ft** : 64,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2143 **Lot** : 1 **BIN** : 4051290

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$43,600         | \$368,000          |
| Interior Architecture |  | \$52,400         | \$753,900          |
| Electrical            |  | \$108,000        | \$758,600          |
| Mechanical            |  |                  | \$1,428,500        |
| <b>Total</b>          |  | <b>\$204,000</b> | <b>\$3,308,900</b> |
| Priority A            |  | \$43,600         | \$368,000          |
| Priority B            |  | \$160,400        | \$2,274,300        |
| Priority C            |  |                  | \$666,600          |
| <b>Total</b>          |  | <b>\$204,000</b> | <b>\$3,308,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,400         |                 | \$3,600         |                 |
| Interior Architecture | \$73,300         |                 | \$2,400         | \$8,700         |
| Electrical            | \$7,500          | \$900           | \$1,100         | \$1,600         |
| Mechanical            | \$59,900         | \$14,000        | \$14,600        | \$16,000        |
| <b>Total</b>          | <b>\$160,000</b> | <b>\$14,900</b> | <b>\$21,700</b> | <b>\$26,400</b> |
| Priority A            | \$19,400         |                 | \$3,600         |                 |
| Priority B            | \$89,600         | \$14,900        | \$15,600        | \$17,600        |
| Priority C            | \$51,000         |                 | \$2,400         | \$8,700         |
| <b>Total</b>          | <b>\$160,000</b> | <b>\$14,900</b> | <b>\$21,700</b> | <b>\$26,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 220 - Q

## Asset # : 193

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$19,400       | A             |
| Fiberglass Panel   | 5%         |                   |                | 2026               | **             | 5           | \$7,300        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$19,400       | A             |
| Metal/Glass Curt Wall  | 60%        |                   |                | LIFE               | **             | 5           | \$87,100       | A             |
| Window Wall  | 5%         |                   |                | 2043               | **             | 5           | \$7,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2048               | **             | 5           | \$16,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       |                   |                | 2043               | **             | 5-10        | \$248,700      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2033               | **             | 10          | \$75,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,400        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Vinyl Tile   | 52%        |                   |                | 2023               | \$398,400      | 3           | \$20,900       | C             |
| Vinyl Tile   | 35%        |                   |                | 2018               | \$268,200      | 3           | \$14,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2038               | **             | 5           | \$7,500        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,400        | C             |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | **             | 5           | \$16,200       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$1,200        | C             |
| Plaster  | 67%        |                   |                | LIFE               | **             | 5-10        | \$46,100       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2028               | **             | 5           | \$4,000        | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5-10        | \$59,900       | B             |
| Exposed Struc: Steel   | 3%         |                   |                | LIFE               | **             | 10          | \$4,800        | B             |
| Fiber Board  | 12%        |                   |                | 2023               | \$87,200       |             |                | B             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5-10        | \$27,500       | B             |
| Electrical   |            |                   |                |                    |                |             |                |               |
| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 220 - Q

## Asset # : 193

| Electrical               |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |   |                   |                |         |                    |             |                |               |  |
| Service Equipment        |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 70%   |                   |                | 2043    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Two 800 Amps Main Disconnect Switch           |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 30%   |                   |                | 2043    | * *                | 5           | \$100          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : One 200 Amps Main Disconnect Switch           |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 100%  |                   |                | 2043    | * *                | 5           | \$200          | B             |  |
| Raceway                  |   |                   |                |         |                    |             |                |               |  |
| Conduit                  | 90%   |                   |                | 2023    | \$76,700           | 1           |                | B             |  |
| Conduit                  | 10%   |                   |                | 2043    | * *                | 1           |                | B             |  |
| Panelboards              |   |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 15%   |                   |                | 2022    | \$15,200           | 5           | \$200          | B             |  |
| Fused Knife Sw           | 5%  | 2-4               | \$5,100        | 2048    | * *                | 5           |                | B             |  |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                          | Location : Electrical Room                                  |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs         | 50%   |                   |                | 2022    | \$50,800           | 5           | \$700          | B             |  |
| Molded Case Bkrs         | 30%   |                   |                | 2039    | * *                | 5           | \$400          | B             |  |
| Wiring                   |   |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 70%   | 2-4               | \$62,700       | 2048    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 30%   |                   |                | 2043    | * *                | 1           |                | B             |  |
| Motor Controllers        |   |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 100%  |                   |                | 2021    | \$21,200           | 5           | \$400          | B             |  |
| Ground                   |   |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |   |                   |                |         |                    |             |                |               |  |
| Generic                  | 100%  |                   |                | LIFE    | * *                | 5           | \$1,500        | B             |  |
| Lighting                 |   |                   |                |         |                    |             |                |               |  |
| Interior Lighting        |   |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 92%   |                   |                | 2018    | \$445,500          | 10          | \$45,300       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-12 Lamps                                    |                   |                |         |                    |             |                |               |  |
| HID                      | 3%  |                   |                | 2018    | \$6,700            | 10          | \$100          | B             |  |
| Incandescent             | 5%  |                   |                | 2018    | \$24,200           | 2           | \$100          | B             |  |
| Egress Lighting          |   |                   |                |         |                    |             |                |               |  |
| Emergency, Service       | 50%   |                   |                | 2028    | * *                | 1           |                | B             |  |
| Exit, Service            | 20%   |                   |                | 2028    | * *                | 1           |                | B             |  |
| Exit, Service            | 30%   |                   |                | 2018    | \$2,700            | 1           |                | B             |  |
| Exterior Lighting        |   |                   |                |         |                    |             |                |               |  |
| HID                      | 100%  |                   |                | 2018    | \$21,900           | 10          | \$200          | B             |  |

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Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2018

\$185,500

1-3

\$10,000

D

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2023

\$150,900

5

\$16,600

B

Conversion Equipment

Steam Boiler

100%

Now

\$14,900

2021

\$298,200

1

\$47,900

B

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Both Burners - Very Frequently**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$21,400

2023

\$427,700

4

\$2,700

B

*Leak Evident, Extent : Severe, Area Affected : 25%**Location : Vacuum Pump, Boiler Room**Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout*

Terminal Devices

Air Handler

20%

2023

\$66,100

1

\$6,700

B

Convactor/Radiator

80%

2028

\* \*

1

\$13,900

B

## Air Conditioning

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Reciprocating

40%

2023

\$83,200

1

\$10,000

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : A C Room*

Ext Pkg Unit -

Heating/Cooling

40%

2023

\$161,600

2

\$1,300

B

*R-22 Refrigerant, Extent : Light, Area Affected : 40%**Location : Roof*

No Component

20%

D

Terminal Devices

Air Handler/Cool/Ht

40%

2023

\$83,300

1

\$13,300

B

No Component

60%

D

Heat Rejection

Remote Air Cond

40%

2023

\$117,100

2

\$15,000

B

No Component

60%

D

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 220 - Q

Asset # : 193

| Mechanical       |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |   |                   |                    |         |                |             |                |               |
|                  | Distribution       |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$47,400       | B             |
|                  | Exhaust Fans       |   |                   |                    |         |                |             |                |               |
|                  | Interior           | 60%   |                   |                    | 2023    | \$40,600       | 2           | \$1,000        | B             |
|                  | Roof               | 40%   |                   |                    | 2023    | \$19,500       | 2           | \$700          | B             |
| Plumbing         |                    |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper       | 100%  |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                  | Low Temp           | 100%  |                   |                    | 2033    | * *            | 4           | \$5,300        | B             |
|                  | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%  | Now               | \$1,700            | LIFE    | * *            | 1           |                | B             |
|                  |                    | Leak Evident, Extent : Moderate, Area Affected : 5%<br>Location : The Connection Joint In Boiler Room |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%  |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |   |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                  | No Component       | 97%   |                   |                    |         |                |             |                | D             |
|                  | Generic            | 3%  |                   |                    | 2033    | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 221 - BK  
**Address** : 791 EMPIRE BLVD  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0516.000 / 1295  
**Area Sq Ft** : 71,000  
**Date of Survey** : 01-Oct-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1423      **Lot** : 14      **BIN** : 3038372  
**Agency's Number** : K221  
**Yr Built/Renovated** : 1940 / 2009  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$51,800              |
| Interior Architecture | \$340,000             | \$195,500             |
| Electrical            |                       | \$831,000             |
| Mechanical            | \$150,800             | \$453,100             |
| <b>Total</b>          | <b>\$490,800</b>      | <b>\$1,531,500</b>    |
| Priority A            |                       | \$51,800              |
| Priority B            | \$150,800             | \$1,284,100           |
| Priority C            | \$340,000             | \$195,500             |
| <b>Total</b>          | <b>\$490,800</b>      | <b>\$1,531,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$15,600        |                 |                 | \$10,400        |
| Interior Architecture | \$33,800        | \$4,800         |                 | \$4,500         |
| Electrical            | \$1,100         | \$200           | \$20,700        | \$600           |
| Mechanical            | \$18,600        | \$8,200         | \$24,200        | \$20,400        |
| <b>Total</b>          | <b>\$69,100</b> | <b>\$13,200</b> | <b>\$44,900</b> | <b>\$35,900</b> |
| Priority A            | \$15,600        |                 |                 | \$10,400        |
| Priority B            | \$26,600        | \$8,400         | \$44,900        | \$21,000        |
| Priority C            | \$27,000        | \$4,800         |                 | \$4,500         |
| <b>Total</b>          | <b>\$69,100</b> | <b>\$13,200</b> | <b>\$44,900</b> | <b>\$35,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   |                   |                | LIFE    | * *                | 5           | \$51,800       | A             |  |
|                        | Sidewalk Shed in Use, Extent : Light, Area Affected : 50%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Main Entrance  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 15%   |                   |                | LIFE    | * *                | 5           | \$6,900        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 97%   |                   |                | 2037    | * *                | 5           | \$20,900       | A             |  |
| Aluminum               | 3%  | Now               | \$15,600       | 2037    | * *                | 5           | \$300          | A             |  |
|                        | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria - Kitchen                                  |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$8,200        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 7%  |                   |                | LIFE    | * *                | 5           | \$800          | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Coping   |                   |                |         |                    |             |                |               |  |
| Metal Security Bars    | 3%  |                   |                | 2036    | * *                |             |                | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Under Construction     | 100%  |                   |                |         |                    |             |                | D             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$19,500       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2024    | * *                | 5           | \$4,500        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : 1st Floor, 3rd Floor, Cafeteria                      |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 2%  |                   |                | LIFE    | * *                | 5           | \$1,400        | C             |  |
| Vinyl Tile             | 23%   |                   |                | 2021    | \$195,500          | 3           | \$7,700        | C             |  |
| Vinyl Tile             | 40%   | 2-4               | \$340,000      | 2031    | * *                | 3           | \$13,400       | C             |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tile  |                   |                |         |                    |             |                |               |  |
| Wood                   | 20%   | Now               | \$18,900       | 2036    | * *                | 5           | \$16,700       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  | Now               | \$5,900        | LIFE    | * *                |             |                | C             |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2030    | * *                | 5           | \$4,500        | C             |  |
| Masonry: Brick         | 10%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 55%   |                   |                | LIFE    | * *                | 5           | \$14,800       | C             |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | * *                |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |     |   |         |   |
|----------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTileConcealSpLn | 10% | 0-2 | \$6,800 | 2026 | * * | 5 | \$5,500 | B |
|----------------------|-----|-----|---------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Exposed Concrete | 50% |  |  | LIFE | * * | 5 | \$6,900 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 40% |  |  | LIFE | * * | 5 | \$22,100 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Rooms 318, 420, 427*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service, Rated @ 1600a*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2041 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2020 | \$15,200 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2020 | \$10,200 | 5 | \$200 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2037 | * * | 5 | \$1,200 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 90% |  |  | 2021 | \$80,600 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |       |   |
|---------|------|-----|-------|------|-----|---|-------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | * * | 5 | \$900 | B |
|---------|------|-----|-------|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Corroded*

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 97% |  |  | 2021 | \$521,100 | 10 | \$53,000 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

|     |    |  |  |      |         |    |  |   |
|-----|----|--|--|------|---------|----|--|---|
| HID | 1% |  |  | 2016 | \$2,500 | 10 |  | B |
|-----|----|--|--|------|---------|----|--|---|

|              |    |  |  |      |          |   |  |   |
|--------------|----|--|--|------|----------|---|--|---|
| Incandescent | 2% |  |  | 2016 | \$10,700 | 2 |  | B |
|--------------|----|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |    |    |         |   |
|--------------------|-----|--|--|------|----|----|---------|---|
| Egress Lighting    |     |  |  |      |    |    |         |   |
| Emergency, Battery | 50% |  |  | 2026 | ** | 10 | \$7,200 | B |
| Exit, Service      | 50% |  |  | 2026 | ** | 1  |         | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|               |      |  |  |      |    |   |          |   |
|---------------|------|--|--|------|----|---|----------|---|
| Energy Source |      |  |  |      |    |   |          |   |
| Fuel Oil No 4 | 100% |  |  | 2047 | ** | 5 | \$18,500 | B |

|  |      |  |  |      |    |   |          |   |
|--|------|--|--|------|----|---|----------|---|
| Conversion Equipment   |      |  |  |      |    |   |          |   |
| Steam Boiler   | 100% |  |  | 2026 | ** | 1 | \$59,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |    |   |          |   |
| <i>Explanation : 3 Units</i>                                   |      |  |  |      |    |   |          |   |

|   |      |     |          |      |    |   |         |   |
|---|------|-----|----------|------|----|---|---------|---|
| Distribution  |      |     |          |      |    |   |         |   |
| Steam Piping/Pump   | 100% | Now | \$94,900 | 2031 | ** | 4 | \$2,900 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Condensate Return Lines And Traps</i>         |      |     |          |      |    |   |         |   |

|   |     |     |         |      |          |   |         |   |
|---|-----|-----|---------|------|----------|---|---------|---|
| Terminal Devices  |     |     |         |      |          |   |         |   |
| Air Handler   | 20% | Now | \$3,700 | 2021 | \$73,300 | 1 | \$6,600 | B |
| <i>Malfunctioning, Extent : Light, Area Affected : 5%</i> |     |     |         |      |          |   |         |   |
| <i>Location : Pneumatic Controls</i>                      |     |     |         |      |          |   |         |   |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Convector/Radiator | 70% |  |  | 2026 | **        | 1 | \$13,500 | B |
| Fan Coil Unit/Heat | 10% |  |  | 2021 | \$101,700 | 1 | \$1,900  | B |

## Air Conditioning

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Energy Source |      |  |  |      |    |   |  |   |
| Electricity   | 100% |  |  | 2037 | ** | 1 |  | B |

|                      |     |  |  |      |          |   |  |   |
|----------------------|-----|--|--|------|----------|---|--|---|
| Conversion Equipment |     |  |  |      |          |   |  |   |
| Window/Wall Unit     | 40% |  |  | 2016 | \$55,900 | 1 |  | B |
| No Component         | 60% |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |    |     |          |   |
|--------------------|------|--|--|------|----|-----|----------|---|
| Distribution       |      |  |  |      |    |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2-5 | \$33,200 | B |

|   |      |     |         |      |          |   |         |   |
|---|------|-----|---------|------|----------|---|---------|---|
| Exhaust Fans  |      |     |         |      |          |   |         |   |
| Interior  | 100% | Now | \$7,500 | 2021 | \$75,100 | 2 | \$1,500 | B |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i> |      |     |         |      |          |   |         |   |
| <i>Location : Basement</i>                                    |      |     |         |      |          |   |         |   |

## Plumbing

|                  |      |  |  |      |           |   |  |   |
|------------------|------|--|--|------|-----------|---|--|---|
| H/C Water Piping |      |  |  |      |           |   |  |   |
| Galv Iron/Steel  | 100% |  |  | 2019 | \$203,000 | 1 |  | B |

|                   |      |  |  |      |          |   |         |   |
|-------------------|------|--|--|------|----------|---|---------|---|
| HW Heat Exchanger |      |  |  |      |          |   |         |   |
| Low Temp          | 100% |  |  | 2021 | \$21,100 | 4 | \$5,900 | B |

|                 |      |  |  |      |    |   |  |   |
|-----------------|------|--|--|------|----|---|--|---|
| Sanitary Piping |      |  |  |      |    |   |  |   |
| Cast Iron       | 100% |  |  | LIFE | ** | 1 |  | B |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 221 - BK

Asset # : 1295

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                |               |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 221 - BK MINISCHOOL  
**Address** : 791 EMPIRE BLVD  
**Borough** : BROOKLYN **Agency's Number** : K892  
**Program / Asset #** : BOE0516.010 / 1296 **Yr Built/Renovated** : 1970 / 2001  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Oct-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1423 **Lot** : 14 **BIN** : 3038372

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$74,800              |                       |
| Electrical            |  |                       | \$69,400              |
| Mechanical            |  |                       | \$110,000             |
| <b>Total</b>          |  | <b>\$74,800</b>       | <b>\$179,400</b>      |
| Priority B            |  |                       | \$179,400             |
| Priority C            |  | \$74,800              |                       |
| <b>Total</b>          |  | <b>\$74,800</b>       | <b>\$179,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$22,600        |                |                |                |
| Interior Architecture | \$3,000         |                | \$5,400        | \$1,300        |
| Electrical            |                 | \$100          | \$900          |                |
| Mechanical            | \$400           | \$500          | \$1,000        | \$500          |
| <b>Total</b>          | <b>\$26,100</b> | <b>\$600</b>   | <b>\$7,300</b> | <b>\$1,800</b> |
| Priority A            | \$22,600        |                |                |                |
| Priority B            | \$400           | \$600          | \$7,300        | \$500          |
| Priority C            | \$3,000         |                |                | \$1,300        |
| <b>Total</b>          | <b>\$26,100</b> | <b>\$600</b>   | <b>\$7,300</b> | <b>\$1,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 221 - BK MINISCHOOL**  
**Asset # : 1296**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | Now               | \$3,700        | LIFE               | **             | 5           | \$2,900        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : South Facade - Foundation                           |                   |                |                    |                |             |                |               |
| Metal Panel            | 95%  | Now               | \$1,700        | 2041               | **             | 5           | \$20,600       | A             |
|                        | Deformed/Dented, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : West Facade   |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2043               | **             | 5           | \$1,800        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Metal Panel            | 100%   | Now               | \$17,200       | 2038               | **             |             |                | A             |
|                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Vegetation Growth, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Roof  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$200          | 2030               | **             | 5           | \$300          | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Vestibule(s)  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 70%  | Now               | \$74,800       | 2031               | **             | 3           | \$2,900        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Poor Subfloor Evident, Extent : Severe, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s)   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 80%      |                   |                |                    |                |             |                |               |
|                        | Location : Classroom(s), Corridor(s)                           |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tile   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 25%  |                   |                | 2026               | **             | 3           | \$1,400        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 35%  |                   |                | LIFE               | **             | 5           | \$1,400        | C             |
| Metal Panel            | 65%  | 2-4               | \$2,500        | LIFE               | **             |             |                | C             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Room 2, Janitor Closet                              |                   |                |                    |                |             |                |               |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%   |                   |                | 2026               | **             | 5           | \$10,900       | B             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Corridors   |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 221 - BK MINISCHOOL

Asset # : 1296

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Service Switches No Available Ratings     |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2021               | \$1,100        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2020               | \$16,900       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2021               | \$800          | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$4,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2021               | \$69,400       | 10          | \$6,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2021               |                | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$900          | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2021               | \$10,400       | 1           | \$3,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                     | 100%       |                   |                | 2019               | \$110,000      | 2           | \$500          | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,200        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 221 - BK MINISCHOOL**  
**Asset # : 1296**

| Mechanical  |                  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                  |                |                   |                    |         |                |             |                |               |
|             | Exhaust Fans     |                |                   |                    |         |                |             |                |               |
|             | Roof             | 100%           |                   |                    | 2021    | \$6,800        | 2           | \$200          | B             |
| Plumbing    |                  |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping |                |                   |                    |         |                |             |                |               |
|             | Brass/Copper     | 100%           |                   |                    | 2041    | * *            | 1           |                | B             |
|             | Water Heater     |                |                   |                    |         |                |             |                |               |
|             | Electric         | 100%           |                   |                    | 2019    | \$1,300        | 4           | \$100          | B             |
|             | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|             | Cast Iron        | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Fixtures         |                |                   |                    |         |                |             |                |               |
|             | Generic          | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 221 - Q  
**Address** : 57-40 MARATHON PKWY  
**Borough** : QUEENS  
**Program / Asset #** : BOE0858.000 / 1485  
**Area Sq Ft** : 79,000  
**Date of Survey** : 14-Nov-2008  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8276      **Lot** : 620      **BIN** : 4171759  
**Agency's Number** : Q221  
**Yr Built/Renovated** : 1958 /  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$88,800         |                    |
| Interior Architecture |  | \$822,900        |                    |
| Electrical            |  | \$71,700         | \$836,100          |
| Mechanical            |  |                  | \$164,100          |
| <b>Total</b>          |  | <b>\$983,400</b> | <b>\$1,000,200</b> |
| Priority A            |  | \$88,800         |                    |
| Priority B            |  | \$71,700         | \$1,000,200        |
| Priority C            |  | \$822,900        |                    |
| <b>Total</b>          |  | <b>\$983,400</b> | <b>\$1,000,200</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017        |
|-----------------------|-----------------|------------------|-----------------|----------------|
| Exterior Architecture |                 | \$9,900          | \$10,000        |                |
| Interior Architecture | \$3,000         | \$35,200         |                 |                |
| Electrical            | \$900           | \$19,000         |                 |                |
| Mechanical            | \$11,400        | \$52,900         | \$15,500        | \$9,500        |
| <b>Total</b>          | <b>\$15,200</b> | <b>\$117,000</b> | <b>\$25,500</b> | <b>\$9,500</b> |
| Priority A            |                 | \$9,900          | \$10,000        |                |
| Priority B            | \$12,200        | \$91,700         | \$15,500        | \$9,500        |
| Priority C            | \$3,000         | \$15,400         |                 |                |
| <b>Total</b>          | <b>\$15,200</b> | <b>\$117,000</b> | <b>\$25,500</b> | <b>\$9,500</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 70% |  |  | LIFE | ** | 5 | \$33,500 | A |
| Metal/Glass Curt Wall | 30% |  |  | LIFE | ** | 5 | \$26,900 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$20,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 65% |  |  | LIFE | ** | 5 | \$11,000 | A |
| Masonry: Limestone    | 5%  |  |  | LIFE | ** | 5 | \$1,100  | A |
| Metal/Glass Curt Wall | 30% |  |  | 2040 | ** | 5 | \$19,700 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2025 | ** | 10 | \$88,800 | A |
| Copper/Terne   | 5%  |  |  | 2048 | ** | 10 | \$11,700 | A |

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2029 | **        | 5 | \$3,000  | C |
| Terrazzo     | 5%  |  |  | LIFE | **        | 5 | \$3,900  | C |
| Vinyl Tile   | 87% |  |  | 2015 | \$822,900 | 3 | \$32,400 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2035 | ** | 5 | \$9,300 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2029 | ** | 5 | \$3,000  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$4,000  | C |
| Plaster               | 57% |  |  | LIFE | ** | 5 | \$17,100 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 40% |  |  | 2025 | ** | 5 | \$39,400 | B |
| AcousTile,Adhered | 10% |  |  | 2033 | ** | 5 | \$9,900  | B |
| Exposed Concrete  | 30% |  |  | LIFE | ** | 5 | \$4,600  | B |
| Plaster           | 20% |  |  | LIFE | ** | 5 | \$12,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2-main Service Protectors Rated @ 800 Amperes Each.*

## Switchgear / Switchboard

|                  |      |  |  |      |          |   |         |   |
|------------------|------|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$89,400 | 5 | \$1,700 | B |
|------------------|------|--|--|------|----------|---|---------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%  |                   |                | 2019               | \$101,600      | 5           | \$1,700        | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%   | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 20%   |                   |                | 2020               | \$17,900       | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%  |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |                    |                |             |                |               |
|                       | Location :  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation. |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%   |                   |                | 2020               | \$508,100      | 10          | \$51,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Classrooms   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%   |                   |                | 2025               | * *            | 10          | \$6,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Corridors  |                   |                |                    |                |             |                |               |
|                       | Explanation : T- 8 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2020               | \$8,300        | 10          | \$100          | B             |
| Incandescent          | 2%  |                   |                | 2015               | \$12,000       | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 40%   |                   |                | 2020               | \$4,400        | 1           |                | B             |
| Exit, Service         | 60%   |                   |                | 2020               | \$6,600        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2030               | * *            | 5           | \$20,500       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$65,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$4,900        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 221 - Q

Asset # : 1485

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 30%        |                   |                | 2020               | \$122,300      | 1           | \$12,300       | B             |
| Convactor/Radiator    | 70%        |                   |                | 2025               | * *            | 1           | \$15,000       | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2015               | \$15,500       | 1           |                | B             |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,000       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 50%        |                   |                | 2020               | \$41,800       | 2           | \$1,000        | B             |
| Roof                  | 50%        |                   |                | 2020               | \$30,100       | 2           | \$1,000        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$17,600       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 222 - BK  
**Address** : 3301 QUENTIN ROAD @E. 33 STREET  
**Borough** : BROOKLYN **Agency's Number** : K222  
**Program / Asset #** : BOE0517.000 / 1297 **Yr Built/Renovated** : 1929 / 2000  
**Area Sq Ft** : 94,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7706 **Lot** : 1 **BIN** : 3212254

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$166,400             | \$68,600              |
| Interior Architecture | \$120,000             | \$51,300              |
| Electrical            | \$159,700             | \$797,700             |
| Mechanical            |                       | \$748,500             |
| <b>Total</b>          | <b>\$446,100</b>      | <b>\$1,666,200</b>    |
| Priority A            | \$166,400             | \$68,600              |
| Priority B            | \$159,700             | \$1,597,500           |
| Priority C            | \$120,000             |                       |
| <b>Total</b>          | <b>\$446,100</b>      | <b>\$1,666,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$85,600         |                 | \$6,100         |                 |
| Interior Architecture | \$154,200        | \$2,200         | \$18,400        | \$4,400         |
| Electrical            | \$56,900         | \$1,300         | \$2,200         | \$1,900         |
| Mechanical            | \$60,400         | \$14,000        | \$17,200        | \$11,400        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$361,200</b> | <b>\$21,400</b> | <b>\$47,900</b> | <b>\$21,700</b> |
| Priority A            | \$85,600         |                 | \$6,100         |                 |
| Priority B            | \$168,800        | \$19,200        | \$32,200        | \$17,200        |
| Priority C            | \$106,800        | \$2,200         | \$9,600         | \$4,400         |
| <b>Total</b>          | <b>\$361,200</b> | <b>\$21,400</b> | <b>\$47,900</b> | <b>\$21,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$63,100       | A             |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | **             | 5           | \$5,000        | A             |
| Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$137,300      | A             |
| Masonry: Granite       | 5%  |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2039               | **             | 5           | \$28,500       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%   |                   |                | LIFE               | **             | 5-10        | \$51,700       | A             |
| Masonry: Brick         | 15%   |                   |                | LIFE               | **             | 5-10        | \$12,400       | A             |
| Masonry: Brick         | 70%   |                   |                | LIFE               | **             | 5-10        | \$58,100       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | 0-2               | \$34,300       | 2028               | **             |             |                | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2036               | **             | 10          | \$6,100        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$51,700       | C             |
| Ceramic Tile           | 5%  |                   |                | 2032               | **             | 5           | \$5,900        | C             |
| Quarry Tile            | 5%  |                   |                | 2036               | **             | 5           | \$8,900        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Vinyl Tile             | 15%   |                   |                | 2033               | **             | 3           | \$6,600        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 10%   | Now               | \$11,300       | 2028               | **             | 3           | \$4,400        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 35%   |                   |                | 2028               | **             | 3           | \$15,500       | C             |
| Wood                   | 15%   |                   |                | 2038               | **             | 5           | \$33,200       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%   | Now               | \$24,200       | LIFE               | **             |             |                | C             |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  | Now               | \$26,000       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 55%   | Now               | \$120,000      | LIFE               | **             | 5           | \$19,600       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                        | Location : East 34th Street Side, Class Rooms On Second Floor |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | **             | 10          | \$14,900       | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |      |          |   |
|-------------------|-----|-----|----------|------|-----|------|----------|---|
| AcousTile,Adhered | 15% |     |          | 2036 | * * | 5    | \$17,600 | B |
| Exposed Concrete  | 15% |     |          | LIFE | * * | 5-10 | \$22,000 | B |
| Plaster           | 70% | Now | \$28,200 | LIFE | * * | 5    | \$51,300 | B |

*Loose/Delam Surface, Extent : Severe, Area Affected : 5%**Location : Basement Stair Corridor*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$14,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2033 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2023 | \$93,900 | 5 | \$300 | B |
| Fused Disc Sw | 10% |  |  | 2033 | * *      | 5 |       | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2033 | * *       | 1 |  | B |

## Panelboards

|                |     |     |          |      |          |   |       |   |
|----------------|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 5%  |     |          | 2031 | * *      | 5 | \$100 | B |
| Fused Disc Sw  | 10% |     |          | 2022 | \$13,600 | 5 | \$200 | B |
| Fused Knife Sw | 25% | 2-4 | \$33,900 | 2048 | * *      | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|                     |    |     |         |      |     |   |  |   |
|---------------------|----|-----|---------|------|-----|---|--|---|
| Fused Toggle Switch | 5% | 2-4 | \$6,800 | 2048 | * * | 5 |  | B |
|---------------------|----|-----|---------|------|-----|---|--|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 5%  |  |  | 2031 | * *      | 5 | \$100   | B |
| Molded Case Bkrs | 50% |  |  | 2022 | \$67,700 | 5 | \$1,000 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 85% | 2-4 | \$111,200 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 15% |  |  | 2033 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Locally Mounted  | 40%        |                   |                | 2021               | \$8,500        | 5           | \$200          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Motor Control Center                                       | 30%        |                   |                | 2021               | \$52,500       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2028               | * *            | 10          | \$21,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 67%        |                   |                | 2018               | \$476,600      | 10          | \$48,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$9,900        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$16,400       | 10          | \$9,500        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$6,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$32,100       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$14,200       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 222 - BK

## Asset # : 1297

| Mechanical       |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 2%  | Now       | \$1,900            | 2053 | * *            | 1     |                | B        |
|                  |                             | Damaged, Extent : Moderate, Area Affected : 50%<br>Location : Basement, 1 Of 2 Defective Oil Pump   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 98%   |           |                    | 2043 | * *            | 1     |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement Vault<br>Explanation : 1- 7,500 Gallon Oil Tank                        |           |                    |      |                |       |                |          |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%  |           |                    | 2036 | * *            | 1     | \$78,200       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2- Dual Fuel Steam Boilers                            |           |                    |      |                |       |                |          |
| Distribution     |                             |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 1%  | Now       | \$1,300            | 2043 | * *            | 4     |                | B        |
|                  |                             | Damaged, Extent : Moderate, Area Affected : 50%<br>Location : Basement, Ruptured High Pressure Hose From Condensate Tank To Condensate Pump Discharge |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 99%   |           |                    | 2043 | * *            | 4     | \$5,800        | B        |
| Terminal Devices |                             |   |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 20%   |           |                    | 2023 | \$97,000       | 1     | \$9,800        | B        |
|                  | Convactor/Radiator          | 50%   |           |                    | 2028 | * *            | 1     | \$12,800       | B        |
|                  | Fan Coil Unit/Heat          | 30%   |           |                    | 2023 | \$404,100      | 1     | \$7,700        | B        |
| Air Conditioning |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%  |           |                    | 2039 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit            | 3%  | 0-2       | \$5,500            | 2023 | \$5,500        | 1     |                | B        |
|                  |                             | Malfunctioning, Extent : Moderate, Area Affected : 5%<br>Location : Various Classrooms, Multiple Mechanical Defects                                   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit            | 77%   |           |                    | 2021 | \$142,400      | 1     |                | B        |
|                  | No Component                | 20%   |           |                    |      |                |       |                | D        |
| Ventilation      |                             |   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 2%  | Now       | \$15,500           | LIFE | * *            | 2-5   | \$900          | B        |
|                  |                             | Damaged, Extent : Light, Area Affected : 25%<br>Location : Basement Fan Room 2 Of 8 Deteriorating Flexible Connections                                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 98%   |           |                    | LIFE | * *            | 2-5   | \$68,300       | B        |
| Exhaust Fans     |                             |   |           |                    |      |                |       |                |          |
|                  | Interior                    | 100%  |           |                    | 2023 | \$99,500       | 2     | \$2,400        | B        |
| Plumbing         |                             |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping            |   |           |                    |      |                |       |                |          |
|                  | Brass/Copper                | 20%   |           |                    | 2043 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel             | 80%   |           |                    | 2028 | * *            | 1     |                | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 222 - BK

Asset # : 1297

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$20,900       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : 1-4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 222 - Q  
**Address** : 86-15 37TH AVENUE  
**Borough** : QUEENS **Agency's Number** : Q222  
**Program / Asset #** : BOE1028.000 / 13470 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 45,800 **Project Type** : EDUCATION  
**Date of Survey** : 10-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH  
**Block** : 1460 **Lot** : 34 **BIN** : 4035854

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$36,200              | \$85,400              |
| Interior Architecture |  | \$46,500              | \$46,500              |
| <b>Total</b>          |  | <b>\$82,700</b>       | <b>\$131,900</b>      |
| Priority A            |  | \$36,200              | \$85,400              |
| Priority B            |  | \$46,500              | \$46,500              |
| <b>Total</b>          |  | <b>\$82,700</b>       | <b>\$131,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,000        | \$6,500         |                 | \$28,700        |
| Interior Architecture |                 | \$23,000        |                 |                 |
| Electrical            | \$4,700         | \$6,100         | \$4,700         | \$44,200        |
| Mechanical            | \$23,100        | \$15,000        | \$24,200        | \$14,300        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$45,700</b> | <b>\$58,500</b> | <b>\$36,800</b> | <b>\$95,100</b> |
| Priority A            | \$10,000        | \$6,500         |                 | \$28,700        |
| Priority B            | \$35,800        | \$29,000        | \$36,800        | \$66,400        |
| Priority C            |                 | \$23,000        |                 |                 |
| <b>Total</b>          | <b>\$45,700</b> | <b>\$58,500</b> | <b>\$36,800</b> | <b>\$95,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 90% |  |  | LIFE | ** | 5 | \$85,400 | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5 | \$30,800 | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 95% |  |  | 2044 | ** | 5  | \$19,900 | A |
| Metal Louvers | 5%  |  |  | 2035 | ** | 10 | \$6,500  | A |

## Parapets

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick      | 80% |  |  | LIFE | ** | 5 | \$10,000 | A |
| Metal Security Bars | 15% |  |  | 2057 | ** |   |          | A |
| Pre-Cast Concrete   | 5%  |  |  | LIFE | ** | 5 | \$3,900  | A |

## Roof

|                  |     |  |  |      |    |    |          |   |
|------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)   | 60% |  |  | 2027 | ** | 10 | \$36,200 | A |
| Copper/Terne     | 5%  |  |  | 2057 | ** | 10 | \$7,500  | A |
| Modified Bitumen | 35% |  |  | 2027 | ** | 10 | \$21,100 | A |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Over Gymnasium**Explanation : Covered With Rubber Pads*

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$27,100 | C |
| Ceramic Tile           | 5%  |  |  | 2035 | ** | 5 | \$6,200  | C |
| Quarry Tile            | 5%  |  |  | 2035 | ** | 5 | \$9,300  | C |
| Vinyl Tile             | 80% |  |  | 2027 | ** | 3 | \$37,200 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2035 | ** | 5 | \$5,600  | C |
| Concrete Masonry Unit | 40% |  |  | LIFE | ** | 5 | \$17,900 | C |
| Gypsum Board          | 30% |  |  | LIFE | ** | 5 | \$20,200 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 75% |  |  | 2035 | ** | 5 | \$93,000 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$15,500 | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5 | \$7,800  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 222 - Q

## Asset # : 13470

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 100%   |                   |                | 2042               | **             | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2038               | **             | 5           |                | B             |
| Molded Case Bkrs      | 95%  |                   |                | 2038               | **             | 5           | \$900          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%   |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2035               | **             | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | **             | 5           | \$600          | B             |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2035               | **             | 1           | \$11,600       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2035               | **             | 1           | \$14,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 205 Kw                                   |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2017               | \$600          | 5           | \$8,400        | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Main Tank             | 100%   |                   |                | 2050               | **             | 5           | \$1,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 250 Gals                                 |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2027               | **             | 10          | \$33,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 3%   |                   |                | 2027               | **             | 10          | \$1,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Lobby   |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T5 Lamps                               |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2027               | **             | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2027               | **             | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2027               | **             | 10          | \$100          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2027               | **             | 1-3         | \$23,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

| Mechanical       |                             | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                | 2048               | * *            | 1           |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement Vault                               |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 1 - 5000 Gallon Tank                      |           |                |                    |                |             |                |          |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 100%  | 0-2       | \$4,200        | 2039               | * *            | 1           | \$33,400       | B        |
|                  |                             | Broken, Extent : Light, Area Affected : 5%              |           |                |                    |                |             |                |          |
|                  |                             | Location : 2 Plugged Tubes On Boiler #1                 |           |                |                    |                |             |                |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement                                     |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 2 - Steam Boilers                         |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump           | 100%  |           |                | 2042               | * *            | 4           | \$2,800        | B        |
|                  | Terminal Devices            |   |           |                |                    |                |             |                |          |
|                  | Air Handler                 | 50%   |           |                | 2030               | * *            | 1           | \$11,600       | B        |
|                  | Convactor/Radiator          | 50%   |           |                | 2035               | * *            | 1           | \$6,100        | B        |
| Air Conditioning |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%  |           |                | 2044               | * *            | 1           |                | B        |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Centrifugal, Elec Chiller   | 100%  |           |                | 2035               | * *            | 1           | \$40,600       | B        |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Chilled Wtr Pipe/Pump       | 100%  |           |                | 2048               | * *            | 4           | \$1,900        | B        |
|                  | Terminal Devices            |   |           |                |                    |                |             |                |          |
|                  | Air Handler/Cool/Ht         | 100%  |           |                | 2030               | * *            | 1           | \$23,200       | B        |
|                  | Heat Rejection              |   |           |                |                    |                |             |                |          |
|                  | Air Condenser Unit          | 100%  |           |                | 2030               | * *            | 2           | \$26,100       | B        |
| Ventilation      |                             |   |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                | LIFE               | * *            | 2-5         | \$20,900       | B        |
|                  | Exhaust Fans                |   |           |                |                    |                |             |                |          |
|                  | Interior                    | 80%   |           |                | 2030               | * *            | 2           | \$900          | B        |
|                  | Roof                        | 20%   | Now       | \$100          | 2030               | * *            | 2           | \$200          | B        |
|                  |                             | Damaged, Extent : Light, Area Affected : 10%            |           |                |                    |                |             |                |          |
|                  |                             | Location : Damaged Fan Housing                          |           |                |                    |                |             |                |          |
| Plumbing         |                             |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping            |   |           |                |                    |                |             |                |          |
|                  | Brass/Copper                | 100%  |           |                | 2048               | * *            | 1           |                | B        |
|                  | Water Heater                |   |           |                |                    |                |             |                |          |
|                  | Gas Fired                   | 100%  |           |                | 2021               | \$9,900        | 2           | \$600          | B        |
|                  | Sanitary Piping             |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping          |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | * *            | 1           |                | B        |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 222 - Q

Asset # : 13470

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2030    | * *            | 1           | \$2,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement Thru 4th Floor                      |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 - Traction Elevators                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-5         | \$18,900       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-2         | \$10,500       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2035    | * *            | 1           | \$7,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 223 - Q  
**Address** : 125-20 SUTPHIN BLVD  
**Borough** : QUEENS **Agency's Number** : Q223  
**Program / Asset #** : BOE0966.000 / 1183 **Yr Built/Renovated** : 1974 / 1998  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 12051 **Lot** : 20 **BIN** : 4440628

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$926,000             | \$613,700             |
| Interior Architecture | \$264,600             |                       |
| Electrical            | \$76,600              | \$1,640,000           |
| Mechanical            |                       | \$276,200             |
| <b>Total</b>          | <b>\$1,267,300</b>    | <b>\$2,529,900</b>    |
| Priority A            | \$926,000             | \$613,700             |
| Priority B            | \$341,200             | \$1,916,200           |
| <b>Total</b>          | <b>\$1,267,300</b>    | <b>\$2,529,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,300          |                 |                 |                 |
| Interior Architecture | \$113,400        |                 | \$28,400        | \$3,200         |
| Electrical            | \$7,300          | \$2,300         | \$2,600         | \$3,800         |
| Mechanical            | \$122,700        | \$30,200        | \$24,600        | \$34,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$36,500</b> | <b>\$59,600</b> | <b>\$45,300</b> |
| Priority A            | \$2,300          |                 |                 |                 |
| Priority B            | \$153,900        | \$36,500        | \$43,200        | \$42,000        |
| Priority C            | \$93,400         |                 | \$16,400        | \$3,200         |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$36,500</b> | <b>\$59,600</b> | <b>\$45,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$114,100      | A             |
| Metal Panel   | 3%         |                   |                | 2043               | **             | 5-10        | \$14,700       | A             |
| Pre-Cast Concrete   | 17%        |                   |                | LIFE               | **             | 5           | \$78,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$771,600      | 2048               | **             | 5           | \$8,000        | A             |
| Glazing Clouded, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Stair 2  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5-10        | \$67,900       | A             |
| Metal Rail  | 10%        |                   |                | 2028               | **             | 5-10        | \$21,100       | A             |
| Pre-Cast Concrete   | 5%         | Now               | \$2,300        | LIFE               | **             | 5           | \$3,700        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2023               | \$436,500      | 10          | \$80,700       | A             |
| Metal Panel   | 5%         |                   |                | 2028               | **             | 10          | \$7,800        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$56,400       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$6,400        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$10,100       | C             |
| Vinyl Tile  | 75%        |                   |                | 2028               | **             | 3           | \$36,300       | C             |
| Wood  | 5%         |                   |                | 2038               | **             | 5           | \$12,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Folding Partition   | 3%         |                   |                | 2031               | **             | 5           | \$8,600        | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5-10        | \$9,700        | C             |
| Metal Panel   | 10%        |                   |                | LIFE               | **             | 10          | \$5,100        | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 10          | \$900          | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5-10        | \$48,500       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$14,300       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25% Now

\$194,200 2043

\* \*

5

\$16,100

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Corridors**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Corridors**Worn/Eroded, Extent : Light, Area Affected : 50%**Location : Corridors*

AcousTileConcealSpLn

15%

2036

\* \*

5

\$24,200

B

Exposed Concrete

50%

LIFE

\* \*

5-10

\$80,500

B

Exposed Struc: Steel

5%

LIFE

\* \*

10

\$12,900

B

Plaster

5%

LIFE

\* \*

5-10

\$11,100

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 2000 Amps*

## Switchgear / Switchboard

Fused Disc Sw

90%

2023

\$107,300

5

\$300

B

Fused Disc Sw

10%

2043

\* \*

5

B

## Raceway

Conduit

95%

2023

\$136,500

1

B

Conduit

5%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2022

\$13,600

5

\$200

B

Fused Disc Sw

5%

2039

\* \*

5

\$100

B

Molded Case Bkrs

85%

2022

\$115,200

5

\$1,900

B

## Wiring

Thermoplastic

95%

2023

\$145,700

1

B

Thermoplastic

5%

2043

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2021

\$33,000

5

\$600

B

## Ground

## Grounding Devices

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible, Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 223 - Q

## Asset # : 1183

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

97%  
 2018 \$753,300 10 \$76,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 1% 2018 \$3,600 10 B  
 Incandescent 2% 2018 \$15,500 2 B

## Egress Lighting

Emergency, Battery 20% 2018 \$7,100 10 \$4,200 B  
 Emergency, Battery 30% 2028 \* \* 10 \$6,200 B  
 Exit, Service 20% 2018 \$2,900 1 B  
 Exit, Service 30% 2028 \* \* 1 B

## Exterior Lighting

HID 100% 2018 \$34,800 10 \$300 B

## Alarm

## Security System

No Component 70%  
 Generic 30% 2023 \$86,400 1 \$9,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways*  
*Explanation : Intrusion Alarm System*

## Fire/Smoke Detection

No Component 70%  
 Generic 30% 2023 \$295,700 1-3 \$15,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Hallways, Boiler Room, Gym And Auditorium*  
*Explanation : Strobe Lights, Manual Pull Station And Alarm Bells*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 4 100% 2033 \* \* 5 \$26,700 B

## Conversion Equipment

Steam Boiler 100% Now \$23,900 2028 \* \* 1 \$76,900 B  
*Broken, Extent : Severe, Area Affected : 50%*  
*Location : The Burner Of #1 Boiler*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

Steam Piping/Pump 100% Now \$13,700 2033 \* \* 4 \$4,300 B  
*Malfunctioning, Extent : Severe, Area Affected : 20%*  
*Location : Vacuum Pump, Boiler Room*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2028               | **             | 1           | \$16,000       | B             |
| Convactor/Radiator  | 60%        |                   |                | 2028               | **             | 1           | \$16,700       | B             |
| Fan Coil Unit/Heat  | 10%        | Now               | \$29,400       | 2023               | \$147,100      | 1           | \$2,500        | B             |
| Not in Service, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | **             | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                                 | 20%        |                   |                | 2023               | \$66,700       | 1           | \$8,000        | B             |
| Other Observation, Extent : Light, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                                |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        | Now               | \$20,200       | 2023               | \$20,200       | 1           |                | B             |
| Not in Service, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                       | 20%        |                   |                | 2033               | **             | 4           | \$900          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 20%        |                   |                | 2028               | **             | 1           | \$10,700       | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2031               | **             | 2           | \$60,000       | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$76,100       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$21,700       | 2           | \$500          | B             |
| Roof  | 80%        |                   |                | 2023               | \$62,500       | 2           | \$2,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2033               | **             | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2028               | **             | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | **             | 4           | \$8,500        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 223 - Q

Asset # : 1183

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2043               | * *            | 1-5         | \$43,500       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 55%        |  |                |                    |                |             |                | D             |
| Generic               | 45%        |  |                | 2033               | * *            | 1-2         | \$10,900       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 224 - BK  
**Address** : 755 WORTMAN AVE. BTWN: CRESCENT ST., HEMLOCK ST  
**Borough** : BROOKLYN **Agency's Number** : K224  
**Program / Asset #** : BOE0519.000 / 2548 **Yr Built/Renovated** : 1930 / 2010  
**Area Sq Ft** : 125,975 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4529 **Lot** : 133 **BIN** : 3346166

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$182,000             |
| Interior Architecture |                       | \$805,400             |
| Electrical            | \$93,600              | \$120,100             |
| Mechanical            | \$96,700              | \$352,000             |
| <b>Total</b>          | <b>\$190,200</b>      | <b>\$1,459,400</b>    |
| Priority A            |                       | \$182,000             |
| Priority B            | \$190,200             | \$542,200             |
| Priority C            |                       | \$735,200             |
| <b>Total</b>          | <b>\$190,200</b>      | <b>\$1,459,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$49,900         |
| Interior Architecture |                 | \$44,300        | \$25,600        |                  |
| Electrical            | \$38,800        | \$18,800        | \$15,200        | \$27,800         |
| Mechanical            | \$21,300        | \$27,100        | \$31,800        | \$38,000         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$94,000</b> | <b>\$76,600</b> | <b>\$119,600</b> |
| Priority A            |                 |                 |                 | \$49,900         |
| Priority B            | \$64,000        | \$81,600        | \$50,900        | \$69,700         |
| Priority C            |                 | \$12,400        | \$25,600        |                  |
| <b>Total</b>          | <b>\$64,000</b> | <b>\$94,000</b> | <b>\$76,600</b> | <b>\$119,600</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | * *            | 5           | \$58,000       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : 1930 Wing   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : 1930 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        |                   |                | LIFE               | * *            | 5           | \$20,700       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 65%        |                   |                | 2038               | * *            | 5           | \$19,200       | A             |
| Wood   | 35%        |                   |                | 2038               | * *            | 5           | \$103,200      | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | * *            | 5           | \$4,100        | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | * *            | 5           | \$2,900        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | * *            | 5           | \$400          | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Under Construction   | 50%        |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        |                   |                | 2027               | * *            | 10          | \$22,700       | A             |
| Copper/Terne   | 5%         |                   |                | 2050               | * *            | 10          | \$11,300       | A             |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2027               | * *            | 10          | \$18,100       | A             |
| Modified Bitumen   | 10%        |                   |                | 2027               | * *            | 10          | \$9,100        | A             |
| Under Construction   | 40%        |                   |                |                    |                |             |                | D             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$33,700       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$7,700        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | * *            | 5           | \$3,600        | C             |
| Vinyl Tile   | 27%        |                   |                | 2027               | * *            | 3           | \$15,600       | C             |
| Vinyl Tile   | 50%        |                   |                | 2022               | \$735,200      | 3           | \$28,900       | C             |
| Wood   | 5%         |                   |                | 2050               | * *            | 5           | \$14,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 15%        |                   |                | 2031               | * *            | 5           | \$24,300       | C             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | * *            | 5           | \$9,700        | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | * *            | 5           | \$9,700        | C             |
| Plaster  | 25%        |                   |                | LIFE               | * *            | 5           | \$12,100       | C             |
| Plaster  | 20%        |                   |                | LIFE               | * *            | 5           | \$9,700        | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 5%         |                   |                | 2035               | * *            | 5           | \$9,600        | B             |
| AcousTileSusp.Lay-In   | 35%        |                   |                | 2035               | * *            | 5           | \$54,000       | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$4,800        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board  | 5%         |                   |                | 2022               | \$70,200       |             |                | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$9,600        | B             |
| Plaster  | 25%        |                   |                | LIFE               | * *            | 5           | \$24,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : High Pressure Contact Main Disconnect Switch Rated @ 3000 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 60%        |                   |                | 2022               | \$86,200       | 1           |                | B             |
| Conduit   | 40%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 75%        |                   |                | 2038               | * *            | 5           | \$2,100        | B             |
| Molded Case Bkrs  | 20%        |                   |                | 2021               | \$33,900       | 5           | \$500          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 15%        | 2-4               | \$23,000       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Old Section Of The Building  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 85%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 10%        |                   |                | 2020               | \$3,300        | 5           | \$100          | B             |
| Locally Mounted   | 10%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 80%        |                   |                | 2035               | * *            | 5           | \$2,300        | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2035               | * *            | 1           | \$31,800       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2031               | * *            | 1           | \$39,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Generator Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Rated @ 300 Kw  |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium  | 100%       |                   |                | 2017               | \$600          | 5           | \$23,000       | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | * *            | 5           | \$9,600        | B             |
| Main Tank   | 50%        |                   |                | 2050               | * *            | 5           | \$1,500        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

3%

2027

\* \*

10

\$2,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby**Explanation : Cfl Lamps*

## Fluorescent

96%

2027

\* \*

10

\$90,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## HID

1%

2027

\* \*

10

B

## Egress Lighting

## Exit, Service

100%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2027

\* \*

10

\$300

B

## Alarm

## Security System

## No Component

50%

D

## Generic

50%

2027

\* \*

1

\$19,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors In The Hallways*

## Fire/Smoke Detection

## Generic

100%

2027

\* \*

1-3

\$63,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$102,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units. 1 Obsolete Non Functioning Furnace Unit Is On The Roof*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$5,100

B

## Terminal Devices

## Air Handler

40%

2027

\* \*

1

\$25,500

B

## Convactor/Radiator

40%

2027

\* \*

1

\$13,300

B

## Fan Coil Unit/Heat

20%

2022

\$352,000

1

\$6,700

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                    |         |                |             |                |               |
|                    | Energy Source   |                |                   |                    |         |                |             |                |               |
|                    | Electricity   | 100%           |                   |                    | 2038    | **             | 1           |                | B             |
|                    | Conversion Equipment                                      |                |                   |                    |         |                |             |                |               |
|                    | Reciprocating   | 25%            |                   |                    | 2027    | **             | 1           | \$12,000       | B             |
|                    | Compr/Chiller   |                |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit  | 40%            |                   |                    | 2017    | \$96,700       | 1           |                | B             |
|                    | No Component  | 35%            |                   |                    |         |                |             |                | D             |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump                                     | 25%            |                   |                    | 2042    | **             | 4           | \$1,900        | B             |
|                    | No Component  | 75%            |                   |                    |         |                |             |                | D             |
|                    | Terminal Devices  |                |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht                                       | 25%            |                   |                    | 2027    | **             | 1           | \$16,000       | B             |
|                    | No Component  | 75%            |                   |                    |         |                |             |                | D             |
|                    | Heat Rejection  |                |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit  | 25%            |                   |                    | 2027    | **             | 2           | \$18,000       | B             |
|                    | No Component  | 75%            |                   |                    |         |                |             |                | D             |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers  | 100%           |                   |                    | LIFE    | **             | 2-5         | \$57,500       | B             |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 60%            |                   |                    | 2027    | **             | 2           | \$1,900        | B             |
|                    | Roof  | 40%            |                   |                    | 2027    | **             | 2           | \$1,300        | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                    | 2032    | **             | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2020    | \$27,400       | 2           | \$1,500        | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2027    | **             | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                    | Electric  | 100%           |                   |                    | 2032    | **             | 4           | \$1,300        | B             |
|                    | Recent Installation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement Pump Room                             |                |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2027    | **             | 1           | \$6,400        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | **             |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                    |         |                |             |                |               |
|                    | Location : C-3  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : One Unit                                    |                |                   |                    |         |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 224 - BK

Asset # : 2548

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-5         | \$52,100       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2048               | * *            | 1-2         | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 225 - BK  
**Address** : 1075 OCEAN VIEW AVENUE BTWN: BRIGHTON 12 ST., BRIGHTON  
**Borough** : BROOKLYN **Agency's Number** : K225  
**Program / Asset #** : BOE0520.000 / 1299 **Yr Built/Renovated** : 1928 / 2005  
**Area Sq Ft** : 125,075 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 8712 **Lot** : 56 **BIN** : 3245498

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$651,300             | \$222,100             |
| Interior Architecture | \$398,400             | \$181,100             |
| Electrical            | \$228,800             | \$450,600             |
| Mechanical            | \$648,000             | \$261,400             |
| <b>Total</b>          | <b>\$1,926,400</b>    | <b>\$1,115,300</b>    |
| Priority A            | \$651,300             | \$222,100             |
| Priority B            | \$876,800             | \$790,100             |
| Priority C            | \$398,400             | \$103,100             |
| <b>Total</b>          | <b>\$1,926,400</b>    | <b>\$1,115,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$18,000        | \$9,200         |                 | \$4,900         |
| Electrical            | \$2,600         | \$2,000         | \$2,900         | \$45,900        |
| Mechanical            | \$65,900        | \$15,700        | \$24,200        | \$18,900        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$90,400</b> | <b>\$30,800</b> | <b>\$31,100</b> | <b>\$73,700</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$72,400        | \$21,600        | \$31,100        | \$68,800        |
| Priority C            | \$18,000        | \$9,200         |                 | \$4,900         |
| <b>Total</b>          | <b>\$90,400</b> | <b>\$30,800</b> | <b>\$31,100</b> | <b>\$73,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 225 - BK

## Asset # : 1299

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$42,000       | A             |
| Masonry: Brick   | 85%        | Now               | \$306,900      | LIFE               | **             | 5           | \$91,300       | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 10%        |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | 0-2               | \$182,700      | 2044               | **             | 5           | \$19,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$12,500       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$9,700        | A             |
| Masonry: Brick   | 30%        | Now               | \$161,600      | LIFE               | **             | 5           | \$4,800        | A             |
| Painted Surfaces, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Tar   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2030               | **             | 10          | \$88,800       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 15%        | Now               | \$18,000       | LIFE               | **             | 5           | \$51,600       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$7,900        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$6,100        | C             |
| Vinyl Tile   | 10%        | Now               | \$15,000       | 2017               | \$149,700      | 3           | \$5,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        | Now               | \$22,500       | 2027               | **             | 3           | \$8,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2030               | **             | 3           | \$8,800        | C             |
| Wood   | 35%        |                   |                | 2037               | **             | 5           | \$103,100      | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2025               | **             | 5           | \$4,700        | C             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$9,500        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        | Now               | \$159,600      | LIFE               | **             | 5           | \$26,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%               |            |                   |                |                    |                |             |                |               |
| Location : At Stairs 9/10 And Book Storage Room Between 3rd & 4th Floors |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%                 |            |                   |                |                    |                |             |                |               |
| Location : At Stairs 9/10 And Book Storage Room Between 3rd & 4th Floors |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$4,900        | B             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$78,000       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                     |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$119,200      | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$16,900       | 5           | \$200          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2021               | \$110,100      | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2044               | * *            | 5           | \$500          | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 60%        |                   |                | 2022               | \$92,000       | 1           |                | B             |
| Thermoplastic  | 40%        |                   |                | 2048               | * *            | 1           |                | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 95%        |                   |                | 2039               | * *            | 5           | \$700          | B             |
| Recent Installation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2020               | \$1,700        | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2027               | * *            | 10          | \$86,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 95%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                      |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2017               | \$47,300       | 10          | \$4,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2017               | \$47,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$21,800       | 10          | \$12,700       | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$8,700        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Exterior Lighting

HID

100%

2017

\$42,700

10

\$300

B

## Alarm

Security System

No Component

50%

D

Generic

50%

2030

\* \*

1

\$19,100

B

Fire/Smoke Detection

Under Construction

100%

D

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Interruptible Gas/Dual

Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$104,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

## Distribution

Steam Piping/Pump

5%

Now

\$41,800

2052

\* \*

4

\$300

B

*Malfunctioning, Extent : Severe, Area Affected : 80%**Location : Throughout, Defective Steam Traps*

Steam Piping/Pump

5%

Now

\$41,800

2052

\* \*

4

\$300

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Throughout, Defective Room Thermostat And Temperature Control Valves*

Steam Piping/Pump

90%

Now

\$15,000

2032

\* \*

4

\$4,700

B

*Damaged, Extent : Moderate, Area Affected : 5%**Location : Crawlspace And Other Locations, Deteriorated Steam Piping.*

## Terminal Devices

Air Handler

20%

Now

\$6,500

2022

\$129,100

1

\$11,700

B

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Fan Room, Defective Gym Fan Drive System*

Convactor/Radiator

60%

Now

\$67,800

2027

\* \*

1

\$18,300

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Traps, Thermostats, Basement*

Fan Coil Unit/Heat

20%

2017

\$358,500

1

\$6,800

B

## Air Conditioning

Energy Source

Electricity

100%

2030

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 225 - BK

Asset # : 1299

| Mechanical            | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |                |                   |  |                    |                |             |                |               |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 50%            | Now               | \$12,300   | 2017               | \$123,000      | 1           |                | B             |
|                       |                |                   | Malfunctioning, Extent : Light, Area Affected : 10%                                  |                    |                |             |                |               |
|                       |                |                   | Location : Various Locations, Multiply Mechanical Defects                            |                    |                |             |                |               |
| No Component          | 50%            |                   |  |                    |                |             |                | D             |
| Ventilation           |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |  | LIFE               | * *            | 2-5         | \$58,500       | B             |
| Exhaust Fans          |                |                   |  |                    |                |             |                |               |
| Interior              | 100%           | Now               | \$13,200   | 2022               | \$132,300      | 2           | \$2,600        | B             |
|                       |                |                   | Malfunctioning, Extent : Moderate, Area Affected : 70%                               |                    |                |             |                |               |
|                       |                |                   | Location : Basement Fan Room, Defective Gym And Auditorium Exhaust Fan Motor Starter |                    |                |             |                |               |
|                       |                |                   | Other Observation, Extent : Severe, Area Affected : 30%                              |                    |                |             |                |               |
|                       |                |                   | Location : Basement  |                    |                |             |                |               |
|                       |                |                   | Explanation : Odor Smell   |                    |                |             |                |               |
| Plumbing              |                |                   |  |                    |                |             |                |               |
| H/C Water Piping      |                |                   |  |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |  | 2027               | * *            | 1           |                | B             |
| Water Heater          |                |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%           |                   |  | 2020               | \$27,900       | 2           | \$1,600        | B             |
| Sanitary Piping       |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$13,000   | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | Leak Evident, Extent : Severe, Area Affected : 20%                                   |                    |                |             |                |               |
|                       |                |                   | Location : Oil Tank Room   |                    |                |             |                |               |
| Storm Drain Piping    |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           | Now               | \$8,400  | LIFE               | * *            | 1           |                | B             |
|                       |                |                   | Leak Evident, Extent : Severe, Area Affected : 20%                                   |                    |                |             |                |               |
|                       |                |                   | Location : Oil Tank Room, Cracked Storm Drain Piping In Area Way                     |                    |                |             |                |               |
| Sump Pump(s)          |                |                   |  |                    |                |             |                |               |
| Rigid Piping          | 100%           |                   |  | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |                |                   |  |                    |                |             |                |               |
| Generic               | 100%           |                   |  |                    |                |             |                | B             |
|                       |                |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100%                             |                    |                |             |                |               |
|                       |                |                   | Location : Throughout  |                    |                |             |                |               |
| Vertical Transport    |                |                   |  |                    |                |             |                |               |
| Elevators             |                |                   |  |                    |                |             |                |               |
| Hydraulic             | 100%           |                   |  | LIFE               | * *            |             |                | C             |
|                       |                |                   | Other Observation, Extent : Light, Area Affected : 100%                              |                    |                |             |                |               |
|                       |                |                   | Location : Under Construction  |                    |                |             |                |               |
|                       |                |                   | Explanation : 1 Unit   |                    |                |             |                |               |
| Fire Suppression      |                |                   |  |                    |                |             |                |               |
| Standpipe             |                |                   |  |                    |                |             |                |               |
| No Component          | 75%            |                   |  |                    |                |             |                | D             |
| Generic               | 25%            |                   |  | 2032               | * *            | 1-5         | \$13,700       | B             |
| Sprinkler             |                |                   |  |                    |                |             |                |               |
| No Component          | 95%            |                   |  |                    |                |             |                | D             |
| Generic               | 5%             |                   |  | 2032               | * *            | 1-2         | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 225 - BK**

**Asset # : 1299**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 225 - Q  
**Address** : 190 BEACH 110 STREET  
**Borough** : QUEENS **Agency's Number** : Q225  
**Program / Asset #** : BOE0859.000 / 167 **Yr Built/Renovated** : 1964 / 2005  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 16181 **Lot** : 1 **BIN** : 4303853

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,500              | \$150,200             |
| Interior Architecture | \$44,300              | \$758,900             |
| Electrical            | \$58,200              | \$850,200             |
| Mechanical            |                       | \$151,900             |
| <b>Total</b>          | <b>\$155,000</b>      | <b>\$1,911,200</b>    |
| Priority A            | \$52,500              | \$150,200             |
| Priority B            | \$102,500             | \$1,002,100           |
| Priority C            |                       | \$758,900             |
| <b>Total</b>          | <b>\$155,000</b>      | <b>\$1,911,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,700        |                 | \$5,500         |                 |
| Interior Architecture | \$12,200        | \$13,800        |                 | \$10,000        |
| Electrical            | \$700           | \$20,000        |                 |                 |
| Mechanical            | \$15,100        | \$31,300        | \$14,100        | \$8,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$70,600</b> | <b>\$69,100</b> | <b>\$23,500</b> | <b>\$22,200</b> |
| Priority A            | \$38,700        |                 | \$5,500         |                 |
| Priority B            | \$19,800        | \$69,100        | \$18,000        | \$12,200        |
| Priority C            | \$12,200        |                 |                 | \$10,000        |
| <b>Total</b>          | <b>\$70,600</b> | <b>\$69,100</b> | <b>\$23,500</b> | <b>\$22,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 225 - Q

## Asset # : 167

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 20% |  |  | LIFE | ** | 5 | \$49,000 | A |
|------------------------|-----|--|--|------|----|---|----------|---|

*Repairs in Progress, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

|                |     |     |          |      |    |   |         |   |
|----------------|-----|-----|----------|------|----|---|---------|---|
| Masonry: Brick | 20% | Now | \$32,900 | LIFE | ** | 5 | \$9,800 | A |
|----------------|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 60% |  |  | LIFE | ** | 5 | \$29,400 | A |
|----------------|-----|--|--|------|----|---|----------|---|

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$11,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 75% |  |  | LIFE | ** | 5 | \$62,000 | A |
|------------------------|-----|--|--|------|----|---|----------|---|

|            |     |  |  |      |    |      |          |   |
|------------|-----|--|--|------|----|------|----------|---|
| Metal Rail | 25% |  |  | 2033 | ** | 5-10 | \$36,200 | A |
|------------|-----|--|--|------|----|------|----------|---|

## Roof

|              |    |     |         |      |    |  |  |   |
|--------------|----|-----|---------|------|----|--|--|---|
| Copper/Terne | 5% | Now | \$3,300 | 2035 | ** |  |  | A |
|--------------|----|-----|---------|------|----|--|--|---|

*Water Penetration, Extent : Severe, Area Affected : 10%*  
*Location : Around Storm Drain Over Cafeteria*

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane | 90% |  |  | 2025 | ** | 10 | \$52,500 | A |
|-------------------------|-----|--|--|------|----|----|----------|---|

|              |    |  |  |      |  |   |         |   |
|--------------|----|--|--|------|--|---|---------|---|
| Roll Roofing | 5% |  |  | 2019 |  | 5 | \$4,900 | A |
|--------------|----|--|--|------|--|---|---------|---|

## Interior

## Floors

|                        |    |  |  |      |    |   |         |   |
|------------------------|----|--|--|------|----|---|---------|---|
| Cast in Place Concrete | 5% |  |  | LIFE | ** | 5 | \$9,700 | C |
|------------------------|----|--|--|------|----|---|---------|---|

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2029 | ** | 5 | \$4,400 | C |
|--------------|----|--|--|------|----|---|---------|---|

|            |     |  |  |      |  |   |          |   |
|------------|-----|--|--|------|--|---|----------|---|
| Vinyl Tile | 90% |  |  | 2020 |  | 3 | \$39,800 | C |
|------------|-----|--|--|------|--|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,100 | C |
|-----------------------|-----|--|--|------|----|---|---------|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 65% |  |  | LIFE | ** | 5 | \$15,300 | C |
|---------|-----|--|--|------|----|---|----------|---|

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | ** | 5 | \$27,600 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 65% | Now | \$44,300 | LIFE | ** | 5 | \$9,000 | B |
|------------------|-----|-----|----------|------|----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Cafeteria*

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$5,500 | B |
|---------|-----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 225 - Q

## Asset # : 167

| Electrical               |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                      |  |           |                |                    |                |             |                |          |
|                          | Service Equipment    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 100%   |           |                | 2020               | \$28,700       | 5           | \$300          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 100%   |           |                | 2020               | \$89,400       | 5           | \$300          | B        |
| Raceway                  |                      |  |           |                |                    |                |             |                |          |
|                          | Conduit              | 95%  |           |                | 2020               | \$81,000       | 1           |                | B        |
|                          | Conduit              | 5%   |           |                | 2030               | * *            | 1           |                | B        |
| Panelboards              |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 5%   |           |                | 2028               | * *            | 5           | \$100          | B        |
|                          | Fused Disc Sw        | 15%  |           |                | 2019               | \$15,200       | 5           | \$200          | B        |
|                          | Molded Case Bkrs     | 80%  |           |                | 2019               | \$81,300       | 5           | \$1,200        | B        |
| Wiring                   |                      |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth        | 65%  | 2-4       | \$58,200       | 2045               | * *            | 1           |                | B        |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          | Thermoplastic        | 5%   |           |                | 2030               | * *            | 1           |                | B        |
|                          | Thermoplastic        | 30%  |           |                | 2020               | \$26,900       | 1           |                | B        |
| Motor Controllers        |                      |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 70%  |           |                | 2018               | \$14,800       | 5           | \$300          | B        |
|                          | Motor Control Center | 30%  |           |                | 2018               | \$52,500       | 5           | \$500          | B        |
| Ground                   |                      |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices    |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$800          | B        |
| Lighting                 |                      |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting    |  |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 93%  |           |                | 2020               | \$495,600      | 10          | \$50,400       | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          |                      | Explanation : Using T12 Lamps                              |           |                |                    |                |             |                |          |
|                          | HID                  | 5%   |           |                | 2015               | \$12,300       | 10          | \$100          | B        |
|                          | Incandescent         | 2%   |           |                | 2020               | \$10,700       | 2           |                | B        |
| Egress Lighting          |                      |  |           |                |                    |                |             |                |          |
|                          | Emergency, Service   | 25%  |           |                | 2015               | \$2,500        | 1           |                | B        |
|                          | Emergency, Battery   | 25%  |           |                | 2020               | \$6,100        | 10          | \$3,600        | B        |
|                          | Exit, Service        | 50%  |           |                | 2015               | \$4,900        | 1           |                | B        |

| Mechanical |               | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|---------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component     | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type          | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |               |                |           |                    |      |                |       |                |          |
|            | Energy Source |                |           |                    |      |                |       |                |          |
|            | Fuel Oil No 6 | 100%           |           |                    | 2030 | * *            | 5     | \$18,300       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 225 - Q

Asset # : 167

| Mechanical         |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Type               |                      |   |                   |                |                    |                |             |                |               |
| Heating            |                      |   |                   |                |                    |                |             |                |               |
|                    | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                    | Steam Boiler         | 100%  |                   |                | 2025               | * *            | 1           | \$58,600       | B             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                    |                      | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : 2 Units. #1 Boiler Is Undergoing Repair   |                   |                |                    |                |             |                |               |
|                    | Distribution         |   |                   |                |                    |                |             |                |               |
|                    | Steam Piping/Pump    | 100%  |                   |                | 2030               | * *            | 4           | \$4,400        | B             |
|                    | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|                    | Air Handler          | 30%   |                   |                | 2020               | \$109,000      | 1           | \$11,000       | B             |
|                    | Convactor/Radiator   | 70%   |                   |                | 2033               | * *            | 1           | \$13,400       | B             |
| Air Conditioning   |                      |   |                   |                |                    |                |             |                |               |
|                    | Energy Source        |   |                   |                |                    |                |             |                |               |
|                    | Electricity          | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
|                    | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                    | Window/Wall Unit     | 10%   |                   |                | 2015               | \$13,900       | 1           |                | B             |
|                    | No Component         | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation        |                      |   |                   |                |                    |                |             |                |               |
|                    | Distribution         |   |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$33,000       | B             |
|                    | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                    | Interior             | 20%   |                   |                | 2020               | \$14,900       | 2           | \$400          | B             |
|                    | Roof                 | 80%   |                   |                | 2020               | \$42,900       | 2           | \$1,500        | B             |
| Plumbing           |                      |   |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                    | Galv Iron/Steel      | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
|                    | Water Heater         |   |                   |                |                    |                |             |                |               |
|                    | Gas Fired            | 100%  |                   |                | 2018               | \$15,700       | 2           | \$900          | B             |
|                    | HW Heat Exchanger    |   |                   |                |                    |                |             |                |               |
|                    | Low Temp             | 100%  |                   |                | 2030               | * *            | 4           | \$8,800        | B             |
|                    | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron            | 100%  | Now               | \$1,900        | LIFE               | * *            | 1           |                | B             |
|                    |                      | Leak Evident, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                    |                      | Location : North Side Of Cafeteria Roof                 |                   |                |                    |                |             |                |               |
|                    | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                    | Rigid Piping         | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures             |   |                   |                |                    |                |             |                |               |
|                    | Generic              | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport |                      |   |                   |                |                    |                |             |                |               |
|                    | Elevators            |   |                   |                |                    |                |             |                |               |
|                    | Hydraulic            | 20%   |                   |                | LIFE               | * *            |             |                | C             |
|                    |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                    |                      | Location : B-1  |                   |                |                    |                |             |                |               |
|                    |                      | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |               |
|                    | No Component         | 80%   |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 226 - BK  
**Address** : 6006 23 AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0521.000 / 1300  
**Area Sq Ft** : 108,275  
**Date of Survey** : 23-Feb-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6549      **Lot** : 24      **BIN** : 3172071  
**Agency's Number** : K226  
**Yr Built/Renovated** : 1930 / 2005  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$73,100              | \$151,700             |
| Interior Architecture | \$388,900             | \$321,500             |
| Electrical            | \$911,600             | \$797,300             |
| Mechanical            | \$164,000             | \$536,600             |
| <b>Total</b>          | <b>\$1,537,600</b>    | <b>\$1,807,200</b>    |
| Priority A            | \$73,100              | \$151,700             |
| Priority B            | \$1,075,600           | \$1,401,500           |
| Priority C            | \$388,900             | \$254,000             |
| <b>Total</b>          | <b>\$1,537,600</b>    | <b>\$1,807,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 |                  | \$17,000        |
| Interior Architecture | \$3,400         | \$6,000         | \$37,000         |                 |
| Electrical            | \$21,500        | \$4,900         | \$23,800         | \$3,800         |
| Mechanical            | \$40,600        | \$13,800        | \$55,300         | \$13,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$69,400</b> | <b>\$28,600</b> | <b>\$120,000</b> | <b>\$38,500</b> |
| Priority A            |                 |                 |                  | \$17,000        |
| Priority B            | \$66,000        | \$22,600        | \$83,000         | \$21,500        |
| Priority C            | \$3,400         | \$6,000         | \$37,000         |                 |
| <b>Total</b>          | <b>\$69,400</b> | <b>\$28,600</b> | <b>\$120,000</b> | <b>\$38,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$72,700 | A |
| Masonry: Brick         | 5%  |  |  | LIFE | ** | 5 | \$4,700  | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5 | \$74,400 | A |
| Masonry: Granite       | 5%  |  |  | LIFE | ** | 5 | \$3,500  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$32,800 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 93% |  |  | LIFE | ** | 5 | \$13,000 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$900    | A |
| Metal Panel        | 2%  |  |  | 2047 | ** | 5 | \$1,100  | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2026 | ** | 10 | \$73,100 | A |
| Copper/Terne   | 5%  |  |  | 2049 | ** | 10 | \$9,600  | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 20% |  |  | LIFE | ** | 5 | \$59,500 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | ** | 5 | \$6,800  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$5,300  | C |
| Vinyl Tile             | 30% |  |  | 2016 |    | 3 | \$15,300 | C |
| Vinyl Tile             | 15% |  |  | 2021 |    | 3 | \$7,700  | C |
| Wood                   | 25% |  |  | 2036 | ** | 5 | \$63,800 | C |

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 5%  |  |  | 2024 | ** | 5 | \$6,800  | C |
| Masonry: Brick      | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 55% |  |  | LIFE | ** | 5 | \$22,600 | C |
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 20% |  |  | LIFE | ** | 5 | \$4,200  | B |
| Plaster          | 80% |  |  | LIFE | ** | 5 | \$67,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |          |   |       |   |
| Explanation : One 800 Amps Main Disconnect Switch          |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2021 | \$95,400 | 5 | \$300 | B |
| Fused Disc Sw | 20% |  |  | 2031 | **       | 5 | \$100 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 226 - BK

## Asset # : 1300

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 80%  |                   |                | 2021               | \$114,900      | 1           |                | B             |
| Conduit               | 20%  |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 70%  |                   |                | 2020               | \$94,800       | 5           | \$1,600        | B             |
| Molded Case Bkrs      | 20%  |                   |                | 2029               | * *            | 5           | \$500          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$107,400      | 2046               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  | 2-4               | \$16,500       | 2041               | * *            | 5           | \$100          | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2026               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2016               | \$696,400      | 10          | \$70,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2021               | \$81,900       | 10          | \$8,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2016               | \$19,000       | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2021               | \$18,800       | 10          | \$11,000       | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$7,500        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$37,000       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2021               | \$305,600      | 1           | \$33,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Alarm

Fire/Smoke Detection

No Component

90%

Generic

10%

2021

\$104,600

1-3

\$5,500

D

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Mechanical Room, Storage Room And Hallway Elevator**Explanation : Partial Installation*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2031

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

0-2

\$25,200

2026

\* \*

1

\$81,100

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : One Boiler Needs Retubing**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Boilers*

Distribution

Steam Piping/Pump

100%

Now

\$36,200

2031

\* \*

4

\$4,500

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Lines*

Terminal Devices

Air Handler

20%

2021

\$111,700

1

\$11,300

B

Convactor/Radiator

60%

2026

\* \*

1

\$17,700

B

Fan Coil Unit/Heat

20%

2021

\$310,300

1

\$5,900

B

## Air Conditioning

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Window/Wall Unit

60%

2016

\$127,800

1

B

No Component

40%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$50,700

B

Exhaust Fans

Interior

100%

2021

\$114,600

2

\$2,800

B

## Plumbing

H/C Water Piping

Brass/Copper

5%

2041

\* \*

1

B

Galv Iron/Steel

95%

2026

\* \*

1

B

Water Heater

Gas Fired

100%

2016

\$24,100

2

\$1,400

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BK

Asset # : 1300

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$11,300       | LIFE               | * *            | 1           |                | B             |
| <i>Cracked, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2021               | \$1,000        | 1           | \$600          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : For Boiler And Hot Water Heater Only</i>      |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1-4</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One Unit</i>                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2041               | * *            | 1-2         | \$5,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 226 - BX  
**Address** : 1950 SEDGWICK AVENUE  
**Borough** : BRONX **Agency's Number** : X826  
**Program / Asset #** : BOE0997.000 / 4491 **Yr Built/Renovated** : 1989 / 1996  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3222 **Lot** : 100 **BIN** : 2096465

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$531,500             | \$85,200              |
| Electrical            | \$43,500              |                       |
| <b>Total</b>          | <b>\$575,000</b>      | <b>\$85,200</b>       |
| Priority A            | \$531,500             | \$85,200              |
| Priority B            | \$43,500              |                       |
| <b>Total</b>          | <b>\$575,000</b>      | <b>\$85,200</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$300           | \$3,300         |                 | \$16,500        |
| Interior Architecture |                 | \$38,200        | \$1,700         |                 |
| Electrical            | \$6,000         | \$7,700         | \$7,500         | \$6,200         |
| Mechanical            | \$12,100        | \$15,400        | \$13,800        | \$32,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$22,300</b> | <b>\$68,500</b> | <b>\$26,900</b> | <b>\$59,300</b> |
| Priority A            | \$300           | \$3,300         |                 | \$16,500        |
| Priority B            | \$22,000        | \$55,700        | \$25,200        | \$42,700        |
| Priority C            |                 | \$9,500         | \$1,700         |                 |
| <b>Total</b>          | <b>\$22,300</b> | <b>\$68,500</b> | <b>\$26,900</b> | <b>\$59,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX

Asset # : 4491

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$29,400       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$41,100       | A             |
| Masonry: Fieldstone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : West Facade   |            |                   |                |                    |                |             |                |               |
| Explanation : This Component Is Actually A Thin Stone Veneer   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 15%        |                   |                | 2042               | **             | 5-10        | \$60,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$17,000       | A             |
| Metal Louvers  | 5%         |                   |                | 2031               | **             | 10          | \$5,600        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | **             | 5-10        | \$5,400        | A             |
| Pre-Cast Concrete  | 5%         | Now               | \$300          | LIFE               | **             | 5           | \$900          | A             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Coping Near Bulkhead At West Side                   |            |                   |                |                    |                |             |                |               |
| No Component   | 55%        |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 30%        | Now               | \$458,800      | 2032               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Flat Roof   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Over Room 319                                       |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |               |
| Location : Flat Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 65%        | Now               | \$72,700       | 2035               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Over Connecting Corridor With East Wing             |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         |                   |                | 2042               | **             | 10          | \$27,400       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$19,200       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$2,600        | C             |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2038               | **             | 5           | \$9,900        | C             |
| Quarry Tile  | 2%         |                   |                | 2035               | **             | 5           | \$2,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Vinyl Tile   | 75%        |                   |                | 2027               | **             | 3           | \$24,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$700          | C             |
| Concrete Masonry Unit  | 45%        |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Gypsum Board   | 30%        |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Masonry: Brick   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX

Asset # : 4491

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2035 | ** | 5 | \$22,100 | B |
| AcousTileSusp.Lay-In | 40% |  |  | 2035 | ** | 5 | \$35,300 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Room 319*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Struc: Steel | 15% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5 | \$22,100 | B |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Corridor Connecting East Wing*

|             |    |  |  |      |    |   |         |   |
|-------------|----|--|--|------|----|---|---------|---|
| Metal Panel | 5% |  |  | LIFE | ** | 5 | \$5,500 | B |
|-------------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2038 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2038 | ** | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |    |   |       |   |
|-----------------|-----|--|--|------|----|---|-------|---|
| Locally Mounted | 30% |  |  | 2035 | ** | 5 | \$100 | B |
|-----------------|-----|--|--|------|----|---|-------|---|

|                      |     |  |  |      |    |   |       |   |
|----------------------|-----|--|--|------|----|---|-------|---|
| Motor Control Center | 70% |  |  | 2035 | ** | 5 | \$900 | B |
|----------------------|-----|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$700 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$14,700 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2031 | ** | 1 | \$18,400 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Generator Room**Explanation : One 100 Kw*

## Batteries

|           |      |  |  |      |  |   |         |   |
|-----------|------|--|--|------|--|---|---------|---|
| Lead/Acid | 100% |  |  | 2016 |  | 5 | \$1,800 | B |
|-----------|------|--|--|------|--|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX

Asset # : 4491

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | * *            | 5           | \$4,400        | B             |
| Main Tank   | 50%        |                   |                | 2050               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : One 300 Gals  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 97%        |                   |                | 2027               | * *            | 10          | \$42,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 3%         |                   |                | 2027               | * *            | 10          | \$1,300        | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1-3         | \$29,300       | B             |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 40%        |                   |                | 2042               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel   | 60%        |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Furnace   | 40%        |                   |                | 2027               | * *            | 1           | \$9,400        | B             |
| Other Observation, Extent : Light, Area Affected : 40%                          |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Mech Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Gas Fired Units   |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 60%        |                   |                | 2035               | * *            | 1           | \$28,200       | B             |
| Other Observation, Extent : Light, Area Affected : 60%                          |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units (2 Heat Exchangers Convert Hot Water For Heating Devices) |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 30%        |                   |                | 2038               | * *            | 4           | \$1,100        | B             |
| Steam Piping/Pump   | 30%        |                   |                | 2042               | * *            | 4           | \$1,100        | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX

Asset # : 4491

| Mechanical                  |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |  |                |                    |                |             |                |               |
| Terminal Devices            |            |  |                |                    |                |             |                |               |
| Air Handler                 | 55%        |  |                | 2027               | **             | 1           | \$16,200       | B             |
| Convactor/Radiator          | 45%        |  |                | 2027               | **             | 1           | \$6,900        | B             |
| Air Conditioning            |            |  |                |                    |                |             |                |               |
| Energy Source               |            |  |                |                    |                |             |                |               |
| Electricity                 | 100%       |  |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment        |            |  |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 55%        |  |                | 2027               | **             | 1           | \$12,100       | B             |
|                             |            | R-22 Refrigerant, Extent : Light, Area Affected : 60%<br>Location : Basement |                |                    |                |             |                |               |
| No Component                | 45%        |  |                |                    |                |             |                | D             |
| Distribution                |            |  |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 55%        |  |                | 2042               | **             | 4           | \$1,900        | B             |
| No Component                | 45%        |  |                |                    |                |             |                | D             |
| Terminal Devices            |            |  |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 55%        |  |                | 2027               | **             | 1           | \$16,200       | B             |
| No Component                | 45%        |  |                |                    |                |             |                | D             |
| Heat Rejection              |            |  |                |                    |                |             |                |               |
| Air Condenser Unit          | 55%        |  |                | 2027               | **             | 2           | \$18,200       | B             |
| No Component                | 45%        |  |                |                    |                |             |                | D             |
| Ventilation                 |            |  |                |                    |                |             |                |               |
| Distribution                |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |  |                | LIFE               | **             | 2-5         | \$26,500       | B             |
| Exhaust Fans                |            |  |                |                    |                |             |                |               |
| Interior                    | 50%        |  |                | 2027               | **             | 2           | \$700          | B             |
| Roof                        | 50%        |  |                | 2022               | \$21,500       | 2           | \$700          | B             |
| Plumbing                    |            |  |                |                    |                |             |                |               |
| H/C Water Piping            |            |  |                |                    |                |             |                |               |
| Brass/Copper                | 100%       |  |                | 2042               | **             | 1           |                | B             |
| Water Heater                |            |  |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |  |                | 2017               | \$12,600       | 2           | \$700          | B             |
| Sanitary Piping             |            |  |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |  |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |            |  |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |  |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                |            |  |                |                    |                |             |                |               |
| Rigid Piping                | 100%       |  |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |            |  |                |                    |                |             |                |               |
| Electric                    | 100%       |  |                | 2027               | **             | 4           | \$2,000        | B             |
| Fixtures                    |            |  |                |                    |                |             |                |               |
| Generic                     | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport          |            |  |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 226 - BX

Asset # : 4491

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : C-3</i>  |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : 1 Unit</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |  |                   |                |                    |                |             |                |               |
| Generic                      | 100%   |                   |                | 2042               | * *            | 1-5         | \$24,000       | B             |
| Sprinkler                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 90%  |                   |                |                    |                |             |                | D             |
| Generic                      | 10%  |                   |                | 2032               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 228 - Q  
**Address** : 32-65 93RD STREET  
**Borough** : QUEENS **Agency's Number** : Q228  
**Program / Asset #** : BOE1018.000 / 13445 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 53,775 **Project Type** : EDUCATION  
**Date of Survey** : 16-Nov-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 1423 **Lot** : 57 **BIN** : 4034892

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$56,200              |
| Electrical            |                       | \$40,400              |
| <b>Total</b>          |                       | <b>\$96,600</b>       |
| Priority A            |                       | \$56,200              |
| Priority B            |                       | \$40,400              |
| <b>Total</b>          |                       | <b>\$96,600</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,600        |                 |                 | \$2,200         |
| Interior Architecture | \$31,100        |                 |                 | \$6,600         |
| Electrical            | \$3,100         | \$3,100         | \$8,900         | \$3,300         |
| Mechanical            | \$20,600        | \$18,500        | \$14,500        | \$18,100        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$29,400</b> | <b>\$31,400</b> | <b>\$38,000</b> |
| Priority A            | \$11,600        |                 |                 | \$2,200         |
| Priority B            | \$52,900        | \$29,400        | \$31,400        | \$29,200        |
| Priority C            | \$9,700         |                 |                 | \$6,600         |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$29,400</b> | <b>\$31,400</b> | <b>\$38,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 228 - Q

## Asset # : 13445

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 98% |  |  | LIFE | ** | 5 | \$56,200 | A |
| Window Wall    | 2%  |  |  | 2047 | ** | 5 | \$4,300  | A |

## Windows

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Aluminum      | 90% |  |  | 2043 | ** | 5  | \$7,100 | A |
| Aluminum      | 5%  |  |  | 2043 | ** | 5  | \$400   | A |
| Metal Louvers | 5%  |  |  | 2034 | ** | 10 | \$2,500 | A |

## Parapets

|                |     |  |  |      |    |      |       |   |
|----------------|-----|--|--|------|----|------|-------|---|
| Masonry: Brick | 95% |  |  | LIFE | ** | 5    | \$500 | A |
| Metal Rail     | 5%  |  |  | 2038 | ** | 5-10 | \$500 | A |

## Roof

|  |     |     |         |      |    |  |  |   |
|--|-----|-----|---------|------|----|--|--|---|
| Built-Up (BUR)   | 50% | 0-2 | \$3,900 | 2026 | ** |  |  | A |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%   |     |     |         |      |    |  |  |   |
| Location : Over Room 307   |     |     |         |      |    |  |  |   |
| Water Penetration, Extent : Light, Area Affected : 5%            |     |     |         |      |    |  |  |   |
| Location : Over Room 307   |     |     |         |      |    |  |  |   |
| Modified Bitumen   | 50% | 0-2 | \$5,200 | 2026 | ** |  |  | A |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15% |     |     |         |      |    |  |  |   |
| Location : Throughout  |     |     |         |      |    |  |  |   |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 15% |  |  | LIFE | ** | 5 | \$21,600 | C |
| Ceramic Tile           | 5%  |  |  | 2034 | ** | 5 | \$3,300  | C |
| Vinyl Tile             | 80% |  |  | 2029 | ** | 3 | \$26,300 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2034 | ** | 5 | \$2,900  | C |
| Concrete Masonry Unit | 45% |  |  | LIFE | ** | 5 | \$10,500 | C |
| Gypsum Board          | 25% |  |  | LIFE | ** | 5 | \$8,700  | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|  |     |  |  |      |    |   |          |   |
|--|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn                                   | 15% |  |  | 2038 | ** | 5 | \$12,300 | B |
| AcousTileSusp.Lay-In                                   | 65% |  |  | 2034 | ** | 5 | \$42,800 | B |
| Water Penetration, Extent : Light, Area Affected : 10% |     |  |  |      |    |   |          |   |
| Location : Room 307                                    |     |  |  |      |    |   |          |   |
| Exposed Struc: Steel                                   | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board   | 10% |  |  | LIFE | ** | 5 | \$8,200  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2047 | ** | 5 | \$200 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |    |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |    |   |       |   |
| Explanation : 3000amps                                     |      |  |  |      |    |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2043               | * *            | 5           | \$1,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Main Water Pipe                              |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2038               | * *            | 1           | \$13,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2034               | * *            | 1           | \$17,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 230KW  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$9,800        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2043               | * *            | 5           | \$4,100        | B             |
| Main Tank  | 50%        |                   |                | 2056               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2029               | * *            | 10          | \$40,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2047               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2038               | * *            | 1           | \$43,600       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2047               | * *            | 4           | \$3,300        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 60%   |                   |                | 2029               | * *            | 1           | \$16,400       | B             |
| Convactor/Radiator          | 35%   |                   |                | 2038               | * *            | 1           | \$5,000        | B             |
| Fan Coil Unit/Heat          | 5%  |                   |                | 2029               | * *            | 1           | \$700          | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 70%   |                   |                | 2026               | * *            | 1           | \$14,300       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse                                    |                   |                |                    |                |             |                |               |
|                             | Explanation : Rotary Screw Type                         |                   |                |                    |                |             |                |               |
| No Component                | 30%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%  | Now               | \$3,000        | 2029               | * *            | 1           | \$24,500       | B             |
|                             | Not in Service, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                             | Location : Rooms # B21 And #108                         |                   |                |                    |                |             |                |               |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%  |                   |                | 2029               | * *            | 2           | \$30,700       | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  | Now               | \$8,700        | LIFE               | * *            | 2-5         | \$24,500       | B             |
|                             | Inadequate Supply, Extent : Severe, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                             | Location : Air Supply Is Not Balanced, Throughout       |                   |                |                    |                |             |                |               |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 80%   |                   |                | 2029               | * *            | 2           | \$1,100        | B             |
| Roof                        | 20%   |                   |                | 2029               | * *            | 2           | \$300          | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%  |                   |                | 2041               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2020               | \$11,700       | 2           | \$700          | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 228 - Q

Asset # : 13445

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       | Now  | \$500          | 2026               | * *            | 4           | \$1,300        | B             |
|                       |            | <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>   |                |                    |                |             |                |               |
|                       |            | <i>Location : Controls</i>                                     |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |  |                |                    |                |             |                |               |
| Electric              | 100%       |  |                | 2029               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2029               | * *            | 1           | \$2,700        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : (1) C-3 (1) 1-3</i>                              |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Two Units</i>                                 |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 229 - BK  
**Address** : 1400 BENSON AVENUE @14TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K229  
**Program / Asset #** : BOE0524.000 / 1301 **Yr Built/Renovated** : 1932 / 2001  
**Area Sq Ft** : 63,564 **Project Type** : EDUCATION  
**Date of Survey** : 02-Apr-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6391 **Lot** : 24 **BIN** : 3167212

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$203,200             |
| Interior Architecture |  |                       | \$770,700             |
| Electrical            |  |                       | \$170,800             |
| Mechanical            |  |                       | \$241,500             |
| <b>Total</b>          |  |                       | <b>\$1,386,400</b>    |
| Priority A            |  |                       | \$203,200             |
| Priority B            |  |                       | \$448,900             |
| Priority C            |  |                       | \$734,300             |
| <b>Total</b>          |  |                       | <b>\$1,386,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$54,000        |                 | \$6,500         |                 |
| Interior Architecture | \$9,000         | \$3,900         |                 | \$9,000         |
| Electrical            | \$1,400         | \$4,800         |                 | \$200           |
| Mechanical            | \$29,000        | \$19,300        | \$12,300        | \$7,100         |
| <b>Total</b>          | <b>\$93,300</b> | <b>\$28,000</b> | <b>\$18,800</b> | <b>\$16,300</b> |
| Priority A            | \$54,000        |                 | \$6,500         |                 |
| Priority B            | \$30,400        | \$28,000        | \$12,300        | \$7,300         |
| Priority C            | \$9,000         |                 |                 | \$9,000         |
| <b>Total</b>          | <b>\$93,300</b> | <b>\$28,000</b> | <b>\$18,800</b> | <b>\$16,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Masonry: Brick | 60% | Now | \$25,600 | LIFE | ** | 5 | \$38,100 | A |
|----------------|-----|-----|----------|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Basement Exterior Wall*

|                  |    |  |  |      |    |   |         |   |
|------------------|----|--|--|------|----|---|---------|---|
| Masonry: Granite | 5% |  |  | LIFE | ** | 5 | \$2,400 | A |
|------------------|----|--|--|------|----|---|---------|---|

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Limestone | 35% |  |  | LIFE | ** | 5 | \$16,700 | A |
|--------------------|-----|--|--|------|----|---|----------|---|

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$13,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 30% |  |  | LIFE | ** | 5 | \$7,700 | A |
|------------------------|-----|--|--|------|----|---|---------|---|

|                |     |  |  |      |    |   |         |   |
|----------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick | 70% |  |  | LIFE | ** | 5 | \$2,300 | A |
|----------------|-----|--|--|------|----|---|---------|---|

## Roof

|                |     |  |  |      |           |    |          |   |
|----------------|-----|--|--|------|-----------|----|----------|---|
| Built-Up (BUR) | 70% |  |  | 2020 | \$165,200 | 10 | \$30,500 | A |
|----------------|-----|--|--|------|-----------|----|----------|---|

|                  |     |     |          |      |    |  |  |   |
|------------------|-----|-----|----------|------|----|--|--|---|
| Modified Bitumen | 30% | Now | \$28,400 | 2025 | ** |  |  | A |
|------------------|-----|-----|----------|------|----|--|--|---|

*Water Penetration, Extent : Moderate, Area Affected : 30%**Location : Throughout Third Floor**Worn/Eroded, Extent : Moderate, Area Affected : 70%**Location : Throughout*

## Interior

## Floors

|              |    |  |  |      |          |   |         |   |
|--------------|----|--|--|------|----------|---|---------|---|
| Ceramic Tile | 3% |  |  | 2023 | \$51,700 | 5 | \$2,300 | C |
|--------------|----|--|--|------|----------|---|---------|---|

|          |    |  |  |      |    |   |         |   |
|----------|----|--|--|------|----|---|---------|---|
| Terrazzo | 5% |  |  | LIFE | ** | 5 | \$3,000 | C |
|----------|----|--|--|------|----|---|---------|---|

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 92% |  |  | 2020 | \$682,500 | 3 | \$35,800 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$5,100 | C |
|-----------------------|-----|--|--|------|----|---|---------|---|

|                |     |  |  |      |    |  |  |   |
|----------------|-----|--|--|------|----|--|--|---|
| Masonry: Brick | 15% |  |  | LIFE | ** |  |  | C |
|----------------|-----|--|--|------|----|--|--|---|

|               |    |  |  |      |    |  |  |   |
|---------------|----|--|--|------|----|--|--|---|
| Marble Panels | 5% |  |  | LIFE | ** |  |  | C |
|---------------|----|--|--|------|----|--|--|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 40% |  |  | LIFE | ** | 5 | \$15,200 | C |
|---------|-----|--|--|------|----|---|----------|---|

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 30% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                   |    |  |  |      |    |   |         |   |
|-------------------|----|--|--|------|----|---|---------|---|
| AcousTile,Adhered | 5% |  |  | 2025 | ** | 5 | \$3,900 | B |
|-------------------|----|--|--|------|----|---|---------|---|

|                      |    |  |  |      |    |   |         |   |
|----------------------|----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2025 | ** | 5 | \$3,900 | B |
|----------------------|----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5 | \$1,800 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5 | \$36,500 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1200 Amp Main Disconnect Switch*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2050               | * *            | 5           | \$200          | B             |
|                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                   |                   |                |                    |                |             |                |               |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 80%  |                   |                | 2020               | \$68,200       | 1           |                | B             |
| Conduit                  | 20%  |                   |                | 2050               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 20%  |                   |                | 2019               | \$20,300       | 5           | \$200          | B             |
| Molded Case Bkrs         | 55%  |                   |                | 2019               | \$55,900       | 5           | \$800          | B             |
| Molded Case Bkrs         | 25%  |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2040               | * *            | 5           | \$400          | B             |
|                          | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Water Main Area                                   |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                       |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%  |                   |                | 2028               | * *            | 10          | \$46,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
|                          | Explanation : Lamp T-8                                       |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2015               | \$4,300        | 10          |                | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service            | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2037               | * *            | 1           | \$51,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - BK

Asset # : 1301

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$20,700       | 2030               | * *            | 4           | \$2,600        | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 3%          |                   |                |                    |                |             |                |               |
|                       | Location : Basement Supply Room                            |                   |                |                    |                |             |                |               |
|                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$1,300        | 2020               | \$64,000       | 1           | \$5,800        | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Gym. Heating Coil Leaks, Basement               |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 60%  |                   |                | 2025               | * *            | 1           | \$10,100       | B             |
| Fan Coil Unit/Heat    | 20%  |                   |                | 2020               | \$177,600      | 1           | \$3,400        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2015               | \$12,200       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$29,000       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   |                   |                | 2028               | * *            | 2           | \$1,600        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$13,800       | 2           | \$800          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 229 - Q  
**Address** : 67-25 51 ROAD  
**Borough** : QUEENS **Agency's Number** : Q229  
**Program / Asset #** : BOE0862.000 / 1487 **Yr Built/Renovated** : 1967 / 2005  
**Area Sq Ft** : 110,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2423 **Lot** : 1 **BIN** : 4440274

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$614,200             | \$392,900             |
| Interior Architecture | \$947,400             |                       |
| Electrical            | \$145,700             | \$1,401,900           |
| Mechanical            | \$54,400              |                       |
| <b>Total</b>          | <b>\$1,761,800</b>    | <b>\$1,794,700</b>    |
| Priority A            | \$614,200             | \$392,900             |
| Priority B            | \$246,600             | \$1,401,900           |
| Priority C            | \$901,000             |                       |
| <b>Total</b>          | <b>\$1,761,800</b>    | <b>\$1,794,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$15,300        |                 | \$24,600         |
| Interior Architecture | \$11,800        | \$3,800         | \$9,600         | \$11,800         |
| Electrical            | \$3,500         | \$3,800         | \$5,200         | \$3,900          |
| Mechanical            | \$18,300        | \$13,300        | \$19,300        | \$62,100         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$41,500</b> | <b>\$44,100</b> | <b>\$42,000</b> | <b>\$110,300</b> |
| Priority A            |                 | \$15,300        |                 | \$24,600         |
| Priority B            | \$29,700        | \$25,000        | \$32,400        | \$73,900         |
| Priority C            | \$11,800        | \$3,800         | \$9,600         | \$11,800         |
| <b>Total</b>          | <b>\$41,500</b> | <b>\$44,100</b> | <b>\$42,000</b> | <b>\$110,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%         |                   |                | LIFE               | * *            | 5           | \$11,500       | A             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | * *            | 5           | \$10,800       | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | * *            | 5           | \$19,200       | A             |
| Masonry: Brick  | 67%        |                   |                | LIFE               | * *            | 5           | \$51,500       | A             |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2042               | * *            | 5-10        | \$10,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 30%        |                   |                | 2038               | * *            | 5           | \$5,200        | A             |
| Aluminum  | 60%        | Now               | \$499,300      | 2047               | * *            | 5           | \$5,200        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : 1967 Wing  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1967 Wing  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : 1967 Wing  |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Steel   | 5%         | Now               | \$50,500       | 2047               | * *            | 5           | \$5,400        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 23%        |                   |                | LIFE               | * *            | 5           | \$2,900        | A             |
| Masonry: Brick  | 67%        |                   |                | LIFE               | * *            | 5           | \$8,400        | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | * *            | 5           | \$500          | A             |
| Metal Rail  | 5%         |                   |                | 2035               | * *            | 5-10        | \$11,400       | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | * *            | 5           | \$1,600        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Macadam   | 5%         |                   |                | 2027               | * *            | 5           | \$3,100        | A             |
| Built-Up (BUR)  | 65%        | Now               | \$64,400       | 2022               | \$322,100      |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor Of 1967 Wing                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor Of 1967 Wing                      |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 3%         |                   |                | 2050               | * *            | 10          | \$6,900        | A             |
| Metal Panel   | 5%         |                   |                | 2035               | * *            | 10          | \$8,400        | A             |
| Single Ply Membrane   | 22%        |                   |                | 2027               | * *            | 10          | \$20,200       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 229 - Q

## Asset # : 1487

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2031 | **        | 5 | \$7,000  | C |
| Terrazzo     | 5%  |  |  | LIFE | **        | 5 | \$5,400  | C |
| Vinyl Tile   | 22% |  |  | 2027 | **        | 3 | \$11,500 | C |
| Vinyl Tile   | 68% |  |  | 2017 | \$901,000 | 3 | \$47,300 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 1967 Wing*

*Explanation : 9x9 Tiles*

## Interior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile         | 10% |  |  | 2031 | ** | 5 | \$12,300 | C |
| Folding Partition    | 5%  |  |  | 2038 | ** | 5 | \$15,400 | C |
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** |   |          | C |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5 | \$14,800 | C |
| Plaster              | 40% |  |  | LIFE | ** | 5 | \$14,800 | C |
| SGFT/Glazed Masonry  | 20% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 25% | Now | \$46,400 | 2035 | ** | 5 | \$17,400 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Various Rooms On Third Floor*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Various Rooms On Third Floor*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$13,000 | B |
| Exposed Struc: Steel | 3%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 12% |  |  | LIFE | ** | 5 | \$10,400 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Ratings Available*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$59,600 | 5 | \$200 | B |
| Fused Disc Sw | 50% |  |  | 2042 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 70% |  |  | 2022 | \$100,600 | 1 |  | B |
| Conduit | 30% |  |  | 2042 | **        | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%   |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 30%   |                   |                | 2038               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs      | 60%   |                   |                | 2021               | \$81,300       | 5           | \$1,400        | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%   | 2-4               | \$107,400      | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing   |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%   |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 70%   |                   |                | 2020               | \$23,100       | 5           | \$400          | B             |
| Locally Mounted       | 30%   |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 54%   |                   |                | 2022               | \$452,200      | 10          | \$46,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 45%   |                   |                | 2027               | * *            | 10          | \$38,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                       | Location : New Wing   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Incandescent          | 1%  |                   |                | 2022               | \$8,400        | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2022               | \$19,300       | 10          | \$11,200       | B             |
| Exit, Service         | 50%   |                   |                | 2022               | \$7,700        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2022               | \$37,600       | 10          | \$300          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2022               | \$93,200       | 1           | \$10,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System, Motion Sensors                              |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Generic               | 50%   |                   |                | 2022               | \$531,500      | 1-3         | \$27,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                        |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells And Strobe Lights |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

| Mechanical                     |            | Current Repair   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)                                      | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Fuel Oil No 6                  | 70%        |  |                | 2032               | **             | 5           | \$20,100       | B             |
| Natural Gas                    | 30%        |  |                | 2042               | **             | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Furnace                        | 30%        |  |                | 2027               | **             | 1           | \$13,800       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 30% |                |                    |                |             |                |               |
|                                |            | Location : New Wing Roof                               |                |                    |                |             |                |               |
|                                |            | Explanation : 12 Roof Top Package Units                |                |                    |                |             |                |               |
| Steam Boiler                   | 70%        |  |                | 2027               | **             | 1           | \$64,500       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 70% |                |                    |                |             |                |               |
|                                |            | Location : Basement Boiler Room                        |                |                    |                |             |                |               |
|                                |            | Explanation : 2 Units                                  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump              | 70%        |  |                | 2042               | **             | 4           | \$4,800        | B             |
| No Component                   | 30%        |  |                |                    |                |             |                | D             |
| Terminal Devices               |            |  |                |                    |                |             |                |               |
| Air Handler                    | 15%        |  |                | 2027               | **             | 1           | \$8,600        | B             |
| Convactor/Radiator             | 55%        |  |                | 2027               | **             | 1           | \$16,500       | B             |
| No Component                   | 30%        |  |                |                    |                |             |                | D             |
| Air Conditioning               |            |  |                |                    |                |             |                |               |
| Energy Source                  |            |  |                |                    |                |             |                |               |
| Electricity                    | 100%       |  |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment           |            |  |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 30%        |  |                | 2027               | **             | 2           | \$1,700        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 30% |                |                    |                |             |                |               |
|                                |            | Location : New Wing Roof                               |                |                    |                |             |                |               |
|                                |            | Explanation : 12 Roof Top Package Units                |                |                    |                |             |                |               |
| Window/Wall Unit               | 25%        |  |                | 2017               | \$54,400       | 1           |                | B             |
| No Component                   | 45%        |  |                |                    |                |             |                | D             |
| Ventilation                    |            |  |                |                    |                |             |                |               |
| Distribution                   |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |  |                | LIFE               | **             | 2-5         | \$51,800       | B             |
| Exhaust Fans                   |            |  |                |                    |                |             |                |               |
| Interior                       | 60%        |  |                | 2027               | **             | 2           | \$1,700        | B             |
| Roof                           | 40%        |  |                | 2027               | **             | 2           | \$1,100        | B             |
| Plumbing                       |            |  |                |                    |                |             |                |               |
| H/C Water Piping               |            |  |                |                    |                |             |                |               |
| Brass/Copper                   | 100%       |  |                | 2032               | **             | 1           |                | B             |
| Water Heater                   |            |  |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |  |                | 2017               | \$24,700       | 2           | \$1,400        | B             |
| HW Heat Exchanger              |            |  |                |                    |                |             |                |               |
| Low Temp                       | 100%       |  |                | 2042               | **             | 4           | \$13,800       | B             |
| Sanitary Piping                |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping             |            |  |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |  |                | LIFE               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 229 - Q

Asset # : 1487

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2027               | * *            | 1           | \$1,700        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Old Wing (1) B, G-3      New Wing (1) B-2    |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2042               | * *            | 1-5         | \$14,100       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2042               | * *            | 1-2         | \$7,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 230 - BK  
**Address** : 1 ALBEMARLE ROAD BTWN: DAHILL RD., MC DONALD AV  
**Borough** : BROOKLYN **Agency's Number** : K230  
**Program / Asset #** : BOE0525.000 / 2552 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 72,800 **Project Type** : EDUCATION  
**Date of Survey** : 02-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4  
**Block** : 5323 **Lot** : 32 **BIN** : 3124109

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$59,400              |
| Interior Architecture | \$408,700             | \$51,100              |
| Electrical            | \$637,600             | \$194,000             |
| Mechanical            |                       | \$416,300             |
| <b>Total</b>          | <b>\$1,046,300</b>    | <b>\$720,800</b>      |
| Priority A            |                       | \$59,400              |
| Priority B            | \$637,600             | \$661,400             |
| Priority C            | \$408,700             |                       |
| <b>Total</b>          | <b>\$1,046,300</b>    | <b>\$720,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,200        |                 |                 |                 |
| Interior Architecture |                 | \$5,400         |                 | \$10,800        |
| Electrical            | \$32,500        | \$1,500         | \$1,400         | \$51,500        |
| Mechanical            | \$34,900        | \$9,500         | \$19,800        | \$25,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$98,600</b> | <b>\$20,300</b> | <b>\$25,200</b> | <b>\$91,300</b> |
| Priority A            | \$27,200        |                 |                 |                 |
| Priority B            | \$71,400        | \$14,900        | \$25,200        | \$85,000        |
| Priority C            |                 | \$5,400         |                 | \$6,300         |
| <b>Total</b>          | <b>\$98,600</b> | <b>\$20,300</b> | <b>\$25,200</b> | <b>\$91,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 230 - BK

## Asset # : 2552

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$24,400       | A             |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$59,400       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$21,300       | 2044               | **             | 5           | \$11,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$5,300        | 2030               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Roof Hatch   |            |                   |                |                    |                |             |                |               |
| Roll Roofing  | 5%         | Now               | \$600          | 2021               | \$11,600       | 5           | \$2,200        | A             |
| Blisters, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Low Roof At 2000 Construction                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Low Roof 2000 Construction                         |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 20%        | 0-2               | \$121,100      | 2042               | **             | 5           | \$4,600        | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 65%           |            |                   |                |                    |                |             |                |               |
| Location : Stair(s)   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 60%             |            |                   |                |                    |                |             |                |               |
| Location : Stair(s)   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$4,600        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Vinyl Tile  | 55%        | Now               | \$287,600      | 2027               | **             | 3           | \$18,900       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 45%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 70%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2030               | **             | 3           | \$5,100        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2025               | **             | 5           | \$2,800        | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$22,100       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Classrooms                               |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2027               | **             | 5           | \$9,100        | B             |
| Plaster   | 90%        |                   |                | LIFE               | **             | 5           | \$51,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 230 - BK

## Asset # : 2552

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 35%        |                   |                | 2022               | \$10,000       | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 35%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps Main Disconnect Switch               |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 30%        |                   |                | 2022               | \$8,600        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch For Emergency |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 80%        |                   |                | 2022               | \$71,500       | 5           | \$200          | B             |
| Fused Disc Sw   | 20%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2038               | * *            | 5           | \$100          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
| Fused Knife Sw  | 30%        | 2-4               | \$30,500       | 2047               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : 1st, 2nd, 3rd & 4th Floors                           |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 45%        |                   |                | 2021               | \$45,700       | 5           | \$700          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                                   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Thermoplastic   | 20%        |                   |                | 2022               | \$17,900       | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2020               | \$10,600       | 5           | \$200          | B             |
| Locally Mounted   | 50%        |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Water Main   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded  |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 230 - BK

## Asset # : 2552

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

87%

2017

\$479,300

10

\$48,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

5%

2027

\* \*

10

\$2,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement New Wing**Explanation : T-8 Lamps*

## Incandescent

8%

2017

\$44,100

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2017

\$12,700

10

\$7,400

B

## Exit, Service

50%

2017

\$5,100

1

B

## Exterior Lighting

## HID

100%

2017

\$24,900

10

\$200

B

## Alarm

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2027

\* \*

1-3

\$11,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 1 - 10,000 Gallon Tank*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$60,600

B

## Distribution

## Steam Piping/Pump

100%

2042

\* \*

4

\$4,500

B

## Terminal Devices

## Air Handler

25%

2022

\$93,900

1

\$9,500

B

## Convactor/Radiator

50%

Now

\$16,500

2027

\* \*

1

\$8,900

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Thermostats, Traps, All Floors*

## Fan Coil Unit/Heat

25%

0-2

\$5,200

2022

\$260,800

1

\$4,400

B

*Malfunctioning, Extent : Light, Area Affected : 5%**Location : Library And Room 302, Defective Unit Ventilator Motor*

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 230 - BK

Asset # : 2552

| Mechanical   |                                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|--------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type                 | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |                |                   |                    |         |                |             |                |               |
|  | Conversion Equipment           |                |                   |                    |         |                |             |                |               |
|  | Ext Pkg Unit - Heating/Cooling | 10%            |                   |                    | 2027    | * *            | 2           | \$400          | B             |
|  | Window/Wall Unit               | 10%            |                   |                    | 2020    | \$14,300       | 1           |                | B             |
|  | No Component                   | 80%            |                   |                    |         |                |             |                | D             |
| Distribution   |                                |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers             | 30%            |                   |                    | LIFE    | * *            | 2           | \$23,900       | B             |
|  | No Component                   | 70%            |                   |                    |         |                |             |                | D             |
| Ventilation  |                                |                |                   |                    |         |                |             |                |               |
|  | Distribution                   |                |                   |                    |         |                |             |                |               |
|  | Ductwork/Diffusers             | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$34,100       | B             |
| Exhaust Fans   |                                |                |                   |                    |         |                |             |                |               |
|  | Interior                       | 80%            |                   |                    | 2022    | \$61,600       | 2           | \$1,500        | B             |
|  | Roof                           | 20%            |                   |                    | 2022    | \$11,100       | 2           | \$400          | B             |
| Plumbing   |                                |                |                   |                    |         |                |             |                |               |
|  | H/C Water Piping               |                |                   |                    |         |                |             |                |               |
|  | Brass/Copper                   | 100%           | 0-2               | \$4,200            | 2032    | * *            | 1           |                | B             |
| Booster Pump w/Tank, Extent : Moderate, Area Affected : 100% |                                |                |                   |                    |         |                |             |                |               |
| Location : Basement, Defective Pumps                         |                                |                |                   |                    |         |                |             |                |               |
| Water Heater   |                                |                |                   |                    |         |                |             |                |               |
|  | Gas Fired                      | 100%           |                   |                    | 2017    | \$16,200       | 2           | \$900          | B             |
| Sanitary Piping  |                                |                |                   |                    |         |                |             |                |               |
|  | Cast Iron                      | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping   |                                |                |                   |                    |         |                |             |                |               |
|  | Cast Iron                      | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)   |                                |                |                   |                    |         |                |             |                |               |
|  | Rigid Piping                   | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
| Fixtures   |                                |                |                   |                    |         |                |             |                |               |
|  | Generic                        | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport   |                                |                |                   |                    |         |                |             |                |               |
|  | Elevators                      |                |                   |                    |         |                |             |                |               |
|  | Under Construction             | 100%           |                   |                    |         |                |             |                | D             |
| Fire Suppression   |                                |                |                   |                    |         |                |             |                |               |
|  | Sprinkler                      |                |                   |                    |         |                |             |                |               |
|  | No Component                   | 90%            |                   |                    |         |                |             |                | D             |
|  | Generic                        | 10%            |                   |                    | 2032    | * *            | 1-2         | \$1,700        | B             |
| No Backflow Preventer, Extent : Light, Area Affected : 100%  |                                |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                                |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 230/I. S. 229 (UDC) - BX  
**Address** : 275 HARLEM RIVER PARK BRIDGE @ MAJOR DEEGAN EXPY.  
**Borough** : BRONX **Agency's Number** : X229  
**Program / Asset #** : BOE0315.000 / 373 **Yr Built/Renovated** : 1977 / 2003  
**Area Sq Ft** : 167,388 **Project Type** : EDUCATION  
**Date of Survey** : 29-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2882 **Lot** : 130 **BIN** : 2009253

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$267,300             | \$527,000             |
| Interior Architecture | \$456,800             | \$223,000             |
| Electrical            |                       | \$669,500             |
| Mechanical            | \$35,000              | \$1,310,500           |
| <b>Total</b>          | <b>\$759,100</b>      | <b>\$2,729,900</b>    |
| Priority A            | \$267,300             | \$527,000             |
| Priority B            | \$213,200             | \$2,117,400           |
| Priority C            | \$278,600             | \$85,600              |
| <b>Total</b>          | <b>\$759,100</b>      | <b>\$2,729,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$35,200         |                 |                 |                 |
| Interior Architecture | \$28,400         |                 | \$7,900         | \$28,500        |
| Electrical            | \$16,900         | \$3,800         | \$5,600         | \$4,600         |
| Mechanical            | \$70,700         | \$36,600        | \$70,700        | \$42,300        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$159,100</b> | <b>\$48,300</b> | <b>\$92,200</b> | <b>\$83,300</b> |
| Priority A            | \$35,200         |                 |                 |                 |
| Priority B            | \$107,100        | \$48,300        | \$84,300        | \$54,800        |
| Priority C            | \$16,800         |                 | \$7,900         | \$28,500        |
| <b>Total</b>          | <b>\$159,100</b> | <b>\$48,300</b> | <b>\$92,200</b> | <b>\$83,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 230/I. S. 229 (UDC) - BX

## Asset # : 373

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$130,100      | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$104,100      | A             |
| Masonry: Brick  | 10%        | Now               | \$87,500       | LIFE               | **             | 5           | \$13,000       | A             |
| Efflorescence, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout Window Sills                              |            |                   |                |                    |                |             |                |               |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall   | 5%         |                   |                | LIFE               | **             | 5           | \$24,400       | A             |
| Metal Panel   | 35%        |                   |                | 2043               | **             | 5-10        | \$313,200      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$28,000       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5-10        | \$73,400       | A             |
| Metal Panel   | 30%        |                   |                | 2043               | **             | 5           | \$17,800       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 75%        |                   |                | 2028               | **             | 10          | \$83,700       | A             |
| Cast in Place Concrete  | 5%         | Now               | \$9,000        | LIFE               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 20%        |                   |                | 2028               | **             | 10          | \$22,300       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$92,600       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$10,600       | C             |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$15,900       | C             |
| Vinyl Tile  | 70%        | Now               | \$70,600       | 2028               | **             | 3           | \$55,500       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Expansion Joints Throughout                          |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | Now               | \$89,700       | 2051               | **             | 5           | \$19,800       | C             |
| Misaligned/Bulging, Extent : Severe, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$9,400        | C             |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$22,500       | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 10          | \$5,600        | C             |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5-10        | \$111,300      | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 230/I. S. 229 (UDC) - BX

## Asset # : 373

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |     |   |           |   |
|----------------------|-----|-----|----------|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 55% |     |          | 2036 | * * | 5 | \$116,300 | B |
| Exposed Concrete     | 10% | Now | \$40,700 | LIFE | * * | 5 | \$3,300   | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout*

|             |     |  |  |      |     |      |           |   |
|-------------|-----|--|--|------|-----|------|-----------|---|
| Metal Panel | 30% |  |  | LIFE | * * | 5    | \$158,500 | B |
| Plaster     | 5%  |  |  | LIFE | * * | 5-10 | \$18,200  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2033 | * * | 5 | \$400 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3500 Amps And One 3000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2033 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2033 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2031 | * * | 5 | \$500   | B |
| Molded Case Bkrs | 85% |  |  | 2031 | * * | 5 | \$3,100 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2033 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |     |   |       |   |
|----------------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted      | 80% |  |  | 2028 | * * | 5 | \$700 | B |
| Motor Control Center | 20% |  |  | 2028 | * * | 5 | \$700 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$4,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 230/I. S. 229 (UDC) - BX

## Asset # : 373

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

88%

2028

\* \*

10

\$114,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

10%

2028

\* \*

10

\$13,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-5 Lamps*

## HID

2%

2028

\* \*

10

\$100

B

## Egress Lighting

## Emergency, Battery

20%

2028

\* \*

10

\$6,800

B

## Emergency, Battery

30%

2018

\$17,600

10

\$10,200

B

## Exit, Service

10%

2028

\* \*

1

B

## Exit, Service

40%

2018

\$9,400

1

B

## Exterior Lighting

## HID

100%

2023

\$57,200

10

\$400

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2028

\* \*

1

\$15,400

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2023

\$485,200

1-3

\$26,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2033

\* \*

5

\$43,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Tanks Of 7500 Gals Each*

## Conversion Equipment

## Hot Water Boiler

100%

2036

\* \*

1

\$70,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

## Hot Wtr Piping/Pump

100%

2031

\* \*

4

\$10,500

B

## Air Conditioning

## Energy Source

## Electricity

100%

2039

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 230/I. S. 229 (UDC) - BX

## Asset # : 373

| Mechanical                |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning          |   |                   |                |                    |                |             |                |               |
| Conversion Equipment      |   |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 100%  |                   |                | 2032               | * *            | 1           | \$153,100      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Units Using Refrigerant R -11           |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%  |                   |                | 2033               | * *            | 4           | \$7,000        | B             |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 100%  |                   |                | 2023               | \$1,275,500    | 1           | \$87,500       | B             |
| Heat Rejection            |   |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 100%  |                   |                | 2024               | * *            | 2           | \$142,300      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Roof   |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Ventilation               |   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%  |                   |                | LIFE               | * *            | 2-5         | \$124,800      | B             |
| Exhaust Fans              |   |                   |                |                    |                |             |                |               |
| Roof                      | 20%   |                   |                | 2023               | \$25,600       | 2           | \$900          | B             |
| No Component              | 80%   |                   |                |                    |                |             |                | D             |
| Plumbing                  |   |                   |                |                    |                |             |                |               |
| H/C Water Piping          |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel           | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| HW Heat Exchanger         |   |                   |                |                    |                |             |                |               |
| Low Temp                  | 100%  |                   |                | 2033               | * *            | 4           | \$14,000       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                           | Explanation : Not Energy Efficient                      |                   |                |                    |                |             |                |               |
| Sanitary Piping           |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)              |   |                   |                |                    |                |             |                |               |
| Rigid Piping              | 100%  |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)         |   |                   |                |                    |                |             |                |               |
| Electric                  | 100%  |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures                  |   |                   |                |                    |                |             |                |               |
| Generic                   | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport        |   |                   |                |                    |                |             |                |               |
| Elevators                 |   |                   |                |                    |                |             |                |               |
| Geared Traction           | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : B-4  |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression          |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 230/I. S. 229 (UDC) - BX

Asset # : 373

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority Code |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) |               |
| Fire Suppression |                |                |                   |                    |         |                |             |               |
| Sprinkler        |                |                |                   |                    |         |                |             |               |
|                  | No Component   | 90%            |                   |                    |         |                |             | D             |
|                  | Generic        | 10%            |                   |                    | 2033    | * *            | 1-2         | \$4,000 B     |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 232 - Q  
**Address** : 153-23 83 STREET  
**Borough** : QUEENS **Agency's Number** : Q232  
**Program / Asset #** : BOE0864.000 / 195 **Yr Built/Renovated** : 1962 / 2011  
**Area Sq Ft** : 83,104 **Project Type** : EDUCATION  
**Date of Survey** : 13-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 11445 **Lot** : 1 **BIN** : 4247454

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$750,600             | \$55,200              |
| Interior Architecture | \$820,900             | \$69,800              |
| Electrical            | \$232,300             | \$264,300             |
| Mechanical            | \$39,000              | \$765,800             |
| <b>Total</b>          | <b>\$1,842,700</b>    | <b>\$1,155,100</b>    |
| Priority A            | \$750,600             | \$55,200              |
| Priority B            | \$271,300             | \$1,030,100           |
| Priority C            | \$820,900             | \$69,800              |
| <b>Total</b>          | <b>\$1,842,700</b>    | <b>\$1,155,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$8,500         | \$24,300         |                 |                 |
| Interior Architecture | \$12,900        | \$27,200         |                 |                 |
| Electrical            | \$10,300        | \$5,000          | \$4,800         | \$4,700         |
| Mechanical            | \$16,100        | \$53,400         | \$16,200        | \$9,600         |
| <b>Total</b>          | <b>\$47,800</b> | <b>\$109,900</b> | <b>\$21,000</b> | <b>\$14,400</b> |
| Priority A            | \$8,500         | \$24,300         |                 |                 |
| Priority B            | \$26,400        | \$74,900         | \$21,000        | \$14,400        |
| Priority C            | \$12,900        | \$10,800         |                 |                 |
| <b>Total</b>          | <b>\$47,800</b> | <b>\$109,900</b> | <b>\$21,000</b> | <b>\$14,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$13,600       | A             |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$55,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$628,600      | 2045               | **             | 5           | \$6,500        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$8,500        | LIFE               | **             | 5           | \$3,700        | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$50,800       | LIFE               | **             | 5           | \$7,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Over Stair 2  |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Lintels                                  |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 15%        |                   |                | 2025               | **             | 5-10        | \$25,800       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        | Now               | \$71,100       | 2025               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Upper Roof  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Third Floor                                    |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2035               | **             | 10          | \$8,700        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|   |     |      |           |   |          |   |
|---|-----|------|-----------|---|----------|---|
| Cast in Place Concrete  | 5%  | LIFE | **        | 5 | \$23,000 | C |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>    |     |      |           |   |          |   |
| <i>Location : Basement</i>  |     |      |           |   |          |   |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |     |      |           |   |          |   |
| <i>Location : Basement</i>  |     |      |           |   |          |   |
| <i>Explanation : High Water Table</i>                             |     |      |           |   |          |   |
| Ceramic Tile  | 3%  | 2023 | \$69,800  | 5 | \$3,200  | C |
| Terrazzo  | 5%  | LIFE | **        | 5 | \$4,100  | C |
| Vinyl Tile  | 82% | 2015 | \$820,900 | 3 | \$32,300 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |      |           |   |          |   |
| <i>Location : Throughout</i>                                      |     |      |           |   |          |   |
| <i>Explanation : 9x9 Units</i>                                    |     |      |           |   |          |   |
| Wood  | 5%  | 2048 | **        | 5 | \$9,800  | C |

## Interior Walls

|  |     |      |    |   |          |   |
|--|-----|------|----|---|----------|---|
| Ceramic Tile   | 3%  | 2029 | ** | 5 | \$2,800  | C |
| Concrete Masonry Unit                                    | 5%  | LIFE | ** | 5 | \$1,900  | C |
| Glazed Ceramic Panel                                     | 2%  | LIFE | ** |   |          | C |
| Plaster  | 65% | LIFE | ** | 5 | \$18,100 | C |
| SGFT/Glazed Masonry                                      | 25% | LIFE | ** |   |          | C |
| Water Penetration, Extent : Moderate, Area Affected : 5% |     |      |    |   |          |   |
| Location : Stair H Between Second And Third Floors       |     |      |    |   |          |   |

## Ceilings

|                      |     |  |      |    |   |          |   |
|----------------------|-----|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  | 2025 | ** | 5 | \$32,800 | B |
| Exposed Concrete     | 70% |  | LIFE | ** | 5 | \$11,500 | B |
| Plaster              | 5%  |  | LIFE | ** | 5 | \$3,300  | B |

| Electrical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |      |    |   |       |   |
|---|------|------|----|---|-------|---|
| Fused Disc Sw   | 100% | 2040 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |      |    |   |       |   |
| <i>Explanation : Main Service Protector Rated @ 1200 Amperes.</i> |      |      |    |   |       |   |

## Switchgear / Switchboard

|   |      |      |    |   |       |   |
|---|------|------|----|---|-------|---|
| Fused Disc Sw   | 100% | 2040 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |      |    |   |       |   |
| <i>Explanation : Mounted On Elevated Concrete Pad.</i>            |      |      |    |   |       |   |

## Raceway

|         |     |  |      |           |   |  |   |
|---------|-----|--|------|-----------|---|--|---|
| Conduit | 90% |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  | 2040 | **        | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2019               | \$27,100       | 5           | \$300          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$94,800       | 5           | \$1,300        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe.               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2018               | \$23,100       | 1           | \$21,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : For Sump Pump Exclusively                    |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2016               | \$114,600      | 1           | \$26,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 7.5kw Onan Genset                            |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$2,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2028               | * *            | 10          | \$62,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          |                | B             |
| HID  | 1%         | Now               | \$2,900        | 2030               | * *            |             |                | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 30%        |                   |                | 2020               | \$8,700        | 10          | \$5,100        | B             |
| Exit, Service  | 70%        |                   |                | 2020               | \$8,100        | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 232 - Q

Asset # : 195

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2040               | * *            | 5           | \$21,700       | B             |
|                       | <i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>   |                   |                |                    |                |             |                |               |
|                       | <i>Location : New Supports Installed</i>                            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | Now               | \$39,000       | 2018               | \$389,600      | 1           | \$62,600       | B             |
|                       | <i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>         |                   |                |                    |                |             |                |               |
|                       | <i>Location : 1 Boiler Leaking, Not In Service</i>                  |                   |                |                    |                |             |                |               |
|                       | <i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : No Hot Water Heater, Boiler Has To Run All Summer</i> |                   |                |                    |                |             |                |               |
|                       | <i>Obsolete Equipment, Extent : Light, Area Affected : 5%</i>       |                   |                |                    |                |             |                |               |
|                       | <i>Location : No Blow Down Piping On One Unit</i>                   |                   |                |                    |                |             |                |               |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |               |
|                       | <i>Location : Boiler Room</i>                                       |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 2 Units</i>  |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2030               | * *            | 4           | \$5,200        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   | 0-2               | \$8,600        | 2020               | \$86,300       | 1           | \$7,800        | B             |
|                       | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>             |                   |                |                    |                |             |                |               |
|                       | <i>Location : Fan Housing Supports Rusting From Ground Water</i>    |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%   |                   |                | 2025               | * *            | 1           | \$18,200       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%   |                   |                | 2015               | \$32,900       | 1           |                | B             |
| No Component          | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 20%   |                   |                | 2020               | \$17,700       | 2           | \$400          | B             |
| Roof                  | 80%   |                   |                | 2020               | \$50,900       | 2           | \$1,700        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2018               | \$239,000      | 1           |                | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2030               | * *            | 4           | \$10,400       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 232 - Q**

**Asset # : 195**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 233 - BK  
**Address** : AVENUE B & EAST 93 STREET  
**Borough** : BROOKLYN **Agency's Number** : K233  
**Program / Asset #** : BOE0528.000 / 683 **Yr Built/Renovated** : 1930 / 2002  
**Area Sq Ft** : 159,857 **Project Type** : EDUCATION  
**Date of Survey** : 25-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,p  
**Block** : 4753 **Lot** : 1 **BIN** : 3104990

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$407,500             | \$296,800             |
| Interior Architecture | \$974,000             | \$91,800              |
| Electrical            | \$125,600             | \$537,100             |
| Mechanical            | \$68,700              | \$814,300             |
| <b>Total</b>          | <b>\$1,575,800</b>    | <b>\$1,740,000</b>    |
| Priority A            | \$407,500             | \$296,800             |
| Priority B            | \$336,000             | \$1,443,200           |
| Priority C            | \$832,300             |                       |
| <b>Total</b>          | <b>\$1,575,800</b>    | <b>\$1,740,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$67,500         |                 |                 |                 |
| Interior Architecture | \$91,000         |                 | \$31,000        | \$13,300        |
| Electrical            | \$28,300         | \$11,600        | \$14,400        | \$12,800        |
| Mechanical            | \$65,800         | \$36,300        | \$38,800        | \$34,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$256,500</b> | <b>\$51,800</b> | <b>\$88,100</b> | <b>\$64,800</b> |
| Priority A            | \$67,500         |                 |                 |                 |
| Priority B            | \$143,400        | \$51,800        | \$66,900        | \$51,500        |
| Priority C            | \$45,600         |                 | \$21,200        | \$13,300        |
| <b>Total</b>          | <b>\$256,500</b> | <b>\$51,800</b> | <b>\$88,100</b> | <b>\$64,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 233 - BK

## Asset # : 683

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$246,500      | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$78,900       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$189,300      | A             |
| Metal Panel   | 5%         |                   |                | 2043               | **             | 5-10        | \$54,200       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$46,900       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5-10        | \$23,700       | A             |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5-10        | \$14,200       | A             |
| Copper/Terne  | 2%         |                   |                | 2058               | **             | 5           | \$1,600        | A             |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5-10        | \$28,500       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5-10        | \$68,500       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$10,500       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 60%        | Now               | \$67,400       | 2028               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Between 1930 And 1997 Wings                        |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Corridor Between 1930 And 1997 Wings   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2051               | **             | 10          | \$8,700        | A             |
| IRMA/Protected Membrane                                       | 35%        | Now               | \$11,300       | 2028               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$42,800       | C             |
| Ceramic Tile  | 2%         |                   |                | 2032               | **             | 5           | \$3,900        | C             |
| Ceramic Tile  | 3%         |                   |                | 2026               | **             | 5           | \$5,900        | C             |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$14,700       | C             |
| Vinyl Tile  | 35%        |                   |                | 2028               | **             | 3           | \$25,700       | C             |
| Vinyl Tile  | 40%        | 0-2               | \$746,300      | 2033               | **             | 3           | \$29,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms In 1930 Wing                            |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%           |            |                   |                |                    |                |             |                |               |
| Location : Classrooms In 1930 Wing                            |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2038               | **             | 5           | \$36,700       | C             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 2%  |     |          | 2032 | ** | 5 | \$3,100  | C |
| Ceramic Tile          | 3%  |     |          | 2026 | ** | 5 | \$4,700  | C |
| Concrete Masonry Unit | 20% |     |          | LIFE | ** | 5 | \$25,000 | C |
| Plaster               | 60% | Now | \$86,000 | LIFE | ** | 5 | \$28,100 | C |

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10 | \$11,700 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% | Now | \$45,300 | 2036 | ** | 5 | \$36,700 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%**Location : Throughout*

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2036 | ** | 5    | \$19,600  | B |
| Embossed Metal       | 5%  |  |  | LIFE | ** | 5    | \$8,800   | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** | 10   | \$19,600  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5-10 | \$33,600  | B |
| Plaster              | 45% |  |  | LIFE | ** | 5-10 | \$151,400 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2049 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 1200 Amps Main Disconnect Switch For S S #1*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 25% |  |  | 2049 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch For S S #2*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 25% |  |  | 2049 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2023 | \$67,100 | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2049 | **       | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$136,200 | 1 |  | B |
| Conduit | 20% |  |  | 2049 | **        | 1 |  | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 233 - BK

## Asset # : 683

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2045               | * *            | 5           | \$200          | B             |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$16,900       | 5           | \$300          | B             |
| Molded Case Bkrs      | 75%  |                   |                | 2022               | \$127,000      | 5           | \$2,600        | B             |
| Molded Case Bkrs      | 10%  |                   |                | 2045               | * *            | 5           | \$300          | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$125,600      | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2036               | * *            | 5           | \$900          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 50%  |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Generic               | 50%  |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2036               | * *            | 1           | \$40,400       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2032               | * *            | 1           | \$50,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 250 Kva Caterpillar                      |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2018               | \$600          | 5           | \$29,200       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Main Tank             | 100%   |                   |                | 2051               | * *            | 5           | \$3,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 112 Gallon Tank                          |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2028               | * *            | 10          | \$6,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor Corridor                              |                   |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 92%  |                   |                | 2028               | * *            | 10          | \$110,400      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2023               | \$16,400       | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Exterior Lighting HID  | 100%       |                   |                | 2023               | \$54,600       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2028               | * *            | 1-3         | \$24,200       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : One 8,000 Gal Tank   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$36,300       | 2036               | * *            | 1           | \$116,700      | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 5%<br>Location : Controls For Oil Firing Not Working<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 Units |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump  | 30%        | Now               | \$4,500        | 2039               | * *            | 4           | \$1,900        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 5%<br>Location : Heat Exchangers, Basement  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 70%        | Now               | \$14,600       | 2043               | * *            | 4           | \$4,500        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%<br>Location : Vacuum Condensate Pumps   |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 30%        | Now               | \$12,100       | 2023               | \$241,200      | 1           | \$21,900       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%<br>Location : Fan Room, Steam Coil   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 60%        |                   |                | 2028               | * *            | 1           | \$25,400       | B             |
| Unit Heater-Stm/HW   | 10%        |                   |                | 2028               | * *            | 4           | \$1,200        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 233 - BK

## Asset # : 683

| Mechanical                  |            | Current Repair    |   |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|------------|-------------------|---|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Air Conditioning            |            |                   |   |         |                    |             |                |               |  |
| Conversion Equipment        |            |                   |   |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller | 30%        |                   |   | 2023    | \$151,900          | 1           | \$18,200       | B             |  |
|                             |            |                   | R-22 Refrigerant, Extent : Light, Area Affected : 100%      |         |                    |             |                |               |  |
|                             |            |                   | Location : Chillers   |         |                    |             |                |               |  |
|                             |            |                   | Other Observation, Extent : Light, Area Affected : 100%     |         |                    |             |                |               |  |
|                             |            |                   | Location : Roof   |         |                    |             |                |               |  |
|                             |            |                   | Explanation : 2 Units                                       |         |                    |             |                |               |  |
| Ext Pkg Unit - Cooling      | 10%        |                   |   | 2023    | \$68,800           | 2           | \$800          | B             |  |
| Window/Wall Unit            | 10%        |                   |   | 2018    | \$30,700           | 1           |                | B             |  |
| No Component                | 50%        |                   |   |         |                    |             |                | D             |  |
| Distribution                |            |                   |   |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump       | 30%        |                   |   | 2033    | * *                | 4           | \$1,900        | B             |  |
| No Component                | 70%        |                   |   |         |                    |             |                | D             |  |
| Terminal Devices            |            |                   |   |         |                    |             |                |               |  |
| Air Handler/Cool/Ht         | 30%        | Now               | \$4,800   | 2023    | \$95,000           | 1           | \$21,900       | B             |  |
|                             |            |                   | Unbalanced System, Extent : Moderate, Area Affected : 15%   |         |                    |             |                |               |  |
|                             |            |                   | Location : Hallways And Lobby                               |         |                    |             |                |               |  |
| No Component                | 70%        |                   |   |         |                    |             |                | D             |  |
| Heat Rejection              |            |                   |   |         |                    |             |                |               |  |
| Remote Air Cond             | 30%        |                   |   | 2023    | \$133,600          | 2           | \$27,300       | B             |  |
| No Component                | 70%        |                   |   |         |                    |             |                | D             |  |
| Ventilation                 |            |                   |   |         |                    |             |                |               |  |
| Distribution                |            |                   |   |         |                    |             |                |               |  |
| Ductwork/Diffusers          | 100%       |                   |   | LIFE    | * *                | 2-5         | \$115,500      | B             |  |
| Exhaust Fans                |            |                   |   |         |                    |             |                |               |  |
| Interior                    | 75%        |                   |   | 2023    | \$123,700          | 2           | \$3,000        | B             |  |
| Roof                        | 25%        | Now               | \$1,500   | 2023    | \$29,700           | 2           | \$800          | B             |  |
|                             |            |                   | Broken, Extent : Moderate, Area Affected : 10%              |         |                    |             |                |               |  |
|                             |            |                   | Location : Roof   |         |                    |             |                |               |  |
| Plumbing                    |            |                   |   |         |                    |             |                |               |  |
| H/C Water Piping            |            |                   |   |         |                    |             |                |               |  |
| Brass/Copper                | 30%        |                   |   | 2043    | * *                | 1           |                | B             |  |
| Galv Iron/Steel             | 70%        | Now               | \$6,200   | 2028    | * *                | 1           |                | B             |  |
|                             |            |                   | Corroded, Extent : Moderate, Area Affected : 10%            |         |                    |             |                |               |  |
|                             |            |                   | Location : Basement Throughout                              |         |                    |             |                |               |  |
|                             |            |                   | Leak Evident, Extent : Moderate, Area Affected : 5%         |         |                    |             |                |               |  |
|                             |            |                   | Location : Basement Main Water Valves                       |         |                    |             |                |               |  |
| Water Heater                |            |                   |   |         |                    |             |                |               |  |
| Gas Fired                   | 100%       | Now               | \$1,700   | 2021    | \$34,700           | 2           | \$1,600        | B             |  |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 5%    |         |                    |             |                |               |  |
|                             |            |                   | Location : Basement   |         |                    |             |                |               |  |
|                             |            |                   | Explanation : Hot Water Circulation Pump Is Not Functioning |         |                    |             |                |               |  |
| Sanitary Piping             |            |                   |   |         |                    |             |                |               |  |
| Cast Iron                   | 100%       |                   |   | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping          |            |                   |   |         |                    |             |                |               |  |
| Cast Iron                   | 100%       |                   |   | LIFE    | * *                | 1           |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 233 - BK

Asset # : 683

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| No Component          | 70%        |   |                |                    |                |             |                | D             |
| Generic               | 30%        |   |                | 2028               | * *            | 1           | \$2,400        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : 1-4  |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2033               | * *            | 1-5         | \$66,100       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2033               | * *            | 1-2         | \$1,800        | B             |
| Fire Pump             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2026               | * *            | 1           | \$24,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 234 - BX TANDEM P. S. 129 - BX  
**Address** : 2050 PROSPECT AVENUE BTWN: EAST 179 ST., EAST 180 ST.  
**Borough** : BRONX **Agency's Number** : X234  
**Program / Asset #** : BOE0316.000 / 374 **Yr Built/Renovated** : 1971 / 2011  
**Area Sq Ft** : 129,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3109 **Lot** : 1 **BIN** : 2012957

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$800,300             | \$237,800             |
| Interior Architecture |                       | \$1,278,800           |
| Electrical            | \$1,077,500           | \$760,100             |
| Mechanical            | \$778,200             | \$309,600             |
| <b>Total</b>          | <b>\$2,656,000</b>    | <b>\$2,586,300</b>    |
| Priority A            | \$800,300             | \$237,800             |
| Priority B            | \$1,855,600           | \$1,069,700           |
| Priority C            |                       | \$1,278,800           |
| <b>Total</b>          | <b>\$2,656,000</b>    | <b>\$2,586,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$19,700        |                 |                 |                  |
| Interior Architecture | \$38,500        | \$50,900        | \$16,300        | \$15,800         |
| Electrical            | \$3,000         | \$3,800         | \$4,500         | \$50,400         |
| Mechanical            | \$23,800        | \$15,700        | \$42,300        | \$58,200         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$88,900</b> | <b>\$74,400</b> | <b>\$67,100</b> | <b>\$128,300</b> |
| Priority A            | \$19,700        |                 |                 |                  |
| Priority B            | \$30,700        | \$70,300        | \$50,800        | \$120,700        |
| Priority C            | \$38,500        | \$4,100         | \$16,300        | \$7,600          |
| <b>Total</b>          | <b>\$88,900</b> | <b>\$74,400</b> | <b>\$67,100</b> | <b>\$128,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 234 - BX TANDEM P. S. 129 - BX**  
**Asset # : 374**

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 25%  |                   |                | LIFE    | * *                | 5           | \$125,400      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 75%  |                   |                | LIFE    | * *                | 5           | \$75,200       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%   |                   |                | 2038    | * *                | 5           | \$21,600       | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 50%  | Now               | \$19,700       | LIFE    | * *                | 5           | \$5,900        | A             |  |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                         | Location : Inside Face                                       |                   |                |         |                    |             |                |               |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete       | 50%  |                   |                | LIFE    | * *                | 5           | \$37,200       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 100%   | Now               | \$800,300      | 2032    | * *                |             |                | A             |  |
|                         | Debris Present, Extent : Moderate, Area Affected : 30%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 35% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%  | Now               | \$24,800       | LIFE    | * *                | 5           | \$35,700       | C             |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 5%   |                   |                | 2025    | * *                | 5           | \$8,200        | C             |  |
| Vinyl Tile              | 80%  |                   |                | 2022    | \$1,243,200        | 3           | \$48,900       | C             |  |
| Wood                    | 5%   |                   |                | 2037    | * *                | 5           | \$15,300       | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 234 - BX TANDEM P. S. 129 - BX**  
**Asset # : 374**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |    |     |          |      |     |   |         |   |
|-----------------------|----|-----|----------|------|-----|---|---------|---|
| Concrete Masonry Unit | 5% | 2-4 | \$13,600 | LIFE | * * | 5 | \$2,900 | C |
|-----------------------|----|-----|----------|------|-----|---|---------|---|

*Diagonal Cracks, Extent : Moderate, Area Affected : 10%**Location : Gymnasium**Horizontal Cracks, Extent : Moderate, Area Affected : 10%**Location : Gymnasium*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 55% |  |  | LIFE | * * | 5 | \$23,800 | C |
|---------|-----|--|--|------|-----|---|----------|---|

|                     |     |  |  |      |     |  |  |   |
|---------------------|-----|--|--|------|-----|--|--|---|
| SGFT/Glazed Masonry | 40% |  |  | LIFE | * * |  |  | C |
|---------------------|-----|--|--|------|-----|--|--|---|

## Ceilings

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 20% |  |  | 2035 | * * | 5 | \$32,600 | B |
|-------------------|-----|--|--|------|-----|---|----------|---|

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2035 | * * | 5 | \$61,100 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2027 | * * | 5 | \$16,300 | B |
|----------------------|-----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 40% |  |  | LIFE | * * | 5 | \$10,200 | B |
|------------------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$16,300 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amps Main Disconnect Switch For Emergency Service*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2032 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$129,300 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2021 | \$16,900 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2030 | * * | 5 | \$800 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2021 | \$101,600 | 5 | \$1,700 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$92,000 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 30% |  |  | 2022 | \$46,000 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$33,000 | 5 | \$700 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 234 - BX TANDEM P. S. 129 - BX**  
**Asset # : 374**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>                |  |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | LIFE                      | * *                   | 5                  | \$1,600               | B                    |
| <b>Lighting</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 87%  |                          |                       | 2017                      | \$854,400             | 10                 | \$86,900              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                       |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 10%  |                          |                       | 2030                      | * *                   | 10                 | \$10,000              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                     |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 3%   |                          |                       | 2017                      | \$29,500              | 2                  | \$100                 | B                    |
| Egress Lighting              |  |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service           | 50%  |                          |                       | 2017                      | \$9,000               | 1                  |                       | B                    |
| Exit, LED                    | 5%   |                          |                       | 2057                      | * *                   | 1                  |                       | B                    |
| Exit, Service                | 45%  |                          |                       | 2017                      | \$8,100               | 1                  |                       | B                    |
| Exterior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%   |                          |                       | 2017                      | \$44,000              | 10                 | \$300                 | B                    |
| <b>Alarm</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| Security System              |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%  |                          |                       | 2022                      | \$109,200             | 1                  | \$11,900              | B                    |
| Fire/Smoke Detection         |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%  |                          |                       | 2022                      | \$374,000             | 1-3                | \$19,500              | B                    |
| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%   |                          |                       | 2032                      | * *                   | 5                  | \$33,700              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 Tanks Of 10,000 Gals Each</i>                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   | 2-4                      | \$604,700             | 2042                      | * *                   | 1                  | \$97,200              | B                    |
|                              | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : 2 Boilers</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 Boilers</i>                                     |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 234 - BX TANDEM P. S. 129 - BX**  
**Asset # : 374**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$173,500      | 2032               | * *            | 4           | \$5,400        | B             |
|                       | Damaged, Extent : Severe, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                       | Location : Thermostats, Traps, Throughout              |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2027               | * *            | 1           | \$13,500       | B             |
| Convactor/Radiator    | 70%  | Now               | \$16,400       | 2027               | * *            | 1           | \$22,200       | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2022               | \$186,000      | 1           | \$3,500        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2017               | \$25,500       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 10%  |                   |                | LIFE               | * *            | 2           | \$14,200       | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 10%  |                   |                | 2030               | * *            | 1           | \$6,800        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : Covers Auditorium                        |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection        |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 10%  |                   |                | 2030               | * *            | 2           | \$7,600        | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$60,800       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 90%  |                   |                | 2022               | \$123,600      | 2           | \$3,000        | B             |
| Roof                  | 10%  | Now               | \$2,000        | 2027               | * *            | 2           | \$300          | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2032               | * *            | 4           | \$10,800       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 234 - BX TANDEM P. S. 129 - BX**  
**Asset # : 374**

| Mechanical         |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                   |  |                   |                    |         |                |             |                |               |
|                    | Sewage Ejector(s) |  |                   |                    |         |                |             |                |               |
|                    | Electric          | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures          |  |                   |                    |         |                |             |                |               |
|                    | Generic           | 100%   |                   |                    |         |                |             |                | B             |
|                    |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                   | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Vertical Transport |                   |  |                   |                    |         |                |             |                |               |
|                    | Elevators         |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic         | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                   | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                   | Location : Cellar : 4th Floor                            |                   |                    |         |                |             |                |               |
|                    |                   | Explanation : One Unit                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                   |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler         |  |                   |                    |         |                |             |                |               |
|                    | No Component      | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic           | 5%   |                   |                    | 2032    | * *            | 1-2         | \$1,500        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 234 - M  
**Address** : 292 GREENWICH STREET BTWN: WARREN ST., CHAMBERS ST.  
**Borough** : MANHATTAN **Agency's Number** : M234  
**Program / Asset #** : BOE0121.000 / 1643 **Yr Built/Renovated** : 1988 /  
**Area Sq Ft** : 84,803 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 142 **Lot** : 1 **BIN** : 1001533

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$173,900             | \$42,800              |
| Interior Architecture |                       | \$35,800              |
| Electrical            |                       | \$1,094,600           |
| Mechanical            | \$132,100             | \$510,200             |
| <b>Total</b>          | <b>\$306,000</b>      | <b>\$1,683,500</b>    |
| Priority A            | \$173,900             | \$42,800              |
| Priority B            | \$132,100             | \$1,604,800           |
| Priority C            |                       | \$35,800              |
| <b>Total</b>          | <b>\$306,000</b>      | <b>\$1,683,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$35,300         |                 | \$12,400        |
| Interior Architecture |                 | \$45,000         | \$2,600         |                 |
| Electrical            | \$7,400         | \$13,400         | \$7,900         | \$9,200         |
| Mechanical            | \$13,900        | \$21,800         | \$21,200        | \$28,800        |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$25,200</b> | <b>\$119,400</b> | <b>\$35,600</b> | <b>\$54,300</b> |
| Priority A            |                 | \$35,300         |                 | \$12,400        |
| Priority B            | \$25,200        | \$69,800         | \$33,100        | \$42,000        |
| Priority C            |                 | \$14,400         | \$2,600         |                 |
| <b>Total</b>          | <b>\$25,200</b> | <b>\$119,400</b> | <b>\$35,600</b> | <b>\$54,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - M

## Asset # : 1643

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 25%  | Now               | \$57,200       | LIFE               | **             | 5           | \$10,300       | A             |
|                         | Diagonal Cracks, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                         | Location : West Facade   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                         | Location : West Facade   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 65%  | 0-2               | \$72,000       | LIFE               | **             | 5           | \$42,800       | A             |
|                         | Rusting Masonry Supt, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                         | Location : North Entrance  |                   |                |                    |                |             |                |               |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : East Facade   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Hallway Near Stair B On First Floor, Room 220 And 222 |                   |                |                    |                |             |                |               |
| Metal Panel             | 10%  |                   |                | 2042               | **             | 5-10        | \$45,300       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 90%  |                   |                | 2038               | **             | 5           | \$15,100       | A             |
| Glass Block             | 10%  |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 50%  |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Masonry: Brick          | 40%  |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Panel             | 5%   |                   |                | 2048               | **             | 5           | \$1,400        | A             |
| Metal Rail              | 5%   |                   |                | 2035               | **             | 5-10        | \$6,400        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2050               | **             | 10          | \$8,600        | A             |
| IRMA/Protected Membrane | 70%  | Now               | \$44,700       | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                         | Location : Over Room 311   |                   |                |                    |                |             |                |               |
| Metal Panel             | 25%  |                   |                | 2035               | **             | 10          | \$31,400       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 13%  |                   |                | LIFE               | **             | 5           | \$29,000       | C             |
| Ceramic Tile            | 5%   |                   |                | 2031               | **             | 5           | \$5,100        | C             |
| Terrazzo                | 2%   |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Vinyl Tile              | 75%  |                   |                | 2027               | **             | 3           | \$28,700       | C             |
| Wood                    | 5%   |                   |                | 2050               | **             | 5           | \$9,600        | C             |
| Interior Walls          |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%  |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Plaster                 | 60%  |                   |                | LIFE               | **             | 5           | \$35,800       | C             |
| SGFT/Glazed Masonry     | 30%  |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - M

## Asset # : 1643

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 35% |  |  | 2035 | ** | 5 | \$35,700 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2035 | ** | 5 | \$25,500 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Room 311*

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete     | 25% |  |  | LIFE | ** | 5 | \$4,000 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |         | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$6,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 4000 Amperes*

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2027 | ** | 5 | \$300 | B |
|----------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Penthouse*

*Explanation : 1- 15 Kva*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2030 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 90% |  |  | 2030 | ** | 5 | \$1,700 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 10% |  |  | 2027 | ** | 5 |         | B |
| Motor Control Center | 90% |  |  | 2027 | ** | 5 | \$1,700 | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Basement*

*Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible, Covered With Insulation*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2027 | ** | 1 | \$21,400 | B |
|-----------|------|--|--|------|----|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - M

## Asset # : 1643

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2025               | * *            | 1           | \$26,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 150 Kw   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2015               | \$600          | 5           | \$2,600        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2030               | * *            | 5           | \$6,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Explanation : 25 Gallons Capacity  |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2037               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Gallons Capacity   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$603,000      | 10          | \$61,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 1%         |                   |                | 2022               | \$6,200        | 10          | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl  |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2022               | \$2,800        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2022               | \$11,300       | 10          | \$6,600        | B             |
| Exit, Service  | 60%        |                   |                | 2022               | \$6,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 30%        |                   |                | 2022               | \$8,700        | 10          | \$100          | B             |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2022               | \$95,800       | 1           | \$10,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : 5 - CCTV Cameras And Intrusion Alarm System                      |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection   |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2022               | \$327,800      | 1-3         | \$17,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                     |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Smoke Detectors, Manual Pull Station, Strobe Detectors And Bells |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - M

## Asset # : 1643

| Mechanical         |                               | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                               |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                 |   |                   |                    |         |                |             |                |               |
|                    | Utility Steam                 | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                    | Conversion Equipment          |   |                   |                    |         |                |             |                |               |
|                    | Pres. Reducing Valve/LP Steam | 100%  |                   |                    | 2031    | * *            | 5           | \$4,100        | B             |
|                    | Distribution                  |   |                   |                    |         |                |             |                |               |
|                    | Steam Piping/Pump             | 100%  |                   |                    | 2042    | * *            | 4           | \$5,100        | B             |
|                    | Terminal Devices              |   |                   |                    |         |                |             |                |               |
|                    | Air Handler                   | 20%   |                   |                    | 2027    | * *            | 1           | \$8,500        | B             |
|                    | Convactor/Radiator            | 80%   |                   |                    | 2035    | * *            | 1           | \$17,700       | B             |
| Air Conditioning   |                               |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                 |   |                   |                    |         |                |             |                |               |
|                    | Electricity                   | 100%  |                   |                    | 2038    | * *            | 1           |                | B             |
|                    | Conversion Equipment          |   |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller   | 50%   |                   |                    | 2017    | \$132,100      | 1           | \$15,800       | B             |
|                    |                               | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : Chiller Room |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Cooling        | 50%   |                   |                    | 2022    | \$179,600      | 2           | \$2,100        | B             |
|                    |                               | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : Roof         |                   |                    |         |                |             |                |               |
|                    | Distribution                  |   |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump         | 100%  |                   |                    | 2042    | * *            | 4           | \$5,100        | B             |
|                    | Terminal Devices              |   |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht           | 100%  |                   |                    | 2022    | \$330,600      | 1           | \$42,300       | B             |
|                    | Heat Rejection                |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit            | 100%  |                   |                    | 2027    | * *            | 2           | \$47,600       | B             |
| Ventilation        |                               |   |                   |                    |         |                |             |                |               |
|                    | Distribution                  |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers            | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$38,100       | B             |
|                    | Exhaust Fans                  |   |                   |                    |         |                |             |                |               |
|                    | Roof                          | 100%  |                   |                    | 2027    | * *            | 2           | \$2,100        | B             |
| Plumbing           |                               |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping              |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                  | 90%   |                   |                    | 2042    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel               | 10%   |                   |                    | 2027    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger             |   |                   |                    |         |                |             |                |               |
|                    | Low Temp                      | 100%  |                   |                    | 2032    | * *            | 4           | \$6,800        | B             |
|                    | Sanitary Piping               |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                     | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping            |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                     | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)             |   |                   |                    |         |                |             |                |               |
|                    | Electric                      | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                       | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                               |   |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 234 - M

Asset # : 1643

| Mechanical                   |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |            |  |                |                    |                |             |                |               |
| Hydraulic                    | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                              |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                              |            | <i>Location : C-3</i>  |                |                    |                |             |                |               |
|                              |            | <i>Explanation : One Unit</i>                                  |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |            |  |                |                    |                |             |                |               |
| Generic                      | 100%       |  |                | 2042               | * *            | 1-5         | \$34,500       | B             |
| Sprinkler                    |            |  |                |                    |                |             |                |               |
| No Component                 | 85%        |  |                |                    |                |             |                | D             |
| Generic                      | 15%        |  |                | 2042               | * *            | 1-2         | \$2,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 234 - Q  
**Address** : 30-15 29TH STREET  
**Borough** : QUEENS **Agency's Number** : Q234  
**Program / Asset #** : BOE1033.000 / 13586 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 121,794 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 592 **Lot** : 15 **BIN** : 4007619

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$125,600             |
| Interior Architecture | \$67,100              | \$67,100              |
| Electrical            | \$89,600              |                       |
| <b>Total</b>          | <b>\$156,700</b>      | <b>\$192,700</b>      |
| Priority A            |                       | \$125,600             |
| Priority B            | \$156,700             | \$67,100              |
| <b>Total</b>          | <b>\$156,700</b>      | <b>\$192,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$9,100         |
| Interior Architecture |                 | \$9,200         | \$14,900        |                 |
| Electrical            | \$6,900         | \$19,200        | \$12,900        | \$6,900         |
| Mechanical            | \$26,600        | \$40,800        | \$39,200        | \$42,100        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$77,100</b> | <b>\$74,900</b> | <b>\$66,100</b> |
| Priority A            |                 |                 |                 | \$9,100         |
| Priority B            | \$41,400        | \$67,900        | \$60,000        | \$57,000        |
| Priority C            |                 | \$9,200         | \$14,900        |                 |
| <b>Total</b>          | <b>\$41,400</b> | <b>\$77,100</b> | <b>\$74,900</b> | <b>\$66,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - Q

## Asset # : 13586

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 23% |  |  | LIFE | ** | 5 | \$14,900 | A |
| Masonry: Brick        | 75% |  |  | LIFE | ** | 5 | \$77,600 | A |
| Pre-Cast Concrete     | 2%  |  |  | LIFE | ** | 5 | \$6,700  | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 95% |  |  | 2042 | ** | 5  | \$18,200 | A |
| Glass Block   | 3%  |  |  | LIFE | ** | 5  | \$400    | A |
| Metal Louvers | 2%  |  |  | 2033 | ** | 10 | \$2,400  | A |

## Parapets

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 95% |  |  | LIFE | ** | 5 | \$11,200 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$3,700  | A |

## Roof

|                  |     |  |  |      |    |    |          |   |
|------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)   | 80% |  |  | 2028 | ** | 10 | \$48,000 | A |
| Modified Bitumen | 20% |  |  | 2028 | ** | 10 | \$12,000 | A |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Over First Floor Classrooms*

*Explanation : Covered With Rubber Pads*

## Interior

## Floors

|                        |     |  |  |      |          |   |          |   |
|------------------------|-----|--|--|------|----------|---|----------|---|
| Carpet                 | 3%  |  |  | 2021 | \$26,400 | 3 | \$6,700  | C |
| Cast in Place Concrete | 10% |  |  | LIFE | **       | 5 | \$32,600 | C |
| Ceramic Tile           | 2%  |  |  | 2033 | **       | 5 | \$3,000  | C |
| Vinyl Tile             | 80% |  |  | 2028 | **       | 3 | \$44,700 | C |
| Wood                   | 5%  |  |  | 2055 | **       | 5 | \$14,000 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 2%  |  |  | 2033 | ** | 5 | \$3,000  | C |
| Concrete Masonry Unit | 38% |  |  | LIFE | ** | 5 | \$23,000 | C |
| Gypsum Board          | 35% |  |  | LIFE | ** | 5 | \$31,800 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 90% |  |  | 2037 | ** | 5 | \$134,200 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |           | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 4000 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2036               | * *            | 5           | \$2,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$700          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe.                |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$30,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$38,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Kw Onan Genset.                          |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$22,200       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$9,200        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | * *            | 10          | \$89,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2040               | * *            | 1           |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 234 - Q

## Asset # : 13586

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2033    | **             | 1           | \$98,800       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2040    | **             | 4           | \$4,900        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 60%   |                   |                    | 2025    | **             | 1           | \$37,000       | B             |
|                  | Convactor/Radiator          | 20%   |                   |                    | 2033    | **             | 1           | \$6,500        | B             |
|                  | Fan Coil Unit/Heat          | 20%   |                   |                    | 2025    | **             | 1           | \$6,500        | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2036    | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Reciprocating Compr/Chiller | 100%  |                   |                    | 2025    | **             | 1           | \$46,200       | B             |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2040    | **             | 4           | \$4,900        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 100%  |                   |                    | 2025    | **             | 1           | \$61,700       | B             |
|                  | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit          | 100%  |                   |                    | 2025    | **             | 2           | \$69,400       | B             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$55,600       | B             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Interior                    | 40%   |                   |                    | 2025    | **             | 2           | \$1,200        | B             |
|                  | Roof                        | 60%   |                   |                    | 2025    | **             | 2           | \$1,800        | B             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 100%  |                   |                    | 2040    | **             | 1           |                | B             |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2018    | \$26,400       | 2           | \$1,500        | B             |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping                | 100%  |                   |                    | 2025    | **             | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)           |   |                   |                    |         |                |             |                |               |
|                  | Electric                    | 100%  |                   |                    | 2025    | **             | 4           | \$1,300        | B             |
|                  | Backflow Preventer          |   |                   |                    |         |                |             |                |               |
|                  | Generic                     | 100%  |                   |                    | 2025    | **             | 1           | \$6,200        | B             |
|                  | Fixtures                    |   |                   |                    |         |                |             |                |               |
|                  | Generic                     | 100%  |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 234 - Q

Asset # : 13586

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : C-4**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 235 - BK  
**Address** : 525 LENOX ROAD BTWN: EAST 39 ST., EAST 40 ST.  
**Borough** : BROOKLYN **Agency's Number** : K235  
**Program / Asset #** : BOE0530.000 / 2550 **Yr Built/Renovated** : 1930 / 2001  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4844 **Lot** : 1 **BIN** : 3107846

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$167,300             | \$51,000              |
| Interior Architecture | \$333,800             | \$41,200              |
| Electrical            | \$519,000             | \$130,800             |
| Mechanical            | \$77,900              | \$1,056,300           |
| <b>Total</b>          | <b>\$1,098,000</b>    | <b>\$1,279,300</b>    |
| Priority A            | \$167,300             | \$51,000              |
| Priority B            | \$596,900             | \$1,228,300           |
| Priority C            | \$333,800             |                       |
| <b>Total</b>          | <b>\$1,098,000</b>    | <b>\$1,279,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$4,300         |                 |                 |
| Interior Architecture | \$2,100         | \$4,700         | \$2,100         | \$24,100        |
| Electrical            |                 | \$400           | \$500           | \$48,000        |
| Mechanical            | \$25,000        | \$8,400         | \$12,200        | \$7,800         |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$17,800</b> | <b>\$14,900</b> | <b>\$79,800</b> |
| Priority A            |                 | \$4,300         |                 |                 |
| Priority B            | \$25,000        | \$8,800         | \$12,800        | \$58,300        |
| Priority C            | \$2,100         | \$4,700         | \$2,100         | \$21,500        |
| <b>Total</b>          | <b>\$27,100</b> | <b>\$17,800</b> | <b>\$14,900</b> | <b>\$79,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 235 - BK

## Asset # : 2550

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$22,200       | A             |
| Masonry: Brick  | 90%        | 0-2               | \$85,700       | LIFE               | **             | 5           | \$51,000       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 15%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$20,000       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 93%        |                   |                | 2027               | **             | 10          | \$43,600       | A             |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$4,300        | A             |
| Skylight, Metal/Glass   | 2%         | Now               | \$37,900       | 2042               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$18,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,100        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | C             |
| Vinyl Tile  | 25%        |                   |                | 2030               | **             | 3           | \$7,800        | C             |
| Vinyl Tile  | 20%        |                   |                | 2017               | \$158,000      | 3           | \$8,300        | C             |
| Wood  | 10%        | 0-2               | \$175,800      | 2062               | **             | 5           | \$7,800        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 35%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%             |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Wood  | 25%        |                   |                | 2037               | **             | 5           | \$38,900       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2025               | **             | 5           | \$4,200        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 5%         |                   |                | 2027               | **             | 5           | \$5,100        | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$1,900        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$41,200       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 235 - BK

## Asset # : 2550

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2022               | \$59,700       | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2021               | \$71,100       | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2030               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2020               | \$4,200        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 82%        |                   |                | 2017               | \$409,500      | 10          | \$41,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2027               | * *            | 10          | \$5,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Areas                                |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2017               | \$25,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$4,600        | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2022               | \$23,000       | 10          | \$1,900        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$22,500       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

Not Accessible 100%

D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

Now

\$6,200

2035

\* \*

1

\$49,400

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Motor Of #1 Boiler Burner*

Distribution

Steam Piping/Pump

100%

Now

\$8,800

2022

\$441,000

4

\$2,700

B

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Vacuum Pump*

Terminal Devices

Air Handler

20%

Now

\$1,400

2022

\$68,100

1

\$6,200

B

*Not in Service, Extent : Severe, Area Affected : 5%**Location : Motor Of Air Handler Serving Lunch Room*

Convector/Radiator

80%

2020

\$477,300

1

\$14,300

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Window/Wall Unit

60%

2017

\$77,900

1

B

No Component

40%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$30,900

B

Exhaust Fans

Interior

100%

Now

\$3,500

2022

\$69,800

2

\$1,400

B

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Exhaust Fan For Auditorium, Basement*

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

0-2

\$3,800

2027

\* \*

1

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Water Main In Basement*

Water Heater

Gas Fired

100%

2021

\$14,700

2

\$800

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 235 - BK

Asset # : 2550

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump             |            |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |                   |                |                    |                |             |                | D             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 235 - BK MINISCHOOL  
**Address** : 525 LENOX RD. BTWN: EAST 39 ST., EAST 40 ST.  
**Borough** : BROOKLYN **Agency's Number** : K835  
**Program / Asset #** : BOE0530.010 / 2872 **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 16,796 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4844 **Lot** : 1 **BIN** : 3107846

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$143,200             | \$143,600             |
| Mechanical            |  |                       | \$102,600             |
| <b>Total</b>          |  | <b>\$143,200</b>      | <b>\$246,200</b>      |
| Priority A            |  | \$143,200             | \$143,600             |
| Priority B            |  |                       | \$102,600             |
| <b>Total</b>          |  | <b>\$143,200</b>      | <b>\$246,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$500           |                 |                | \$10,900        |
| Interior Architecture | \$16,800        | \$13,500        |                |                 |
| Electrical            |                 |                 |                | \$13,200        |
| Mechanical            | \$2,200         | \$1,000         | \$2,900        | \$1,000         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900        | \$3,900         |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$18,500</b> | <b>\$6,800</b> | <b>\$29,000</b> |
| Priority A            | \$500           |                 |                | \$10,900        |
| Priority B            | \$6,200         | \$15,100        | \$6,800        | \$18,100        |
| Priority C            | \$16,800        | \$3,300         |                |                 |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$18,500</b> | <b>\$6,800</b> | <b>\$29,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 235 - BK MINISCHOOL**  
**Asset # : 2872**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Metal Panel

100%

2042

\* \*

5-10

\$197,400

A

## Windows

Aluminum

100%

Now

\$42,300

2038

\* \*

5

\$2,200

A

*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%**Location : Throughout**Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Parapets

Metal Panel

100%

2042

\* \*

5

\$21,700

A

## Roof

IRMA/Protected Membrane

10%

Now

\$500

2022

\$26,500

A

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Throughout*

Metal Panel

90%

2035

\* \*

10

\$47,100

A

## Interior

## Floors

Ceramic Tile

5%

2035

\* \*

5

\$1,000

C

Quarry Tile

5%

2039

\* \*

5

\$1,600

C

Vinyl Tile

90%

2027

\* \*

3

\$7,100

C

## Interior Walls

Ceramic Tile

5%

2035

\* \*

5

\$900

C

Gypsum Board

95%

Now

\$16,000

LIFE

\* \*

5

\$10,500

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Cafeteria*

## Ceilings

AcousTileSusp.Lay-In

100%

2035

\* \*

5

\$20,200

B

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Molded Case Bkrs

100%

2042

\* \*

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside The Building**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2042

\* \*

5

\$400

B

## Raceway

Conduit

100%

2042

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2038

\* \*

5

\$400

B

## Wiring

Thermoplastic

100%

2042

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 235 - BK MINISCHOOL

Asset # : 2872

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$200          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2027               | * *            | 10          | \$12,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$1,200        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$1,200        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$200          | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Natural Gas  | 70%        |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                   |            |                   |                |                    |                |             |                |               |
| Furnace  | 70%        | Now               | \$700          | 2022               | \$13,600       | 1           | \$4,400        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : The Louvers Of Furnace Are Inoperable       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                  |            |                   |                |                    |                |             |                |               |
| Radiant Heater   | 30%        |                   |                | 2027               | * *            | 2           | \$1,900        | B             |
| Terminal Devices                                       |            |                   |                |                    |                |             |                |               |
| Induction Unit   | 30%        | Now               | \$400          | 2031               | * *            | 1           | \$1,200        | B             |
| Broken, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor Hallway                           |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Air Conditioning                                       |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 235 - BK MINISCHOOL

Asset # : 2872

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 50%        |                   |                | 2020               | \$102,600      | 2           | \$400          | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 50%        |                   |                | 2022               | \$23,800       | 2           | \$4,900        | B             |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$7,800        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2022               | \$17,600       | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$3,700        | 2           | \$200          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1 - 2                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 236 - BK  
**Address** : 6302 AVENUE U BTWN: EAST 63 ST., EAST 64 ST.  
**Borough** : BROOKLYN **Agency's Number** : K236  
**Program / Asset #** : BOE0531.000 / 2551 **Yr Built/Renovated** : 1933 / 2011  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8464 **Lot** : 1 **BIN** : 3326821

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$98,800           | \$518,200          |
| Interior Architecture |  | \$567,600          | \$368,800          |
| Electrical            |  | \$842,000          | \$214,700          |
| Mechanical            |  | \$90,900           |                    |
| <b>Total</b>          |  | <b>\$1,599,300</b> | <b>\$1,101,700</b> |
| Priority A            |  | \$98,800           | \$518,200          |
| Priority B            |  | \$932,900          | \$214,700          |
| Priority C            |  | \$567,600          | \$368,800          |
| <b>Total</b>          |  | <b>\$1,599,300</b> | <b>\$1,101,700</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$74,100         | \$3,800         |                 | \$6,800         |
| Interior Architecture | \$63,800         | \$3,600         | \$4,800         | \$6,900         |
| Electrical            | \$10,700         | \$1,200         | \$1,700         | \$65,100        |
| Mechanical            | \$59,600         | \$11,400        | \$15,900        | \$10,700        |
| <b>Total</b>          | <b>\$208,200</b> | <b>\$20,000</b> | <b>\$22,500</b> | <b>\$89,500</b> |
| Priority A            | \$74,100         | \$3,800         |                 | \$6,800         |
| Priority B            | \$76,200         | \$12,600        | \$17,700        | \$81,300        |
| Priority C            | \$58,000         | \$3,600         | \$4,800         | \$1,500         |
| <b>Total</b>          | <b>\$208,200</b> | <b>\$20,000</b> | <b>\$22,500</b> | <b>\$89,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        | Now               | \$98,800       | LIFE               | * *            | 5           | \$29,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Above Third Floors Windows                        |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                      |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Windows                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Girls Restrooms, South Exit                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 30%        |                   |                | LIFE               | * *            | 5           | \$17,600       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,200        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 13%        |                   |                | LIFE               | * *            | 5           | \$5,700        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 2%         |                   |                | 2042               | * *            | 5-10        | \$8,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | * *            | 5           | \$21,900       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 25%        |                   |                | LIFE               | * *            | 5           | \$3,100        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        | Now               | \$27,000       | LIFE               | * *            | 5           | \$8,100        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                     |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : 1933 Wing   |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Restrooms                             |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2042               | * *            | 5           | \$2,400        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 66%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 50%   | 0-2               | \$18,500       | 2022               | \$184,800      |             |                | A             |
|                         | Blisters, Extent : Moderate, Area Affected : 5%               |                   |                |                    |                |             |                |               |
|                         | Location : 1933 Wing  |                   |                |                    |                |             |                |               |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                         | Location : 1933 Wing  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 2%  |                   |                | 2037               | **             | 10          | \$3,400        | A             |
| IRMA/Protected Membrane | 45%   | Now               | \$28,600       | 2022               | \$286,300      |             |                | A             |
|                         | Insul Deter/Miss, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 3%  |                   |                | 2035               | **             | 10          | \$3,800        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$21,200       | C             |
| Ceramic Tile            | 5%  | Now               | \$32,100       | 2025               | **             | 5           | \$2,400        | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Mosaic Tile             | 3%  | Now               | \$264,600      | 2042               | **             | 5           | \$3,600        | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Quarry Tile             | 5%  |                   |                | 2035               | **             | 5           | \$7,300        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile              | 40%   |                   |                | 2022               | \$368,800      | 3           | \$14,500       | C             |
| Vinyl Tile              | 12%   | Now               | \$110,600      | 2032               | **             | 3           | \$4,400        | C             |
|                         | Adhesion Failure, Extent : Moderate, Area Affected : 70%      |                   |                |                    |                |             |                |               |
|                         | Location : Corridors In 1933 Wing                             |                   |                |                    |                |             |                |               |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                         | Location : Corridors In 1933 Wing                             |                   |                |                    |                |             |                |               |
| Wood                    | 20%   | 4+                | \$41,000       | 2037               | **             | 5           | \$18,100       | C             |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile            | 3%  | Now               | \$25,800       | 2031               | **             | 5           | \$1,500        | C             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 40%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Masonry: Brick          | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                 | 47%   | Now               | \$84,000       | LIFE               | **             | 5           | \$13,700       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry     | 30%   | Now               | \$67,400       | LIFE               | **             |             |                | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |         |      |     |   |         |   |
|-------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTile,Adhered | 20% | Now | \$5,800 | 2027 | * * | 5 | \$9,600 | B |
|-------------------|-----|-----|---------|------|-----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 5%  |  |  | 2027 | * * | 5 | \$6,000  | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2027 | * * | 5 | \$4,800  | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5 | \$1,500  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |          | B |
| Plaster              | 55% |  |  | LIFE | * * | 5 | \$33,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$14,400 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2032 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2022 | \$80,500 | 5 | \$300 | B |
| Fused Disc Sw | 10% |  |  | 2042 | * *      | 5 |       | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2042 | * *      | 1 |  | B |

## Panelboards

|                |     |     |         |      |          |   |       |   |
|----------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw  | 15% |     |         | 2021 | \$15,200 | 5 | \$200 | B |
| Fused Knife Sw | 5%  | 2-4 | \$5,100 | 2047 | * *      | 5 |       | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 65% |  |  | 2021 | \$66,100 | 5 | \$1,100 | B |
| Molded Case Bkrs | 15% |  |  | 2038 | * *      | 5 | \$300   | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 75% | 2-4 | \$67,200 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Insulation Aged*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 25% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 60%  |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |
| Locally Mounted       | 20%  | 2-4               | \$4,200        | 2042               | * *            | 5           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                             |                   |                |                    |                |             |                |               |
| Locally Mounted       | 20%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2017               | \$495,300      | 10          | \$50,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$5,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Auditorium Stage                   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$29,100       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2027               | * *            | 10          | \$7,800        | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$26,300       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2017               | \$223,200      | 1-3         | \$12,000       | B             |

| Mechanical |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                             |   |                   |                |                    |                |             |                |               |
|            | Energy Source               |   |                   |                |                    |                |             |                |               |
|            | Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|            |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|            |                             | Location : Vault  |                   |                |                    |                |             |                |               |
|            |                             | Explanation : One Tank Of 9,000 Gals                    |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | Now               | \$17,900       | 2027               | * *            | 1           | \$57,700       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 2%   |                   |                |                    |                |             |                |               |
|                             | Location : Boilers Blow Down Valves                     |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | Now               | \$25,700       | 2042               | * *            | 4           | \$3,200        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement, Vacuum Pump                        |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2027               | * *            | 1           | \$8,000        | B             |
| Convactor/Radiator          | 60%   | Now               | \$8,400        | 2035               | * *            | 1           | \$11,300       | B             |
|                             | Leak Evident, Extent : Moderate, Area Affected : 2%     |                   |                |                    |                |             |                |               |
|                             | Location : 3rd Floor                                    |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat          | 20%   | Now               | \$4,400        | 2027               | * *            | 1           | \$3,800        | B             |
|                             | Broken, Extent : Moderate, Area Affected : 2%           |                   |                |                    |                |             |                |               |
|                             | Location : 2nd Floor                                    |                   |                |                    |                |             |                |               |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 20%   |                   |                | 2027               | * *            | 1           | \$6,000        | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                             | Location : Chiller Roof                                 |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
|                             | Explanation : One Unit For Auditorium And Cafeteria     |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 60%   |                   |                | 2017               | \$90,900       | 1           |                | B             |
| No Component                | 20%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 20%   |                   |                | 2032               | * *            | 4           | \$600          | B             |
| No Component                | 80%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 20%   |                   |                | 2027               | * *            | 1           | \$8,000        | B             |
| No Component                | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$36,000       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 95%   |                   |                | 2027               | * *            | 2           | \$1,900        | B             |
| Roof                        | 5%  |                   |                | 2022               | \$2,900        | 2           | \$100          | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2027               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BK

Asset # : 2551

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2020    | \$17,200       | 2           | \$1,000        | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Electric           | 100%           |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%             |                   |                    | 2042    | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 236 - BX  
**Address** : 499 EAST 175 STREET @BATHGATE AVENUE  
**Borough** : BRONX **Agency's Number** : X236  
**Program / Asset #** : BOE0317.000 / 375 **Yr Built/Renovated** : 1971 / 2008  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2917 **Lot** : 40 **BIN** : 2009572

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$55,100        |                  |
| Interior Architecture |  | \$38,100        | \$27,100         |
| Electrical            |  |                 | \$126,000        |
| Mechanical            |  |                 | \$181,600        |
| <b>Total</b>          |  | <b>\$93,200</b> | <b>\$334,700</b> |
| Priority A            |  | \$55,100        |                  |
| Priority B            |  |                 | \$307,600        |
| Priority C            |  | \$38,100        | \$27,100         |
| <b>Total</b>          |  | <b>\$93,200</b> | <b>\$334,700</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$13,200        |                |                |                |
| Interior Architecture | \$15,100        |                | \$1,000        | \$600          |
| Electrical            | \$8,100         | \$300          | \$400          | \$500          |
| Mechanical            | \$1,800         | \$800          | \$600          | \$800          |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$1,100</b> | <b>\$2,000</b> | <b>\$2,000</b> |
| Priority A            | \$13,200        |                |                |                |
| Priority B            | \$22,300        | \$1,100        | \$1,000        | \$1,300        |
| Priority C            | \$2,700         |                | \$1,000        | \$600          |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$1,100</b> | <b>\$2,000</b> | <b>\$2,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 375

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 50% |  |  | LIFE | ** | 5 | \$1,700 | A |
| Masonry: Brick        | 50% |  |  | LIFE | ** | 5 | \$2,800 | A |

## Windows

|  |      |     |          |      |    |   |         |   |
|--|------|-----|----------|------|----|---|---------|---|
| Steel  | 100% | Now | \$55,100 | 2048 | ** | 5 | \$5,900 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>   |      |     |          |      |    |   |         |   |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>   |      |     |          |      |    |   |         |   |

## Parapets

|   |     |  |  |      |    |      |         |   |
|---|-----|--|--|------|----|------|---------|---|
| Concrete Masonry Unit   | 40% |  |  | LIFE | ** | 5-10 | \$4,500 | A |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> |     |  |  |      |    |      |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |    |      |         |   |
| Masonry: Brick  | 50% |  |  | LIFE | ** | 5-10 | \$7,100 | A |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> |     |  |  |      |    |      |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |    |      |         |   |
| Pre-Cast Concrete   | 10% |  |  | LIFE | ** | 5    | \$2,600 | A |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> |     |  |  |      |    |      |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |    |      |         |   |

## Roof

|   |      |  |  |      |    |    |          |   |
|---|------|--|--|------|----|----|----------|---|
| Built-Up (BUR)  | 100% |  |  | 2033 | ** | 10 | \$15,000 | A |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |    |          |   |
| <i>Location : Throughout</i>  |      |  |  |      |    |    |          |   |

## Interior

## Floors

|   |     |     |         |      |          |   |         |   |
|---|-----|-----|---------|------|----------|---|---------|---|
| Ceramic Tile  | 5%  |     |         | 2032 | **       | 5 | \$600   | C |
| Vinyl Tile  | 25% | Now | \$2,700 | 2023 | \$27,100 | 3 | \$1,100 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |     |     |         |      |          |   |         |   |
| <i>Location : Throughout 9x9 Tiles</i>                            |     |     |         |      |          |   |         |   |
| Vinyl Tile  | 70% |     |         | 2028 | **       | 3 | \$3,000 | C |

## Interior Walls

|  |      |     |          |      |    |   |         |   |
|--|------|-----|----------|------|----|---|---------|---|
| Concrete Masonry Unit  | 100% | Now | \$38,100 | LIFE | ** | 5 | \$4,000 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>                                   |      |     |          |      |    |   |         |   |

## Ceilings

|                  |      |  |  |      |    |      |          |   |
|------------------|------|--|--|------|----|------|----------|---|
| Exposed Concrete | 100% |  |  | LIFE | ** | 5-10 | \$14,200 | B |
|------------------|------|--|--|------|----|------|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |         |   |  |   |
|---|------|--|--|------|---------|---|--|---|
| Fused Disc Sw   | 100% |  |  | 2023 | \$1,600 | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |         |   |  |   |
| <i>Location : Mechanical Room</i>                                 |      |  |  |      |         |   |  |   |
| <i>Explanation : One 600 Amps Main Disconnect Switch</i>          |      |  |  |      |         |   |  |   |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 375

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$29,800       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2023               | \$9,500        | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$1,700        | 5           |                | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2022               | \$15,200       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2023               | \$9,600        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Motor Control Center                                       | 100%       |                   |                | 2021               | \$900          | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$200          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2018               | \$65,100       | 10          | \$6,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2018               | \$3,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$1,600        | 10          | \$900          | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$600          | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$3,100        | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2023               | \$60,900       | 1-3         | \$3,300        | B             |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Furnace               | 30%   |                   |                | 2023               | \$3,200        | 1           | \$1,100        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Mechanical Room                              |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit As Part Of Central A C           |                   |                |                    |                |             |                |               |
| Radiant Heater        | 70%   |                   |                | 2023               | \$26,700       | 2           | \$2,500        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : 12 Baseboard Units                        |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 236 - BX

Asset # : 375

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 30%        |                   |                | LIFE               | * *            | 2-5         | \$2,000        | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat                                      | 70%        |                   |                | 2023               | \$90,800       | 1           | \$1,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 8 Electric Units                          |            |                   |                |                    |                |             |                |               |
| No Component  | 30%        |                   |                |                    |                |             |                | D             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                          | 30%        |                   |                | 2021               | \$90,800       | 2           | \$100          | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 30%        |                   |                | LIFE               | * *            | 2-5         | \$2,000        | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2023               | \$2,900        | 2           | \$100          | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$1,300        | 4           |                | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 238 - BK  
**Address** : 1633 EAST 8 STREET BTWN: AVE. P, QUENTIN RD.  
**Borough** : BROOKLYN **Agency's Number** : K238  
**Program / Asset #** : BOE0532.000 / 1325 **Yr Built/Renovated** : 1931 / 2002  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6640 **Lot** : 13 **BIN** : 3176229

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,300              | \$68,000              |
| Interior Architecture | \$290,100             | \$300,200             |
| Electrical            | \$167,400             | \$937,100             |
| Mechanical            | \$51,900              | \$516,200             |
| <b>Total</b>          | <b>\$565,800</b>      | <b>\$1,821,500</b>    |
| Priority A            | \$56,300              | \$68,000              |
| Priority B            | \$219,400             | \$1,501,300           |
| Priority C            | \$290,100             | \$252,200             |
| <b>Total</b>          | <b>\$565,800</b>      | <b>\$1,821,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$2,600         | \$7,800         |
| Interior Architecture | \$700           | \$2,800         | \$5,500         | \$3,400         |
| Electrical            | \$1,700         | \$1,600         | \$2,200         | \$15,000        |
| Mechanical            | \$13,200        | \$10,000        | \$16,500        | \$10,000        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$19,600</b> | <b>\$18,400</b> | <b>\$30,700</b> | <b>\$40,200</b> |
| Priority A            |                 |                 | \$2,600         | \$7,800         |
| Priority B            | \$18,900        | \$15,600        | \$22,600        | \$31,700        |
| Priority C            | \$700           | \$2,800         | \$5,500         | \$700           |
| <b>Total</b>          | <b>\$19,600</b> | <b>\$18,400</b> | <b>\$30,700</b> | <b>\$40,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$29,500 | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$68,000 | A |
| Masonry: Limestone     | 5%  |  |  | LIFE | ** | 5 | \$2,800  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$26,700 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$4,400 | A |
| Masonry: Brick         | 85% |  |  | LIFE | ** | 5 | \$9,700 | A |
| Metal Panel            | 10% |  |  | 2048 | ** | 5 | \$4,400 | A |

## Roof

|                  |     |  |  |      |    |    |          |   |
|------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne     | 5%  |  |  | 2037 | ** | 10 | \$7,800  | A |
| Modified Bitumen | 90% |  |  | 2027 | ** | 10 | \$56,300 | A |
| Roll Roofing     | 5%  |  |  | 2021 |    | 5  | \$5,200  | A |

## Interior

## Floors

|                 |    |     |           |      |    |   |         |   |
|-----------------|----|-----|-----------|------|----|---|---------|---|
| Ceramic Tile    | 5% |     |           | 2031 | ** | 5 | \$5,500 | C |
| Terrazzo        | 5% |     |           | LIFE | ** | 5 | \$4,300 | C |
| Traffic Topping | 5% | 0-2 | \$149,100 | 2032 | ** | 5 | \$3,500 | C |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Stairs**Worn/Eroded, Extent : Moderate, Area Affected : 35%**Location : Stairs*

|            |     |    |          |      |           |   |          |   |
|------------|-----|----|----------|------|-----------|---|----------|---|
| Vinyl Tile | 5%  |    |          | 2017 | \$52,700  | 3 | \$2,800  | C |
| Vinyl Tile | 20% |    |          | 2022 | \$210,700 | 3 | \$8,300  | C |
| Wood       | 20% | 4+ | \$46,900 | 2037 | **        | 5 | \$20,700 | C |

*Deteriorated Finish, Extent : Light, Area Affected : 40%**Location : Throughout*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 40% |  |  | 2050 | ** | 5 | \$82,900 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2025 | ** | 5 | \$5,600  | C |
| Masonry: Brick | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 75% |  |  | LIFE | ** | 5 | \$25,000 | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |  |  | 2027 | ** | 5 | \$5,500  | B |
| Exposed Concrete  | 25% |  |  | LIFE | ** | 5 | \$4,300  | B |
| Plaster           | 70% |  |  | LIFE | ** | 5 | \$48,000 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$28,700       | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : 1- Electrical Service Rated @ 1600 Amps      |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2022               | \$104,300      | 5           | \$300          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2022               | \$107,100      | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2048               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 20%  |           |                | 2021               | \$27,100       | 5           | \$300          | B        |
|                 | Molded Case Bkrs         | 70%  |           |                | 2021               | \$94,800       | 5           | \$1,300        | B        |
|                 | Molded Case Bkrs         | 10%  |           |                | 2044               | * *            | 5           | \$200          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 90%  | 2-4       | \$117,700      | 2047               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2048               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2039               | * *            | 5           | \$500          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |           |                | LIFE               | * *            | 5           | \$1,100        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Main Water Pipe                              |           |                |                    |                |             |                |          |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 86%  |           |                | 2022               | \$572,700      | 10          | \$58,300       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Upper Floors                                    |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2030               | * *            | 10          | \$6,800        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                 | HID                      | 2%   |           |                | 2022               | \$6,200        | 10          |                | B        |
|                 | Incandescent             | 2%   |           |                | 2017               | \$13,300       | 2           |                | B        |
|                 | Egress Lighting          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 40%  |           |                | 2022               | \$12,300       | 10          | \$7,100        | B        |
|                 | Emergency, Battery       | 10%  |           |                | 2030               | * *            | 10          | \$1,800        | B        |
|                 | Exit, Service            | 40%  |           |                | 2022               | \$4,900        | 1           |                | B        |
|                 | Exit, Service            | 10%  |           |                | 2030               | * *            | 1           |                | B        |
|                 | Exterior Lighting        |  |           |                |                    |                |             |                |          |
|                 | HID                      | 100%   |           |                | 2022               | \$30,000       | 10          | \$200          | B        |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 238 - BK

## Asset # : 1325

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

80%

D

Generic

20%

2017

\$49,700

1

\$5,400

B

## Fire/Smoke Detection

No Component

80%

D

Generic

20%

2030

\* \*

1-3

\$8,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$73,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$5,500

B

## Terminal Devices

Air Handler

10%

2022

\$45,400

1

\$4,600

B

Convactor/Radiator

80%

2027

\* \*

1

\$19,100

B

Fan Coil Unit/Heat

10%

2022

\$126,100

1

\$2,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

30%

2017

\$51,900

1

B

No Component

70%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$41,200

B

## Exhaust Fans

Interior

100%

2022

\$93,100

2

\$2,300

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2020

\$251,600

1

B

## Water Heater

Gas Fired

100%

2020

\$19,600

2

\$1,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 400 Gal Heater Unit*

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 238 - BK

Asset # : 1325

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : 1-4  |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 239 - Q  
**Address** : 17-15 WEIRFIELD STREET @ CYPRESS AVENUE  
**Borough** : QUEENS **Agency's Number** : Q239  
**Program / Asset #** : BOE1034.000 / 13587 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 117,001 **Project Type** : EDUCATION  
**Date of Survey** : 12-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH  
**Block** : 3561 **Lot** : 1 **BIN** : 4435561

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$201,800             | \$88,900              |
| Interior Architecture |                       | \$121,800             |
| Electrical            |                       | \$86,100              |
| <b>Total</b>          | <b>\$201,800</b>      | <b>\$296,700</b>      |
| Priority A            | \$201,800             | \$88,900              |
| Priority B            |                       | \$207,800             |
| <b>Total</b>          | <b>\$201,800</b>      | <b>\$296,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$800           | \$9,800         | \$6,700         |                 |
| Interior Architecture | \$3,200         |                 | \$15,800        |                 |
| Electrical            | \$6,700         | \$20,100        | \$7,100         | \$13,400        |
| Mechanical            | \$50,200        | \$25,800        | \$47,700        | \$25,800        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$68,800</b> | <b>\$63,600</b> | <b>\$85,100</b> | <b>\$47,000</b> |
| Priority A            | \$800           | \$9,800         | \$6,700         |                 |
| Priority B            | \$64,800        | \$53,800        | \$62,700        | \$47,000        |
| Priority C            | \$3,200         |                 | \$15,800        |                 |
| <b>Total</b>          | <b>\$68,800</b> | <b>\$63,600</b> | <b>\$85,100</b> | <b>\$47,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 239 - Q

## Asset # : 13587

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | 4+                | \$149,400      | LIFE               | **             | 5           | \$88,900       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 60%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout North Wall                                |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor And Lobby                       |            |                   |                |                    |                |             |                |               |
| Explanation : Water Penetration Due To Overflowing In Rear Yard |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2040               | **             | 5-10        | \$14,400       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$34,000       | A             |
| Window Wall   | 3%         |                   |                | 2040               | **             | 5           | \$11,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 93%        |                   |                | 2036               | **             | 5           | \$13,300       | A             |
| Glass Block   | 5%         | 2-4               | \$800          | LIFE               | **             | 5           | \$400          | A             |
| Caulking Deteriorated, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Stair 3  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Stair 3  |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 2%         |                   |                | 2029               | **             | 10          | \$1,800        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$8,100        | A             |
| Metal: Cage/Fence   | 10%        |                   |                | 2033               | **             | 5-10        | \$7,800        | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 97%        |                   |                | 2025               | **             | 10          | \$52,400       | A             |
| Drains Inad/Misposn, Extent : Light, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Over Room 418 And Penthouse                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : Room 418   |            |                   |                |                    |                |             |                |               |
| Skylight, Plastic   | 3%         |                   |                | 2033               | **             | 1           |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 2%         |                   |                | 2019               | \$16,900       | 3           | \$4,300        | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$15,700       | C             |
| Ceramic Tile  | 3%         |                   |                | 2029               | **             | 5           | \$4,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$5,600        | C             |
| Vinyl Tile  | 80%        |                   |                | 2025               | **             | 3           | \$43,000       | C             |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$13,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2029               | **             | 5           | \$2,200        | C             |
| Concrete Masonry Unit   | 65%        |                   |                | LIFE               | **             | 5           | \$28,600       | C             |
| Glass Block   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Wood  | 3%         |                   |                | LIFE               | **             | 5           | \$13,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 85% |  |  | 2033 | * * | 5 | \$121,800 | B |
|----------------------|-----|--|--|------|-----|---|-----------|---|

*Water Penetration, Extent : Light, Area Affected : 2%**Location : Room 418 And Library*

|                      |     |  |  |      |     |  |  |   |
|----------------------|-----|--|--|------|-----|--|--|---|
| Exposed Struc: Steel | 10% |  |  | LIFE | * * |  |  | B |
|----------------------|-----|--|--|------|-----|--|--|---|

|              |    |  |  |      |     |   |         |   |
|--------------|----|--|--|------|-----|---|---------|---|
| Gypsum Board | 5% |  |  | LIFE | * * | 5 | \$9,000 | B |
|--------------|----|--|--|------|-----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Disconnect Switches Rated @ 1200 Amps & 3000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2046 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2042 | * * | 5 | \$300 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2042 | * * | 5 | \$2,200 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2046 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 30% |  |  | 2037 | * * | 5 | \$200 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Motor Control Center | 70% |  |  | 2037 | * * | 5 | \$1,800 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,400 | B |
|---------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Connected With Main Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2037 | * * | 1 | \$29,600 | B |
|-----------|------|--|--|------|-----|---|----------|---|

## Generators

|        |      |  |  |      |     |   |          |   |
|--------|------|--|--|------|-----|---|----------|---|
| Diesel | 100% |  |  | 2033 | * * | 1 | \$37,100 | B |
|--------|------|--|--|------|-----|---|----------|---|

## Batteries

|                |      |  |  |      |       |   |          |   |
|----------------|------|--|--|------|-------|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2015 | \$600 | 5 | \$21,300 | B |
|----------------|------|--|--|------|-------|---|----------|---|

## Fuel Storage

|          |     |  |  |      |     |   |         |   |
|----------|-----|--|--|------|-----|---|---------|---|
| Day Tank | 50% |  |  | 2042 | * * | 5 | \$8,900 | B |
|----------|-----|--|--|------|-----|---|---------|---|

|           |     |  |  |      |     |   |         |   |
|-----------|-----|--|--|------|-----|---|---------|---|
| Main Tank | 50% |  |  | 2055 | * * | 5 | \$1,400 | B |
|-----------|-----|--|--|------|-----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

98% 2028 \* \* 10 \$86,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T8 Tubes & Compact Bulbs*

HID

2% 2028 \* \* 10 \$100 B

Egress Lighting  
Exit, Service

100% 2028 \* \* 1 B

## Lightning Protection

Arresters/Cabling  
Generic

100% 2055 \* \* 5 \$2,800 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 2046 \* \* 1 B

Conversion Equipment  
Steam Boiler

100% 2037 \* \* 1 \$94,900 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump 100% 2046 \* \* 4 \$7,100 B

Terminal Devices

Air Handler 60% 2028 \* \* 1 \$35,600 B  
 Convector/Radiator 35% 2037 \* \* 1 \$10,800 B  
 Fan Coil Unit/Heat 5% 2028 \* \* 1 \$1,600 B

## Air Conditioning

Energy Source

Electricity 100% 2042 \* \* 1 B

Conversion Equipment  
Reciprocating  
Compr/Chiller

100% 2028 \* \* 1 \$44,400 B

Distribution

Chilled Wtr Pipe/Pump 100% 2046 \* \* 4 \$7,100 B

Terminal Devices

Air Handler/Cool/Ht 100% 2028 \* \* 1 \$59,300 B

Heat Rejection

Air Condenser Unit 100% 2028 \* \* 2 \$66,700 B

## Ventilation

Distribution

Ductwork/Diffusers 100% LIFE \* \* 2-5 \$53,400 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 239 - Q

Asset # : 13587

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2028               | * *            | 2           | \$1,800        | B             |
| Roof  | 40%        |                   |                | 2025               | * *            | 2           | \$1,200        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | Now               | \$6,500        | 2046               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Cold Water Valve, 1st Floor Medical Room     |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$25,400       | 2           | \$1,400        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$5,900        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : C,1,2,3,4                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 24 - BX  
**Address** : 660 WEST 236 STREET @ INDEPENDENCE AVE.  
**Borough** : BRONX **Agency's Number** : X024  
**Program / Asset #** : BOE0171.000 / 501 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 96,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5917 **Lot** : 140 **BIN** : 2085869

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$995,100          | \$316,200          |
| Interior Architecture | \$151,400          | \$862,000          |
| Electrical            | \$182,900          | \$671,700          |
| Mechanical            | \$64,200           | \$853,900          |
| <b>Total</b>          | <b>\$1,393,500</b> | <b>\$2,703,800</b> |
| Priority A            | \$995,100          | \$316,200          |
| Priority B            | \$358,400          | \$1,525,700        |
| Priority C            | \$40,100           | \$862,000          |
| <b>Total</b>          | <b>\$1,393,500</b> | <b>\$2,703,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$19,800         |                 |                 |                 |
| Interior Architecture | \$57,400         |                 |                 | \$17,400        |
| Electrical            | \$3,500          | \$1,800         | \$2,000         | \$3,400         |
| Mechanical            | \$38,000         | \$12,000        | \$17,400        | \$12,000        |
| <b>Total</b>          | <b>\$118,700</b> | <b>\$13,700</b> | <b>\$19,400</b> | <b>\$32,700</b> |
| Priority A            | \$19,800         |                 |                 |                 |
| Priority B            | \$41,500         | \$13,700        | \$19,400        | \$15,300        |
| Priority C            | \$57,400         |                 |                 | \$17,400        |
| <b>Total</b>          | <b>\$118,700</b> | <b>\$13,700</b> | <b>\$19,400</b> | <b>\$32,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 24 - BX

## Asset # : 501

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$110,300      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 50%        |                   |                | 2039               | **             | 5           | \$12,100       | A             |
| Glass Block  | 2%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Wood   | 48%        |                   |                | 2045               | **             | 5           | \$116,500      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1963 Wing   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5-10        | \$134,200      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5-10        | \$12,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 33%        | Now               | \$40,600       | 2023               | \$202,800      |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Gymnasium                               |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2038               | **             | 10          | \$14,200       | A             |
| IRMA/Protected Membrane  | 60%        | Now               | \$634,700      | 2033               | **             |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Over Main Wing                                      |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Over Main Wing                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Rooms 212, 213                                      |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%         | Now               | \$91,900       | 2033               | **             |             |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 8%         |                   |                | LIFE               | **             | 5           | \$42,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$6,000        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile   | 50%        |                   |                | 2018               | \$574,700      | 3           | \$30,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2023               | \$287,300      | 3           | \$15,100       | C             |
| Wood   | 10%        |                   |                | 2038               | **             | 5           | \$22,600       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 24 - BX

## Asset # : 501

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile          | 5%  |  |  | 2032 | ** | 5    | \$6,100  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5    | \$4,900  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** | 10   | \$5,500  | C |
| Plaster               | 60% |  |  | LIFE | ** | 5-10 | \$61,900 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$15,200 | C |

## Ceilings

|                      |     |  |  |      |    |      |          |   |
|----------------------|-----|--|--|------|----|------|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2028 | ** | 5    | \$22,500 | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5-10 | \$74,900 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Rooms 213, 213*

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 35% |  |  | LIFE | ** | 5-10 | \$72,100 | B |
|---------|-----|--|--|------|----|------|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Roof Stair*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |   |       |   |
|---------------|-----|--|--|------|--|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2023 |  | 5 | \$200 | B |
|---------------|-----|--|--|------|--|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 400 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2043 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 25% |     |          | 2043 | ** | 5 | \$100 | B |
| Fused Knife Sw | 75% | 2-4 | \$78,200 | 2053 | ** | 5 | \$100 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2023 |    | 1 |  | B |
| Conduit | 10% |  |  | 2043 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |  |   |         |   |
|------------------|-----|--|--|------|--|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2022 |  | 5 | \$200   | B |
| Molded Case Bkrs | 90% |  |  | 2022 |  | 5 | \$1,900 | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2043 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 24 - BX

## Asset # : 501

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 30%  |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Locally Mounted       | 70%  |                   |                | 2021               | \$14,800       | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,300        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2028               | * *            | 10          | \$71,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2028               | * *            | 10          | \$9,700        | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$32,800       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Generic               | 40%  |                   |                | 2018               | \$371,100      | 1-3         | \$20,000       | B             |
|                       |  |                   |                |                    |                |             |                |               |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%   |                   |                | 2023               | \$226,300      | 5           | \$25,000       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2021               | \$447,300      | 1           | \$79,900       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                            |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Units                                      |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$64,200       | 2033               | * *            | 4           | \$4,000        | B             |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2023               | \$99,100       | 1           | \$10,000       | B             |
| Convactor/Radiator    | 80%  |                   |                | 2028               | * *            | 1           | \$20,900       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2031               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 24 - BX

## Asset # : 501

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2018               | \$18,900       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$71,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2023               | \$81,300       | 2           | \$2,000        | B             |
| Roof   | 20%        |                   |                | 2023               | \$14,600       | 2           | \$500          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2023               | \$21,400       | 2           | \$1,200        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 241 - BK  
**Address** : 976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE  
**Borough** : BROOKLYN **Agency's Number** : K241  
**Program / Asset #** : BOE0535.000 / 2545 **Yr Built/Renovated** : 1931 / 1999  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1188 **Lot** : 1 **BIN** : 3029702

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$88,900              |
| Interior Architecture | \$275,900             | \$85,200              |
| Electrical            | \$266,600             | \$125,900             |
| Mechanical            | \$137,900             | \$739,800             |
| <b>Total</b>          | <b>\$680,400</b>      | <b>\$1,039,800</b>    |
| Priority A            |                       | \$88,900              |
| Priority B            | \$404,500             | \$912,000             |
| Priority C            | \$275,900             | \$38,900              |
| <b>Total</b>          | <b>\$680,400</b>      | <b>\$1,039,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                 |                |                 | \$900           |
| Interior Architecture | \$3,100         | \$1,000        | \$2,100         | \$3,100         |
| Electrical            | \$300           | \$500          | \$600           | \$29,800        |
| Mechanical            | \$12,500        | \$8,200        | \$12,000        | \$8,200         |
| <b>Total</b>          | <b>\$15,900</b> | <b>\$9,700</b> | <b>\$14,700</b> | <b>\$41,900</b> |
| Priority A            |                 |                |                 | \$900           |
| Priority B            | \$12,800        | \$8,600        | \$12,600        | \$38,000        |
| Priority C            | \$3,100         | \$1,000        | \$2,100         | \$3,100         |
| <b>Total</b>          | <b>\$15,900</b> | <b>\$9,700</b> | <b>\$14,700</b> | <b>\$41,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$30,400 | A |
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$23,800 | A |
| Masonry: Brick         | 85% |  |  | LIFE | ** | 5 | \$51,800 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$20,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$5,500 | A |
| Copper/Terne           | 5%  |  |  | 2057 | ** | 5 | \$1,700 | A |
| Masonry: Brick         | 85% |  |  | LIFE | ** | 5 | \$6,000 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2030 | ** | 10 | \$37,100 | A |
| Copper/Terne   | 5%  |  |  | 2050 | ** | 10 | \$4,900  | A |

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2031 | **        | 5 | \$4,100  | C |
| Terrazzo     | 5%  |  |  | LIFE | **        | 5 | \$3,200  | C |
| Vinyl Tile   | 30% |  |  | 2017 | \$237,100 | 3 | \$12,400 | C |
| Vinyl Tile   | 10% |  |  | 2027 | **        | 3 | \$3,100  | C |
| Wood         | 50% |  |  | 2037 | **        | 5 | \$77,700 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** |   |          | C |
| Masonry: Brick         | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels          | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 75% |  |  | LIFE | ** | 5 | \$18,800 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$1,300  | B |
| Plaster          | 90% |  |  | LIFE | ** | 5 | \$46,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2022 | \$28,700 | 5 | \$200 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |          |   |       |   |
| Explanation : 1- Electrical Service Rated @ 1600 Amps      |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|   |      |     |          |      |    |   |       |   |
|---|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$89,400 | 2052 | ** | 5 | \$100 | B |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |      |     |          |      |    |   |       |   |
| Location : Basement   |      |     |          |      |    |   |       |   |
| Other Observation, Extent : Severe, Area Affected : 100%    |      |     |          |      |    |   |       |   |
| Location : Electrical Room                                  |      |     |          |      |    |   |       |   |
| Explanation : Obsolete Equipment                            |      |     |          |      |    |   |       |   |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 241 - BK

## Asset # : 2545

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2021               | \$5,100        | 5           | \$100          | B             |
| Fused Knife Sw  | 45%        | 2-4               | \$45,700       | 2047               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 40%        |                   |                | 2021               | \$40,600       | 5           | \$600          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2020               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted   | 20%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2027               | * *            | 10          | \$50,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2027               | * *            | 10          | \$6,700        | B             |
| Exit, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$22,500       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$9,300        | 1           | \$1,000        | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$31,900       | 1-3         | \$1,700        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 241 - BK

Asset # : 2545

| Mechanical       |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                    | 2048 | * *            | 1     |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 1 - 6500 Gallon Tank                      |           |                    |      |                |       |                |          |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%  |           |                    | 2039 | * *            | 1     | \$54,900       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 - Steam Boilers                         |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 100%  |           |                    | 2042 | * *            | 4     | \$4,100        | B        |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 20%   |           |                    | 2017 | \$68,100       | 1     | \$6,900        | B        |
|                  | Convactor/Radiator          | 70%   |           |                    | 2020 | \$417,600      | 1     | \$12,600       | B        |
|                  | Fan Coil Unit/Heat          | 10%   |           |                    | 2022 | \$94,600       | 1     | \$1,800        | B        |
| Air Conditioning |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%  |           |                    | 2038 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit            | 30%   |           |                    | 2021 | \$39,000       | 1     |                | B        |
|                  | No Component                | 70%   |           |                    |      |                |       |                | D        |
| Ventilation      |                             |   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                    | LIFE | * *            | 2-5   | \$30,900       | B        |
|                  | Exhaust Fans                |   |           |                    |      |                |       |                |          |
|                  | Interior                    | 100%  |           |                    | 2017 | \$69,800       | 2     | \$1,700        | B        |
| Plumbing         |                             |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping            |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel             | 100%  |           |                    | 2020 | \$188,700      | 1     |                | B        |
|                  | Water Heater                |   |           |                    |      |                |       |                |          |
|                  | Gas Fired                   | 100%  |           |                    | 2021 | \$14,700       | 2     | \$800          | B        |
|                  | HW Heat Exchanger           |   |           |                    |      |                |       |                |          |
|                  | Low Temp                    | 100%  |           |                    | 2022 | \$19,600       | 4     | \$8,200        | B        |
|                  | Sanitary Piping             |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping          |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)                |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping                | 100%  |           |                    | 2030 | * *            | 4     | \$2,000        | B        |
|                  | Fixtures                    |   |           |                    |      |                |       |                |          |
|                  | Generic                     | 100%  |           |                    |      |                |       |                | B        |
| Fire Suppression |                             |   |           |                    |      |                |       |                |          |
|                  | Sprinkler                   |   |           |                    |      |                |       |                |          |
|                  | No Component                | 95%   |           |                    |      |                |       |                | D        |
|                  | Generic                     | 5%  |           |                    | 2032 | * *            | 1-2   | \$800          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 241 - BK**

**Asset # : 2545**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 241 - BK MINISCHOOL  
**Address** : 976 PRESIDENT STREET BTWN: CLASSON AVE., FRANKLIN AVE  
**Borough** : BROOKLYN **Agency's Number** : K840  
**Program / Asset #** : BOE0535.010 / 454 **Yr Built/Renovated** : 1969 / 1997  
**Area Sq Ft** : 7,500 **Project Type** : EDUCATION  
**Date of Survey** : 24-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1188 **Lot** : 1 **BIN** : 3029702

| CAPITAL               | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|-----------------|------------------|
| Exterior Architecture | \$35,000        | \$48,100         |
| Interior Architecture |                 | \$84,600         |
| Mechanical            |                 | \$91,700         |
| <b>Total</b>          | <b>\$35,000</b> | <b>\$224,300</b> |
| Priority A            | \$35,000        | \$48,100         |
| Priority B            |                 | \$91,700         |
| Priority C            |                 | \$84,600         |
| <b>Total</b>          | <b>\$35,000</b> | <b>\$224,300</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture |                 |                |                | \$18,000        |
| Interior Architecture |                 | \$4,500        | \$1,300        |                 |
| Electrical            |                 |                | \$100          | \$6,500         |
| Mechanical            | \$27,800        | \$300          | \$900          | \$300           |
| <b>Total</b>          | <b>\$27,800</b> | <b>\$4,900</b> | <b>\$2,300</b> | <b>\$24,900</b> |
| Priority A            |                 |                |                | \$18,000        |
| Priority B            | \$27,800        | \$4,900        | \$1,000        | \$6,900         |
| Priority C            |                 |                | \$1,300        |                 |
| <b>Total</b>          | <b>\$27,800</b> | <b>\$4,900</b> | <b>\$2,300</b> | <b>\$24,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 241 - BK MINISCHOOL

## Asset # : 454

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

|                |      |  |  |      |     |      |          |   |
|----------------|------|--|--|------|-----|------|----------|---|
| Exterior Walls |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2042 | * * | 5-10 | \$66,100 | A |
| Windows        |      |  |  |      |     |      |          |   |
| Aluminum       | 100% |  |  | 2038 | * * | 5    | \$1,500  | A |
| Roof           |      |  |  |      |     |      |          |   |
| Metal Panel    | 100% |  |  | 2035 | * * | 10   | \$35,000 | A |

## Interior

|                       |      |  |  |      |          |   |         |   |
|-----------------------|------|--|--|------|----------|---|---------|---|
| Floors                |      |  |  |      |          |   |         |   |
| Ceramic Tile          | 5%   |  |  | 2031 | * *      | 5 | \$500   | C |
| Vinyl Tile            | 95%  |  |  | 2022 | \$84,600 | 3 | \$3,300 | C |
| Interior Walls        |      |  |  |      |          |   |         |   |
| Concrete Masonry Unit | 25%  |  |  | LIFE | * *      | 5 | \$800   | C |
| Metal Panel           | 75%  |  |  | LIFE | * *      |   |         | C |
| Ceilings              |      |  |  |      |          |   |         |   |
| AcousTileSusp.Lay-In  | 100% |  |  | 2035 | * *      | 5 | \$9,000 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

|  |      |  |  |      |          |   |       |   |
|--|------|--|--|------|----------|---|-------|---|
| Service Equipment  |      |  |  |      |          |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2022 | \$3,000  | 5 |       | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |          |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |          |   |       |   |
| Explanation : Fed From Main Building                       |      |  |  |      |          |   |       |   |
| Raceway  |      |  |  |      |          |   |       |   |
| Conduit  | 100% |  |  | 2022 | \$1,100  | 1 |       | B |
| Panelboards  |      |  |  |      |          |   |       |   |
| Molded Case Bkrs   | 100% |  |  | 2021 | \$16,900 | 5 | \$200 | B |
| Wiring   |      |  |  |      |          |   |       |   |
| Thermoplastic  | 100% |  |  | 2022 | \$800    | 1 |       | B |
| Motor Controllers  |      |  |  |      |          |   |       |   |
| Locally Mounted  | 100% |  |  | 2020 | \$4,500  | 5 |       | B |

## Lighting

|  |      |  |  |      |     |    |         |   |
|--|------|--|--|------|-----|----|---------|---|
| Interior Lighting  |      |  |  |      |     |    |         |   |
| Fluorescent  | 100% |  |  | 2027 | * * | 10 | \$5,700 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |     |    |         |   |
| Location : Throughout The Building                         |      |  |  |      |     |    |         |   |
| Explanation : T-8 Lamps                                    |      |  |  |      |     |    |         |   |
| Egress Lighting  |      |  |  |      |     |    |         |   |
| Emergency, Battery   | 50%  |  |  | 2027 | * * | 10 | \$800   | B |
| Exit, Service  | 50%  |  |  | 2027 | * * | 1  |         | B |
| Exterior Lighting  |      |  |  |      |     |    |         |   |
| HID  | 100% |  |  | 2027 | * * | 10 |         | B |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 241 - BK MINISCHOOL

## Asset # : 454

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

95%

2027

\* \*

1

\$100

D

Generic

5%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2042

\* \*

1

B

## Conversion Equipment

Furnace

100%

2027

\* \*

1

\$3,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : 1 - Gas Fire Duct Furnace*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

100%

Now

\$27,500

2023

\$91,700

2

\$300

B

*Broken, Extent : Severe, Area Affected : 100%**Location : Compressor Burnt Out; Defective Condenser Coil*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$3,500

B

## Exhaust Fans

Interior

100%

2027

\* \*

2

\$200

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2035

\* \*

1

B

## Water Heater

Electric

100%

2020

\$1,100

4

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Fixtures

Generic

100%

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 242 - BK P.S. 279 - BK ANNEX  
**Address** : 100-01 FLATLANDS AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K242  
**Program / Asset #** : BOE0536.000 / 1328 **Yr Built/Renovated** : 1935 / 2010  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8188 **Lot** : 1 **BIN** : 3229773

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$214,200             |
| Interior Architecture | \$740,900             | \$284,900             |
| Electrical            | \$238,000             | \$718,000             |
| Mechanical            | \$78,700              | \$387,900             |
| <b>Total</b>          | <b>\$1,057,700</b>    | <b>\$1,604,900</b>    |
| Priority A            |                       | \$214,200             |
| Priority B            | \$482,500             | \$1,151,300           |
| Priority C            | \$575,200             | \$239,500             |
| <b>Total</b>          | <b>\$1,057,700</b>    | <b>\$1,604,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$11,600         | \$7,100         |                 | \$49,700         |
| Interior Architecture | \$30,700         |                 | \$5,700         | \$14,900         |
| Electrical            | \$2,300          | \$1,400         | \$1,900         | \$24,100         |
| Mechanical            | \$84,500         | \$9,300         | \$18,500        | \$20,300         |
| <b>Total</b>          | <b>\$129,100</b> | <b>\$17,800</b> | <b>\$26,100</b> | <b>\$109,000</b> |
| Priority A            | \$11,600         | \$7,100         |                 | \$49,700         |
| Priority B            | \$91,300         | \$10,700        | \$20,400        | \$44,400         |
| Priority C            | \$26,200         |                 | \$5,700         | \$14,900         |
| <b>Total</b>          | <b>\$129,100</b> | <b>\$17,800</b> | <b>\$26,100</b> | <b>\$109,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 242 - BK P.S. 279 - BK ANNEX**  
**Asset # : 1328**

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |         |                    |             |                |               |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 80%   |                   |                | LIFE    | **                 | 5           | \$48,900       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone      | 20%   |                   |                | LIFE    | **                 | 5           | \$9,200        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Windows                 |   |                   |                |         |                    |             |                |               |
| Aluminum                | 95%   |                   |                | 2044    | **                 | 5           | \$21,600       | A             |
| Glass Block             | 5%  |                   |                | LIFE    | **                 | 5           | \$700          | A             |
| Parapets                |   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 50%   |                   |                | LIFE    | **                 | 5           | \$6,500        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Brick          | 35%   |                   |                | LIFE    | **                 | 5           | \$4,500        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone      | 10%   |                   |                | LIFE    | **                 | 5           | \$1,600        | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Metal Rail              | 5%  |                   |                | 2035    | **                 | 5-10        | \$11,700       | A             |
| Roof                    |   |                   |                |         |                    |             |                |               |
| Built-Up (BUR)          | 45%   |                   |                | 2027    | **                 | 10          | \$32,000       | A             |
| Copper/Terne            | 5%  | 0-2               | \$800          | 2050    | **                 |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |         |                    |             |                |               |
|                         | Location : Main Roof  |                   |                |         |                    |             |                |               |
| IRMA/Protected Membrane | 25%   |                   |                | 2022    | \$165,300          | 10          | \$17,800       | A             |
| Modified Bitumen        | 25%   |                   |                | 2027    | **                 | 10          | \$17,800       | A             |
| Interior                |   |                   |                |         |                    |             |                |               |
| Floors                  |   |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE    | **                 | 5           | \$22,000       | C             |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |
|                         | Location : Boiler Room  |                   |                |         |                    |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2031    | **                 | 5           | \$5,000        | C             |
| Sheet Vinyl/Rubber      | 1%  | Now               | \$15,600       | 2032    | **                 | 5           | \$800          | C             |
|                         | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100% |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Terrazzo                | 5%  |                   |                | LIFE    | **                 | 5           | \$3,900        | C             |
| Vinyl Tile              | 25%   |                   |                | 2022    | \$239,500          | 3           | \$9,400        | C             |
| Vinyl Tile              | 44%   | Now               | \$42,100       | 2017    | \$421,400          | 3           | \$16,600       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |
| Wood                    | 10%   |                   |                | 2037    | **                 | 5           | \$18,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 242 - BK P.S. 279 - BK ANNEX**  
**Asset # : 1328**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit  | 10%               | Now                      | \$76,600              | LIFE                      | * *                   | 5                  | \$4,000               | C                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Folding Partition  | 2%                | Now                      | \$10,500              | 2030                      | * *                   | 5                  | \$2,500               | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Glazed Ceramic Panel   | 5%                |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Marble Panels  | 5%                |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Plaster  | 53%               |                          |                       | LIFE                      | * *                   | 5                  | \$16,100              | C                    |
| SGFT/Glazed Masonry  | 15%               | Now                      | \$35,000              | LIFE                      | * *                   |                    |                       | C                    |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridor Near Room 200</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridor Near Room 200</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| SGFT/Glazed Masonry  | 10%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered  | 25%               | Now                      | \$45,100              | 2027                      | * *                   | 5                  | \$12,500              | B                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete   | 27%               | Now                      | \$52,000              | LIFE                      | * *                   | 5                  | \$4,200               | B                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Ash Hoist</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Beams Framing Hatch Opening And Perimeter Beams Of Boiler Room</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Struc: Steel   | 3%                |                          |                       | LIFE                      | * *                   |                    |                       | B                    |
| Fiber Board  | 5%                | Now                      | \$4,500               | 2022                      | \$45,400              |                    |                       | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster  | 40%               | 0-2                      | \$68,600              | LIFE                      | * *                   | 5                  | \$25,000              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Electrical Service Rated At 1600 Amps</i>        |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 75%  |                   |                | 2022               | \$67,100       | 5           | \$200          | B             |
| Fused Disc Sw            | 25%  |                   |                | 2048               | * *            | 5           | \$100          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2022               | \$76,700       | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Fused Disc Sw            | 20%  |                   |                | 2021               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs         | 30%  |                   |                | 2044               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs         | 40%  |                   |                | 2021               | \$40,600       | 5           | \$700          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 2-4               | \$44,800       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 25%  |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic            | 25%  |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2039               | * *            | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 80%  |                   |                | 2022               | \$484,300      | 10          | \$49,300       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-12 Lamps |                   |                |                    |                |             |                |               |
| Fluorescent              | 15%  |                   |                | 2030               | * *            | 10          | \$9,200        | B             |
| HID                      | 5%   |                   |                | 2017               | \$14,000       | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Emergency, Battery       | 50%  |                   |                | 2027               | * *            | 10          | \$8,100        | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm                    |  |                   |                |                    |                |             |                |               |
| Security System          |  |                   |                |                    |                |             |                |               |
| No Component             | 80%  |                   |                |                    |                |             |                | D             |
| Generic                  | 20%  |                   |                | 2027               | * *            | 1           | \$4,900        | B             |
| Fire/Smoke Detection     |  |                   |                |                    |                |             |                |               |
| No Component             | 75%  |                   |                |                    |                |             |                | D             |
| Generic                  | 25%  |                   |                | 2017               | \$193,300      | 1-3         | \$10,400       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 242 - BK P.S. 279 - BK ANNEX

## Asset # : 1328

| Mechanical       |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | **             | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement Vault   |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 1 - 10,000 Gallon Tank  |                   |                |                    |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 5%  | Now               | \$18,600       | 2042               | **             | 1           | \$3,000        | B             |
|                  |                             | Malfunctioning, Extent : Severe, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Defective Burner Control Panel, Inoperable Burner, Defective Dual Fuel Changeover Controls |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 95%   |                   |                | 2035               | **             | 1           | \$63,300       | B             |
| Distribution     |                             |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 2%  | Now               | \$10,700       | 2052               | **             | 4           | \$100          | B             |
|                  |                             | Malfunctioning, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                             | Location : Defective Steam Traps, Defective Vacuum Pump Controls, 4 Of 4 Defective Pump Seals         |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 98%   |                   |                | 2042               | **             | 4           | \$4,900        | B             |
| Terminal Devices |                             |   |                   |                |                    |                |             |                |               |
|                  | Air Handler                 | 19%   |                   |                | 2022               | \$78,400       | 1           | \$7,900        | B             |
|                  | Air Handler                 | 1%  | Now               | \$4,100        | 2032               | **             | 1           | \$400          | B             |
|                  |                             | Damaged, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement, Deteriorated Flexible Connections  |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator          | 60%   |                   |                | 2027               | **             | 1           | \$13,000       | B             |
|                  | Fan Coil Unit/Heat          | 20%   |                   |                | 2022               | \$229,300      | 1           | \$4,400        | B             |
| Air Conditioning |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                | 2038               | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit            | 20%   | Now               | \$31,500       | 2022               | \$31,500       | 1           |                | B             |
|                  |                             | Malfunctioning, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                  |                             | Location : Throughout Classrooms And Offices, Multiple Mechanical Defects                             |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit            | 50%   |                   |                | 2017               | \$78,700       | 1           |                | B             |
|                  | No Component                | 30%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                             |   |                   |                |                    |                |             |                |               |
|                  | Distribution                |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                | LIFE               | **             | 2-5         | \$37,400       | B             |
|                  | Exhaust Fans                |   |                   |                |                    |                |             |                |               |
|                  | Interior                    | 20%   |                   |                | 2022               | \$16,900       | 2           | \$400          | B             |
|                  | Roof                        | 80%   |                   |                | 2022               | \$48,700       | 2           | \$1,700        | B             |
| Plumbing         |                             |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                |                    |                |             |                |               |
|                  | Brass/Copper                | 2%  |                   |                | 2052               | **             | 1           |                | B             |
|                  | Galv Iron/Steel             | 98%   |                   |                | 2027               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 242 - BK P.S. 279 - BK ANNEX

Asset # : 1328

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2020               | \$17,800       | 2           | \$1,000        | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%   |                |                    |                |             |                |               |
|                       |            | Location : Boiler Room  |                |                    |                |             |                |               |
|                       |            | Explanation : 225 Gals  |                |                    |                |             |                |               |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2048               | * *            | 4           | \$6,700        | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 5%         | Now   | \$8,300        | LIFE               | * *            | 1           |                | B             |
|                       |            | Blockage /Clogged, Extent : Severe, Area Affected : 100%  |                |                    |                |             |                |               |
|                       |            | Location : 3rd Floor Slop Sink, First Floor Girls Toilet Room, Room 120 Floor Drains, Drinking Fountain In Old Wing |                |                    |                |             |                |               |
|                       |            | Corroded, Extent : Light, Area Affected : 5%  |                |                    |                |             |                |               |
|                       |            | Location : Kitchen, Badly Corroded Kitchen Drain Piping   |                |                    |                |             |                |               |
| Cast Iron             | 95%        |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| No Component          | 90%        |   |                |                    |                |             |                | D             |
| Generic               | 10%        |   |                | 2027               | * *            | 1           | \$400          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 10%  |                |                    |                |             |                |               |
|                       |            | Location : Boiler Room  |                |                    |                |             |                |               |
|                       |            | Explanation : Boiler Only   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 242 - M (FORMER P. S. 144 - M)  
**Address** : 134 WEST 122 STREET  
**Borough** : MANHATTAN **Agency's Number** : M242  
**Program / Asset #** : BOE0087.000 / 2773 **Yr Built/Renovated** : 1959 / 2000  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1906 **Lot** : 11 **BIN** : 1057683

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$504,700             |
| Interior Architecture | \$98,800              | \$811,700             |
| Electrical            |                       | \$702,300             |
| Mechanical            |                       | \$280,300             |
| <b>Total</b>          | <b>\$98,800</b>       | <b>\$2,299,000</b>    |
| Priority A            |                       | \$504,700             |
| Priority B            |                       | \$982,500             |
| Priority C            | \$98,800              | \$811,700             |
| <b>Total</b>          | <b>\$98,800</b>       | <b>\$2,299,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$6,400         |                 |
| Interior Architecture | \$53,800         | \$1,300         |                 | \$8,700         |
| Electrical            | \$32,500         | \$37,000        | \$300           | \$700           |
| Mechanical            | \$21,800         | \$20,300        | \$16,100        | \$9,600         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$112,100</b> | <b>\$62,600</b> | <b>\$26,800</b> | <b>\$23,000</b> |
| Priority A            |                  |                 | \$6,400         |                 |
| Priority B            | \$79,000         | \$61,300        | \$20,300        | \$14,300        |
| Priority C            | \$33,100         | \$1,300         |                 | \$8,700         |
| <b>Total</b>          | <b>\$112,100</b> | <b>\$62,600</b> | <b>\$26,800</b> | <b>\$23,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 242 - M (FORMER P. S. 144 - M)**  
**Asset # : 2773**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 15%   |                   |                | LIFE    | **                 | 5           | \$43,000       | A             |  |
| Masonry: Brick         | 80%   |                   |                | LIFE    | **                 | 5           | \$45,900       | A             |  |
| Mosaic Tile            | 5%  |                   |                | 2030    | **                 | 10          | \$9,000        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2036    | **                 | 5           | \$12,900       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | **                 | 5           | \$7,300        | A             |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2020    | \$350,900          | 10          | \$64,900       | A             |  |
|                        | Patching Evident, Extent : Light, Area Affected : 10%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2060    | **                 | 10          | \$8,500        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Bulkhead   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$22,700       | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2023    | \$68,900           | 5           | \$3,100        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$4,000        | C             |  |
| Vinyl Tile             | 67%   | Now               | \$33,100       | 2020    | \$661,800          | 3           | \$26,000       | C             |  |
|                        | Loose Units, Extent : Moderate, Area Affected : 10%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Stock Room And Classrooms Throughout                 |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%   |                   |                | 2015    | \$98,800           | 3           | \$3,900        | C             |  |
|                        | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Floor Tiles                                   |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%  |                   |                | 2048    | **                 | 5           | \$9,700        | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2023    | \$81,000           | 5           | \$2,800        | C             |  |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE    | **                 | 5           | \$3,700        | C             |  |
| Masonry: Brick         | 10%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 52%   |                   |                | LIFE    | **                 | 5           | \$14,300       | C             |  |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 30%   | Now               | \$20,800       | 2025    | **                 | 5           | \$15,500       | B             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 50%   |                   |                | LIFE    | **                 | 5           | \$8,100        | B             |  |
| Plaster                | 20%   |                   |                | LIFE    | **                 | 5           | \$12,900       | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

**Under 600 Volts**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 242 - M (FORMER P. S. 144 - M)

Asset # : 2773

| Electrical      |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |   |           |                |                    |                |             |                |          |
|                 | Service Equipment        |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2046               | * *            | 5           | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                  |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 1600 Amps Main Disconnect Switch          |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |   |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |           |                | 2046               | * *            | 5           | \$300          | B        |
|                 | Raceway                  |   |           |                |                    |                |             |                |          |
|                 | Conduit                  | 30%   |           |                | 2046               | * *            | 1           |                | B        |
|                 | Conduit                  | 70%   |           |                | 2020               | \$83,300       | 1           |                | B        |
|                 | Panelboards              |   |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 20%   |           |                | 2028               | * *            | 5           | \$400          | B        |
|                 | Molded Case Bkrs         | 80%   |           |                | 2042               | * *            | 5           | \$1,400        | B        |
|                 | Wiring                   |   |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 20%   | 2-4       | \$26,200       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                       |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 30%   |           |                | 2030               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 50%   |           |                | 2046               | * *            | 1           |                | B        |
|                 | Motor Controllers        |   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 30%   | 2-4       | \$6,400        | 2040               | * *            | 5           | \$100          | B        |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Basement   |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 70%   |           |                | 2018               | \$14,800       | 5           | \$300          | B        |
|                 | Ground                   |   |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |   |           |                |                    |                |             |                |          |
|                 | Generic                  | 100%  |           |                | LIFE               | * *            | 5           | \$1,000        | B        |
|                 | Lighting                 |   |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |   |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 90%   |           |                | 2020               | \$561,900      | 10          | \$57,200       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                          |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T12 Lamps                               |           |                |                    |                |             |                |          |
|                 | HID                      | 5%  |           |                | 2020               | \$14,500       | 10          | \$100          | B        |
|                 | Incandescent             | 5%  |           |                | 2015               | \$31,200       | 2           | \$100          | B        |
|                 | Egress Lighting          |   |           |                |                    |                |             |                |          |
|                 | Emergency, Service       | 40%   |           |                | 2020               | \$4,600        | 1           |                | B        |
|                 | Emergency, Battery       | 10%   |           |                | 2020               | \$2,900        | 10          | \$1,700        | B        |
|                 | Exit, Service            | 50%   |           |                | 2015               | \$5,700        | 1           |                | B        |

| Mechanical |               | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|---------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component     | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type          | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |               |                |           |                    |      |                |       |                |          |
|            | Energy Source |                |           |                    |      |                |       |                |          |
|            | Fuel Oil No 4 | 100%           |           |                    | 2040 | * *            | 5     | \$21,500       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 242 - M (FORMER P. S. 144 - M)**  
**Asset # : 2773**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$68,700              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$5,100               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 25%               |                          |                       | 2020                      | \$106,400             | 1                  | \$10,700              | B                    |
| Convactor/Radiator   | 75%               |                          |                       | 2025                      | * *                   | 1                  | \$16,800              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 80%               |                          |                       | 2018                      | \$129,900             | 1                  |                       | B                    |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$38,600              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 30%               |                          |                       | 2020                      | \$26,200              | 2                  | \$600                 | B                    |
| Roof   | 70%               | Now                      | \$2,200               | 2020                      | \$44,000              | 2                  | \$1,200               | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Kindergarten Roof</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 2-4                      | \$4,700               | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main In Basement</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$10,300              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (1) B-3 (1) B-1</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 242 - Q  
**Address** : 136-11 31ST ROAD  
**Borough** : QUEENS **Agency's Number** : Q242  
**Program / Asset #** : BOE1017.000 / 13444 **Yr Built/Renovated** : 2001 /  
**Area Sq Ft** : 59,512 **Project Type** : EDUCATION  
**Date of Survey** : 26-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 4371 **Lot** : 173 **BIN** : 4462993

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$45,000              | \$60,700              |
| Interior Architecture |                       | \$39,900              |
| Electrical            | \$44,700              |                       |
| <b>Total</b>          | <b>\$89,700</b>       | <b>\$100,500</b>      |
| Priority A            | \$45,000              | \$60,700              |
| Priority B            | \$44,700              |                       |
| Priority C            |                       | \$39,900              |
| <b>Total</b>          | <b>\$89,700</b>       | <b>\$100,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,300         |                 |                 | \$6,000         |
| Interior Architecture | \$12,300        |                 |                 | \$6,400         |
| Electrical            | \$10,100        | \$7,900         | \$14,400        | \$11,700        |
| Mechanical            | \$41,800        | \$14,000        | \$22,400        | \$15,000        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$73,400</b> | <b>\$29,900</b> | <b>\$44,600</b> | <b>\$47,000</b> |
| Priority A            | \$1,300         |                 |                 | \$6,000         |
| Priority B            | \$59,800        | \$29,900        | \$44,600        | \$34,600        |
| Priority C            | \$12,300        |                 |                 | \$6,400         |
| <b>Total</b>          | <b>\$73,400</b> | <b>\$29,900</b> | <b>\$44,600</b> | <b>\$47,000</b> |



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## DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 95% |  |  | LIFE | ** | 5 | \$60,700 | A |
| Window Wall    | 5%  |  |  | 2047 | ** | 5 | \$12,000 | A |

## Windows

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Aluminum      | 97% |  |  | 2043 | ** | 5  | \$6,500 | A |
| Metal Louvers | 3%  |  |  | 2034 | ** | 10 | \$1,300 | A |

## Parapets

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 75% |  |  | LIFE | ** | 5    | \$2,900  | A |
| Metal Rail     | 25% |  |  | 2038 | ** | 5-10 | \$17,700 | A |

## Roof

|   |      |     |          |      |    |  |  |   |
|---|------|-----|----------|------|----|--|--|---|
| Modified Bitumen  | 100% | Now | \$45,000 | 2026 | ** |  |  | A |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |      |     |          |      |    |  |  |   |
| <i>Location : At Pitch Pokets</i>                                     |      |     |          |      |    |  |  |   |
| <i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>         |      |     |          |      |    |  |  |   |
| <i>Location : At Pitch Pokets</i>                                     |      |     |          |      |    |  |  |   |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 25% |  |  | LIFE | ** | 5 | \$39,900 | C |
| Ceramic Tile           | 5%  |  |  | 2034 | ** | 5 | \$3,600  | C |
| Vinyl Tile             | 70% |  |  | 2026 | ** | 3 | \$25,500 | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 15% |  |  | 2034 | ** | 5 | \$8,200 | C |
| Concrete Masonry Unit | 30% |  |  | LIFE | ** | 5 | \$6,600 | C |
| Folding Partition     | 5%  |  |  | 2043 | ** | 5 | \$6,900 | C |
| Glass: Single Pane    | 5%  |  |  | LIFE | ** | 5 | \$2,100 | C |
| Gypsum Board          | 20% |  |  | LIFE | ** | 5 | \$6,600 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 75% |  |  | 2038 | ** | 5 | \$54,700 | B |
| Exposed Struc: Steel | 15% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$9,100  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2041 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>     |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2041 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2037               | **             | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2037               | **             | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2034               | **             | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%              |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Point Of Contact Not Visible; Covered With Insulation. |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2034               | **             | 1           | \$15,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2030               | **             | 1           | \$18,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Generator Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 230 Kw   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$10,900       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2037               | **             | 5           | \$4,500        | B             |
| Main Tank  | 50%        |                   |                | 2049               | **             | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2026               | **             | 10          | \$44,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                   |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, LED  | 100%       |                   |                | 2049               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2026               | **             | 10          | \$200          | B             |
| Lightning Protection   |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2049               | **             | 5           | \$1,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Copper   |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 242 - Q

## Asset # : 13444

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

## Generic

100%

2026

\* \*

1

\$18,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV And Intrusion Alarm Are Both Functional*

## Fire/Smoke Detection

## Generic

100%

2026

\* \*

1-3

\$31,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Functional*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2034

\* \*

1

\$48,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Top Penthouse**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$7,800

2041

\* \*

4

\$2,400

B

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Vacuum Pump, Basement*

## Terminal Devices

## Air Handler

75%

2026

\* \*

1

\$22,600

B

## Convector/Radiator

20%

2034

\* \*

1

\$3,200

B

## Fan Coil Unit/Heat

5%

2026

\* \*

1

\$800

B

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

## Reciprocating

80%

Now

\$15,100

2026

\* \*

1

\$16,300

B

## Compr/Chiller

*Not in Service, Extent : Severe, Area Affected : 25%**Location : 1 Unit Is Down For More Than A Year, Penthouse*

## No Component

20%

D

## Distribution

## Chilled Wtr Pipe/Pump

80%

2041

\* \*

4

\$1,900

B

## No Component

20%

D

## Terminal Devices

## Air Handler/Cool/Ht

80%

2026

\* \*

1

\$24,100

B

## No Component

20%

D

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## DEPARTMENT OF EDUCATION - 040

P. S. 242 - Q

Asset # : 13444

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |                |                   |                |                    |                |             |                |               |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 80%            |                   |                | 2026               | * *            | 2           | \$27,100       | B             |
| No Component  | 20%            |                   |                |                    |                |             |                | D             |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$27,200       | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 20%            |                   |                | 2029               | * *            | 2           | \$300          | B             |
| Roof  | 80%            |                   |                | 2026               | * *            | 2           | \$1,200        | B             |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 70%            |                   |                | 2047               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 30%            |                   |                | 2038               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2019               | \$12,900       | 2           | \$700          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |                |                   |                |                    |                |             |                |               |
| Explanation : 400 Gallons                               |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           | Now               | \$1,600        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Severe, Area Affected : 10% |                |                   |                |                    |                |             |                |               |
| Location : West Side Of Basement                        |                |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%           |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                      |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2029               | * *            | 1           | \$3,000        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) I-4                              |                |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |                |                   |                |                    |                |             |                |               |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |
| Sprinkler   |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2047               | * *            | 1-2         | \$13,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 243 - BK  
**Address** : 1580 DEAN STREET BTWN: TROY AVE., SCHENECTADY A  
**Borough** : BROOKLYN **Agency's Number** : K243  
**Program / Asset #** : BOE0537.000 / 1329 **Yr Built/Renovated** : 1962 / 2000  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1347 **Lot** : 1 **BIN** : 3035761

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$139,800             | \$752,600             |
| Interior Architecture | \$474,300             |                       |
| Electrical            | \$514,300             | \$1,097,300           |
| Mechanical            | \$45,500              | \$144,800             |
| <b>Total</b>          | <b>\$1,174,000</b>    | <b>\$1,994,700</b>    |
| Priority A            | \$139,800             | \$752,600             |
| Priority B            | \$734,900             | \$1,242,100           |
| Priority C            | \$299,200             |                       |
| <b>Total</b>          | <b>\$1,174,000</b>    | <b>\$1,994,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,100        | \$2,800         |                 |                 |
| Interior Architecture | \$16,300        | \$8,700         | \$1,700         | \$5,700         |
| Electrical            | \$3,100         | \$2,900         | \$3,600         | \$48,600        |
| Mechanical            | \$12,200        | \$10,800        | \$19,500        | \$22,800        |
| <b>Total</b>          | <b>\$56,700</b> | <b>\$25,200</b> | <b>\$24,800</b> | <b>\$77,000</b> |
| Priority A            | \$25,100        | \$2,800         |                 |                 |
| Priority B            | \$15,300        | \$13,700        | \$23,000        | \$73,100        |
| Priority C            | \$16,300        | \$8,700         | \$1,700         | \$3,900         |
| <b>Total</b>          | <b>\$56,700</b> | <b>\$25,200</b> | <b>\$24,800</b> | <b>\$77,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 243 - BK

## Asset # : 1329

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$16,100       | A             |
| Glazed Ceramic Panel   | 10%        | Now               | \$4,600        | LIFE               | **             | 5           | \$30,200       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : South Facade Above Walkway Near School Yard       |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Severe, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : South Facade Above Walkway Near School Yard       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$51,500       | A             |
| Masonry: Brick   | 3%         | Now               | \$6,500        | LIFE               | **             | 5           | \$1,900        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2038               | **             | 5           | \$14,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        | Now               | \$14,100       | LIFE               | **             | 5           | \$2,100        | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Brick Ties Exposed                             |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                      | 98%        | Now               | \$139,800      | 2022               | \$699,200      |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 2%         |                   |                | 2035               | **             | 10          | \$2,800        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$3,500        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Vinyl Tile   | 10%        |                   |                | 2027               | **             | 3           | \$4,400        | C             |
| Vinyl Tile   | 50%        |                   |                | 2027               | **             | 3           | \$21,800       | C             |
| Vinyl Tile   | 27%        |                   |                | 2017               | \$299,200      | 3           | \$15,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$12,300       | 2037               | **             | 5           | \$5,500        | C             |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium At Drinking Fountain                    |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$21,600       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$175,100 | 2042 | * * | 5 | \$14,500 | B |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|

*Adhesion Failure, Extent : Light, Area Affected : 25%**Location : Cafeteria Cxorridors**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, Corridors*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 3%  |  |  | 2027 | * * | 5 | \$3,500  | B |
| Exposed Concrete     | 60% |  |  | LIFE | * * | 5 | \$10,900 | B |
| Exposed Struc: Steel | 2%  |  |  | LIFE | * * |   |          | B |
| Plaster              | 10% |  |  | LIFE | * * | 5 | \$7,300  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Main Service Switches - No Nameplate Ratings Available*

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$104,300 | 5 | \$2,000 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2042 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2021 | \$121,900 | 5 | \$1,800 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 243 - BK

## Asset # : 1329

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

80%

2022

\$560,300

10

\$57,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

19%

2022

\$133,100

10

\$13,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Corridors**Explanation : T-8 Lamps*

## HID

1%

2017

\$3,200

10

B

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$9,400

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2017

\$31,400

10

\$200

B

## Alarm

## Security System

## No Component

50%

D

## Generic

50%

2017

\$129,900

1

\$14,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2017

\$266,700

1-3

\$14,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors**Explanation : Fire Alarm System Is Old, Alarm Bells, Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2032

\* \*

5

\$24,100

B

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$77,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$3,800

B

## Terminal Devices

## Air Handler

20%

2022

\$95,500

1

\$9,600

B

## Convactor/Radiator

80%

2027

\* \*

1

\$20,100

B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 243 - BK

Asset # : 1329

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2030    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 25%            |                   |                    | 2017    | \$45,500       | 1           |                | B             |
|                  | No Component         | 75%            |                   |                    |         |                |             |                | D             |
| Ventilation      |                      |                |                   |                    |         |                |             |                |               |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$43,300       | B             |
|                  | Exhaust Fans         |                |                   |                    |         |                |             |                |               |
|                  | Interior             | 30%            |                   |                    | 2022    | \$29,400       | 2           | \$700          | B             |
|                  | Roof                 | 70%            |                   |                    | 2022    | \$49,300       | 2           | \$1,700        | B             |
| Plumbing         |                      |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper         | 100%           |                   |                    | 2032    | * *            | 1           |                | B             |
|                  | Water Heater         |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%           |                   |                    | 2020    | \$20,600       | 2           | \$1,200        | B             |
|                  | Sanitary Piping      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |                |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                      |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |                |                   |                    |         |                |             |                |               |
|                  | No Component         | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic              | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 244 - BK  
**Address** : 5404 TILDEN AVENUE BTWN: EAST 54 ST., EAST 55 ST.  
**Borough** : BROOKLYN **Agency's Number** : K244  
**Program / Asset #** : BOE0538.000 / 2544 **Yr Built/Renovated** : 1939 / 1999  
**Area Sq Ft** : 158,163 **Project Type** : EDUCATION  
**Date of Survey** : 01-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4739 **Lot** : 1 **BIN** : 3104513

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$98,300              | \$178,600             |
| Interior Architecture | \$676,700             | \$66,600              |
| Electrical            | \$186,900             | \$1,540,100           |
| Mechanical            | \$45,800              | \$289,600             |
| <b>Total</b>          | <b>\$1,007,600</b>    | <b>\$2,074,900</b>    |
| Priority A            | \$98,300              | \$178,600             |
| Priority B            | \$269,300             | \$1,896,300           |
| Priority C            | \$640,000             |                       |
| <b>Total</b>          | <b>\$1,007,600</b>    | <b>\$2,074,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|-----------------|------------------|
| Exterior Architecture |                 |                  |                 | \$27,600         |
| Interior Architecture |                 | \$56,800         | \$1,900         | \$12,100         |
| Electrical            | \$14,800        | \$16,200         | \$17,500        | \$30,500         |
| Mechanical            | \$65,000        | \$43,800         | \$46,400        | \$74,100         |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$83,800</b> | <b>\$120,700</b> | <b>\$69,800</b> | <b>\$148,300</b> |
| Priority A            |                 |                  |                 | \$27,600         |
| Priority B            | \$83,800        | \$101,500        | \$67,800        | \$108,500        |
| Priority C            |                 | \$19,200         | \$1,900         | \$12,100         |
| <b>Total</b>          | <b>\$83,800</b> | <b>\$120,700</b> | <b>\$69,800</b> | <b>\$148,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 244 - BK

## Asset # : 2544

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$42,500       | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$68,000       | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$68,000       | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$46,900       | 2038               | **             | 5           | \$24,400       | A             |
| Hardware Missing, Extent : Light, Area Affected : 2%                        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 65%        |                   |                | 2027               | **             | 10          | \$51,300       | A             |
| IRMA/Protected Membrane   | 35%        |                   |                | 2027               | **             | 10          | \$27,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$21,200       | C             |
| Ceramic Tile  | 3%         |                   |                | 2035               | **             | 5           | \$5,800        | C             |
| Ceramic Tile  | 2%         |                   |                | 2031               | **             | 5           | \$3,900        | C             |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$4,400        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Vinyl Tile  | 30%        |                   |                | 2027               | **             | 3           | \$21,800       | C             |
| Vinyl Tile  | 25%        | Now               | \$23,100       | 2017               | \$461,500      | 3           | \$18,200       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        | Now               | \$46,200       | 2027               | **             | 3           | \$18,200       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 30%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout 12x12 Tiles   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$18,200       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 20%        |                   |                | LIFE               | **             | 5           | \$15,200       | C             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 2%                      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room Of 1939 Bldg. And Basement Corridor Of 1999 Addition |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$28,400       | C             |
| SGFT/Glazed Masonry   | 25%        | Now               | \$109,300      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 244 - BK

## Asset # : 2544

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |     |          | 2035 | ** | 5 | \$36,300 | B |
| AcousTileSusp.Lay-In | 20% |     |          | 2035 | ** | 5 | \$38,700 | B |
| Exposed Concrete     | 10% |     |          | LIFE | ** | 5 | \$3,000  | B |
| Plaster              | 55% | Now | \$36,600 | LIFE | ** | 5 | \$66,600 | B |

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$16,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2022 | \$67,100 | 5 | \$300 | B |
| Fused Disc Sw | 50% |  |  | 2042 | **       | 5 | \$300 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2022 | \$85,100 | 1 |  | B |
| Conduit | 50% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 45% |  |  | 2021 | \$76,200 | 5 | \$1,500 | B |
| Molded Case Bkrs | 50% |  |  | 2038 | **       | 5 | \$1,700 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 40% | 2-4 | \$71,800 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location :*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 60% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2035 | **       | 5 | \$400 | B |
| Locally Mounted | 50% |  |  | 2020 | \$16,500 | 5 | \$400 | B |

## Ground

## Grounding Devices

|         |     |  |  |      |    |   |         |   |
|---------|-----|--|--|------|----|---|---------|---|
| Generic | 50% |  |  | LIFE | ** | 5 | \$1,000 | B |
| Generic | 50% |  |  | LIFE | ** | 5 | \$1,000 | B |

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$40,000 | B |
|-----------|------|--|--|------|----|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 244 - BK

## Asset # : 2544

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$50,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Kw                                   |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$28,900       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$12,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gallon Tank                           |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gallon Tank                          |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2027               | * *            | 10          | \$115,100      | B             |
| Incandescent   | 3%         |                   |                | 2022               | \$35,000       | 2           | \$100          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2022               | \$26,800       | 10          | \$15,600       | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$10,700       | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$54,000       | 10          | \$400          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2022               | \$1,222,600    | 1-3         | \$63,900       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 80%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$128,300      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Steam Boilers                           |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

| Mechanical                  |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                     |   |                   |                |         |                    |             |                |               |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Hot Wtr Piping/Pump         | 50%   |                   |                | 2044    | **                 | 4           | \$3,200        | B             |  |
| Steam Piping/Pump           | 50%   |                   |                | 2042    | **                 | 4           | \$4,800        | B             |  |
| Terminal Devices            |   |                   |                |         |                    |             |                |               |  |
| Air Handler                 | 20%   |                   |                | 2022    | \$159,100          | 1           | \$16,000       | B             |  |
| Convactor/Radiator          | 60%   |                   |                | 2027    | **                 | 1           | \$25,100       | B             |  |
| Fan Coil Unit/Heat          | 20%   |                   |                | 2030    | **                 | 1           | \$8,400        | B             |  |
| Air Conditioning            |   |                   |                |         |                    |             |                |               |  |
| Energy Source               |   |                   |                |         |                    |             |                |               |  |
| Electricity                 | 100%  |                   |                | 2044    | **                 | 1           |                | B             |  |
| Conversion Equipment        |   |                   |                |         |                    |             |                |               |  |
| Reciprocating Compr/Chiller | 40%   |                   |                | 2030    | **                 | 1           | \$24,000       | B             |  |
| Window/Wall Unit            | 10%   | Now               | \$9,100        | 2017    | \$30,300           | 1           |                | B             |  |
|                             | Broken, Extent : Moderate, Area Affected : 25%                |                   |                |         |                    |             |                |               |  |
|                             | Location : Defective Window Air Conditioning Units Throughout |                   |                |         |                    |             |                |               |  |
| No Component                | 50%   |                   |                |         |                    |             |                | D             |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Chilled Wtr Pipe/Pump       | 40%   | Now               | \$14,400       | 2042    | **                 | 4           | \$2,600        | B             |  |
|                             | Leak Evident, Extent : Light, Area Affected : 5%              |                   |                |         |                    |             |                |               |  |
|                             | Location : Glycol Leaks Throughout                            |                   |                |         |                    |             |                |               |  |
| No Component                | 60%   |                   |                |         |                    |             |                | D             |  |
| Terminal Devices            |   |                   |                |         |                    |             |                |               |  |
| Fan Coil - Cool/Heat        | 100%  |                   |                | 2027    | **                 | 1           | \$41,900       | B             |  |
| Heat Rejection              |   |                   |                |         |                    |             |                |               |  |
| Air Condenser Unit          | 100%  |                   |                | 2027    | **                 | 2           | \$90,200       | B             |  |
| Ventilation                 |   |                   |                |         |                    |             |                |               |  |
| Distribution                |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE    | **                 | 2-5         | \$72,200       | B             |  |
| Exhaust Fans                |   |                   |                |         |                    |             |                |               |  |
| Interior                    | 80%   |                   |                | 2022    | \$130,500          | 2           | \$3,200        | B             |  |
| Roof                        | 20%   |                   |                | 2027    | **                 | 2           | \$800          | B             |  |
| Plumbing                    |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping            |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper                | 10%   |                   |                | 2048    | **                 | 1           |                | B             |  |
| Galv Iron/Steel             | 90%   | Now               | \$7,900        | 2035    | **                 | 1           |                | B             |  |
|                             | Booster Pump w/Tank, Extent : Moderate, Area Affected : 40%   |                   |                |         |                    |             |                |               |  |
|                             | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Water Heater                |   |                   |                |         |                    |             |                |               |  |
| Gas Fired                   | 100%  |                   |                | 2020    | \$34,300           | 2           | \$1,900        | B             |  |
| HW Heat Exchanger           |   |                   |                |         |                    |             |                |               |  |
| Low Temp                    | 100%  | 0-2               | \$45,800       | 2052    | **                 | 4           | \$12,800       | B             |  |
|                             | Corroded, Extent : Severe, Area Affected : 100%               |                   |                |         |                    |             |                |               |  |
|                             | Location : Badly Decayed Hot Water Tank In Old Building       |                   |                |         |                    |             |                |               |  |
| Sanitary Piping             |   |                   |                |         |                    |             |                |               |  |
| Cast Iron                   | 100%  |                   |                | LIFE    | **                 | 1           |                | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 244 - BK

Asset # : 2544

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$4,100        | LIFE               | * *            | 1           |                | B             |
| <i>Cracked, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Storm Drain On Roof Of Old Building</i>           |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Hallway</i>                                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit Serves B-4</i>                          |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2042               | * *            | 1-2         | \$18,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 244 - Q ACTIVE LEARNING ELEMENTARY  
**Address** : 137-20 FRANKLIN AVE.  
**Borough** : QUEENS **Agency's Number** : Q244  
**Program / Asset #** : BOE1069.000 / 14415 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 48,925 **Project Type** : EDUCATION  
**Date of Survey** : 17-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 5137 **Lot** : 43 **BIN** : 4824853

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$47,800              |
| Interior Architecture |                       | \$46,500              |
| Electrical            |                       | \$36,700              |
| <b>Total</b>          |                       | <b>\$131,100</b>      |
| Priority A            |                       | \$47,800              |
| Priority B            |                       | \$36,700              |
| Priority C            |                       | \$46,500              |
| <b>Total</b>          |                       | <b>\$131,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$13,200        |
| Interior Architecture | \$21,000        | \$7,900         |                 | \$1,300         |
| Electrical            | \$800           | \$200           | \$200           | \$200           |
| Mechanical            | \$5,900         | \$3,900         | \$8,300         | \$3,900         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$39,500</b> | <b>\$23,800</b> | <b>\$20,300</b> | <b>\$30,300</b> |
| Priority A            |                 |                 |                 | \$13,200        |
| Priority B            | \$39,500        | \$15,900        | \$20,300        | \$15,900        |
| Priority C            |                 | \$7,900         |                 | \$1,300         |
| <b>Total</b>          | <b>\$39,500</b> | <b>\$23,800</b> | <b>\$20,300</b> | <b>\$30,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 244 - Q ACTIVE LEARNING ELEMENTARY**  
**Asset # : 14415**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | * *            | 5           | \$47,800       | A             |
| Recent Construction, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Building Completed In 2008                 |            |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall                                     | 20%        |                   |                | LIFE               | * *            | 5           | \$25,600       | A             |
| Metal Panel   | 7%         |                   |                | 2052               | * *            | 5-10        | \$32,900       | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | * *            | 5           | \$6,700        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2047               | * *            | 5           | \$6,900        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | * *            | 5           | \$900          | A             |
| Metal Rail  | 10%        |                   |                | 2042               | * *            | 5-10        | \$1,900        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                   | 80%        |                   |                | 2030               | * *            | 10          | \$16,400       | A             |
| Metal Panel   | 20%        |                   |                | 2039               | * *            | 10          | \$7,500        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                    | 10%        |                   |                | LIFE               | * *            | 5           | \$13,100       | C             |
| Ceramic Tile  | 5%         |                   |                | 2035               | * *            | 5           | \$3,000        | C             |
| Vinyl Tile  | 85%        |                   |                | 2030               | * *            | 3           | \$19,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2037               | * *            | 5           | \$2,500        | C             |
| Concrete Masonry Unit                                     | 5%         |                   |                | LIFE               | * *            | 5           | \$1,700        | C             |
| Gypsum Board  | 92%        |                   |                | LIFE               | * *            | 5           | \$46,500       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                      | 70%        |                   |                | 2039               | * *            | 5           | \$41,900       | B             |
| Exposed Struc: Steel                                      | 10%        |                   |                | LIFE               | * *            |             |                | B             |
| Gypsum Board  | 20%        |                   |                | LIFE               | * *            | 5           | \$15,000       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Electrical Service Rated @ 2500 Amps         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2044               | * *            | 5           | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 244 - Q ACTIVE LEARNING ELEMENTARY**  
**Asset # : 14415**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2039                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Water Pipe</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$36,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, LED   | 100%              |                          |                       | 2057                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$100                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2030                      | * *                   | 1                  | \$800                 | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2030                      | * *                   | 1-3                | \$1,200               | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$19,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2044                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 244 - Q ACTIVE LEARNING ELEMENTARY**  
**Asset # : 14415**

| Mechanical         |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |  |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |  |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%   |                   |                    | 2030    | * *            | 2           | \$2,500        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 5 Units            |                   |                    |         |                |             |                |               |
| Ventilation        |                                |  |                   |                    |         |                |             |                |               |
|                    | Distribution                   |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$22,300       | B             |
|                    | Exhaust Fans                   |  |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%   |                   |                    | 2030    | * *            | 2           | \$1,200        | B             |
| Plumbing           |                                |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%   |                   |                    | 2048    | * *            | 1           |                | B             |
|                    | Water Heater                   |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%   |                   |                    | 2021    | \$10,600       | 2           | \$600          | B             |
|                    | Sanitary Piping                |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)              |  |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%   |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    | 2030    | * *            | 1           | \$2,500        | B             |
|                    | Fixtures                       |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |  |                   |                    |         |                |             |                |               |
|                    | Elevators                      |  |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : (2) C-4 (1) C-1<br>Explanation : 3 Units |                   |                    |         |                |             |                |               |
| Fire Suppression   |                                |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler                      |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    | 2048    | * *            | 1-2         | \$11,200       | B             |
|                    | Fire Pump                      |  |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%   |                   |                    | 2035    | * *            | 1           | \$7,500        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 245 - BK  
**Address** : 249 E. 17TH STREET  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K245  
**Program / Asset #** : BOE1078.000 / 14424 **Yr Built/Renovated** : 1963 / 2009  
**Area Sq Ft** : 69,217 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5121 **Lot** : 32 **BIN** : 3117584

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$119,900             | \$241,600             |
| Interior Architecture | \$372,600             | \$754,200             |
| Electrical            | \$983,700             | \$258,500             |
| Mechanical            | \$356,300             |                       |
| <b>Total</b>          | <b>\$1,832,500</b>    | <b>\$1,254,300</b>    |
| Priority A            | \$119,900             | \$241,600             |
| Priority B            | \$1,340,100           | \$406,800             |
| Priority C            | \$372,600             | \$605,900             |
| <b>Total</b>          | <b>\$1,832,500</b>    | <b>\$1,254,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$25,900         |                 | \$17,200         |                 |
| Interior Architecture | \$53,800         |                 |                  | \$9,900         |
| Electrical            | \$25,200         | \$5,900         | \$61,100         | \$5,400         |
| Mechanical            | \$41,100         | \$11,100        | \$33,300         | \$10,400        |
| <b>Total</b>          | <b>\$146,000</b> | <b>\$17,100</b> | <b>\$111,700</b> | <b>\$25,700</b> |
| Priority A            | \$25,900         |                 | \$17,200         |                 |
| Priority B            | \$66,300         | \$17,100        | \$94,500         | \$15,800        |
| Priority C            | \$53,800         |                 |                  | \$9,900         |
| <b>Total</b>          | <b>\$146,000</b> | <b>\$17,100</b> | <b>\$111,700</b> | <b>\$25,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | 4+                | \$50,600       | LIFE               | **             | 5           | \$75,300       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Various Locations  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Through Out  |            |                   |                |                    |                |             |                |               |
| Explanation : Brick Was Re-pointed.   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | **             | 5           | \$10,000       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : All  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Masonry: Brick  | 70%        | 0-2               | \$69,300       | LIFE               | **             | 5           | \$5,200        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Through Out  |            |                   |                |                    |                |             |                |               |
| Explanation : Rubberized Coating Over The Brick On The Roof Side Of The Parapet Wall Is Seeing Coat Bubbling. |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 20%        |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Limestone Coping Has Much Staining And Discoloring From Mold & Bacteria.                        |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 30%        |                   |                | 2034               | **             | 10          | \$2,900        | A             |
| IRMA/Protected Membrane   | 30%        |                   |                | 2026               | **             | 10          | \$17,200       | A             |
| Modified Bitumen  | 40%        |                   |                | 2021               | \$166,400      | 10          | \$23,000       | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Stair Bulkheads  |            |                   |                |                    |                |             |                |               |
| Reflective Surface, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Stair Bulkheads  |            |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 245 - BK

## Asset # : 14424

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 2%         |                   |                | 2014               | \$10,000       | 3           | \$3,400        | C             |
| Ceramic Tile   | 3%         | 0-2               | \$2,800        | 2024               | * *            | 5           | \$1,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Toilet Rooms - Throughout                           |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Main Office Rm. 108                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Carpet Delaminating/ Loosening.                  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | 2-4               | \$76,200       | LIFE               | * *            | 5           | \$3,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair Treads  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 75%        | 0-2               | \$30,300       | 2021               | \$605,900      | 3           | \$23,800       | C             |
| Loose/Delam Surface, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9's  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        | 2-4               | \$4,000        | 2026               | * *            | 3           | \$3,200        | C             |
| Poor Subfloor Evident, Extent : Light, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                   |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2049               | * *            | 5           | \$7,900        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2024               | * *            | 5           | \$3,600        | C             |
| Masonry: Brick   | 15%        | 0-2               | \$296,400      | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Through-out   |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        |                   |                | LIFE               | * *            | 5           | \$15,300       | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Embossed Metal   | 70%        |                   |                | LIFE               | * *            | 5           | \$26,700       | B             |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$5,300        | B             |
| Wood   | 20%        |                   |                | LIFE               | * *            | 5           | \$148,300      | B             |
| Other Observation, Extent : Severe, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Cafetorium  |            |                   |                |                    |                |             |                |               |
| Explanation : T&g Over Wood Purlins Over Steel Beam Structure. |            |                   |                |                    |                |             |                |               |
| Site Enclosure   |            |                   |                |                    |                |             |                |               |
| Fence/Gates  |            |                   |                |                    |                |             |                |               |
| Chain link   | 50%        | 0-2               |                | 2041               | * *            |             |                | C             |
| Corrosion/Rusting, Extent : Severe, Area Affected : 80%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Impact Damage, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Along Left Side As Pulling Into Parking Lot.        |            |                   |                |                    |                |             |                |               |
| Iron Picket  | 50%        |                   |                | 2056               | * *            |             |                | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 80%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Site Pavements

## Parking/Driveway

Asphalt

100% Now 2036 \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

C

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2021 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Nameplate Ratings*

## Switchgear / Switchboard

Fused Disc Sw

100% 2021 \$89,400 5 \$300 B

## Raceway

Conduit

85% 2021 \$72,400 1 B

Conduit

15% 2041 \* \* 1 B

## Panelboards

Fused Disc Sw

5% 2020 \$5,100 5 \$100 B

Molded Case Bkrs

80% 2020 \$81,300 5 \$1,200 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Tripping Of Breakers Due To Insufficient Capacity.*

Molded Case Bkrs

15% 2037 \* \* 5 \$200 B

## Wiring

Braided Cloth

85% 2-4 \$76,100 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic

15% 2041 \* \* 1 B

## Motor Controllers

Locally Mounted

80% 2019 \$17,000 5 \$300 B

Locally Mounted

20% 2034 \* \* 5 \$100 B

## Ground

## Grounding Devices

Generic

100% LIFE \* \* 5 \$800 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Crawlspace*

*Explanation : Connected To Main Water Pipe.*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 245 - BK

## Asset # : 14424

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 91%   |                   |                | 2026               | * *            | 10          | \$47,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 3%  |                   |                | 2021               | \$15,300       | 10          | \$1,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                |                   |                |                    |                |             |                |               |
|                       | Location : Staircase Landings   |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2021               | \$7,100        | 10          | \$100          | B             |
| Incandescent          | 2%  |                   |                | 2016               | \$10,200       | 2           |                | B             |
| Incandescent          | 1%  | Now               | \$3,100        | 2026               | * *            | 2           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                |                    |                |             |                |               |
|                       | Location : Bathrooms Floors 1-2, Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Insufficient Lighting   |                   |                |                    |                |             |                |               |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%   |                   |                | 2026               | * *            | 10          | \$3,400        | B             |
| Emergency, Battery    | 25%   |                   |                | 2021               | \$5,900        | 10          | \$3,400        | B             |
| Exit, Service         | 50%   |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 50%   |                   |                | 2016               | \$25,500       | 10          | \$2,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                |                   |                |                    |                |             |                |               |
|                       | Location : Main Entrance  |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent Lamp  |                   |                |                    |                |             |                |               |
| Incandescent          | 25%   |                   |                | 2016               | \$12,800       | 2           |                | B             |
| Incandescent          | 25%   | Now               | \$12,800       | 2031               | * *            | 2           |                | B             |
|                       | Damaged Fixtures, Extent : Moderate, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| Generic               | 98%   |                   |                | 2016               | \$191,500      | 1           | \$20,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                |                   |                |                    |                |             |                |               |
|                       | Location : Custodian Office   |                   |                |                    |                |             |                |               |
|                       | Explanation : Building's Intrusion Alarm System Is Tied In To Central Monitoring Station. |                   |                |                    |                |             |                |               |
| Generic               | 2%  | Now               | \$3,900        | 2031               | * *            | 1           | \$400          | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 100%                                      |                   |                |                    |                |             |                |               |
|                       | Location : Sensor In Gym  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2016               | \$668,800      | 1-3         | \$35,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                                |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : Manual Pull Station And Alarm Bells Were Observed.                          |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 245 - BK

## Asset # : 14424

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%           |                   |                | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Tank  |                |                   |                |                    |                |             |                |               |
| Explanation : #2 Oil Serves Water Heater Only / Not Used For Boiler  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2038               | * *            | 1           | \$56,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room  |                |                   |                |                    |                |             |                |               |
| Explanation : (2) Cast Iron Boilers Installed Recently; 5 Psi; Combustion Air Blocked By Shed                            |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2031               | * *            | 4           | \$4,200        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Library; Vent Valve Leaking Steam Damaging Ceiling  |                |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Bsmt Storage Room Off Lunch Room  |                |                   |                |                    |                |             |                |               |
| Explanation : Dual Sump Pump Collects Condensate Return To Pump To Boiler. (4) Zone Valves For Temperature Control Zones |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 100%           | 0-2               | \$305,000      | 2034               | * *            | 1           | \$16,500       | B             |
| Malfunctioning, Extent : Light, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
| Location : Various Throughout Building; No Temperature Control Available   |                |                   |                |                    |                |             |                |               |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 15%            |                   |                | 2016               |                | 1           |                | B             |
| No Component   | 85%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$31,600       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Roof   | 100%           | Now               | \$51,400       | 2031               | * *            | 2           | \$1,400        | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Roof; All Exhaust Fans Totally Rusted And Inoperable  |                |                   |                |                    |                |             |                |               |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%           |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Oil Fired  | 100%           |                   |                | 2020               | \$20,000       | 1           | \$1,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room  |                |                   |                |                    |                |             |                |               |
| Explanation : 50 Gal Storage; 5000 Gal Oil Tank Only For Water Heater  |                |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 245 - BK

Asset # : 14424

| Mechanical                               | Current Repair |                      |   | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|---|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type              | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Plumbing                                 |                |                      |   |                    |                |                |                |                  |
| Sanitary Piping<br>Cast Iron             | 100%           | Now                  | \$28,100  | LIFE               | * *            | 1              |                | B                |
|  |                |                      | <i>Corroded, Extent : Moderate, Area Affected : 60%</i>   |                    |                |                |                |                  |
|  |                |                      | <i>Location : Throughout</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Other Observation, Extent : Severe, Area Affected : 2%</i>   |                    |                |                |                |                  |
|  |                |                      | <i>Location : Oil Tank Room</i>   |                    |                |                |                |                  |
|  |                |                      | <i>Explanation : Hanger Supports Dislodged From Ceiling / Causing Saging And Mis-alignment Of 4" Drain Line</i>         |                    |                |                |                |                  |
| Storm Drain Piping<br>Cast Iron          | 100%           |                      |   | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)<br>Rigid Piping             | 100%           |                      |   | 2021               | \$10,300       | 4              | \$1,300        | B                |
| Sewage Ejector(s)<br>Electric            | 100%           | Now                  | \$6,200   | 2021               | \$10,300       | 4              | \$1,300        | B                |
|  |                |                      | <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Location : Basement Bathroom</i>   |                    |                |                |                |                  |
|  |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Location : Basement (4) Locations</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Explanation : Serving Floor Drain Boiler Rm, Girl/staff Toilet Room Bsmt, Boy Toilet Room Bsmt, Sump Boiler Room</i> |                    |                |                |                |                  |
| Fixtures<br>Generic                      | 100%           |                      |   |                    |                |                |                | B                |
|  |                |                      | <i>Leaking Faucets/Valves/Heads, Extent : Moderate, Area Affected : 100%</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Location : Various Toilet Rooms</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>  |                    |                |                |                |                  |
|  |                |                      | <i>Location : Staff Toilet Room Only (1) For Whole School</i>   |                    |                |                |                |                  |
| Fire Suppression<br>Sprinkler<br>Generic | 100%           |                      |   | 2031               | * *            | 1-2            | \$15,900       | B                |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 246 - BX (POE CENTER)  
**Address** : 2641 GRAND CONCOURSE @E. KINGSBRIDGE RD.  
**Borough** : BRONX **Agency's Number** : X843  
**Program / Asset #** : BOE0340.000 / 329 **Yr Built/Renovated** : 1916 / 2009  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 3168 **Lot** : 27 **BIN** : 2013830

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$584,100             | \$110,700             |
| Interior Architecture | \$423,100             | \$677,800             |
| Electrical            | \$62,700              | \$262,400             |
| Mechanical            |                       | \$91,700              |
| <b>Total</b>          | <b>\$1,069,900</b>    | <b>\$1,142,700</b>    |
| Priority A            | \$584,100             | \$110,700             |
| Priority B            | \$135,300             | \$395,600             |
| Priority C            | \$350,500             | \$636,300             |
| <b>Total</b>          | <b>\$1,069,900</b>    | <b>\$1,142,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$72,900         |                 |                 |                 |
| Interior Architecture | \$24,800         |                 | \$2,000         | \$7,800         |
| Electrical            | \$7,000          | \$1,200         | \$1,700         | \$1,600         |
| Mechanical            | \$10,600         | \$10,500        | \$9,900         | \$11,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$119,200</b> | <b>\$15,700</b> | <b>\$17,500</b> | <b>\$24,500</b> |
| Priority A            | \$72,900         |                 |                 |                 |
| Priority B            | \$21,600         | \$15,700        | \$17,500        | \$16,700        |
| Priority C            | \$24,800         |                 |                 | \$7,800         |
| <b>Total</b>          | <b>\$119,200</b> | <b>\$15,700</b> | <b>\$17,500</b> | <b>\$24,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 246 - BX (POE CENTER)**  
**Asset # : 329**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                     | 5%         |                   |                | LIFE    | **                 | 5           | \$64,700       | A             |  |
| Masonry: Brick   | 85%        | Now               | \$473,300      | LIFE    | **                 | 5           | \$70,400       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : North Wall Outside Cafeteria And Music Room     |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$12,400       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2039    | **                 | 5           | \$24,700       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                     | 10%        |                   |                | LIFE    | **                 | 5-10        | \$30,200       | A             |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5-10        | \$65,500       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 99%        |                   |                | 2028    | **                 | 10          | \$40,300       | A             |  |
| Skylight, Metal/Glass                                      | 1%         | Now               | \$54,900       | 2053    | **                 |             |                | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE    | **                 | 5           | \$34,200       | C             |  |
| Ceramic Tile   | 3%         | Now               | \$2,600        | 2032    | **                 | 5           | \$1,200        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terrazzo   | 2%         |                   |                | LIFE    | **                 | 5           | \$2,400        | C             |  |
| Vinyl Tile   | 80%        | Now               | \$119,100      | 2023    | \$595,500          | 3           | \$23,400       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2038    | **                 | 5           | \$7,300        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board   | 70%        | Now               | \$124,400      | LIFE    | **                 | 5           | \$40,800       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Masonry: Fieldstone  | 10%        |                   |                | LIFE    | **                 | 10          | \$3,900        | C             |  |
| Plaster  | 20%        | Now               | \$107,000      | LIFE    | **                 | 5           | \$5,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 10%        |                   |                | 2028    | **                 | 5           | \$7,800        | B             |  |
| AcousTileSusp.Lay-In                                       | 5%         |                   |                | 2036    | **                 | 5           | \$3,900        | B             |  |
| Plaster  | 85%        |                   |                | LIFE    | **                 | 5-10        | \$114,100      | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 246 - BX (POE CENTER)

## Asset # : 329

| Electrical               |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                      |  |           |                |                    |                |             |                |          |
| Service Equipment        |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 50%  |           |                | 2023               | \$14,400       | 5           | \$100          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 1200 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 50%  |           |                | 2023               | \$14,400       | 5           | \$100          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Elecrical Room                                  |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 400 Amps Main Disconnect Switch          |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 70%  |           |                | 2023               | \$62,600       | 5           | \$200          | B        |
|                          | Fused Disc Sw        | 30%  |           |                | 2049               | * *            | 5           | \$100          | B        |
| Raceway                  |                      |  |           |                |                    |                |             |                |          |
|                          | Conduit              | 90%  |           |                | 2023               | \$76,700       | 1           |                | B        |
|                          | Conduit              | 10%  |           |                | 2049               | * *            | 1           |                | B        |
| Panelboards              |                      |  |           |                |                    |                |             |                |          |
|                          | Molded Case Bkrs     | 15%  |           |                | 2022               | \$15,200       | 5           | \$200          | B        |
|                          | Molded Case Bkrs     | 25%  | 2-4       | \$5,100        | 2031               | * *            | 5           | \$200          | B        |
|                          |                      | On Extended Life, Extent : Severe, Area Affected : 50%     |           |                |                    |                |             |                |          |
|                          |                      | Location : Basement  |           |                |                    |                |             |                |          |
|                          | Molded Case Bkrs     | 60%  |           |                | 2022               | \$61,000       | 5           | \$800          | B        |
| Wiring                   |                      |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth        | 70%  | 0-2       | \$62,700       | 2048               | * *            | 1           |                | B        |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 50%    |           |                |                    |                |             |                |          |
|                          |                      | Location : Basement  |           |                |                    |                |             |                |          |
|                          | Thermoplastic        | 20%  |           |                | 2023               | \$17,900       | 1           |                | B        |
|                          | Thermoplastic        | 10%  |           |                | 2049               | * *            | 1           |                | B        |
| Motor Controllers        |                      |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 90%  |           |                | 2021               | \$19,100       | 5           | \$300          | B        |
|                          | Motor Control Center | 10%  |           |                | 2040               | * *            | 5           | \$100          | B        |
| Ground                   |                      |  |           |                |                    |                |             |                |          |
| Grounding Devices        |                      |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$1,500        | B        |
| Lighting                 |                      |  |           |                |                    |                |             |                |          |
| Interior Lighting        |                      |  |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 98%  |           |                | 2031               | * *            | 10          | \$46,900       | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          |                      | Explanation : T-8 Lamps                                    |           |                |                    |                |             |                |          |
|                          | Incandescent         | 2%   |           |                | 2023               | \$9,400        | 2           |                | B        |
| Egress Lighting          |                      |  |           |                |                    |                |             |                |          |
|                          | Emergency, Battery   | 50%  |           |                | 2031               | * *            | 10          | \$6,300        | B        |
|                          | Exit, Service        | 50%  |           |                | 2031               | * *            | 1           |                | B        |
| Exterior Lighting        |                      |  |           |                |                    |                |             |                |          |
|                          | HID                  | 100%   |           |                | 2023               | \$21,200       | 10          | \$200          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 246 - BX (POE CENTER)

## Asset # : 329

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

60%

2031

\* \*

1-3

\$12,500

D

Generic

40%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2040

\* \*

1

\$51,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2049

\* \*

4

\$2,600

B

## Terminal Devices

Convactor/Radiator

100%

2028

\* \*

1

\$16,900

B

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

75%

2018

\$91,700

1

B

No Component

25%

D

## Ventilation

## Exhaust Fans

Wall Unit

10%

2023

\$9,000

2

\$200

B

No Component

90%

D

## Plumbing

## H/C Water Piping

Brass/Copper

10%

2043

\* \*

1

B

Galv Iron/Steel

90%

2028

\* \*

1

B

## Water Heater

Gas Fired

100%

2022

\$13,800

2

\$800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Unit*

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

## Storm Drain Piping

Cast Iron

100%

Now

\$1,700

LIFE

\* \*

1

B

*Cracked, Extent : Moderate, Area Affected : 5%**Location : Basement*

## Sump Pump(s)

Rigid Piping

100%

2023

\$10,300

4

\$2,000

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 246 - BX (POE CENTER)

Asset # : 329

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit - Inoperable At Time Of Survey</i>     |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2043               | * *            | 1-5         | \$26,400       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2043               | * *            | 1-2         | \$14,600       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                |                           |               |
|--------------------------|--------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 247 - BK               |                           |               |
| <b>Address</b>           | : 7000 21 AVENUE               |                           |               |
| <b>Borough</b>           | : BROOKLYN                     | <b>Agency's Number</b>    | : K247        |
| <b>Program / Asset #</b> | : BOE0540.000 / 2746           | <b>Yr Built/Renovated</b> | : 1937 / 2001 |
| <b>Area Sq Ft</b>        | : 79,250                       | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 23-Feb-2010                  | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,3,4 |                           |               |
| <b>Block</b>             | : 6174                         | <b>Lot</b>                | : 36          |
|                          |                                | <b>BIN</b>                | : 3157466     |

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$53,500         | \$54,500           |
| Interior Architecture |  | \$42,000         | \$426,600          |
| Electrical            |  | \$561,100        | \$503,200          |
| Mechanical            |  | \$81,800         | \$457,800          |
| <b>Total</b>          |  | <b>\$738,300</b> | <b>\$1,442,100</b> |
| Priority A            |  | \$53,500         | \$54,500           |
| Priority B            |  | \$642,900        | \$1,013,500        |
| Priority C            |  | \$42,000         | \$374,100          |
| <b>Total</b>          |  | <b>\$738,300</b> | <b>\$1,442,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$35,900        |                 |                  | \$12,000        |
| Interior Architecture |                 | \$6,800         |                  |                 |
| Electrical            | \$21,700        | \$3,200         | \$64,600         | \$2,900         |
| Mechanical            | \$10,000        | \$11,500        | \$63,300         | \$9,900         |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$21,600</b> | <b>\$127,900</b> | <b>\$24,800</b> |
| Priority A            | \$35,900        |                 |                  | \$12,000        |
| Priority B            | \$31,700        | \$14,700        | \$127,900        | \$12,800        |
| Priority C            |                 | \$6,800         |                  |                 |
| <b>Total</b>          | <b>\$67,500</b> | <b>\$21,600</b> | <b>\$127,900</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 80% |  |  | LIFE | ** | 5 | \$54,500 | A |
| Masonry: Granite   | 5%  |  |  | LIFE | ** | 5 | \$2,600  | A |
| Masonry: Limestone | 15% |  |  | LIFE | ** | 5 | \$7,700  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$24,000 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|   |     |     |          |      |    |   |         |   |
|---|-----|-----|----------|------|----|---|---------|---|
| Masonry: Brick  | 90% | Now | \$30,700 | LIFE | ** | 5 | \$9,200 | A |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |     |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |   |         |   |

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$1,300 | A |
|--------------------|-----|--|--|------|----|---|---------|---|

## Roof

|  |     |  |  |      |    |    |          |   |
|--|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)   | 95% |  |  | 2026 | ** | 10 | \$53,500 | A |
| <i>Patching Evident, Extent : Moderate, Area Affected : 5%</i> |     |  |  |      |    |    |          |   |
| <i>Location : Main Roof</i>                                    |     |  |  |      |    |    |          |   |

|             |    |  |  |      |    |    |         |   |
|-------------|----|--|--|------|----|----|---------|---|
| Metal Panel | 5% |  |  | 2034 | ** | 10 | \$5,200 | A |
|-------------|----|--|--|------|----|----|---------|---|

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$10,900 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | ** | 5 | \$5,000  | C |
| Marble Panels          | 5%  |  |  | LIFE | ** | 5 | \$3,700  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$3,900  | C |
| Vinyl Tile             | 35% |  |  | 2021 |    | 3 | \$13,100 | C |
| Wood                   | 45% |  |  | 2036 | ** | 5 | \$84,000 | C |

## Interior Walls

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick      | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 60% |  |  | LIFE | ** | 5 | \$18,000 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5 | \$2,300  | B |
| Plaster          | 85% |  |  | LIFE | ** | 5 | \$52,500 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : One 1200 Main Disconnect Switch</i>              |      |  |  |      |          |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 247 - BK

## Asset # : 2746

| Electrical   |                  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System   | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                  |                |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |                  |                |                   |                |                    |                |             |                |               |
|  | Fused Disc Sw    | 90%            |                   |                | 2021               | \$80,500       | 5           | \$300          | B             |
|  | Fused Disc Sw    | 10%            |                   |                | 2051               | * *            | 5           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |                  |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                  |                |                   |                |                    |                |             |                |               |
| Raceway  |                  |                |                   |                |                    |                |             |                |               |
|  | Conduit          | 75%            |                   |                | 2021               | \$63,900       | 1           |                | B             |
|  | Conduit          | 20%            |                   |                | 2041               | * *            | 1           |                | B             |
|  | Conduit          | 5%             |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |                  |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                  |                |                   |                |                    |                |             |                |               |
| Panelboards  |                  |                |                   |                |                    |                |             |                |               |
|  | Fused Disc Sw    | 5%             |                   |                | 2037               | * *            | 5           | \$100          | B             |
|  | Fused Disc Sw    | 5%             |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
|  | Molded Case Bkrs | 30%            |                   |                | 2037               | * *            | 5           | \$500          | B             |
|  | Molded Case Bkrs | 60%            |                   |                | 2020               | \$61,000       | 5           | \$1,000        | B             |
| Wiring   |                  |                |                   |                |                    |                |             |                |               |
|  | Braided Cloth    | 20%            | 2-4               | \$17,900       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                  |                |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |                  |                |                   |                |                    |                |             |                |               |
|  | Thermoplastic    | 35%            |                   |                | 2041               | * *            | 1           |                | B             |
|  | Thermoplastic    | 40%            |                   |                | 2021               | \$35,800       | 1           |                | B             |
|  | Thermoplastic    | 5%             |                   |                | 2051               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 5%    |                  |                |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |                  |                |                   |                |                    |                |             |                |               |
| Motor Controllers  |                  |                |                   |                |                    |                |             |                |               |
|  | Locally Mounted  | 50%            |                   |                | 2019               | \$10,600       | 5           | \$200          | B             |
|  | Locally Mounted  | 50%            |                   |                | 2034               | * *            | 5           | \$200          | B             |
| Ground   |                  |                |                   |                |                    |                |             |                |               |
| Grounding Devices  |                  |                |                   |                |                    |                |             |                |               |
|  | Generic          | 100%           | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                  |                |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |                  |                |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |                  |                |                   |                |                    |                |             |                |               |
| Lighting   |                  |                |                   |                |                    |                |             |                |               |
| Interior Lighting  |                  |                |                   |                |                    |                |             |                |               |
|  | Fluorescent      | 84%            |                   |                | 2016               | \$503,700      | 10          | \$51,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                  |                |                   |                |                    |                |             |                |               |
| Location : Classrooms, Offices, Corridors And Toilet Rooms |                  |                |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |                  |                |                   |                |                    |                |             |                |               |
|  | Fluorescent      | 10%            |                   |                | 2026               | * *            | 10          | \$6,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                  |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                  |                |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |                  |                |                   |                |                    |                |             |                |               |
|  | HID              | 3%             |                   |                | 2016               | \$8,300        | 10          | \$100          | B             |
|  | Incandescent     | 3%             |                   |                | 2016               | \$18,000       | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 247 - BK

## Asset # : 2746

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                    |      |  |  |      |          |    |         |   |
|--------------------|------|--|--|------|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2026 | * *      | 10 | \$8,000 | B |
| Exit, Service      | 50%  |  |  | 2026 | * *      | 1  |         | B |
| Exterior Lighting  |      |  |  |      |          |    |         |   |
| HID                | 100% |  |  | 2016 | \$27,100 | 10 | \$200   | B |

## Alarm

|   |      |  |  |      |           |     |          |   |
|---|------|--|--|------|-----------|-----|----------|---|
| Security System   |      |  |  |      |           |     |          |   |
| Generic   | 100% |  |  | 2021 | \$223,700 | 1   | \$24,300 | B |
| Fire/Smoke Detection  |      |  |  |      |           |     |          |   |
| No Component  | 95%  |  |  |      |           |     |          | D |
| Generic   | 5%   |  |  | 2021 | \$38,300  | 1-3 | \$2,000  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> |      |  |  |      |           |     |          |   |
| <i>Location : Mechanical Room And Storage Room</i>              |      |  |  |      |           |     |          |   |
| <i>Explanation : Partial Installation</i>                       |      |  |  |      |           |     |          |   |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|   |      |  |  |      |          |   |          |   |
|---|------|--|--|------|----------|---|----------|---|
| Energy Source   |      |  |  |      |          |   |          |   |
| Interruptible Gas/Dual Fuel                                       | 100% |  |  | 2041 | * *      | 1 |          | B |
| Conversion Equipment  |      |  |  |      |          |   |          |   |
| Steam Boiler  | 100% |  |  | 2026 | * *      | 1 | \$66,000 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |          |   |
| <i>Location : Boiler Room</i>                                     |      |  |  |      |          |   |          |   |
| <i>Explanation : Two Boilers</i>                                  |      |  |  |      |          |   |          |   |
| Distribution  |      |  |  |      |          |   |          |   |
| Steam Piping/Pump   | 100% |  |  | 2031 | * *      | 4 | \$4,900  | B |
| Terminal Devices  |      |  |  |      |          |   |          |   |
| Air Handler   | 20%  |  |  | 2016 | \$81,800 | 1 | \$8,200  | B |
| Convactor/Radiator  | 80%  |  |  | 2026 | * *      | 1 | \$17,200 | B |

## Air Conditioning

|                        |      |  |  |      |           |   |         |   |
|------------------------|------|--|--|------|-----------|---|---------|---|
| Energy Source          |      |  |  |      |           |   |         |   |
| Electricity            | 100% |  |  | 2029 | * *       | 1 |         | B |
| Conversion Equipment   |      |  |  |      |           |   |         |   |
| Int Pkg Unit - Cooling | 40%  |  |  | 2019 | \$390,700 | 2 | \$1,600 | B |
| Window/Wall Unit       | 20%  |  |  | 2016 | \$31,200  | 1 |         | B |
| No Component           | 40%  |  |  |      |           |   |         | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *      | 2-5 | \$37,100 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 80%  |  |  | 2021 | \$67,100 | 2   | \$1,600  | B |
| Roof               | 20%  |  |  | 2021 | \$12,100 | 2   | \$400    | B |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 247 - BK

Asset # : 2746

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                     | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                               | 100%       |                   |                | 2016               | \$17,700       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Gallon                            |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                         | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                            | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures<br>Generic                                     | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 249 - BK  
**Address** : 18 MARLBOROUGH ROAD @CATON AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K249  
**Program / Asset #** : BOE0541.000 / 1302 **Yr Built/Renovated** : 1951 / 2011  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3  
**Block** : 5075 **Lot** : 1 **BIN** : 3116438

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$157,100             | \$114,900             |
| Interior Architecture | \$63,100              | \$230,500             |
| Electrical            |                       | \$913,400             |
| Mechanical            | \$87,300              | \$181,900             |
| <b>Total</b>          | <b>\$307,500</b>      | <b>\$1,440,800</b>    |
| Priority A            | \$157,100             | \$114,900             |
| Priority B            | \$150,400             | \$1,095,400           |
| Priority C            |                       | \$230,500             |
| <b>Total</b>          | <b>\$307,500</b>      | <b>\$1,440,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,300         |                 |                 |                 |
| Interior Architecture | \$127,000        |                 | \$10,600        | \$5,400         |
| Electrical            | \$31,100         | \$5,600         | \$7,300         | \$6,000         |
| Mechanical            | \$51,400         | \$12,900        | \$15,600        | \$10,300        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$26,400</b> | <b>\$41,400</b> | <b>\$29,700</b> |
| Priority A            | \$32,300         |                 |                 |                 |
| Priority B            | \$120,700        | \$26,400        | \$30,800        | \$24,200        |
| Priority C            | \$96,800         |                 | \$10,600        | \$5,400         |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$26,400</b> | <b>\$41,400</b> | <b>\$29,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$100,000      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 15%  |                   |                | LIFE               | * *            | 5           | \$13,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   | Now               | \$52,700       | 2039               | * *            | 5           | \$10,900       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5-10        | \$35,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  |                   |                | LIFE               | * *            | 5-10        | \$63,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 15%  |                   |                | 2043               | * *            | 5-10        | \$33,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2043               | * *            | 10          | \$6,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 95%  |                   |                | 2033               | * *            | 10          | \$64,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$42,300       | C             |
| Ceramic Tile           | 5%   |                   |                | 2032               | * *            | 5           | \$4,800        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$7,600        | C             |
| Vinyl Tile             | 50%  |                   |                | 2028               | * *            | 3           | \$18,100       | C             |
| Vinyl Tile             | 25%  |                   |                | 2023               | \$230,500      | 3           | \$12,100       | C             |
| Wood                   | 5%   |                   |                | 2051               | * *            | 5           | \$9,100        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 249 - BK

## Asset # : 1302

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |     |     |         |      |    |    |          |   |
|------------------------|-----|-----|---------|------|----|----|----------|---|
| Cast in Place Concrete | 5%  |     |         | LIFE | ** | 10 | \$12,200 | C |
| Marble Panels          | 5%  |     |         | LIFE | ** | 10 | \$1,900  | C |
| Plaster                | 10% | Now | \$8,900 | LIFE | ** | 5  | \$2,900  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Throughout

|                     |     |    |         |      |    |      |          |   |
|---------------------|-----|----|---------|------|----|------|----------|---|
| Plaster             | 40% |    |         | LIFE | ** | 5-10 | \$33,100 | C |
| SGFT/Glazed Masonry | 35% |    |         | LIFE | ** | 10   | \$17,000 | C |
| Wood                | 5%  | 4+ | \$7,300 | LIFE | ** | 5    | \$19,500 | C |

Deteriorated Finish, Extent : Light, Area Affected : 10%

Location : Throughout

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$14,500 | 2036 | ** | 5 | \$12,000 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 60% |  |  | LIFE | ** | 5-10 | \$72,100 | B |
| Plaster          | 15% |  |  | LIFE | ** | 5-10 | \$24,800 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 800 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2033 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                |     |     |         |      |    |   |       |   |
|----------------|-----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw  | 15% |     |         | 2031 | ** | 5 | \$200 | B |
| Fused Knife Sw | 5%  | 2-4 | \$5,100 | 2048 | ** | 5 |       | B |

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Throughout

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2031 | ** | 5 | \$1,300 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$17,900 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 80% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 25%        |                   |                | 2021               | \$5,300        | 5           | \$100          | B             |
| Motor Control Center                                       | 25%        |                   |                | 2021               | \$43,700       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2028               | * *            | 1           | \$19,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2026               | * *            | 1           | \$24,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 100 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$2,300        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2038               | * *            | 5           | \$1,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 300 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2023               | \$506,900      | 10          | \$51,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2023               | \$8,100        | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2018               | \$58,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2023               | \$5,400        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$5,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$26,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 66%        |                   |                |                    |                |             |                | D             |
| Generic  | 34%        |                   |                | 2018               | \$253,000      | 1-3         | \$13,600       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%  |                   |                | 2033               | * *            | 5           | \$20,000       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Sub Basement                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Tanks Of 10,000 Gals Each                 |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | Now               | \$35,900       | 2028               | * *            | 1           | \$57,700       | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 35%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Number 3                                |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Sub Basement                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Boilers                                   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$51,500       | 2033               | * *            | 4           | \$3,200        | B             |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Condensate Pumps Are Obsolete           |                   |                |                    |                |             |                |               |
|                       | Explanation : Basement                                    |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2018               | \$79,500       | 1           | \$8,000        | B             |
| Convactor/Radiator    | 80%   | Now               | \$27,800       | 2028               | * *            | 1           | \$15,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Thermostat Control System                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Throughout                                  |                   |                |                    |                |             |                |               |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%   |                   |                | 2018               | \$45,500       | 1           |                | B             |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$57,100       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 70%   |                   |                | 2018               | \$57,000       | 2           | \$1,400        | B             |
| Roof                  | 30%   |                   |                | 2023               | \$17,600       | 2           | \$600          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$17,200       | 2           | \$1,000        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 249 - BK

Asset # : 1302

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Passenger C-3. Freight Is Condemned</i>          |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2033               | * *            | 1-5         | \$32,600       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 25 - BX  
**Address** : 811 EAST 149 STREET BTWN: TINTON AVE - UNION AVE  
**Borough** : BRONX **Agency's Number** : X025  
**Program / Asset #** : BOE0172.000 / 477 **Yr Built/Renovated** : 1897 / 1998  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2664 **Lot** : 1 **BIN** : 2004772

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$716,600             | \$92,800              |
| Interior Architecture | \$581,600             | \$49,600              |
| Electrical            | \$42,700              | \$630,600             |
| Mechanical            |                       | \$299,300             |
| <b>Total</b>          | <b>\$1,340,900</b>    | <b>\$1,072,200</b>    |
| Priority A            | \$716,600             | \$92,800              |
| Priority B            | \$179,100             | \$979,400             |
| Priority C            | \$445,300             |                       |
| <b>Total</b>          | <b>\$1,340,900</b>    | <b>\$1,072,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$25,700        |                |                 |                 |
| Interior Architecture | \$12,900        |                | \$3,800         | \$4,400         |
| Electrical            | \$2,500         | \$1,300        | \$1,900         | \$1,900         |
| Mechanical            | \$45,000        | \$8,000        | \$8,900         | \$9,400         |
| <b>Total</b>          | <b>\$86,200</b> | <b>\$9,300</b> | <b>\$14,700</b> | <b>\$15,700</b> |
| Priority A            | \$25,700        |                |                 |                 |
| Priority B            | \$57,200        | \$9,300        | \$10,800        | \$11,300        |
| Priority C            | \$3,300         |                | \$3,800         | \$4,400         |
| <b>Total</b>          | <b>\$86,200</b> | <b>\$9,300</b> | <b>\$14,700</b> | <b>\$15,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BX

## Asset # : 477

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$623,500      | LIFE               | * *            | 5           | \$92,800       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Foundation, Electrical Room              |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | * *            | 5           | \$15,500       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2039               | * *            | 5           | \$29,100       | A             |
| Glass Block   | 2%         |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | * *            | 5-10        | \$42,700       | A             |
| Masonry: Brick  | 30%        |                   |                | LIFE               | * *            | 5-10        | \$19,700       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,000        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$39,800       | 2028               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Asphalt Poured  | 33%        | Now               | \$57,800       | 2036               | * *            | 5           | \$7,300        | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Moderate, Area Affected : 30%          |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor, 3rd Floor, 4th Floor And Indoor Play Yard |            |                   |                |                    |                |             |                |               |
| Mosaic Tile   | 2%         |                   |                | 2028               | * *            | 5           | \$4,400        | C             |
| Vinyl Tile  | 40%        | Now               | \$336,100      | 2033               | * *            | 3           | \$13,200       | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Moderate, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2028               | * *            | 3           | \$3,300        | C             |
| Wood  | 15%        |                   |                | 2038               | * *            | 5           | \$24,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | * *            | 5           | \$5,500        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            | 10          | \$3,300        | C             |
| Plaster   | 85%        |                   |                | LIFE               | * *            | 5-10        | \$79,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Various Rooms  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BX

## Asset # : 477

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

10%

LIFE

\* \*

5-10

\$11,000

B

Plaster

90%

Now

\$136,400

LIFE

\* \*

5

\$49,600

B

*Broken/Missing Elements, Extent : Severe, Area Affected : 100%**Location : Bulkheads**Loose/Delam Surface, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2043

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2043

\* \*

5

\$300

B

## Raceway

Conduit

80%

2023

\$68,200

1

B

Conduit

20%

2043

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2022

\$10,200

5

\$100

B

Molded Case Bkrs

20%

2039

\* \*

5

\$300

B

Molded Case Bkrs

70%

2022

\$71,100

5

\$1,100

B

## Wiring

Thermoplastic

20%

2043

\* \*

1

B

Thermoplastic

80%

2023

\$71,700

1

B

## Motor Controllers

Locally Mounted

100%

2036

\* \*

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,700

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BX

## Asset # : 477

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 79%  |                   |                | 2018               | \$419,600      | 10          | \$42,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2028               | * *            | 10          | \$8,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Hallways                           |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2018               | \$7,400        | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2018               | \$15,900       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2023               | \$12,200       | 10          | \$7,100        | B             |
| Exit, Service         | 50%  |                   |                | 2023               | \$4,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2018               | \$23,900       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Generic               | 40%  |                   |                | 2028               | * *            | 1-3         | \$14,100       | B             |

| Mechanical           |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                             |   |                   |                    |         |                |             |                |               |
|                      | Energy Source               |   |                   |                    |         |                |             |                |               |
|                      | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2043    | * *            | 1           |                | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement Vault                               |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : (2) 4,500 Gallon Tanks                    |                   |                    |         |                |             |                |               |
| Conversion Equipment |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Boiler                | 100%  |                   |                    | 2036    | * *            | 1           | \$58,400       | B             |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                      |                             | Explanation : (2) Dual Fuel Steam Boilers               |                   |                    |         |                |             |                |               |
| Distribution         |                             |   |                   |                    |         |                |             |                |               |
|                      | Steam Piping/Pump           | 100%  |                   |                    | 2033    | * *            | 4           | \$2,900        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 25 - BX

## Asset # : 477

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 90%            |                   |                | 2028               | * *            | 1           | \$17,200       | B             |
| Convactor/Radiator   | 2%             | Now               | \$1,300        | 2040               | * *            | 1           | \$300          | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>               |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout, Defective Steam Traps</i>                      |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 1%             | Now               | \$6,300        | 2043               | * *            | 1           | \$200          | B             |
| <i>Damaged, Extent : Severe, Area Affected : 100%</i>                    |                |                   |                |                    |                |             |                |               |
| <i>Location : Hallways, Broken Danfoss Valves</i>                        |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 2%             | Now               | \$3,800        | 2028               | * *            | 1           | \$300          | B             |
| <i>Broken, Extent : Moderate, Area Affected : 35%</i>                    |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout, Broken Pneumatic Air Tubing To Thermostats</i> |                |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 5%             |                   |                | 2023               | \$50,300       | 1           | \$1,000        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 35%            |                   |                | 2018               | \$48,300       | 1           |                | B             |
| No Component   | 65%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 10%            |                   |                | LIFE               | * *            | 2-5         | \$5,200        | B             |
| No Component   | 90%            |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 10%            |                   |                | 2018               | \$7,400        | 2           | \$200          | B             |
| No Component   | 90%            |                   |                |                    |                |             |                | D             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2021               | \$200,600      | 1           |                | B             |
| <i>No Water Meter, Extent : Moderate, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement All Purpose Room</i>                              |                |                   |                |                    |                |             |                |               |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2021               | \$15,600       | 2           | \$900          | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$14,600       | LIFE               | * *            | 1           |                | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>              |                |                   |                |                    |                |             |                |               |
| <i>Location : Connection To Sewer Rotted Away</i>                        |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$9,400        | LIFE               | * *            | 1           |                | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                  |                |                   |                |                    |                |             |                |               |
| <i>Location : House Trap And Main Line Rotted Away</i>                   |                |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |
| Fire Suppression   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 25 - BX

Asset # : 477

| Mechanical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Fire Suppression

Sprinkler

No Component

98%

Generic

2%

2033

\* \*

1-2

\$300

D

B

*No Backflow Preventer, Extent : Moderate, Area Affected : 100%**Location : Basement Multi Purpose Room*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 250 - BK  
**Address** : 108 MONTROSE AVENUE BTWN: LEONARD ST., MANHATTAN A  
**Borough** : BROOKLYN **Agency's Number** : K250  
**Program / Asset #** : BOE0542.000 / 1304 **Yr Built/Renovated** : 1964 / 2011  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3060 **Lot** : 1 **BIN** : 3071199

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$91,600              | \$274,900             |
| Interior Architecture | \$819,100             | \$102,400             |
| Electrical            | \$977,600             | \$874,900             |
| Mechanical            |                       | \$499,400             |
| <b>Total</b>          | <b>\$1,888,400</b>    | <b>\$1,751,600</b>    |
| Priority A            | \$91,600              | \$274,900             |
| Priority B            | \$977,600             | \$1,374,300           |
| Priority C            | \$819,100             | \$102,400             |
| <b>Total</b>          | <b>\$1,888,400</b>    | <b>\$1,751,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,600         |                 | \$300           |                 |
| Interior Architecture | \$10,700        |                 | \$4,000         | \$26,800        |
| Electrical            | \$22,200        | \$4,000         | \$4,700         | \$5,500         |
| Mechanical            | \$31,000        | \$11,900        | \$25,700        | \$11,900        |
| <b>Total</b>          | <b>\$73,500</b> | <b>\$15,800</b> | <b>\$34,800</b> | <b>\$44,300</b> |
| Priority A            | \$9,600         |                 | \$300           |                 |
| Priority B            | \$53,200        | \$15,800        | \$30,400        | \$33,500        |
| Priority C            | \$10,700        |                 | \$4,000         | \$10,700        |
| <b>Total</b>          | <b>\$73,500</b> | <b>\$15,800</b> | <b>\$34,800</b> | <b>\$44,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 250 - BK

## Asset # : 1304

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$13,900       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$53,500       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 5%         |                   |                | 2038               | **             | 5           | \$700          | A             |
| Aluminum  | 5%         |                   |                | 2021               | \$32,200       | 5           | \$700          | A             |
| Wood  | 90%        |                   |                | 2038               | **             | 5           | \$120,100      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       | Now               | \$42,000       | 2027               | **             | 5           | \$69,000       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        |                   |                | 2027               | **             | 10          | \$49,600       | A             |
| Built-Up (BUR)  | 25%        | Now               | \$9,600        | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$8,900        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,400        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        | C             |
| Vinyl Tile  | 10%        |                   |                | 2022               | \$102,400      | 3           | \$4,000        | C             |
| Vinyl Tile  | 80%        |                   |                | 2017               | \$819,100      | 3           | \$43,000       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                     |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Glazed Ceramic Panel  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 62%        |                   |                | LIFE               | **             | 5           | \$17,700       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2027               | **             | 5           | \$26,800       | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2027               | **             | 5           | \$5,400        | B             |
| Exposed Concrete  | 42%        |                   |                | LIFE               | **             | 5           | \$7,000        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board   | 3%         |                   |                | 2022               | \$29,300       |             |                | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$6,700        | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$10,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 250 - BK

## Asset # : 1304

| Electrical               |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                      |  |           |                |                    |                |             |                |          |
|                          | Service Equipment    |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 100%   |           |                | 2022               | \$28,700       | 5           | \$300          | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                      | Explanation : One 1600 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 60%  |           |                | 2022               | \$62,600       | 5           | \$200          | B        |
|                          | Fused Disc Sw        | 40%  |           |                | 2042               | * *            | 5           | \$100          | B        |
| Raceway                  |                      |  |           |                |                    |                |             |                |          |
|                          | Conduit              | 30%  |           |                | 2042               | * *            | 1           |                | B        |
|                          | Conduit              | 70%  |           |                | 2022               | \$83,300       | 1           |                | B        |
| Panelboards              |                      |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw        | 10%  |           |                | 2021               | \$13,600       | 5           | \$200          | B        |
|                          | Molded Case Bkrs     | 50%  |           |                | 2021               | \$67,700       | 5           | \$900          | B        |
|                          | Molded Case Bkrs     | 15%  |           |                | 2038               | * *            | 5           | \$300          | B        |
|                          | Molded Case Bkrs     | 25%  |           |                | 2021               | \$33,900       | 5           | \$500          | B        |
| Wiring                   |                      |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth        | 70%  | 2-4       | \$91,600       | 2047               | * *            | 1           |                | B        |
|                          |                      | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          | Thermoplastic        | 10%  |           |                | 2042               | * *            | 1           |                | B        |
|                          | Thermoplastic        | 20%  |           |                | 2032               | * *            | 1           |                | B        |
| Motor Controllers        |                      |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 80%  | 2-4       | \$17,000       | 2042               | * *            | 5           | \$200          | B        |
|                          |                      | On Extended Life, Extent : Moderate, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                          |                      | Location : Mechanical Room                                 |           |                |                    |                |             |                |          |
|                          | Locally Mounted      | 20%  |           |                | 2035               | * *            | 5           | \$100          | B        |
| Ground                   |                      |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices    |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | LIFE               | * *            | 5           | \$1,000        | B        |
| Lighting                 |                      |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting    |  |           |                |                    |                |             |                |          |
|                          | Fluorescent          | 88%  |           |                | 2022               | \$569,500      | 10          | \$57,900       | B        |
|                          |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                      | Location : Throughout The Building                         |           |                |                    |                |             |                |          |
|                          |                      | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
|                          | HID                  | 2%   |           |                | 2022               | \$6,000        | 10          |                | B        |
|                          | Incandescent         | 10%  |           |                | 2017               | \$64,700       | 2           | \$200          | B        |
| Egress Lighting          |                      |  |           |                |                    |                |             |                |          |
|                          | Emergency, Battery   | 50%  |           |                | 2022               | \$14,900       | 10          | \$8,700        | B        |
|                          | Exit, Service        | 50%  |           |                | 2022               | \$6,000        | 1           |                | B        |
| Exterior Lighting        |                      |  |           |                |                    |                |             |                |          |
|                          | HID                  | 100%   |           |                | 2022               | \$29,000       | 10          | \$200          | B        |
| Alarm                    |                      |  |           |                |                    |                |             |                |          |
|                          | Fire/Smoke Detection |  |           |                |                    |                |             |                |          |
|                          | Generic              | 100%   |           |                | 2017               | \$821,300      | 1-3         | \$44,200       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 250 - BK

## Asset # : 1304

| Mechanical                     | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                        |                |                      |  |                    |                |                |                |                  |
| Energy Source                  |                |                      |  |                    |                |                |                |                  |
| Fuel Oil No 6                  | 100%           | Now                  | \$4,000  | 2042               | * *            | 5              | \$11,100       | B                |
|                                |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Fuel Oil Pumps</i>                               |                    |                |                |                |                  |
|                                |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Vault</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Explanation : 2 - 7,500 Gallon Tanks For #6 Fuel</i>        |                    |                |                |                |                  |
| Conversion Equipment           |                |                      |  |                    |                |                |                |                  |
| Steam Boiler                   | 100%           | Now                  | \$8,000  | 2020               | \$398,500      | 1              | \$64,100       | B                |
|                                |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Burners</i>                                      |                    |                |                |                |                  |
|                                |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Boiler Room</i>                                  |                    |                |                |                |                  |
|                                |                |                      | <i>Explanation : 2 Boilers</i>                                 |                    |                |                |                |                  |
| Distribution                   |                |                      |  |                    |                |                |                |                  |
| Steam Piping/Pump              | 100%           |                      |  | 2032               | * *            | 4              | \$3,500        | B                |
| Terminal Devices               |                |                      |  |                    |                |                |                |                  |
| Air Handler                    | 20%            | Now                  | \$1,800  | 2027               | * *            | 1              | \$8,000        | B                |
|                                |                |                      | <i>Malfunctioning, Extent : Light, Area Affected : 50%</i>     |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Controls</i>                                     |                    |                |                |                |                  |
| Convactor/Radiator             | 80%            |                      |  | 2027               | * *            | 1              | \$18,600       | B                |
| Air Conditioning               |                |                      |  |                    |                |                |                |                  |
| Energy Source                  |                |                      |  |                    |                |                |                |                  |
| Electricity                    | 100%           |                      |  | 2038               | * *            | 1              |                | B                |
| Conversion Equipment           |                |                      |  |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller | 10%            |                      |  | 2022               | \$27,800       | 1              | \$3,300        | B                |
|                                |                |                      | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Roof</i>   |                    |                |                |                |                  |
| Window/Wall Unit               | 60%            |                      |  | 2020               | \$101,000      | 1              |                | B                |
| No Component                   | 30%            |                      |  |                    |                |                |                | D                |
| Distribution                   |                |                      |  |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump          | 10%            |                      |  | 2042               | * *            | 4              | \$500          | B                |
| No Component                   | 90%            |                      |  |                    |                |                |                | D                |
| Terminal Devices               |                |                      |  |                    |                |                |                |                  |
| Air Handler/Cool/Ht            | 10%            |                      |  | 2027               | * *            | 1              | \$4,400        | B                |
| No Component                   | 90%            |                      |  |                    |                |                |                | D                |
| Heat Rejection                 |                |                      |  |                    |                |                |                |                  |
| Air Condenser Unit             | 10%            |                      |  | 2027               | * *            | 2              | \$5,000        | B                |
| No Component                   | 90%            |                      |  |                    |                |                |                | D                |
| Ventilation                    |                |                      |  |                    |                |                |                |                  |
| Distribution                   |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%           |                      |  | LIFE               | * *            | 2-5            | \$40,000       | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 250 - BK

Asset # : 1304

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Roof  | 80%        | Now               | \$10,400       | 2027               | * *            | 2           | \$1,400        | B             |
| Broken, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : 6 Roof Exhaust Fans                          |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$19,100       | 2           | \$1,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Uses Heat Exchanger Tank For Storage      |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$10,700       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Single Units                            |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,000        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 251 - BK  
**Address** : 1037 EAST 54TH ST. BTWN: AV.E H, AVE. I  
**Borough** : BROOKLYN **Agency's Number** : K251  
**Program / Asset #** : BOE0543.000 / 2543 **Yr Built/Renovated** : 1951 / 2006  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7758 **Lot** : 1 **BIN** : 3214729

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$64,100              | \$55,100              |
| Interior Architecture | \$273,000             | \$546,000             |
| Electrical            | \$62,700              | \$887,500             |
| Mechanical            | \$148,800             | \$40,200              |
| <b>Total</b>          | <b>\$548,600</b>      | <b>\$1,528,800</b>    |
| Priority A            | \$64,100              | \$55,100              |
| Priority B            | \$211,500             | \$927,700             |
| Priority C            | \$273,000             | \$546,000             |
| <b>Total</b>          | <b>\$548,600</b>      | <b>\$1,528,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$10,300        | \$4,000         |                 |                  |
| Interior Architecture | \$3,600         |                 | \$8,600         | \$24,700         |
| Electrical            | \$28,900        | \$900           | \$1,200         | \$69,000         |
| Mechanical            | \$31,200        | \$26,000        | \$17,400        | \$48,800         |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$30,900</b> | <b>\$27,100</b> | <b>\$142,500</b> |
| Priority A            | \$10,300        | \$4,000         |                 |                  |
| Priority B            | \$60,100        | \$26,900        | \$18,500        | \$134,500        |
| Priority C            | \$3,600         |                 | \$8,600         | \$8,100          |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$30,900</b> | <b>\$27,100</b> | <b>\$142,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$55,100 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$2,200  | A |

## Windows

|  |     |  |  |      |    |   |          |   |
|--|-----|--|--|------|----|---|----------|---|
| Aluminum   | 95% |  |  | 2044 | ** | 5 | \$20,500 | A |
| <i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |  |  |      |    |   |          |   |
| Glass Block  | 5%  |  |  | LIFE | ** | 5 | \$700    | A |

## Parapets

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick      | 90% |  |  | LIFE | ** | 5    | \$11,000 | A |
| Masonry: Limestone  | 5%  |  |  | LIFE | ** | 5    | \$800    | A |
| Metal Rail          | 3%  |  |  | 2035 | ** | 5-10 | \$6,600  | A |
| Metal Security Bars | 2%  |  |  | 2050 | ** |      |          | A |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne            | 5%  |  |  | 2050 | ** | 10 | \$8,400  | A |
| IRMA/Protected Membrane | 95% |  |  | 2027 | ** | 10 | \$64,100 | A |

## Interior

## Floors

|   |     |  |  |      |           |   |          |   |
|---|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile  | 3%  |  |  | 2031 | **        | 5 | \$2,900  | C |
| Terrazzo  | 2%  |  |  | LIFE | **        | 5 | \$1,500  | C |
| Vinyl Tile  | 60% |  |  | 2022 | \$546,000 | 3 | \$21,500 | C |
| Vinyl Tile  | 30% |  |  | 2017 | \$273,000 | 3 | \$14,300 | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |   |          |   |
| <i>Location : Various Classrooms</i>                              |     |  |  |      |           |   |          |   |
| <i>Explanation : 9x9 Units</i>                                    |     |  |  |      |           |   |          |   |
| Wood  | 5%  |  |  | 2037 | **        | 5 | \$9,000  | C |

## Interior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster              | 65% |  |  | LIFE | ** | 5 | \$18,700 | C |
| SGFT/Glazed Masonry  | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 35% |  |  | 2027 | ** | 5 | \$33,200 | B |
| Exposed Concrete  | 55% |  |  | LIFE | ** | 5 | \$8,200  | B |
| Plaster           | 10% |  |  | LIFE | ** | 5 | \$5,900  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 400 Amps Main Disconnect Switch</i>          |      |  |  |      |          |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 251 - BK

## Asset # : 2543

| Electrical   |                     | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|--|---------------------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component           | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|  | Type                | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts  |                     |                |           |                |                    |                |             |                |          |
| Switchgear / Switchboard                                   |                     |                |           |                |                    |                |             |                |          |
|  | Fused Disc Sw       | 100%           |           |                | 2022               | \$89,400       | 5           | \$300          | B        |
| Raceway  |                     |                |           |                |                    |                |             |                |          |
|  | Conduit             | 95%            |           |                | 2022               | \$81,000       | 1           |                | B        |
|  | Conduit             | 5%             |           |                | 2032               | * *            | 1           |                | B        |
| Panelboards  |                     |                |           |                |                    |                |             |                |          |
|  | Fused Disc Sw       | 10%            |           |                | 2021               | \$10,200       | 5           | \$100          | B        |
|  | Fused Knife Sw      | 5%             | 2-4       | \$5,100        | 2047               | * *            | 5           |                | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |           |                |                    |                |             |                |          |
| Location : Basement  |                     |                |           |                |                    |                |             |                |          |
|  | Fused Toggle Switch | 10%            | 2-4       | \$10,200       | 2047               | * *            | 5           | \$100          | B        |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |                     |                |           |                |                    |                |             |                |          |
| Location : Mechanical Area                                 |                     |                |           |                |                    |                |             |                |          |
|  | Molded Case Bkrs    | 50%            |           |                | 2021               | \$50,800       | 5           | \$800          | B        |
|  | Molded Case Bkrs    | 25%            |           |                | 2038               | * *            | 5           | \$400          | B        |
| Wiring   |                     |                |           |                |                    |                |             |                |          |
|  | Braided Cloth       | 70%            | 2-4       | \$62,700       | 2047               | * *            | 1           |                | B        |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                     |                |           |                |                    |                |             |                |          |
|  | Thermoplastic       | 20%            |           |                | 2022               | \$17,900       | 1           |                | B        |
|  | Thermoplastic       | 10%            |           |                | 2032               | * *            | 1           |                | B        |
| Motor Controllers  |                     |                |           |                |                    |                |             |                |          |
|  | Locally Mounted     | 100%           |           |                | 2020               | \$21,200       | 5           | \$400          | B        |
| Ground   |                     |                |           |                |                    |                |             |                |          |
| Grounding Devices  |                     |                |           |                |                    |                |             |                |          |
|  | Generic             | 100%           |           |                | LIFE               | * *            | 5           | \$900          | B        |
| Lighting   |                     |                |           |                |                    |                |             |                |          |
| Interior Lighting  |                     |                |           |                |                    |                |             |                |          |
|  | Fluorescent         | 95%            |           |                | 2022               | \$546,300      | 10          | \$55,600       | B        |
| Other Observation, Extent : Moderate, Area Affected : 98%  |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                     |                |           |                |                    |                |             |                |          |
| Explanation : T-12 Lamps                                   |                     |                |           |                |                    |                |             |                |          |
|  | Incandescent        | 5%             |           |                | 2017               | \$28,800       | 2           | \$100          | B        |
| Egress Lighting  |                     |                |           |                |                    |                |             |                |          |
|  | Emergency, Battery  | 50%            |           |                | 2017               | \$13,200       | 10          | \$7,700        | B        |
|  | Exit, Service       | 50%            |           |                | 2017               | \$5,300        | 1           |                | B        |
| Obsolete Equipment, Extent : Moderate, Area Affected : 60% |                     |                |           |                |                    |                |             |                |          |
| Location : Throughout                                      |                     |                |           |                |                    |                |             |                |          |
| Exterior Lighting  |                     |                |           |                |                    |                |             |                |          |
|  | HID                 | 50%            | Now       | \$13,000       | 2032               | * *            |             |                | B        |
| Not in Service, Extent : Moderate, Area Affected : 100%    |                     |                |           |                |                    |                |             |                |          |
| Location : Roof  |                     |                |           |                |                    |                |             |                |          |
|  | HID                 | 50%            |           |                | 2017               | \$13,000       | 10          | \$100          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 251 - BK

## Asset # : 2543

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2022

\$64,400

1

\$7,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2042

\* \*

5

\$19,800

B

## Conversion Equipment

Steam Boiler

100%

Now

\$17,700

2027

\* \*

1

\$56,900

B

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Explanation : 2 Units - Boiler #1 Has Starting Problem*

## Distribution

Steam Piping/Pump

100%

Now

\$50,800

2032

\* \*

4

\$3,200

B

*Broken, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pump, Basement Return Lines And Traps*

## Terminal Devices

Air Handler

25%

Now

\$98,000

2032

\* \*

1

\$8,900

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Gymnasium Blower, Basement*

Convector/Radiator

75%

2027

\* \*

1

\$15,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2017

\$29,900

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$35,600

B

## Exhaust Fans

Interior

50%

2022

\$40,200

2

\$1,000

B

Roof

50%

2022

\$28,900

2

\$1,000

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

Now

\$10,900

2027

\* \*

1

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Valves, Basement*

## Water Heater

Gas Fired

100%

2015

\$16,900

2

\$1,000

B

## HW Heat Exchanger

Low Temp

100%

2032

\* \*

4

\$6,300

B

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 251 - BK

Asset # : 2543

| Mechanical       |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing         |                    |                |           |                    |      |                |       |                |          |
|                  | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|                  | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|                  | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping       | 100%           |           |                    | 2022 | \$10,300       | 4     | \$2,000        | B        |
|                  | Fixtures           |                |           |                    |      |                |       |                |          |
|                  | Generic            | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |                    |                |           |                    |      |                |       |                |          |
|                  | Standpipe          |                |           |                    |      |                |       |                |          |
|                  | Not Accessible     | 100%           |           |                    |      |                |       |                | D        |
|                  | Sprinkler          |                |           |                    |      |                |       |                |          |
|                  | Not Accessible     | 100%           |           |                    |      |                |       |                | D        |
|                  | Fire Pump          |                |           |                    |      |                |       |                |          |
|                  | Not Accessible     | 100%           |           |                    |      |                |       |                | D        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                |                           |               |
|--------------------------|--------------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 253 - BK               |                           |               |
| <b>Address</b>           | : 601 OCEAN VIEW AVENUE        |                           |               |
| <b>Borough</b>           | : BROOKLYN                     | <b>Agency's Number</b>    | : K253        |
| <b>Program / Asset #</b> | : BOE0545.000 / 1306           | <b>Yr Built/Renovated</b> | : 1938 / 2008 |
| <b>Area Sq Ft</b>        | : 68,000                       | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 12-Mar-2010                  | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1,3,4 |                           |               |
| <b>Block</b>             | : 8666                         | <b>Lot</b>                | : 610         |
|                          |                                | <b>BIN</b>                | : 3244470     |

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$52,600              |
| Interior Architecture |                       | \$37,100              |
| Electrical            | \$512,800             | \$319,100             |
| Mechanical            | \$194,900             | \$1,513,400           |
| <b>Total</b>          | <b>\$707,700</b>      | <b>\$1,922,200</b>    |
| Priority A            |                       | \$52,600              |
| Priority B            | \$707,700             | \$1,869,600           |
| <b>Total</b>          | <b>\$707,700</b>      | <b>\$1,922,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$13,100        |                 |                  |                 |
| Interior Architecture | \$25,400        | \$2,600         | \$32,300         | \$5,000         |
| Electrical            | \$10,800        | \$700           | \$50,600         |                 |
| Mechanical            | \$21,300        | \$11,500        | \$48,100         | \$10,000        |
| <b>Total</b>          | <b>\$70,500</b> | <b>\$14,700</b> | <b>\$131,000</b> | <b>\$15,100</b> |
| Priority A            | \$13,100        |                 |                  |                 |
| Priority B            | \$52,500        | \$12,100        | \$102,900        | \$10,000        |
| Priority C            | \$5,000         | \$2,600         | \$28,000         | \$5,000         |
| <b>Total</b>          | <b>\$70,500</b> | <b>\$14,700</b> | <b>\$131,000</b> | <b>\$15,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 253 - BK

## Asset # : 1306

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$52,600       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$4,400        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$20,600       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$6,800        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$7,900        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$13,100       | 2026               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$18,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | * *            | 5           | \$2,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,300        | C             |
| Vinyl Tile   | 47%        |                   |                | 2026               | * *            | 3           | \$20,100       | C             |
| Wood   | 35%        |                   |                | 2036               | * *            | 5           | \$56,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | * *            | 5           | \$2,600        | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 47%        |                   |                | LIFE               | * *            | 5           | \$12,100       | C             |
| SGFT/Glazed Masonry  | 35%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        |                   |                | 2026               | * *            | 5           | \$8,500        | B             |
| Exposed Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$2,700        | B             |
| Plaster  | 70%        | 0-2               | \$20,400       | LIFE               | * *            | 5           | \$37,100       | B             |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 253 - BK

## Asset # : 1306

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Service Equipment   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 100%       |                   |                | 2021    | \$28,700           | 5           | \$300          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 2000 Amps Main Disconnect Switch          |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                    |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 90%        |                   |                | 2021    | \$80,500           | 5           | \$200          | B             |  |
| Fused Disc Sw   | 10%        |                   |                | 2031    | * *                | 5           |                | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 90%        |                   |                | 2021    | \$76,700           | 1           |                | B             |  |
| Conduit   | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 10%        |                   |                | 2020    | \$10,200           | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 10%        |                   |                | 2029    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 80%        |                   |                | 2020    | \$81,300           | 5           | \$1,200        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 90%        |                   |                | 2021    | \$80,600           | 1           |                | B             |  |
| Thermoplastic   | 10%        |                   |                | 2031    | * *                | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 50%        |                   |                | 2019    | \$10,600           | 5           | \$200          | B             |  |
| Locally Mounted   | 50%        | 2-4               | \$10,600       | 2041    | * *                | 5           | \$100          | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Mechanical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | LIFE    | * *                | 5           | \$800          | B             |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 90%        |                   |                | 2016    | \$463,100          | 10          | \$47,100       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 92%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-12 Lamps                              |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 5%         |                   |                | 2026    | * *                | 10          | \$2,600        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-8 Lamps                               |            |                   |                |         |                    |             |                |               |  |
| HID   | 3%         |                   |                | 2016    | \$7,100            | 10          | \$100          | B             |  |
| Incandescent  | 2%         |                   |                | 2016    | \$10,300           | 2           |                | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service  | 50%        |                   |                | 2016    | \$4,700            | 1           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Exit, Service   | 50%        |                   |                | 2016    | \$4,700            | 1           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Exterior Lighting   |            |                   |                |         |                    |             |                |               |  |
| HID   | 100%       |                   |                | 2016    | \$23,200           | 10          | \$200          | B             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 253 - BK

Asset # : 1306

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2031               | * *            | 5           | \$17,700       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2019               | \$316,800      | 1           | \$56,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2021               | \$454,400      | 4           | \$2,800        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        | Now               | \$7,000        | 2021               | \$70,200       | 1           | \$6,400        | B             |
| Broken, Extent : Severe, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Traps, Throughout                               |            |                   |                |                    |                |             |                |               |
| Convector/Radiator   | 60%        |                   |                | 2019               | \$368,800      | 1           | \$11,100       | B             |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2016               | \$194,900      | 1           | \$3,700        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2020               | \$36,900       | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2016               | \$26,800       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$31,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2021               | \$71,900       | 2           | \$1,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2019               | \$194,400      | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$8,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2031               | * *            | 1-2         | \$3,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 254 - BK  
**Address** : 1801 AVENUE Y BTWN: EAST 18 ST., EAST 19 ST.  
**Borough** : BROOKLYN **Agency's Number** : K254  
**Program / Asset #** : BOE0546.000 / 2664 **Yr Built/Renovated** : 1938 / 2006  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7420 **Lot** : 26 **BIN** : 3203132

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$52,700              |
| Interior Architecture | \$79,000              |                       |
| Electrical            | \$349,200             | \$51,000              |
| Mechanical            | \$283,700             | \$51,900              |
| <b>Total</b>          | <b>\$711,900</b>      | <b>\$155,700</b>      |
| Priority A            |                       | \$52,700              |
| Priority B            | \$632,900             | \$102,900             |
| Priority C            | \$79,000              |                       |
| <b>Total</b>          | <b>\$711,900</b>      | <b>\$155,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$9,300         |                 | \$18,800         |
| Interior Architecture | \$54,600        | \$21,500        | \$400           | \$23,600         |
| Electrical            | \$9,100         | \$3,200         | \$3,200         | \$59,600         |
| Mechanical            | \$10,200        | \$8,500         | \$14,700        | \$42,300         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$77,800</b> | <b>\$46,600</b> | <b>\$22,200</b> | <b>\$148,200</b> |
| Priority A            |                 | \$9,300         |                 | \$18,800         |
| Priority B            | \$23,300        | \$33,700        | \$21,800        | \$105,900        |
| Priority C            | \$54,600        | \$3,500         | \$400           | \$23,600         |
| <b>Total</b>          | <b>\$77,800</b> | <b>\$46,600</b> | <b>\$22,200</b> | <b>\$148,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 48%        |                   |                | LIFE               | **             | 5           | \$27,200       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$22,700       | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 60%        |                   |                | 2038               | **             | 5           | \$12,000       | A             |
| Aluminum   | 40%        |                   |                | 2038               | **             | 5           | \$8,000        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Rail   | 10%        |                   |                | 2035               | **             | 5-10        | \$15,400       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 60%        |                   |                | 2030               | **             | 10          | \$28,100       | A             |
| Built-Up (BUR)   | 40%        |                   |                | 2027               | **             | 10          | \$18,800       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 1%         |                   |                | 2031               | **             | 5           | \$800          | C             |
| Ceramic Tile   | 1%         | Now               | \$18,400       | 2037               | **             | 5           | \$400          | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 3%         | 0-2               | \$7,500        | LIFE               | **             | 5           | \$1,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 10%        |                   |                | 2017               | \$79,000       | 3           | \$4,100        | C             |
| Vinyl Tile   | 30%        |                   |                | 2027               | **             | 3           | \$9,300        | C             |
| Vinyl Tile   | 30%        |                   |                | 2032               | **             | 3           | \$12,400       | C             |
| Recent Installation, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 25%        |                   |                | 2037               | **             | 5           | \$38,900       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 1%         |                   |                | 2035               | **             | 5           | \$800          | C             |
| Ceramic Tile   | 1%         | Now               | \$24,600       | 2037               | **             | 5           | \$400          | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$5,000        | C             |
| Gypsum Board   | 25%        |                   |                | LIFE               | **             | 5           | \$12,500       | C             |
| Masonry: Brick   | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 15% |  |  | 2035 | ** | 5 | \$15,400 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2035 | ** | 5 | \$20,600 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,300  | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$5,100  | B |
| Plaster              | 45% |  |  | LIFE | ** | 5 | \$23,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 30% |  |  | 2022 | \$25,600 | 1 |  | B |
| Conduit | 70% |  |  | 2042 | **       | 1 |  | B |

## Panelboards

|                |     |     |         |      |    |   |       |   |
|----------------|-----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |         | 2038 | ** | 5 | \$100 | B |
| Fused Knife Sw | 5%  | 2-4 | \$5,100 | 2047 | ** | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 25% |  |  | 2021 | \$25,400 | 5 | \$400 | B |
| Molded Case Bkrs | 60% |  |  | 2038 | **       | 5 | \$900 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 60% | 2-4 | \$53,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Old Wing*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 40% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 60% |  |  | 2035 | **      | 5 | \$200 | B |
| Locally Mounted | 40% |  |  | 2020 | \$8,500 | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 254 - BK

## Asset # : 2664

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting             |                    |  |                   |                    |         |                |             |                |               |
| Interior Lighting    | Fluorescent        | 40%  |                   |                    | 2027    | * *            | 10          | \$20,300       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : New Wing  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
| Fluorescent          | Fluorescent        | 50%  |                   |                    | 2017    | \$249,700      | 10          | \$25,400       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Old Wing  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
| Fluorescent          | Fluorescent        | 3%   |                   |                    | 2030    | * *            | 10          | \$1,500        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Auditorium                                      |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Incandescent       | 7%   |                   |                    | 2017    | \$35,000       | 2           | \$100          | B             |
| Egress Lighting      |                    |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                    | 2027    | * *            | 10          | \$6,700        | B             |
|                      | Exit, Service      | 50%  |                   |                    | 2027    | * *            | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | HID                | 40%  |                   |                    | 2027    | * *            | 10          | \$100          | B             |
|                      | HID                | 60%  |                   |                    | 2017    | \$13,500       | 10          | \$100          | B             |
| Alarm                |                    |  |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection | Generic            | 100%   |                   |                    | 2032    | * *            | 1-3         | \$34,400       | B             |
|                      |                    | Recent Installation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Natural Gas                 | 50%   |                   |                | 2048               | * *            | 1           |                | B             |
| Interruptible Gas/Dual Fuel | 50%   |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Vault                               |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 7,500 Gallon Tank                     |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Furnace                     | 40%   |                   |                | 2027               | * *            | 1           | \$11,000       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
|                             | Explanation : 8 - Gas Fired Roof Top Units              |                   |                |                    |                |             |                |               |
| Steam Boiler                | 60%   |                   |                | 2039               | * *            | 1           | \$33,000       | B             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 60%   |                   |                | 2048               | * *            | 4           | \$1,600        | B             |
| No Component                | 40%   |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        |                   |                | 2017               | \$34,100       | 1           | \$3,400        | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2035               | * *            | 1           | \$10,800       | B             |
| Fan Coil Unit/Heat                                      | 30%        |                   |                | 2017               | \$283,700      | 1           | \$5,400        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                          | 40%        |                   |                | 2030               | * *            | 2           | \$1,400        | B             |
| Window/Wall Unit  | 40%        |                   |                | 2020               | \$51,900       | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Direct Expansion  | 5%         |                   |                | 2030               | * *            | 1           |                | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 5%         |                   |                | 2030               | * *            | 2           | \$1,900        | B             |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$30,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        |                   |                | 2022               | \$34,900       | 2           | \$900          | B             |
| Roof  | 50%        |                   |                | 2030               | * *            | 2           | \$900          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 50%        |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$14,700       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 50%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Wing                                     |            |                   |                |                    |                |             |                |               |
| Explanation : .   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 50%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 50%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Cast Iron   | 50%        |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2030               | * *            | 1           | \$3,400        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 254 - BK

Asset # : 2664

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : B-3</i>  |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : 1 Unit</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe   |  |                   |                |                    |                |             |                |               |
| No Component                 | 70%  |                   |                |                    |                |             |                | D             |
| Generic                      | 30%  |                   |                | 2048               | * *            | 1-5         | \$8,400        | B             |
| Sprinkler                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 50%  |                   |                |                    |                |             |                | D             |
| Generic                      | 50%  |                   |                | 2048               | * *            | 1-2         | \$7,800        | B             |
| Fire Pump                    |  |                   |                |                    |                |             |                |               |
| No Component                 | 50%  |                   |                |                    |                |             |                | D             |
| Generic                      | 50%  |                   |                | 2035               | * *            | 1           | \$5,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 255 - BK  
**Address** : 1866 EAST 17TH ST. BTWN: AVE. R, AVE. S  
**Borough** : BROOKLYN **Agency's Number** : K255  
**Program / Asset #** : BOE0547.000 / 2542 **Yr Built/Renovated** : 1953 / 2008  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 6821 **Lot** : 123 **BIN** : 3184034

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,400              | \$56,800              |
| Interior Architecture | \$409,500             | \$41,800              |
| Electrical            | \$940,000             | \$645,700             |
| Mechanical            | \$152,400             | \$375,400             |
| <b>Total</b>          | <b>\$1,554,200</b>    | <b>\$1,119,700</b>    |
| Priority A            | \$52,400              | \$56,800              |
| Priority B            | \$1,092,300           | \$1,021,100           |
| Priority C            | \$409,500             | \$41,800              |
| <b>Total</b>          | <b>\$1,554,200</b>    | <b>\$1,119,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$4,000         |
| Interior Architecture |                 | \$27,300        | \$4,800         | \$5,400         |
| Electrical            | \$30,100        | \$3,800         | \$3,700         | \$54,100        |
| Mechanical            | \$13,200        | \$9,500         | \$17,600        | \$18,700        |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$40,600</b> | <b>\$26,100</b> | <b>\$82,200</b> |
| Priority A            |                 |                 |                 | \$4,000         |
| Priority B            | \$43,300        | \$29,900        | \$21,300        | \$72,800        |
| Priority C            |                 | \$10,700        | \$4,800         | \$5,400         |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$40,600</b> | <b>\$26,100</b> | <b>\$82,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior       |  |                |                   |                |                    |                |             |                |               |
| Exterior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Masonry: Brick   | 87%            |                   |                | LIFE               | **             | 5           | \$56,800       | A             |
|                | Masonry: Granite   | 5%             |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
|                | Masonry: Limestone   | 3%             |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
|                | Slate Panels   | 5%             |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Windows        |  |                |                   |                |                    |                |             |                |               |
|                | Aluminum   | 100%           |                   |                | 2038               | **             | 5           | \$23,100       | A             |
|                | Other Observation, Extent : Moderate, Area Affected : 20%    |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Explanation : Steel Window Guards Need Painting              |                |                   |                |                    |                |             |                |               |
| Parapets       |  |                |                   |                |                    |                |             |                |               |
|                | Masonry: Brick   | 95%            |                   |                | LIFE               | **             | 5           | \$9,300        | A             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Pre-Cast Concrete  | 5%             |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Roof           |  |                |                   |                |                    |                |             |                |               |
|                | Built-Up (BUR)   | 97%            |                   |                | 2027               | **             | 10          | \$52,400       | A             |
|                | Ponding, Extent : Light, Area Affected : 5%                  |                |                   |                |                    |                |             |                |               |
|                | Location : Main Roof   |                |                   |                |                    |                |             |                |               |
|                | Copper/Terne   | 3%             |                   |                | 2037               | **             | 10          | \$4,000        | A             |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 20%            |                   |                | LIFE               | **             | 5           | \$41,800       | C             |
|                | Ceramic Tile   | 5%             |                   |                | 2031               | **             | 5           | \$4,800        | C             |
|                | Terrazzo   | 5%             |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
|                | Vinyl Tile   | 15%            |                   |                | 2027               | **             | 3           | \$5,400        | C             |
|                | Vinyl Tile   | 45%            | 0-2               | \$409,500      | 2032               | **             | 3           | \$16,100       | C             |
|                | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
|                | Location : Various Areas                                     |                |                   |                |                    |                |             |                |               |
|                | Explanation : 9x9 Tiles                                      |                |                   |                |                    |                |             |                |               |
|                | Wood   | 10%            |                   |                | 2050               | **             | 5           | \$17,900       | C             |
| Interior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile   | 5%             |                   |                | 2031               | **             | 5           | \$4,800        | C             |
|                | Concrete Masonry Unit  | 10%            |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
|                | Glazed Ceramic Panel   | 5%             |                   |                | LIFE               | **             |             |                | C             |
|                | Masonry: Brick   | 10%            |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster  | 50%            |                   |                | LIFE               | **             | 5           | \$14,400       | C             |
|                | SGFT/Glazed Masonry  | 20%            |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 255 - BK

## Asset # : 2542

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

35%

2035

\* \*

5

\$33,200

B

*Loose/Delam Surface, Extent : Light, Area Affected : 2%**Location : Cafeteria*

Exposed Concrete

60%

LIFE

\* \*

5

\$8,900

B

Plaster

5%

LIFE

\* \*

5

\$3,000

B

*Paint Peeling, Extent : Moderate, Area Affected : 5%**Location : Stairwells*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Knife Sw

100%

2-4

\$89,400

2052

\* \*

5

\$100

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

Conduit

90%

2022

\$76,700

1

B

Conduit

10%

2032

\* \*

1

B

## Panelboards

Fused Knife Sw

25%

2-4

\$25,400

2047

\* \*

5

\$200

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

Fused Toggle Switch

35%

2-4

\$35,600

2047

\* \*

5

\$300

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Upper Floors*

Molded Case Bkrs

30%

2021

\$30,500

5

\$500

B

Molded Case Bkrs

10%

2030

\* \*

5

\$200

B

## Wiring

Braided Cloth

90%

2-4

\$80,600

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$21,200

5

\$400

B

## Ground

## Grounding Devices

Not Accessible

100%

D

## Lighting

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## DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

85%

2022

\$488,800

10

\$49,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : Using T-12 Lamps*

## Fluorescent

10%

2027

\* \*

10

\$5,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Using T-12 Lamps*

## HID

2%

2022

\$5,300

10

B

## Incandescent

3%

2017

\$17,300

2

B

## Egress Lighting

## Emergency, Battery

50%

2022

\$13,200

10

\$7,700

B

## Exit, Service

50%

2022

\$5,300

1

B

## Exterior Lighting

## HID

100%

2017

\$26,000

10

\$200

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2017

\$734,400

1-3

\$39,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2022

\$179,200

5

\$19,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Under Ground Vault**Explanation : 2 - 10,000 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$63,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$152,400

2032

\* \*

4

\$3,200

B

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Under Auditorium Crawl Space And Other Locations In Basement - Steam Leaks**Due To Corroded Steam And Condensate Return Piping**Malfunctioning, Extent : Severe, Area Affected : 80%**Location : Defective Steam Traps, Radiator Control Valves And Room Thermostats*

## Terminal Devices

## Air Handler

20%

2022

\$78,400

1

\$7,900

B

## Convactor/Radiator

80%

2035

\* \*

1

\$16,500

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 255 - BK

Asset # : 2542

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning      |            |   |                |                    |                |             |                |               |
| Conversion Equipment  |            |   |                |                    |                |             |                |               |
| Window/Wall Unit      | 25%        | Now   | \$1,900        | 2020               | \$37,400       | 1           |                | B             |
|                       |            | <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>                      |                |                    |                |             |                |               |
|                       |            | <i>Location : Various Classrooms</i>  |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |   |                | LIFE               | * *            | 2-5         | \$35,600       | B             |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Interior              | 100%       | 0-2   | \$1,600        | 2022               | \$80,400       | 2           | \$1,600        | B             |
|                       |            | <i>Damaged, Extent : Moderate, Area Affected : 20%</i>                          |                |                    |                |             |                |               |
|                       |            | <i>Location : Deteriorated Flexible Duct Connection On Various Exhaust Fans</i> |                |                    |                |             |                |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |   |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2020               | \$16,900       | 2           | \$1,000        | B             |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2032               | * *            | 4           | \$6,300        | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 256 - BK  
**Address** : 114 KOSCIUSKO STREET BTWN: NOSTRAND AVE., MARCY AVE  
**Borough** : BROOKLYN **Agency's Number** : K256  
**Program / Asset #** : BOE0548.000 / 1307 **Yr Built/Renovated** : 1959 / 2002  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,S  
**Block** : 1784 **Lot** : 11 **BIN** : 3049768

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$70,400              | \$149,900             |
| Interior Architecture | \$881,900             |                       |
| Electrical            | \$167,300             | \$1,070,200           |
| Mechanical            | \$141,000             | \$1,345,400           |
| <b>Total</b>          | <b>\$1,260,600</b>    | <b>\$2,565,400</b>    |
| Priority A            | \$70,400              | \$149,900             |
| Priority B            | \$308,200             | \$2,415,500           |
| Priority C            | \$881,900             |                       |
| <b>Total</b>          | <b>\$1,260,600</b>    | <b>\$2,565,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,500         |                 |                 |                 |
| Interior Architecture | \$43,500         | \$2,800         | \$2,800         | \$9,100         |
| Electrical            | \$400            | \$600           | \$1,300         | \$31,000        |
| Mechanical            | \$17,600         | \$10,200        | \$16,300        | \$21,800        |
| <b>Total</b>          | <b>\$101,100</b> | <b>\$13,600</b> | <b>\$20,400</b> | <b>\$61,900</b> |
| Priority A            | \$39,500         |                 |                 |                 |
| Priority B            | \$35,000         | \$10,800        | \$17,600        | \$52,800        |
| Priority C            | \$26,600         | \$2,800         | \$2,800         | \$9,100         |
| <b>Total</b>          | <b>\$101,100</b> | <b>\$13,600</b> | <b>\$20,400</b> | <b>\$61,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 256 - BK

## Asset # : 1307

| Architecture          |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior              |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls        |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 85%   |                   |                | LIFE    | **                 | 5           | \$52,900       | A             |  |
| Metal Panel           | 15%   |                   |                | 2048    | **                 | 5-10        | \$64,200       | A             |  |
| Windows               |   |                   |                |         |                    |             |                |               |  |
| Aluminum              | 100%  |                   |                | 2044    | **                 | 5           | \$14,000       | A             |  |
| Parapets              |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 50%   |                   |                | LIFE    | **                 | 5           | \$5,100        | A             |  |
| Metal Rail            | 45%   |                   |                | 2039    | **                 | 5-10        | \$82,800       | A             |  |
| Pre-Cast Concrete     | 5%  |                   |                | LIFE    | **                 | 5           | \$3,200        | A             |  |
| Roof                  |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)        | 95%   |                   |                | 2027    | **                 | 10          | \$70,400       | A             |  |
| Copper/Terne          | 5%  |                   |                | 2050    | **                 | 10          | \$9,300        | A             |  |
| Interior              |   |                   |                |         |                    |             |                |               |  |
| Floors                |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%  |                   |                | 2031    | **                 | 5           | \$5,600        | C             |  |
| Terrazzo              | 5%  |                   |                | LIFE    | **                 | 5           | \$4,400        | C             |  |
| Vinyl Tile            | 65%   | Now               | \$139,400      | 2017    | \$696,900          | 3           | \$27,400       | C             |  |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout 9x9 Tiles                                 |                   |                |         |                    |             |                |               |  |
| Vinyl Tile            | 20%   |                   |                | 2027    | **                 | 3           | \$8,400        | C             |  |
| Wood                  | 5%  | Now               | \$11,900       | 2037    | **                 | 5           | \$5,300        | C             |  |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls        |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%  | Now               | \$14,700       | 2031    | **                 | 5           | \$2,500        | C             |  |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Toilet(s)  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit | 15%   |                   |                | LIFE    | **                 | 5           | \$6,000        | C             |  |
| Glazed Ceramic Panel  | 5%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster               | 50%   | Now               | \$45,600       | LIFE    | **                 | 5           | \$14,900       | C             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings              |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered     | 25%   | Now               | \$16,900       | 2027    | **                 | 5           | \$14,000       | B             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                       | Location : Kindergarten Corridor                                |                   |                |         |                    |             |                |               |  |
| Exposed Concrete      | 55%   |                   |                | LIFE    | **                 | 5           | \$9,700        | B             |  |
| Exposed Struc: Steel  | 5%  |                   |                | LIFE    | **                 |             |                | B             |  |
| Plaster               | 15%   |                   |                | LIFE    | **                 | 5           | \$10,500       | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 256 - BK

## Asset # : 1307

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2022 | \$28,700       | 5     | \$300          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                 |                          | Explanation : 2 Electrical Services, No Ratings Available  |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                    | 2022 | \$104,300      | 5     | \$1,900        | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 95%  |           |                    | 2022 | \$113,000      | 1     |                | B        |
|                 | Conduit                  | 5%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 5%   |           |                    | 2038 | * *            | 5     | \$100          | B        |
|                 | Molded Case Bkrs         | 95%  |           |                    | 2021 | \$128,700      | 5     | \$1,800        | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Braided Cloth            | 95%  | 2-4       | \$124,300          | 2047 | * *            | 1     |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 5%   |           |                    | 2042 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%   |           |                    | 2020 | \$21,200       | 5     | \$500          | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$1,100        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Connected With Main Water Pipe               |           |                    |      |                |       |                |          |
| Lighting        |                          |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |  |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 97%  |           |                    | 2022 | \$657,300      | 10    | \$66,900       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                 | Incandescent             | 3%   |           |                    | 2017 | \$20,300       | 2     | \$100          | B        |
|                 | Egress Lighting          |  |           |                    |      |                |       |                |          |
|                 | Emergency, Battery       | 50%  |           |                    | 2027 | * *            | 10    | \$9,100        | B        |
|                 | Exit, Service            | 50%  |           |                    | 2027 | * *            | 1     |                | B        |
|                 | Exterior Lighting        |  |           |                    |      |                |       |                |          |
|                 | HID                      | 100%   |           |                    | 2022 | \$30,400       | 10    | \$200          | B        |
| Alarm           |                          |  |           |                    |      |                |       |                |          |
|                 | Security System          |  |           |                    |      |                |       |                |          |
|                 | No Component             | 95%  |           |                    |      |                |       |                | D        |
|                 | Generic                  | 5%   |           |                    | 2022 | \$12,600       | 1     | \$1,400        | B        |
|                 | Fire/Smoke Detection     |  |           |                    |      |                |       |                |          |
|                 | No Component             | 95%  |           |                    |      |                |       |                | D        |
|                 | Generic                  | 5%   |           |                    | 2017 | \$43,000       | 1-3   | \$2,300        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                    | 2022 | \$211,100      | 5     | \$23,300       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 1 Tank With A Capacity Of 10,000 Gal      |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  | Now       | \$8,300            | 2020 | \$417,200      | 1     | \$67,100       | B        |
|                  |                      | Malfunctioning, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : One Of The Burners                           |           |                    |      |                |       |                |          |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Boilers                                 |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  |           |                    | 2022 | \$598,400      | 4     | \$5,600        | B        |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Convactor/Radiator   | 95%   |           |                    | 2027 | * *            | 1     | \$23,100       | B        |
|                  | Fan Coil Unit/Heat   | 5%  |           |                    | 2022 | \$64,200       | 1     | \$1,200        | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2030 | * *            | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 80%   |           |                    | 2017 | \$141,000      | 1     |                | B        |
|                  | No Component         | 20%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                    | LIFE | * *            | 2-5   | \$41,900       | B        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 20%   |           |                    | 2022 | \$18,900       | 2     | \$500          | B        |
|                  | Roof                 | 80%   |           |                    | 2022 | \$54,500       | 2     | \$1,900        | B        |
| Plumbing         |                      |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |   |           |                    |      |                |       |                |          |
|                  | Brass/Copper         | 2%  |           |                    | 2042 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel      | 98%   |           |                    | 2027 | * *            | 1     |                | B        |
|                  | Water Heater         |   |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%  |           |                    | 2021 | \$19,900       | 2     | \$1,100        | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 1 Tank With 200 Gal Capacity              |           |                    |      |                |       |                |          |
|                  | HW Heat Exchanger    |   |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%  |           |                    | 2022 | \$26,600       | 4     | \$11,200       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : Capped, No Longer In Use                  |           |                    |      |                |       |                |          |
|                  | Sanitary Piping      |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | * *            | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 256 - BK

Asset # : 1307

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |  |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Only One Sump Pump</i>                        |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2042               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 257 - BK  
**Address** : 60 COOK STREET @ GRAHAM AVE.  
**Borough** : BROOKLYN **Agency's Number** : K257  
**Program / Asset #** : BOE0549.000 / 968 **Yr Built/Renovated** : 1962 / 2003  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3114 **Lot** : 11 **BIN** : 3071571

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$199,900             | \$196,900             |
| Interior Architecture | \$747,500             | \$589,700             |
| Electrical            | \$117,700             | \$1,346,900           |
| Mechanical            | \$477,000             | \$182,200             |
| <b>Total</b>          | <b>\$1,542,200</b>    | <b>\$2,315,600</b>    |
| Priority A            | \$199,900             | \$196,900             |
| Priority B            | \$963,100             | \$1,529,100           |
| Priority C            | \$379,100             | \$589,700             |
| <b>Total</b>          | <b>\$1,542,200</b>    | <b>\$2,315,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,100         |                 | \$4,600         |                 |
| Interior Architecture | \$70,100         |                 | \$10,900        | \$14,400        |
| Electrical            | \$3,400          | \$1,800         | \$2,000         | \$3,000         |
| Mechanical            | \$37,300         | \$12,300        | \$36,400        | \$14,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$131,700</b> | <b>\$18,000</b> | <b>\$57,900</b> | <b>\$36,100</b> |
| Priority A            | \$17,100         |                 | \$4,600         |                 |
| Priority B            | \$72,000         | \$18,000        | \$48,000        | \$21,600        |
| Priority C            | \$42,700         |                 | \$5,300         | \$14,400        |
| <b>Total</b>          | <b>\$131,700</b> | <b>\$18,000</b> | <b>\$57,900</b> | <b>\$36,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 257 - BK

## Asset # : 968

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$10,000       | LIFE               | * *            | 5           | \$15,600       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   | Now               | \$99,400       | LIFE               | * *            | 5           | \$59,100       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 98%   |                   |                | 2039               | * *            | 5           | \$13,700       | A             |
| Glass Block            | 2%  |                   |                | LIFE               | * *            | 5           | \$400          | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Metal Rail             | 90%   |                   |                | 2036               | * *            | 5-10        | \$165,600      | A             |
| Metal: Cage/Fence      | 10%   |                   |                | 2036               | * *            | 5-10        | \$7,900        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 70%   |                   |                | 2028               | * *            | 10          | \$51,900       | A             |
| Built-Up (BUR)         | 28%   |                   |                | 2028               | * *            | 10          | \$20,800       | A             |
| Copper/Terne           | 2%  |                   |                | 2038               | * *            | 10          | \$3,700        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$24,600       | C             |
| Ceramic Tile           | 2%  | Now               | \$2,500        | 2032               | * *            | 5           | \$1,100        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terrazzo               | 3%  |                   |                | LIFE               | * *            | 5           | \$5,300        | C             |
| Vinyl Tile             | 55%   |                   |                | 2023               | \$589,700      | 3           | \$30,900       | C             |
| Vinyl Tile             | 30%   | Now               | \$321,600      | 2033               | * *            | 3           | \$12,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Corridor                               |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 40%           |                   |                |                    |                |             |                |               |
|                        | Location : Third Floor Corridor                               |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2051               | * *            | 5           | \$10,500       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2032               | * *            | 5           | \$5,000        | C             |
| Concrete Masonry Unit  | 5%  |                   |                | LIFE               | * *            | 5           | \$4,000        | C             |
| Glazed Ceramic Panel   | 2%  | Now               | \$3,100        | LIFE               | * *            |             |                | C             |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 63%   | Now               | \$57,500       | LIFE               | * *            | 5           | \$18,800       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Light, Area Affected : 10%                 |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   |                   |                | LIFE               | * *            | 10          | \$12,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 257 - BK

## Asset # : 968

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTileConcealSpLn 5% Now \$43,300 2043 \* \* 5 \$3,500 B

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Corridor Near Kitchen*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Teachers Lunch Room*

*Worn/Eroded, Extent : Moderate, Area Affected : 35%*

*Location : Corridor Near Kitchen*

AcousTileConcealSpLn 5% 2043 \* \* 5 \$7,000 B

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Throughout*

AcousTileSusp.Lay-In 10% 2036 \* \* 5 \$11,200 B

Exposed Concrete 75% Now \$325,000 LIFE \* \* 5 \$13,200 B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Metal Panel 5% Now \$27,400 LIFE \* \* 5 \$7,000 B

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Kitchen*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2023 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw 95% 2023 \$99,100 5 \$300 B

Fused Disc Sw 5% 2043 \* \* 5 B

## Raceway

Conduit 10% 2043 \* \* 1 B

Conduit 90% 2023 \$107,100 1 B

## Panelboards

Fused Disc Sw 10% 2022 \$13,600 5 \$200 B

Fused Disc Sw 5% 2039 \* \* 5 \$100 B

Molded Case Bkrs 80% 2022 \$108,400 5 \$1,500 B

Molded Case Bkrs 5% 2039 \* \* 5 \$100 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Sprinkler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2023               | \$657,300      | 10          | \$66,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2023               | \$3,100        | 10          |                | B             |
| Incandescent   | 2%         |                   |                | 2018               | \$13,600       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$30,400       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2018               | \$50,200       | 1           | \$5,500        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2018               | \$258,000      | 1-3         | \$13,900       | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 0-2               | \$417,200      | 2043               | * *            | 1           | \$67,100       | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                       |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$59,800       | 2033               | * *            | 4           | \$3,700        | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Pump                           |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$4,600        | 2023               | \$92,400       | 1           | \$8,400        | B             |
| Broken, Extent : Moderate, Area Affected : 5%               |            |                   |                |                    |                |             |                |               |
| Location : Motors And Bearings                              |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        |                   |                | 2028               | * *            | 1           | \$19,500       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2018               | \$35,200       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$66,400       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2023               | \$18,900       | 2           | \$500          | B             |
| Roof  | 80%        |                   |                | 2023               | \$54,500       | 2           | \$1,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2016               | \$19,900       | 2           | \$1,100        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2033               | * *            | 4           | \$7,500        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$6,000        | LIFE               | * *            | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Basement And First Floor                         |            |                   |                |                    |                |             |                |               |
| Explanation : Backs Up When It Rains                        |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 257 - BK

Asset # : 968

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : B-3  |                |                    |                |             |                |               |
|                       |            | Explanation : One Unit                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2033               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 26 - BX  
**Address** : 1930 ANDREWS AVENUE  
**Borough** : BRONX **Agency's Number** : X026  
**Program / Asset #** : BOE0173.000 / 2693 **Yr Built/Renovated** : 1922 / 1998  
**Area Sq Ft** : 124,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3216 **Lot** : 2 **BIN** : 2014692

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$91,100              | \$654,500             |
| Interior Architecture | \$747,800             | \$351,400             |
| Electrical            | \$42,300              | \$487,700             |
| Mechanical            | \$270,300             | \$328,000             |
| <b>Total</b>          | <b>\$1,151,500</b>    | <b>\$1,821,500</b>    |
| Priority A            | \$91,100              | \$654,500             |
| Priority B            | \$613,900             | \$869,300             |
| Priority C            | \$446,600             | \$297,700             |
| <b>Total</b>          | <b>\$1,151,500</b>    | <b>\$1,821,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$4,600          |                 | \$26,100         |                 |
| Interior Architecture | \$58,800         | \$3,900         | \$18,100         | \$1,000         |
| Electrical            | \$31,200         | \$200           | \$71,900         |                 |
| Mechanical            | \$11,000         | \$18,800        | \$41,900         | \$21,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$109,600</b> | <b>\$26,900</b> | <b>\$161,900</b> | <b>\$26,700</b> |
| Priority A            | \$4,600          |                 | \$26,100         |                 |
| Priority B            | \$71,600         | \$23,000        | \$117,800        | \$25,700        |
| Priority C            | \$33,400         | \$3,900         | \$18,100         | \$1,000         |
| <b>Total</b>          | <b>\$109,600</b> | <b>\$26,900</b> | <b>\$161,900</b> | <b>\$26,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BX

## Asset # : 2693

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE    | **                 | 5           | \$142,700      | A             |  |
| Masonry: Brick  | 40%        |                   |                | LIFE    | **                 | 5           | \$73,000       | A             |  |
| Masonry: Brick  | 38%        |                   |                | LIFE    | **                 | 5           | \$69,400       | A             |  |
| Masonry: Fieldstone   | 10%        | Now               | \$91,100       | LIFE    | **                 | 5           | \$13,700       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Connecting Corridor To 1980 Wing                     |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Connecting Corridor To 1980 Wing                     |            |                   |                |         |                    |             |                |               |  |
| Stucco Cement   | 2%         |                   |                | 2034    | **                 | 5           | \$9,100        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2043    | **                 | 5           | \$52,600       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |  |
| Masonry: Brick  | 50%        |                   |                | LIFE    | **                 | 5           | \$8,500        | A             |  |
| Masonry: Brick  | 35%        |                   |                | LIFE    | **                 | 5           | \$6,000        | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,100        | A             |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,400        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 35%        |                   |                | 2026    | **                 | 10          | \$22,800       | A             |  |
| IRMA/Protected Membrane   | 55%        |                   |                | 2021    | \$333,600          | 10          | \$35,800       | A             |  |
| Modified Bitumen  | 5%         |                   |                | 2026    | **                 | 10          | \$3,300        | A             |  |
| Slate   | 5%         |                   |                | LIFE    | **                 |             |                | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$17,100       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$17,300       | 2030    | **                 | 5           | \$3,900        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets  |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$6,100        | C             |  |
| Vinyl Tile  | 30%        |                   |                | 2031    | **                 | 3           | \$17,600       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria, Corridor(s)                               |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 25%        |                   |                | 2016    | \$372,200          | 3           | \$14,600       | C             |  |
| Vinyl Tile  | 5%         | Now               | \$74,400       | 2031    | **                 | 3           | \$2,900        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Kitchen Storage                                      |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Kitchen Storage                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 20%        |                   |                | 2021    | \$297,700          | 3           | \$11,700       | C             |  |
| Wood  | 5%         |                   |                | 2036    | **                 | 5           | \$14,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BX

## Asset # : 2693

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile   | 3%  |     |          | 2024 | ** | 5 | \$5,800  | C |
| Gypsum Board   | 20% |     |          | LIFE | ** | 5 | \$23,300 | C |
| Masonry: Brick | 5%  | Now | \$13,200 | LIFE | ** |   |          | C |

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : Basement

Worn/Eroded, Extent : Moderate, Area Affected : 10%

Location : Basement

|               |     |  |  |      |    |   |          |   |
|---------------|-----|--|--|------|----|---|----------|---|
| Marble Panels | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster       | 50% |  |  | LIFE | ** | 5 | \$29,200 | C |

Recent Repair Evident, Extent : Moderate, Area Affected : 10%

Location : Cafeteria In 1922 Wing

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$301,200 | 2041 | ** | 5 | \$24,400 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Cafeteria In 1980 Wing

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Cafeteria In 1980 Wing

|                  |     |     |          |      |    |   |         |   |
|------------------|-----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 15% |     |          | LIFE | ** | 5 | \$3,700 | B |
| Metal Panel      | 5%  | Now | \$25,400 | LIFE | ** | 5 | \$9,800 | B |

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Connecting Corridors Between 1922 And 1980 Wings

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 55% |  |  | LIFE | ** | 5 | \$53,700 | B |
|---------|-----|--|--|------|----|---|----------|---|

Recent Repair Evident, Extent : Moderate, Area Affected : 10%

Location : Stairs, Lunch Room In 1922 Wing

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Two 1600 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$119,200 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 7%  |  |  | 2020 | \$11,900 | 5 | \$200   | B |
| Fused Disc Sw    | 3%  |  |  | 2043 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2043 | **       | 5 | \$2,200 | B |
| Molded Case Bkrs | 10% |  |  | 2020 | \$16,900 | 5 | \$300   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BX

## Asset # : 2693

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 20%        | 2-4               | \$30,700       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Old Building                                    |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2021               | \$46,000       | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2019               | \$26,400       | 5           | \$500          | B             |
| Motor Control Center                                       | 20%        |                   |                | 2019               | \$86,200       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 89%        |                   |                | 2029               | * *            | 10          | \$85,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2029               | * *            | 10          | \$4,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using Compact Fluorescent Lamps              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$13,100       | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2016               | \$28,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 25%        |                   |                | 2016               | \$10,800       | 10          | \$6,300        | B             |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$12,600       | B             |
| Exit, Service  | 25%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$42,300       | 10          | \$300          | B             |

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%  |                   |                | 2031               | * *            | 5           | \$32,300       | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  | Now               | \$115,900      | 2026               | * *            | 1           | \$93,100       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Oil Leaking Into Force Draft Fan Duct        |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                       | Explanation : 3 Units With Leakage And Corrosion        |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2031               | * *            | 4           | \$7,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 26 - BX

## Asset # : 2693

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2021               | \$128,300      | 1           | \$12,900       | B             |
| Convactor/Radiator    | 80%  |                   |                | 2026               | * *            | 1           | \$27,000       | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Reciprocating         | 10%  |                   |                | 2021               | \$40,400       | 1           | \$4,800        | B             |
| Compr/Chiller         |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 50%  |                   |                | 2019               | \$122,300      | 1           |                | B             |
| No Component          | 40%  |                   |                |                    |                |             |                | D             |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump | 10%  |                   |                | 2031               | * *            | 4           | \$800          | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 10%  |                   |                | 2021               | \$30,300       | 1           | \$6,500        | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Heat Rejection        |  |                   |                |                    |                |             |                |               |
| Remote Air Cond       | 10%  | 0-2               | \$42,700       | 2031               | * *            | 2           | \$5,800        | B             |
|                       | Corroded, Extent : Severe, Area Affected : 10%                           |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$58,200       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 85%  |                   |                | 2016               | \$111,800      | 2           | \$2,700        | B             |
| Roof                  | 15%  |                   |                | 2021               | \$14,200       | 2           | \$500          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2026               | * *            | 1           |                | B             |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2021               | \$36,900       | 4           | \$10,300       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$5,200        | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Severe, Area Affected : 5%                   |                   |                |                    |                |             |                |               |
|                       | Location : Water Backup From House Trap Near Staircase " G " In Basement |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 26 - BX

Asset # : 2693

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : One Unit</i>                                  |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 90%        |  |                |                    |                |             |                | D             |
| Generic               | 10%        |  |                | 2031               | * *            | 1-2         | \$2,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 260 - BK  
**Address** : 875 WILLIAMS AVENUE BTWN:STANLEY AVE., GLENWOOD RD  
**Borough** : BROOKLYN **Agency's Number** : K260  
**Program / Asset #** : BOE0552.000 / 2541 **Yr Built/Renovated** : 1953 / 2002  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8158 **Lot** : 40 **BIN** : 3229156

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$56,700              | \$51,500              |
| Interior Architecture | \$340,000             | \$39,000              |
| Electrical            | \$768,600             | \$59,700              |
| Mechanical            | \$139,000             | \$565,800             |
| <b>Total</b>          | <b>\$1,304,400</b>    | <b>\$716,000</b>      |
| Priority A            | \$56,700              | \$51,500              |
| Priority B            | \$907,600             | \$625,400             |
| Priority C            | \$340,000             | \$39,000              |
| <b>Total</b>          | <b>\$1,304,400</b>    | <b>\$716,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,200         | \$11,600        |                 |                 |
| Interior Architecture | \$4,500         | \$18,300        | \$2,200         | \$4,500         |
| Electrical            | \$1,500         | \$1,000         | \$700           | \$8,400         |
| Mechanical            | \$9,500         | \$8,300         | \$13,500        | \$79,300        |
| <b>Total</b>          | <b>\$16,700</b> | <b>\$39,200</b> | <b>\$16,400</b> | <b>\$92,100</b> |
| Priority A            | \$1,200         | \$11,600        |                 |                 |
| Priority B            | \$11,100        | \$18,200        | \$14,200        | \$87,700        |
| Priority C            | \$4,500         | \$9,500         | \$2,200         | \$4,500         |
| <b>Total</b>          | <b>\$16,700</b> | <b>\$39,200</b> | <b>\$16,400</b> | <b>\$92,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 260 - BK

## Asset # : 2541

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | * *            | 5           | \$51,500       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | * *            | 5           | \$19,200       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | * *            | 5           | \$600          | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | * *            | 5           | \$9,700        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Very Low Wall                                |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | * *            | 5           | \$1,400        | A             |
| Metal Security Bars  | 5%         | 0-2               | \$1,200        | 2050               | * *            |             |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Low Roof  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 90%        |                   |                | 2027               | * *            | 10          | \$56,700       | A             |
| Grvl/Blst Miss/Disp, Extent : Severe, Area Affected : 8%   |            |                   |                |                    |                |             |                |               |
| Location : Near Bulkheads And Penthouse                    |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Severe, Area Affected : 8%  |            |                   |                |                    |                |             |                |               |
| Location : Near Bulkhead And Mechanical Penthouse          |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                   |                | 2035               | * *            | 10          | \$11,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 20%        |                   |                | LIFE               | * *            | 5           | \$39,000       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$4,500        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$1,400        | C             |
| Vinyl Tile   | 25%        |                   |                | 2030               | * *            | 3           | \$8,400        | C             |
| Vinyl Tile   | 40%        |                   |                | 2017               | \$340,000      | 3           | \$17,800       | C             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                     |            |                   |                |                    |                |             |                |               |
| Wood   | 8%         |                   |                | 2050               | * *            | 5           | \$13,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | * *            | 5           | \$3,600        | C             |
| Glazed Ceramic Panel                                       | 3%         |                   |                | LIFE               | * *            |             |                | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 52%        |                   |                | LIFE               | * *            | 5           | \$14,000       | C             |
| Patching Evident, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

20%

2035

\* \*

5

\$17,700

B

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%**Location : Gymnasium*

Exposed Concrete

60%

LIFE

\* \*

5

\$8,300

B

Plaster

20%

LIFE

\* \*

5

\$11,100

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2048

\* \*

5

\$300

B

## Raceway

Conduit

70%

2022

\$59,700

1

B

Conduit

30%

2048

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2030

\* \*

5

\$100

B

Fused Disc Sw

5%

2044

\* \*

5

\$100

B

Molded Case Bkrs

80%

2044

\* \*

5

\$1,200

B

Molded Case Bkrs

10%

2030

\* \*

5

\$200

B

## Wiring

Braided Cloth

70%

2-4

\$62,700

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

10%

2032

\* \*

1

B

Thermoplastic

20%

2048

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$21,200

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

## Interior Lighting

Fluorescent

87%

2017

\$467,400

10

\$47,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

HID

3%

2017

\$7,500

10

\$100

B

Incandescent

10%

2017

\$53,700

2

\$100

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 260 - BK

## Asset # : 2541

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Exit, Service

50%

2022

\$4,900

1

B

Exit, Battery

50%

2022

\$24,700

10

\$2,000

B

## Exterior Lighting

HID

100%

2030

\* \*

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

80%

D

Generic

20%

2017

\$137,200

1-3

\$7,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Partial Installation*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 4

100%

2022

\$167,400

5

\$18,500

B

## Conversion Equipment

Steam Boiler

100%

2020

\$330,800

1

\$59,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$47,400

2032

\* \*

4

\$2,900

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : 1 Vacuum Pump And Steam Pipe In Cross Bay Area**Steam Traps Faulty, Extent : Severe, Area Affected : 50%**Location : Various*

## Terminal Devices

Air Handler

25%

2017

\$91,600

1

\$9,200

B

Convactor/Radiator

75%

2027

\* \*

1

\$14,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

25%

2017

\$34,900

1

B

No Component

75%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,200

B

## Exhaust Fans

Interior

90%

2022

\$67,600

2

\$1,700

B

Roof

10%

2022

\$5,400

2

\$200

B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 260 - BK

Asset # : 2541

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired   | 100%       | Now               | \$300          | 2017               | \$15,800       | 2           | \$700          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 20%<br>Location : Controller Of The Heater. Basement |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)<br>Electric   | 100%       | Now               | \$500          | 2022               | \$10,300       | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%<br>Location : Basement                             |            |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler<br>No Component   | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2022               | \$23,800       | 1-2         | \$500          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 261 - BK  
**Address** : 314 PACIFIC STREET @HOYT ST.  
**Borough** : BROOKLYN **Agency's Number** : K261  
**Program / Asset #** : BOE0553.000 / 1310 **Yr Built/Renovated** : 1957 / 2006  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 188 **Lot** : 14 **BIN** : 3001070

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$139,800        | \$53,500           |
| Interior Architecture |  | \$128,500        | \$745,900          |
| Electrical            |  | \$117,700        | \$992,000          |
| Mechanical            |  | \$140,100        | \$147,200          |
| <b>Total</b>          |  | <b>\$526,100</b> | <b>\$1,938,600</b> |
| Priority A            |  | \$139,800        | \$53,500           |
| Priority B            |  | \$386,300        | \$1,139,200        |
| Priority C            |  |                  | \$745,900          |
| <b>Total</b>          |  | <b>\$526,100</b> | <b>\$1,938,600</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,000         | \$2,200         |                 | \$13,500        |
| Interior Architecture | \$12,600         | \$23,000        |                 | \$9,800         |
| Electrical            | \$7,200          | \$900           | \$100           |                 |
| Mechanical            | \$48,700         | \$46,700        | \$36,300        | \$15,400        |
| <b>Total</b>          | <b>\$105,500</b> | <b>\$72,800</b> | <b>\$36,500</b> | <b>\$38,600</b> |
| Priority A            | \$37,000         | \$2,200         |                 | \$13,500        |
| Priority B            | \$56,000         | \$60,100        | \$36,500        | \$15,400        |
| Priority C            | \$12,600         | \$10,500        |                 | \$9,800         |
| <b>Total</b>          | <b>\$105,500</b> | <b>\$72,800</b> | <b>\$36,500</b> | <b>\$38,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 261 - BK

## Asset # : 1310

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 70%  |                   |                | LIFE    | **                 | 5           | \$53,500       | A             |  |
| Metal/Glass Curt Wall  | 10%  | Now               | \$139,800      | LIFE    | **                 | 5           | \$14,300       | A             |  |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 10%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria Wing  |                   |                |         |                    |             |                |               |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 10%            |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria Wing  |                   |                |         |                    |             |                |               |  |
| Stucco Cement          | 20%  |                   |                | 2033    | **                 | 5           | \$38,200       | A             |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2042    | **                 | 5           | \$27,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 10%  |                   |                | 2064    | **                 | 5           | \$5,600        | A             |  |
| Masonry: Brick         | 75%  |                   |                | LIFE    | **                 | 5           | \$8,600        | A             |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$700          | A             |  |
| Metal Panel            | 10%  |                   |                | 2040    | **                 | 5           | \$4,400        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 50%  |                   |                | 2028    | **                 | 10          | \$31,600       | A             |  |
| Built-Up (BUR)         | 50%  | Now               | \$34,200       | 2025    | **                 |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Over First Floor Classrooms                                 |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Over Kitchen, Cafeteria, Auditorium, First Floor Classrooms |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$24,500       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2029    | **                 | 5           | \$5,600        | C             |  |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$4,400        | C             |  |
| Vinyl Tile             | 70%  |                   |                | 2020    | \$745,900          | 3           | \$39,100       | C             |  |
| Wood                   | 10%  |                   |                | 2035    | **                 | 5           | \$21,000       | C             |  |
| Interior Walls         |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Glazed Ceramic Panel   | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Granite Panels         | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 50%  |                   |                | LIFE    | **                 | 5           | \$16,900       | C             |  |
| SGFT/Glazed Masonry    | 30%  |                   |                | LIFE    | **                 |             |                | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 261 - BK

## Asset # : 1310

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered    | 10% |     |           | 2025 | * * | 5 | \$11,100 | B |
| AcousTileConcealSpLn | 15% | Now | \$128,500 | 2040 | * * | 5 | \$10,400 | B |

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : At Second, Third And Fourth Floor Corridors*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Cafeteria*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Second, Third And Fourth Floor Corridors*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2025 | * * | 5 | \$13,900 | B |
| Exposed Concrete     | 55% |  |  | LIFE | * * | 5 | \$9,500  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : First Floor Classrooms*

|         |     |  |  |      |     |   |         |   |
|---------|-----|--|--|------|-----|---|---------|---|
| Plaster | 10% |  |  | LIFE | * * | 5 | \$6,900 | B |
|---------|-----|--|--|------|-----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2 - Main Service Protectors Rated @ 600 Amperes Each*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 30% |  |  | 2040 | * *      | 5 | \$100   | B |
| Molded Case Bkrs | 70% |  |  | 2020 | \$73,000 | 5 | \$1,400 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2019 | \$121,900 | 5 | \$1,700 | B |
| Molded Case Bkrs | 10% |  |  | 2036 | * *       | 5 | \$200   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2045 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |          |   |       |   |
|-----------------|-----|-----|---------|------|----------|---|-------|---|
| Locally Mounted | 70% |     |         | 2018 | \$14,800 | 5 | \$300 | B |
| Locally Mounted | 30% | 2-4 | \$6,400 | 2040 | * *      | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Mech Room*

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible; Covered With Insulation.*

## Lighting

Interior Lighting  
Fluorescent

93%

2020

\$626,300

10

\$63,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamp*

HID

3%

2020

\$9,400

10

\$100

B

Incandescent

4%

2020

\$26,900

2

\$100

B

Egress Lighting

Emergency, Service

50%

2020

\$6,200

1

B

Exit, Service

50%

2020

\$6,200

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100%

2030

\* \*

5

\$23,100

B

Conversion Equipment

Steam Boiler

100%

2025

\* \*

1

\$74,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2030

\* \*

4

\$5,500

B

Terminal Devices

Air Handler

15%

2020

\$68,900

1

\$6,900

B

Convactor/Radiator

85%

2025

\* \*

1

\$20,600

B

## Air Conditioning

Energy Source

Electricity

100%

2036

\* \*

1

B

Conversion Equipment

Reciprocating

10%

2020

\$28,900

1

\$3,500

B

Compr/Chiller

Window/Wall Unit

80%

2015

\$140,100

1

B

No Component

10%

D

Distribution

Chilled Wtr Pipe/Pump

10%

2040

\* \*

4

\$400

B

No Component

90%

D

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\* \*

1

\$46,300

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 261 - BK

Asset # : 1310

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%       | Now               | \$30,600       | 2025               | * *            | 2           | \$41,600       | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Location : Courtyard</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Air Condenser Located In Enclosed Courtyard With Inadequate Air Circulation</i> |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 40%        |                   |                | 2020               | \$37,700       | 2           | \$900          | B             |
| Roof   | 60%        |                   |                | 2020               | \$40,600       | 2           | \$1,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2015               | \$19,800       | 2           | \$1,100        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2040               | * *            | 4           | \$7,400        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 262 - BK  
**Address** : 500 MACON STREET BTWN: STUYVESANT AVE., MALCOLM X  
**Borough** : BROOKLYN **Agency's Number** : K262  
**Program / Asset #** : BOE0554.000 / 1189 **Yr Built/Renovated** : 1961 / 2000  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1671 **Lot** : 19 **BIN** : 3046876

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$56,600         | \$582,500          |
| Interior Architecture |  | \$145,000        | \$642,100          |
| Electrical            |  | \$315,800        | \$998,400          |
| Mechanical            |  | \$40,600         | \$714,300          |
| <b>Total</b>          |  | <b>\$558,100</b> | <b>\$2,937,200</b> |
| Priority A            |  | \$56,600         | \$582,500          |
| Priority B            |  | \$356,400        | \$1,712,700        |
| Priority C            |  | \$145,000        | \$642,100          |
| <b>Total</b>          |  | <b>\$558,100</b> | <b>\$2,937,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$12,400        |                 | \$56,200         |
| Interior Architecture | \$24,200        | \$9,700         | \$10,000        | \$17,500         |
| Electrical            | \$6,000         | \$1,600         | \$2,300         | \$11,100         |
| Mechanical            | \$54,100        | \$9,600         | \$15,400        | \$20,300         |
| <b>Total</b>          | <b>\$84,300</b> | <b>\$33,300</b> | <b>\$27,700</b> | <b>\$105,000</b> |
| Priority A            |                 | \$12,400        |                 | \$56,200         |
| Priority B            | \$69,500        | \$11,200        | \$17,700        | \$47,500         |
| Priority C            | \$14,800        | \$9,700         | \$10,000        | \$1,300          |
| <b>Total</b>          | <b>\$84,300</b> | <b>\$33,300</b> | <b>\$27,700</b> | <b>\$105,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 262 - BK

## Asset # : 1189

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$37,300       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Panel   | 30%        |                   |                | 2042               | **             | 5-10        | \$118,300      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2030               | **             | 5           | \$12,200       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Brick  | 40%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Metal Rail  | 55%        |                   |                | 2035               | **             | 5-10        | \$93,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 35%        |                   |                | 2027               | **             | 10          | \$23,900       | A             |
| IRMA/Protected Membrane                                       | 60%        |                   |                | 2022               | \$381,600      | 10          | \$41,000       | A             |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$6,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$22,700       | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$3,100        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Vinyl Tile  | 65%        |                   |                | 2022               | \$642,100      | 3           | \$25,300       | C             |
| Vinyl Tile  | 10%        |                   |                | 2017               | \$98,800       | 3           | \$5,200        | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$19,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$13,500       | 2031               | **             | 5           | \$2,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        | 0-2               | \$46,300       | LIFE               | **             | 5           | \$15,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         | Now               | \$9,400        | 2027               | **             | 5           | \$2,600        | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2027               | **             | 5           | \$32,400       | B             |
| Exposed Concrete  | 50%        |                   |                | LIFE               | **             | 5           | \$8,100        | B             |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$9,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 1200 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$83,400       | 5           | \$1,400        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2021               | \$121,900      | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 2-4               | \$4,200        | 2042               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 93%        |                   |                | 2022               | \$580,600      | 10          | \$59,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          |                | B             |
| Incandescent   | 5%         |                   |                | 2022               | \$31,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$8,400        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$28,000       | 10          | \$200          | B             |

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 262 - BK

## Asset # : 1189

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

|                      |     |  |  |      |           |     |          |   |
|----------------------|-----|--|--|------|-----------|-----|----------|---|
| Security System      |     |  |  |      |           |     |          |   |
| No Component         | 80% |  |  |      |           |     |          | D |
| Generic              | 20% |  |  | 2022 | \$46,300  | 1   | \$5,000  | B |
| Fire/Smoke Detection |     |  |  |      |           |     |          |   |
| No Component         | 75% |  |  |      |           |     |          | D |
| Generic              | 25% |  |  | 2017 | \$198,100 | 1-3 | \$10,700 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |     |          |      |           |   |          |   |
|--|------|-----|----------|------|-----------|---|----------|---|
| Energy Source  |      |     |          |      |           |   |          |   |
| Fuel Oil No 6  | 100% |     |          | 2022 | \$194,500 | 5 | \$21,500 | B |
| Conversion Equipment   |      |     |          |      |           |   |          |   |
| Steam Boiler   | 100% | Now | \$19,200 | 2020 | \$384,400 | 1 | \$61,800 | B |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i><br><i>Location : Tubes And Burner Of #1 Boiler</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Boiler Room</i><br><i>Explanation : 2 Units</i> |      |     |          |      |           |   |          |   |
| Distribution   |      |     |          |      |           |   |          |   |
| Steam Piping/Pump  | 100% | Now | \$27,600 | 2032 | * *       | 4 | \$3,400  | B |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Various Locations</i>   |      |     |          |      |           |   |          |   |
| Terminal Devices   |      |     |          |      |           |   |          |   |
| Air Handler  | 20%  |     |          | 2022 | \$85,100  | 1 | \$8,600  | B |
| Convactor/Radiator   | 80%  |     |          | 2027 | * *       | 1 | \$17,900 | B |

## Air Conditioning

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2030 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 25%  |  |  | 2017 | \$40,600 | 1 |  | B |
| No Component         | 75%  |  |  |      |          |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *      | 2-5 | \$38,600 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 20%  |  |  | 2022 | \$17,500 | 2   | \$400    | B |
| Roof               | 80%  |  |  | 2022 | \$50,200 | 2   | \$1,700  | B |

## Plumbing

|                   |      |  |  |      |          |   |          |   |
|-------------------|------|--|--|------|----------|---|----------|---|
| H/C Water Piping  |      |  |  |      |          |   |          |   |
| Brass/Copper      | 100% |  |  | 2032 | * *      | 1 |          | B |
| HW Heat Exchanger |      |  |  |      |          |   |          |   |
| Low Temp          | 100% |  |  | 2022 | \$24,500 | 4 | \$10,300 | B |
| Sanitary Piping   |      |  |  |      |          |   |          |   |
| Cast Iron         | 100% |  |  | LIFE | * *      | 1 |          | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 262 - BK

Asset # : 1189

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 268 - BK  
**Address** : 133 EAST 53RD STREET BTWN: WINTHROP ST., CLARKSON A  
**Borough** : BROOKLYN **Agency's Number** : K268  
**Program / Asset #** : BOE0557.000 / 2818 **Yr Built/Renovated** : 1953 / 2001  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4623 **Lot** : 28 **BIN** : 3100292

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$59,000              | \$111,800             |
| Interior Architecture | \$127,500             | \$552,500             |
| Electrical            |                       | \$554,400             |
| <b>Total</b>          | <b>\$186,500</b>      | <b>\$1,218,800</b>    |
| Priority A            | \$59,000              | \$111,800             |
| Priority B            |                       | \$554,400             |
| Priority C            | \$127,500             | \$552,500             |
| <b>Total</b>          | <b>\$186,500</b>      | <b>\$1,218,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$12,600        |                 |                 |
| Interior Architecture | \$7,200         | \$15,000        | \$11,700        | \$1,700         |
| Electrical            | \$24,300        | \$2,200         | \$2,000         | \$35,900        |
| Mechanical            | \$36,500        | \$13,000        | \$36,100        | \$40,200        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$71,900</b> | <b>\$46,600</b> | <b>\$53,800</b> | <b>\$81,700</b> |
| Priority A            |                 | \$12,600        |                 |                 |
| Priority B            | \$70,300        | \$25,700        | \$42,100        | \$80,100        |
| Priority C            | \$1,700         | \$8,400         | \$11,700        | \$1,700         |
| <b>Total</b>          | <b>\$71,900</b> | <b>\$46,600</b> | <b>\$53,800</b> | <b>\$81,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                    |                | LIFE               | **             | 5           | \$48,800       | A             |
| Masonry: Limestone  | 10%        |                    |                | LIFE               | **             | 5           | \$4,100        | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 85%        |                    |                | 2038               | **             | 5           | \$17,200       | A             |
| Glass Block   | 10%        |                    |                | LIFE               | **             | 5           | \$1,300        | A             |
| Steel   | 5%         | 0-2                | \$59,000       | 2047               | **             | 5           | \$6,300        | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 50%       |            |                    |                |                    |                |             |                |               |
| Location : Stairs   |            |                    |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                    |                |                    |                |             |                |               |
| Location : Stairs   |            |                    |                |                    |                |             |                |               |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                    |                | LIFE               | **             | 5           | \$9,700        | A             |
| Masonry: Limestone  | 5%         |                    |                | LIFE               | **             | 5           | \$700          | A             |
| Metal Rail  | 10%        |                    |                | 2035               | **             | 5-10        | \$20,700       | A             |
| Roof  |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                    |                | 2030               | **             | 10          | \$63,000       | A             |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                    |                | 2031               | **             | 5           | \$4,500        | C             |
| Terrazzo  | 5%         |                    |                | LIFE               | **             | 5           | \$3,500        | C             |
| Vinyl Tile  | 15%        |                    |                | 2017               | \$127,500      | 3           | \$6,700        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                    |                |                    |                |             |                |               |
| Vinyl Tile  | 65%        |                    |                | 2022               | \$552,500      | 3           | \$21,700       | C             |
| Wood  | 10%        |                    |                | 2050               | **             | 5           | \$16,700       | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                    |                | 2031               | **             | 5           | \$4,500        | C             |
| Concrete Masonry Unit   | 10%        |                    |                | LIFE               | **             | 5           | \$3,600        | C             |
| Marble Panels   | 5%         |                    |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        |                    |                | LIFE               | **             | 5           | \$14,800       | C             |
| SGFT/Glazed Masonry   | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        |                    |                | 2039               | **             | 5           | \$11,100       | B             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Throughout   |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 15%        |                    |                | 2035               | **             | 5           | \$13,300       | B             |
| Exposed Concrete  | 50%        |                    |                | LIFE               | **             | 5           | \$6,900        | B             |
| Plaster   | 25%        |                    |                | LIFE               | **             | 5           | \$13,800       | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type   | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 70%        |                   |                | 2022               | \$59,700       | 1           |                | B             |
| Conduit  | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 30%        |                   |                | 2044               | * *            | 5           | \$500          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2021               | \$50,800       | 5           | \$800          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 25%        | 2-4               | \$22,400       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 80%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2048               | * *            | 1           |                | B             |
| Thermoplastic  | 50%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 20%        |                   |                | 2030               | * *            | 10          | \$10,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 75%        |                   |                | 2022               | \$402,900      | 10          | \$41,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 95%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2017               | \$26,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$7,200        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2027               | * *            | 1           | \$6,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

70%

2027

\* \*

1-3

\$10,800

D

Generic

30%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2042

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$59,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$23,700

2032

\* \*

4

\$2,900

B

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Vacuum Pump, Boiler Room**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

20%

2027

\* \*

1

\$7,400

B

Convactor/Radiator

80%

2035

\* \*

1

\$15,400

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

15%

2027

\* \*

2

\$600

B

Window/Wall Unit

20%

2017

\$27,900

1

B

No Component

65%

D

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$77,500

B

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\* \*

1

\$36,900

B

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,200

B

Exhaust Fans

Interior

80%

2027

\* \*

2

\$1,500

B

Roof

20%

2022

\$10,800

2

\$400

B

## Plumbing

H/C Water Piping

Brass/Copper

10%

2048

\* \*

1

B

Galv Iron/Steel

90%

2027

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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## DEPARTMENT OF EDUCATION - 040

P. S. 268 - BK

Asset # : 2818

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2022               | \$15,800       | 2           | \$900          | B             |
|                       |            | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Basement</i>  |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                |                    |                |             |                |               |
|                       |            | <i>Location : B - G</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Freight</i>                                      |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |   |                |                    |                |             |                | D             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |   |                |                    |                |             |                | D             |
| Fire Pump             |            |   |                |                    |                |             |                |               |
| Not Accessible        | 100%       |   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 268 - Q  
**Address** : 92-07 175 STREET @JAMAICA AVENUE  
**Borough** : QUEENS **Agency's Number** : Q268  
**Program / Asset #** : BOE1036.000 / 13589 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 100,106 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 10215 **Lot** : 1 **BIN** : 4217573

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$101,700             |
| Interior Architecture |                       | \$104,200             |
| Electrical            |                       | \$73,600              |
| <b>Total</b>          |                       | <b>\$279,500</b>      |
| Priority A            |                       | \$101,700             |
| Priority B            |                       | \$177,800             |
| <b>Total</b>          |                       | <b>\$279,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,300         | \$29,800        | \$15,900        | \$10,400        |
| Interior Architecture | \$3,100         |                 | \$13,300        |                 |
| Electrical            | \$5,700         | \$17,300        | \$6,100         | \$10,900        |
| Mechanical            | \$62,600        | \$16,300        | \$36,000        | \$16,300        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$81,500</b> | <b>\$71,200</b> | <b>\$79,200</b> | <b>\$45,400</b> |
| Priority A            | \$2,300         | \$29,800        | \$15,900        | \$10,400        |
| Priority B            | \$76,200        | \$41,400        | \$50,000        | \$35,000        |
| Priority C            | \$3,100         |                 | \$13,300        |                 |
| <b>Total</b>          | <b>\$81,500</b> | <b>\$71,200</b> | <b>\$79,200</b> | <b>\$45,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |      |           |   |
|----------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick | 90% |  |  | LIFE | ** | 5    | \$101,700 | A |
| Metal Panel    | 5%  |  |  | 2040 | ** | 5-10 | \$38,800  | A |
| Window Wall    | 5%  |  |  | 2046 | ** | 5    | \$21,200  | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 95% |  |  | 2036 | ** | 5  | \$10,700 | A |
| Metal Louvers | 5%  |  |  | 2033 | ** | 10 | \$3,500  | A |

## Parapets

|                   |     |     |         |      |    |      |          |   |
|-------------------|-----|-----|---------|------|----|------|----------|---|
| Masonry: Brick    | 75% |     |         | LIFE | ** | 5    | \$8,600  | A |
| Metal: Cage/Fence | 20% |     |         | 2037 | ** | 5-10 | \$17,700 | A |
| Pre-Cast Concrete | 5%  | 2-4 | \$2,300 | LIFE | ** | 5    | \$3,600  | A |

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : At Stair Location*

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 50% |  |  | 2025 | ** | 10 | \$19,200 | A |
| Paver: Asphalt | 50% |  |  | 2029 | ** | 10 | \$28,700 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$13,400 | C |
| Ceramic Tile           | 3%  |  |  | 2029 | ** | 5 | \$3,700  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$4,800  | C |
| Vinyl Tile             | 87% |  |  | 2025 | ** | 3 | \$40,000 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2029 | ** | 5 | \$2,500  | C |
| Concrete Masonry Unit | 70% |  |  | LIFE | ** | 5 | \$23,000 | C |
| Gypsum Board          | 5%  |  |  | LIFE | ** | 5 | \$2,500  | C |
| SGFT/Glazed Masonry   | 22% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 85% |  |  | 2033 | ** | 5 | \$104,200 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$7,700   | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2046 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2042 | ** | 5 | \$2,200 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2046 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | * *            | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2037               | * *            | 1           | \$25,300       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2033               | * *            | 1           | \$31,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 558.5 Kw                                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$18,300       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2042               | * *            | 5           | \$7,600        | B             |
| Main Tank  | 50%        |                   |                | 2055               | * *            | 5           | \$1,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$73,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2055               | * *            | 5           | \$2,400        | B             |

| Mechanical |   | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|---|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component   | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type  | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |   |                |           |                    |      |                |       |                |          |
|            | Energy Source   |                |           |                    |      |                |       |                |          |
|            | Interruptible Gas/Dual Fuel                             | 100%           |           |                    | 2046 | * *            | 1     |                | B        |
|            | Conversion Equipment                                    |                |           |                    |      |                |       |                |          |
|            | Steam Boiler  | 100%           |           |                    | 2037 | * *            | 1     | \$81,200       | B        |
|            | Other Observation, Extent : Light, Area Affected : 100% |                |           |                    |      |                |       |                |          |
|            | Location : Basement Boiler Room                         |                |           |                    |      |                |       |                |          |
|            | Explanation : 2 Units                                   |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

| Mechanical                  |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |   |                    |                |             |                |               |
| Distribution                |            |                   |   |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       | 0-2               | \$32,600  | 2050               | * *            | 4           | \$4,000        | B             |
|                             |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>       |                    |                |             |                |               |
|                             |            |                   | <i>Location : Vacuum Pump, Boiler Room</i>                        |                    |                |             |                |               |
|                             |            |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |               |
|                             |            |                   | <i>Location : Boiler Room</i>                                     |                    |                |             |                |               |
| Terminal Devices            |            |                   |   |                    |                |             |                |               |
| Air Handler                 | 50%        |                   |   | 2028               | * *            | 1           | \$25,400       | B             |
| Convactor/Radiator          | 40%        |                   |   | 2037               | * *            | 1           | \$10,600       | B             |
| Unit Heater-Stm/HW          | 10%        |                   |   | 2028               | * *            | 4           | \$800          | B             |
| Air Conditioning            |            |                   |   |                    |                |             |                |               |
| Energy Source               |            |                   |   |                    |                |             |                |               |
| Electricity                 | 100%       |                   |   | 2042               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |   |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%       |                   |   | 2028               | * *            | 1           | \$38,000       | B             |
| Distribution                |            |                   |   |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%       |                   |   | 2046               | * *            | 4           | \$6,100        | B             |
| Heat Rejection              |            |                   |   |                    |                |             |                |               |
| Air Condenser Unit          | 100%       |                   |   | 2028               | * *            | 2           | \$57,100       | B             |
| Ventilation                 |            |                   |   |                    |                |             |                |               |
| Distribution                |            |                   |   |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |   | LIFE               | * *            | 2-5         | \$45,700       | B             |
| Exhaust Fans                |            |                   |   |                    |                |             |                |               |
| Interior                    | 80%        |                   |   | 2028               | * *            | 2           | \$2,000        | B             |
| Roof                        | 20%        |                   |   | 2028               | * *            | 2           | \$500          | B             |
| Plumbing                    |            |                   |   |                    |                |             |                |               |
| H/C Water Piping            |            |                   |   |                    |                |             |                |               |
| Brass/Copper                | 70%        |                   |   | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel             | 30%        |                   |   | 2037               | * *            | 1           |                | B             |
| Water Heater                |            |                   |   |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |   | 2019               | \$21,700       | 2           | \$1,200        | B             |
| Sanitary Piping             |            |                   |   |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |            |                   |   |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |   | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |            |                   |   |                    |                |             |                |               |
| Rigid Piping                | 100%       |                   |   | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)           |            |                   |   |                    |                |             |                |               |
| Electric                    | 100%       |                   |   | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer          |            |                   |   |                    |                |             |                |               |
| Generic                     | 100%       |                   |   | 2028               | * *            | 1           | \$5,100        | B             |
| Fixtures                    |            |                   |   |                    |                |             |                |               |
| Generic                     | 100%       |                   |   |                    |                |             |                | B             |
| Vertical Transport          |            |                   |   |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 268 - Q

Asset # : 13589

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B, 1, 2, 3, 4, Ph**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                                       |                           |                      |
|--------------------------|---------------------------------------|---------------------------|----------------------|
| <b>Asset Name</b>        | <b>: P. S. 269 - BK</b>               |                           |                      |
| <b>Address</b>           | <b>: 1957 NOSTRAND AVENUE</b>         |                           |                      |
| <b>Borough</b>           | <b>: BROOKLYN</b>                     | <b>Agency's Number</b>    | <b>: K269</b>        |
| <b>Program / Asset #</b> | <b>: BOE0558.000 / 2617</b>           | <b>Yr Built/Renovated</b> | <b>: 1952 / 2001</b> |
| <b>Area Sq Ft</b>        | <b>: 81,000</b>                       | <b>Project Type</b>       | <b>: EDUCATION</b>   |
| <b>Date of Survey</b>    | <b>: 30-Sep-2009</b>                  | <b>Landmark Status</b>    | <b>: NONE</b>        |
| <b>Areas Surveyed</b>    | <b>: Basement, Roof, Floors 1,2,3</b> |                           |                      |
| <b>Block</b>             | <b>: 4994</b>                         | <b>Lot</b>                | <b>: 23</b>          |
|                          |                                       | <b>BIN</b>                | <b>: 3113780</b>     |

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$51,900           | \$492,600          |
| Interior Architecture |  | \$862,900          |                    |
| Electrical            |  |                    | \$648,300          |
| Mechanical            |  | \$436,000          | \$949,200          |
| <b>Total</b>          |  | <b>\$1,350,700</b> | <b>\$2,090,100</b> |
| Priority A            |  | \$51,900           | \$492,600          |
| Priority B            |  | \$620,000          | \$1,597,400        |
| Priority C            |  | \$678,800          |                    |
| <b>Total</b>          |  | <b>\$1,350,700</b> | <b>\$2,090,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$21,500        |                 | \$16,900         | \$11,500        |
| Interior Architecture | \$32,500        |                 | \$16,500         | \$1,900         |
| Electrical            | \$7,400         | \$4,600         | \$17,200         | \$4,800         |
| Mechanical            | \$1,100         | \$13,200        | \$75,300         | \$12,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$66,400</b> | <b>\$21,700</b> | <b>\$129,800</b> | <b>\$35,000</b> |
| Priority A            | \$21,500        |                 | \$16,900         | \$11,500        |
| Priority B            | \$12,500        | \$21,700        | \$104,000        | \$21,500        |
| Priority C            | \$32,500        |                 | \$8,900          | \$1,900         |
| <b>Total</b>          | <b>\$66,400</b> | <b>\$21,700</b> | <b>\$129,800</b> | <b>\$35,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 269 - BK

## Asset # : 2617

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glass Block   | 2%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Masonry: Brick  | 93%        |                   |                | LIFE               | **             | 5           | \$57,500       | A             |
| Masonry: Limestone  | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2037               | **             | 5           | \$23,000       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$800          | A             |
| Metal Rail  | 15%        |                   |                | 2034               | **             | 5-10        | \$35,400       | A             |
| Metal Rail  | 10%        |                   |                | 2026               | **             | 5-10        | \$23,600       | A             |
| Stucco Cement   | 15%        |                   |                | 2026               | **             | 5           | \$5,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 5%         |                   |                | 2029               | **             | 10          | \$3,600        | A             |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$9,000        | A             |
| IRMA/Protected Membrane                                       | 25%        | Now               | \$8,400        | 2026               | **             |             |                | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : 1981/1952 Wings                                    |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Severe, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 65%        | Now               | \$43,500       | 2021               | \$435,100      |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : 1952 Wing  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead 1981 Construction                         |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$5,100        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Vinyl Tile  | 15%        |                   |                | 2026               | **             | 3           | \$7,600        | C             |
| Vinyl Tile  | 70%        |                   |                | 2016               | \$678,800      | 3           | \$26,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2049               | **             | 5           | \$9,500        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$5,100        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Plaster   | 55%        | 2-4               | \$20,700       | LIFE               | **             | 5           | \$16,900       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads And Room 223                             |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE               | **             |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |  |  |      |           |   |          |   |
|-------------------|-----|--|--|------|-----------|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2026 | **        | 5 | \$15,200 | B |
| Exposed Concrete  | 50% |  |  | LIFE | **        | 5 | \$7,900  | B |
| Fiber Board       | 20% |  |  | 2016 | \$184,000 |   |          | B |
| Plaster           | 15% |  |  | LIFE | **        | 5 | \$9,500  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2041 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 2000 Amperes.</i>    |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2031 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2037 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2029 | ** | 5 | \$1,400 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2031 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 | \$17,000 | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2034 | **       | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,000 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2026 | ** | 1 | \$20,500 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|   |      |  |  |      |    |   |          |   |
|---|------|--|--|------|----|---|----------|---|
| Natural Gas   | 100% |  |  | 2024 | ** | 1 | \$25,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Roof</i>  |      |  |  |      |    |   |          |   |
| <i>Explanation : 135 Kw Kohler</i>                                |      |  |  |      |    |   |          |   |

## Batteries

|           |      |  |  |      |       |   |         |   |
|-----------|------|--|--|------|-------|---|---------|---|
| Lead/Acid | 100% |  |  | 2014 | \$600 | 5 | \$2,500 | B |
|-----------|------|--|--|------|-------|---|---------|---|

## Fuel Storage

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

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## DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

Interior Lighting  
Fluorescent

96% 2021 \$588,400 10 \$59,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID 2% 2021 \$5,700 10 B  
 Incandescent 2% 2016 \$12,300 2 B

Egress Lighting

Emergency, Service 50% 2026 \* \* 1 B  
 Exit, Service 50% 2026 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

Energy Source  
Fuel Oil No 6 100% 2031 \* \* 5 \$21,100 B

Conversion Equipment

Steam Boiler 100% 0-2 \$377,400 2041 \* \* 1 \$60,700 B  
*Obsolete Equipment, Extent : Severe, Area Affected : 100%*  
*Location : Boiler Room*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Main Units, 1 Donkey Boiler Gas Fired*

Distribution

Steam Piping/Pump 100% 2021 \$541,300 4 \$3,400 B

Terminal Devices

Air Handler 20% 2021 \$83,600 1 \$8,400 B  
 Convactor/Radiator 80% Now \$58,600 2026 \* \* 1 \$15,800 B  
*Leak Evident, Extent : Moderate, Area Affected : 20%*  
*Location : Bathrooms*

## Air Conditioning

Energy Source  
Electricity 100% 2029 \* \* 1 B

Conversion Equipment

Int Pkg Unit - Cooling 5% 2022 \$49,900 2 \$200 B  
*Other Observation, Extent : Light, Area Affected : 5%*  
*Location : Auditorium*  
*Explanation : 1 Unit*

Window/Wall Unit 20% 2016 \$31,900 1 B  
 No Component 75% D

## Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$37,900 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 269 - BK

Asset # : 2617

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 50%        |                   |                | 2021               | \$42,900       | 2           | \$1,100        | B             |
| Roof   | 50%        |                   |                | 2021               | \$30,800       | 2           | \$1,100        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2019               | \$231,500      | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$18,000       | 2           | \$1,000        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$10,100       | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2026               | * *            | 1           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Boiler Only                                |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1-3   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 270 - BK  
**Address** : 241 EMERSON PLACE BTWN: WILLOUGHBY AVE, DEAD END  
**Borough** : BROOKLYN **Agency's Number** : K270  
**Program / Asset #** : BOE0559.000 / 2744 **Yr Built/Renovated** : 1958 / 2002  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1923 **Lot** : 1 **BIN** : 3331567

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$278,600             |
| Interior Architecture | \$132,000             |                       |
| Electrical            | \$184,500             | \$251,700             |
| Mechanical            |                       | \$271,500             |
| <b>Total</b>          | <b>\$316,500</b>      | <b>\$801,800</b>      |
| Priority A            |                       | \$278,600             |
| Priority B            | \$184,500             | \$523,200             |
| Priority C            | \$132,000             |                       |
| <b>Total</b>          | <b>\$316,500</b>      | <b>\$801,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,400         |                 |                 | \$9,000         |
| Interior Architecture | \$61,100        | \$1,100         |                 | \$18,200        |
| Electrical            | \$3,300         | \$4,600         | \$4,000         | \$41,500        |
| Mechanical            | \$9,100         | \$9,500         | \$17,700        | \$18,200        |
| <b>Total</b>          | <b>\$78,900</b> | <b>\$15,200</b> | <b>\$21,700</b> | <b>\$86,900</b> |
| Priority A            | \$5,400         |                 |                 | \$9,000         |
| Priority B            | \$26,200        | \$14,100        | \$21,700        | \$62,000        |
| Priority C            | \$47,400        | \$1,100         |                 | \$15,900        |
| <b>Total</b>          | <b>\$78,900</b> | <b>\$15,200</b> | <b>\$21,700</b> | <b>\$86,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 270 - BK

## Asset # : 2744

| Architecture            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 50%  |                   |                | LIFE    | **                 | 5           | \$25,200       | A             |  |
| Metal/Glass Curt Wall   | 50%  |                   |                | LIFE    | **                 | 5           | \$47,200       | A             |  |
| Windows                 |  |                   |                |         |                    |             |                |               |  |
| Aluminum                | 95%  |                   |                | 2044    | **                 | 5           | \$10,700       | A             |  |
| Glass Block             | 5%   |                   |                | LIFE    | **                 | 5           | \$400          | A             |  |
| Parapets                |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 90%  |                   |                | LIFE    | **                 | 5           | \$7,400        | A             |  |
| Metal Rail              | 10%  |                   |                | 2027    | **                 | 5-10        | \$14,900       | A             |  |
| Roof                    |  |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 35%  |                   |                | 2022    | \$195,400          | 10          | \$21,000       | A             |  |
| IRMA/Protected Membrane | 60%  |                   |                | 2030    | **                 | 10          | \$36,000       | A             |  |
| Roll Roofing            | 5%   |                   |                | 2023    | \$13,400           | 5           | \$5,000        | A             |  |
| Interior                |  |                   |                |         |                    |             |                |               |  |
| Floors                  |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%   |                   |                | LIFE    | **                 | 5           | \$10,000       | C             |  |
| Ceramic Tile            | 5%   | 0-2               | \$10,100       | 2031    | **                 | 5           | \$2,300        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo                | 5%   |                   |                | LIFE    | **                 | 5           | \$3,600        | C             |  |
| Vinyl Tile              | 60%  |                   |                | 2032    | **                 | 3           | \$27,300       | C             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 10%  |                   |                | 2027    | **                 | 3           | \$3,400        | C             |  |
| Vinyl Tile              | 5%   | Now               | \$43,400       | 2032    | **                 | 3           | \$1,700        | C             |  |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 100%<br>Location : Throughout 9x9 Tiles   |                   |                |         |                    |             |                |               |  |
| Wood                    | 10%  |                   |                | 2037    | **                 | 5           | \$17,100       | C             |  |
| Interior Walls          |  |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 10%  | Now               | \$30,500       | LIFE    | **                 | 5           | \$3,200        | C             |  |
|                         | Expansion Jnt Failure, Extent : Severe, Area Affected : 15%<br>Location : Basement Corridor Near Rooms B8 And B9<br>Vertical Cracks, Extent : Severe, Area Affected : 15%<br>Location : Basement Corridor Near Rooms B8 And B9 |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel    | 5%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                 | 60%  | 0-2               | \$88,600       | LIFE    | **                 | 5           | \$14,500       | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry     | 25%  |                   |                | LIFE    | **                 |             |                | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 270 - BK

## Asset # : 2744

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered 25% Now \$13,700 2027 \* \* 5 \$11,400 B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
Location : Throughout*

AcousTileSusp.Lay-In 5% 2027 \* \* 5 \$4,500 B

Exposed Concrete 45% LIFE \* \* 5 \$6,400 B

Exposed Struc: Steel 5% LIFE \* \* B

Fiber Board 5% 2027 \* \* B

Plaster 15% LIFE \* \* 5 \$8,500 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2022 \$28,700 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2022 \$89,400 5 \$1,600 B

## Raceway

Conduit 95% 2022 \$81,000 1 B

Conduit 5% 2042 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2021 \$10,200 5 \$100 B

Molded Case Bkrs 80% 2021 \$81,300 5 \$1,300 B

Molded Case Bkrs 10% 2038 \* \* 5 \$200 B

## Wiring

Braided Cloth 90% 2-4 \$80,600 2047 \* \* 1 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Insulation Aged*

Thermoplastic 10% 2042 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2020 \$21,200 5 \$400 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$900 B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

86%

2027

\* \*

10

\$48,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

2%

2027

\* \*

10

\$1,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Auditorium**Explanation : T-5 Lamps*

## HID

2%

2017

\$5,100

10

B

## Incandescent

10%

2017

\$54,800

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$7,300

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2017

\$24,600

10

\$200

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2027

\* \*

1-3

\$36,400

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2042

\* \*

5

\$18,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 10,000 Gals*

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$60,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

2032

\* \*

4

\$3,000

B

## Terminal Devices

## Air Handler

20%

2022

\$74,800

1

\$7,500

B

## Convactor/Radiator

80%

2027

\* \*

1

\$15,700

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2020

\$14,300

1

B

## No Component

90%

D

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 270 - BK

Asset # : 2744

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,900       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 40%        |                   |                | 2027               | * *            | 2           | \$800          | B             |
| Roof                  | 60%        |                   |                | 2027               | * *            | 2           | \$1,100        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 5%         |                   |                | 2052               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 95%        |                   |                | 2020               | \$196,700      | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2032               | * *            | 4           | \$6,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2032               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 272 - BK  
**Address** : 101-24 SEAVIEW AVENUE BTWN: EAST 101 ST., EAST 102 S  
**Borough** : BROOKLYN **Agency's Number** : K272  
**Program / Asset #** : BOE0561.000 / 1279 **Yr Built/Renovated** : 1957 / 2000  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8329 **Lot** : 250 **BIN** : 3235262

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$68,900         | \$53,800           |
| Interior Architecture |  |                  | \$652,800          |
| Electrical            |  | \$201,700        | \$744,100          |
| Mechanical            |  | \$423,500        | \$617,200          |
| <b>Total</b>          |  | <b>\$694,100</b> | <b>\$2,067,900</b> |
| Priority A            |  | \$68,900         | \$53,800           |
| Priority B            |  | \$625,200        | \$1,361,300        |
| Priority C            |  |                  | \$652,800          |
| <b>Total</b>          |  | <b>\$694,100</b> | <b>\$2,067,900</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$5,300          |
| Interior Architecture |                 | \$15,700        | \$8,500         | \$6,300          |
| Electrical            | \$22,400        | \$700           | \$400           | \$72,300         |
| Mechanical            | \$29,600        | \$9,900         | \$19,100        | \$52,500         |
| <b>Total</b>          | <b>\$52,000</b> | <b>\$26,300</b> | <b>\$28,000</b> | <b>\$136,400</b> |
| Priority A            |                 |                 |                 | \$5,300          |
| Priority B            | \$52,000        | \$23,100        | \$19,500        | \$127,300        |
| Priority C            |                 | \$3,300         | \$8,500         | \$3,800          |
| <b>Total</b>          | <b>\$52,000</b> | <b>\$26,300</b> | <b>\$28,000</b> | <b>\$136,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 272 - BK

## Asset # : 1279

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** | 5 | \$14,300 | A |
| Masonry: Brick        | 88% |  |  | LIFE | ** | 5 | \$53,800 | A |
| Masonry: Limestone    | 2%  |  |  | LIFE | ** | 5 | \$900    | A |
| Metal/Glass Curt Wall | 5%  |  |  | LIFE | ** | 5 | \$5,700  | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 97% |  |  | 2038 | ** | 5 | \$22,100 | A |
| Glass Block | 3%  |  |  | LIFE | ** | 5 | \$400    | A |

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$12,300 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$800    | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 97% |  |  | 2027 | ** | 10 | \$68,900 | A |
| Copper/Terne   | 3%  |  |  | 2037 | ** | 10 | \$5,300  | A |

## Interior

## Floors

|                        |    |  |  |      |          |   |          |   |
|------------------------|----|--|--|------|----------|---|----------|---|
| Cast in Place Concrete | 5% |  |  | LIFE | **       | 5 | \$11,000 | C |
| Ceramic Tile           | 2% |  |  | 2031 | **       | 5 | \$2,000  | C |
| Sheet Vinyl/Rubber     | 5% |  |  | 2022 | \$78,100 | 5 | \$7,500  | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Gymnasium

Explanation : Rubber Pads

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Terrazzo   | 2%  |  |  | LIFE | **        | 5 | \$1,600  | C |
| Vinyl Tile | 60% |  |  | 2022 | \$574,700 | 3 | \$22,600 | C |
| Vinyl Tile | 26% |  |  | 2030 | **        | 3 | \$9,800  | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$2,000  | C |
| Glazed Ceramic Panel  | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 60% |  |  | LIFE | ** | 5 | \$18,200 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2035 | ** | 5 | \$25,000 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2027 | ** | 5 | \$5,000  | B |
| Exposed Concrete     | 67% |  |  | LIFE | ** | 5 | \$10,500 | B |
| Exposed Struc: Steel | 3%  |  |  | LIFE | ** |   |          | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size - (2) 600 Amps

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 272 - BK

## Asset # : 1279

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Fused Toggle Switch   | 40%        | 2-4               | \$40,600       | 2047               | * *            | 5           | \$300          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 40%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 40%        |                   |                | 2030               | * *            | 5           | \$700          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       | 2-4               | \$21,200       | 2042               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%   |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 93%  |                   |                | 2022               | \$563,000      | 10          | \$57,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamps T-12                                   |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2017               | \$5,600        | 10          |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Type: Mercury, Sodium                        |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$30,300       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2017               | \$5,600        | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service         | 25%  |                   |                | 2017               | \$2,800        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$27,300       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$11,300       | 1           | \$1,200        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2022               | \$38,700       | 1-3         | \$2,000        | B             |
|                       |  |                   |                |                    |                |             |                |               |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 4         | 100%   |                   |                | 2032               | * *            | 5           | \$20,800       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 12,000 Gal Tank                              |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   | 0-2               | \$372,700      | 2042               | * *            | 1           | \$59,900       | B             |
|                       | Obsolete Equipment, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$26,700       | 2022               | \$534,600      | 4           | \$3,300        | B             |
|                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 272 - BK

Asset # : 1279

| Mechanical             |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |            |   |                |                    |                |             |                |               |
| Terminal Devices       |            |   |                |                    |                |             |                |               |
| Air Handler            | 20%        |   |                | 2022               | \$82,600       | 1           | \$8,300        | B             |
| Convactor/Radiator     | 80%        |   |                | 2027               | * *            | 1           | \$17,400       | B             |
| Air Conditioning       |            |   |                |                    |                |             |                |               |
| Energy Source          |            |   |                |                    |                |             |                |               |
| Electricity            | 100%       |   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment   |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 20%        |   |                | 2030               | * *            | 2           | \$800          | B             |
|                        |            | R-22 Refrigerant, Extent : Light, Area Affected : 20%<br>Location : Roof Top Unit |                |                    |                |             |                |               |
| Window/Wall Unit       | 5%         |   |                | 2017               | \$7,900        | 1           |                | B             |
| No Component           | 75%        |   |                |                    |                |             |                | D             |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 20%        |   |                | LIFE               | * *            | 2           | \$17,500       | B             |
| No Component           | 80%        |   |                |                    |                |             |                | D             |
| Ventilation            |            |   |                |                    |                |             |                |               |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |   |                | LIFE               | * *            | 2-5         | \$37,400       | B             |
| Exhaust Fans           |            |   |                |                    |                |             |                |               |
| Interior               | 60%        |   |                | 2017               | \$50,800       | 2           | \$1,200        | B             |
| Roof                   | 40%        |   |                | 2017               | \$24,400       | 2           | \$800          | B             |
| Plumbing               |            |   |                |                    |                |             |                |               |
| H/C Water Piping       |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |   |                | 2027               | * *            | 1           |                | B             |
| Water Heater           |            |   |                |                    |                |             |                |               |
| Gas Fired              | 100%       |   |                | 2021               | \$17,800       | 2           | \$1,000        | B             |
|                        |            | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Basement  |                |                    |                |             |                |               |
| Sanitary Piping        |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |            |   |                |                    |                |             |                |               |
| Generic                | 100%       |   |                |                    |                |             |                | B             |
|                        |            | Obsolete Fixtures, Extent : Severe, Area Affected : 100%<br>Location : Throughout |                |                    |                |             |                |               |
| Fire Suppression       |            |   |                |                    |                |             |                |               |
| Sprinkler              |            |   |                |                    |                |             |                |               |
| No Component           | 95%        |   |                |                    |                |             |                | D             |
| Generic                | 5%         |   |                | 2032               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 273 - BK  
**Address** : 923 JEROME ST. BTWN: WORTMAN AVE., COZINE AVE  
**Borough** : BROOKLYN **Agency's Number** : K273  
**Program / Asset #** : BOE0562.000 / 2540 **Yr Built/Renovated** : 1952 / 2010  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4401 **Lot** : 1 **BIN** : 3097973

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$62,400              |
| Interior Architecture | \$103,000             | \$463,300             |
| Electrical            | \$117,700             | \$1,036,000           |
| Mechanical            | \$157,200             | \$624,300             |
| <b>Total</b>          | <b>\$377,900</b>      | <b>\$2,186,000</b>    |
| Priority A            |                       | \$62,400              |
| Priority B            | \$275,000             | \$1,660,300           |
| Priority C            | \$103,000             | \$463,300             |
| <b>Total</b>          | <b>\$377,900</b>      | <b>\$2,186,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$1,400         | \$3,400         | \$8,800         | \$22,500        |
| Electrical            | \$1,200         | \$700           | \$1,200         | \$43,300        |
| Mechanical            | \$11,400        | \$10,300        | \$19,900        | \$21,500        |
| <b>Total</b>          | <b>\$14,000</b> | <b>\$14,300</b> | <b>\$29,900</b> | <b>\$87,200</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$12,700        | \$10,900        | \$21,100        | \$80,800        |
| Priority C            | \$1,400         | \$3,400         | \$8,800         | \$6,400         |
| <b>Total</b>          | <b>\$14,000</b> | <b>\$14,300</b> | <b>\$29,900</b> | <b>\$87,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$62,400

A

*Repairs in Progress, Extent : Light, Area Affected : 50%**Location : Throughout**Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%**Location : Throughout*

Masonry: Limestone

5%

LIFE

\* \*

5

\$2,500

A

## Windows

Aluminum

95%

2038

\* \*

5

\$23,200

A

Glass Block

5%

LIFE

\* \*

5

\$800

A

## Parapets

Under Construction

100%

D

## Roof

Under Construction

100%

D

## Interior

## Floors

Cast in Place Concrete

7%

LIFE

\* \*

5

\$16,500

C

Ceramic Tile

5%

2031

\* \*

5

\$5,400

C

Terrazzo

3%

LIFE

\* \*

5

\$2,500

C

Vinyl Tile

45%

2022

\$463,300

3

\$18,200

C

Vinyl Tile

25%

2030

\* \*

3

\$10,100

C

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Corridors*

Vinyl Tile

10%

2017

\$103,000

3

\$5,400

C

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

Wood

5%

2037

\* \*

5

\$10,100

C

## Interior Walls

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$4,400

C

Glazed Ceramic Panel

5%

LIFE

\* \*

C

Plaster

60%

LIFE

\* \*

5

\$19,600

C

SGFT/Glazed Masonry

25%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

20%

2027

\* \*

5

\$26,800

B

AcousTileSusp.Lay-In

5%

2027

\* \*

5

\$5,400

B

Exposed Concrete

60%

LIFE

\* \*

5

\$10,100

B

Plaster

15%

LIFE

\* \*

5

\$10,100

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 273 - BK

## Asset # : 2540

| Electrical               |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                    |  |           |                    |      |                |       |                |          |
|                          | Service Equipment  |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2022 | \$28,700       | 5     | \$300          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                    | Explanation : 1 Electrical Service Rated @ 2400 Amps       |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2022 | \$104,300      | 5     | \$300          | B        |
| Raceway                  |                    |  |           |                    |      |                |       |                |          |
|                          | Conduit            | 90%  |           |                    | 2022 | \$107,100      | 1     |                | B        |
|                          | Conduit            | 10%  |           |                    | 2032 | * *            | 1     |                | B        |
| Panelboards              |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 20%  |           |                    | 2021 | \$27,100       | 5     | \$300          | B        |
|                          | Molded Case Bkrs   | 10%  |           |                    | 2030 | * *            | 5     | \$200          | B        |
|                          | Molded Case Bkrs   | 70%  |           |                    | 2021 | \$94,800       | 5     | \$1,300        | B        |
| Wiring                   |                    |  |           |                    |      |                |       |                |          |
|                          | Braided Cloth      | 90%  | 2-4       | \$117,700          | 2047 | * *            | 1     |                | B        |
|                          |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                          | Thermoplastic      | 10%  |           |                    | 2032 | * *            | 1     |                | B        |
| Motor Controllers        |                    |  |           |                    |      |                |       |                |          |
|                          | Locally Mounted    | 100%   |           |                    | 2020 | \$21,200       | 5     | \$500          | B        |
| Ground                   |                    |  |           |                    |      |                |       |                |          |
|                          | Grounding Devices  |  |           |                    |      |                |       |                |          |
|                          | Generic            | 100%   | 0-2       | \$900              | LIFE | * *            | 5     | \$1,000        | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Basement  |           |                    |      |                |       |                |          |
|                          |                    | Explanation : Corroded                                     |           |                    |      |                |       |                |          |
| Lighting                 |                    |  |           |                    |      |                |       |                |          |
|                          | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                          | Fluorescent        | 96%  |           |                    | 2022 | \$624,700      | 10    | \$63,600       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout The Building                         |           |                    |      |                |       |                |          |
|                          |                    | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                          | HID                | 2%   |           |                    | 2022 | \$6,000        | 10    |                | B        |
|                          | Incandescent       | 2%   |           |                    | 2017 | \$13,000       | 2     |                | B        |
| Egress Lighting          |                    |  |           |                    |      |                |       |                |          |
|                          | Emergency, Battery | 50%  |           |                    | 2022 | \$15,000       | 10    | \$8,700        | B        |
|                          | Exit, Service      | 50%  |           |                    | 2022 | \$6,000        | 1     |                | B        |
| Exterior Lighting        |                    |  |           |                    |      |                |       |                |          |
|                          | HID                | 100%   |           |                    | 2017 | \$29,400       | 10    | \$200          | B        |
| Alarm                    |                    |  |           |                    |      |                |       |                |          |
|                          | Security System    |  |           |                    |      |                |       |                |          |
|                          | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                          | Generic            | 5%   |           |                    | 2022 | \$12,100       | 1     | \$1,300        | B        |
| Fire/Smoke Detection     |                    |  |           |                    |      |                |       |                |          |
|                          | No Component       | 95%  |           |                    |      |                |       |                | D        |
|                          | Generic            | 5%   |           |                    | 2022 | \$41,600       | 1-3   | \$2,200        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$22,400       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2020               | \$400,700      | 1           | \$71,600       | B             |
| Boiler Used For Hot Water, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$114,900      | 2032               | * *            | 4           | \$3,600        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Condensate Pumps                              |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 60%        |            |                   |                |                    |                |             |                |               |
| Location : Various Areas  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 35%        |                   |                | 2022               | \$155,300      | 1           | \$15,600       | B             |
| Convactor/Radiator  | 65%        |                   |                | 2027               | * *            | 1           | \$15,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 25%        |                   |                | 2017               | \$42,300       | 1           |                | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$40,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 75%        |                   |                | 2022               | \$68,200       | 2           | \$1,700        | B             |
| Roof  | 25%        |                   |                | 2022               | \$16,400       | 2           | \$600          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$7,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 273 - BK

Asset # : 2540

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 97%        |                   |                |                    |                |             |                | D             |
| Generic                    | 3%         |                   |                | 2032               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 274 - BK  
**Address** : 800 BUSHWICK AVENUE @ KOSCIUSZKO ST.  
**Borough** : BROOKLYN **Agency's Number** : K274  
**Program / Asset #** : BOE0563.000 / 1280 **Yr Built/Renovated** : 1961 / 2007  
**Area Sq Ft** : 103,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3241 **Lot** : 37 **BIN** : 3073752

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$159,500        | \$152,100          |
| Interior Architecture |  | \$508,000        | \$620,400          |
| Electrical            |  | \$76,700         | \$1,010,300        |
| Mechanical            |  | \$122,300        | \$317,000          |
| <b>Total</b>          |  | <b>\$866,600</b> | <b>\$2,099,800</b> |
| Priority A            |  | \$159,500        | \$152,100          |
| Priority B            |  | \$442,000        | \$1,327,300        |
| Priority C            |  | \$265,000        | \$620,400          |
| <b>Total</b>          |  | <b>\$866,600</b> | <b>\$2,099,800</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$1,700          | \$28,800        |                 |                 |
| Interior Architecture | \$138,500        |                 | \$3,300         | \$8,100         |
| Electrical            | \$3,400          | \$2,800         | \$2,400         | \$1,900         |
| Mechanical            | \$77,100         | \$17,500        | \$19,800        | \$12,500        |
| <b>Total</b>          | <b>\$220,700</b> | <b>\$49,200</b> | <b>\$25,400</b> | <b>\$22,600</b> |
| Priority A            | \$1,700          | \$28,800        |                 |                 |
| Priority B            | \$99,900         | \$20,400        | \$22,200        | \$14,400        |
| Priority C            | \$119,100        |                 | \$3,300         | \$8,100         |
| <b>Total</b>          | <b>\$220,700</b> | <b>\$49,200</b> | <b>\$25,400</b> | <b>\$22,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 274 - BK

## Asset # : 1280

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2043               | **             | 10          | \$2,000        | A             |
| Masonry: Brick   | 92%        | 0-2               | \$111,400      | LIFE               | **             | 5           | \$66,300       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2043               | **             | 5-10        | \$24,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        |                   |                | 2045               | **             | 5           | \$15,900       | A             |
| Metal Louvers  | 2%         | Now               | \$500          | 2032               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5-10        | \$56,400       | A             |
| Metal Panel  | 5%         |                   |                | 2049               | **             | 5           | \$2,300        | A             |
| Metal Rail   | 25%        |                   |                | 2040               | **             | 5-10        | \$53,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2031               | **             | 10          | \$85,800       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$57,000       | C             |
| Ceramic Tile   | 5%         | Now               | \$28,800       | 2032               | **             | 5           | \$3,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         | Now               | \$19,500       | LIFE               | **             | 5           | \$5,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Steps At Main Entry                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 50%        | Now               | \$124,100      | 2018               | \$620,400      | 3           | \$24,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9 X 9 Tiles                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2028               | **             | 3           | \$9,800        | C             |
| Wood   | 10%        | Now               | \$82,800       | 2038               | **             | 5           | \$12,200       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Severe, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 10          | \$14,400       | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$9,200        | C             |
| Glazed Ceramic Panel   | 5%         | 4+                | \$8,900        | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        | 4+                | \$58,100       | LIFE               | **             | 5           | \$19,000       | C             |
| Deteriorated Finish, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$14,400       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 274 - BK

## Asset # : 1280

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 15% | 0-2 | \$150,500 | 2043 | * * | 5 | \$12,200 | B |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Cafeteria, First Floor Corridor**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Cafeteria, First Floor Corridor*

|                      |    |  |  |      |     |   |         |   |
|----------------------|----|--|--|------|-----|---|---------|---|
| AcousTileConcealSpLn | 5% |  |  | 2043 | * * | 5 | \$8,100 | B |
|----------------------|----|--|--|------|-----|---|---------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

|                      |    |  |  |      |     |   |         |   |
|----------------------|----|--|--|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 3% |  |  | 2028 | * * | 5 | \$3,900 | B |
|----------------------|----|--|--|------|-----|---|---------|---|

|                  |     |  |  |      |     |      |           |   |
|------------------|-----|--|--|------|-----|------|-----------|---|
| Exposed Concrete | 65% |  |  | LIFE | * * | 5-10 | \$105,700 | B |
|------------------|-----|--|--|------|-----|------|-----------|---|

|                      |    |  |  |      |     |    |         |   |
|----------------------|----|--|--|------|-----|----|---------|---|
| Exposed Struc: Steel | 2% |  |  | LIFE | * * | 10 | \$5,200 | B |
|----------------------|----|--|--|------|-----|----|---------|---|

|         |     |  |  |      |     |      |          |   |
|---------|-----|--|--|------|-----|------|----------|---|
| Plaster | 10% |  |  | LIFE | * * | 5-10 | \$22,400 | B |
|---------|-----|--|--|------|-----|------|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Bolted Pressure Switch Rated @ 1600 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 80% |  |  | 2023 | \$114,900 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 20% |  |  | 2049 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

## Panelboards

|               |    |  |  |      |         |   |       |   |
|---------------|----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2022 | \$6,800 | 5 | \$100 | B |
|---------------|----|--|--|------|---------|---|-------|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2022 | \$13,600 | 5 | \$200 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2045 | * * | 5 | \$1,900 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 50% | 2-4 | \$76,700 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 50% |  |  | 2049 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2021 | \$16,500 | 5 | \$300 | B |
|-----------------|-----|--|--|------|----------|---|-------|---|

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 50% |  |  | 2040 | * * | 5 | \$300 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

50%

LIFE

\* \*

5

\$1,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sprinkler Room**Explanation : Connected To The Main Water Pipe*

Generic

50%

LIFE

\* \*

5

\$1,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Sprinkler Room**Explanation : Connected To The Main Water Pipe*

## Lighting

## Interior Lighting

Fluorescent

98%

2023

\$768,500

10

\$78,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Incandescent

2%

2018

\$15,700

2

B

## Egress Lighting

Emergency, Battery

50%

2028

\* \*

10

\$10,500

B

Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

HID

100%

2023

\$35,200

10

\$300

B

## Alarm

## Security System

No Component

90%

D

Generic

10%

2023

\$29,100

1

\$3,200

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2031

\* \*

1-3

\$15,600

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$26,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : (2) 7500 Gal*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$86,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump    | 100%   | Now               | \$34,600       | 2033               | * *            | 4           | \$4,300        | B             |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 20%              |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout  |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : Thermostatic Control System                              |                   |                |                    |                |             |                |               |
|                  | Terminal Devices     |  |                   |                |                    |                |             |                |               |
|                  | Air Handler          | 20%  | Now               | \$2,100        | 2023               | \$107,000      | 1           | \$9,700        | B             |
|                  |                      | Recent Repair Evident, Extent : Light, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                  |                      | Location : Auditorium Blower, Fan Room                                 |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator   | 80%  |                   |                | 2028               | * *            | 1           | \$22,500       | B             |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |               |
|                  | Energy Source        |  |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 60%  | 0-2               | \$122,300      | 2023               | \$122,300      | 1           |                | B             |
|                  |                      | Broken, Extent : Moderate, Area Affected : 40%                         |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout  |                   |                |                    |                |             |                |               |
|                  | No Component         | 40%  |                   |                |                    |                |             |                | D             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 0%                  |                   |                |                    |                |             |                |               |
|                  |                      | Location : .   |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : Cafeteria And Auditorium Need Air Conditioning In Summer |                   |                |                    |                |             |                |               |
| Ventilation      |                      |  |                   |                |                    |                |             |                |               |
|                  | Distribution         |  |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%   |                   |                | LIFE               | * *            | 2-5         | \$76,800       | B             |
|                  | Exhaust Fans         |  |                   |                |                    |                |             |                |               |
|                  | Interior             | 80%  |                   |                | 2023               | \$87,700       | 2           | \$2,200        | B             |
|                  | Roof                 | 20%  | Now               | \$800          | 2023               | \$15,800       | 2           | \$400          | B             |
|                  |                      | Broken, Extent : Moderate, Area Affected : 15%                         |                   |                |                    |                |             |                |               |
|                  |                      | Location : Roof Exhaust Fan, Motor And Bearing Problem                 |                   |                |                    |                |             |                |               |
| Plumbing         |                      |  |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
|                  | Water Heater         |  |                   |                |                    |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                | 2018               | \$23,100       | 2           | \$1,300        | B             |
|                  | HW Heat Exchanger    |  |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%   |                   |                | 2043               | * *            | 4           | \$12,900       | B             |
|                  | Sanitary Piping      |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                |                    |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)    |  |                   |                |                    |                |             |                |               |
|                  | Electric             | 100%   |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures             |  |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%   |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 274 - BK

Asset # : 1280

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2043               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 274 - BK MINISCHOOL  
**Address** : 800 BUSHWICK AVENUE @ KOSCIUSZKO ST.  
**Borough** : BROOKLYN **Agency's Number** : K876  
**Program / Asset #** : BOE0563.010 / 1281 **Yr Built/Renovated** : 1972 / 2010  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 23-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3241 **Lot** : 37 **BIN** : 3073752

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$110,900             |
| Interior Architecture |                       | \$85,500              |
| Electrical            |                       | \$120,500             |
| Mechanical            |                       | \$129,800             |
| <b>Total</b>          |                       | <b>\$446,600</b>      |
| Priority A            |                       | \$110,900             |
| Priority B            |                       | \$335,800             |
| <b>Total</b>          |                       | <b>\$446,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$6,800         |                |                |                |
| Interior Architecture | \$28,000        | \$1,500        |                |                |
| Electrical            | \$300           | \$300          | \$200          | \$400          |
| Mechanical            | \$3,300         | \$500          | \$1,100        | \$500          |
| <b>Total</b>          | <b>\$38,500</b> | <b>\$2,300</b> | <b>\$1,400</b> | <b>\$1,000</b> |
| Priority A            | \$6,800         |                |                |                |
| Priority B            | \$20,700        | \$800          | \$1,400        | \$1,000        |
| Priority C            | \$10,900        | \$1,500        |                |                |
| <b>Total</b>          | <b>\$38,500</b> | <b>\$2,300</b> | <b>\$1,400</b> | <b>\$1,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 274 - BK MINISCHOOL**  
**Asset # : 1281**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$13,600       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Metal Panel            | 90%   |                   |                | 2053               | * *            | 5-10        | \$84,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2048               | * *            | 5           | \$2,100        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 100%  |                   |                | 2040               | * *            | 10          | \$49,600       | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 3%  |                   |                | LIFE               | * *            | 5           | \$1,700        | C             |
| Ceramic Tile           | 5%  |                   |                | 2038               | * *            | 5           | \$700          | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Mosaic Tile            | 2%  |                   |                | 2043               | * *            | 5           | \$700          | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 90%   |                   |                | 2033               | * *            | 3           | \$4,500        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 25%   |                   |                | LIFE               | * *            | 5           | \$2,300        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout |                   |                |                    |                |             |                |               |
| Gypsum Board           | 65%   |                   |                | LIFE               | * *            | 5-10        | \$12,900       | C             |
|                        | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout    |                   |                |                    |                |             |                |               |
| Metal Panel            | 10%   |                   |                | LIFE               | * *            | 10          | \$500          | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%  | 2-4               | \$17,100       | 2021               | \$85,500       | 5           | \$6,400        | B             |
|                        | Staining/Discoloring, Extent : Light, Area Affected : 20%<br>Location : Throughout    |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |            |                   |                |                    |                |             |                |               |
| Raceway               |            |                   |                |                    |                |             |                |               |
| Conduit               | 100%       |                   |                | 2023               | \$1,100        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 274 - BK MINISCHOOL**  
**Asset # : 1281**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 25%               |                          |                       | 2022                      | \$4,200               | 5                  | \$100                 | B                    |
| Molded Case Bkrs   | 75%               |                          |                       | 2022                      | \$12,700              | 5                  | \$200                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2023                      | \$800                 | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2040                      | * *                   | 5                  | \$100                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Other Observation, Extent : Light, Area Affected : 0%      |                   |                          |                       |                           |                       |                    |                       |                      |
| Location :   |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Covered With Insulation                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 95%               |                          |                       | 2023                      | \$79,400              | 10                 | \$7,700               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-12 Lamps                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 5%                |                          |                       | 2023                      | \$100                 | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$1,100               | B                    |
| Exit, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2023                      | \$100                 | 10                 |                       | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2023                      | \$3,000               | 1                  | \$300                 | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 40%               |                          |                       | 2023                      | \$41,000              | 1-3                | \$2,200               | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 100%              |                          |                       | 2023                      | \$12,300              | 1                  | \$4,400               | B                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Ceiling Duct Mounted                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 Units                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 274 - BK MINISCHOOL

Asset # : 1281

| Mechanical             |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |            |   |                |                    |                |             |                |               |
| Energy Source          |            |   |                |                    |                |             |                |               |
| Electricity            | 100%       |   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 100%       |   |                | 2021               | \$129,800      | 2           | \$500          | B             |
|                        |            | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                |                    |                |             |                |               |
|                        |            | Location : A C Room                                     |                |                    |                |             |                |               |
|                        |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                        |            | Location : Mechanical Room                              |                |                    |                |             |                |               |
|                        |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Ventilation            |            |   |                |                    |                |             |                |               |
| Distribution           |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |   |                | LIFE               | * *            | 2-5         | \$7,800        | B             |
| Plumbing               |            |   |                |                    |                |             |                |               |
| H/C Water Piping       |            |   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |   |                | 2028               | * *            | 1           |                | B             |
| Water Heater           |            |   |                |                    |                |             |                |               |
| Electric               | 100%       |   |                | 2018               | \$1,600        | 4           | \$100          | B             |
|                        |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                        |            | Location : Mechanical Room                              |                |                    |                |             |                |               |
|                        |            | Explanation : One Unit Of 50 Gals                       |                |                    |                |             |                |               |
| Sanitary Piping        |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |            |   |                |                    |                |             |                |               |
| Generic                | 100%       |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 276 - BK  
**Address** : 1070 EAST 83 STREET @ AVENUE K  
**Borough** : BROOKLYN **Agency's Number** : K276  
**Program / Asset #** : BOE0565.000 / 1284 **Yr Built/Renovated** : 1964 / 2004  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8034 **Lot** : 1 **BIN** : 3225637

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$225,700             | \$643,200             |
| Interior Architecture | \$924,000             | \$177,200             |
| Electrical            | \$452,100             | \$464,000             |
| Mechanical            |                       | \$226,400             |
| <b>Total</b>          | <b>\$1,601,800</b>    | <b>\$1,510,700</b>    |
| Priority A            | \$225,700             | \$643,200             |
| Priority B            | \$652,600             | \$726,800             |
| Priority C            | \$723,500             | \$140,800             |
| <b>Total</b>          | <b>\$1,601,800</b>    | <b>\$1,510,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$34,700         | \$6,000          |                 |                 |
| Interior Architecture | \$48,000         | \$1,800          | \$3,000         | \$7,300         |
| Electrical            | \$6,200          | \$37,800         |                 |                 |
| Mechanical            | \$30,400         | \$66,900         | \$14,400        | \$9,100         |
| <b>Total</b>          | <b>\$119,400</b> | <b>\$112,700</b> | <b>\$17,400</b> | <b>\$16,400</b> |
| Priority A            | \$34,700         | \$6,000          |                 |                 |
| Priority B            | \$59,100         | \$104,800        | \$14,400        | \$9,100         |
| Priority C            | \$25,500         | \$1,800          | \$3,000         | \$7,300         |
| <b>Total</b>          | <b>\$119,400</b> | <b>\$112,700</b> | <b>\$17,400</b> | <b>\$16,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 276 - BK

## Asset # : 1284

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE    | **                 | 5           | \$12,600       | A             |  |
| Masonry: Brick  | 95%        | Now               | \$171,900      | LIFE    | **                 | 5           | \$51,200       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2045    | **                 | 5           | \$12,100       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 60%        |                   |                | LIFE    | **                 | 5           | \$54,600       | A             |  |
| Masonry: Brick  | 25%        |                   |                | LIFE    | **                 | 5           | \$2,200        | A             |  |
| Metal Rail  | 15%        |                   |                | 2033    | **                 | 5-10        | \$23,900       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 10%        | 0-2               | \$34,700       | 2030    | **                 |             |                | A             |  |
| Blisters, Extent : Severe, Area Affected : 5%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 40%           |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                       | 90%        | 0-2               | \$53,700       | 2020    | \$537,400          |             |                | A             |  |
| Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         | Now               | \$7,400        | LIFE    | **                 | 5           | \$10,600       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 3%         |                   |                | 2023    | \$64,700           | 5           | \$2,900        | C             |  |
| Terrazzo  | 5%         | Now               | \$2,900        | LIFE    | **                 | 5           | \$3,800        | C             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%    |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 60%        | Now               | \$167,000      | 2015    | \$556,500          | 3           | \$21,900       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles                                     |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 25%        |                   |                | 2025    | **                 | 3           | \$9,100        | C             |  |
| Wood  | 2%         |                   |                | 2035    | **                 | 5           | \$3,700        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 276 - BK

## Asset # : 1284

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

|    |     |          |      |          |   |         |   |
|----|-----|----------|------|----------|---|---------|---|
| 3% | Now | \$15,200 | 2023 | \$76,100 | 5 | \$1,300 | C |
|----|-----|----------|------|----------|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Throughout*

## Concrete Masonry Unit

|    |  |  |      |    |   |         |   |
|----|--|--|------|----|---|---------|---|
| 5% |  |  | LIFE | ** | 5 | \$1,700 | C |
|----|--|--|------|----|---|---------|---|

## Plaster

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 72% |  |  | LIFE | ** | 5 | \$18,600 | C |
|-----|--|--|------|----|---|----------|---|

## SGFT/Glazed Masonry

|     |  |  |      |    |  |  |   |
|-----|--|--|------|----|--|--|---|
| 20% |  |  | LIFE | ** |  |  | C |
|-----|--|--|------|----|--|--|---|

## Ceilings

## AcousTileConcealSpLn

|     |     |          |      |    |   |          |   |
|-----|-----|----------|------|----|---|----------|---|
| 30% | Now | \$22,500 | 2025 | ** | 5 | \$18,200 | B |
|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 30%**Location : Throughout*

## Exposed Concrete

|     |  |  |      |    |   |         |   |
|-----|--|--|------|----|---|---------|---|
| 10% |  |  | LIFE | ** | 5 | \$1,500 | B |
|-----|--|--|------|----|---|---------|---|

## Plaster

|     |     |           |      |    |   |          |   |
|-----|-----|-----------|------|----|---|----------|---|
| 60% | 0-2 | \$200,500 | LIFE | ** | 5 | \$36,500 | B |
|-----|-----|-----------|------|----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Classrooms 311, 313 And 317*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|      |  |  |      |          |   |       |   |
|------|--|--|------|----------|---|-------|---|
| 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

|      |  |  |      |          |   |       |   |
|------|--|--|------|----------|---|-------|---|
| 100% |  |  | 2020 | \$89,400 | 5 | \$300 | B |
|------|--|--|------|----------|---|-------|---|

## Raceway

## Conduit

|      |  |  |      |          |   |  |   |
|------|--|--|------|----------|---|--|---|
| 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|------|--|--|------|----------|---|--|---|

## Panelboards

## Molded Case Bkrs

|     |  |  |      |          |   |         |   |
|-----|--|--|------|----------|---|---------|---|
| 90% |  |  | 2019 | \$91,500 | 5 | \$1,500 | B |
|-----|--|--|------|----------|---|---------|---|

## Molded Case Bkrs

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 10% |  |  | 2028 | ** | 5 | \$200 | B |
|-----|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Additional Power Outlets Needed In All Classrooms*

## Wiring

## Thermoplastic

|     |  |  |      |          |   |  |   |
|-----|--|--|------|----------|---|--|---|
| 90% |  |  | 2020 | \$80,600 | 1 |  | B |
|-----|--|--|------|----------|---|--|---|

## Thermoplastic

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2030 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Motor Controllers

## Locally Mounted

|     |  |  |      |          |   |       |   |
|-----|--|--|------|----------|---|-------|---|
| 80% |  |  | 2018 | \$17,000 | 5 | \$300 | B |
|-----|--|--|------|----------|---|-------|---|

## Locally Mounted

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2025 | ** | 5 |  | B |
|-----|--|--|------|----|---|--|---|

## Motor Control Center

|     |  |  |      |          |   |       |   |
|-----|--|--|------|----------|---|-------|---|
| 10% |  |  | 2018 | \$17,500 | 5 | \$200 | B |
|-----|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

## Generic

|      |  |  |      |    |   |       |   |
|------|--|--|------|----|---|-------|---|
| 100% |  |  | LIFE | ** | 5 | \$900 | B |
|------|--|--|------|----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 276 - BK

## Asset # : 1284

| Electrical  |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |  |
|---|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System  | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Lighting  |                    |  |                   |                |                    |                |             |                |               |  |
| Interior Lighting                                       | Fluorescent        | 20%  |                   |                | 2020               | \$117,200      | 10          | \$11,900       | B             |  |
|   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |  |
|   |                    | Location : Throughout                                      |                   |                |                    |                |             |                |               |  |
|   |                    | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |  |
|   | Fluorescent        | 70%  |                   |                | 2015               | \$410,400      | 10          | \$41,700       | B             |  |
|   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |  |
|   |                    | Location : Throughout                                      |                   |                |                    |                |             |                |               |  |
|   |                    | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |  |
|   | HID                | 3%   |                   |                | 2015               | \$8,100        | 10          | \$100          | B             |  |
|   | HID                | 2%   | Now               | \$5,400        | 2030               | * *            |             |                | B             |  |
| Malfunctioning, Extent : Moderate, Area Affected : 100% |                    |  |                   |                |                    |                |             |                |               |  |
| Location : Auditorium                                   |                    |  |                   |                |                    |                |             |                |               |  |
| Egress Lighting   | Incandescent       | 5%   |                   |                | 2015               | \$29,300       | 2           | \$100          | B             |  |
|   |                    |  |                   |                |                    |                |             |                |               |  |
|   |                    |  |                   |                |                    |                |             |                |               |  |
|   |                    |  |                   |                |                    |                |             |                |               |  |
|   | Emergency, Service | 50%  |                   |                | 2020               | \$5,400        | 1           |                | B             |  |
|   | Exit, Service      | 50%  |                   |                | 2020               | \$5,400        | 1           |                | B             |  |

| Mechanical       |                       | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type        | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                       |   |                   |                    |         |                |             |                |               |
|                  | Energy Source         |   |                   |                    |         |                |             |                |               |
|                  | Fuel Oil No 2         | 100%  |                   |                    | 2030    | * *            | 5           | \$20,100       | B             |
|                  | Conversion Equipment  |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler          | 100%  | Now               | \$18,000           | 2025    | * *            | 1           | \$58,000       | B             |
|                  |                       | Other Observation, Extent : Moderate, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                  |                       | Location : Boiler Room                                    |                   |                    |         |                |             |                |               |
|                  |                       | Explanation : Boilers Need Retubing                       |                   |                    |         |                |             |                |               |
|                  | Distribution          |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump     | 100%  |                   |                    | 2030    | * *            | 4           | \$4,800        | B             |
|                  | Terminal Devices      |   |                   |                    |         |                |             |                |               |
|                  | Air Handler           | 20%   |                   |                    | 2020    | \$80,000       | 1           | \$8,100        | B             |
|                  | Convactor/Radiator    | 70%   |                   |                    | 2025    | * *            | 1           | \$14,700       | B             |
|                  | Fan Coil Unit/Heat    | 10%   |                   |                    | 2020    | \$111,000      | 1           | \$2,100        | B             |
| Air Conditioning |                       |   |                   |                    |         |                |             |                |               |
|                  | Energy Source         |   |                   |                    |         |                |             |                |               |
|                  | Electricity           | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                  | Conversion Equipment  |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit      | 20%   |                   |                    | 2015    | \$30,500       | 1           |                | B             |
|                  | No Component          | 80%   |                   |                    |         |                |             |                | D             |
|                  | Distribution          |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump | 20%   |                   |                    | 2046    | * *            | 4           | \$1,000        | B             |
|                  | No Component          | 80%   |                   |                    |         |                |             |                | D             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 276 - BK

Asset # : 1284

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$36,300       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 40%        |                   |                | 2020               | \$32,800       | 2           | \$800          | B             |
| Roof                  | 60%        |                   |                | 2020               | \$35,400       | 2           | \$1,200        | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2015               | \$17,300       | 2           | \$1,000        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Compressed Air        | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 277 - BK  
**Address** : 2529 GERRITSEN AVE. BTWN: AVE. X, BIJOU AVE.  
**Borough** : BROOKLYN **Agency's Number** : K277  
**Program / Asset #** : BOE0566.000 / 2539 **Yr Built/Renovated** : 1953 / 2005  
**Area Sq Ft** : 52,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8590 **Lot** : 650 **BIN** : 3242369

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$58,500              |
| Electrical            | \$1,102,000           | \$132,700             |
| Mechanical            |                       | \$190,200             |
| <b>Total</b>          | <b>\$1,102,000</b>    | <b>\$381,300</b>      |
| Priority A            |                       | \$58,500              |
| Priority B            | \$1,102,000           | \$322,900             |
| <b>Total</b>          | <b>\$1,102,000</b>    | <b>\$381,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,600         |                 |                 | \$7,700         |
| Interior Architecture | \$21,200        | \$7,800         | \$1,000         |                 |
| Electrical            | \$39,000        | \$2,600         | \$2,700         | \$21,200        |
| Mechanical            | \$27,400        | \$6,200         | \$9,800         | \$12,900        |
| <b>Total</b>          | <b>\$94,100</b> | <b>\$16,500</b> | <b>\$13,500</b> | <b>\$41,800</b> |
| Priority A            | \$6,600         |                 |                 | \$7,700         |
| Priority B            | \$78,100        | \$8,800         | \$12,500        | \$34,100        |
| Priority C            | \$9,500         | \$7,800         | \$1,000         |                 |
| <b>Total</b>          | <b>\$94,100</b> | <b>\$16,500</b> | <b>\$13,500</b> | <b>\$41,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | * *                | 5           | \$29,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Various Areas  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$1,200        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2044    | * *                | 5           | \$13,100       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | * *                | 5           | \$10,600       | A             |  |
| Masonry: Limestone     | 5%  |                   |                | LIFE    | * *                | 5           | \$700          | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2030    | * *                | 10          | \$58,500       | A             |  |
| Copper/Terne           | 5%  |                   |                | 2057    | * *                | 10          | \$7,700        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%   |                   |                | LIFE    | * *                | 5           | \$28,600       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2025    | * *                | 5           | \$3,300        | C             |  |
| Vinyl Tile             | 75%   |                   |                | 2027    | * *                | 3           | \$18,400       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | * *                | 5           | \$2,000        | C             |  |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE    | * *                | 5           | \$2,600        | C             |  |
| Folding Partition      | 2%  | Now               | \$3,400        | 2030    | * *                | 5           | \$1,600        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium  |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 2%  |                   |                | LIFE    | * *                |             |                | C             |  |
| Plaster                | 5%  | Now               | \$6,000        | LIFE    | * *                | 5           | \$1,000        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Expansion Joint Between 1953 / 1968 Construction     |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 5%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Expansion Joint Between 1953 / 1968 Construction     |                   |                |         |                    |             |                |               |  |
| Plaster                | 50%   |                   |                | LIFE    | * *                | 5           | \$9,900        | C             |  |
| SGFT/Glazed Masonry    | 28%   |                   |                | LIFE    | * *                |             |                | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered      | 30%   | Now               | \$11,700       | 2027    | * *                | 5           | \$9,700        | B             |  |
|                        | Adhesion Failure, Extent : Severe, Area Affected : 5%           |                   |                |         |                    |             |                |               |  |
|                        | Location : First Floor Corridor Near Expansion Joint            |                   |                |         |                    |             |                |               |  |
|                        | Patching Evident, Extent : Moderate, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Auditorium, Corridors                                |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 65%   |                   |                | LIFE    | * *                | 5           | \$6,600        | B             |  |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE    | * *                |             |                | B             |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   | 2-4               | \$11,200       | 2052               | * *            | 5           | \$100          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 70%    |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Other Observation, Extent : Moderate, Area Affected : 70%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 400 Amps Main Disconnect Switch           |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%   |                   |                | 2022               | \$4,800        | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 250 Amps Main Disconnect Switch           |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$89,400       | 2052               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 100%  |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 10%   | 2-4               | \$7,900        | 2047               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                          | Location : Boiler Room                                      |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 20%   | 2-4               | \$15,800       | 2047               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | On Extended Life, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                          | Location : Basement And Auditorium                          |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 60%   |                   |                | 2021               | \$47,400       | 5           | \$700          | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$80,600       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | Now               | \$900          | LIFE               | * *            | 5           | \$600          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2017

\$354,100

10

\$36,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-12 Lamps*

## Incandescent

10%

2017

\$39,300

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2017

\$9,000

10

\$5,300

B

## Exit, Service

50%

2017

\$3,600

1

B

## Exterior Lighting

## HID

100%

2022

\$17,800

10

\$100

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2017

\$502,500

1-3

\$27,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2042

\* \*

5

\$13,500

B

*Leak Evident, Extent : Light, Area Affected : 50%**Location : Boiler Room - Leaking Oil Pump**Other Observation, Extent : Light, Area Affected : 100%**Location : Under Ground Vault**Explanation : 2 - 7500 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$43,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

Now

\$17,400

2032

\* \*

4

\$2,200

B

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Hallway Near Exit #9**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Defective Feed Water Pump, Condensate System Controls, 1 Of 2 Boiler Header Valves, Vacuum Pump*

## Terminal Devices

## Air Handler

25%

2022

\$67,100

1

\$6,800

B

## Convactor/Radiator

75%

2027

\* \*

1

\$10,600

B

## Air Conditioning

## Energy Source

## Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BK

Asset # : 2539

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning                                      |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                  |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                | 10%        |                   |                | 2027               | * *            | 2           | \$300          | B             |
| Window/Wall Unit                                      | 80%        |                   |                | 2020               | \$81,900       | 1           |                | B             |
| No Component  | 10%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$24,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 75%        |                   |                | 2022               | \$41,300       | 2           | \$1,000        | B             |
| Roof  | 25%        |                   |                | 2022               | \$9,900        | 2           | \$300          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                                       | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger                                     |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$800          | 2032               | * *            | 4           | \$4,300        | B             |
| Damaged, Extent : Moderate, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Defective Circulating Pump                 |            |                   |                |                    |                |             |                |               |
| Sanitary Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$2,200        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : 2 Of 8 Toilet Rooms                        |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                    |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                      |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$600          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 277 - BX  
**Address** : 519 ST ANNS AVENUE @E. 148 STREET  
**Borough** : BRONX **Agency's Number** : X027  
**Program / Asset #** : BOE0174.000 / 478 **Yr Built/Renovated** : 1897 / 1968  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2274 **Lot** : 23 **BIN** : 2000114

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$633,500             | \$216,400             |
| Interior Architecture | \$901,000             | \$211,100             |
| Electrical            | \$553,300             | \$249,700             |
| Mechanical            |                       | \$56,800              |
| <b>Total</b>          | <b>\$2,087,800</b>    | <b>\$733,900</b>      |
| Priority A            | \$633,500             | \$216,400             |
| Priority B            | \$693,600             | \$357,500             |
| Priority C            | \$760,700             | \$160,100             |
| <b>Total</b>          | <b>\$2,087,800</b>    | <b>\$733,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,600         |                 | \$15,900        |                 |
| Interior Architecture | \$25,900         | \$24,100        |                 | \$4,800         |
| Electrical            | \$700            | \$32,700        |                 |                 |
| Mechanical            | \$35,100         | \$24,200        | \$8,600         | \$8,200         |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$81,000</b> | <b>\$24,500</b> | <b>\$12,900</b> |
| Priority A            | \$39,600         |                 | \$15,900        |                 |
| Priority B            | \$38,800         | \$56,900        | \$8,600         | \$8,200         |
| Priority C            | \$22,900         | \$24,100        |                 | \$4,800         |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$81,000</b> | <b>\$24,500</b> | <b>\$12,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 277 - BX

## Asset # : 478

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%  | Now               | \$314,500      | LIFE               | * *            | 5           | \$131,900      | A             |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  | Now               | \$283,700      | LIFE               | * *            | 5           | \$84,400       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : East Facade                                       |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Lobby   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$35,300       | LIFE               | * *            | 5           | \$4,200        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   | Now               | \$4,500        | 2030               | * *            | 5           | \$10,600       | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : West Wall Facing Fifth Floor Roof                 |                   |                |                    |                |             |                |               |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 35%        |                   |                |                    |                |             |                |               |
|                        | Location : West Wall Facing Fifth Floor Roof                 |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | * *            | 5           | \$31,800       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  | Now               | \$13,800       | LIFE               | * *            | 5           | \$4,100        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| No Component           | 50%  |                   |                |                    |                |             |                | D             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 40%  | Now               | \$3,400        | 2025               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            |             |                | A             |
| Copper/Terne           | 50%  | Now               | \$18,000       | 2035               | * *            |             |                | A             |
|                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         | Now               | \$6,900        | LIFE    | * *                | 5           | \$9,900        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$6,000        | 2023    | \$60,300           | 5           | \$1,400        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 25%        | Now               | \$43,200       | 2015    | \$216,100          | 3           | \$8,500        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 17%        | Now               | \$146,900      | 2030    | * *                | 3           | \$5,800        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 25%        |                   |                | 2015    | \$216,100          | 3           | \$8,500        | C             |  |
| Other Observation, Extent : Severe, Area Affected : 100%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 25%        |                   |                | 2035    | * *                | 5           | \$42,500       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         | Now               | \$44,100       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         | Now               | \$10,000       | 2023    | \$99,800           | 5           | \$1,700        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 5%         | Now               | \$38,300       | LIFE    | * *                |             |                | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%         |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 27%        | Now               | \$55,900       | LIFE    | * *                | 5           | \$9,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : 5th Floor Classroom(s)                                |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : 5th Floor Classroom(s), Lobby                         |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 60%        |                   |                | LIFE    | * *                | 5           | \$20,300       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040****P. S. 277 - BX****Asset # : 478**

| <b>Architecture</b>          | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Interior****Ceilings**

AcousTileSusp.Lay-In 10% Now \$3,000 2025 \* \* 5 \$4,500 B

*Cracking/Crumbling, Extent : Light, Area Affected : 15%*

*Location : Throughout*

*Loose/Delam Surface, Extent : Light, Area Affected : 12%*

*Location : Throughout*

Plaster 90% Now \$140,300 LIFE \* \* 5 \$51,000 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts****Service Equipment**

Fused Disc Sw 100% 2040 \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Eletrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw 100% 2040 \* \* 5 \$300 B

**Raceway**

Conduit 90% 2020 \$76,700 1 B

Conduit 10% 2040 \* \* 1 B

**Panelboards**

Molded Case Bkrs 90% 2019 \$91,500 5 \$1,400 B

Molded Case Bkrs 10% 2028 \* \* 5 \$200 B

**Wiring**

Braided Cloth 60% 2-4 \$53,700 2045 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 30% 2020 \$26,900 1 B

Thermoplastic 10% 2040 \* \* 1 B

**Motor Controllers**

Locally Mounted 100% 2018 \$21,200 5 \$400 B

**Ground****Grounding Devices**

Generic 100% LIFE \* \* 5 \$900 B

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

| Electrical      |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Lighting        |                    |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                 | Fluorescent        | 83%  |           |                    | 2015 | \$453,400      | 10    | \$46,100       | B        |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                    | Explanation : Using T12 Lamps                              |           |                    |      |                |       |                |          |
|                 | Fluorescent        | 10%  |           |                    | 2020 | \$54,600       | 10    | \$5,600        | B        |
|                 |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                    | Explanation : Using T8 Lamps                               |           |                    |      |                |       |                |          |
|                 | HID                | 2%   |           |                    | 2015 | \$5,100        | 10    |                | B        |
|                 | Incandescent       | 5%   |           |                    | 2015 | \$27,300       | 2     | \$100          | B        |
| Egress Lighting |                    |  |           |                    |      |                |       |                |          |
|                 | Emergency, Service | 50%  |           |                    | 2025 | * *            | 1     |                | B        |
|                 | Exit, Service      | 50%  |           |                    | 2025 | * *            | 1     |                | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                               | 100%       |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | **             | 1           | \$60,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                     |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$24,100       | 2040               | **             | 4           | \$3,000        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Traps And Vacuum Condensate Pumps, Boiler Room |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 100%       |                   |                | 2033               | **             | 1           | \$19,600       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2018               | \$56,800       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$16,100       | 2           | \$900          | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | **             | 4           | \$9,000        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 277 - BX

Asset # : 478

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 279 - BK  
**Address** : 1070 EAST 104 STREET BTWN: AVE. J, AVE. K  
**Borough** : BROOKLYN **Agency's Number** : K279  
**Program / Asset #** : BOE0568.000 / 1286 **Yr Built/Renovated** : 1959 / 2010  
**Area Sq Ft** : 104,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8230 **Lot** : 1 **BIN** : 3326733

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,900              | \$194,600             |
| Interior Architecture | \$243,000             | \$808,600             |
| Electrical            | \$627,800             | \$139,600             |
| Mechanical            |                       | \$296,400             |
| <b>Total</b>          | <b>\$911,700</b>      | <b>\$1,439,200</b>    |
| Priority A            | \$40,900              | \$194,600             |
| Priority B            | \$708,800             | \$555,500             |
| Priority C            | \$162,000             | \$689,000             |
| <b>Total</b>          | <b>\$911,700</b>      | <b>\$1,439,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$26,100        |                 | \$16,500        |
| Interior Architecture | \$105,900        | \$4,100         |                 | \$9,000         |
| Electrical            | \$2,300          | \$2,100         | \$2,200         | \$20,000        |
| Mechanical            | \$75,700         | \$37,600        | \$25,300        | \$30,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$191,800</b> | <b>\$77,800</b> | <b>\$35,300</b> | <b>\$84,400</b> |
| Priority A            |                  | \$26,100        |                 | \$16,500        |
| Priority B            | \$146,700        | \$47,600        | \$35,300        | \$58,800        |
| Priority C            | \$45,100         | \$4,100         |                 | \$9,000         |
| <b>Total</b>          | <b>\$191,800</b> | <b>\$77,800</b> | <b>\$35,300</b> | <b>\$84,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$17,000       | A             |
| Masonry: Brick   | 38%        |                   |                | LIFE               | **             | 5           | \$27,600       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$14,500       | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Metal/Glass Curt Wall  | 2%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Metal Panel  | 30%        |                   |                | 2052               | **             | 5-10        | \$150,000      | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 70%        |                   |                | 2047               | **             | 5           | \$11,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 30%        |                   |                | 2038               | **             | 5           | \$4,900        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 55%        |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Metal Rail   | 20%        |                   |                | 2035               | **             | 5-10        | \$43,000       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 50%        |                   |                | 2030               | **             | 10          | \$43,300       | A             |
| Copper/Terne   | 5%         |                   |                | 2057               | **             | 10          | \$10,800       | A             |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2030               | **             | 10          | \$17,300       | A             |
| Modified Bitumen   | 25%        |                   |                | 2030               | **             | 10          | \$21,700       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | 0-2               | \$14,600       | 2031               | **             | 5           | \$3,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Vinyl Tile   | 55%        | 0-2               | \$68,900       | 2022               | \$689,000      | 3           | \$27,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                   |                | 2027               | **             | 3           | \$12,300       | C             |
| Wood   | 10%        | 4+                | \$55,700       | 2050               | **             | 5           | \$12,300       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 40%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%  | 0-2               | \$8,600        | 2031               | * *            | 5           | \$2,900        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 10%   | 0-2               | \$22,000       | LIFE               | * *            | 5           | \$4,700        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 10%   |                   |                | LIFE               | * *            | 5           | \$4,700        | C             |
| Gypsum Board          | 15%   |                   |                | LIFE               | * *            | 5           | \$10,500       | C             |
| Plaster               | 35%   | 0-2               | \$37,300       | LIFE               | * *            | 5           | \$12,200       | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 20%   | 0-2               | \$15,800       | 2027               | * *            | 5           | \$13,100       | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 25%   |                   |                | 2039               | * *            | 5           | \$32,800       | B             |
| Exposed Concrete      | 32%   | 4+                | \$81,000       | LIFE               | * *            | 5           | \$6,600        | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel  | 3%  |                   |                | LIFE               | * *            |             |                | B             |
| Fiber Board           | 10%   | 4+                | \$6,000        | 2022               | \$119,600      |             |                | B             |
|                       | Staining/Discoloring, Extent : Light, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Plaster               | 10%   | 0-2               | \$22,600       | LIFE               | * *            | 5           | \$8,200        | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                     |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service 3000 Amps                            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2048               | * *            | 5           | \$1,100        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2048               | * *            | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2022               | \$71,800       | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 45%        |                   |                | 2044               | * *            | 5           | \$1,000        | B             |
| Molded Case Bkrs   | 50%        |                   |                | 2021               | \$67,700       | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 50%        | 2-4               | \$76,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 50%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2020               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted  | 50%        |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 40%        |                   |                | 2030               | * *            | 10          | \$32,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 59%        |                   |                | 2017               | \$467,200      | 10          | \$47,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2017               | \$7,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2017               | \$7,300        | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2017               | \$36,400       | 10          | \$3,000        | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2027               | * *            | 1           | \$6,400        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2027               | * *            | 1-3         | \$10,500       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Fuel Oil No 4                  | 90%   |                   |                | 2042               | * *            | 5           | \$24,500       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Basement Vault                                     |                   |                |                    |                |             |                |               |
|                                | Explanation : 1 - 10,000 Gallon Tank                          |                   |                |                    |                |             |                |               |
| Natural Gas                    | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Furnace                        | 20%   |                   |                | 2027               | * *            | 1           | \$8,700        | B             |
|                                | Other Observation, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : Roof Mounted Units On New Addition              |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 80%   |                   |                | 2035               | * *            | 1           | \$69,700       | B             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%  | Now               | \$35,000       | 2042               | * *            | 4           | \$4,300        | B             |
|                                | Leak Evident, Extent : Light, Area Affected : 5%              |                   |                |                    |                |             |                |               |
|                                | Location : Older Section Of Building                          |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 20%   |                   |                | 2022               | \$108,000      | 1           | \$10,900       | B             |
| Convactor/Radiator             | 80%   |                   |                | 2035               | * *            | 1           | \$22,700       | B             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 10%   | Now               | \$19,800       | 2027               | * *            | 2           | \$400          | B             |
|                                | Malfunctioning, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                                | Location : Roof, 2 Of 2 Defective Compressors On 1 Of 9 Units |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 20%   |                   |                | 2027               | * *            | 2           | \$1,100        | B             |
| Window/Wall Unit               | 70%   |                   |                | 2020               | \$144,100      | 1           |                | B             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$49,000       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 40%   |                   |                | 2022               | \$44,300       | 2           | \$1,100        | B             |
| Roof                           | 5%  | Now               | \$2,000        | 2027               | * *            | 2           | \$100          | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                                | Location : Roof, 3 Burnt-out Fan Motors                       |                   |                |                    |                |             |                |               |
| Roof                           | 55%   |                   |                | 2027               | * *            | 2           | \$1,500        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 30%   |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 70%   |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  | Now               | \$2,300        | 2015               | \$23,300       | 2           | \$1,100        | B             |
|                                | Leak Evident, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                                | Location : Basement   |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BK

Asset # : 1286

| Mechanical         |   | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|---|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component   | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type  | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing           |   |                |           |                    |      |                |       |                |          |
|                    | HW Heat Exchanger   |                |           |                    |      |                |       |                |          |
|                    | Low Temp  | 100%           |           |                    | 2032 | * *            | 4     | \$8,700        | B        |
|                    | Sanitary Piping   |                |           |                    |      |                |       |                |          |
|                    | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping  |                |           |                    |      |                |       |                |          |
|                    | Cast Iron   | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)  |                |           |                    |      |                |       |                |          |
|                    | Rigid Piping  | 70%            |           |                    | 2027 | * *            | 4     | \$1,400        | B        |
|                    | Submersible   | 30%            | Now       | \$1,900            | 2017 | \$1,900        | 4     | \$400          | B        |
|                    | Leak Evident, Extent : Light, Area Affected : 100%          |                |           |                    |      |                |       |                |          |
|                    | Location : New Wing, Defective Pump                         |                |           |                    |      |                |       |                |          |
|                    | Sewage Ejector(s)   |                |           |                    |      |                |       |                |          |
|                    | Electric  | 100%           | Now       | \$1,000            | 2027 | * *            | 4     | \$1,300        | B        |
|                    | Malfunctioning, Extent : Moderate, Area Affected : 100%     |                |           |                    |      |                |       |                |          |
|                    | Location : Basement, Defective Pump                         |                |           |                    |      |                |       |                |          |
|                    | Fixtures  |                |           |                    |      |                |       |                |          |
|                    | Generic   | 100%           |           |                    |      |                |       |                | B        |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 90%     |                |           |                    |      |                |       |                |          |
|                    | Location : Throughout                                       |                |           |                    |      |                |       |                |          |
| Vertical Transport |   |                |           |                    |      |                |       |                |          |
|                    | Elevators   |                |           |                    |      |                |       |                |          |
|                    | Hydraulic   | 100%           |           |                    | LIFE | * *            |       |                | C        |
|                    | Other Observation, Extent : Light, Area Affected : 100%     |                |           |                    |      |                |       |                |          |
|                    | Location : 1st Floor Through 3rd Floor Of Old And New Wings |                |           |                    |      |                |       |                |          |
|                    | Explanation : 2 Units                                       |                |           |                    |      |                |       |                |          |
| Fire Suppression   |   |                |           |                    |      |                |       |                |          |
|                    | Standpipe   |                |           |                    |      |                |       |                |          |
|                    | No Component  | 70%            |           |                    |      |                |       |                | D        |
|                    | Generic   | 30%            |           |                    | 2042 | * *            | 1-5   | \$13,300       | B        |
|                    | Sprinkler   |                |           |                    |      |                |       |                |          |
|                    | No Component  | 60%            |           |                    |      |                |       |                | D        |
|                    | Generic   | 40%            |           |                    | 2042 | * *            | 1-2   | \$9,900        | B        |
|                    | Fire Pump   |                |           |                    |      |                |       |                |          |
|                    | No Component  | 70%            |           |                    |      |                |       |                | D        |
|                    | Generic   | 30%            |           |                    | 2031 | * *            | 1     | \$4,900        | B        |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 279 - BX  
**Address** : 2100 WALTON AVE.  
**Borough** : BRONX **Agency's Number** : X279  
**Program / Asset #** : BOE0984.000 / 4149 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 93,416 **Project Type** : EDUCATION  
**Date of Survey** : 09-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,5  
**Block** : 3178 **Lot** : 14 **BIN** : 2103867

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$677,400             |
| Interior Architecture | \$99,400              | \$836,500             |
| Electrical            |                       | \$724,600             |
| Mechanical            |                       | \$535,600             |
| <b>Total</b>          | <b>\$99,400</b>       | <b>\$2,774,200</b>    |
| Priority A            |                       | \$677,400             |
| Priority B            | \$40,300              | \$1,347,100           |
| Priority C            | \$59,100              | \$749,700             |
| <b>Total</b>          | <b>\$99,400</b>       | <b>\$2,774,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$32,500         | \$2,800         |                 | \$14,900         |
| Interior Architecture |                  | \$8,900         | \$15,200        | \$3,900          |
| Electrical            | \$12,500         | \$14,700        | \$12,500        | \$54,100         |
| Mechanical            | \$55,900         | \$18,100        | \$30,500        | \$26,000         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900          |
| <b>Total</b>          | <b>\$105,800</b> | <b>\$49,500</b> | <b>\$63,200</b> | <b>\$103,900</b> |
| Priority A            | \$32,500         | \$2,800         |                 | \$14,900         |
| Priority B            | \$73,400         | \$37,800        | \$48,000        | \$85,100         |
| Priority C            |                  | \$8,900         | \$15,200        | \$3,900          |
| <b>Total</b>          | <b>\$105,800</b> | <b>\$49,500</b> | <b>\$63,200</b> | <b>\$103,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 75%        |                   |                | LIFE    | * *                | 5           | \$71,200       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : South Side  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2042    | * *                | 5-10        | \$32,600       | A             |  |
| Pre-Cast Concrete  | 15%        |                   |                | LIFE    | * *                | 5           | \$46,300       | A             |  |
| Window Wall  | 5%         | Now               | \$26,100       | 2042    | * *                | 5           | \$8,900        | A             |  |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : West Bulkhead                                       |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2038    | * *                | 5           | \$19,900       | A             |  |
| Metal Louvers  | 5%         |                   |                | 2031    | * *                | 10          | \$6,500        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 35%        |                   |                | LIFE    | * *                | 5           | \$4,900        | A             |  |
| Masonry: Brick   | 35%        |                   |                | LIFE    | * *                | 5           | \$4,400        | A             |  |
| Metal Rail   | 10%        | 4+                | \$1,300        | 2035    | * *                | 5           | \$8,900        | A             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Security Bars  | 5%         |                   |                | 2050    | * *                |             |                | A             |  |
| Metal: Cage/Fence  | 5%         |                   |                | 2035    | * *                | 5-10        | \$4,800        | A             |  |
| Pre-Cast Concrete  | 10%        | Now               | \$5,000        | LIFE    | * *                | 5           | \$7,900        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Coping  |            |                   |                |         |                    |             |                |               |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Coping  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 90%        |                   |                | 2022    | \$505,700          | 10          | \$54,300       | A             |  |
| Modified Bitumen   | 10%        |                   |                | 2027    | * *                | 10          | \$6,000        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 5%         |                   |                | 2021    | \$36,700           | 3           | \$9,300        | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | * *                | 5           | \$6,200        | C             |  |
| Vinyl Tile   | 60%        |                   |                | 2022    | \$709,300          | 3           | \$27,900       | C             |  |
| Vinyl Tile   | 25%        | Now               | \$59,100       | 2027    | * *                | 3           | \$11,600       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors   |            |                   |                |         |                    |             |                |               |  |
| Uneven Substrate, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors   |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2050    | * *                | 5           | \$11,600       | C             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 5%  |  |  | 2031 | ** | 5 | \$5,600 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$4,500 | C |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Bulkheads*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board        | 60% |  |  | LIFE | ** | 5 | \$40,300 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 65% |  |  | 2035 | ** | 5 | \$80,600 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 30% |  |  | LIFE | ** | 5 | \$46,500 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 15% |  |  | 2038 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 85% |  |  | 2038 | ** | 5 | \$1,700 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$23,600 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2031 | ** | 1 | \$29,600 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : One 260 Kw*

## Batteries

|                |      |  |  |      |  |   |          |   |
|----------------|------|--|--|------|--|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2017 |  | 5 | \$17,000 | B |
|----------------|------|--|--|------|--|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | * *            | 5           | \$7,100        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Generator Room</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 30 Gals</i>                                  |            |                   |                |                    |                |             |                |               |
| Main Tank   | 50%        |                   |                | 2050               | * *            | 5           | \$1,100        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2022               | \$620,200      | 10          | \$63,100       | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Explanation : T-12 Lamps</i>                                   |            |                   |                |                    |                |             |                |               |
| HID   | 4%         |                   |                | 2022               | \$12,800       | 10          | \$100          | B             |
| Incandescent  | 6%         |                   |                | 2022               | \$41,300       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2022               | \$6,300        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2022               | \$6,300        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2017               | \$31,900       | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2030               | * *            | 1           | \$28,600       | B             |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1-3         | \$47,200       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                       | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$8,500        | 2027               | * *            | 1           | \$68,200       | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Feed Pump</i>                                |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Boiler Room</i>                            |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                      |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$30,400       | 2042               | * *            | 4           | \$3,800        | B             |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Areas</i>                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |   |                   |                    |         |                |             |                |               |
|                    | Terminal Devices               |   |                   |                    |         |                |             |                |               |
|                    | Air Handler                    | 45%   |                   |                    | 2027    | **             | 1           | \$21,300       | B             |
|                    | Convactor/Radiator             | 45%   |                   |                    | 2035    | **             | 1           | \$11,100       | B             |
|                    | Fan Coil Unit/Heat             | 10%   |                   |                    | 2027    | **             | 1           | \$2,500        | B             |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2038    | **             | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Int Pkg Unit - Heating/Cooling | 10%   |                   |                    | 2020    | \$173,600      | 2           | \$500          | B             |
|                    | Reciprocating Compr/Chiller    | 80%   |                   |                    | 2022    | \$236,700      | 1           | \$28,400       | B             |
|                    |                                | R-22 Refrigerant, Extent : Light, Area Affected : 80%<br>Location : 8 Units On The Roof           |                   |                    |         |                |             |                |               |
|                    | No Component                   | 10%   |                   |                    |         |                |             |                | D             |
|                    | Terminal Devices               |   |                   |                    |         |                |             |                |               |
|                    | Direct Expansion               | 80%   |                   |                    | 2027    | **             | 1           |                | B             |
|                    | No Component                   | 20%   |                   |                    |         |                |             |                | D             |
|                    | Heat Rejection                 |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit             | 80%   |                   |                    | 2022    | \$125,400      | 2           | \$42,600       | B             |
|                    | No Component                   | 20%   |                   |                    |         |                |             |                | D             |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | **             | 2-5         | \$42,600       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Interior                       | 50%   |                   |                    | 2027    | **             | 2           | \$1,200        | B             |
|                    | Roof                           | 50%   |                   |                    | 2027    | **             | 2           | \$1,200        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2042    | **             | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2020    | \$20,300       | 2           | \$1,100        | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)                   |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                   | 100%  |                   |                    | 2027    | **             | 4           | \$2,000        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction                | 100%  |                   |                    | LIFE    | **             |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : C-5<br>Explanation : 1 Unit |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 279 - BX

Asset # : 4149

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Standpipe             |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2042               | * *            | 1-5         | \$38,600       | B             |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 85%        |                   |                |                    |                |             |                | D             |
| Generic               | 15%        |                   |                | 2042               | * *            | 1-2         | \$3,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 28 - BX  
**Address** : 1861 ANTHONY AVENUE @ E. TREMONT AVE.  
**Borough** : BRONX **Agency's Number** : X028  
**Program / Asset #** : BOE0175.000 / 479 **Yr Built/Renovated** : 1897 / 2011  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2804 **Lot** : 31 **BIN** : 2007603

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$228,200             | \$178,700             |
| Interior Architecture | \$502,600             | \$49,100              |
| Electrical            |                       | \$633,700             |
| Mechanical            |                       | \$748,400             |
| <b>Total</b>          | <b>\$730,800</b>      | <b>\$1,609,900</b>    |
| Priority A            | \$228,200             | \$178,700             |
| Priority B            | \$86,000              | \$1,431,300           |
| Priority C            | \$416,700             |                       |
| <b>Total</b>          | <b>\$730,800</b>      | <b>\$1,609,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,000         |                 |                 |                 |
| Interior Architecture | \$42,600         | \$2,500         | \$2,500         | \$6,100         |
| Electrical            | \$10,900         | \$1,200         | \$1,200         | \$2,300         |
| Mechanical            | \$54,900         | \$9,500         | \$18,100        | \$8,900         |
| <b>Total</b>          | <b>\$139,400</b> | <b>\$13,200</b> | <b>\$21,800</b> | <b>\$17,300</b> |
| Priority A            | \$31,000         |                 |                 |                 |
| Priority B            | \$78,500         | \$10,700        | \$21,800        | \$11,200        |
| Priority C            | \$29,900         | \$2,500         |                 | \$6,100         |
| <b>Total</b>          | <b>\$139,400</b> | <b>\$13,200</b> | <b>\$21,800</b> | <b>\$17,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - BX

## Asset # : 479

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 8%  |                   |                | LIFE               | * *            | 5           | \$152,400      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 84%   |                   |                | LIFE               | * *            | 5           | \$204,900      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Fieldstone    | 3%  |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 2%  |                   |                | LIFE               | * *            | 5           | \$3,700        | A             |
| Stucco Cement          | 3%  |                   |                | 2028               | * *            | 5           | \$9,100        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2039               | * *            | 5           | \$34,500       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | * *            | 5-10        | \$12,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | * *            | 5-10        | \$58,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 100%  |                   |                | 2033               | * *            | 10          | \$34,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$21,500       | C             |
| Ceramic Tile           | 5%  | 0-2               | \$108,800      | 2038               | * *            | 5           | \$2,500        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Quarry Tile            | 5%  | Now               | \$39,100       | 2036               | * *            | 5           | \$3,700        | C             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Slate                  | 5%  |                   |                | LIFE               | * *            | 5           | \$10,400       | C             |
| Vinyl Tile             | 20%   |                   |                | 2033               | * *            | 3           | \$7,400        | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%   | Now               | \$93,600       | 2028               | * *            | 3           | \$18,400       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                        | Location : Room 515 & Throughout                                |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 30%             |                   |                |                    |                |             |                |               |
|                        | Location : Corridor(s)  |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2038               | * *            | 5           | \$18,400       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - BX

## Asset # : 479

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |  |                   |                |                    |                |             |                |               |
| Interior Walls        |  |                   |                |                    |                |             |                |               |
| Gypsum Board          | 5%   | Now               | \$11,200       | LIFE               | * *            | 5           | \$3,700        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Paint Peeling, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 15%  | 0-2               | \$124,600      | LIFE               | * *            |             |                | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel           | 5%   |                   |                | LIFE               | * *            | 10          | \$2,800        | C             |
| Plaster               | 75%  |                   |                | LIFE               | * *            | 5-10        | \$78,000       | C             |
| Ceilings              |  |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%   |                   |                | 2036               | * *            | 5           | \$4,900        | B             |
| AcousTileSusp.Lay-In  | 10%  | 0-2               | \$6,600        | 2028               | * *            | 5           | \$4,900        | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Staining/Discoloring, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel           | 5%   |                   |                | LIFE               | * *            | 5           | \$12,300       | B             |
| Plaster               | 80%  |                   |                | LIFE               | * *            | 5-10        | \$135,100      | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$14,400       | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$14,400       | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch For Emergency |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$89,400       | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Fused Disc Sw   | 10%        |                   |                | 2022               | \$10,200       | 5           | \$100          | B             |
| Molded Case Bkrs  | 15%        |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs  | 70%        |                   |                | 2022               | \$71,100       | 5           | \$1,200        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - BX

## Asset # : 479

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Thermoplastic  | 90%        |                   |                | 2023               | \$80,600       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2028               | * *            | 10          | \$59,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2018               | \$5,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$13,600       | 10          | \$7,900        | B             |
| Exit, Service  | 30%        |                   |                | 2018               | \$3,300        | 1           |                | B             |
| Exit, Service  | 20%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$26,600       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 66%        |                   |                |                    |                |             |                | D             |
| Generic  | 34%        |                   |                | 2018               | \$256,300      | 1-3         | \$13,800       | B             |

| Mechanical           |                   | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|-------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component         | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type              | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                   |   |           |                    |      |                |       |                |          |
|                      | Energy Source     |   |           |                    |      |                |       |                |          |
|                      | Fuel Oil No 2     | 100%  |           |                    | 2033 | * *            | 5     | \$20,300       | B        |
|                      |                   | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                   | Location : Basement                                     |           |                    |      |                |       |                |          |
|                      |                   | Explanation : 2 Tanks Of 7500 Gals Each                 |           |                    |      |                |       |                |          |
| Conversion Equipment |                   |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler      | 100%  |           |                    | 2036 | * *            | 1     | \$65,100       | B        |
|                      |                   | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                   | Location : Basement                                     |           |                    |      |                |       |                |          |
|                      |                   | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Distribution         |                   |   |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump | 100%  | Now       | \$26,100           | 2033 | * *            | 4     | \$3,200        | B        |
|                      |                   | Leak Evident, Extent : Severe, Area Affected : 20%      |           |                    |      |                |       |                |          |
|                      |                   | Location : Throughout The Basement                      |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 28 - BX

## Asset # : 479

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convector/Radiator   | 90%        |                   |                | 2021               | \$636,300      | 1           | \$19,100       | B             |
| Fan Coil Unit/Heat   | 10%        | Now               | \$5,600        | 2023               | \$112,100      | 1           | \$1,900        | B             |
| Broken, Extent : Moderate, Area Affected : 35%             |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 10%        |                   |                | 2039               | * *            | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2021               | \$15,400       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling   | 5%         |                   |                | 2028               | * *            | 1           | \$1,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                     |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 5%         |                   |                | 2028               | * *            | 2           | \$2,300        | B             |
| Air Condenser Unit   | 95%        |                   |                | 2028               | * *            | 2           | \$43,500       | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$17,400       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 225 Gal Unit                             |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$5,200        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Basement And Yard                               |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$900          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 282 - BK  
**Address** : 180 6TH AVENUE  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE0570.000 / 1288  
**Area Sq Ft** : 87,000  
**Date of Survey** : 07-Dec-2009  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 950      **Lot** : 24      **BIN** : 3019597  
**Agency's Number** : K282  
**Yr Built/Renovated** : 1962 / 2001  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$198,600             |
| Interior Architecture | \$364,400             |                       |
| Electrical            | \$723,700             | \$374,700             |
| Mechanical            | \$58,500              |                       |
| <b>Total</b>          | <b>\$1,146,600</b>    | <b>\$573,300</b>      |
| Priority A            |                       | \$198,600             |
| Priority B            | \$832,200             | \$374,700             |
| Priority C            | \$314,400             |                       |
| <b>Total</b>          | <b>\$1,146,600</b>    | <b>\$573,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$10,800        |                 | \$3,400          | \$6,800         |
| Interior Architecture | \$16,200        | \$4,200         | \$19,500         | \$5,900         |
| Electrical            | \$1,200         | \$800           | \$81,500         | \$100           |
| Mechanical            | \$16,900        | \$18,000        | \$57,200         | \$14,000        |
| <b>Total</b>          | <b>\$45,100</b> | <b>\$23,000</b> | <b>\$161,700</b> | <b>\$26,800</b> |
| Priority A            | \$10,800        |                 | \$3,400          | \$6,800         |
| Priority B            | \$18,100        | \$18,800        | \$154,100        | \$14,100        |
| Priority C            | \$16,200        | \$4,200         | \$4,100          | \$5,900         |
| <b>Total</b>          | <b>\$45,100</b> | <b>\$23,000</b> | <b>\$161,700</b> | <b>\$26,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 97%        |                   |                | LIFE               | **             | 5           | \$59,000       | A             |
| Metal Panel  | 3%         |                   |                | 2041               | **             | 5-10        | \$12,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | **             | 5           | \$13,700       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 100%       | Now               | \$10,800       | 2038               | **             | 5           | \$70,700       | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Pitchpockets  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2029               | **             | 10          | \$68,900       | A             |
| Metal Panel  | 5%         |                   |                | 2038               | **             | 10          | \$6,600        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$24,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$5,500        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile   | 30%        |                   |                | 2016               | \$314,400      | 3           | \$12,400       | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 43%        |                   |                | 2026               | **             | 3           | \$23,600       | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$20,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,900        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,900        | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 56%        |                   |                | LIFE               | **             | 5           | \$16,300       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 3%         |                   |                | LIFE               | **             | 5           | \$11,700       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 23%        |                   |                | 2026               | **             | 5           | \$25,300       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2026               | **             | 5           | \$5,500        | B             |
| Exposed Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$8,600        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Fiber Board  | 5%         |                   |                | 2016               | \$50,000       |             |                | B             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$13,700       | B             |
| Metal Panel  | 2%         |                   |                | LIFE               | **             | 5           | \$2,700        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 282 - BK

## Asset # : 1288

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Service Equipment  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2021    | \$28,700           | 5           | \$300          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                 |            |                   |                |         |                    |             |                |               |  |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 90%        |                   |                | 2021    | \$93,900           | 5           | \$300          | B             |  |
| Fused Disc Sw  | 10%        |                   |                | 2041    | * *                | 5           |                | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2021    | \$107,100          | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2041    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 5%         |                   |                | 2037    | * *                | 5           | \$100          | B             |  |
| Fused Disc Sw  | 5%         |                   |                | 2020    | \$6,800            | 5           | \$100          | B             |  |
| Molded Case Bkrs   | 10%        |                   |                | 2037    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 80%        |                   |                | 2020    | \$108,400          | 5           | \$1,500        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 40%        | 2-4               | \$52,300       | 2046    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 10%        |                   |                | 2041    | * *                | 1           |                | B             |  |
| Thermoplastic  | 50%        |                   |                | 2021    | \$65,400           | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2019    | \$21,200           | 5           | \$500          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,100        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Main                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Corroded                                     |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 92%        |                   |                | 2016    | \$609,400          | 10          | \$62,000       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Using T-12 Lamps                             |            |                   |                |         |                    |             |                |               |  |
| HID  | 3%         |                   |                | 2016    | \$9,200            | 10          | \$100          | B             |  |
| Incandescent   | 5%         |                   |                | 2016    | \$33,100           | 2           | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2026    | * *                | 10          | \$8,900        | B             |  |
| Exit, Service  | 50%        |                   |                | 2026    | * *                | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2016    | \$29,700           | 10          | \$200          | B             |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

| Mechanical       |                       | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component             | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                  | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                       |  |           |                |                    |                |             |                |          |
|                  | Energy Source         |  |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 6         | 100%   |           |                | 2031               | **             | 5           | \$22,800       | B        |
|                  | Conversion Equipment  |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler          | 100%   |           |                | 2026               | **             | 1           | \$72,800       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%  |           |                |                    |                |             |                |          |
|                  |                       | Location : Basement Boiler Room                          |           |                |                    |                |             |                |          |
|                  |                       | Explanation : 2 Units                                    |           |                |                    |                |             |                |          |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump     | 100%   | Now       | \$58,500       | 2031               | **             | 4           | \$3,600        | B        |
|                  |                       | Broken, Extent : Severe, Area Affected : 50%             |           |                |                    |                |             |                |          |
|                  |                       | Location : 1 Vacuum Pump, Boiler Room                    |           |                |                    |                |             |                |          |
|                  |                       | Steam Traps Faulty, Extent : Severe, Area Affected : 20% |           |                |                    |                |             |                |          |
|                  |                       | Location : Throughout                                    |           |                |                    |                |             |                |          |
|                  | Terminal Devices      |  |           |                |                    |                |             |                |          |
|                  | Air Handler           | 20%  |           |                | 2029               | **             | 1           | \$9,100        | B        |
|                  | Convactor/Radiator    | 80%  |           |                | 2026               | **             | 1           | \$19,000       | B        |
| Air Conditioning |                       |  |           |                |                    |                |             |                |          |
|                  | Energy Source         |  |           |                |                    |                |             |                |          |
|                  | Electricity           | 100%   |           |                | 2029               | **             | 1           |                | B        |
|                  | Conversion Equipment  |  |           |                |                    |                |             |                |          |
|                  | Reciprocating         | 20%  |           |                | 2029               | **             | 1           | \$6,800        | B        |
|                  | Compr/Chiller         |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit      | 10%  |           |                | 2016               | \$17,200       | 1           |                | B        |
|                  | No Component          | 70%  |           |                |                    |                |             |                | D        |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Chilled Wtr Pipe/Pump | 20%  |           |                | 2047               | **             | 4           | \$1,100        | B        |
|                  | No Component          | 80%  |           |                |                    |                |             |                | D        |
|                  | Terminal Devices      |  |           |                |                    |                |             |                |          |
|                  | Air Handler/Cool/Ht   | 20%  |           |                | 2029               | **             | 1           | \$9,100        | B        |
|                  | No Component          | 80%  |           |                |                    |                |             |                | D        |
|                  | Heat Rejection        |  |           |                |                    |                |             |                |          |
|                  | Air Condenser Unit    | 20%  |           |                | 2029               | **             | 2           | \$10,200       | B        |
|                  | No Component          | 80%  |           |                |                    |                |             |                | D        |
| Ventilation      |                       |  |           |                |                    |                |             |                |          |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers    | 100%   |           |                | LIFE               | **             | 2-5         | \$41,000       | B        |
|                  | Exhaust Fans          |  |           |                |                    |                |             |                |          |
|                  | Interior              | 50%  |           |                | 2029               | **             | 2           | \$1,100        | B        |
|                  | Roof                  | 50%  |           |                | 2026               | **             | 2           | \$1,100        | B        |
| Plumbing         |                       |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping      |  |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel       | 100%   | 0-2       | \$5,000        | 2026               | **             | 1           |                | B        |
|                  |                       | Corroded, Extent : Moderate, Area Affected : 50%         |           |                |                    |                |             |                |          |
|                  |                       | Location : Water Main, Basement                          |           |                |                    |                |             |                |          |
|                  | HW Heat Exchanger     |  |           |                |                    |                |             |                |          |
|                  | Low Temp              | 100%   |           |                | 2031               | **             | 4           | \$10,900       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 282 - BK

Asset # : 1288

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 284 - BK  
**Address** : 220 WATKINS STREET BTWN: SUTTER AVE., DEAD END  
**Borough** : BROOKLYN **Agency's Number** : K284  
**Program / Asset #** : BOE0571.000 / 1275 **Yr Built/Renovated** : 1906 / 2011  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3544 **Lot** : 1 **BIN** : 3326517

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$168,100             |
| Interior Architecture | \$982,100             | \$886,300             |
| Electrical            | \$857,300             | \$359,500             |
| Mechanical            | \$319,900             | \$263,700             |
| <b>Total</b>          | <b>\$2,159,200</b>    | <b>\$1,677,600</b>    |
| Priority A            |                       | \$168,100             |
| Priority B            | \$1,859,000           | \$681,100             |
| Priority C            | \$300,200             | \$828,400             |
| <b>Total</b>          | <b>\$2,159,200</b>    | <b>\$1,677,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,300         | \$21,800        |                 | \$19,500        |
| Interior Architecture | \$10,800         |                 |                 | \$17,700        |
| Electrical            | \$30,600         | \$900           | \$1,600         | \$28,700        |
| Mechanical            | \$80,600         | \$11,000        | \$17,100        | \$30,500        |
| <b>Total</b>          | <b>\$140,400</b> | <b>\$33,700</b> | <b>\$18,700</b> | <b>\$96,400</b> |
| Priority A            | \$18,300         | \$21,800        |                 | \$19,500        |
| Priority B            | \$111,200        | \$11,900        | \$18,700        | \$59,200        |
| Priority C            | \$10,800         |                 |                 | \$17,700        |
| <b>Total</b>          | <b>\$140,400</b> | <b>\$33,700</b> | <b>\$18,700</b> | <b>\$96,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 284 - BK

## Asset # : 1275

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$52,900       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%  |                   |                | LIFE    | **                 | 5           | \$115,200      | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%  |                   |                | LIFE    | **                 | 5           | \$10,200       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2047    | **                 | 5           | \$39,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 30%  |                   |                | LIFE    | **                 | 5           | \$3,800        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 65%  |                   |                | LIFE    | **                 | 5           | \$8,200        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 70%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$800          | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%  | Now               | \$18,300       | 2027    | **                 |             |                | A             |  |
|                        | Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 20%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Paver: Asphalt         | 30%  |                   |                | 2025    | **                 | 10          | \$21,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Main Entrance Yard                                |                   |                |         |                    |             |                |               |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   | Now               | \$4,400        | LIFE    | **                 | 5           | \$12,700       | C             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 15%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Pool  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%   | Now               | \$6,400        | 2025    | **                 | 5           | \$2,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  | Now               | \$110,400      | 2032    | **                 | 3           | \$4,300        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 75%  | Now               | \$41,400       | 2022    | \$828,400          | 3           | \$32,600       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   |                   |                | 2037    | **                 | 5           | \$10,900       | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

| Architecture  |                   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type    | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |                   |                |                   |                    |         |                |             |                |               |
| Interior Walls  |                   |                |                   |                    |         |                |             |                |               |
|   | Ceramic Tile      | 10%            | Now               | \$42,500           | 2031    | * *            | 5           | \$7,200        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%   |                   |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                   |                |                   |                    |         |                |             |                |               |
|   | Masonry: Brick    | 10%            |                   |                    | LIFE    | * *            |             |                | C             |
|   | Plaster           | 80%            | Now               | \$105,900          | LIFE    | * *            | 5           | \$34,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 35%  |                   |                |                   |                    |         |                |             |                |               |
| Location : Auditorium, Kitchen, Toilets, Pool, Basement Book Storage,3rd Fl. Corridor And Classrooms, Cafeteria |                   |                |                   |                    |         |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%   |                   |                |                   |                    |         |                |             |                |               |
| Location : Auditorium,Toilets, Pool, Basement Storage, 3rd Fl. Corridor And Classrooms                          |                   |                |                   |                    |         |                |             |                |               |
| Ceilings  |                   |                |                   |                    |         |                |             |                |               |
|   | AcousTile,Adhered | 10%            | 0-2               | \$69,900           | 2042    | * *            | 5           | \$5,800        | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 100%  |                   |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                   |                |                   |                    |         |                |             |                |               |
|   | Exposed Concrete  | 10%            | Now               | \$134,000          | LIFE    | * *            | 5           | \$1,800        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |                   |                |                   |                    |         |                |             |                |               |
| Location : Pool   |                   |                |                   |                    |         |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%  |                   |                |                   |                    |         |                |             |                |               |
| Location : Pool   |                   |                |                   |                    |         |                |             |                |               |
|   | Plaster           | 80%            | Now               | \$478,000          | LIFE    | * *            | 5           | \$57,900       | B             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 15%   |                   |                |                   |                    |         |                |             |                |               |
| Location : Corridors Throughout   |                   |                |                   |                    |         |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%   |                   |                |                   |                    |         |                |             |                |               |
| Location : Toilets, 3rd Floor Throughout  |                   |                |                   |                    |         |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       | 2-4               | \$28,700       | 2052               | * *            | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service: (2) 600 Amps                        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2022               | \$104,300      | 5           | \$2,000        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2021               | \$121,900      | 5           | \$1,800        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 0-2               | \$91,600       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2022               | \$26,200       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2020               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 0-2               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2017               | \$614,300      | 10          | \$62,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 90% T-8 Lamps                                |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | * *            | 10          | \$7,100        | B             |
| Incandescent   | 2%         |                   |                | 2017               | \$14,000       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$6,400        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$6,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$31,400       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$26,000       | 1           | \$2,800        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2017               | \$88,900       | 1-3         | \$4,800        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

| Mechanical            | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2035               | * *            | 1           | \$76,800       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                          |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                    |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$30,800       | 2032               | * *            | 4           | \$3,800        | B             |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Various Areas                                 |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  | Now               | \$9,500        | 2017               | \$95,200       | 1           | \$8,600        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Pool Area                                     |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 70%  |                   |                | 2027               | * *            | 1           | \$17,500       | B             |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2017               | \$132,200      | 1           | \$2,500        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%  |                   |                | 2017               | \$36,300       | 1           |                | B             |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$43,200       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 20%  |                   |                | 2017               | \$19,500       | 2           | \$500          | B             |
| Roof                  | 80%  | Now               | \$2,800        | 2017               | \$56,200       | 2           | \$1,500        | B             |
|                       | Corroded, Extent : Severe, Area Affected : 20%           |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Not in Service, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   | Now               | \$26,400       | 2022               | \$263,700      | 1           |                | B             |
|                       | Corroded, Extent : Severe, Area Affected : 30%           |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2021               | \$20,500       | 2           | \$1,200        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Pool Filter/Treatment |  |                   |                |                    |                |             |                |               |
| Sand                  | 100%   |                   |                | 2020               |                | 4           |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 284 - BK

Asset # : 1275

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 97%        |                   |                |                    |                |             |                | D             |
| Generic               | 3%         |                   |                | 2022               | \$30,900       | 1-2         | \$600          | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 286 - BK(CMHC-P811K/SIE I)  
**Address** : 2525 HARING STREET BTWN: AVE. Y, AVE.Z  
**Borough** : BROOKLYN **Agency's Number** : K286  
**Program / Asset #** : BOE0573.000 / 1260 **Yr Built/Renovated** : 1959 / 2002  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,P  
**Block** : 7447 **Lot** : 1 **BIN** : 3204767

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$280,000             | \$45,700              |
| Interior Architecture | \$254,100             | \$486,200             |
| Electrical            | \$250,300             | \$827,700             |
| Mechanical            |                       | \$994,400             |
| <b>Total</b>          | <b>\$784,300</b>      | <b>\$2,354,000</b>    |
| Priority A            | \$280,000             | \$45,700              |
| Priority B            | \$250,300             | \$1,907,100           |
| Priority C            | \$254,100             | \$401,100             |
| <b>Total</b>          | <b>\$784,300</b>      | <b>\$2,354,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$21,900         | \$20,700        |                 | \$3,100          |
| Interior Architecture | \$24,900         | \$4,400         | \$2,600         | \$9,400          |
| Electrical            | \$12,200         | \$7,300         | \$6,100         | \$65,100         |
| Mechanical            | \$38,400         | \$27,500        | \$23,000        | \$30,300         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$63,900</b> | <b>\$35,800</b> | <b>\$111,800</b> |
| Priority A            | \$21,900         | \$20,700        |                 | \$3,100          |
| Priority B            | \$77,100         | \$38,800        | \$33,100        | \$99,300         |
| Priority C            | \$2,300          | \$4,400         | \$2,600         | \$9,400          |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$63,900</b> | <b>\$35,800</b> | <b>\$111,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 286 - BK(CMHC-P811K/SIE I)**  
**Asset # : 1260**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Glazed Ceramic Panel  | 2%         |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$31,100       | A             |
| Metal/Glass Curt Wall   | 36%        | 0-2               | \$170,300      | LIFE               | **             | 5           | \$34,900       | A             |
| Air Infiltration, Extent : Light, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        | Now               | \$109,700      | 2030               | **             | 5           | \$5,700        | A             |
| Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 2%         | Now               | \$13,500       | LIFE               | **             | 5           | \$100          | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Masonry: Brick  | 72%        |                   |                | LIFE               | **             | 5           | \$6,100        | A             |
| Metal Rail  | 25%        |                   |                | 2020               | \$45,700       | 5-10        | \$38,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 50%        | Now               | \$8,300        | 2027               | **             |             |                | A             |
| Alligatoring, Extent : Light, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 2%         |                   |                | 2037               | **             | 10          | \$3,100        | A             |
| IRMA/Protected Membrane   | 43%        |                   |                | 2030               | **             | 10          | \$26,500       | A             |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$5,700        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 286 - BK(CMHC-P811K/SIE I)**  
**Asset # : 1260**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |         |                    |             |                |               |
| Floors   |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE    | * *                | 5           | \$20,500       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031    | * *                | 5           | \$2,800        | C             |
| Terrazzo   | 2%         |                   |                | LIFE    | * *                | 5           | \$1,500        | C             |
| Vinyl Tile   | 45%        | Now               | \$120,300      | 2022    | \$401,100          | 3           | \$15,800       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |
| Location : 3rd Floor Classrooms Throughout                 |            |                   |                |         |                    |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 75%        |            |                   |                |         |                    |             |                |               |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2032    | * *                | 3           | \$9,400        | C             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |
| Vinyl Tile   | 15%        | Now               | \$133,700      | 2032    | * *                | 3           | \$5,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |
| Location : Throughout 9x9 Tiles                            |            |                   |                |         |                    |             |                |               |
| Wood   | 5%         |                   |                | 2050    | * *                | 5           | \$8,800        | C             |
| Interior Walls   |            |                   |                |         |                    |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2031    | * *                | 5           | \$2,500        | C             |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE    | * *                | 5           | \$3,300        | C             |
| Plaster  | 62%        |                   |                | LIFE    | * *                | 5           | \$15,400       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | * *                |             |                | C             |
| Ceilings   |            |                   |                |         |                    |             |                |               |
| AcousTile,Adhered  | 25%        | Now               | \$14,100       | 2027    | * *                | 5           | \$11,700       | B             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |
| Exposed Concrete   | 50%        |                   |                | LIFE    | * *                | 5           | \$7,300        | B             |
| Fiber Board  | 10%        | Now               | \$8,500        | 2022    | \$85,100           |             |                | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |
| Plaster  | 15%        |                   |                | LIFE    | * *                | 5           | \$8,800        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps                                |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$8,900        | 5           |                | B             |
| Fused Disc Sw  | 10%        |                   |                | 2042               | * *            | 5           |                | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$71,500       | 5           | \$1,300        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 286 - BK(CMHC-P811K/SIE I)**  
**Asset # : 1260**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2022                      | \$76,700              | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2044                      | * *                   | 5                  | \$100                 | B                    |
| Fused Disc Sw   | 5%                |                          |                       | 2021                      | \$5,100               | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 85%               |                          |                       | 2021                      | \$86,400              | 5                  | \$1,400               | B                    |
| Molded Case Bkrs  | 5%                |                          |                       | 2038                      | * *                   | 5                  | \$100                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 80%               |                          |                       | 2022                      | \$71,700              | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 70%               |                          |                       | 2020                      | \$14,800              | 5                  | \$300                 | B                    |
| Locally Mounted   | 30%               | 2-4                      | \$6,400               | 2042                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$900                 | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2020                      | \$23,100              | 1                  | \$18,700              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$23,500              | B                    |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$2,200               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 84%               |                          |                       | 2022                      | \$473,200             | 10                 | \$48,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               |                          |                       | 2027                      | * *                   | 10                 | \$5,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2022                      | \$7,800               | 10                 | \$100                 | B                    |
| Incandescent  | 3%                |                          |                       | 2017                      | \$16,900              | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2017                      | \$5,200               | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$5,200               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$25,300              | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 35%               |                          |                       | 2017                      | \$250,300             | 1-3                | \$13,500              | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2042               | * *            | 5           | \$19,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 10,000 Gallon Tank  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$6,900        | 2027               | * *            | 1           | \$55,800       | B             |
| Damaged, Extent : Light, Area Affected : 2%                                       |            |                   |                |                    |                |             |                |               |
| Location : Fresh Air Intake Dampers And Breeching Damper In Boiler #2             |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - #4 Oil Burning Steam Boilers                                    |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$10,000       | 2032               | * *            | 4           | \$3,100        | B             |
| Other Observation, Extent : Severe, Area Affected : 10%                           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Defective Steam Traps   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$76,800       | 1           | \$7,700        | B             |
| Convactor/Radiator  | 80%        |                   |                | 2027               | * *            | 1           | \$16,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Reciprocating   | 30%        |                   |                | 2022               | \$72,600       | 1           | \$8,700        | B             |
| Compr/Chiller   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling  | 70%        |                   |                | 2022               | \$230,200      | 2           | \$2,700        | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 100%       |                   |                | 2032               | * *            | 4           | \$3,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 20%        |                   |                | 2022               | \$112,800      | 1           | \$7,700        | B             |
| Fan Coil - Cooling  | 80%        |                   |                | 2022               | \$438,900      | 1           | \$16,200       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2027               | * *            | 2           | \$43,500       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$34,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2022               | \$63,000       | 2           | \$1,500        | B             |
| Roof  | 20%        | 0-2               | \$1,100        | 2022               | \$11,300       | 2           | \$300          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 66%                            |            |                   |                |                    |                |             |                |               |
| Location : Roof, 2 Of 3 Defective Fan Motors, 1 Of 3 Defective Fan Drive Assembly |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 286 - BK(CMHC-P811K/SIE I)

Asset # : 1260

| Mechanical                          |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-------------------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type               | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                            |            |                   |  |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel | 100%       | Now               | \$10,600   | 2027               | * *            | 1           |                | B             |
|                                     |            |                   | <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>                        |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Crawl Space</i>  |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp       | 100%       |                   |  | 2032               | * *            | 4           | \$6,200        | B             |
| Sanitary Piping<br>Cast Iron        | 100%       | 0-2               | \$3,100  | LIFE               | * *            | 1           |                | B             |
|                                     |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>                      |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Sewer Piping Leak At Basement Level Near Abandoned Incinerator</i> |                    |                |             |                |               |
| Storm Drain Piping<br>Cast Iron     | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Submersible         | 100%       |                   |  | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)<br>Compressed Air | 100%       |                   |  | 2032               | * *            | 4           | \$1,300        | B             |
| Fixtures<br>Generic                 | 100%       |                   |  |                    |                |             |                | B             |
|                                     |            |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>                  |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |               |
| Vertical Transport<br>Elevators     |            |                   |  |                    |                |             |                |               |
| Hydraulic                           | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                                     |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                    |                |             |                |               |
|                                     |            |                   | <i>Location : First To Third Floor</i>   |                    |                |             |                |               |
|                                     |            |                   | <i>Explanation : 1 Unit</i>  |                    |                |             |                |               |
| Fire Suppression<br>Sprinkler       |            |                   |  |                    |                |             |                |               |
| No Component                        | 95%        |                   |  |                    |                |             |                | D             |
| Generic                             | 5%         |                   |  | 2032               | * *            | 1-2         | \$900          | B             |
|                                     |            |                   | <i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>            |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Basement</i>   |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 287 - BK  
**Address** : 50 NAVY STREET @NASSAU ST.  
**Borough** : BROOKLYN **Agency's Number** : K287  
**Program / Asset #** : BOE0574.000 / 1261 **Yr Built/Renovated** : 1953 / 2008  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 111 **Lot** : 1 **BIN** : 3000203

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$119,900             |
| Interior Architecture | \$700,400             |                       |
| Electrical            | \$170,000             | \$795,300             |
| Mechanical            | \$91,900              | \$154,800             |
| <b>Total</b>          | <b>\$962,400</b>      | <b>\$1,069,900</b>    |
| Priority A            |                       | \$119,900             |
| Priority B            | \$262,000             | \$950,000             |
| Priority C            | \$700,400             |                       |
| <b>Total</b>          | <b>\$962,400</b>      | <b>\$1,069,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$6,500         |                 | \$8,900         |                |
| Interior Architecture | \$2,400         | \$35,400        |                 |                |
| Electrical            | \$4,900         | \$22,200        |                 |                |
| Mechanical            | \$44,300        | \$24,300        | \$14,700        | \$9,000        |
| <b>Total</b>          | <b>\$58,100</b> | <b>\$81,900</b> | <b>\$23,600</b> | <b>\$9,000</b> |
| Priority A            | \$6,500         |                 | \$8,900         |                |
| Priority B            | \$49,200        | \$63,600        | \$14,700        | \$9,000        |
| Priority C            | \$2,400         | \$18,400        |                 |                |
| <b>Total</b>          | <b>\$58,100</b> | <b>\$81,900</b> | <b>\$23,600</b> | <b>\$9,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 85% |  |  | LIFE | ** | 5 | \$50,600 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$2,200  | A |
| Granite Panels     | 5%  |  |  | LIFE | ** | 5 | \$2,200  | A |
| Marble Panels      | 5%  |  |  | LIFE | ** | 5 | \$2,200  | A |

## Windows

|             |     |     |         |      |    |   |          |   |
|-------------|-----|-----|---------|------|----|---|----------|---|
| Aluminum    | 80% |     |         | 2036 | ** | 5 | \$17,700 | A |
| Aluminum    | 15% |     |         | 2028 | ** | 5 | \$3,300  | A |
| Glass Block | 5%  | Now | \$6,500 | LIFE | ** | 5 | \$700    | A |

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Stairs**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stairs*

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$12,000 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$800    | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2030 | ** | 10 | \$69,300 | A |
|----------------|------|--|--|------|----|----|----------|---|

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$21,400 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | **        | 5 | \$4,900  | C |
| Vinyl Tile             | 75% |  |  | 2015 | \$700,400 | 3 | \$27,600 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 10% |  |  | 2035 | ** | 5 | \$18,400 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$2,000  | C |
| Plaster               | 70% |  |  | LIFE | ** | 5 | \$20,700 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2025 | ** | 5 | \$24,300 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2025 | ** | 5 | \$9,700  | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$9,100  | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$6,100  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Main Service Protectors Rated @ 600 Amperes Each. |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2020               | \$81,000       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs  | 95%        |                   |                | 2019               | \$96,500       | 5           | \$1,600        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 85%        |                   |                | 2018               | \$18,000       | 5           | \$400          | B             |
| Locally Mounted   | 15%        | 0-2               | \$3,200        | 2040               | * *            | 5           |                | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Mech Room  |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded And Connected To Metal Water Pipe.           |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 95%        |                   |                | 2020               | \$560,700      | 10          | \$57,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                  |            |                   |                |                    |                |             |                |               |
| Explanation : T- 12 Lamp  |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2020               | \$5,500        | 10          |                | B             |
| Incandescent  | 3%         |                   |                | 2015               | \$17,700       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service   | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service   | 40%        |                   |                | 2015               | \$4,300        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 287 - BK

Asset # : 1261

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       | Now               | \$91,900       | 2040               | * *            | 5           | \$10,100       | B             |
| Not in Service, Extent : Severe, Area Affected : 50%                     |            |                   |                |                    |                |             |                |               |
| Location : One Of Two In Ground Tanks Is Contaminated And Not In Service |            |                   |                |                    |                |             |                |               |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2025               | * *            | 1           | \$64,900       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2030               | * *            | 4           | \$4,900        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2020               | \$80,500       | 1           | \$8,100        | B             |
| Convactor/Radiator   | 80%        |                   |                | 2033               | * *            | 1           | \$17,000       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2015               | \$15,300       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$36,500       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2020               | \$74,300       | 2           | \$1,800        | B             |
| Roof   | 10%        |                   |                | 2020               | \$5,900        | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | Now               | \$22,300       | 2025               | * *            | 1           |                | B             |
| Broken, Extent : Moderate, Area Affected : 10%                           |            |                   |                |                    |                |             |                |               |
| Location : Water Main Shutoff  |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$17,400       | 2           | \$1,000        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$9,700        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Submersible  | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2050               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 288 - BK  
**Address** : 2950 WEST 25 STREET BTWN: MERMAID AVE., SURF AVE.  
**Borough** : BROOKLYN **Agency's Number** : K288  
**Program / Asset #** : BOE0575.000 / 1262 **Yr Built/Renovated** : 1962 / 2010  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7054 **Lot** : 45 **BIN** : 3189538

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$336,600        | \$111,600          |
| Interior Architecture |  | \$99,200         | \$572,200          |
| Electrical            |  | \$118,300        | \$354,100          |
| Mechanical            |  | \$162,000        | \$1,582,600        |
| <b>Total</b>          |  | <b>\$716,100</b> | <b>\$2,620,500</b> |
| Priority A            |  | \$336,600        | \$111,600          |
| Priority B            |  | \$280,300        | \$1,975,500        |
| Priority C            |  | \$99,200         | \$533,400          |
| <b>Total</b>          |  | <b>\$716,100</b> | <b>\$2,620,500</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 | \$22,500         |
| Interior Architecture | \$3,400          | \$4,300         | \$8,400         | \$15,200         |
| Electrical            | \$21,500         | \$1,300         | \$300           | \$51,900         |
| Mechanical            | \$79,600         | \$25,900        | \$15,400        | \$31,300         |
| <b>Total</b>          | <b>\$104,500</b> | <b>\$31,400</b> | <b>\$24,100</b> | <b>\$120,900</b> |
| Priority A            |                  |                 |                 | \$22,500         |
| Priority B            | \$101,100        | \$27,100        | \$15,700        | \$89,700         |
| Priority C            | \$3,400          | \$4,300         | \$8,400         | \$8,700          |
| <b>Total</b>          | <b>\$104,500</b> | <b>\$31,400</b> | <b>\$24,100</b> | <b>\$120,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel    | 5%   |                   |                | LIFE               | **             | 5           | \$13,400       | A             |
| Masonry: Brick          | 90%  |                   |                | LIFE               | **             | 5           | \$51,600       | A             |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2042               | **             | 5-10        | \$19,700       | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 60%  | Now               | \$37,200       | 2038               | **             | 5           | \$3,900        | A             |
|                         | Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Steel                   | 40%  |                   |                | 2038               | **             | 5           | \$64,400       | A             |
|                         | Air Infiltration, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                         | Location : Corridor Windows                                  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$9,700        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail              | 90%  |                   |                | 2035               | **             | 5-10        | \$152,600      | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 75%  | Now               | \$47,700       | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Bulkhead Stair B, Gymnasium                       |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 25%  |                   |                | 2017               | \$159,000      | 10          | \$17,100       | A             |
|                         | Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |
|                         | Vegetation Growth, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Light, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                         | Location : Upper Roof  |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        |                   |                | LIFE    | **                 | 5           | \$34,000       | C             |  |
| Ceramic Tile  | 3%         | Now               | \$3,400        | 2031    | **                 | 5           | \$1,600        | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 5%   |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet Rooms                                       |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile   | 3%         |                   |                | 2035    | **                 | 5           | \$4,700        | C             |  |
| Sheet Vinyl/Rubber  | 5%         |                   |                | 2027    | **                 | 5           | \$7,800        | C             |  |
| Vinyl Tile  | 15%        |                   |                | 2027    | **                 | 3           | \$5,800        | C             |  |
| Recent Repair Evident, Extent : Moderate, Area Affected : 40% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors Throughout                               |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 54%        |                   |                | 2022    | \$533,400          | 3           | \$21,000       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile  |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2037    | **                 | 5           | \$9,700        | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$2,800        | C             |  |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE    | **                 | 5           | \$3,700        | C             |  |
| Concrete Masonry Unit   | 3%         |                   |                | LIFE    | **                 | 5           | \$1,100        | C             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Decorative Cmu                                  |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 45%        | Now               | \$37,800       | LIFE    | **                 | 5           | \$12,400       | C             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms Throughout                              |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 29%        | Now               | \$61,300       | LIFE    | **                 |             |                | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 3%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs #3 And 4 At 3rd Floor                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Vertical Cracks                                 |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 10%        |                   |                | 2027    | **                 | 5           | \$12,900       | B             |  |
| Exposed Concrete  | 60%        |                   |                | LIFE    | **                 | 5           | \$9,700        | B             |  |
| Metal Panel   | 30%        |                   |                | LIFE    | **                 | 5           | \$38,800       | B             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1200 Amps                       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$104,300      | 5           | \$300          |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2022               | \$118,900      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2030               | * *            | 5           | \$1,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2022               | \$130,800      | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       | 0-2               | \$21,200       | 2042               | * *            | 5           | \$200          | B             |
| Mech. Misoperation, Extent : Moderate, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2027               | * *            | 10          | \$55,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamps T-12                                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2022               | \$5,800        | 10          |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Gym   |            |                   |                |                    |                |             |                |               |
| Explanation : Metal Halide Type                            |            |                   |                |                    |                |             |                |               |
| Incandescent   | 10%        |                   |                | 2017               | \$62,400       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$5,700        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$5,700        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$28,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2017               | \$11,600       | 1           | \$1,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2030               | * *            | 1-3         | \$2,100        | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

| Mechanical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6          | 100%   |                   |                | 2032               | * *            | 5           | \$21,500       | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%          |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Tanks Of 7000 Gallons Each                       |                   |                |                    |                |             |                |               |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Steam Boiler           | 100%   | Now               | \$76,900       | 2020               | \$384,400      | 1           | \$61,800       | B             |
|                        | Leak Evident, Extent : Moderate, Area Affected : 50%             |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Burners  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Severe, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room   |                   |                |                    |                |             |                |               |
|                        | Explanation : 2 Boilers - All Need Retubing, Valves And Solenoid |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%   | Now               | \$27,600       | 2022               | \$551,300      | 4           | \$3,400        | B             |
|                        | Other Observation, Extent : Severe, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room, Throughout                               |                   |                |                    |                |             |                |               |
|                        | Explanation : Vacuum Pump, Traps, Thermostats Leak               |                   |                |                    |                |             |                |               |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Air Handler            | 20%  | Now               | \$8,500        | 2017               | \$85,100       | 1           | \$7,700        | B             |
|                        | Malfunctioning, Extent : Severe, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                        | Location : 3rd Floor Fan Room                                    |                   |                |                    |                |             |                |               |
|                        | Not in Service, Extent : Severe, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                        | Location : Steam Coil Is Disconnected                            |                   |                |                    |                |             |                |               |
| Convector/Radiator     | 80%  | Now               | \$29,800       | 2020               | \$596,600      | 1           | \$16,100       | B             |
|                        | Broken, Extent : Severe, Area Affected : 5%                      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 15%  |                   |                | 2030               | * *            | 2           | \$600          | B             |
| Window/Wall Unit       | 10%  |                   |                | 2015               | \$16,200       | 1           |                | B             |
| No Component           | 75%  |                   |                |                    |                |             |                | D             |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Direct Expansion       | 15%  |                   |                | 2030               | * *            | 1           |                | B             |
| No Component           | 85%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$38,600       | B             |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 20%  |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Roof                   | 80%  | Now               | \$10,000       | 2022               | \$50,200       | 2           | \$1,400        | B             |
|                        | Malfunctioning, Extent : Severe, Area Affected : 20%             |                   |                |                    |                |             |                |               |
|                        | Location : Roof  |                   |                |                    |                |             |                |               |
| Plumbing               |  |                   |                |                    |                |             |                |               |
| H/C Water Piping       |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%   |                   |                | 2027               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 288 - BK

Asset # : 1262

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2022               | \$24,500       | 4           | \$10,300       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 98%  |                   |                |                    |                |             |                | D             |
| Generic               | 2%   |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 289 - BK  
**Address** : 900 ST. MARKS AVENUE @KINGSTON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K289  
**Program / Asset #** : BOE0576.000 / 1263 **Yr Built/Renovated** : 1958 / 2001  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1229 **Lot** : 28 **BIN** : 3031050

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$879,500             | \$300,200             |
| Interior Architecture | \$783,100             | \$222,700             |
| Electrical            | \$104,700             | \$392,300             |
| Mechanical            | \$62,100              | \$506,500             |
| <b>Total</b>          | <b>\$1,829,400</b>    | <b>\$1,421,700</b>    |
| Priority A            | \$879,500             | \$300,200             |
| Priority B            | \$166,800             | \$898,800             |
| Priority C            | \$783,100             | \$222,700             |
| <b>Total</b>          | <b>\$1,829,400</b>    | <b>\$1,421,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$40,800         | \$2,600         |                 |
| Interior Architecture | \$12,800        | \$27,600         |                 | \$2,900         |
| Electrical            | \$6,200         | \$6,800          | \$100           |                 |
| Mechanical            | \$47,000        | \$71,900         | \$17,900        | \$11,700        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$155,000</b> | <b>\$28,600</b> | <b>\$22,500</b> |
| Priority A            |                 | \$40,800         | \$2,600         |                 |
| Priority B            | \$68,100        | \$104,700        | \$25,900        | \$19,500        |
| Priority C            | \$5,800         | \$9,500          |                 | \$2,900         |
| <b>Total</b>          | <b>\$73,900</b> | <b>\$155,000</b> | <b>\$28,600</b> | <b>\$22,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        | Now               | \$179,000      | LIFE               | **             | 5           | \$53,300       | A             |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                       |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : South Side, Room 152, 154, 244, 246                |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Panel   | 23%        |                   |                | 2040               | **             | 5-10        | \$112,300      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 20%        |                   |                | 2036               | **             | 5           | \$5,300        | A             |
| Aluminum  | 55%        | 0-2               | \$700,500      | 2045               | **             | 5           | \$7,300        | A             |
| Corrosion/Rusting, Extent : Light, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Steel   | 25%        |                   |                | 2028               | **             | 5           | \$82,600       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 65%        |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Metal Panel   | 35%        |                   |                | 2040               | **             | 5           | \$20,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2028               | **             | 10          | \$82,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$5,800        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Vinyl Tile  | 20%        |                   |                | 2020               | \$222,700      | 3           | \$11,700       | C             |
| Vinyl Tile  | 65%        |                   |                | 2015               | \$723,700      | 3           | \$28,500       | C             |
| Wood  | 5%         |                   |                | 2048               | **             | 5           | \$11,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 55%        | 0-2               | \$59,300       | LIFE               | **             | 5           | \$19,400       | C             |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$23,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |         |      |    |   |         |   |
|-------------------|-----|-----|---------|------|----|---|---------|---|
| AcousTile,Adhered | 10% | Now | \$7,000 | 2025 | ** | 5 | \$5,800 | B |
|-------------------|-----|-----|---------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%**Location : Gymnasium*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2025 | ** | 5 | \$36,300 | B |
| Exposed Concrete     | 55% |  |  | LIFE | ** | 5 | \$10,000 | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$7,300  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect Switch Rated At 800 Amps*

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2040 | **       | 5 |         | B |
| Molded Case Bkrs | 90% |  |  | 2020 | \$93,900 | 5 | \$1,800 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **        | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2036 | **        | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2019 | \$121,900 | 5 | \$1,800 | B |
| Molded Case Bkrs | 5%  |  |  | 2036 | **        | 5 | \$100   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |          |   |       |   |
|-----------------|-----|-----|---------|------|----------|---|-------|---|
| Locally Mounted | 75% |     |         | 2018 | \$15,900 | 5 | \$400 | B |
| Locally Mounted | 25% | 2-4 | \$5,300 | 2040 | **       | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Metal Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

97% 2028 \* \* 10 \$69,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T8 Lamps*

HID

3% 2020 \$9,800 10 \$100 B

Egress Lighting

Emergency, Battery

30% 2025 \* \* 10 \$5,700 B

Exit, Service

70% 2025 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Fuel Oil No 4

100% 2030 \* \* 5 \$24,200 B

Conversion Equipment

Steam Boiler

100% 2025 \* \* 1 \$77,400 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100% Now \$62,100 2030 \* \* 4 \$3,900 B  
*Leak Evident, Extent : Light, Area Affected : 5%*  
*Location : Throughout Cross Bay Area, Vacuum Pump*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 70%*  
*Location : Throughout*

Terminal Devices

Air Handler

50% 2020 \$240,000 1 \$24,200 B

Convactor/Radiator

30% 2025 \* \* 1 \$7,600 B

Fan Coil Unit/Heat

20% 2020 \$266,500 1 \$5,100 B

## Air Conditioning

Energy Source

Electricity

100% 2028 \* \* 1 B

Conversion Equipment

Window/Wall Unit

15% 2015 \$27,400 1 B

No Component

85% D

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$43,500 B

Exhaust Fans

Interior

25% 2020 \$24,600 2 \$600 B

Roof

75% Now \$15,900 2025 \* \* 2 \$1,400 B

*Not in Service, Extent : Severe, Area Affected : 70%*  
*Location : Roof*

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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## DEPARTMENT OF EDUCATION - 040

P. S. 289 - BK

Asset # : 1263

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                                       | 100%       | 0-2               | \$5,300        | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%                          |            |                   |                |                    |                |             |                |               |
| Location : Basement Cross Bay   |            |                   |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2015               | \$20,700       | 2           | \$1,200        | B             |
| HW Heat Exchanger<br>Low Temp   | 100%       |                   |                | 2030               | * *            | 4           | \$11,600       | B             |
| Sanitary Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping  | 100%       | Now               | \$10,300       | 2030               | * *            | 4           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Sewage Water Backup After Heavy Rain. Need Larger Size Pump |            |                   |                |                    |                |             |                |               |
| Fixtures<br>Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%                   |            |                   |                |                    |                |             |                |               |
| Location : 1 Passenger: 1-3 1 Freight: B-1                                |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 29 - BX  
**Address** : 758 COURTLANDT AVENUE @E. 156 STREET  
**Borough** : BRONX **Agency's Number** : X029  
**Program / Asset #** : BOE0176.000 / 480 **Yr Built/Renovated** : 1963 / 2011  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2403 **Lot** : 1 **BIN** : 2001736

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$101,900             | \$123,500             |
| Interior Architecture | \$183,000             | \$758,900             |
| Electrical            | \$98,100              | \$1,334,700           |
| Mechanical            |                       | \$204,600             |
| <b>Total</b>          | <b>\$383,000</b>      | <b>\$2,421,700</b>    |
| Priority A            | \$101,900             | \$123,500             |
| Priority B            | \$172,700             | \$1,539,300           |
| Priority C            | \$108,400             | \$758,900             |
| <b>Total</b>          | <b>\$383,000</b>      | <b>\$2,421,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,200         |                 |                 |                 |
| Interior Architecture | \$87,800         |                 | \$26,600        | \$16,700        |
| Electrical            | \$2,200          | \$1,800         | \$2,000         | \$3,100         |
| Mechanical            | \$48,200         | \$11,000        | \$16,400        | \$14,700        |
| <b>Total</b>          | <b>\$148,400</b> | <b>\$12,800</b> | <b>\$45,000</b> | <b>\$34,600</b> |
| Priority A            | \$10,200         |                 |                 |                 |
| Priority B            | \$62,800         | \$12,800        | \$39,700        | \$17,800        |
| Priority C            | \$75,400         |                 | \$5,300         | \$16,700        |
| <b>Total</b>          | <b>\$148,400</b> | <b>\$12,800</b> | <b>\$45,000</b> | <b>\$34,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BX

## Asset # : 480

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$10,200       | LIFE               | **             | 5           | \$15,700       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Soffit At South Facade                             |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$119,600      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2048               | **             | 5           | \$14,100       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5-10        | \$49,300       | A             |
| Metal Rail  | 30%        |                   |                | 2028               | **             | 5-10        | \$55,800       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 85%        |                   |                | 2028               | **             | 10          | \$63,700       | A             |
| Modified Bitumen  | 15%        |                   |                | 2028               | **             | 10          | \$11,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$24,900       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,700        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,900        | C             |
| Vinyl Tile  | 70%        |                   |                | 2018               | \$758,900      | 3           | \$39,800       | C             |
| Vinyl Tile  | 10%        | Now               | \$108,400      | 2033               | **             | 3           | \$4,300        | C             |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor 9x9 Tiles                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 35%           |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor, Cafeteria                    |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2051               | **             | 5           | \$10,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$5,000        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$8,100        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$1,500        | C             |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5-10        | \$47,000       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             | 10          | \$12,600       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 30%        |                   |                | 2036               | **             | 5           | \$42,600       | B             |
| Exposed Concrete  | 60%        |                   |                | LIFE               | **             | 5-10        | \$85,200       | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5-10        | \$19,500       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BX

## Asset # : 480

| Electrical               |                   | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|-------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component         | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type              | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts          |                   |  |           |                |                    |                |             |                |          |
|                          | Service Equipment |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw     | 100%   |           |                | 2023               | \$28,700       | 5           | \$300          | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                   | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                          |                   | Explanation : One Electrical Service Rated At 1600 Amps    |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                   |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw     | 100%   |           |                | 2023               | \$104,300      | 5           | \$300          | B        |
| Raceway                  |                   |  |           |                |                    |                |             |                |          |
|                          | Conduit           | 95%  |           |                | 2023               | \$113,000      | 1           |                | B        |
|                          | Conduit           | 5%   |           |                | 2049               | * *            | 1           |                | B        |
| Panelboards              |                   |  |           |                |                    |                |             |                |          |
|                          | Fused Disc Sw     | 20%  |           |                | 2022               | \$27,100       | 5           | \$300          | B        |
|                          | Molded Case Bkrs  | 75%  |           |                | 2022               | \$101,600      | 5           | \$1,500        | B        |
|                          | Molded Case Bkrs  | 5%   |           |                | 2045               | * *            | 5           | \$100          | B        |
| Wiring                   |                   |  |           |                |                    |                |             |                |          |
|                          | Braided Cloth     | 75%  | 2-4       | \$98,100       | 2048               | * *            | 1           |                | B        |
|                          |                   | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                          |                   | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                          | Thermoplastic     | 20%  |           |                | 2033               | * *            | 1           |                | B        |
|                          | Thermoplastic     | 5%   |           |                | 2049               | * *            | 1           |                | B        |
| Motor Controllers        |                   |  |           |                |                    |                |             |                |          |
|                          | Locally Mounted   | 100%   |           |                | 2021               | \$21,200       | 5           | \$500          | B        |
| Ground                   |                   |  |           |                |                    |                |             |                |          |
|                          | Grounding Devices |  |           |                |                    |                |             |                |          |
|                          | Not Accessible    | 100%   |           |                |                    |                |             |                | D        |
|                          |                   | Other Observation, Extent : Light, Area Affected : 100%    |           |                |                    |                |             |                |          |
|                          |                   | Location : Gas Meter Room                                  |           |                |                    |                |             |                |          |
|                          |                   | Explanation : Covered With Insulation                      |           |                |                    |                |             |                |          |
| Lighting                 |                   |  |           |                |                    |                |             |                |          |
|                          | Interior Lighting |  |           |                |                    |                |             |                |          |
|                          | Fluorescent       | 100%   |           |                | 2023               | \$685,200      | 10          | \$69,700       | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                          |                   | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                          |                   | Explanation : T-12 Lamps                                   |           |                |                    |                |             |                |          |
| Egress Lighting          |                   |  |           |                |                    |                |             |                |          |
|                          | Exit, Service     | 50%  |           |                | 2028               | * *            | 1           |                | B        |
|                          | Exit, Battery     | 50%  |           |                | 2028               | * *            | 10          | \$2,600        | B        |
| Exterior Lighting        |                   |  |           |                |                    |                |             |                |          |
|                          | HID               | 100%   |           |                | 2028               | * *            | 10          | \$200          | B        |
| Alarm                    |                   |  |           |                |                    |                |             |                |          |
|                          | Security System   |  |           |                |                    |                |             |                |          |
|                          | No Component      | 80%  |           |                |                    |                |             |                | D        |
|                          | Generic           | 20%  |           |                | 2028               | * *            | 1           | \$5,500        | B        |
| Fire/Smoke Detection     |                   |  |           |                |                    |                |             |                |          |
|                          | No Component      | 70%  |           |                |                    |                |             |                | D        |
|                          | Generic           | 30%  |           |                | 2018               | \$260,900      | 1-3         | \$14,100       | B        |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 29 - BX

## Asset # : 480

| Mechanical       |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Fuel Oil No 6        | 100%  |           |                    | 2033 | **             | 5     | \$23,500       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units 7500 Gals Each                    |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%  |           |                    | 2036 | **             | 1     | \$75,400       | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%  | Now       | \$12,100           | 2033 | **             | 4     | \$3,800        | B        |
|                  |                      | Malfunctioning, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Vacuum Condensate Pump                       |           |                    |      |                |       |                |          |
|                  | Terminal Devices     |   |           |                    |      |                |       |                |          |
|                  | Air Handler          | 20%   |           |                    | 2028 | **             | 1     | \$9,400        | B        |
|                  | Convactor/Radiator   | 80%   |           |                    | 2036 | **             | 1     | \$19,700       | B        |
| Air Conditioning |                      |   |           |                    |      |                |       |                |          |
|                  | Energy Source        |   |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%  |           |                    | 2039 | **             | 1     |                | B        |
|                  | Conversion Equipment |   |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 80%   |           |                    | 2018 | \$142,500      | 1     |                | B        |
|                  | No Component         | 20%   |           |                    |      |                |       |                | D        |
| Ventilation      |                      |   |           |                    |      |                |       |                |          |
|                  | Distribution         |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%  |           |                    | LIFE | **             | 2-5   | \$67,100       | B        |
|                  | Exhaust Fans         |   |           |                    |      |                |       |                |          |
|                  | Interior             | 10%   |           |                    | 2023 | \$9,600        | 2     | \$200          | B        |
|                  | Roof                 | 90%   |           |                    | 2023 | \$62,000       | 2     | \$2,100        | B        |
| Plumbing         |                      |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |   |           |                    |      |                |       |                |          |
|                  | Galv Iron/Steel      | 100%  |           |                    | 2028 | **             | 1     |                | B        |
|                  | Water Heater         |   |           |                    |      |                |       |                |          |
|                  | Electric             | 100%  |           |                    | 2018 | \$13,400       | 4     | \$700          | B        |
|                  | HW Heat Exchanger    |   |           |                    |      |                |       |                |          |
|                  | Low Temp             | 100%  |           |                    | 2033 | **             | 4     | \$7,500        | B        |
|                  | Sanitary Piping      |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Storm Drain Piping   |   |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Sump Pump(s)         |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%  |           |                    | 2018 | \$10,300       | 4     | \$2,000        | B        |
|                  | Sewage Ejector(s)    |   |           |                    |      |                |       |                |          |
|                  | Not Accessible       | 100%  |           |                    |      |                |       |                | D        |
|                  | Fixtures             |   |           |                    |      |                |       |                |          |
|                  | Generic              | 100%  |           |                    |      |                |       |                | B        |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 29 - BX

Asset # : 480

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 98%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 2%             |                   |                    | 2033    | * *            | 1-2         | \$400          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 290 - BK  
**Address** : 135 SCHENCK AVENUE BTWN: FULTON ST., ATLANTIC AVE  
**Borough** : BROOKLYN **Agency's Number** : K290  
**Program / Asset #** : BOE0577.000 / 1264 **Yr Built/Renovated** : 1979 / 2002  
**Area Sq Ft** : 45,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3949 **Lot** : 18 **BIN** : 3087821

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Interior Architecture |  | \$116,100        | \$515,000          |
| Electrical            |  |                  | \$532,300          |
| Mechanical            |  | \$210,900        | \$683,300          |
| <b>Total</b>          |  | <b>\$327,100</b> | <b>\$1,730,600</b> |
| Priority B            |  | \$275,600        | \$1,215,600        |
| Priority C            |  | \$51,500         | \$515,000          |
| <b>Total</b>          |  | <b>\$327,100</b> | <b>\$1,730,600</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$36,600         |
| Interior Architecture | \$32,900        | \$4,300         |                 | \$6,800          |
| Electrical            | \$4,300         | \$3,500         | \$3,200         | \$35,700         |
| Mechanical            | \$21,400        | \$9,600         | \$19,100        | \$21,200         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$21,300</b> | <b>\$26,200</b> | <b>\$104,100</b> |
| Priority A            |                 |                 |                 | \$36,600         |
| Priority B            | \$62,600        | \$19,900        | \$26,200        | \$60,800         |
| Priority C            |                 | \$1,400         |                 | \$6,800          |
| <b>Total</b>          | <b>\$62,600</b> | <b>\$21,300</b> | <b>\$26,200</b> | <b>\$104,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

90%

LIFE

\* \*

5

\$31,500

A

Metal Panel

10%

2042

\* \*

5-10

\$24,100

A

## Windows

Aluminum

100%

2038

\* \*

5

\$7,500

A

## Parapets

Masonry: Brick

90%

LIFE

\* \*

5

\$3,700

A

Pre-Cast Concrete

10%

LIFE

\* \*

5

\$2,600

A

## Roof

Built-Up (BUR)

100%

2027

\* \*

10

\$30,000

A

## Interior

## Floors

Ceramic Tile

5%

2025

\* \*

5

\$2,800

C

Vinyl Tile

95%

Now

\$51,500

2022

\$515,000

3

\$20,300

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Corridors*

## Interior Walls

Concrete Masonry Unit

75%

LIFE

\* \*

5

\$15,100

C

Metal Panel

25%

LIFE

\* \*

C

## Ceilings

AcousTileConcealSpLn

75%

Now

\$32,900

2027

\* \*

5

\$26,600

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Corridors**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : 1st And 2nd Floors Throughout*

AcousTileSusp.Lay-In

10%

2035

\* \*

5

\$5,700

B

Exposed Struc: Steel

10%

Now

\$64,600

LIFE

\* \*

B

*Corrosion/Rusting, Extent : Light, Area Affected : 5%**Location : Basement**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Basement**Explanation : Missing Fire Protection*

Gypsum Board

5%

LIFE

\* \*

5

\$3,600

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$16,000

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

80%

2022

\$59,600

5

\$100

B

Fused Disc Sw

20%

2032

\* \*

5

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 290 - BK

## Asset # : 1264

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 90%        |                   |                | 2022    | \$43,000           | 1           |                | B             |  |
| Conduit  | 10%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2021    | \$7,900            | 5           | \$100          | B             |  |
| Fused Knife Sw   | 2%         | 2-4               | \$1,600        | 2047    | * *                | 5           |                | B             |  |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs   | 78%        |                   |                | 2021    | \$61,700           | 5           | \$800          | B             |  |
| Molded Case Bkrs   | 10%        |                   |                | 2030    | * *                | 5           | \$100          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 90%        |                   |                | 2022    | \$42,700           | 1           |                | B             |  |
| Thermoplastic  | 10%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2027    | * *                | 5           | \$200          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | * *                | 5           | \$500          | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 2%         |                   |                | 2022    | \$6,900            | 10          | \$700          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby   |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-5 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 93%        |                   |                | 2022    | \$318,600          | 10          | \$32,400       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                   |            |                   |                |         |                    |             |                |               |  |
| Incandescent   | 5%         |                   |                | 2017    | \$17,100           | 2           |                | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery   | 50%        |                   |                | 2022    | \$7,900            | 10          | \$4,600        | B             |  |
| Exit, Service  | 50%        |                   |                | 2022    | \$3,200            | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2017    | \$15,400           | 10          | \$100          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Security System  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 50%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 50%        |                   |                | 2030    | * *                | 1           | \$6,900        | B             |  |
| Fire/Smoke Detection                                       |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | 2030    | * *                | 1-3         | \$22,700       | B             |  |
| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

| Mechanical                  | Current Repair |                      |   | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|---|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |                      |   |                    |                |                |                |                  |
| Energy Source               |                |                      |   |                    |                |                |                |                  |
| Fuel Oil No 4               | 100%           |                      |   | 2022               | \$106,700      | 5              | \$11,800       | B                |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |                |                |                  |
|                             |                |                      | Location : Basement   |                    |                |                |                |                  |
|                             |                |                      | Explanation : 1 Tank Of 10,000 Gal                          |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |   |                    |                |                |                |                  |
| Steam Boiler                | 100%           | 0-2                  | \$210,900   | 2042               | * *            | 1              | \$33,900       | B                |
|                             |                |                      | Obsolete Equipment, Extent : Severe, Area Affected : 100%   |                    |                |                |                |                  |
|                             |                |                      | Location : Basement   |                    |                |                |                |                  |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |                |                |                  |
|                             |                |                      | Location : Basement   |                    |                |                |                |                  |
|                             |                |                      | Explanation : 2 Units                                       |                    |                |                |                |                  |
| Distribution                |                |                      |   |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           | Now                  | \$6,100   | 2032               | * *            | 4              | \$1,900        | B                |
|                             |                |                      | Steam Traps Faulty, Extent : Moderate, Area Affected : 10%  |                    |                |                |                |                  |
|                             |                |                      | Location : Throughout                                       |                    |                |                |                |                  |
| Terminal Devices            |                |                      |   |                    |                |                |                |                  |
| Convactor/Radiator          | 80%            |                      |   | 2027               | * *            | 1              | \$9,800        | B                |
| No Component                | 20%            |                      |   |                    |                |                |                | D                |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 0%       |                    |                |                |                |                  |
|                             |                |                      | Location : Penthouse And Basement                           |                    |                |                |                |                  |
|                             |                |                      | Explanation : Air Handlers Covered Under A C                |                    |                |                |                |                  |
| Air Conditioning            |                |                      |   |                    |                |                |                |                  |
| Energy Source               |                |                      |   |                    |                |                |                |                  |
| Electricity                 | 100%           |                      |   | 2038               | * *            | 1              |                | B                |
| Conversion Equipment        |                |                      |   |                    |                |                |                |                  |
| Reciprocating               | 100%           |                      |   | 2022               | \$147,100      | 1              | \$17,600       | B                |
| Compr/Chiller               |                |                      |   |                    |                |                |                |                  |
|                             |                |                      | R-22 Refrigerant, Extent : Light, Area Affected : 100%      |                    |                |                |                |                  |
|                             |                |                      | Location : Chillers   |                    |                |                |                |                  |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |                |                |                  |
|                             |                |                      | Location : Penthouse  |                    |                |                |                |                  |
|                             |                |                      | Explanation : 2 Units Of 100 Tons Each                      |                    |                |                |                |                  |
| Distribution                |                |                      |   |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump       | 100%           |                      |   | 2032               | * *            | 4              | \$1,900        | B                |
| Terminal Devices            |                |                      |   |                    |                |                |                |                  |
| Air Handler/Cool/Ht         | 100%           |                      |   | 2022               | \$342,900      | 1              | \$23,500       | B                |
|                             |                |                      | Recent Repair Evident, Extent : Light, Area Affected : 100% |                    |                |                |                |                  |
|                             |                |                      | Location : Air Handlers                                     |                    |                |                |                |                  |
| Heat Rejection              |                |                      |   |                    |                |                |                |                  |
| Air Condenser Unit          | 100%           |                      |   | 2022               | \$86,600       | 2              | \$26,500       | B                |
|                             |                |                      | Other Observation, Extent : Light, Area Affected : 100%     |                    |                |                |                |                  |
|                             |                |                      | Location : Roof   |                    |                |                |                |                  |
|                             |                |                      | Explanation : 2 Air Condenser Units                         |                    |                |                |                |                  |
| Ventilation                 |                |                      |   |                    |                |                |                |                  |
| Distribution                |                |                      |   |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |   | LIFE               | * *            | 2-5            | \$21,200       | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 290 - BK

Asset # : 1264

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 70%        |                   |                | 2022               | \$33,500       | 2           | \$800          | B             |
| Roof   | 30%        |                   |                | 2022               | \$10,300       | 2           | \$400          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 25%        |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 75%        |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2022               | \$13,400       | 4           | \$5,700        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Travels From Basement : 4th Floor             |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2032               | * *            | 1-5         | \$19,900       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2032               | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 290 - M  
**Address** : 311 EAST 82 STREET @SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : M290  
**Program / Asset #** : BOE0113.000 / 2768 **Yr Built/Renovated** : 1903 / 2008  
**Area Sq Ft** : 49,523 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5  
**Block** : 1545 **Lot** : 5 **BIN** : 1049876

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$87,300              |
| Interior Architecture |  |                       | \$218,600             |
| Electrical            |  |                       | \$321,500             |
| Mechanical            |  | \$135,900             | \$106,700             |
| <b>Total</b>          |  | <b>\$135,900</b>      | <b>\$734,100</b>      |
| Priority A            |  |                       | \$87,300              |
| Priority B            |  | \$135,900             | \$463,300             |
| Priority C            |  |                       | \$183,500             |
| <b>Total</b>          |  | <b>\$135,900</b>      | <b>\$734,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$16,300        |
| Interior Architecture | \$32,000        |                 | \$3,500         | \$5,800         |
| Electrical            | \$100           | \$19,800        |                 |                 |
| Mechanical            | \$32,300        | \$40,000        | \$9,800         | \$6,000         |
| <b>Total</b>          | <b>\$64,400</b> | <b>\$59,700</b> | <b>\$13,300</b> | <b>\$28,100</b> |
| Priority A            |                 |                 |                 | \$16,300        |
| Priority B            | \$35,100        | \$59,700        | \$9,800         | \$6,000         |
| Priority C            | \$29,300        |                 | \$3,500         | \$5,800         |
| <b>Total</b>          | <b>\$64,400</b> | <b>\$59,700</b> | <b>\$13,300</b> | <b>\$28,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 290 - M

## Asset # : 2768

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%   |                   |                | LIFE               | * *            | 5           | \$4,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Roof.           |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 25%   |                   |                | LIFE               | * *            | 5           | \$8,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Parapet Coping. |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2060               | * *            | 10          | \$2,700        | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100% Location : Roof.              |                   |                |                    |                |             |                |               |
| Roll Roofing           | 90%   |                   |                | 2022               | \$87,300       | 5           | \$32,500       | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100% Location : Roof.              |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%  |                   |                | 2050               | * *            | 10          | \$3,600        | A             |
|                        | Recent Installation, Extent : Light, Area Affected : 100% Location : Roof.              |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$2,400        | LIFE               | * *            | 5           | \$6,800        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Basement.          |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2023               | \$69,100       | 5           | \$3,100        | C             |
| Panel/Paver: Cer/Brk   | 5%  |                   |                | 2036               | * *            | 5           | \$7,000        | C             |
| Terrazzo               | 5%  | Now               | \$4,700        | LIFE               | * *            | 5           | \$2,400        | C             |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Kitchen.            |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 75%   | Now               | \$22,300       | 2025               | * *            | 3           | \$17,500       | C             |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 2% Location : Throughout.             |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2048               | * *            | 5           | \$5,800        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 290 - M

## Asset # : 2768

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2023               | \$114,400      | 5           | \$3,900        | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |               |
| <i>Location : Corridor.</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Stained Glass Interior Windows.</i>                                 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Granite Panels   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement Foundation.</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Part Of The Foundation Wall Was Granite Units.</i>                  |            |                   |                |                    |                |             |                |               |
| Plaster  | 55%        |                   |                | LIFE               | * *            | 5           | \$12,800       | C             |
| SGFT/Glazed Masonry  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Plaster  | 85%        |                   |                | LIFE               | * *            | 5           | \$33,100       | B             |
| Plaster  | 5%         | Now               | \$2,700        | LIFE               | * *            | 5           | \$1,900        | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>                     |            |                   |                |                    |                |             |                |               |
| <i>Location : West Stair At Fourth Floor Level And Basement Ceilings Throughout.</i> |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                      |            |                   |                |                    |                |             |                |               |
| <i>Location : West Stair At Fourth Floor Level And Room 501 Closet</i>               |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2030               | * *            | 5           | \$200          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Main Disconnect Switch Rated At 1200 Amps</i>    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2030               | * *            | 5           | \$200          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 60%        |                   |                | 2030               | * *            | 1           |                | B             |
| Conduit   | 40%        |                   |                | 2020               | \$19,100       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 20%        |                   |                | 2019               | \$15,800       | 5           | \$200          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2028               | * *            | 5           | \$900          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 90%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2020               | \$4,700        | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 290 - M

## Asset # : 2768

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 75%  |                   |                | 2018               | \$9,500        | 5           | \$200          | B             |
| Locally Mounted       | 20%  |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 5%   |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Metal Water Pipe      | 100%   |                   |                | 2025               | * *            | 5           | \$1,200        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 75%  |                   |                | 2020               | \$281,800      | 10          | \$28,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                     |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2025               | * *            | 10          | \$7,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2020               | \$3,500        | 10          |                | B             |
| Incandescent          | 3%   |                   |                | 2015               | \$11,300       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 100%   |                   |                | 2020               | \$6,900        | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Bldg.                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : Power Source Supplied From Main Bldg. Service. |                   |                |                    |                |             |                |               |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Natural Gas           | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2025               | * *            | 1           | \$41,300       | B             |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | 0-2               | \$16,600       | 2030               | * *            | 4           | \$2,100        | B             |
|                       | Steam Traps Faulty, Extent : Moderate, Area Affected : 60% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 85%  | Now               | \$38,200       | 2025               | * *            | 1           | \$10,300       | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 2%           |                   |                |                    |                |             |                |               |
|                       | Location : Various   |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 15%  | Now               | \$10,700       | 2020               | \$106,700      | 1           | \$1,800        | B             |
|                       | Broken, Extent : Moderate, Area Affected : 50%             |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 290 - M

Asset # : 2768

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Air Conditioning      |   |                   |                |         |                    |             |                |               |  |
| Energy Source         |   |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%  |                   |                | 2036    | * *                | 1           |                | B             |  |
| Conversion Equipment  |   |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 100%  |                   |                | 2015    | \$97,700           | 1           |                | B             |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$23,200       | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 10%   | Now               | \$500          | 2020    | \$5,300            | 2           | \$100          | B             |  |
|                       | Malfunctioning, Extent : Severe, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                       | Location : 5th Fl.                                      |                   |                |         |                    |             |                |               |  |
| Roof                  | 90%   |                   |                | 2015    | \$34,000           | 2           | \$1,200        | B             |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 100%  |                   |                | 2040    | * *                | 1           |                | B             |  |
| Water Heater          |   |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 100%  |                   |                | 2018    | \$11,100           | 2           | \$600          | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement                                     |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Instantaneous With 750 Gallon Storage     |                   |                |         |                    |             |                |               |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  |                   |                | 2028    | * *                | 4           | \$1,300        | B             |  |
| Backflow Preventer    |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2028    | * *                | 1           | \$2,600        | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 295 / M.S. 443 - BK (K845)  
**Address** : 330 18 STREET  
**Borough** : BROOKLYN **Agency's Number** : K845  
**Program / Asset #** : BOE0402.010 / 1396 **Yr Built/Renovated** : 1905 / 2005  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 880 **Lot** : 1 **BIN** : 3331274

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$115,400             |                       |
| Interior Architecture | \$933,400             | \$112,100             |
| Electrical            | \$139,500             | \$636,000             |
| Mechanical            | \$112,400             | \$833,500             |
| <b>Total</b>          | <b>\$1,300,700</b>    | <b>\$1,581,500</b>    |
| Priority A            | \$115,400             |                       |
| Priority B            | \$252,000             | \$1,530,900           |
| Priority C            | \$933,400             | \$50,700              |
| <b>Total</b>          | <b>\$1,300,700</b>    | <b>\$1,581,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,500        |                 |                 |                 |
| Interior Architecture | \$7,800         | \$6,200         |                 | \$6,900         |
| Electrical            | \$14,000        |                 | \$78,900        |                 |
| Mechanical            | \$44,600        | \$12,200        | \$16,700        | \$11,000        |
| <b>Total</b>          | <b>\$94,800</b> | <b>\$18,500</b> | <b>\$95,600</b> | <b>\$17,900</b> |
| Priority A            | \$28,500        |                 |                 |                 |
| Priority B            | \$58,500        | \$12,300        | \$95,600        | \$11,000        |
| Priority C            | \$7,800         | \$6,200         |                 | \$6,900         |
| <b>Total</b>          | <b>\$94,800</b> | <b>\$18,500</b> | <b>\$95,600</b> | <b>\$17,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$13,300       | A             |  |
| Masonry: Brick   | 25%        | Now               | \$5,700        | LIFE    | **                 | 5           | \$8,500        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 65%        | Now               | \$74,400       | LIFE    | **                 | 5           | \$22,100       | A             |  |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Lintels   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : At Window Openings                                  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2043    | **                 | 5           | \$33,800       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$10,600       | A             |  |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$7,400        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 65%        |                   |                | 2026    | **                 | 10          | \$35,200       | A             |  |
| Paver: Asphalt   | 35%        |                   |                | 2034    | **                 | 10          | \$28,500       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 20%        |                   |                | LIFE    | **                 | 5           | \$50,700       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2030    | **                 | 5           | \$5,800        | C             |  |
| Mosaic Tile  | 2%         | Now               | \$6,300        | 2026    | **                 | 5           | \$2,900        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Vestibule   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 10%        |                   |                | 2029    | **                 | 3           | \$5,800        | C             |  |
| Vinyl Tile   | 38%        | Now               | \$83,900       | 2016    | \$419,500          | 3           | \$16,500       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Misaligned/Bulging, Extent : Severe, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria,Gym                                       |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%            |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 50%      |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Levels  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 25%        | 0-2               | \$122,800      | 2024    | **                 | 5           | \$27,100       | C             |  |
| Split/Cracked, Extent : Moderate, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Rm 310  |            |                   |                |         |                    |             |                |               |  |
| Uneven Surface, Extent : Moderate, Area Affected : 40%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 2%       |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2030               | **             | 5           | \$6,600        | C             |
| Masonry: Brick   | 10%        | Now               | \$268,600      | LIFE               | **             |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Northeast Side Of Basement                        |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Severe, Area Affected : 40%               |            |                   |                |                    |                |             |                |               |
| Location : Basement, Under Small Cafeteria                   |            |                   |                |                    |                |             |                |               |
| Plaster  | 80%        | Now               | \$38,700       | LIFE               | **             | 5           | \$31,600       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Stair G, Bulkhead                                 |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$26,400       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$2,700        | B             |
| Plaster  | 85%        |                   |                | LIFE               | **             | 5           | \$61,400       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2021               | \$59,500       | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2029               | * *            | 5           | \$1,800        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 10%        | 2-4               | \$13,100       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2026               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 75%  |                   |                | 2021               | \$523,300      | 10          | \$53,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%  |                   |                | 2016               | \$139,500      | 10          | \$14,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2016               | \$34,900       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2021               | \$16,000       | 10          | \$9,300        | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$6,400        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$29,000       | 10          | \$200          | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2047               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2038               | * *            | 1           | \$76,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
|   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$5,700        | B             |
|   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 100%       |                   |                | 2019               | \$833,500      | 1           | \$25,100       | B             |
| Other Observation, Extent : Light, Area Affected : 2%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Ahus Remain In Basement          |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
|   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%        |                   |                | 2016               | \$36,300       | 1           |                | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       | Now               | \$76,200       | LIFE               | * *            | 2-5         | \$43,200       | B             |
| Not in Service, Extent : Severe, Area Affected : 60%    |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 295 / M.S. 443 - BK (K845)

Asset # : 1396

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 70%        | 0-2               | \$34,100       | 2026               | * *            | 2           | \$1,300        | B             |
| <i>On Extended Life, Extent : Moderate, Area Affected : 70%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |               |
| Roof  | 30%        |                   |                | 2021               | \$21,100       | 2           | \$700          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$20,500       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 297 - BK  
**Address** : 700 PARK AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K297  
**Program / Asset #** : BOE0582.000 / 1269 **Yr Built/Renovated** : 1959 / 1999  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1739 **Lot** : 11 **BIN** : 3048508

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$269,500             | \$49,300              |
| Interior Architecture | \$912,700             |                       |
| Electrical            | \$550,200             | \$215,400             |
| Mechanical            | \$79,000              | \$85,100              |
| <b>Total</b>          | <b>\$1,811,400</b>    | <b>\$349,900</b>      |
| Priority A            | \$269,500             | \$49,300              |
| Priority B            | \$629,200             | \$300,600             |
| Priority C            | \$912,700             |                       |
| <b>Total</b>          | <b>\$1,811,400</b>    | <b>\$349,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$15,400        |                 | \$10,800         |                 |
| Interior Architecture | \$1,300         | \$2,900         | \$15,200         | \$11,300        |
| Electrical            | \$200           | \$700           | \$76,500         | \$300           |
| Mechanical            | \$36,300        | \$14,700        | \$16,400         | \$10,200        |
| <b>Total</b>          | <b>\$53,300</b> | <b>\$18,300</b> | <b>\$118,900</b> | <b>\$21,800</b> |
| Priority A            | \$15,400        |                 | \$10,800         |                 |
| Priority B            | \$36,500        | \$15,400        | \$103,300        | \$10,500        |
| Priority C            | \$1,300         | \$2,900         | \$4,900          | \$11,300        |
| <b>Total</b>          | <b>\$53,300</b> | <b>\$18,300</b> | <b>\$118,900</b> | <b>\$21,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 297 - BK

## Asset # : 1269

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 86%        | Now               | \$82,900       | LIFE               | **             | 5           | \$49,300       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Panel  | 10%        |                   |                | 2041               | **             | 5-10        | \$39,400       | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$900          | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$62,000       | 2037               | **             | 5           | \$6,400        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Rail   | 15%        |                   |                | 2034               | **             | 5-10        | \$25,400       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 98%        | Now               | \$124,600      | 2026               | **             |             |                | A             |
| Patching Evident, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Light, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 2%         |                   |                | 2038               | **             | 10          | \$2,500        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$11,300       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$3,100        | C             |
| Vinyl Tile   | 10%        |                   |                | 2026               | **             | 3           | \$5,200        | C             |
| Vinyl Tile   | 77%        | Now               | \$152,100      | 2016               | \$760,600      | 3           | \$29,900       | C             |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : 9 X 9 Throughout                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2036               | **             | 5           | \$9,700        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$2,800        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$3,700        | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$15,100       | C             |
| SGFT/Glazed Masonry  | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 20%        |                   |                | 2026               | **             | 5           | \$20,700       | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$9,700        | B             |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$12,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 20%        |                   |                | 2043               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2047               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 62%        |                   |                | 2016               | \$387,100      | 10          | \$39,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Classrooms                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2026               | * *            | 10          | \$19,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement, Corridors                             |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$8,700        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$31,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | * *            | 10          | \$8,400        | B             |
| Exit, Service  | 50%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$28,000       | 10          | \$200          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 297 - BK

Asset # : 1269

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 10%            |                   |                | 2031               | **             | 5           | \$2,100        | B             |
| Interruptible Gas/Dual Fuel                                  | 90%            |                   |                | 2031               | **             | 1           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                              |                |                   |                |                    |                |             |                |               |
| Explanation : 2 Units  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           | Now               | \$38,400       | 2026               | **             | 1           | \$61,800       | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%         |                |                   |                |                    |                |             |                |               |
| Location : Tubes In One Boiler Leaking Badly                 |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2031               | **             | 4           | \$5,100        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2021               | \$85,100       | 1           | \$8,600        | B             |
| Convactor/Radiator   | 80%            |                   |                | 2026               | **             | 1           | \$17,900       | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2029               | **             | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 25%            |                   |                | 2016               | \$40,600       | 1           |                | B             |
| No Component   | 75%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | **             | 2-5         | \$38,600       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 20%            | Now               | \$3,500        | 2021               | \$17,500       | 2           | \$300          | B             |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%      |                |                   |                |                    |                |             |                |               |
| Location : Gym   |                |                   |                |                    |                |             |                |               |
| Roof   | 80%            | Now               | \$30,100       | 2026               | **             | 2           | \$1,400        | B             |
| Unit Inoperable, Extent : Severe, Area Affected : 60%        |                |                   |                |                    |                |             |                |               |
| Location : Roof  |                |                   |                |                    |                |             |                |               |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2026               | **             | 1           |                | B             |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2031               | **             | 4           | \$10,300       | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%           |                   |                | 2029               | **             | 4           | \$1,300        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
| Location : Basement  |                |                   |                |                    |                |             |                |               |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**

**P. S. 297 - BK**

**Asset # : 1269**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 298 - BK  
**Address** : 85 WATKINS STREET BTWN: PITKIN AVE., GLENMORE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K298  
**Program / Asset #** : BOE0583.000 / 1270 **Yr Built/Renovated** : 1960 / 2010  
**Area Sq Ft** : 81,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3507 **Lot** : 7 **BIN** : 3080768

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$101,700             |
| Interior Architecture | \$585,400             |                       |
| Electrical            | \$782,700             | \$1,067,600           |
| Mechanical            | \$434,200             | \$885,300             |
| <b>Total</b>          | <b>\$1,802,300</b>    | <b>\$2,054,600</b>    |
| Priority A            |                       | \$101,700             |
| Priority B            | \$1,216,900           | \$1,952,900           |
| Priority C            | \$585,400             |                       |
| <b>Total</b>          | <b>\$1,802,300</b>    | <b>\$2,054,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$16,300        |                 | \$18,300         |
| Interior Architecture | \$7,700         | \$21,700        |                 | \$11,500         |
| Electrical            | \$26,200        | \$3,700         | \$4,500         | \$76,100         |
| Mechanical            | \$4,100         | \$9,400         | \$15,400        | \$52,100         |
| <b>Total</b>          | <b>\$38,000</b> | <b>\$51,200</b> | <b>\$19,900</b> | <b>\$157,900</b> |
| Priority A            |                 | \$16,300        |                 | \$18,300         |
| Priority B            | \$30,300        | \$32,300        | \$19,900        | \$128,100        |
| Priority C            | \$7,700         | \$2,600         |                 | \$11,500         |
| <b>Total</b>          | <b>\$38,000</b> | <b>\$51,200</b> | <b>\$19,900</b> | <b>\$157,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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## DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel   | 10%  |                   |                | LIFE               | **             | 5           | \$29,500       | A             |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$50,400       | A             |
| Metal Panel            | 10%  |                   |                | 2042               | **             | 5-10        | \$43,300       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 95%  |                   |                | 2047               | **             | 5           | \$12,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block            | 5%   |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Metal Rail             | 20%  |                   |                | 2035               | **             | 5-10        | \$26,800       | A             |
| Metal Security Bars    | 15%  |                   |                | 2062               | **             |             |                | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 15%  |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2032               | **             | 10          | \$51,300       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Whole Roof  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2062               | **             | 10          | \$6,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 13%  |                   |                | LIFE               | **             | 5           | \$29,100       | C             |
| Terrazzo               | 3%   |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Vinyl Tile             | 60%  |                   |                | 2017               | \$585,400      | 3           | \$30,700       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Various   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tile                                       |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%  |                   |                | 2027               | **             | 3           | \$7,700        | C             |
| Wood                   | 4%   |                   |                | 2037               | **             | 5           | \$7,700        | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Glazed Ceramic Panel   | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 55%  |                   |                | LIFE               | **             | 5           | \$14,900       | C             |
| SGFT/Glazed Masonry    | 20%  |                   |                | LIFE               | **             |             |                | C             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2035 | ** | 5 | \$38,400 | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5 | \$8,000  | B |

*Paint Peeling, Extent : Light, Area Affected : 5%**Location : Basement*

|                      |    |  |  |      |    |   |         |   |
|----------------------|----|--|--|------|----|---|---------|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |   |         | B |
| Fiber Board          | 5% |  |  | 2027 | ** |   |         | B |
| Gypsum Board         | 5% |  |  | LIFE | ** | 5 | \$6,400 | B |

*Other Observation, Extent : Light, Area Affected : 100%**Location : Auditorium**Explanation : Auditorium*

|         |    |  |  |      |    |   |         |   |
|---------|----|--|--|------|----|---|---------|---|
| Plaster | 5% |  |  | LIFE | ** | 5 | \$3,200 | B |
|---------|----|--|--|------|----|---|---------|---|

| Electrical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |  |          |   |       |   |
|---------------|------|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 |  | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|                  |      |  |  |      |  |           |   |         |   |
|------------------|------|--|--|------|--|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 |  | \$104,300 | 5 | \$1,800 | B |
|------------------|------|--|--|------|--|-----------|---|---------|---|

## Raceway

|         |      |  |  |      |  |           |   |  |   |
|---------|------|--|--|------|--|-----------|---|--|---|
| Conduit | 100% |  |  | 2022 |  | \$118,900 | 1 |  | B |
|---------|------|--|--|------|--|-----------|---|--|---|

## Panelboards

|                  |     |  |  |      |    |           |   |         |   |
|------------------|-----|--|--|------|----|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 |    | \$6,800   | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2038 | ** |           | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2021 |    | \$115,200 | 5 | \$1,500 | B |

## Wiring

|               |     |  |  |      |    |           |   |  |   |
|---------------|-----|--|--|------|----|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2022 |    | \$117,700 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | ** |           | 1 |  | B |

## Motor Controllers

|                 |      |     |          |      |    |   |       |   |
|-----------------|------|-----|----------|------|----|---|-------|---|
| Locally Mounted | 100% | 2-4 | \$21,200 | 2042 | ** | 5 | \$200 | B |
|-----------------|------|-----|----------|------|----|---|-------|---|

*Mech. Misoperation, Extent : Moderate, Area Affected : 90%**Location : Mech Room*

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,000 | B |
|---------|------|--|--|------|----|---|---------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2022

\$555,000

10

\$56,500

B

*Other Observation, Extent : Moderate, Area Affected : 90%**Location : Throughout**Explanation : Using T-12 Lamps*

## HID

5%

2022

\$14,300

10

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Sodium*

## Incandescent

5%

2017

\$30,800

2

\$100

B

## Egress Lighting

## Emergency, Service

50%

2017

\$5,700

1

B

## Exit, Service

50%

2017

\$5,700

1

B

## Exterior Lighting

## HID

100%

2017

\$27,700

10

\$200

B

## Alarm

## Fire/Smoke Detection

## Generic

100%

2017

\$782,700

1-3

\$42,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%

2022

\$192,100

5

\$21,200

B

## Conversion Equipment

## Steam Boiler

100%

0-2

\$379,700

2042

\* \*

1

\$61,000

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Both Boilers**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$54,500

2022

\$544,600

4

\$3,400

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 40%**Location : Throughout*

## Terminal Devices

## Air Handler

25%

2022

\$105,100

1

\$10,600

B

## Convactor/Radiator

70%

2027

\* \*

1

\$15,500

B

## Unit Heater-Stm/HW

5%

2022

\$25,200

4

\$500

B

## Air Conditioning

## Energy Source

## Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

20%

2017

\$32,100

1

B

## No Component

80%

D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

P. S. 298 - BK

Asset # : 1270

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
|                  | Distribution       |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$38,100       | B             |
|                  | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|                  | Interior           | 30%            |                   |                    | 2022    | \$25,900       | 2           | \$600          | B             |
|                  | Roof               | 70%            |                   |                    | 2022    | \$43,400       | 2           | \$1,500        | B             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper       | 100%           |                   |                    | 2032    | * *            | 1           |                | B             |
|                  | Water Heater       |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired          | 100%           |                   |                    | 2020    | \$18,200       | 2           | \$1,000        | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 3%             |                   |                    | 2032    | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 299 - BK  
**Address** : 88 WOODBINE STREET BTWN: EVERGREEN AVE., BUSHWICK A  
**Borough** : BROOKLYN **Agency's Number** : K299  
**Program / Asset #** : BOE0584.000 / 1271 **Yr Built/Renovated** : 1960 / 2006  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3358 **Lot** : 1 **BIN** : 3076734

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$107,000             | \$194,600             |
| Interior Architecture | \$971,000             | \$48,900              |
| Electrical            | \$708,200             | \$319,800             |
| Mechanical            |                       | \$155,300             |
| <b>Total</b>          | <b>\$1,786,300</b>    | <b>\$718,500</b>      |
| Priority A            | \$107,000             | \$194,600             |
| Priority B            | \$773,000             | \$523,900             |
| Priority C            | \$906,300             |                       |
| <b>Total</b>          | <b>\$1,786,300</b>    | <b>\$718,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$27,900        |                 |                 |                 |
| Interior Architecture | \$40,400        |                 |                 | \$33,600        |
| Electrical            | \$9,100         | \$4,200         | \$3,600         | \$39,100        |
| Mechanical            | \$14,300        | \$10,600        | \$16,400        | \$10,600        |
| <b>Total</b>          | <b>\$91,700</b> | <b>\$14,800</b> | <b>\$19,900</b> | <b>\$83,300</b> |
| Priority A            | \$27,900        |                 |                 |                 |
| Priority B            | \$23,400        | \$14,800        | \$19,900        | \$66,900        |
| Priority C            | \$40,400        |                 |                 | \$16,500        |
| <b>Total</b>          | <b>\$91,700</b> | <b>\$14,800</b> | <b>\$19,900</b> | <b>\$83,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$15,500       | A             |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$62,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$68,600       | 2038               | **             | 5           | \$7,100        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Light, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Metal Rail  | 45%        |                   |                | 2035               | **             | 5-10        | \$63,300       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 70%        | Now               | \$21,400       | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Over Gymnasium                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Over Cafeteria                                       |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         | Now               | \$6,500        | 2050               | **             |             |                | A             |
| Deformed/Dented, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Stair K/l  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 25%        |                   |                | 2022               | \$131,800      | 10          | \$14,200       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$11,800       | C             |
| Ceramic Tile  | 3%         | Now               | \$14,300       | 2031               | **             | 5           | \$1,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Toilets  |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Toilets  |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile  | 85%        |                   |                | 2017               | \$870,300      | 3           | \$45,700       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Wood  | 5%         |                   |                | 2057               | **             | 5           | \$10,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|   |     |     |          |      |     |   |          |   |
|---|-----|-----|----------|------|-----|---|----------|---|
| Concrete Masonry Unit   | 10% | Now | \$36,000 | LIFE | * * | 5 | \$3,800  | C |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>      |     |     |          |      |     |   |          |   |
| <i>Location : Gymnasium, Bulkheads</i>                              |     |     |          |      |     |   |          |   |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>      |     |     |          |      |     |   |          |   |
| <i>Location : Gymnasium, Bulkheads</i>                              |     |     |          |      |     |   |          |   |
| Glazed Ceramic Panel  | 5%  | Now | \$14,700 | LIFE | * * |   |          | C |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |     |     |          |      |     |   |          |   |
| <i>Location : Auditorium Wall</i>                                   |     |     |          |      |     |   |          |   |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>   |     |     |          |      |     |   |          |   |
| <i>Location : Auditorium Wall</i>                                   |     |     |          |      |     |   |          |   |
| Marble Panels   | 5%  |     |          | LIFE | * * |   |          | C |
| Plaster   | 55% |     |          | LIFE | * * | 5 | \$15,700 | C |
| SGFT/Glazed Masonry   | 25% |     |          | LIFE | * * |   |          | C |

## Ceilings

|  |     |     |          |      |          |   |          |   |
|--|-----|-----|----------|------|----------|---|----------|---|
| AcousTile,Adhered  | 10% | Now | \$64,700 | 2042 | * *      | 5 | \$5,400  | B |
| <i>Adhesion Failure, Extent : Severe, Area Affected : 75%</i>        |     |     |          |      |          |   |          |   |
| <i>Location : Cafeteria, Rooms 121, 123, 125, 127</i>                |     |     |          |      |          |   |          |   |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i> |     |     |          |      |          |   |          |   |
| <i>Location : Cafeteria, Rooms 121, 123, 125, 127</i>                |     |     |          |      |          |   |          |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>           |     |     |          |      |          |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |          |   |          |   |
| AcousTileConcealSpLn   | 20% |     |          | 2027 | * *      | 5 | \$26,800 | B |
| AcousTileSusp.Lay-In   | 7%  |     |          | 2027 | * *      | 5 | \$7,500  | B |
| Exposed Concrete   | 45% |     |          | LIFE | * *      | 5 | \$7,500  | B |
| Exposed Struc: Steel   | 3%  |     |          | LIFE | * *      |   |          | B |
| Fiber Board  | 5%  |     |          | 2022 | \$48,900 |   |          | B |
| Plaster  | 10% |     |          | LIFE | * *      | 5 | \$6,700  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>   |      |  |  |      |          |   |       |   |
| <i>Explanation : Two 600 Amps And One 400 Amps For Emergency Main Disconnect Switch</i> |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2022 | \$104,300 | 5 | \$1,800 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | * *       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts      |                    |  |                   |                    |         |                |             |                |               |
| Panelboards          |                    |  |                   |                    |         |                |             |                |               |
|                      | Fused Disc Sw      | 5%   |                   |                    | 2030    | * *            | 5           | \$100          | B             |
|                      | Fused Disc Sw      | 10%  |                   |                    | 2021    | \$13,600       | 5           | \$200          | B             |
|                      | Molded Case Bkrs   | 80%  |                   |                    | 2021    | \$108,400      | 5           | \$1,500        | B             |
|                      | Molded Case Bkrs   | 5%   |                   |                    | 2030    | * *            | 5           | \$100          | B             |
| Wiring               |                    |  |                   |                    |         |                |             |                |               |
|                      | Braided Cloth      | 85%  | 2-4               | \$111,200          | 2047    | * *            | 1           |                | B             |
|                      |                    | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                      | Thermoplastic      | 10%  |                   |                    | 2022    | \$13,100       | 1           |                | B             |
|                      | Thermoplastic      | 5%   |                   |                    | 2032    | * *            | 1           |                | B             |
| Motor Controllers    |                    |  |                   |                    |         |                |             |                |               |
|                      | Locally Mounted    | 70%  |                   |                    | 2035    | * *            | 5           | \$300          | B             |
|                      | Locally Mounted    | 30%  | 2-4               | \$6,400            | 2042    | * *            | 5           | \$100          | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Basement  |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : On Extended Liife                            |                   |                    |         |                |             |                |               |
| Ground               |                    |  |                   |                    |         |                |             |                |               |
| Grounding Devices    |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,000        | B             |
| Lighting             |                    |  |                   |                    |         |                |             |                |               |
|                      | Interior Lighting  |  |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 15%  |                   |                    | 2027    | * *            | 10          | \$9,900        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Hallways And Basement                           |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 76%  |                   |                    | 2017    | \$491,800      | 10          | \$50,000       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Upper Floors                                    |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
|                      | HID                | 2%   |                   |                    | 2017    | \$6,000        | 10          |                | B             |
|                      | Incandescent       | 7%   |                   |                    | 2017    | \$45,300       | 2           | \$100          | B             |
| Egress Lighting      |                    |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                    | 2022    | \$14,900       | 10          | \$8,700        | B             |
|                      | Exit, Service      | 50%  |                   |                    | 2022    | \$6,000        | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | HID                | 100%   |                   |                    | 2017    | \$29,000       | 10          | \$200          | B             |
| Lightning Protection |                    |  |                   |                    |         |                |             |                |               |
| Arresters/Cabling    |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | 2025    | * *            | 5           | \$600          | B             |
| Alarm                |                    |  |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection |                    |  |                   |                    |         |                |             |                |               |
|                      | No Component       | 30%  |                   |                    |         |                |             |                | D             |
|                      | Generic            | 70%  |                   |                    | 2030    | * *            | 1-3         | \$30,100       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

| Mechanical       |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |   |                |                   |                |                    |                |             |                |               |
|                  | Energy Source   |                |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel                             | 100%           |                   |                | 2048               | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                |                    |                |             |                |               |
|                  | Steam Boiler  | 100%           |                   |                | 2039               | * *            | 1           | \$71,200       | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                  | Location : Basement                                     |                |                   |                |                    |                |             |                |               |
|                  | Explanation : 2 Units                                   |                |                   |                |                    |                |             |                |               |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump                                       | 100%           |                   |                | 2042               | * *            | 4           | \$5,300        | B             |
|                  | Terminal Devices  |                |                   |                |                    |                |             |                |               |
|                  | Air Handler   | 20%            |                   |                | 2027               | * *            | 1           | \$8,900        | B             |
|                  | Convactor/Radiator                                      | 80%            |                   |                | 2035               | * *            | 1           | \$18,600       | B             |
| Air Conditioning |   |                |                   |                |                    |                |             |                |               |
|                  | Energy Source   |                |                   |                |                    |                |             |                |               |
|                  | Electricity   | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment                                    |                |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit  | 60%            |                   |                | 2020               | \$101,000      | 1           |                | B             |
|                  | No Component  | 40%            |                   |                |                    |                |             |                | D             |
| Ventilation      |   |                |                   |                |                    |                |             |                |               |
|                  | Distribution  |                |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                | LIFE               | * *            | 2-5         | \$40,000       | B             |
|                  | Exhaust Fans  |                |                   |                |                    |                |             |                |               |
|                  | Interior  | 60%            |                   |                | 2022               | \$54,300       | 2           | \$1,300        | B             |
|                  | Roof  | 40%            | Now               | \$500          | 2022               | \$26,000       | 2           | \$700          | B             |
|                  | Broken, Extent : Moderate, Area Affected : 10%          |                |                   |                |                    |                |             |                |               |
|                  | Location : Roof   |                |                   |                |                    |                |             |                |               |
| Plumbing         |   |                |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel   | 100%           |                   |                | 2027               | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                |                    |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                | 2021               | \$19,100       | 2           | \$1,100        | B             |
|                  | Sanitary Piping   |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                      |                |                   |                |                    |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s)                                       |                |                   |                |                    |                |             |                |               |
|                  | Electric  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|                  | Backflow Preventer                                      |                |                   |                |                    |                |             |                |               |
|                  | Generic   | 100%           |                   |                | 2027               | * *            | 1           | \$4,400        | B             |
|                  | Fixtures  |                |                   |                |                    |                |             |                |               |
|                  | Generic   | 100%           |                   |                |                    |                |             |                | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 299 - BK

Asset # : 1271

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 97%        |                   |                |                    |                |             |                | D             |
| Generic                    | 3%         |                   |                | 2032               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 30 - BX  
**Address** : 510 EAST 141 STREET @BROOK AVENUE  
**Borough** : BRONX **Agency's Number** : X030  
**Program / Asset #** : BOE0177.000 / 481 **Yr Built/Renovated** : 1924 / 1999  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2267 **Lot** : 15 **BIN** : 2000077

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$44,100           | \$165,800        |
| Interior Architecture |  | \$961,500          |                  |
| Electrical            |  | \$250,900          | \$307,900        |
| Mechanical            |  | \$141,400          | \$392,400        |
| <b>Total</b>          |  | <b>\$1,397,900</b> | <b>\$866,200</b> |
| Priority A            |  | \$44,100           | \$165,800        |
| Priority B            |  | \$519,100          | \$700,300        |
| Priority C            |  | \$834,700          |                  |
| <b>Total</b>          |  | <b>\$1,397,900</b> | <b>\$866,200</b> |

| EXPENSE               | FY 2014         | FY 2015          | FY 2016         | FY 2017         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$17,800         |                 |                 |
| Interior Architecture |                 | \$5,000          |                 | \$11,500        |
| Electrical            | \$32,700        | \$41,900         |                 |                 |
| Mechanical            | \$35,000        | \$54,600         | \$15,700        | \$10,500        |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$119,300</b> | <b>\$15,700</b> | <b>\$22,100</b> |
| Priority A            |                 | \$17,800         |                 |                 |
| Priority B            | \$67,700        | \$96,500         | \$15,700        | \$10,600        |
| Priority C            |                 | \$5,000          |                 | \$11,500        |
| <b>Total</b>          | <b>\$67,700</b> | <b>\$119,300</b> | <b>\$15,700</b> | <b>\$22,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - BX

## Asset # : 481

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$48,300       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$117,500      | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2045    | * *                | 5           | \$35,600       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | * *                | 5           | \$4,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%  |                   |                | LIFE    | * *                | 5           | \$10,400       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | * *                | 5           | \$3,600        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%   |                   |                | 2025    | * *                | 10          | \$44,100       | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%   | Now               | \$70,300       | 2035    | * *                | 5           | \$1,600        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 80%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%   |                   |                | LIFE    | * *                | 5           | \$4,100        | C             |  |
| Vinyl Tile             | 87%  | Now               | \$526,400      | 2025    | * *                | 3           | \$34,500       | C             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 60%<br>Location : Throughout<br>Cracking/Crumbling, Extent : Severe, Area Affected : 70%<br>Location : Throughout<br>Patching Evident, Extent : Severe, Area Affected : 30%<br>Location : Throughout |                   |                |         |                    |             |                |               |  |
| Wood                   | 5%   |                   |                | 2060    | * *                | 5           | \$9,900        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - BX

## Asset # : 481

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$116,400      | 2035               | * *            | 5           | \$2,000        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | * *            | 5           | \$2,600        | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 67%        |                   |                | LIFE               | * *            | 5           | \$26,500       | C             |
| SGFT/Glazed Masonry   | 20%        | Now               | \$121,500      | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Expansion Joints Throughout                        |            |                   |                |                    |                |             |                |               |
| Explanation : Vertical Cracks                                 |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 10%        |                   |                | 2033               | * *            | 5           | \$13,200       | B             |
| AcousTileConcealSpLn  | 5%         | Now               | \$40,800       | 2040               | * *            | 5           | \$3,300        | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 60%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 40%        |                   |                | LIFE               | * *            | 5           | \$6,600        | B             |
| Metal Panel   | 5%         | Now               | \$86,000       | LIFE               | * *            | 5           | \$6,600        | B             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 70% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Corrosion/Rusting, Extent : Severe, Area Affected : 30%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Severe, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 40%        |                   |                | LIFE               | * *            | 5           | \$26,500       | B             |

| Electrical               |                   | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|-------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component         | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type              | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                   |  |           |                    |      |                |       |                |          |
|                          | Service Equipment |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw     | 100%   |           |                    | 2020 | \$28,700       | 5     | \$300          | B        |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                   | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                   | Explanation : One 1600 Amps Main Disconnect Switch         |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                   |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw     | 100%   |           |                    | 2020 | \$104,300      | 5     | \$300          | B        |
| Raceway                  |                   |  |           |                    |      |                |       |                |          |
|                          | Conduit           | 100%   |           |                    | 2020 | \$118,900      | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - BX

## Asset # : 481

| Electrical  |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |                    |                |                   |                |                    |                |             |                |               |
| Panelboards   |                    |                |                   |                |                    |                |             |                |               |
|   | Fused Disc Sw      | 20%            |                   |                | 2019               | \$27,100       | 5           | \$300          | B             |
|   | Molded Case Bkrs   | 80%            | 4+                | \$32,500       | 2028               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |                    |                |                   |                |                    |                |             |                |               |
| Location : All Floors   |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Additional Power Outlets Needed In All Classrooms |                    |                |                   |                |                    |                |             |                |               |
| Wiring  |                    |                |                   |                |                    |                |             |                |               |
|   | Braided Cloth      | 70%            | 2-4               | \$91,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 5%          |                    |                |                   |                |                    |                |             |                |               |
| Location : Throughout   |                    |                |                   |                |                    |                |             |                |               |
|   | Thermoplastic      | 30%            |                   |                | 2020               | \$39,200       | 1           |                | B             |
| Motor Controllers   |                    |                |                   |                |                    |                |             |                |               |
|   | Locally Mounted    | 100%           |                   |                | 2018               | \$21,200       | 5           | \$500          | B             |
| Ground  |                    |                |                   |                |                    |                |             |                |               |
| Grounding Devices   |                    |                |                   |                |                    |                |             |                |               |
|   | Generic            | 100%           |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting  |                    |                |                   |                |                    |                |             |                |               |
| Interior Lighting   |                    |                |                   |                |                    |                |             |                |               |
|   | Fluorescent        | 15%            |                   |                | 2015               | \$95,600       | 10          | \$9,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |                    |                |                   |                |                    |                |             |                |               |
| Location : Hallway And Cafeteria                                |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                                   |                    |                |                   |                |                    |                |             |                |               |
|   | Fluorescent        | 70%            |                   |                | 2028               | * *            | 10          | \$45,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |                    |                |                   |                |                    |                |             |                |               |
| Location : All Classrooms                                       |                    |                |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                                    |                    |                |                   |                |                    |                |             |                |               |
|   | HID                | 5%             |                   |                | 2015               | \$14,800       | 10          | \$100          | B             |
|   | Incandescent       | 10%            |                   |                | 2015               | \$63,700       | 2           | \$200          | B             |
| Egress Lighting   |                    |                |                   |                |                    |                |             |                |               |
|   | Emergency, Service | 35%            |                   |                | 2015               | \$4,100        | 1           |                | B             |
|   | Emergency, Battery | 15%            |                   |                | 2015               | \$4,400        | 10          | \$2,600        | B             |
|   | Exit, Service      | 50%            |                   |                | 2015               | \$5,900        | 1           |                | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2040               | * *            | 5           | \$21,900       |               |
| Conversion Equipment                                 |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$19,600       | 2018               | \$392,400      | 1           | \$63,100       |               |
| Corroded, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                               |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                               |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - BX

## Asset # : 481

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |                   |                | 2030               | * *            | 4           | \$5,200        | B             |
| Terminal Devices      |            |                   |                |                    |                |             |                |               |
| Air Handler           | 20%        |                   |                | 2015               | \$86,900       | 1           | \$8,800        | B             |
| Convactor/Radiator    | 80%        |                   |                | 2025               | * *            | 1           | \$18,300       | B             |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Electricity           | 20%        |                   |                | 2028               | * *            | 1           |                | B             |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%        |                   |                | 2015               | \$33,100       | 1           |                | B             |
| No Component          | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$39,400       | B             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 10%        |                   |                | 2020               | \$8,900        | 2           | \$200          | B             |
| Roof                  | 85%        |                   |                | 2015               | \$54,500       | 2           | \$1,900        | B             |
| Wall Unit             | 5%         |                   |                | 2020               | \$6,100        | 2           | \$100          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger     |            |                   |                |                    |                |             |                |               |
| Low Temp              | 100%       |                   |                | 2030               | * *            | 4           | \$10,500       | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Submersible           | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2020               | \$7,800        | 1           | \$4,400        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 30 - BX AX (ECF-S X ECC 2)  
**Address** : 577 EAST 139 STREET @ST. ANNS AVE.  
**Borough** : BRONX **Agency's Number** : X855  
**Program / Asset #** : BOE0177.010 / 482 **Yr Built/Renovated** : 1974 /  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2552 **Lot** : 70 **BIN** : 2003646

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$97,900              |                       |
| Interior Architecture |  | \$53,200              |                       |
| Electrical            |  | \$86,800              |                       |
| Mechanical            |  |                       | \$269,600             |
| <b>Total</b>          |  | <b>\$237,900</b>      | <b>\$269,600</b>      |
| Priority A            |  | \$97,900              |                       |
| Priority B            |  | \$86,800              | \$269,600             |
| Priority C            |  | \$53,200              |                       |
| <b>Total</b>          |  | <b>\$237,900</b>      | <b>\$269,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 | \$13,300        |                |                |
| Interior Architecture | \$20,400        |                 |                | \$2,000        |
| Electrical            | \$100           | \$16,600        |                |                |
| Mechanical            | \$1,300         | \$11,600        | \$2,100        | \$500          |
| <b>Total</b>          | <b>\$21,900</b> | <b>\$41,600</b> | <b>\$2,100</b> | <b>\$2,400</b> |
| Priority A            |                 | \$13,300        |                |                |
| Priority B            | \$11,000        | \$28,300        | \$2,100        | \$500          |
| Priority C            | \$10,800        |                 |                | \$2,000        |
| <b>Total</b>          | <b>\$21,900</b> | <b>\$41,600</b> | <b>\$2,100</b> | <b>\$2,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 30 - BX AX (ECF-S X ECC 2)**  
**Asset # : 482**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%  |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%   |                   |                | LIFE    | **                 | 5           | \$6,500        | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Steel                  | 100%  | Now               | \$97,900       | 2045    | **                 | 5           | \$10,500       | A             |  |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 30%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Deformed/Dented, Extent : Moderate, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 100%  |                   |                | LIFE    | **                 | 5           | \$18,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2025    | **                 | 10          | \$13,300       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Carpet                 | 3%  | 4+                | \$500          | 2019    | \$2,700            | 3           | \$700          | C             |  |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 40%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$10,100       | 2029    | **                 | 5           | \$400          | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 60%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 92%   | Now               | \$53,200       | 2025    | **                 | 3           | \$5,200        | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 3%  |                   |                | 2029    | **                 | 5           | \$400          | C             |  |
| Concrete Masonry Unit  | 97%   |                   |                | LIFE    | **                 | 5           | \$5,200        | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 50%   |                   |                | LIFE    | **                 | 5           | \$1,200        | B             |  |
| Gypsum Board           | 50%   | Now               | \$9,600        | LIFE    | **                 | 5           | \$9,500        | B             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Bathrooms  |                   |                |         |                    |             |                |               |  |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 30 - BX AX (ECF-S X ECC 2)

Asset # : 482

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$3,000        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$34,200       | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$15,200       | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2019               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$15,800       | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2020               | \$12,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2015               | \$86,800       | 10          | \$8,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2015               | \$800          | 10          |                | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$2,700        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2015               | \$2,100        | 10          | \$1,200        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$800          | 1           |                | B             |

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2030    | * *            | 1           |                | B             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Radiant Heater       | 100%           |                   |                    | 2020    | \$50,900       | 2           | \$4,700        | B             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Fan Coil - Cool/Heat | 100%           |                   |                    | 2020    | \$218,700      | 1           | \$3,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 30 - BX AX (ECF-S X ECC 2)**  
**Asset # : 482**

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System      | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation |                    |                |                   |                    |         |                |             |                |               |
|             | Distribution       |                |                   |                    |         |                |             |                |               |
|             | Ductwork/Diffusers | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$5,700        | B             |
|             | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|             | Interior           | 5%             |                   |                    | 2015    | \$600          | 2           |                | B             |
|             | Roof               | 95%            |                   |                    | 2015    | \$8,700        | 2           | \$300          | B             |
| Plumbing    |                    |                |                   |                    |         |                |             |                |               |
|             | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|             | Galv Iron/Steel    | 100%           |                   |                    | 2025    | * *            | 1           |                | B             |
|             | Water Heater       |                |                   |                    |         |                |             |                |               |
|             | Electric           | 100%           |                   |                    | 2015    | \$1,800        | 4           | \$100          | B             |
|             | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|             | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|             | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|             | Generic            | 100%           |                   |                    | 2020    | \$1,100        | 1           | \$600          | B             |
|             | Fixtures           |                |                   |                    |         |                |             |                |               |
|             | Generic            | 100%           |                   |                    |         |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 304 - BK  
**Address** : 280 HART STREET  
**Borough** : BROOKLYN **Agency's Number** : K304  
**Program / Asset #** : BOE0587.000 / 684 **Yr Built/Renovated** : 1962 / 2000  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1773 **Lot** : 14 **BIN** : 3049420

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$64,400              | \$62,400              |
| Interior Architecture |                       | \$822,100             |
| Electrical            | \$772,300             | \$299,600             |
| Mechanical            | \$169,300             | \$172,000             |
| <b>Total</b>          | <b>\$1,006,000</b>    | <b>\$1,356,100</b>    |
| Priority A            | \$64,400              | \$62,400              |
| Priority B            | \$941,500             | \$471,600             |
| Priority C            |                       | \$822,100             |
| <b>Total</b>          | <b>\$1,006,000</b>    | <b>\$1,356,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$7,000         |                 | \$7,600          | \$6,800         |
| Interior Architecture | \$7,900         | \$13,700        | \$14,400         |                 |
| Electrical            | \$4,600         | \$800           | \$83,400         |                 |
| Mechanical            | \$10,800        | \$11,000        | \$49,000         | \$15,500        |
| <b>Total</b>          | <b>\$30,300</b> | <b>\$25,500</b> | <b>\$154,400</b> | <b>\$22,300</b> |
| Priority A            | \$7,000         |                 | \$7,600          | \$6,800         |
| Priority B            | \$15,400        | \$11,900        | \$146,800        | \$15,500        |
| Priority C            | \$7,900         | \$13,700        |                  |                 |
| <b>Total</b>          | <b>\$30,300</b> | <b>\$25,500</b> | <b>\$154,400</b> | <b>\$22,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 304 - BK

## Asset # : 684

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 98% |  |  | LIFE | ** | 5 | \$62,400 | A |
| Masonry: Limestone | 2%  |  |  | LIFE | ** | 5 | \$1,000  | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2037 | ** | 5 | \$13,600 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$400    | A |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)          | 10% |  |  | 2026 | ** | 10 | \$7,600  | A |
| IRMA/Protected Membrane | 85% |  |  | 2026 | ** | 10 | \$64,400 | A |
| Metal Panel             | 5%  |  |  | 2034 | ** | 10 | \$7,000  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$25,200 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | **        | 5 | \$5,800  | C |
| Terrazzo               | 5%  |  |  | LIFE | **        | 5 | \$4,500  | C |
| Vinyl Tile             | 75% |  |  | 2021 | \$822,100 | 3 | \$32,300 | C |
| Wood                   | 5%  |  |  | 2049 | **        | 5 | \$10,800 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2024 | ** | 5 | \$5,100  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$4,100  | C |
| Glazed Ceramic Panel  | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster               | 50% |  |  | LIFE | ** | 5 | \$15,300 | C |
| SGFT/Glazed Masonry   | 33% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 25% |  |  | 2026 | ** | 5 | \$28,700 | B |
| Exposed Concrete  | 60% |  |  | LIFE | ** | 5 | \$10,800 | B |
| Metal Panel       | 5%  |  |  | LIFE | ** | 5 | \$7,200  | B |
| Plaster           | 10% |  |  | LIFE | ** | 5 | \$7,200  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service, No Ratings Available*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2021 | \$78,200 | 5 | \$300 | B |
| Fused Disc Sw | 25% |  |  | 2031 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$113,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2031 | **        | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 304 - BK

## Asset # : 684

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,600        | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2029               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2019               | \$17,000       | 5           | \$400          | B             |
| Locally Mounted  | 20%        | 0-2               | \$4,200        | 2041               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2016               | \$602,700      | 10          | \$61,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2026               | * *            | 10          | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$9,600        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$34,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2026               | * *            | 10          | \$7,400        | B             |
| Exit, Service  | 60%        |                   |                | 2026               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$31,100       | 10          | \$200          | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2041               | * *            | 5           | \$23,800       |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2034               | * *            | 1           | \$76,200       |               |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 304 - BK

Asset # : 684

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$61,200       | 2031               | * *            | 4           | \$3,800        | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Traps And Vacuum Condensate Pumps</i>         |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2021               | \$94,500       | 1           | \$9,500        | B             |
| Convactor/Radiator  | 80%        |                   |                | 2026               | * *            | 1           | \$19,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 60%        |                   |                | 2016               | \$108,100      | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$42,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2021               | \$77,500       | 2           | \$1,900        | B             |
| Roof  | 20%        |                   |                | 2021               | \$13,900       | 2           | \$500          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2016               | \$20,400       | 2           | \$1,200        | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2041               | * *            | 4           | \$7,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 305 - BK  
**Address** : 344 MONROE STREET BTWN: MARCY AVE., TOMPKINS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K305  
**Program / Asset #** : BOE0588.000 / 1274 **Yr Built/Renovated** : 1962 / 2010  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1819 **Lot** : 14 **BIN** : 3051458

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$788,400             |
| Interior Architecture | \$1,451,400           |                       |
| Electrical            | \$134,600             | \$1,048,300           |
| Mechanical            | \$141,000             | \$146,900             |
| <b>Total</b>          | <b>\$1,726,900</b>    | <b>\$1,983,700</b>    |
| Priority A            |                       | \$788,400             |
| Priority B            | \$275,500             | \$1,195,200           |
| Priority C            | \$1,451,400           |                       |
| <b>Total</b>          | <b>\$1,726,900</b>    | <b>\$1,983,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,300         |                 | \$3,100         | \$6,600         |
| Interior Architecture | \$95,100         | \$1,400         | \$1,700         | \$10,500        |
| Electrical            | \$400            | \$700           | \$1,100         | \$67,400        |
| Mechanical            | \$34,500         | \$10,600        | \$16,700        | \$10,600        |
| <b>Total</b>          | <b>\$146,300</b> | <b>\$12,700</b> | <b>\$22,600</b> | <b>\$95,200</b> |
| Priority A            | \$16,300         |                 | \$3,100         | \$6,600         |
| Priority B            | \$97,700         | \$11,300        | \$17,800        | \$78,000        |
| Priority C            | \$32,300         | \$1,400         | \$1,700         | \$10,500        |
| <b>Total</b>          | <b>\$146,300</b> | <b>\$12,700</b> | <b>\$22,600</b> | <b>\$95,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 305 - BK

## Asset # : 1274

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 100%  |                   |                | LIFE    | * *                | 5           | \$62,200       | A             |  |
|                         | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 95%   |                   |                | 2047    | * *                | 5           | \$13,300       | A             |  |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Glass Block             | 5%  | Now               | \$16,300       | LIFE    | * *                | 5           | \$400          | A             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Corridor(s)  |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 95%   |                   |                | 2022    | \$655,700          | 10          | \$70,400       | A             |  |
| Roll Roofing            | 5%  |                   |                | 2021    | \$16,600           | 5           | \$6,200        | A             |  |
| Interior                |   |                   |                |         |                    |             |                |               |  |
| Floors                  |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile            | 3%  |                   |                | 2031    | * *                | 5           | \$3,400        | C             |  |
| Terrazzo                | 5%  | 0-2               | \$16,800       | LIFE    | * *                | 5           | \$4,400        | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 75%   | Now               | \$241,200      | 2017    | \$804,100          | 3           | \$31,600       | C             |  |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 60%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 9x9 Tiles                               |                   |                |         |                    |             |                |               |  |
| Vinyl Tile              | 10%   |                   |                | 2027    | * *                | 3           | \$4,200        | C             |  |
| Wood                    | 7%  | Now               | \$50,100       | 2025    | * *                | 5           | \$7,400        | C             |  |
|                         | Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls          |   |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%  |                   |                | LIFE    | * *                | 5           | \$2,000        | C             |  |
| Glazed Ceramic Panel    | 5%  | Now               | \$15,400       | LIFE    | * *                |             |                | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Plaster                 | 65%   | Now               | \$356,000      | LIFE    | * *                | 5           | \$19,400       | C             |  |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout 108, 142 & Hallway                      |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry     | 25%   |                   |                | LIFE    | * *                |             |                | C             |  |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25% Now

\$33,900

2027

\* \*

5

\$14,000

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Exposed Concrete

60%

LIFE

\* \*

5

\$10,500

B

Plaster

15% Now

\$29,000

LIFE

\* \*

5

\$10,500

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1 Electrical Service - No Ratings Available*

## Switchgear / Switchboard

Fused Disc Sw

100%

2022

\$104,300

5

\$300

B

## Raceway

Conduit

100%

2022

\$118,900

1

B

## Panelboards

Fused Disc Sw

10%

2038

\* \*

5

\$200

B

Fused Disc Sw

10%

2030

\* \*

5

\$200

B

Molded Case Bkrs

80%

2021

\$108,400

5

\$1,500

B

## Wiring

Braided Cloth

70%

2-4

\$91,600

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

30%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2020

\$21,200

5

\$500

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected With Main Water Pipe*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 305 - BK

## Asset # : 1274

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

96%  
 2022 \$650,500 10 \$66,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 And T-8 Lamps*

HID 1% 2017 \$3,100 10 B  
 Incandescent 3% 2017 \$20,300 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2022 \$15,600 10 \$9,100 B  
 Exit, Service 50% 2022 \$6,200 1 B

## Exterior Lighting

HID 100% 2017 \$30,400 10 \$200 B

## Alarm

## Security System

No Component 95%  
 Generic 5% 2017 \$12,600 1 \$1,400 B D

## Fire/Smoke Detection

No Component 95%  
 Generic 5% 2017 \$43,000 1-3 \$2,300 B D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel 100% 2042 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Oil #2, 2 Tanks 5000 Gal Each*

## Conversion Equipment

Steam Boiler 100% 2035 \* \* 1 \$74,500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump 100% Now \$12,000 2032 \* \* 4 \$3,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : One Condensate Pump Needs To Be Repaired*

## Terminal Devices

Air Handler 20% 2022 \$92,400 1 \$9,300 B  
 Convactor/Radiator 80% Now \$13,000 2027 \* \* 1 \$17,500 B  
*Other Observation, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*  
*Explanation : Thermostats Don't Function Properly*

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 305 - BK

Asset # : 1274

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 80%        |                   |                | 2017               | \$141,000      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 80%        |                   |                | 2022               | \$54,500       | 2           | \$1,900        | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 95%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$19,900       | 2           | \$1,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Tank 400 Gal                              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2042               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 305 - Q LEARNERS AND LEADERS  
**Address** : 378 SENECA AVE.  
**Borough** : QUEENS **Agency's Number** : Q245  
**Program / Asset #** : BOE1070.000 / 14416 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 118,107 **Project Type** : EDUCATION  
**Date of Survey** : 18-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3428 **Lot** : 16 **BIN** : 4081817

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$56,500              |
| Interior Architecture | \$68,800              | \$133,800             |
| Electrical            |                       | \$88,600              |
| <b>Total</b>          | <b>\$68,800</b>       | <b>\$278,900</b>      |
| Priority A            |                       | \$56,500              |
| Priority B            | \$68,800              | \$157,400             |
| Priority C            |                       | \$65,000              |
| <b>Total</b>          | <b>\$68,800</b>       | <b>\$278,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$3,400         |
| Interior Architecture | \$13,600        | \$3,600         |                 | \$30,100        |
| Electrical            | \$1,100         | \$900           | \$900           | \$3,100         |
| Mechanical            | \$13,000        | \$8,800         | \$20,500        | \$8,800         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$35,600</b> | <b>\$21,200</b> | <b>\$29,300</b> | <b>\$53,300</b> |
| Priority A            |                 |                 |                 | \$3,400         |
| Priority B            | \$22,000        | \$17,600        | \$29,300        | \$19,800        |
| Priority C            | \$13,600        | \$3,600         |                 | \$30,100        |
| <b>Total</b>          | <b>\$35,600</b> | <b>\$21,200</b> | <b>\$29,300</b> | <b>\$53,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 305 - Q LEARNERS AND LEADERS**  
**Asset # : 14416**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Exterior**

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| <b>Exterior Walls</b>   |      |  |  |      |    |    |          |   |
| Glass Block             | 10%  |  |  | LIFE | ** | 5  | \$3,900  | A |
| Masonry: Brick          | 90%  |  |  | LIFE | ** | 5  | \$56,500 | A |
| <b>Windows</b>          |      |  |  |      |    |    |          |   |
| Aluminum                | 100% |  |  | 2047 | ** | 5  | \$6,900  | A |
| <b>Parapets</b>         |      |  |  |      |    |    |          |   |
| Cast Stone/Terra Cotta  | 10%  |  |  | LIFE | ** | 5  | \$2,900  | A |
| Masonry: Brick          | 90%  |  |  | LIFE | ** | 5  | \$3,400  | A |
| <b>Roof</b>             |      |  |  |      |    |    |          |   |
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10 | \$27,200 | A |

**Interior**

|                       |     |  |  |      |    |   |           |   |
|-----------------------|-----|--|--|------|----|---|-----------|---|
| <b>Floors</b>         |     |  |  |      |    |   |           |   |
| Carpet                | 5%  |  |  | 2024 | ** | 3 | \$10,800  | C |
| Ceramic Tile          | 10% |  |  | 2037 | ** | 5 | \$14,500  | C |
| Quarry Tile           | 5%  |  |  | 2042 | ** | 5 | \$10,800  | C |
| Terrazzo              | 5%  |  |  | LIFE | ** | 5 | \$5,600   | C |
| Vinyl Tile            | 75% |  |  | 2032 | ** | 3 | \$54,200  | C |
| <b>Interior Walls</b> |     |  |  |      |    |   |           |   |
| Ceramic Tile          | 5%  |  |  | 2037 | ** | 5 | \$7,700   | C |
| Gypsum Board          | 70% |  |  | LIFE | ** | 5 | \$65,000  | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |           | C |
| <b>Ceilings</b>       |     |  |  |      |    |   |           |   |
| AcousTileSusp.Lay-In  | 95% |  |  | 2042 | ** | 5 | \$137,500 | B |
| Embossed Metal        | 5%  |  |  | LIFE | ** | 5 | \$3,300   | B |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| <b>Service Equipment</b>  |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2052 | ** | 5 | \$400   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |         |   |
| <i>Explanation : One 3000 Amps Main Disconnect Switch</i>         |      |  |  |      |    |   |         |   |
| <b>Switchgear / Switchboard</b>                                   |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2052 | ** | 5 | \$400   | B |
| <b>Raceway</b>  |      |  |  |      |    |   |         |   |
| Conduit   | 100% |  |  | 2052 | ** | 1 |         | B |
| <b>Panelboards</b>  |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 5%   |  |  | 2047 | ** | 5 | \$100   | B |
| Molded Case Bkrs  | 95%  |  |  | 2047 | ** | 5 | \$2,400 | B |
| <b>Wiring</b>   |      |  |  |      |    |   |         |   |
| Thermoplastic   | 100% |  |  | 2052 | ** | 1 |         | B |
| <b>Motor Controllers</b>  |      |  |  |      |    |   |         |   |
| Locally Mounted   | 100% |  |  | 2042 | ** | 5 | \$700   | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 305 - Q LEARNERS AND LEADERS**  
**Asset # : 14416**

| Electrical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground           |                      |  |                   |                    |         |                |             |                |               |
|                  | Grounding Devices    |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    | LIFE    | * *            | 5           | \$1,400        | B             |
| Lighting         |                      |  |                   |                    |         |                |             |                |               |
|                  | Interior Lighting    |  |                   |                    |         |                |             |                |               |
|                  | Fluorescent          | 97%  |                   |                    | 2032    | * *            | 10          | \$86,000       | B             |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Using T-8 Lamps                              |                   |                    |         |                |             |                |               |
|                  | Fluorescent          | 3%   |                   |                    | 2032    | * *            | 10          | \$2,700        | B             |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Lobby, 1st 2nd Floors                           |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Using Compact Lamps                          |                   |                    |         |                |             |                |               |
|                  | Egress Lighting      |  |                   |                    |         |                |             |                |               |
|                  | Emergency, Service   | 50%  |                   |                    | 2032    | * *            | 1           |                | B             |
|                  | Exit, Service        | 50%  |                   |                    | 2032    | * *            | 1           |                | B             |
|                  | Exterior Lighting    |  |                   |                    |         |                |             |                |               |
|                  | HID                  | 100%   |                   |                    | 2032    | * *            | 10          | \$300          | B             |
| Alarm            |                      |  |                   |                    |         |                |             |                |               |
|                  | Security System      |  |                   |                    |         |                |             |                |               |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic              | 10%  |                   |                    | 2032    | * *            | 1           | \$3,600        | B             |
|                  | Fire/Smoke Detection |  |                   |                    |         |                |             |                |               |
|                  | No Component         | 90%  |                   |                    |         |                |             |                | D             |
|                  | Generic              | 10%  |                   |                    | 2032    | * *            | 1-3         | \$6,100        | B             |
| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 10%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                  | Natural Gas          | 90%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Furnace              | 90%  |                   |                    | 2030    | * *            | 1           | \$43,100       | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 90%     |                   |                    |         |                |             |                |               |
|                  |                      | Location : Roof  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : 5 Units                                      |                   |                    |         |                |             |                |               |
|                  | Radiant Heater       | 10%  |                   |                    | 2030    | * *            | 2           | \$4,500        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 10%     |                   |                    |         |                |             |                |               |
|                  |                      | Location : Hallways  |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : Radiant Heaters                              |                   |                    |         |                |             |                |               |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2044    | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 305 - Q LEARNERS AND LEADERS**  
**Asset # : 14416**

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                          | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$6,000               | B                    |
| <b>Ventilation</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers                                      | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$53,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$3,000               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$25,600              | 2                  | \$1,400               | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Backflow Preventer                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$6,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : B-3  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 Units                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2048                      | * *                   | 1-2                | \$27,100              | B                    |
| Fire Pump   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$18,100              | B                    |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 306 - BK  
**Address** : 970 VERMONT STREET BTWN: COZINE AVE., WORTMAN AVE.  
**Borough** : BROOKLYN **Agency's Number** : K306  
**Program / Asset #** : BOE0589.000 / 1259 **Yr Built/Renovated** : 1965 / 2002  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4392 **Lot** : 1 **BIN** : 3097873

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$165,700             | \$211,300             |
| Interior Architecture | \$1,225,600           | \$44,300              |
| Electrical            | \$137,400             | \$1,289,700           |
| Mechanical            | \$113,500             | \$900,100             |
| <b>Total</b>          | <b>\$1,642,200</b>    | <b>\$2,445,300</b>    |
| Priority A            | \$165,700             | \$211,300             |
| Priority B            | \$250,900             | \$2,234,000           |
| Priority C            | \$1,225,600           |                       |
| <b>Total</b>          | <b>\$1,642,200</b>    | <b>\$2,445,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$4,200         |
| Interior Architecture | \$38,700         |                 | \$1,900         | \$19,300        |
| Electrical            | \$31,600         | \$1,100         | \$1,900         | \$15,600        |
| Mechanical            | \$47,900         | \$18,600        | \$23,200        | \$25,000        |
| <b>Total</b>          | <b>\$118,200</b> | <b>\$19,700</b> | <b>\$27,000</b> | <b>\$64,200</b> |
| Priority A            |                  |                 |                 | \$4,200         |
| Priority B            | \$91,200         | \$19,700        | \$25,100        | \$44,600        |
| Priority C            | \$27,100         |                 | \$1,900         | \$15,300        |
| <b>Total</b>          | <b>\$118,200</b> | <b>\$19,700</b> | <b>\$27,000</b> | <b>\$64,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 306 - BK

## Asset # : 1259

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Cast in Place Concrete

20%

LIFE

\* \*

5

\$71,300

A

Masonry: Brick

80%

LIFE

\* \*

5

\$57,100

A

## Windows

Aluminum

100%

2038

\* \*

5

\$16,000

A

## Parapets

Metal Rail

100%

2035

\* \*

5-10

\$210,900

A

## Roof

Built-Up (BUR)

5%

2027

\* \*

10

\$4,200

A

IRMA/Protected

95%

Now

\$37,600

2027

\* \*

A

Membrane

*Water Penetration, Extent : Light, Area Affected : 20%**Location : 3rd Floor Throughout*

## Interior

## Floors

Ceramic Tile

3%

2031

\* \*

5

\$3,900

C

Vinyl Tile

95%

0-2

\$58,400

2017

\$1,167,300

3

\$45,900

C

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Wood

2%

Now

\$5,500

2037

\* \*

5

\$2,400

C

*Broken/Missing Elements, Extent : Light, Area Affected : 20%**Location : Throughout*

## Interior Walls

Concrete Masonry Unit

10%

Now

\$21,600

LIFE

\* \*

5

\$4,600

C

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Oil Tank Room In Basement*

Masonry: Brick

35%

LIFE

\* \*

C

Plaster

55%

LIFE

\* \*

5

\$18,800

C

## Ceilings

AcousTile,Adhered

30%

Now

\$11,600

2027

\* \*

5

\$19,300

B

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : 3rd Floor Class Rooms*

AcousTileConcealSpLn

5%

2027

\* \*

5

\$8,100

B

Exposed Concrete

10%

LIFE

\* \*

5

\$2,000

B

Plaster

55%

LIFE

\* \*

5

\$44,300

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$32,600

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Size 2500 & 2000 Amps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 306 - BK

## Asset # : 1259

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 100%   |                   |                | 2022    | \$119,200          | 5           | \$400          | B             |  |
| Raceway                  |  |                   |                |         |                    |             |                |               |  |
| Conduit                  | 100%   |                   |                | 2022    | \$143,700          | 1           |                | B             |  |
| Panelboards              |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 20%  |                   |                | 2021    | \$27,100           | 5           | \$400          | B             |  |
| Molded Case Bkrs         | 80%  |                   |                | 2021    | \$108,400          | 5           | \$1,800        | B             |  |
| Wiring                   |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 20%  | 2-4               | \$30,700       | 2047    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 80%  |                   |                | 2022    | \$122,700          | 1           |                | B             |  |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 100%   |                   |                | 2020    | \$33,000           | 5           | \$600          | B             |  |
| Ground                   |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |  |
| Generic                  | 100%   |                   |                | LIFE    | * *                | 5           | \$1,200        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Water Main                                   |                   |                |         |                    |             |                |               |  |
| Lighting                 |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting        |  |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 93%  |                   |                | 2022    | \$722,200          | 10          | \$73,500       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Lamps T-12                                   |                   |                |         |                    |             |                |               |  |
| HID                      | 2%   |                   |                | 2022    | \$7,200            | 10          | \$100          | B             |  |
| Incandescent             | 5%   |                   |                | 2017    | \$38,800           | 2           | \$100          | B             |  |
| Egress Lighting          |  |                   |                |         |                    |             |                |               |  |
| Emergency, Service       | 50%  |                   |                | 2017    | \$7,100            | 1           |                | B             |  |
| Exit, Service            | 50%  |                   |                | 2017    | \$7,100            | 1           |                | B             |  |
| Exterior Lighting        |  |                   |                |         |                    |             |                |               |  |
| HID                      | 100%   |                   |                | 2022    | \$34,800           | 10          | \$300          | B             |  |
| Alarm                    |  |                   |                |         |                    |             |                |               |  |
| Security System          |  |                   |                |         |                    |             |                |               |  |
| No Component             | 90%  |                   |                |         |                    |             |                | D             |  |
| Generic                  | 10%  |                   |                | 2027    | * *                | 1           | \$3,100        | B             |  |
| Fire/Smoke Detection     |  |                   |                |         |                    |             |                |               |  |
| No Component             | 90%  |                   |                |         |                    |             |                | D             |  |
| Generic                  | 10%  |                   |                | 2017    | \$98,600           | 1-3         | \$5,300        | B             |  |
|                          |  |                   |                |         |                    |             |                |               |  |
| Mechanical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating                  |  |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

| Mechanical                  | Current Repair |                      |   | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|---|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                     |                |                      |   |                    |                |                |                |                  |
| Energy Source               |                |                      |   |                    |                |                |                |                  |
| Fuel Oil No 6               | 100%           |                      |   | 2032               | * *            | 5              | \$26,700       | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Oil Pump</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Tanks Of 7500 Gal Each</i>                     |                    |                |                |                |                  |
| Conversion Equipment        |                |                      |   |                    |                |                |                |                  |
| Steam Boiler                | 100%           | Now                  | \$9,600   | 2027               | * *            | 1              | \$76,900       | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                    |                |                |                |                  |
|                             |                |                      | <i>Location : One Of The Boilers</i>                              |                    |                |                |                |                  |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>  |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Units</i>                                      |                    |                |                |                |                  |
| Distribution                |                |                      |   |                    |                |                |                |                  |
| Steam Piping/Pump           | 100%           | Now                  | \$13,700  | 2032               | * *            | 4              | \$4,300        | B                |
|                             |                |                      | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Throughout</i>                                      |                    |                |                |                |                  |
| Terminal Devices            |                |                      |   |                    |                |                |                |                  |
| Air Handler                 | 10%            |                      |   | 2017               | \$53,000       | 1              | \$5,300        | B                |
| Convactor/Radiator          | 90%            | Now                  | \$16,700  | 2020               | \$834,900      | 1              | \$22,600       | B                |
|                             |                |                      | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Radiators, Throughout</i>                           |                    |                |                |                |                  |
| Air Conditioning            |                |                      |   |                    |                |                |                |                  |
| Energy Source               |                |                      |   |                    |                |                |                |                  |
| Electricity                 | 100%           |                      |   | 2038               | * *            | 1              |                | B                |
| Conversion Equipment        |                |                      |   |                    |                |                |                |                  |
| Window/Wall Unit            | 30%            |                      |   | 2017               | \$60,600       | 1              |                | B                |
| No Component                | 70%            |                      |   |                    |                |                |                | D                |
| Ventilation                 |                |                      |   |                    |                |                |                |                  |
| Distribution                |                |                      |   |                    |                |                |                |                  |
| Ductwork/Diffusers          | 100%           |                      |   | LIFE               | * *            | 2-5            | \$48,000       | B                |
| Exhaust Fans                |                |                      |   |                    |                |                |                |                  |
| Interior                    | 60%            |                      |   | 2022               | \$65,200       | 2              | \$1,600        | B                |
| Roof                        | 40%            | 0-2                  | \$6,200   | 2022               | \$31,200       | 2              | \$900          | B                |
|                             |                |                      | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 10%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Kitchen Fan, Roof</i>                               |                    |                |                |                |                  |
| Plumbing                    |                |                      |   |                    |                |                |                |                  |
| H/C Water Piping            |                |                      |   |                    |                |                |                |                  |
| Galv Iron/Steel             | 100%           |                      |   | 2027               | * *            | 1              |                | B                |
| HW Heat Exchanger           |                |                      |   |                    |                |                |                |                  |
| Low Temp                    | 100%           |                      |   | 2032               | * *            | 4              | \$8,500        | B                |
| Sanitary Piping             |                |                      |   |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |   | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |                      |   |                    |                |                |                |                  |
| Cast Iron                   | 100%           |                      |   | LIFE               | * *            | 1              |                | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 306 - BK

Asset # : 1259

| Mechanical       |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                   |  |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)      |  |                   |                    |         |                |             |                |               |
|                  | Submersible       | 100%   |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
|                  | Sewage Ejector(s) |  |                   |                    |         |                |             |                |               |
|                  | Electric          | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures          |  |                   |                    |         |                |             |                |               |
|                  | Generic           | 100%   |                   |                    |         |                |             |                | B             |
|                  |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                   | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                   |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler         |  |                   |                    |         |                |             |                |               |
|                  | No Component      | 95%  |                   |                    |         |                |             |                | D             |
|                  | Generic           | 5%   |                   |                    | 2032    | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 306 - Q NYC ACADEMY FOR DISCOVERY  
**Address** : 95-16 89TH AVE.  
**Borough** : QUEENS **Agency's Number** : Q306  
**Program / Asset #** : BOE1071.000 / 14417 **Yr Built/Renovated** : 2008 /  
**Area Sq Ft** : 48,243 **Project Type** : EDUCATION  
**Date of Survey** : 18-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8975 **Lot** : 100 **BIN** : 4860213

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$46,900              |
| Interior Architecture |                       | \$85,400              |
| Electrical            |                       | \$36,200              |
| <b>Total</b>          |                       | <b>\$168,500</b>      |
| Priority A            |                       | \$46,900              |
| Priority B            |                       | \$36,200              |
| Priority C            |                       | \$85,400              |
| <b>Total</b>          |                       | <b>\$168,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$3,100         |                 |                 |                 |
| Interior Architecture | \$30,300        | \$11,000        |                 | \$3,000         |
| Electrical            | \$4,400         | \$3,700         | \$3,700         | \$5,800         |
| Mechanical            | \$6,700         | \$3,600         | \$8,400         | \$3,600         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$52,400</b> | <b>\$26,200</b> | <b>\$20,000</b> | <b>\$20,300</b> |
| Priority A            | \$3,100         |                 |                 |                 |
| Priority B            | \$44,100        | \$15,200        | \$20,000        | \$17,300        |
| Priority C            | \$5,200         | \$11,000        |                 | \$3,000         |
| <b>Total</b>          | <b>\$52,400</b> | <b>\$26,200</b> | <b>\$20,000</b> | <b>\$20,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 306 - Q NYC ACADEMY FOR DISCOVERY**  
**Asset # : 14417**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Exterior**

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 95% |  |  | LIFE | ** | 5 | \$46,900 | A |
| Pre-Cast Concrete | 3%  |  |  | LIFE | ** | 5 | \$4,800  | A |
| Window Wall       | 2%  |  |  | 2048 | ** | 5 | \$3,700  | A |

## Windows

|             |     |  |  |      |    |   |         |   |
|-------------|-----|--|--|------|----|---|---------|---|
| Aluminum    | 95% |  |  | 2044 | ** | 5 | \$6,200 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$200   | A |

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 45% |  |  | LIFE | ** | 5 | \$20,000 | A |
| Masonry: Brick         | 45% |  |  | LIFE | ** | 5 | \$1,900  | A |
| Metal Panel            | 5%  |  |  | 2048 | ** | 5 | \$800    | A |
| Pre-Cast Concrete      | 5%  |  |  | LIFE | ** | 5 | \$1,400  | A |

## Roof

|                         |     |  |  |      |         |    |          |   |
|-------------------------|-----|--|--|------|---------|----|----------|---|
| IRMA/Protected Membrane | 95% |  |  | 2030 | **      | 10 | \$25,900 | A |
| Roll Roofing            | 5%  |  |  | 2023 | \$6,100 | 5  | \$2,300  | A |

**Interior**

## Floors

|                        |     |  |  |      |          |   |          |   |
|------------------------|-----|--|--|------|----------|---|----------|---|
| Carpet                 | 10% |  |  | 2023 | \$34,900 | 3 | \$11,800 | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | **       | 5 | \$6,500  | C |
| Ceramic Tile           | 5%  |  |  | 2035 | **       | 5 | \$3,000  | C |
| Quarry Tile            | 5%  |  |  | 2039 | **       | 5 | \$4,400  | C |
| Vinyl Tile             | 75% |  |  | 2030 | **       | 3 | \$16,600 | C |

## Interior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile       | 5%  |  |  | 2035 | ** | 5 | \$7,900  | C |
| Glass: Single Pane | 5%  |  |  | LIFE | ** | 5 | \$5,900  | C |
| Gypsum Board       | 90% |  |  | LIFE | ** | 5 | \$85,400 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 85% |  |  | 2039 | ** | 5 | \$50,200 | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$7,400  | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5 | \$3,700  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts**

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$200 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |    |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |    |   |       |   |
| Explanation : One 3000 Amps Main Disconnect Switch         |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 306 - Q NYC ACADEMY FOR DISCOVERY**  
**Asset # : 14417**

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts      |                    |  |                   |                    |         |                |             |                |               |
| Panelboards          |                    |  |                   |                    |         |                |             |                |               |
|                      | Fused Disc Sw      | 10%  |                   |                    | 2047    | * *            | 5           | \$100          | B             |
|                      | Molded Case Bkrs   | 90%  |                   |                    | 2047    | * *            | 5           | \$900          | B             |
| Wiring               |                    |  |                   |                    |         |                |             |                |               |
|                      | Thermoplastic      | 100%   |                   |                    | 2052    | * *            | 1           |                | B             |
| Motor Controllers    |                    |  |                   |                    |         |                |             |                |               |
|                      | Locally Mounted    | 100%   |                   |                    | 2042    | * *            | 5           | \$300          | B             |
| Ground               |                    |  |                   |                    |         |                |             |                |               |
| Grounding Devices    |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | LIFE    | * *            | 5           | \$600          | B             |
| Lighting             |                    |  |                   |                    |         |                |             |                |               |
| Interior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 95%  |                   |                    | 2032    | * *            | 10          | \$34,400       | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 5%   |                   |                    | 2032    | * *            | 10          | \$1,800        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                      |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : T-5 Lamps                                    |                   |                    |         |                |             |                |               |
| Egress Lighting      |                    |  |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%  |                   |                    | 2032    | * *            | 10          | \$4,800        | B             |
|                      | Exit, Service      | 50%  |                   |                    | 2032    | * *            | 1           |                | B             |
| Exterior Lighting    |                    |  |                   |                    |         |                |             |                |               |
|                      | HID                | 100%   |                   |                    | 2032    | * *            | 10          | \$100          | B             |
| Lightning Protection |                    |  |                   |                    |         |                |             |                |               |
| Arresters/Cabling    |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | 2062    | * *            | 5           | \$1,200        | B             |
| Alarm                |                    |  |                   |                    |         |                |             |                |               |
| Security System      |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | 2032    | * *            | 1           | \$14,800       | B             |
| Fire/Smoke Detection |                    |  |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%   |                   |                    | 2032    | * *            | 1-3         | \$25,100       | B             |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 10%               |                          |                       | 2048                      | **                    | 1                  |                       | B                    |
| Natural Gas                  | 90%               |                          |                       | 2048                      | **                    | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 306 - Q NYC ACADEMY FOR DISCOVERY**  
**Asset # : 14417**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                                |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Furnace                        | 90%   |                   |                    | 2030    | * *            | 1           | \$17,600       | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 90%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 4 Roof Top Units Providing Heat & A C     |                   |                    |         |                |             |                |               |
|                    | Radiant Heater                 | 10%   |                   |                    | 2030    | * *            | 2           | \$1,800        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|                    |                                | Location : Staircase                                    |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 10 Electrical Units                       |                   |                    |         |                |             |                |               |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |               |
|                    | Electricity                    | 100%  |                   |                    | 2044    | * *            | 1           |                | B             |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2030    | * *            | 2           | \$2,400        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : Roof   |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 4 Rtus                                    |                   |                    |         |                |             |                |               |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$22,000       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2030    | * *            | 2           | \$1,200        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2048    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2021    | \$10,500       | 2           | \$600          | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)                   |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                   | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2030    | * *            | 1           | \$2,400        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                                | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                                | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 306 - Q NYC ACADEMY FOR DISCOVERY**  
**Asset # : 14417**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2048    | * *            | 1-2         | \$11,100       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2035    | * *            | 1           | \$7,400        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 307 - BK  
**Address** : 209 YORK STREET BTWN: GOLD ST., NAVY ST.  
**Borough** : BROOKLYN **Agency's Number** : K307  
**Program / Asset #** : BOE0590.000 / 2742 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 56 **Lot** : 7 **BIN** : 3000158

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$237,400             | \$61,800              |
| Interior Architecture | \$620,600             |                       |
| Electrical            | \$160,200             | \$1,027,900           |
| Mechanical            | \$73,600              | \$105,300             |
| <b>Total</b>          | <b>\$1,091,800</b>    | <b>\$1,195,000</b>    |
| Priority A            | \$237,400             | \$61,800              |
| Priority B            | \$233,900             | \$1,133,200           |
| Priority C            | \$620,600             |                       |
| <b>Total</b>          | <b>\$1,091,800</b>    | <b>\$1,195,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,300          |                 |                 | \$9,700         |
| Interior Architecture | \$96,500         | \$19,800        |                 | \$5,900         |
| Electrical            | \$14,700         | \$6,000         | \$5,100         | \$36,600        |
| Mechanical            | \$42,600         | \$10,600        | \$17,300        | \$22,800        |
| <b>Total</b>          | <b>\$161,100</b> | <b>\$36,400</b> | <b>\$22,400</b> | <b>\$75,000</b> |
| Priority A            | \$7,300          |                 |                 | \$9,700         |
| Priority B            | \$83,900         | \$16,600        | \$22,400        | \$59,400        |
| Priority C            | \$70,000         | \$19,800        |                 | \$5,900         |
| <b>Total</b>          | <b>\$161,100</b> | <b>\$36,400</b> | <b>\$22,400</b> | <b>\$75,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 307 - BK

## Asset # : 2742

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$52,000       | A             |  |
| Masonry: Brick  | 15%        | Now               | \$131,100      | LIFE    | **                 | 5           | \$9,800        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 40%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Limestone  | 5%         | Now               | \$40,400       | LIFE    | **                 | 5           | \$2,400        | A             |  |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 30%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2044    | **                 | 5           | \$14,600       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | **                 | 5           | \$10,100       | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$700          | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 10%        |                   |                | 2030    | **                 | 10          | \$7,700        | A             |  |
| Copper/Terne  | 5%         |                   |                | 2037    | **                 | 10          | \$9,700        | A             |  |
| IRMA/Protected Membrane                                       | 70%        |                   |                | 2027    | **                 | 10          | \$54,200       | A             |  |
| IRMA/Protected Membrane                                       | 15%        |                   |                | 2027    | **                 | 10          | \$11,600       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        | Now               | \$3,600        | LIFE    | **                 | 5           | \$25,700       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 2%         | 0-2               | \$20,800       | 2031    | **                 | 5           | \$1,200        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 40%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile   | 5%         |                   |                | 2035    | **                 | 5           | \$8,800        | C             |  |
| Terrazzo  | 3%         | Now               | \$10,600       | LIFE    | **                 | 5           | \$2,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        |                   |                | 2027    | **                 | 3           | \$13,200       | C             |  |
| Vinyl Tile  | 40%        | Now               | \$134,400      | 2017    | \$448,100          | 3           | \$17,600       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 35% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 10%        |                   |                | 2050    | **                 | 5           | \$22,000       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 307 - BK

## Asset # : 2742

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now \$15,300 2031 \* \* 5 \$2,600 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Concrete Masonry Unit

10% 0-2 \$19,700 LIFE \* \* 5 \$4,200 C  
*Vertical Cracks, Extent : Light, Area Affected : 10%*  
*Location : Basement, Corridors And Gymnasium*

## Mosaic Tile

5% Now \$38,100 LIFE \* \* C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Plaster

55% LIFE \* \* 5 \$17,200 C

## SGFT/Glazed Masonry

25% LIFE \* \* C

## Ceilings

## AcousTileConcealSpLn

25% Now \$22,600 2027 \* \* 5 \$18,400 B  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## AcousTileSusp.Lay-In

10% Now \$3,900 2027 \* \* 5 \$5,900 B  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Exposed Concrete

55% LIFE \* \* 5 \$10,100 B

## Plaster

10% LIFE \* \* 5 \$7,300 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2022 \$28,700 5 \$300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2022 \$104,300 5 \$300 B

## Raceway

## Conduit

90% 2022 \$107,100 1 B

## Conduit

10% 2042 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 307 - BK

## Asset # : 2742

| Electrical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |  |                   |                |         |                    |             |                |               |  |
| Panelboards           |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw         | 10%  |                   |                | 2021    | \$13,600           | 5           | \$200          | B             |  |
| Fused Knife Sw        | 2%   | 2-4               | \$2,700        | 2047    | * *                | 5           |                | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Electrical Room                                 |                   |                |         |                    |             |                |               |  |
| Fused Toggle Switch   | 5%   | 2-4               | \$6,800        | 2047    | * *                | 5           |                | B             |  |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Mechanical And Electrical Room                  |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs      | 73%  |                   |                | 2021    | \$98,900           | 5           | \$1,500        | B             |  |
| Molded Case Bkrs      | 10%  |                   |                | 2038    | * *                | 5           | \$200          | B             |  |
| Wiring                |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 90%  | 2-4               | \$117,700      | 2047    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 10%  |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers     |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 90%  |                   |                | 2020    | \$19,100           | 5           | \$500          | B             |  |
| Locally Mounted       | 10%  |                   |                | 2035    | * *                | 5           | \$100          | B             |  |
| Ground                |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,100        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |  |
| Lighting              |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |  |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 92%  |                   |                | 2022    | \$651,400          | 10          | \$66,300       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |  |
|                       | Explanation : T-12 Lamps                                   |                   |                |         |                    |             |                |               |  |
| HID                   | 2%   |                   |                | 2022    | \$6,600            | 10          | \$100          | B             |  |
| Incandescent          | 6%   |                   |                | 2017    | \$42,500           | 2           | \$100          | B             |  |
| Egress Lighting       |  |                   |                |         |                    |             |                |               |  |
| Emergency, Battery    | 50%  |                   |                | 2022    | \$16,300           | 10          | \$9,500        | B             |  |
| Exit, Service         | 50%  |                   |                | 2022    | \$6,500            | 1           |                | B             |  |
| Exterior Lighting     |  |                   |                |         |                    |             |                |               |  |
| HID                   | 100%   |                   |                | 2017    | \$31,800           | 10          | \$200          | B             |  |
| Alarm                 |  |                   |                |         |                    |             |                |               |  |
| Fire/Smoke Detection  |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                | 2030    | * *                | 1-3         | \$47,000       | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 307 - BK

## Asset # : 2742

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2042               | * *            | 5           | \$24,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks Of 7,000 Gallon Capacity Each             |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2027               | * *            | 1           | \$77,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$12,500       | 2032               | * *            | 4           | \$3,900        | B             |
| Leak Evident, Extent : Light, Area Affected : 5%                |            |                   |                |                    |                |             |                |               |
| Location : Vacuum And Condensate Piping                         |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        | Now               | \$1,000        | 2022               | \$48,300       | 1           | \$4,400        | B             |
| Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : Air Handlers   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 90%        |                   |                | 2027               | * *            | 1           | \$22,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2017               | \$73,600       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$43,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        |                   |                | 2022               | \$19,800       | 2           | \$500          | B             |
| Roof  | 80%        |                   |                | 2022               | \$57,000       | 2           | \$1,900        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       | Now               | \$13,900       | 2022               | \$13,900       | 4           | \$500          | B             |
| Broken, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units Of 80 Gallons Each                        |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2042               | * *            | 4           | \$11,700       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 307 - BK

Asset # : 2742

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 95%        |                   |                |                    |                |             |                | D             |
| Generic               | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 308 - BK  
**Address** : 616 QUINCY STREET @ LEWIS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K308  
**Program / Asset #** : BOE0591.000 / 1246 **Yr Built/Renovated** : 1975 / 2011  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4  
**Block** : 1630 **Lot** : 1 **BIN** : 3044493

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$279,000             | \$643,100             |
| Interior Architecture | \$900,400             | \$1,327,500           |
| Electrical            | \$79,100              | \$1,727,600           |
| Mechanical            | \$39,000              | \$292,000             |
| <b>Total</b>          | <b>\$1,297,400</b>    | <b>\$3,990,300</b>    |
| Priority A            | \$279,000             | \$643,100             |
| Priority B            | \$197,200             | \$2,019,700           |
| Priority C            | \$821,300             | \$1,327,500           |
| <b>Total</b>          | <b>\$1,297,400</b>    | <b>\$3,990,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,600          |                 | \$9,700         |                 |
| Interior Architecture | \$67,900         |                 |                 | \$17,400        |
| Electrical            | \$4,300          | \$2,000         | \$2,600         | \$3,400         |
| Mechanical            | \$70,000         | \$26,300        | \$27,800        | \$20,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$154,800</b> | <b>\$32,200</b> | <b>\$44,100</b> | <b>\$45,600</b> |
| Priority A            | \$8,600          |                 | \$9,700         |                 |
| Priority B            | \$134,100        | \$32,200        | \$34,400        | \$28,200        |
| Priority C            | \$12,100         |                 |                 | \$17,400        |
| <b>Total</b>          | <b>\$154,800</b> | <b>\$32,200</b> | <b>\$44,100</b> | <b>\$45,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 75%        | Now               | \$235,000      | LIFE               | * *            | 5           | \$42,300       | A             |
| Efflorescence, Extent : Moderate, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : North Facade 2nd And 3rd Floors And Bulkhead      |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : North Facade                                      |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 25%        |                   |                | 2043               | * *            | 5-10        | \$155,000      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2031               | * *            | 5           | \$19,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 95%        |                   |                | LIFE               | * *            | 5-10        | \$55,400       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$6,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 90%        |                   |                | 2023               | \$376,200      | 10          | \$69,600       | A             |
| Metal Panel  | 5%         | Now               | \$5,300        | 2036               | * *            |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%         |                   |                | 2053               | * *            | 10          | \$12,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$39,000       | 2026               | * *            | 5           | \$2,200        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 40%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$4,600        | C             |
| Vinyl Tile   | 95%        | Now               | \$398,200      | 2023               | \$1,327,500    | 3           | \$52,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Areas Have Been Patched                        |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 308 - BK

## Asset # : 1246

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |     |     |         |      |    |   |         |   |
|-----------------------|-----|-----|---------|------|----|---|---------|---|
| Concrete Masonry Unit | 10% | Now | \$9,800 | LIFE | ** | 5 | \$5,200 | C |
|-----------------------|-----|-----|---------|------|----|---|---------|---|

*Efflorescence, Extent : Moderate, Area Affected : 10%**Location : At Bulkhead*

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 65% | Now | \$309,300 | LIFE | ** | 5 | \$25,300 | C |
|---------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Rooms 381, 383, 385*

|                     |     |     |          |      |    |  |  |   |
|---------------------|-----|-----|----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 25% | Now | \$74,800 | LIFE | ** |  |  | C |
|---------------------|-----|-----|----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 40% | Now | \$17,700 | 2028 | ** | 5 | \$29,300 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 35% | Now | \$79,100 | 2028 | ** | 5 | \$32,000 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 15% |  |  | LIFE | ** | 5-10 | \$27,500 | B |
|------------------|-----|--|--|------|----|------|----------|---|

|             |    |  |  |      |    |  |  |   |
|-------------|----|--|--|------|----|--|--|---|
| Fiber Board | 5% |  |  | 2028 | ** |  |  | B |
|-------------|----|--|--|------|----|--|--|---|

|         |    |     |          |      |    |   |         |   |
|---------|----|-----|----------|------|----|---|---------|---|
| Plaster | 5% | Now | \$14,100 | LIFE | ** | 5 | \$4,600 | B |
|---------|----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2023 | \$83,400 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$129,300 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2033 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2022 | \$94,800 | 5 | \$1,800 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2031 | ** | 5 | \$800 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2023 | \$138,100 | 1 |  | B |
|---------------|-----|--|--|------|-----------|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

| Electrical      |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                      |  |           |                    |      |                |       |                |          |
|                 | Motor Controllers    |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted      | 20%  |           |                    | 2028 | * *            | 5     | \$100          | B        |
|                 | Locally Mounted      | 80%  |           |                    | 2021 | \$26,400       | 5     | \$500          | B        |
| Ground          |                      |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices    |  |           |                    |      |                |       |                |          |
|                 | Generic              | 100%   |           |                    | LIFE | * *            | 5     | \$2,800        | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Water Main                                   |           |                    |      |                |       |                |          |
| Lighting        |                      |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting    |  |           |                    |      |                |       |                |          |
|                 | Fluorescent          | 88%  |           |                    | 2018 | \$777,200      | 10    | \$79,100       | B        |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                      | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                      | Explanation : Using T-12 Lamps                             |           |                    |      |                |       |                |          |
|                 | HID                  | 2%   |           |                    | 2018 | \$8,200        | 10    | \$100          | B        |
|                 | Incandescent         | 10%  |           |                    | 2018 | \$88,300       | 2     | \$200          | B        |
|                 | Egress Lighting      |  |           |                    |      |                |       |                |          |
|                 | Exit, Service        | 50%  |           |                    | 2023 | \$8,100        | 1     |                | B        |
|                 | Exit, Battery        | 50%  |           |                    | 2023 | \$40,600       | 10    | \$3,300        | B        |
|                 | Exterior Lighting    |  |           |                    |      |                |       |                |          |
|                 | HID                  | 100%   |           |                    | 2018 | \$39,600       | 10    | \$300          | B        |
| Alarm           |                      |  |           |                    |      |                |       |                |          |
|                 | Security System      |  |           |                    |      |                |       |                |          |
|                 | No Component         | 90%  |           |                    |      |                |       |                | D        |
|                 | Generic              | 10%  |           |                    | 2023 | \$32,700       | 1     | \$3,600        | B        |
|                 | Fire/Smoke Detection |  |           |                    |      |                |       |                |          |
|                 | No Component         | 70%  |           |                    |      |                |       |                | D        |
|                 | Generic              | 30%  |           |                    | 2018 | \$336,300      | 1-3   | \$18,100       | B        |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2033               | * *            | 5           | \$30,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vault Basement                               |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks Of 7500 Gals Each                 |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

| Mechanical                     | Current Repair |                      |   | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|----------------|----------------------|---|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                        |                |                      |   |                    |                |                |                |                  |
| Conversion Equipment           |                |                      |   |                    |                |                |                |                  |
| Steam Boiler                   | 100%           | Now                  | \$10,900  | 2028               | * *            | 1              | \$87,400       | B                |
|                                |                |                      | <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>   |                    |                |                |                |                  |
|                                |                |                      | <i>Location : 2nd Boiler</i>                                    |                    |                |                |                |                  |
|                                |                |                      | <i>Not in Service, Extent : Severe, Area Affected : 35%</i>     |                    |                |                |                |                  |
|                                |                |                      | <i>Location : 1st Boiler Basement</i>                           |                    |                |                |                |                  |
|                                |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Sub Basement</i>                                  |                    |                |                |                |                  |
|                                |                |                      | <i>Explanation : 3 Units</i>                                    |                    |                |                |                |                  |
| Distribution                   |                |                      |   |                    |                |                |                |                  |
| Steam Piping/Pump              | 100%           | Now                  | \$39,000  | 2043               | * *            | 4              | \$4,800        | B                |
|                                |                |                      | <i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i> |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Throughout, Steam Traps And Thermostats</i>       |                    |                |                |                |                  |
| Terminal Devices               |                |                      |   |                    |                |                |                |                  |
| Air Handler                    | 30%            | Now                  | \$9,000   | 2023               | \$180,700      | 1              | \$16,400       | B                |
|                                |                |                      | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Fan Room</i>                                      |                    |                |                |                |                  |
| Convactor/Radiator             | 70%            |                      |   | 2036               | * *            | 1              | \$22,200       | B                |
| Air Conditioning               |                |                      |   |                    |                |                |                |                  |
| Energy Source                  |                |                      |   |                    |                |                |                |                  |
| Electricity                    | 100%           |                      |   | 2039               | * *            | 1              |                | B                |
| Conversion Equipment           |                |                      |   |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller | 20%            | Now                  | \$1,500   | 2023               | \$75,800       | 1              | \$8,200        | B                |
|                                |                |                      | <i>Broken, Extent : Moderate, Area Affected : 50%</i>           |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Chiller Room</i>                                  |                    |                |                |                |                  |
|                                |                |                      | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Chiller, Basement</i>                             |                    |                |                |                |                  |
|                                |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |                |                |                  |
|                                |                |                      | <i>Location : Chiller Room</i>                                  |                    |                |                |                |                  |
|                                |                |                      | <i>Explanation : 2 Units</i>                                    |                    |                |                |                |                  |
| No Component                   | 80%            |                      |   |                    |                |                |                | D                |
| Distribution                   |                |                      |   |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump          | 20%            |                      |   | 2043               | * *            | 4              | \$1,500        | B                |
| No Component                   | 80%            |                      |   |                    |                |                |                | D                |
| Terminal Devices               |                |                      |   |                    |                |                |                |                  |
| Air Handler/Cool/Ht            | 20%            |                      |   | 2028               | * *            | 1              | \$12,100       | B                |
| No Component                   | 80%            |                      |   |                    |                |                |                | D                |
| Heat Rejection                 |                |                      |   |                    |                |                |                |                  |
| Remote Air Cond                | 20%            |                      |   | 2023               | \$26,700       | 2              | \$13,700       | B                |
| No Component                   | 80%            |                      |   |                    |                |                |                | D                |
| Ventilation                    |                |                      |   |                    |                |                |                |                  |
| Distribution                   |                |                      |   |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%           |                      |   | LIFE               | * *            | 2-5            | \$86,500       | B                |

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## DEPARTMENT OF EDUCATION - 040

P. S. 308 - BK

Asset # : 1246

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 60%   | Now               | \$7,400        | 2028               | * *            | 2           | \$1,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Pneumatic System Malfunction And Broken Actuators |                   |                |                    |                |             |                |               |
| Roof                  | 40%   | Now               | \$3,600        | 2023               | \$35,500       | 2           | \$1,000        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$26,000       | 2           | \$1,500        | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2043               | * *            | 4           | \$14,600       | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  | Now               | \$200          | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  | Now               | \$200          | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Hydraulic             | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit, Leaking Oil                               |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2043               | * *            | 1-5         | \$49,500       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2033               | * *            | 1-2         | \$1,400        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 309 - BK  
**Address** : 794 MONROE STREET @ RALPH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K309  
**Program / Asset #** : BOE0592.000 / 1247 **Yr Built/Renovated** : 1963 / 2010  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1643 **Lot** : 36 **BIN** : 3045047

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$60,400         | \$130,800          |
| Interior Architecture |  | \$204,200        | \$587,200          |
| Electrical            |  | \$117,700        | \$1,270,200        |
| Mechanical            |  | \$59,800         | \$222,900          |
| <b>Total</b>          |  | <b>\$442,200</b> | <b>\$2,211,100</b> |
| Priority A            |  | \$60,400         | \$130,800          |
| Priority B            |  | \$239,000        | \$1,544,200        |
| Priority C            |  | \$142,800        | \$536,100          |
| <b>Total</b>          |  | <b>\$442,200</b> | <b>\$2,211,100</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,300         |                 | \$23,000        |                 |
| Interior Architecture | \$74,500         |                 | \$4,900         | \$7,000         |
| Electrical            | \$30,300         | \$1,500         | \$1,900         | \$2,500         |
| Mechanical            | \$56,900         | \$10,700        | \$16,700        | \$14,400        |
| <b>Total</b>          | <b>\$206,000</b> | <b>\$12,200</b> | <b>\$46,500</b> | <b>\$23,900</b> |
| Priority A            | \$44,300         |                 | \$23,000        |                 |
| Priority B            | \$111,800        | \$12,200        | \$18,600        | \$16,900        |
| Priority C            | \$49,900         |                 | \$4,900         | \$7,000         |
| <b>Total</b>          | <b>\$206,000</b> | <b>\$12,200</b> | <b>\$46,500</b> | <b>\$23,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 309 - BK

## Asset # : 1247

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$29,200       | A             |
| Masonry: Brick  | 97%        |                   |                | LIFE               | **             | 5           | \$120,800      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 66%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Repointing - About 2/3 Of Walls                   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2048               | **             | 5           | \$14,000       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5-10        | \$34,800       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 50%        |                   |                | 2036               | **             | 5-10        | \$39,400       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 95%        |                   |                | 2033               | **             | 10          | \$70,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 5%         |                   |                | 2033               | **             | 10          | \$3,700        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$24,600       | C             |
| Ceramic Tile  | 3%         | Now               | \$7,500        | 2032               | **             | 5           | \$1,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Vinyl Tile  | 50%        | Now               | \$107,200      | 2023               | \$536,100      | 3           | \$21,100       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2031               | **             | 3           | \$6,300        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 80%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        |                   |                | 2028               | **             | 3           | \$8,400        | C             |
| Wood  | 5%         | Now               | \$11,900       | 2038               | **             | 5           | \$5,300        | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 309 - BK

## Asset # : 1247

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5    | \$8,000  | C |
| Plaster               | 65% |  |  | LIFE | ** | 5-10 | \$55,000 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** | 10   | \$12,400 | C |

## Ceilings

|                   |     |  |  |      |          |      |          |   |
|-------------------|-----|--|--|------|----------|------|----------|---|
| AcousTile,Adhered | 25% |  |  | 2028 | **       | 5    | \$28,100 | B |
| Exposed Concrete  | 50% |  |  | LIFE | **       | 5-10 | \$70,200 | B |
| Fiber Board       | 5%  |  |  | 2023 | \$51,200 |      |          | B |
| Plaster           | 20% |  |  | LIFE | **       | 5-10 | \$38,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 75% |  |  | 2023 | \$78,200 | 5 | \$200 | B |
| Fused Disc Sw | 25% |  |  | 2043 | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$113,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2043 | **        | 1 |  | B |

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 20% | 2-4 | \$27,100 | 2048 | ** | 5 | \$200 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 60% |  |  | 2022 | \$81,300 | 5 | \$1,200 | B |
| Molded Case Bkrs | 20% |  |  | 2039 | **       | 5 | \$400   | B |

## Wiring

|               |     |     |           |      |    |   |  |   |
|---------------|-----|-----|-----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$117,700 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|-----------|------|----|---|--|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2033 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |          |   |       |   |
|----------------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted      | 50% |  |  | 2021 | \$10,600 | 5 | \$200 | B |
| Locally Mounted      | 30% |  |  | 2028 | **       | 5 | \$100 | B |
| Motor Control Center | 20% |  |  | 2021 | \$35,000 | 5 | \$400 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$2,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Water Main*

## Lighting

## Interior Lighting

## Fluorescent

90% 2023 \$609,800 10 \$62,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-8 Lamps*

## Incandescent

10% 2018 \$67,800 2 \$200 B

## Egress Lighting

## Exit, Service

50% 2023 \$6,200 1 B

## Exit, Battery

50% 2023 \$31,200 10 \$2,500 B

## Exterior Lighting

## HID

100% 2023 \$30,400 10 \$200 B

## Alarm

## Security System

## No Component

90% D

## Generic

10% 2023 \$25,100 1 \$2,700 B

## Fire/Smoke Detection

## No Component

70% D

## Generic

30% 2023 \$258,000 1-3 \$13,900 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100% 2033 \* \* 5 \$23,300 B

## Conversion Equipment

## Steam Boiler

100% Now \$20,900 2028 \* \* 1 \$67,100 B  
*Malfunctioning, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% Now \$59,800 2033 \* \* 4 \$3,700 B  
*Leak Evident, Extent : Moderate, Area Affected : 100%*  
*Location : Vacuum Condensate Pump*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 50%*  
*Location : Throughout*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 309 - BK

Asset # : 1247

| Mechanical       |   | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|---|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component   | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type  | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |   |                |           |                |                    |                |             |                |          |
|                  | Terminal Devices  |                |           |                |                    |                |             |                |          |
|                  | Air Handler   | 25%            |           |                | 2023               | \$115,500      | 1           | \$11,600       | B        |
|                  | Convactor/Radiator                                      | 75%            |           |                | 2028               | * *            | 1           | \$18,200       | B        |
| Air Conditioning |   |                |           |                |                    |                |             |                |          |
|                  | Energy Source   |                |           |                |                    |                |             |                |          |
|                  | Electricity   | 100%           |           |                | 2039               | * *            | 1           |                | B        |
|                  | Conversion Equipment                                    |                |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit  | 30%            |           |                | 2018               | \$52,900       | 1           |                | B        |
|                  | No Component  | 70%            |           |                |                    |                |             |                | D        |
| Ventilation      |   |                |           |                |                    |                |             |                |          |
|                  | Distribution  |                |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers                                      | 100%           |           |                | LIFE               | * *            | 2-5         | \$66,400       | B        |
|                  | Exhaust Fans  |                |           |                |                    |                |             |                |          |
|                  | Interior  | 20%            |           |                | 2023               | \$18,900       | 2           | \$500          | B        |
|                  | Roof  | 80%            | Now       | \$5,500        | 2023               | \$54,500       | 2           | \$1,500        | B        |
|                  | Broken, Extent : Severe, Area Affected : 20%            |                |           |                |                    |                |             |                |          |
|                  | Location : Roof   |                |           |                |                    |                |             |                |          |
|                  | Noisy/Vibrating, Extent : Moderate, Area Affected : 20% |                |           |                |                    |                |             |                |          |
|                  | Location : Roof   |                |           |                |                    |                |             |                |          |
| Plumbing         |   |                |           |                |                    |                |             |                |          |
|                  | H/C Water Piping  |                |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel   | 100%           |           |                | 2028               | * *            | 1           |                | B        |
|                  | HW Heat Exchanger                                       |                |           |                |                    |                |             |                |          |
|                  | Low Temp  | 100%           |           |                | 2033               | * *            | 4           | \$7,500        | B        |
|                  | Sanitary Piping   |                |           |                |                    |                |             |                |          |
|                  | Cast Iron   | 100%           |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping                                      |                |           |                |                    |                |             |                |          |
|                  | Cast Iron   | 100%           |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)  |                |           |                |                    |                |             |                |          |
|                  | Rigid Piping  | 100%           | Now       | \$3,100        | 2023               | \$10,300       | 4           | \$1,300        | B        |
|                  | Malfunctioning, Extent : Moderate, Area Affected : 100% |                |           |                |                    |                |             |                |          |
|                  | Location : Basement                                     |                |           |                |                    |                |             |                |          |
|                  | Fixtures  |                |           |                |                    |                |             |                |          |
|                  | Generic   | 100%           |           |                |                    |                |             |                | B        |
| Fire Suppression |   |                |           |                |                    |                |             |                |          |
|                  | Sprinkler   |                |           |                |                    |                |             |                |          |
|                  | No Component  | 95%            |           |                |                    |                |             |                | D        |
|                  | Generic   | 5%             |           |                | 2033               | * *            | 1-2         | \$1,100        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 310 - BX (FORMER P.S. 122 - BX)  
**Address** : 260 WEST KINGSBRIDGE ROAD BTWN: HEATH AVE., BAILEY AVE.  
**Borough** : BRONX **Agency's Number** : X310  
**Program / Asset #** : BOE0262.000 / 393 **Yr Built/Renovated** : 1953 / 2000  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3239 **Lot** : 41 **BIN** : 2096486

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$205,400             | \$55,600              |
| Interior Architecture | \$538,800             |                       |
| Electrical            | \$787,400             | \$647,400             |
| Mechanical            |                       | \$77,400              |
| <b>Total</b>          | <b>\$1,531,600</b>    | <b>\$780,400</b>      |
| Priority A            | \$205,400             | \$55,600              |
| Priority B            | \$787,400             | \$724,800             |
| Priority C            | \$538,800             |                       |
| <b>Total</b>          | <b>\$1,531,600</b>    | <b>\$780,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$6,800         | \$13,300        |                 |                  |
| Interior Architecture |                 | \$10,600        | \$2,400         | \$17,600         |
| Electrical            | \$5,300         | \$3,800         | \$3,400         | \$73,300         |
| Mechanical            | \$10,600        | \$9,300         | \$15,200        | \$26,000         |
| <b>Total</b>          | <b>\$22,700</b> | <b>\$37,000</b> | <b>\$21,000</b> | <b>\$116,900</b> |
| Priority A            | \$6,800         | \$13,300        |                 |                  |
| Priority B            | \$15,900        | \$13,100        | \$18,700        | \$109,800        |
| Priority C            |                 | \$10,600        | \$2,400         | \$7,100          |
| <b>Total</b>          | <b>\$22,700</b> | <b>\$37,000</b> | <b>\$21,000</b> | <b>\$116,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX (FORMER P.S. 122 - BX)**  
**Asset # : 393**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 97%        |                   |                | LIFE               | **             | 5           | \$55,600       | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$205,400      | 2038               | **             | 5           | \$10,700       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$10,300       | A             |
| Metal Rail  | 10%        |                   |                | 2035               | **             | 5-10        | \$21,900       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$6,800        | 2027               | **             |             |                | A             |
| Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2050               | **             | 10          | \$8,300        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$20,600       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,700        | C             |
| Vinyl Tile  | 60%        | 2-4               | \$538,800      | 2032               | **             | 3           | \$21,200       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : 2nd Floor And 3rd Floor                              |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 15%        |                   |                | 2030               | **             | 3           | \$5,300        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$17,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$19,900       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2027               | **             | 5           | \$9,400        | B             |
| AcousTileConcealSpLn  | 10%        |                   |                | 2027               | **             | 5           | \$11,700       | B             |
| Exposed Concrete  | 70%        |                   |                | LIFE               | **             | 5           | \$10,200       | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$5,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX (FORMER P.S. 122 - BX)**  
**Asset # : 393**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | * *                   | 5                  | \$300                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 70%               |                          |                       | 2022                      | \$59,700              | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2030                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 85%               |                          |                       | 2044                      | * *                   | 5                  | \$1,400               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$62,700              | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2020                      | \$21,200              | 5                  | \$400                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$900                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 94%               |                          |                       | 2022                      | \$533,500             | 10                 | \$54,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2030                      | * *                   | 10                 | \$100                 | B                    |
| Incandescent  | 3%                |                          |                       | 2017                      | \$17,000              | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2017                      | \$13,100              | 10                 | \$7,600               | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$5,200               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$25,600              | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2017                      | \$724,700             | 1-3                | \$39,000              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX (FORMER P.S. 122 - BX)**  
**Asset # : 393**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vault</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Tank For #4 Fuel Removed</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$62,400              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Boilers</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$3,100               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2022                      | \$77,400              | 1                  | \$7,800               | B                    |
| Convactor/Radiator  | 80%               |                          |                       | 2027                      | * *                   | 1                  | \$16,300              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 2%                |                          |                       | 2020                      | \$3,000               | 1                  |                       | B                    |
| No Component  | 98%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$35,100              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              |                          |                       | 2027                      | * *                   | 2                  | \$1,900               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2017                      | \$16,700              | 2                  | \$900                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 - 400 Gallon Unit</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | Now                      | \$1,100               | 2032                      | * *                   | 4                  | \$6,200               | B                    |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Sub-basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Duplex Unit</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX (FORMER P.S. 122 - BX)**  
**Asset # : 393**

| Mechanical       |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |  |                   |                    |         |                |             |                |               |
|                  | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%   |                   |                    | 2027    | * *            | 1           | \$200          | B             |
|                  |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                    | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|                  |                    | Explanation : Serves Boiler Only                         |                   |                    |         |                |             |                |               |
| Fixtures         |                    |  |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%   |                   |                    |         |                |             |                | B             |
|                  |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                    | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                    |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                  | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                  | Generic            | 5%   |                   |                    | 2042    | * *            | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)  
**Address** : 260 WEST KINGSBRIDGE RD. BTWN: HEATH AVE., BAILEY AVE.  
**Borough** : BRONX **Agency's Number** : X822  
**Program / Asset #** : BOE0262.010 / 2592 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3239 **Lot** : 41 **BIN** : 2096486

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$110,200             |                       |
| Interior Architecture |                       | \$124,100             |
| Electrical            |                       | \$123,800             |
| <b>Total</b>          | <b>\$110,200</b>      | <b>\$247,800</b>      |
| Priority A            | \$110,200             |                       |
| Priority B            |                       | \$123,800             |
| Priority C            |                       | \$124,100             |
| <b>Total</b>          | <b>\$110,200</b>      | <b>\$247,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$43,100        |                |                |                |
| Interior Architecture | \$26,600        |                | \$2,300        |                |
| Electrical            | \$200           | \$300          | \$200          | \$200          |
| Mechanical            | \$600           | \$500          | \$5,000        | \$500          |
| <b>Total</b>          | <b>\$70,500</b> | <b>\$800</b>   | <b>\$7,500</b> | <b>\$700</b>   |
| Priority A            | \$43,100        |                |                |                |
| Priority B            | \$27,400        | \$800          | \$5,200        | \$700          |
| Priority C            |                 |                | \$2,300        |                |
| <b>Total</b>          | <b>\$70,500</b> | <b>\$800</b>   | <b>\$7,500</b> | <b>\$700</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)**  
**Asset # : 2592**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

Exterior Walls  
Metal Panel

|   |     |          |      |     |   |          |   |
|---|-----|----------|------|-----|---|----------|---|
| 100%  | Now | \$22,300 | 2042 | * * | 5 | \$26,500 | A |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>          |     |          |      |     |   |          |   |
| <i>Location : School Yard Side</i>                                      |     |          |      |     |   |          |   |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>      |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>  |     |          |      |     |   |          |   |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i> |     |          |      |     |   |          |   |
| <i>Location : School Yard Side</i>                                      |     |          |      |     |   |          |   |

## Windows

## Aluminum

|  |     |          |      |     |   |         |   |
|--|-----|----------|------|-----|---|---------|---|
| 100%   | Now | \$20,800 | 2030 | * * | 5 | \$1,100 | A |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i> |     |          |      |     |   |         |   |
| <i>Location : Throughout</i>   |     |          |      |     |   |         |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>     |     |          |      |     |   |         |   |
| <i>Location : Throughout</i>   |     |          |      |     |   |         |   |

## Roof

## Metal, Corrugated

|  |     |           |      |     |   |   |
|--|-----|-----------|------|-----|---|---|
| 100%   | Now | \$110,200 | 2042 | * * | 1 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> |     |           |      |     |   |   |
| <i>Location : Throughout</i>                                     |     |           |      |     |   |   |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>  |     |           |      |     |   |   |
| <i>Location : Throughout</i>                                     |     |           |      |     |   |   |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i>   |     |           |      |     |   |   |
| <i>Location : Corridors, Classrooms</i>                          |     |           |      |     |   |   |

## Interior

## Floors

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2031 | * * | 5 | \$700 | C |
|----|--|--|------|-----|---|-------|---|

## Vinyl Tile

|     |  |  |      |  |           |   |         |   |
|-----|--|--|------|--|-----------|---|---------|---|
| 95% |  |  | 2022 |  | \$124,100 | 3 | \$4,900 | C |
|-----|--|--|------|--|-----------|---|---------|---|

## Interior Walls

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2031 | * * | 5 | \$600 | C |
|----|--|--|------|-----|---|-------|---|

## Gypsum Board

|     |  |  |      |     |   |         |   |
|-----|--|--|------|-----|---|---------|---|
| 95% |  |  | LIFE | * * | 5 | \$6,900 | C |
|-----|--|--|------|-----|---|---------|---|

## Ceilings

## AcousTileSusp.Lay-In

|  |     |          |      |     |   |         |   |
|--|-----|----------|------|-----|---|---------|---|
| 100%   | Now | \$26,600 | 2027 | * * | 5 | \$6,600 | B |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> |     |          |      |     |   |         |   |
| <i>Location : Corridors, Classrooms</i>                        |     |          |      |     |   |         |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>     |     |          |      |     |   |         |   |
| <i>Location : Throughout</i>                                   |     |          |      |     |   |         |   |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Service Equipment  
Fused Disc Sw

|   |      |     |   |   |
|---|------|-----|---|---|
| 100%  | 2032 | * * | 5 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |   |   |
| <i>Location : Mech And Electrical Room</i>                        |      |     |   |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |      |     |   |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)**  
**Asset # : 2592**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2030                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 95%               |                          |                       | 2030                      | * *                   | 5                  | \$200                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$100                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$100                 | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2022                      | \$86,600              | 10                 | \$8,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2022                      | \$800                 | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2022                      | \$800                 | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$100                 | 10                 |                       | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 35%               |                          |                       | 2022                      | \$37,200              | 1-3                | \$1,900               | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$4,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Ceiling Mounted</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$5,100               | B                    |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Heating/Cooling                                 | 100%              |                          |                       | 2020                      | \$5,700               | 2                  | \$600                 | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 310 - BX MINISCHOOL (FORMER P.S. 122 -BX)**  
**Asset # : 2592**

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2           | \$11,900       | B             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$5,100        | B             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Roof  | 100%           |                   |                    | 2027    | * *            | 2           | \$300          | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper  | 100%           |                   |                    | 2042    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2020    | \$2,400        | 2           | \$100          | B             |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                  | Location : 1st Floor                                    |                |                   |                    |         |                |             |                |               |
|                  | Explanation : 1 - 75 Gallon Unit                        |                |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
|                  | Obsolete Fixtures, Extent : Severe, Area Affected : 80% |                |                   |                    |         |                |             |                |               |
|                  | Location : Throughout                                   |                |                   |                    |         |                |             |                |               |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 5%             |                   |                    | 2042    | * *            | 1-2         | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 312 - BK  
**Address** : 7103 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.  
**Borough** : BROOKLYN **Agency's Number** : K312  
**Program / Asset #** : BOE0593.000 / 1248 **Yr Built/Renovated** : 1966 / 2001  
**Area Sq Ft** : 88,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 8393 **Lot** : 1 **BIN** : 3236665

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$160,500             | \$427,400             |
| Interior Architecture |                       | \$954,100             |
| Electrical            | \$98,100              | \$1,353,900           |
| Mechanical            | \$163,700             | \$91,400              |
| <b>Total</b>          | <b>\$422,300</b>      | <b>\$2,826,800</b>    |
| Priority A            | \$160,500             | \$427,400             |
| Priority B            | \$261,800             | \$1,445,300           |
| Priority C            |                       | \$954,100             |
| <b>Total</b>          | <b>\$422,300</b>      | <b>\$2,826,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$3,600         | \$11,000        |                 | \$3,500          |
| Interior Architecture |                 | \$6,100         | \$14,000        | \$16,000         |
| Electrical            | \$2,000         | \$2,400         | \$3,300         | \$96,700         |
| Mechanical            | \$27,800        | \$10,900        | \$16,000        | \$22,400         |
| <b>Total</b>          | <b>\$33,500</b> | <b>\$30,500</b> | <b>\$33,300</b> | <b>\$138,500</b> |
| Priority A            | \$3,600         | \$11,000        |                 | \$3,500          |
| Priority B            | \$29,800        | \$13,300        | \$19,300        | \$132,900        |
| Priority C            |                 | \$6,100         | \$14,000        | \$2,100          |
| <b>Total</b>          | <b>\$33,500</b> | <b>\$30,500</b> | <b>\$33,300</b> | <b>\$138,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 312 - BK

## Asset # : 1248

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 87%        |                   |                | LIFE               | **             | 5           | \$53,500       | A             |
| Metal Panel   | 3%         |                   |                | 2042               | **             | 5-10        | \$12,700       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$20,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 92%        | Now               | \$122,500      | 2030               | **             | 5           | \$6,400        | A             |
| Hardware Missing, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 5%         |                   |                | 2044               | **             | 5           | \$700          | A             |
| Recent Replace Evident, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Exits                                     |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 3%         |                   |                | 2031               | **             | 10          | \$2,600        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Metal Rail  | 10%        |                   |                | 2035               | **             | 5-10        | \$18,200       | A             |
| Pre-Cast Concrete   | 65%        |                   |                | LIFE               | **             | 5           | \$41,200       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 48%        | Now               | \$38,100       | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Gymnasium                                 |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Gymnasium                                 |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 2%         |                   |                | 2050               | **             | 10          | \$3,700        | A             |
| IRMA/Protected Membrane   | 15%        |                   |                | 2022               | \$128,000      | 10          | \$11,000       | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof Over Lobby                                      |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 30%        |                   |                | 2022               | \$204,700      | 10          | \$22,000       | A             |
| Roll Roofing  | 5%         | Now               | \$3,300        | 2018               | \$16,400       | 5           | \$3,100        | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 312 - BK

## Asset # : 1248

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | **        | 5 | \$12,200 | C |
| Terrazzo               | 3%  |  |  | LIFE | **        | 5 | \$2,600  | C |
| Vinyl Tile             | 90% |  |  | 2022 | \$954,100 | 3 | \$37,500 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Units*

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 2% |  |  | 2037 | ** | 5 | \$4,200 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2031 | ** | 5 | \$3,000  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$3,900  | C |
| Folding Partition     | 5%  |  |  | 2030 | ** | 5 | \$12,300 | C |
| Plaster               | 52% |  |  | LIFE | ** | 5 | \$15,300 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2027 | ** | 5 | \$27,800 | B |
| Exposed Concrete     | 60% |  |  | LIFE | ** | 5 | \$10,400 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$6,900  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Transformers

|          |      |  |  |      |          |   |       |   |
|----------|------|--|--|------|----------|---|-------|---|
| Dry Type | 100% |  |  | 2020 | \$13,900 | 5 | \$300 | B |
|----------|------|--|--|------|----------|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$118,900 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | **        | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2021 | \$6,800   | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2021 | \$121,900 | 5 | \$1,700 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 75% | 2-4 | \$98,100 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 25% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$500 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 92%  |                   |                | 2022               | \$616,400      | 10          | \$62,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-12                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2022               | \$9,300        | 10          | \$100          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Mercury                                      |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$33,500       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2017               | \$15,400       | 10          | \$9,000        | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$6,200        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$30,000       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2022               | \$74,500       | 1           | \$8,100        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2022               | \$255,100      | 1-3         | \$13,300       | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%   |                   |                | 2032               | * *            | 5           | \$23,000       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   | Now               | \$20,600       | 2027               | * *            | 1           | \$66,300       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Tubes In One Boiler                             |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                      |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$59,200       | 2032               | * *            | 4           | \$3,700        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Return Lines And Pumps                          |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 20%  |                   |                | 2022               | \$91,400       | 1           | \$9,200        | B             |
| Convactor/Radiator    | 80%  |                   |                | 2027               | * *            | 1           | \$19,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 312 - BK

Asset # : 1248

| Mechanical             |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Electricity            | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 20%        |                   |                | 2027               | * *            | 2           | \$900          | B             |
| Window/Wall Unit       | 60%        |                   |                | 2015               | \$104,500      | 1           |                | B             |
| No Component           | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation            |            |                   |                |                    |                |             |                |               |
| Distribution           |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$41,400       | B             |
| Exhaust Fans           |            |                   |                |                    |                |             |                |               |
| Interior               | 40%        |                   |                | 2027               | * *            | 2           | \$900          | B             |
| Roof                   | 60%        |                   |                | 2027               | * *            | 2           | \$1,400        | B             |
| Plumbing               |            |                   |                |                    |                |             |                |               |
| H/C Water Piping       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger      |            |                   |                |                    |                |             |                |               |
| Low Temp               | 100%       |                   |                | 2022               | \$26,300       | 4           | \$11,100       | B             |
| Sanitary Piping        |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |            |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |            |                   |                |                    |                |             |                |               |
| Generic                | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression       |            |                   |                |                    |                |             |                |               |
| Standpipe              |            |                   |                |                    |                |             |                |               |
| Not Accessible         | 100%       |                   |                |                    |                |             |                | D             |
| Sprinkler              |            |                   |                |                    |                |             |                |               |
| Not Accessible         | 100%       |                   |                |                    |                |             |                | D             |
| Fire Pump              |            |                   |                |                    |                |             |                |               |
| Not Accessible         | 100%       |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR  
**Address** : 7151 AVENUE T BTWN: EAST 71 ST., EAST 72 ST.  
**Borough** : BROOKLYN **Agency's Number** : K312  
**Program / Asset #** : BOE0593.010 / 13451 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 8,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8393 **Lot** : 1 **BIN** : 3236665

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$54,300              |
| <b>Total</b>          |                       | <b>\$54,300</b>       |
| Priority A            |                       | \$54,300              |
| <b>Total</b>          |                       | <b>\$54,300</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                | \$29,900        |                | \$2,900        |
| Interior Architecture |                | \$3,400         | \$600          |                |
| Electrical            | \$600          | \$1,500         | \$600          | \$2,200        |
| Mechanical            | \$400          | \$500           | \$1,400        | \$500          |
| <b>Total</b>          | <b>\$1,000</b> | <b>\$35,300</b> | <b>\$2,600</b> | <b>\$5,600</b> |
| Priority A            |                | \$29,900        |                | \$2,900        |
| Priority B            | \$1,000        | \$3,000         | \$2,000        | \$2,700        |
| Priority C            |                | \$2,500         | \$600          |                |
| <b>Total</b>          | <b>\$1,000</b> | <b>\$35,300</b> | <b>\$2,600</b> | <b>\$5,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR**  
**Asset # : 13451**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$300   | A |
| Masonry: Brick        | 80% |  |  | LIFE | ** | 5 | \$8,200 | A |
| Window Wall           | 15% |  |  | 2042 | ** | 5 | \$5,800 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Metal Panel    | 80% |  |  | 2035 | ** | 10 | \$29,900 | A |
| Sloped Glazing | 20% |  |  | LIFE | ** | 5  | \$54,300 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast in Place Concrete | 15% |  |  | LIFE | ** | 5 | \$3,300 | C |
| Ceramic Tile           | 3%  |  |  | 2031 | ** | 5 | \$300   | C |
| Quarry Tile            | 17% |  |  | 2035 | ** | 5 | \$2,500 | C |
| Vinyl Tile             | 60% |  |  | 2027 | ** | 3 | \$2,200 | C |
| Wood                   | 5%  |  |  | 2050 | ** | 5 | \$900   | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 10% |  |  | 2031 | ** | 5 | \$900   | C |
| Concrete Masonry Unit | 75% |  |  | LIFE | ** | 5 | \$2,600 | C |
| Gypsum Board          | 15% |  |  | LIFE | ** | 5 | \$800   | C |

## Ceilings

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 20% |  |  | 2035 | ** | 5 | \$1,900 | B |
| Exposed Struc: Steel | 30% |  |  | LIFE | ** |   |         | B |
| Metal Panel          | 50% |  |  | LIFE | ** | 5 | \$6,000 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 |  | B |
|---------------|------|--|--|------|----|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2042 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |       |   |
|------------------|------|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2038 | ** | 5 | \$200 | B |
|------------------|------|--|--|------|----|---|-------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |  |   |
|-----------------|------|--|--|------|----|---|--|---|
| Locally Mounted | 100% |  |  | 2035 | ** | 5 |  | B |
|-----------------|------|--|--|------|----|---|--|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |         |   |
|-----------|------|--|--|------|----|---|---------|---|
| Automatic | 100% |  |  | 2035 | ** | 1 | \$2,000 | B |
|-----------|------|--|--|------|----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR**  
**Asset # : 13451**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$2,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Kva</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$200                 | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$1,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 75 Gallon Tank</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 25%               |                          |                       | 2027                      | * *                   | 10                 | \$1,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Office, Classroom, Mechanical And Electrical Rooms</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 75%               |                          |                       | 2027                      | * *                   | 2                  | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Incandescent Spotlights For Showcase Lighting</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$100                 | 10                 |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Metal Halide</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2027                      | * *                   | 1                  | \$700                 | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2027                      | * *                   | 1-3                | \$1,200               | B                    |
| <b>Mechanical</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 312 - BK P.S. 905 - BK ENVIRONMENTAL CTR**  
**Asset # : 13451**

| Mechanical       |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                                |  |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment           |  |                   |                    |         |                |             |                |               |
|                  | Furnace                        | 90%  |                   |                    | 2027    | * *            | 1           | \$3,000        | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 90% |                   |                    |         |                |             |                |               |
|                  |                                | Location : Roof Mounted                                |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : 5 Units                                  |                   |                    |         |                |             |                |               |
|                  | Radiant Heater                 | 10%  |                   |                    | 2027    | * *            | 2           | \$300          | B             |
|                  |                                | Other Observation, Extent : Light, Area Affected : 10% |                   |                    |         |                |             |                |               |
|                  |                                | Location : Atrium                                      |                   |                    |         |                |             |                |               |
|                  |                                | Explanation : 2 Gas Fired Unit Heaters                 |                   |                    |         |                |             |                |               |
|                  | Distribution                   |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$3,700        | B             |
| Air Conditioning |                                |  |                   |                    |         |                |             |                |               |
|                  | Energy Source                  |  |                   |                    |         |                |             |                |               |
|                  | Electricity                    | 100%   |                   |                    | 2038    | * *            | 1           |                | B             |
|                  | Conversion Equipment           |  |                   |                    |         |                |             |                |               |
|                  | Ext Pkg Unit - Heating/Cooling | 100%   |                   |                    | 2027    | * *            | 2           | \$400          | B             |
| Ventilation      |                                |  |                   |                    |         |                |             |                |               |
|                  | Distribution                   |  |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers             | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$3,700        | B             |
|                  | Exhaust Fans                   |  |                   |                    |         |                |             |                |               |
|                  | Roof                           | 100%   |                   |                    | 2027    | * *            | 2           | \$200          | B             |
| Plumbing         |                                |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping               |  |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                   | 100%   |                   |                    | 2042    | * *            | 1           |                | B             |
|                  | Water Heater                   |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired                      | 100%   |                   |                    | 2020    | \$1,800        | 2           | \$100          | B             |
|                  | Sanitary Piping                |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping             |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron                      | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Backflow Preventer             |  |                   |                    |         |                |             |                |               |
|                  | Generic                        | 100%   |                   |                    | 2027    | * *            | 1           | \$400          | B             |
|                  | Fixtures                       |  |                   |                    |         |                |             |                |               |
|                  | Generic                        | 100%   |                   |                    |         |                |             |                | B             |
| Fire Suppression |                                |  |                   |                    |         |                |             |                |               |
|                  | Standpipe                      |  |                   |                    |         |                |             |                |               |
|                  | Not Accessible                 | 100%   |                   |                    |         |                |             |                | D             |
|                  | Sprinkler                      |  |                   |                    |         |                |             |                |               |
|                  | Not Accessible                 | 100%   |                   |                    |         |                |             |                | D             |
|                  | Fire Pump                      |  |                   |                    |         |                |             |                |               |
|                  | Not Accessible                 | 100%   |                   |                    |         |                |             |                | D             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 314 - BK  
**Address** : 330 59 STREET BTWN: 4 AVE., GOWANUS EXPWY.  
**Borough** : BROOKLYN **Agency's Number** : K314  
**Program / Asset #** : BOE0594.000 / 1249 **Yr Built/Renovated** : 1982 / 2008  
**Area Sq Ft** : 216,719 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 862 **Lot** : 12 **BIN** : 3016258

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$116,300        | \$78,100         |
| Interior Architecture |  | \$97,800         | \$165,200        |
| Electrical            |  | \$159,400        | \$104,700        |
| Mechanical            |  | \$78,900         | \$91,000         |
| <b>Total</b>          |  | <b>\$452,400</b> | <b>\$439,000</b> |
| Priority A            |  | \$116,300        | \$78,100         |
| Priority B            |  | \$287,400        | \$244,800        |
| Priority C            |  | \$48,700         | \$116,100        |
| <b>Total</b>          |  | <b>\$452,400</b> | <b>\$439,000</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016         | FY 2017          |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$7,800          |                  |                 | \$19,200         |
| Interior Architecture |                  | \$81,300         | \$10,900        |                  |
| Electrical            | \$13,200         | \$35,700         | \$13,300        | \$36,700         |
| Mechanical            | \$77,500         | \$75,000         | \$62,800        | \$86,300         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$199,900</b> | <b>\$94,900</b> | <b>\$150,100</b> |
| Priority A            | \$7,800          |                  |                 | \$19,200         |
| Priority B            | \$98,600         | \$176,700        | \$84,000        | \$130,900        |
| Priority C            |                  | \$23,200         | \$10,900        |                  |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$199,900</b> | <b>\$94,900</b> | <b>\$150,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$26,000       | A             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$9,800        | A             |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5           | \$78,100       | A             |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 5-10        | \$35,800       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2044               | **             | 5           | \$15,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 13%        |                   |                | LIFE               | **             | 5           | \$22,900       | A             |
| Concrete Masonry Unit  | 2%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$14,500       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 7%         |                   |                | 2027               | **             | 10          | \$9,400        | A             |
| IRMA/Protected Membrane  | 93%        | Now               | \$116,300      | 2030               | **             |             |                | A             |
| Grvl/Blst Miss/Disp, Extent : Light, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$116,100      | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$13,300       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$10,400       | C             |
| Vinyl Tile   | 15%        |                   |                | 2027               | **             | 3           | \$14,900       | C             |
| Vinyl Tile   | 55%        |                   |                | 2027               | **             | 3           | \$54,700       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$8,600        | C             |
| Concrete Masonry Unit  | 15%        | Now               | \$48,700       | LIFE               | **             | 5           | \$10,300       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Basement Storage Area                               |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 9%         |                   |                | LIFE               | **             |             |                | C             |
| Mosaic Tile  | 1%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$25,700       | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 25% |  |  | 2035 | ** | 5 | \$66,300 | B |
| AcousTileConcealSpLn | 15% |  |  | 2035 | ** | 5 | \$49,800 | B |
| AcousTileSusp.Lay-In | 37% |  |  | 2035 | ** | 5 | \$98,200 | B |

*Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Third Floor*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$4,100 | B |
|------------------|-----|--|--|------|----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Penthouse*

|                      |    |  |  |      |    |   |          |   |
|----------------------|----|--|--|------|----|---|----------|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5% |  |  | 2027 | ** |   |          | B |
| Gypsum Board         | 3% |  |  | LIFE | ** | 5 | \$10,000 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$800 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 2000 Amps*

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2027 | ** | 5 | \$700 | B |
|----------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 300 Kva, Step Down*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$800 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 50% |  |  | 2030 | ** | 5 | \$2,100 | B |
| Fused Disc Sw    | 20% |  |  | 2030 | ** | 5 | \$800   | B |
| Molded Case Bkrs | 10% |  |  | 2030 | ** | 5 | \$500   | B |
| Molded Case Bkrs | 20% |  |  | 2030 | ** | 5 | \$900   | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 25% |  |  | 2027 | ** | 5 | \$300   | B |
| Motor Control Center | 75% |  |  | 2027 | ** | 5 | \$3,600 | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2027               | * *            | 1           | \$54,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2025               | * *            | 1           | \$68,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$39,500       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2037               | * *            | 5           | \$5,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2027               | * *            | 10          | \$159,400      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2027               | * *            | 10          | \$17,100       | B             |
| Exit, Service  | 60%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$600          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2030               | * *            | 1           | \$3,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$104,700      | 1-3         | \$5,500        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 10,000 Gallon Tanks                   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   | Now               | \$19,700       | 2027               | * *            | 1           | \$158,200      | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 33%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement Pit ( Boiler #3 Casing Leak )  |                   |                |                    |                |             |                |               |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 33%   |                   |                |                    |                |             |                |               |
|                             | Location : Basement Pit ( Boiler #3 Defective Boiler Exhaust Damper )                          |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement Pit  |                   |                |                    |                |             |                |               |
|                             | Explanation : 3 - Steam Boilers  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 50%  | 0-2               | \$10,200       | 2038               | * *            | 4           | \$4,400        | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement ( 1 Of 3 Defective Pump Seals )  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 50%  | 0-2               | \$35,300       | 2042               | * *            | 4           | \$4,400        | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Throughout ( Malfunctioning Control System )  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 40%  | 0-2               | \$43,600       | 2027               | * *            | 1           | \$39,500       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                             | Location : Control System Throughout   |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 20%  |                   |                | 2035               | * *            | 1           | \$11,500       | B             |
| Fan Coil Unit/Heat          | 40%  |                   |                | 2027               | * *            | 1           | \$23,000       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%   | Now               | \$13,700       | 2027               | * *            | 1           | \$74,000       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                             | Location : Penthouse ( Various Operational Malfunctions On Reciprocating Compressor Chillers ) |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%   |                   |                | 2042               | * *            | 4           | \$13,100       | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 70%  |                   |                | 2027               | * *            | 1           | \$76,900       | B             |
| Fan Coil - Cool/Heat        | 30%  |                   |                | 2027               | * *            | 1           | \$17,200       | B             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%   |                   |                | 2027               | * *            | 2           | \$123,600      | B             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$98,900       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Interior                    | 40%  |                   |                | 2027               | * *            | 2           | \$2,200        | B             |
| Roof                        | 60%  | Now               | \$1,900        | 2027               | * *            | 2           | \$2,600        | B             |
|                             | Malfunctioning, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                             | Location : Roof ( 2 Of Approximately 10 Defective Exhaust Fans )                               |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 314 - BK

Asset # : 1249

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel                     | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                               | 100%       |                   |                | 2021               | \$47,100       | 2           | \$2,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Gallons                               |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp                           | 100%       |                   |                | 2042               | * *            | 4           | \$26,400       | B             |
| Not in Service, Extent : Light, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                         | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                            | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)<br>Electric                           | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures<br>Generic                                     | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Thru 3rd Floor                      |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe<br>No Component                               | 40%        |                   |                |                    |                |             |                | D             |
| Generic   | 60%        |                   |                | 2042               | * *            | 1-5         | \$53,700       | B             |
| Sprinkler<br>No Component                               | 50%        |                   |                |                    |                |             |                | D             |
| Generic   | 50%        |                   |                | 2042               | * *            | 1-2         | \$24,900       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 316 - BK  
**Address** : 750 CLASSON AVENUE BTWN: STERLING PL., PARK PL.  
**Borough** : BROOKLYN **Agency's Number** : K316  
**Program / Asset #** : BOE0595.000 / 1250 **Yr Built/Renovated** : 1966 / 2009  
**Area Sq Ft** : 83,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1167 **Lot** : 18 **BIN** : 3029246

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$756,000          | \$160,300          |
| Interior Architecture |  | \$1,033,700        |                    |
| Electrical            |  | \$157,800          | \$946,700          |
| Mechanical            |  | \$305,400          | \$219,200          |
| <b>Total</b>          |  | <b>\$2,252,900</b> | <b>\$1,326,200</b> |
| Priority A            |  | \$756,000          | \$160,300          |
| Priority B            |  | \$520,100          | \$1,165,900        |
| Priority C            |  | \$976,800          |                    |
| <b>Total</b>          |  | <b>\$2,252,900</b> | <b>\$1,326,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$36,000         |                 |                 | \$6,500         |
| Interior Architecture | \$31,700         | \$1,300         |                 | \$10,500        |
| Electrical            | \$400            | \$500           | \$1,100         | \$29,500        |
| Mechanical            | \$38,200         | \$9,800         | \$15,800        | \$20,600        |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$11,600</b> | <b>\$16,900</b> | <b>\$67,100</b> |
| Priority A            | \$36,000         |                 |                 | \$6,500         |
| Priority B            | \$41,000         | \$10,300        | \$16,900        | \$50,100        |
| Priority C            | \$29,300         | \$1,300         |                 | \$10,500        |
| <b>Total</b>          | <b>\$106,300</b> | <b>\$11,600</b> | <b>\$16,900</b> | <b>\$67,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 316 - BK

## Asset # : 1250

| Architecture            |   | Current Repair  |                   | Future Replacement |           | Maintenance    |             |                |               |   |
|-------------------------|---|---|-------------------|--------------------|-----------|----------------|-------------|----------------|---------------|---|
| System                  | Component   | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY   | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Exterior                |   |   |                   |                    |           |                |             |                |               |   |
| Exterior Walls          | Cast in Place Concrete  | 15%   | Now               | \$28,100           | LIFE      | * *            | 5           | \$43,500       | A             |   |
|                         |   | Cracking/Crumbling, Extent : Light, Area Affected : 10% |                   |                    |           |                |             |                |               |   |
|                         | Masonry: Brick  |   | 85%               | Now                | \$82,900  | LIFE           | * *         | 5              | \$49,300      | A |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |   |                   |                    |           |                |             |                |               |   |
| Location : Throughout   |   |   |                   |                    |           |                |             |                |               |   |
| Windows                 |   |   |                   |                    |           |                |             |                |               |   |
| Aluminum                | 100%  |   |                   | 2047               |           | * *            | 5           | \$13,000       | A             |   |
|                         | Recent Installation, Extent : Light, Area Affected : 100%       |   |                   |                    |           |                |             |                |               |   |
| Location : Throughout   |   |   |                   |                    |           |                |             |                |               |   |
| Parapets                |   |   |                   |                    |           |                |             |                |               |   |
| Metal Rail              | 100%  | Now   | \$61,600          | 2027               |           | * *            | 5           | \$67,400       | A             |   |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |   |                   |                    |           |                |             |                |               |   |
| Location : Throughout   |   |   |                   |                    |           |                |             |                |               |   |
| Roof                    |   |   |                   |                    |           |                |             |                |               |   |
| Copper/Terne            | 5%  | Now   | \$7,900           | 2050               |           | * *            |             |                | A             |   |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |   |                   |                    |           |                |             |                |               |   |
| Location : Throughout   |   |   |                   |                    |           |                |             |                |               |   |
| IRMA/Protected Membrane | 95%   | Now   | \$611,500         | 2032               |           | * *            |             |                | A             |   |
|                         | Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 40%     |   |                   |                    |           |                |             |                |               |   |
|                         | Location : Throughout   |   |                   |                    |           |                |             |                |               |   |
|                         | Insul Miss/Displaced, Extent : Moderate, Area Affected : 50%    |   |                   |                    |           |                |             |                |               |   |
| Location : Cafeteria    |   |   |                   |                    |           |                |             |                |               |   |
| Interior                |   |   |                   |                    |           |                |             |                |               |   |
| Floors                  |   |   |                   |                    |           |                |             |                |               |   |
| Ceramic Tile            | 5%  | Now   | \$11,600          | 2031               |           | * *            | 5           | \$2,600        | C             |   |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |   |                   |                    |           |                |             |                |               |   |
| Location : Throughout   |   |   |                   |                    |           |                |             |                |               |   |
| Terrazzo                | 5%  |   |                   | LIFE               |           | * *            | 5           | \$4,100        | C             |   |
| Vinyl Tile              | 80%   |   |                   | 2017               | \$799,900 |                | 3           | \$42,000       | C             |   |
|                         | Other Observation, Extent : Light, Area Affected : 100%         |   |                   |                    |           |                |             |                |               |   |
|                         | Location : Throughout   |   |                   |                    |           |                |             |                |               |   |
| Explanation : 9x9 Tiles |   |   |                   |                    |           |                |             |                |               |   |
| Vinyl Tile              | 10%   |   |                   | 2030               |           | * *            | 3           | \$3,900        | C             |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |    |     |         |      |    |   |         |   |
|-----------------------|----|-----|---------|------|----|---|---------|---|
| Concrete Masonry Unit | 5% |     |         | LIFE | ** | 5 | \$1,900 | C |
| Folding Partition     | 3% | Now | \$7,200 | 2038 | ** | 5 | \$3,500 | C |

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Masonry: Brick | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 57% | Now | \$48,500 | LIFE | ** | 5 | \$15,900 | C |

*Spalling, Extent : Light, Area Affected : 10%**Location : Throughout*

|                     |     |     |           |      |    |  |  |   |
|---------------------|-----|-----|-----------|------|----|--|--|---|
| SGFT/Glazed Masonry | 30% | Now | \$128,400 | LIFE | ** |  |  | C |
|---------------------|-----|-----|-----------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 30% | Now | \$56,900 | 2027 | ** | 5 | \$15,700 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 55% |  |  | LIFE | ** | 5 | \$9,000 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|                      |    |  |  |      |    |  |  |   |
|----------------------|----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 5% |  |  | LIFE | ** |  |  | B |
|----------------------|----|--|--|------|----|--|--|---|

|             |    |     |         |      |    |  |  |   |
|-------------|----|-----|---------|------|----|--|--|---|
| Fiber Board | 5% | Now | \$2,400 | 2027 | ** |  |  | B |
|-------------|----|-----|---------|------|----|--|--|---|

*Staining/Discoloring, Extent : Light, Area Affected : 20%**Location : Throughout*

|         |    |  |  |      |    |   |         |   |
|---------|----|--|--|------|----|---|---------|---|
| Plaster | 5% |  |  | LIFE | ** | 5 | \$3,300 | B |
|---------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Electrical Service Rated @ 1600 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$83,400 | 5 | \$200 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2042 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2021 | \$27,100 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | ** | 5 | \$200 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2021 | \$94,800 | 5 | \$1,300 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 316 - BK

## Asset # : 1250

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2020               | \$19,100       | 5           | \$400          | B             |
| Locally Mounted  | 10%        |                   |                | 2027               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2022               | \$600,300      | 10          | \$61,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2022               | \$31,600       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2017               | \$14,500       | 10          | \$8,500        | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$5,800        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$28,300       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$11,700       | 1           | \$1,300        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2017               | \$40,100       | 1-3         | \$2,200        | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2042               | * *            | 5           | \$21,700       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - 7,500 Gallon Tanks                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 316 - BK

## Asset # : 1250

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$19,500       | 2035               | * *            | 1           | \$62,500       | B             |
| Leak Evident, Extent : Light, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Leaky Boiler Casing  |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Defective Combustion Air Intake Dampers, 2 Of 2 Inconsistent Boiler Burner Control Panel Operation |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$167,400      | 2032               | * *            | 4           | \$3,500        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Crawl Spcae Under Auditorium And Other Locations   |            |                   |                |                    |                |             |                |               |
| Malfunctioning, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room And Fan Room - Defective Vaccuum Pumps; Defective Steam Traps Throughout               |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$1,700        | 2022               | \$86,200       | 1           | \$7,800        | B             |
| Damaged, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room - Deteriorated Flexible Connections  |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        |                   |                | 2027               | * *            | 1           | \$18,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 50%        | Now               | \$8,200        | 2020               | \$82,200       | 1           |                | B             |
| Not in Service, Extent : Severe, Area Affected : 65%  |            |                   |                |                    |                |             |                |               |
| Location : 8 Of 12 Units In Classrooms  |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$138,000      | LIFE               | * *            | 2-5         | \$39,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium And Auditorium, Defective Ductwork And Fan Housing                                       |            |                   |                |                    |                |             |                |               |
| Explanation : No Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 20%        | Now               | \$900          | 2022               | \$17,700       | 2           | \$300          | B             |
| Unit Inoperable, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Toilet Exhaust - No Ventilation  |            |                   |                |                    |                |             |                |               |
| Roof  | 80%        |                   |                | 2022               | \$50,800       | 2           | \$1,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 95%        |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$5,000        | 2042               | * *            | 4           | \$7,000        | B             |
| Damaged, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room - Defective Steam Coil   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be bevond ten vears is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 316 - BK

Asset # : 1250

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       | Now               | \$500          | 2022               | \$10,300       | 4           | \$1,300        | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room - Defective Controls</i>            |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

|                          |                            |                           |               |
|--------------------------|----------------------------|---------------------------|---------------|
| <b>Asset Name</b>        | : P. S. 319 - BK           |                           |               |
| <b>Address</b>           | : 360 KEAP STREET          |                           |               |
| <b>Borough</b>           | : BROOKLYN                 | <b>Agency's Number</b>    | : K319        |
| <b>Program / Asset #</b> | : BOE0597.000 / 4417       | <b>Yr Built/Renovated</b> | : 1975 / 2000 |
| <b>Area Sq Ft</b>        | : 11,000                   | <b>Project Type</b>       | : EDUCATION   |
| <b>Date of Survey</b>    | : 17-Nov-2009              | <b>Landmark Status</b>    | : NONE        |
| <b>Areas Surveyed</b>    | : Basement, Roof, Floors 1 |                           |               |
| <b>Block</b>             | : 2424                     | <b>Lot</b>                | : 1           |
|                          |                            | <b>BIN</b>                | : 3063189     |

| CAPITAL               |   | FY 2014 - 2017 | FY 2018 - 2023   |
|-----------------------|---|----------------|------------------|
| Interior Architecture |   |                | \$119,300        |
| Electrical            |   |                | \$129,200        |
| Mechanical            |   |                | \$83,800         |
| <b>Total</b>          |   |                | <b>\$332,300</b> |
| Priority              | B |                | \$213,000        |
| Priority              | C |                | \$119,300        |
| <b>Total</b>          |   |                | <b>\$332,300</b> |

| EXPENSE               | FY 2014        | FY 2015        | FY 2016         | FY 2017        |
|-----------------------|----------------|----------------|-----------------|----------------|
| Exterior Architecture |                |                | \$20,200        | \$600          |
| Interior Architecture |                | \$1,900        |                 | \$800          |
| Electrical            |                | \$100          |                 |                |
| Mechanical            | \$1,700        | \$1,000        | \$20,600        | \$1,000        |
| <b>Total</b>          | <b>\$1,700</b> | <b>\$3,000</b> | <b>\$40,900</b> | <b>\$2,300</b> |
| Priority              | A              |                | \$20,200        | \$600          |
| Priority              | B              | \$1,700        | \$20,600        | \$1,000        |
| Priority              | C              | \$1,900        |                 | \$800          |
| <b>Total</b>          | <b>\$1,700</b> | <b>\$3,000</b> | <b>\$40,900</b> | <b>\$2,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |      |         |   |
|----------------|-----|--|--|------|----|------|---------|---|
| Masonry: Brick | 70% |  |  | LIFE | ** | 5    | \$2,400 | A |
| Metal Panel    | 5%  |  |  | 2041 | ** | 5-10 | \$1,200 | A |
| Window Wall    | 25% |  |  | 2031 | ** | 5    | \$3,200 | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2037 | ** | 5 | \$1,200 | A |
|----------|------|--|--|------|----|---|---------|---|

## Roof

|                  |      |  |  |      |    |    |          |   |
|------------------|------|--|--|------|----|----|----------|---|
| Modified Bitumen | 100% |  |  | 2026 | ** | 10 | \$18,300 | A |
|------------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                      |     |  |  |      |           |   |         |   |
|----------------------|-----|--|--|------|-----------|---|---------|---|
| Ceramic Tile         | 5%  |  |  | 2030 | **        | 5 | \$700   | C |
| Panel/Paver: Cer/Brk | 5%  |  |  | 2037 | **        | 5 | \$1,600 | C |
| Vinyl Tile           | 90% |  |  | 2021 | \$119,300 | 3 | \$4,700 | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 70% |  |  | LIFE | ** | 5 | \$3,400 | C |
| Masonry: Brick        | 30% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |  |  |   |
|----------------------|-----|--|--|------|----|--|--|---|
| Exposed Struc: Steel | 90% |  |  | LIFE | ** |  |  | B |
|----------------------|-----|--|--|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Cafeteria*

|         |     |  |  |      |    |   |       |   |
|---------|-----|--|--|------|----|---|-------|---|
| Plaster | 10% |  |  | LIFE | ** | 5 | \$900 | B |
|---------|-----|--|--|------|----|---|-------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$3,000 | 5 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1-electrical Service, Rated @ 1200a*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |  |   |
|---------------|------|--|--|------|----------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$49,700 | 5 |  | B |
|---------------|------|--|--|------|----------|---|--|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$15,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 50% |  |  | 2020 | \$11,300 | 5 | \$100 | B |
| Molded Case Bkrs | 50% |  |  | 2020 | \$11,300 | 5 | \$100 | B |

## Wiring

|               |      |  |  |      |          |   |  |   |
|---------------|------|--|--|------|----------|---|--|---|
| Thermoplastic | 100% |  |  | 2021 | \$12,900 | 1 |  | B |
|---------------|------|--|--|------|----------|---|--|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$100 | B |
|---------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Main Water Pipe*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

95% 2021 \$79,600 10 \$8,100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T12 Lamps*

HID 5% 2021 \$1,900 10 B

Egress Lighting

Emergency, Battery 50% 2021 \$1,900 10 \$1,100 B

Exit, Service 50% 2021 \$800 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Electricity 100% 2041 \* \* 1 B

Conversion Equipment  
Radiant Heater 100% 2026 \* \* 2 \$4,300 B

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$5,200 B

Terminal Devices  
Fan Coil Unit/Heat 5% 2021 \$7,900 1 \$200 B

Induction Unit 95% 2024 \* \* 1 \$2,900 B

## Air Conditioning

Energy Source  
Electricity 100% 2037 \* \* 1 B

Conversion Equipment  
Ext Pkg Unit - Cooling 20% 2021 \$9,800 2 \$100 B

Window/Wall Unit 80% 2016 \$17,400 1 B

Terminal Devices  
Air Handler/Cool/Ht 100% 2021 \$83,800 1 \$5,800 B

## Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$5,200 B

Exhaust Fans  
Interior 20% 2021 \$2,300 2 \$100 B

Roof 80% 2021 \$6,700 2 \$200 B

## Plumbing

H/C Water Piping  
Galv Iron/Steel 100% 2026 \* \* 1 B

Water Heater  
Gas Fired 100% 2019 \$2,500 2 \$100 B

Sanitary Piping  
Cast Iron 100% LIFE \* \* 1 B

Storm Drain Piping  
Cast Iron 100% LIFE \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 319 - BK

Asset # : 4417

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 32 - BX  
**Address** : 690 EAST 183 STREET BTWN CAMBRELENG & BEAUMONT AVES  
**Borough** : BRONX **Agency's Number** : X032  
**Program / Asset #** : BOE0179.000 / 202 **Yr Built/Renovated** : 1899 / 2011  
**Area Sq Ft** : 82,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3085 **Lot** : 1 **BIN** : 2012409

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$530,800             | \$196,300             |
| Interior Architecture | \$1,677,200           | \$51,600              |
| Electrical            | \$104,700             | \$443,200             |
| Mechanical            |                       | \$126,800             |
| <b>Total</b>          | <b>\$2,312,600</b>    | <b>\$818,000</b>      |
| Priority A            | \$530,800             | \$196,300             |
| Priority B            | \$698,600             | \$621,600             |
| Priority C            | \$1,083,300           |                       |
| <b>Total</b>          | <b>\$2,312,600</b>    | <b>\$818,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$26,900        |                | \$3,400        | \$6,300         |
| Interior Architecture |                 | \$5,800        | \$2,600        | \$17,800        |
| Electrical            | \$300           | \$500          | \$800          | \$60,300        |
| Mechanical            | \$3,700         | \$1,900        | \$2,600        | \$1,900         |
| <b>Total</b>          | <b>\$30,900</b> | <b>\$8,100</b> | <b>\$9,400</b> | <b>\$86,200</b> |
| Priority A            | \$26,900        |                | \$3,400        | \$6,300         |
| Priority B            | \$4,000         | \$2,300        | \$3,400        | \$62,100        |
| Priority C            |                 | \$5,800        | \$2,600        | \$17,800        |
| <b>Total</b>          | <b>\$30,900</b> | <b>\$8,100</b> | <b>\$9,400</b> | <b>\$86,200</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$207,600      | LIFE               | * *            | 5           | \$100,200      | A             |
|                        | Water Penetration, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Rebuilt Chimney - Southwest Corner                |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  | Now               | \$323,100      | LIFE               | * *            | 5           | \$96,200       | A             |
|                        | Efflorescence, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Various   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Fourth Floor North Facade And Southwest Corner    |                   |                |                    |                |             |                |               |
| Masonry: Brownstone    | 15%  |                   |                | LIFE               | * *            | 5           | \$14,400       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2044               | * *            | 5           | \$36,200       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$7,300        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : High And Low Roofs                                |                   |                |                    |                |             |                |               |
| Copper/Terne           | 15%  |                   |                | 2066               | * *            | 5           | \$6,800        | A             |
| Masonry: Brick         | 70%  | 0-2               | \$8,800        | LIFE               | * *            | 5           | \$6,600        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Various   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | * *            | 5           | \$3,000        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 85%  |                   |                | 2030               | * *            | 10          | \$30,500       | A             |
|                        | Debris on Roof, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : South Wing Roof                                   |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   |                   |                | 2057               | * *            | 10          | \$4,500        | A             |
| Modified Bitumen       | 5%   |                   |                | 2027               | * *            | 10          | \$1,800        | A             |
| Skylight, Metal/Glass  | 2%   |                   |                | 2048               | * *            | 10          | \$2,400        | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Over Pool   |                   |                |                    |                |             |                |               |
|                        | Explanation : Glass Skylight                                 |                   |                |                    |                |             |                |               |
| Skylight, Plastic      | 3%   |                   |                | 2039               | * *            | 1           |                | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Upper Roof  |                   |                |                    |                |             |                |               |
|                        | Explanation : Kalwall Skylight                               |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 12%        |                   |                | LIFE               | * *            | 5           | \$27,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2035               | * *            | 5           | \$5,200        | C             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Pool  |            |                   |                |                    |                |             |                |               |
| Explanation : Pool Area                                    |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$5,200        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$4,000        | C             |
| Vinyl Tile   | 63%        | Now               | \$620,200      | 2032               | * *            | 3           | \$24,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 65%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2037               | * *            | 5           | \$19,400       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2035               | * *            | 5           | \$6,400        | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Pool   |            |                   |                |                    |                |             |                |               |
| Explanation : Pool Area   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        | Now               | \$151,500      | 2025               | * *            | 5           | \$6,400        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Severe, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | * *            | 5           | \$1,900        | C             |
| Masonry: Brick  | 20%        | Now               | \$174,700      | LIFE               | * *            |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Paint Peeling, Extent : Severe, Area Affected : 20%             |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%                |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Severe, Area Affected : 2%            |            |                   |                |                    |                |             |                |               |
| Location : Northeast Corner Of Basement                         |            |                   |                |                    |                |             |                |               |
| Plaster   | 58%        | Now               | \$136,800      | LIFE               | * *            | 5           | \$22,400       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Especially Fourth Floor And Gymnasium    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout, Especially North Side Of Fourth Floor    |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Pool   |            |                   |                |                    |                |             |                |               |
| Explanation : Pool Area   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |         |   |
|----------------------|-----|-----|-----------|------|-----|---|---------|---|
| Exposed Concrete     | 10% |     |           | LIFE | * * | 5 | \$1,600 | B |
| Masonry: Infill Arch | 10% | Now | \$451,900 | LIFE | * * |   |         | B |

*Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%*

*Location : Basement*

*Other Observation, Extent : Severe, Area Affected : 50%*

*Location : Basement*

*Explanation : Under Construction*

|         |     |     |           |      |     |   |          |   |
|---------|-----|-----|-----------|------|-----|---|----------|---|
| Plaster | 80% | Now | \$142,000 | LIFE | * * | 5 | \$51,600 | B |
|---------|-----|-----|-----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Paint Peeling, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

*Water Penetration, Extent : Severe, Area Affected : 10%*

*Location : Various Classrooms, Bulkhead*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Electrical Service Rated @ 1200 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2048 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 85% |  |  | 2022 | \$101,100 | 1 |  | B |
| Conduit | 15% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$6,800  | 5 | \$100   | B |
| Molded Case Bkrs | 55% |  |  | 2021 | \$74,500 | 5 | \$1,000 | B |
| Molded Case Bkrs | 40% |  |  | 2038 | * *      | 5 | \$700   | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$104,700 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2020 | \$17,000 | 5 | \$400 | B |
| Locally Mounted | 20% |  |  | 2035 | * *      | 5 | \$100 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 55%  |                   |                | 2027               | * *            | 10          | \$34,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 43%  |                   |                | 2022               | \$267,500      | 10          | \$27,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2027               | * *            | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 60%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery         | 40%  |                   |                | 2027               | * *            | 10          | \$1,900        | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$28,000       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Generic               | 10%  |                   |                | 2017               | \$23,100       | 1           | \$2,500        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Under Construction    | 100%   |                   |                |                    |                |             |                | D             |

| Mechanical       |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Under Construction   | 100%           |                   |                    |         |                |             |                | D             |
|                  | Conversion Equipment |                |                   |                    |         |                |             |                |               |
|                  | Under Construction   | 100%           |                   |                    |         |                |             |                | D             |
|                  | Distribution         |                |                   |                    |         |                |             |                |               |
|                  | Under Construction   | 100%           |                   |                    |         |                |             |                | D             |
|                  | Terminal Devices     |                |                   |                    |         |                |             |                |               |
|                  | Convactor/Radiator   | 80%            |                   |                    | 2027    | * *            | 1           | \$17,900       | B             |
|                  | Under Construction   | 20%            |                   |                    |         |                |             |                | D             |
| Air Conditioning |                      |                |                   |                    |         |                |             |                |               |
|                  | Energy Source        |                |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%           |                   |                    | 2044    | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX

## Asset # : 202

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 5%  |                   |                | 2030               | * *            | 2           | \$200          | B             |
|                        | R-22 Refrigerant, Extent : Light, Area Affected : 2%  |                   |                |                    |                |             |                |               |
|                        | Location : Swimming Pool                              |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 30%   |                   |                | 2020               | \$48,500       | 1           |                | B             |
| Under Construction     | 65%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Under Construction     | 100%  |                   |                |                    |                |             |                | D             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Interior               | 90%   |                   |                | 2022               | \$78,300       | 2           | \$1,900        | B             |
| Roof                   | 10%   |                   |                | 2030               | * *            | 2           | \$200          | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Electric               | 100%  |                   |                | 2020               | \$12,200       | 4           | \$400          | B             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                        | Other Observation, Extent : Light, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Basement                                   |                   |                |                    |                |             |                |               |
|                        | Explanation : Under Construction                      |                   |                |                    |                |             |                |               |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |   |                   |                |                    |                |             |                |               |
| Rigid Piping           | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Pool Filter/Treatment  |   |                   |                |                    |                |             |                |               |
| Sand                   | 100%  |                   |                | 2027               | * *            | 4           |                | B             |
| Sewage Ejector(s)      |   |                   |                |                    |                |             |                |               |
| Electric               | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression       |   |                   |                |                    |                |             |                |               |
| Sprinkler              |   |                   |                |                    |                |             |                |               |
| No Component           | 95%   |                   |                |                    |                |             |                | D             |
| Generic                | 5%  |                   |                | 2042               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 32 - BX MINISCHOOL  
**Address** : 690 EAST 183 STREET BTWN: CAMBRELENG AVE, BEAUMONT  
**Borough** : BRONX **Agency's Number** : X832  
**Program / Asset #** : BOE0179.010 / 509 **Yr Built/Renovated** : 1969 / 2002  
**Area Sq Ft** : 7,500 **Project Type** : EDUCATION  
**Date of Survey** : 29-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3085 **Lot** : 1 **BIN** : 2012409

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Exterior Architecture |  | \$35,000        |                  |
| Interior Architecture |  | \$60,400        | \$84,600         |
| Electrical            |  |                 | \$59,000         |
| Mechanical            |  |                 | \$146,500        |
| <b>Total</b>          |  | <b>\$95,400</b> | <b>\$290,100</b> |
| Priority A            |  | \$35,000        |                  |
| Priority B            |  | \$60,400        | \$205,500        |
| Priority C            |  |                 | \$84,600         |
| <b>Total</b>          |  | <b>\$95,400</b> | <b>\$290,100</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$7,600         | \$700          |                |                |
| Interior Architecture | \$13,900        |                | \$400          | \$1,100        |
| Electrical            | \$100           | \$100          | \$100          | \$200          |
| Mechanical            | \$600           | \$600          | \$1,600        | \$1,700        |
| <b>Total</b>          | <b>\$22,200</b> | <b>\$1,400</b> | <b>\$2,100</b> | <b>\$3,000</b> |
| Priority A            | \$7,600         | \$700          |                |                |
| Priority B            | \$600           | \$700          | \$1,600        | \$1,900        |
| Priority C            | \$13,900        |                | \$400          | \$1,100        |
| <b>Total</b>          | <b>\$22,200</b> | <b>\$1,400</b> | <b>\$2,100</b> | <b>\$3,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 32 - BX MINISCHOOL**  
**Asset # : 509**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

## Metal Panel

|  |     |         |      |     |   |          |   |
|--|-----|---------|------|-----|---|----------|---|
| 100%   | Now | \$7,600 | 2032 | * * | 5 | \$18,000 | A |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>     |     |         |      |     |   |          |   |
| <i>Location : Throughout</i>                                       |     |         |      |     |   |          |   |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i> |     |         |      |     |   |          |   |
| <i>Location : Throughout</i>                                       |     |         |      |     |   |          |   |

## Windows

## Aluminum

|      |  |  |      |     |   |         |   |
|------|--|--|------|-----|---|---------|---|
| 100% |  |  | 2030 | * * | 5 | \$1,500 | A |
|------|--|--|------|-----|---|---------|---|

## Roof

## Metal Panel

|      |  |  |      |     |    |          |   |
|------|--|--|------|-----|----|----------|---|
| 100% |  |  | 2035 | * * | 10 | \$35,000 | A |
|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2031 | * * | 5 | \$500 | C |
|----|--|--|------|-----|---|-------|---|

## Vinyl Tile

|   |     |         |      |          |   |         |   |
|---|-----|---------|------|----------|---|---------|---|
| 95%   | Now | \$8,500 | 2022 | \$84,600 | 3 | \$3,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |     |         |      |          |   |         |   |
| <i>Location : Throughout</i>                                      |     |         |      |          |   |         |   |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>       |     |         |      |          |   |         |   |
| <i>Location : Throughout</i>                                      |     |         |      |          |   |         |   |

## Interior Walls

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2031 | * * | 5 | \$400 | C |
|----|--|--|------|-----|---|-------|---|

## Concrete Masonry Unit

|  |     |         |      |     |   |         |   |
|--|-----|---------|------|-----|---|---------|---|
| 35%  | Now | \$5,500 | LIFE | * * | 5 | \$1,200 | C |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> |     |         |      |     |   |         |   |
| <i>Location : Over Door Heads Along Main Corridor</i>          |     |         |      |     |   |         |   |

## Metal Panel

|     |  |  |      |     |  |  |   |
|-----|--|--|------|-----|--|--|---|
| 60% |  |  | LIFE | * * |  |  | C |
|-----|--|--|------|-----|--|--|---|

## Ceilings

## AcousTileSusp.Lay-In

|   |     |          |      |     |   |         |   |
|---|-----|----------|------|-----|---|---------|---|
| 100%  | 2-4 | \$60,400 | 2042 | * * | 5 | \$4,500 | B |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 60%</i> |     |          |      |     |   |         |   |
| <i>Location : Classrooms</i>                                      |     |          |      |     |   |         |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |     |          |      |     |   |         |   |
| <i>Location : Lunch Room</i>                                      |     |          |      |     |   |         |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |      |     |   |   |
|---|------|-----|---|---|
| 100%  | 2032 | * * | 5 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |   |   |
| <i>Location : Electrical Room</i>                                 |      |     |   |   |
| <i>Explanation : Service Feed From Main Building</i>              |      |     |   |   |

## Raceway

## Conduit

|      |  |  |      |     |   |  |   |
|------|--|--|------|-----|---|--|---|
| 100% |  |  | 2032 | * * | 1 |  | B |
|------|--|--|------|-----|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 10% |  |  | 2030 | * * | 5 |  | B |
|-----|--|--|------|-----|---|--|---|

## Molded Case Bkrs

|     |  |  |      |     |   |       |   |
|-----|--|--|------|-----|---|-------|---|
| 90% |  |  | 2030 | * * | 5 | \$100 | B |
|-----|--|--|------|-----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX MINISCHOOL

## Asset # : 509

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2022               | \$59,000       | 10          | \$5,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 60%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery  | 40%        |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$100          | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$2,100        | 1           | \$200          | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2022               | \$7,200        | 1-3         | \$400          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2027               | * *            | 1           | \$3,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : At Ceiling Of First Floor Mechanical Room       |            |                   |                |                    |                |             |                |               |
| Explanation : One Ceiling Unit                             |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$3,500        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                     | 100%       |                   |                | 2020               | \$91,700       | 2           | \$400          | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling   | 100%       |                   |                | 2022               | \$54,800       | 1           | \$2,000        | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$3,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 32 - BX MINISCHOOL

Asset # : 509

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 100%       |                   |                | 2027               | * *            | 2           | \$200          | B             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Electric              | 100%       |                   |                | 2017               | \$1,100        | 4           |                | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 321 - BK  
**Address** : 180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS  
**Borough** : BROOKLYN **Agency's Number** : K321  
**Program / Asset #** : BOE0599.000 / 1253 **Yr Built/Renovated** : 1966 / 2006  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 971 **Lot** : 28 **BIN** : 3337516

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$62,500           | \$51,400         |
| Interior Architecture |  | \$943,400          |                  |
| Electrical            |  | \$690,300          | \$242,300        |
| Mechanical            |  |                    | \$214,700        |
| <b>Total</b>          |  | <b>\$1,696,200</b> | <b>\$508,400</b> |
| Priority A            |  | \$62,500           | \$51,400         |
| Priority B            |  | \$690,300          | \$457,000        |
| Priority C            |  | \$943,400          |                  |
| <b>Total</b>          |  | <b>\$1,696,200</b> | <b>\$508,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$10,300         | \$400           |
| Interior Architecture | \$15,000        | \$2,200         | \$16,800         |                 |
| Electrical            | \$400           | \$700           | \$66,000         |                 |
| Mechanical            | \$13,300        | \$14,600        | \$54,200         | \$9,700         |
| <b>Total</b>          | <b>\$28,600</b> | <b>\$17,500</b> | <b>\$147,300</b> | <b>\$10,000</b> |
| Priority A            |                 |                 | \$10,300         | \$400           |
| Priority B            | \$26,100        | \$15,300        | \$120,200        | \$9,700         |
| Priority C            | \$2,500         | \$2,200         | \$16,800         |                 |
| <b>Total</b>          | <b>\$28,600</b> | <b>\$17,500</b> | <b>\$147,300</b> | <b>\$10,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 321 - BK

## Asset # : 1253

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 93%        |                   |                | LIFE               | **             | 5           | \$51,400       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Other Observation, Extent : Moderate, Area Affected : 75%   |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Explanation : Moss Growth                                   |            |                   |                |                    |                |             |                |               |
| Window Wall   | 2%         |                   |                | 2041               | **             | 5           | \$4,100        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | **             | 5           | \$12,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 83%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2047               | **             | 5           | \$700          | A             |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$8,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2036               | **             | 10          | \$8,200        | A             |
| IRMA/Protected Membrane                                     | 95%        |                   |                | 2026               | **             | 10          | \$62,500       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$21,800       | C             |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$5,000        | C             |
| Quarry Tile   | 10%        |                   |                | 2026               | **             | 5           | \$15,000       | C             |
| Vinyl Tile  | 75%        |                   |                | 2016               | \$713,700      | 3           | \$28,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$4,400        | C             |
| Concrete Masonry Unit                                       | 10%        |                   |                | LIFE               | **             | 5           | \$3,500        | C             |
| Folding Partition   | 5%         | Now               | \$229,700      | 2046               | **             | 5           | \$5,500        | C             |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Gym  |            |                   |                |                    |                |             |                |               |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$14,600       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Stair, Third Floor Corridor                      |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        |                   |                | 2034               | **             | 5           | \$24,900       | B             |
| Exposed Concrete  | 55%        |                   |                | LIFE               | **             | 5           | \$8,600        | B             |
| Metal Panel   | 10%        |                   |                | LIFE               | **             | 5           | \$12,500       | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$6,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 321 - BK

## Asset # : 1253

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2021               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2021               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2029               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2029               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2020               | \$76,200       | 5           | \$1,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$80,600       | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2019               | \$19,100       | 5           | \$400          | B             |
| Locally Mounted  | 10%        |                   |                | 2026               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 92%        |                   |                | 2016               | \$553,300      | 10          | \$56,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2016               | \$8,400        | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2016               | \$30,100       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2021               | \$13,800       | 10          | \$8,100        | B             |
| Exit, Service  | 50%        |                   |                | 2021               | \$5,500        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$27,000       | 10          | \$200          | B             |

| Mechanical |               | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|---------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component     | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type          | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |               |                |           |                    |      |                |       |                |          |
|            | Energy Source |                |           |                    |      |                |       |                |          |
|            | Fuel Oil No 6 | 100%           |           |                    | 2031 | * *            | 5     | \$20,700       | B        |

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## DEPARTMENT OF EDUCATION - 040

P. S. 321 - BK

Asset # : 1253

| Mechanical             | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |                |  |                |                    |                |             |                |               |
| Conversion Equipment   |                |  |                |                    |                |             |                |               |
| Steam Boiler           | 100%           |  |                | 2026               | * *            | 1           | \$66,200       | B             |
|                        |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                    |                |             |                |               |
|                        |                | <i>Location : Basement Boiler Room</i>                           |                |                    |                |             |                |               |
|                        |                | <i>Explanation : 2 Units</i>                                     |                |                    |                |             |                |               |
| Distribution           |                |  |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%           |  |                | 2031               | * *            | 4           | \$4,900        | B             |
| Terminal Devices       |                |  |                |                    |                |             |                |               |
| Air Handler            | 25%            |  |                | 2026               | * *            | 1           | \$10,300       | B             |
| Convactor/Radiator     | 75%            |  |                | 2034               | * *            | 1           | \$16,200       | B             |
| Air Conditioning       |                |  |                |                    |                |             |                |               |
| Energy Source          |                |  |                |                    |                |             |                |               |
| Electricity            | 100%           |  |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment   |                |  |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 5%             |  |                | 2022               | \$49,000       | 2           | \$200          | B             |
| Window/Wall Unit       | 75%            |  |                | 2019               | \$117,300      | 1           |                | B             |
| No Component           | 20%            |  |                |                    |                |             |                | D             |
| Heat Rejection         |                |  |                |                    |                |             |                |               |
| Remote Air Cond        | 5%             |  |                | 2026               | * *            | 2           | \$2,300        | B             |
| No Component           | 95%            |  |                |                    |                |             |                | D             |
| Ventilation            |                |  |                |                    |                |             |                |               |
| Distribution           |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%           |  |                | LIFE               | * *            | 2-5         | \$37,200       | B             |
| Exhaust Fans           |                |  |                |                    |                |             |                |               |
| Interior               | 20%            |  |                | 2021               | \$16,800       | 2           | \$400          | B             |
| Roof                   | 80%            |  |                | 2021               | \$48,400       | 2           | \$1,600        | B             |
| Plumbing               |                |  |                |                    |                |             |                |               |
| H/C Water Piping       |                |  |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%           |  |                | 2026               | * *            | 1           |                | B             |
| Water Heater           |                |  |                |                    |                |             |                |               |
| Gas Fired              | 100%           |  |                | 2016               | \$17,700       | 2           | \$1,000        | B             |
| HW Heat Exchanger      |                |  |                |                    |                |             |                |               |
| Low Temp               | 100%           |  |                | 2031               | * *            | 4           | \$9,900        | B             |
| Sanitary Piping        |                |  |                |                    |                |             |                |               |
| Cast Iron              | 100%           | Now  | \$3,300        | LIFE               | * *            | 1           |                | B             |
|                        |                | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> |                |                    |                |             |                |               |
|                        |                | <i>Location : Basement - Water Backup From Street Sewer</i>      |                |                    |                |             |                |               |
| Storm Drain Piping     |                |  |                |                    |                |             |                |               |
| Cast Iron              | 100%           |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)           |                |  |                |                    |                |             |                |               |
| Rigid Piping           | 100%           |  |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures               |                |  |                |                    |                |             |                |               |
| Generic                | 100%           |  |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 321 - BK MINISCHOOL  
**Address** : 180 7TH AVENUE BETWEEN 1ST AND 2ND STREETS  
**Borough** : BROOKLYN **Agency's Number** : K896  
**Program / Asset #** : BOE0599.010 / 1254 **Yr Built/Renovated** : 1970 / 2006  
**Area Sq Ft** : 12,120 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 971 **Lot** : 28 **BIN** : 3337516

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$134,300        |                  |
| Interior Architecture |  | \$136,700        |                  |
| Electrical            |  | \$95,400         | \$49,500         |
| Mechanical            |  |                  | \$148,100        |
| <b>Total</b>          |  | <b>\$366,400</b> | <b>\$197,600</b> |
| Priority A            |  | \$134,300        |                  |
| Priority B            |  | \$95,400         | \$197,600        |
| Priority C            |  | \$136,700        |                  |
| <b>Total</b>          |  | <b>\$366,400</b> | <b>\$197,600</b> |

| EXPENSE               | FY 2014         | FY 2015      | FY 2016         | FY 2017        |
|-----------------------|-----------------|--------------|-----------------|----------------|
| Exterior Architecture |                 |              |                 |                |
| Interior Architecture | \$35,600        |              |                 | \$1,800        |
| Electrical            |                 | \$100        | \$9,400         |                |
| Mechanical            | \$900           | \$500        | \$1,500         | \$500          |
| <b>Total</b>          | <b>\$36,600</b> | <b>\$700</b> | <b>\$10,900</b> | <b>\$2,300</b> |
| Priority A            |                 |              |                 |                |
| Priority B            | \$30,200        | \$700        | \$10,900        | \$500          |
| Priority C            | \$6,400         |              |                 | \$1,800        |
| <b>Total</b>          | <b>\$36,600</b> | <b>\$700</b> | <b>\$10,900</b> | <b>\$2,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 321 - BK MINISCHOOL**  
**Asset # : 1254**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       |                   |                | 2047               | * *            | 5-10        | \$106,900      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | * *            | 5           | \$2,400        | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 100%       |                   |                | 2034               | * *            | 10          | \$56,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$3,300        | 2024               | * *            | 5           | \$400          | C             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Toilet(s)</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 95%        | Now               | \$136,700      | 2031               | * *            | 3           | \$5,400        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Tile</i>  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 30%        | 0-2               | \$3,000        | LIFE               | * *            | 5           | \$1,600        | C             |
| <i>Other Observation, Extent : Severe, Area Affected : 40%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Paint Peeling</i>                                     |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 70%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 100%       | Now               | \$29,300       | 2026               | * *            | 5           | \$7,300        | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 321 - BK MINISCHOOL

Asset # : 1254

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2021

\$3,000

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100%

2021

\$49,500

5

\$300

B

## Raceway

## Conduit

90%

2021

\$1,000

1

B

## Conduit

10%

2031

\* \*

1

B

## Panelboards

## Molded Case Bkrs

90%

2020

\$15,300

5

\$200

B

## Molded Case Bkrs

10%

2029

\* \*

5

B

## Wiring

## Thermoplastic

100%

2021

\$800

1

B

## Motor Controllers

## Locally Mounted

100%

2019

\$4,500

5

\$100

B

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$100

B

## Lighting

## Interior Lighting

## Fluorescent

100%

2016

\$95,400

10

\$9,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T12 Lamps*

## Egress Lighting

## Emergency, Battery

50%

2021

\$2,100

10

\$1,200

B

## Exit, Service

50%

2021

\$800

1

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Natural Gas

100%

2041

\* \*

1

B

## Conversion Equipment

## Furnace

100%

Now

\$700

2021

\$14,100

1

\$4,500

B

*Not in Service, Extent : Severe, Area Affected : 50%**Location : 1 Unit Is Down, Facility Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Facility Room**Explanation : 2 Units*

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 321 - BK MINISCHOOL

Asset # : 1254

| Mechanical             |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Air Conditioning       |            |                   |                |                    |                |             |                |               |  |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |  |
| Int Pkg Unit - Cooling | 100%       |                   |                | 2022               | \$148,100      | 2           | \$600          | B             |  |
| Ventilation            |            |                   |                |                    |                |             |                |               |  |
| Distribution           |            |                   |                |                    |                |             |                |               |  |
| Ductwork/Diffusers     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,600        | B             |  |
| Exhaust Fans           |            |                   |                |                    |                |             |                |               |  |
| Interior               | 90%        |                   |                | 2026               | * *            | 2           | \$300          | B             |  |
| Roof                   | 10%        |                   |                | 2021               | \$900          | 2           |                | B             |  |
| Plumbing               |            |                   |                |                    |                |             |                |               |  |
| H/C Water Piping       |            |                   |                |                    |                |             |                |               |  |
| Brass/Copper           | 100%       |                   |                | 2041               | * *            | 1           |                | B             |  |
| Water Heater           |            |                   |                |                    |                |             |                |               |  |
| Electric               | 100%       |                   |                | 2019               | \$1,800        | 4           | \$100          | B             |  |
| Sanitary Piping        |            |                   |                |                    |                |             |                |               |  |
| Cast Iron              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |  |
| Fixtures               |            |                   |                |                    |                |             |                |               |  |
| Generic                | 100%       |                   |                |                    |                |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 328 - BK  
**Address** : 330 ALABAMA AVENUE @ BLAKE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K328  
**Program / Asset #** : BOE0602.000 / 1256 **Yr Built/Renovated** : 1967 / 2010  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3768 **Lot** : 1 **BIN** : 3084283

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$66,500           | \$312,800          |
| Interior Architecture |  | \$425,400          | \$596,300          |
| Electrical            |  | \$179,800          | \$1,035,500        |
| Mechanical            |  | \$374,800          | \$686,600          |
| <b>Total</b>          |  | <b>\$1,046,400</b> | <b>\$2,631,200</b> |
| Priority A            |  | \$66,500           | \$312,800          |
| Priority B            |  | \$703,900          | \$1,722,100        |
| Priority C            |  | \$276,000          | \$596,300          |
| <b>Total</b>          |  | <b>\$1,046,400</b> | <b>\$2,631,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,900         |                 | \$5,500         |                 |
| Interior Architecture | \$81,000         |                 | \$2,500         | \$12,800        |
| Electrical            | \$52,800         | \$1,200         | \$1,600         | \$2,200         |
| Mechanical            | \$88,300         | \$11,000        | \$12,400        | \$12,600        |
| <b>Total</b>          | <b>\$255,100</b> | <b>\$12,200</b> | <b>\$22,100</b> | <b>\$27,600</b> |
| Priority A            | \$32,900         |                 | \$5,500         |                 |
| Priority B            | \$176,400        | \$12,200        | \$14,000        | \$14,800        |
| Priority C            | \$45,800         |                 | \$2,500         | \$12,800        |
| <b>Total</b>          | <b>\$255,100</b> | <b>\$12,200</b> | <b>\$22,100</b> | <b>\$27,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel   | 5%   |                   |                | LIFE    | * *                | 5           | \$32,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 95%  |                   |                | LIFE    | * *                | 5           | \$133,000      | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2048    | * *                | 5           | \$15,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 25%  |                   |                | LIFE    | * *                | 5-10        | \$14,100       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | * *                | 5-10        | \$5,000        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2043    | * *                | 5           | \$1,600        | A             |  |
| Metal Rail             | 65%  |                   |                | 2028    | * *                | 5-10        | \$96,800       | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 35%  |                   |                | 2023    | \$113,500          | 10          | \$21,000       | A             |  |
| Built-Up (BUR)         | 60%  |                   |                | 2031    | * *                | 10          | \$36,000       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%   |                   |                | 2036    | * *                | 10          | \$5,500        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 5%   |                   |                | LIFE    | * *                | 5           | \$24,900       | C             |  |
| Ceramic Tile           | 5%   | Now               | \$12,600       | 2032    | * *                | 5           | \$2,800        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 25%  | 0-2               | \$54,200       | 2028    | * *                | 3           | \$10,700       | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 12x12 Tiles                            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 55%  |                   |                | 2018    | \$596,300          | 3           | \$31,300       | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles                                      |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%  | 0-2               | \$108,400      | 2033    | * *                | 3           | \$4,300        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium   |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Gymnasium   |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|   |     |     |          |      |    |   |          |   |
|---|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile  | 3%  | Now | \$8,900  | 2032 | ** | 5 | \$1,500  | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |    |   |          |   |
| Concrete Masonry Unit   | 10% |     |          | LIFE | ** | 5 | \$8,100  | C |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Cafeteria</i>                                       |     |     |          |      |    |   |          |   |
| Folding Partition   | 2%  |     |          | 2031 | ** | 5 | \$5,000  | C |
| Plaster   | 60% | 0-2 | \$55,400 | LIFE | ** | 5 | \$18,100 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |    |   |          |   |
| SGFT/Glazed Masonry   | 25% | 0-2 | \$58,000 | LIFE | ** |   |          | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |    |   |          |   |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>  |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |    |   |          |   |

## Ceilings

|   |     |     |          |      |    |      |          |   |
|---|-----|-----|----------|------|----|------|----------|---|
| AcousTile,Adhered   | 10% | Now | \$68,500 | 2043 | ** | 5    | \$5,700  | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |     |     |          |      |    |      |          |   |
| <i>Location : Corridors</i>   |     |     |          |      |    |      |          |   |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |     |     |          |      |    |      |          |   |
| <i>Location : Corridors</i>   |     |     |          |      |    |      |          |   |
| Exposed Concrete  | 65% |     |          | LIFE | ** | 5-10 | \$92,300 | B |
| Exposed Struc: Steel  | 2%  |     |          | LIFE | ** | 10   | \$4,500  | B |
| Gypsum Board  | 3%  |     |          | LIFE | ** | 5-10 | \$11,700 | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>    |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |      |          |   |
| Metal Panel   | 5%  | Now | \$4,600  | LIFE | ** | 5    | \$7,100  | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |     |     |          |      |    |      |          |   |
| <i>Location : Kitchen</i>   |     |     |          |      |    |      |          |   |
| Plaster   | 15% |     |          | LIFE | ** | 5-10 | \$29,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |     |  |  |      |          |   |       |   |
|--|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw  | 50% |  |  | 2023 | \$14,400 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                      |     |  |  |      |          |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>              |     |  |  |      |          |   |       |   |
| Fused Disc Sw  | 50% |  |  | 2049 | **       | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |     |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                      |     |  |  |      |          |   |       |   |
| <i>Explanation : One 200 Amps Main Disconnect Switch For Emergency</i> |     |  |  |      |          |   |       |   |

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## DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 80%  |                   |                | 2023    | \$83,400           | 5           | \$300          | B             |  |
| Fused Disc Sw            | 20%  |                   |                | 2033    | * *                | 5           | \$100          | B             |  |
| Raceway                  |  |                   |                |         |                    |             |                |               |  |
| Conduit                  | 90%  |                   |                | 2033    | * *                | 1           |                | B             |  |
| Conduit                  | 10%  |                   |                | 2043    | * *                | 1           |                | B             |  |
| Panelboards              |  |                   |                |         |                    |             |                |               |  |
| Fused Knife Sw           | 20%  | 2-4               | \$27,100       | 2048    | * *                | 5           | \$200          | B             |  |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Fused Toggle Switch      | 10%  | 2-4               | \$13,600       | 2048    | * *                | 5           | \$100          | B             |  |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs         | 10%  |                   |                | 2031    | * *                | 5           | \$200          | B             |  |
| Molded Case Bkrs         | 60%  |                   |                | 2022    | \$81,300           | 5           | \$1,200        | B             |  |
| Wiring                   |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth            | 90%  | 2-4               | \$117,700      | 2048    | * *                | 1           |                | B             |  |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 10%  |                   |                | 2033    | * *                | 1           |                | B             |  |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 100%   |                   |                | 2021    | \$21,200           | 5           | \$500          | B             |  |
| Ground                   |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |  |
| Generic                  | 100%   | 2-4               | \$900          | LIFE    | * *                | 5           | \$1,100        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Water Main                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Corroded                                     |                   |                |         |                    |             |                |               |  |
| Lighting                 |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting        |  |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 89%  |                   |                | 2018    | \$609,800          | 10          | \$62,000       | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-12 Lamps                                   |                   |                |         |                    |             |                |               |  |
| Fluorescent              | 5%   |                   |                | 2031    | * *                | 10          | \$3,500        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Boiler Room                                     |                   |                |         |                    |             |                |               |  |
|                          | Explanation : T-8 Lamps                                    |                   |                |         |                    |             |                |               |  |
| HID                      | 3%   |                   |                | 2018    | \$9,500            | 10          | \$100          | B             |  |
| Incandescent             | 3%   |                   |                | 2018    | \$20,600           | 2           | \$100          | B             |  |
| Egress Lighting          |  |                   |                |         |                    |             |                |               |  |
| Emergency, Battery       | 50%  |                   |                | 2018    | \$15,800           | 10          | \$9,200        | B             |  |
| Exit, Service            | 50%  |                   |                | 2018    | \$6,300            | 1           |                | B             |  |
| Exterior Lighting        |  |                   |                |         |                    |             |                |               |  |
| HID                      | 100%   |                   |                | 2018    | \$30,700           | 10          | \$200          | B             |  |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$260,900

1-3

\$14,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

99%

2033

\* \*

5

\$23,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 7500 Gallon Tanks*

Fuel Oil No 6

1%

Now

\$2,100

2053

\* \*

5

\$100

B

*Broken, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Combustion Air Damper**Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Boiler Room, 1of 2 Defective Fuel Oil Transfer Pump*

## Conversion Equipment

Steam Boiler

100%

2021

\$421,900

1

\$75,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (2) #6 Oil Burning Steam Boilers*

## Distribution

Steam Piping/Pump

85%

2033

\* \*

4

\$3,200

B

Steam Piping/Pump

15%

0-2

\$90,800

2053

\* \*

4

\$600

B

*Malfunctioning, Extent : Severe, Area Affected : 60%**Location : Defective Steam Traps, Defective Climate Control Thermostat*

## Terminal Devices

Air Handler

25%

2023

\$116,800

1

\$11,800

B

Convactor/Radiator

75%

Now

\$12,300

2028

\* \*

1

\$16,600

B

*Malfunctioning, Extent : Moderate, Area Affected : 15%**Location : Classrooms Thermostats*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

40%

Now

\$28,500

2021

\$71,300

1

B

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Multiple Mechanical Defects Throughout*

No Component

60%

D

## Ventilation

## Distribution

Ductwork/Diffusers

30%

LIFE

\* \*

2-5

\$20,100

B

No Component

70%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 328 - BK

Asset # : 1256

| Mechanical       |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |   |                   |                |                    |                |             |                |               |
|                  | Exhaust Fans       |   |                   |                |                    |                |             |                |               |
|                  | Interior           | 80%   |                   |                | 2023               | \$76,600       | 2           | \$1,900        | B             |
|                  | Roof               | 20%   | Now               | \$300          | 2023               | \$13,800       | 2           | \$400          | B             |
|                  |                    | Malfunctioning, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                  |                    | Location : Roof, Defective Exhaust Fan Motor                |                   |                |                    |                |             |                |               |
| Plumbing         |                    |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping   |   |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel    | 50%   | Now               | \$129,400      | 2043               | * *            | 1           |                | B             |
|                  |                    | Corroded, Extent : Severe, Area Affected : 50%              |                   |                |                    |                |             |                |               |
|                  |                    | Location : Deteriorating Domestic Water Distribution Piping |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel    | 50%   |                   |                | 2028               | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |   |                   |                |                    |                |             |                |               |
|                  | Low Temp           | 100%  | Now               | \$26,900       | 2053               | * *            | 4           | \$7,500        | B             |
|                  |                    | On Extended Life, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                  |                    | Location : Deteriorating Hot Water Heat Exchanger           |                   |                |                    |                |             |                |               |
|                  | Sanitary Piping    |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 50%   | Now               | \$94,100       | LIFE               | * *            | 1           |                | B             |
|                  |                    | On Extended Life, Extent : Severe, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                  |                    | Location : Deteriorating Sanitary Drain Piping Throughout   |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 50%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 50%   | Now               | \$60,500       | LIFE               | * *            | 1           |                | B             |
|                  |                    | Blockage /Clogged, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                  |                    | Location : Out Side Yard, Southwest Side Of Building        |                   |                |                    |                |             |                |               |
|                  |                    | On Extended Life, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                  |                    | Location : Throughout, Deteriorating Storm Drain Piping     |                   |                |                    |                |             |                |               |
|                  | Cast Iron          | 50%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |   |                   |                |                    |                |             |                |               |
|                  | Rigid Piping       | 100%  | Now               | \$2,100        | 2023               | \$10,300       | 4           | \$1,300        | B             |
|                  |                    | Malfunctioning, Extent : Severe, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                  |                    | Location : Basement   |                   |                |                    |                |             |                |               |
|                  | Fixtures           |   |                   |                |                    |                |             |                |               |
|                  | Generic            | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression |                    |   |                   |                |                    |                |             |                |               |
|                  | Sprinkler          |   |                   |                |                    |                |             |                |               |
|                  | No Component       | 98%   |                   |                |                    |                |             |                | D             |
|                  | Generic            | 2%  |                   |                | 2033               | * *            | 1-2         | \$400          | B             |
|                  |                    | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                    | Location : Basement   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 329 - BK  
**Address** : 2929 WEST 30 STREET BTWN: MERMAID AVE., SURF AVE.  
**Borough** : BROOKLYN **Agency's Number** : K329  
**Program / Asset #** : BOE0603.000 / 1257 **Yr Built/Renovated** : 1974 / 2006  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7051 **Lot** : 1 **BIN** : 3189517

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$367,600             | \$618,100             |
| Interior Architecture | \$236,200             | \$1,112,700           |
| Electrical            |                       | \$1,060,100           |
| Mechanical            |                       | \$1,200,400           |
| <b>Total</b>          | <b>\$603,800</b>      | <b>\$3,991,200</b>    |
| Priority A            | \$367,600             | \$618,100             |
| Priority B            | \$118,400             | \$2,310,700           |
| Priority C            | \$117,800             | \$1,062,500           |
| <b>Total</b>          | <b>\$603,800</b>      | <b>\$3,991,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$18,000         |                 | \$13,600        | \$2,200         |
| Interior Architecture | \$16,500         | \$3,500         | \$18,700        |                 |
| Electrical            | \$2,000          | \$4,500         | \$2,000         | \$24,700        |
| Mechanical            | \$78,200         | \$23,700        | \$40,400        | \$45,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$118,600</b> | <b>\$35,700</b> | <b>\$78,600</b> | <b>\$76,700</b> |
| Priority A            | \$18,000         |                 | \$13,600        | \$2,200         |
| Priority B            | \$100,600        | \$32,200        | \$46,300        | \$74,500        |
| Priority C            |                  | \$3,500         | \$18,700        |                 |
| <b>Total</b>          | <b>\$118,600</b> | <b>\$35,700</b> | <b>\$78,600</b> | <b>\$76,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  | Now               | \$184,300      | LIFE               | * *            | 5           | \$54,800       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Scheduled To Be Repointed In Fall Of 2011      |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 15%  |                   |                | LIFE               | * *            | 5           | \$33,400       | A             |
| Slate Panels          | 5%   |                   |                | LIFE               | * *            | 5           | \$2,600        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 98%  | Now               | \$72,600       | 2038               | * *            | 5           | \$7,500        | A             |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor Throughout                              |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 40%    |                   |                |                    |                |             |                |               |
|                       | Location : Around Frames Throughout                          |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Scheduled To Be Replaced In Fall 2011          |                   |                |                    |                |             |                |               |
| Steel                 | 2%   | Now               | \$18,000       | 2047               | * *            | 5           | \$1,900        | A             |
|                       | Corrosion/Rusting, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Metal Panel           | 10%  |                   |                | 2042               | * *            | 5           | \$4,300        | A             |
| Metal Rail            | 90%  |                   |                | 2035               | * *            | 5-10        | \$182,400      | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 80%  |                   |                | 2022               | \$353,200      | 10          | \$65,300       | A             |
|                       | Miss/Damaged Flashings, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Various   |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Scheduled To Be Replaced In Fall 2011          |                   |                |                    |                |             |                |               |
| Roll Roofing          | 20%  |                   |                | 2021               | \$73,100       | 5           | \$27,200       | A             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : Scheduled To Be Replaced In Fall 2011          |                   |                |                    |                |             |                |               |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%   |                   |                | 2031               | * *            | 5           | \$6,200        | C             |
| Slate                 | 2%   |                   |                | LIFE               | * *            | 5           | \$2,600        | C             |
| Vinyl Tile            | 90%  |                   |                | 2022               | \$1,062,500    | 3           | \$41,800       | C             |
| Wood                  | 3%   |                   |                | 2050               | * *            | 5           | \$7,000        | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 329 - BK

## Asset # : 1257

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |          |      |    |   |         |   |
|-----------------------|-----|-----|----------|------|----|---|---------|---|
| Ceramic Tile          | 3%  |     |          | 2031 | ** | 5 | \$3,300 | C |
| Concrete Masonry Unit | 15% | Now | \$62,200 | LIFE | ** | 5 | \$6,600 | C |

*Diagonal Cracks, Extent : Severe, Area Affected : 20%**Location : Gymnasium, Custodian's Workshop*

|                     |     |     |          |      |    |   |          |   |
|---------------------|-----|-----|----------|------|----|---|----------|---|
| Metal Panel         | 20% |     |          | LIFE | ** |   |          | C |
| Plaster             | 40% |     |          | LIFE | ** | 5 | \$13,100 | C |
| SGFT/Glazed Masonry | 22% | Now | \$55,600 | LIFE | ** |   |          | C |

*Diagonal Cracks, Extent : Light, Area Affected : 5%**Location : Corridors Throughout**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%**Location : Corridors Throughout*

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 65% | Now | \$62,100 | 2027 | ** | 5 | \$50,300 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Patching Evident, Extent : Moderate, Area Affected : 20%**Location : Throughout*

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 20% | 2-4 | \$16,500 | 2035 | ** | 5 | \$12,400 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 10%**Location : Various*

|                      |     |     |          |      |    |  |  |   |
|----------------------|-----|-----|----------|------|----|--|--|---|
| Exposed Struc: Steel | 10% | Now | \$56,300 | LIFE | ** |  |  | B |
|----------------------|-----|-----|----------|------|----|--|--|---|

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Mechanical Rooms**Explanation : Fire Protection Missing*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Gypsum Board | 5% |  |  | LIFE | ** | 5 | \$7,700 | B |
|--------------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Rated At 1200 & 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$104,300 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 30% |  |  | 2030 | ** | 5 | \$600 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 70% |  |  | 2030 | ** | 5 | \$1,500 | B |
|------------------|-----|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Motor Control Center  | 100%   |                   |                | 2020               | \$174,800      | 5           | \$2,200        | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Main Water Pipe                              |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2022               | \$708,800      | 10          | \$72,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2022               | \$6,900        | 10          | \$100          | B             |
| Incandescent          | 3%   |                   |                | 2017               | \$22,400       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2022               | \$17,200       | 10          | \$10,000       | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$6,900        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$33,500       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Generic               | 20%  |                   |                | 2027               | * *            | 1           | \$6,000        | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2027               | * *            | 1-3         | \$14,900       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2032               | * *            | 5           | \$25,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Buried Tanks                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Tanks 7500 Gals Each                    |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | 0-2               | \$23,000       | 2027               | * *            | 1           | \$73,800       | B             |
| Corroded, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$13,200       | 2032               | * *            | 4           | \$4,100        | B             |
| Leak Evident, Extent : Light, Area Affected : 1%             |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump Hose                                  |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump                                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2022               | \$101,800      | 1           | \$10,300       | B             |
| Convactor/Radiator   | 70%        |                   |                | 2027               | * *            | 1           | \$18,800       | B             |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2022               | \$141,300      | 1           | \$2,700        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller                                    | 50%        |                   |                | 2025               | * *            | 1           | \$44,800       | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Chiller Room                                      |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                       | 10%        |                   |                | 2020               | \$121,500      | 2           | \$500          | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump  | 60%        | Now               | \$16,600       | 2032               | * *            | 4           | \$2,500        | B             |
| Not in Service, Extent : Severe, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor   |            |                   |                |                    |                |             |                |               |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 80%        | Now               | \$7,200        | 2022               | \$358,400      | 1           | \$36,900       | B             |
| Broken, Extent : Light, Area Affected : 10%                  |            |                   |                |                    |                |             |                |               |
| Location : Fan Rooms, One Electric Motor                     |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat   | 20%        |                   |                | 2022               | \$214,400      | 1           | \$5,400        | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Remote Air Cond  | 60%        |                   |                | 2022               | \$202,900      | 2           | \$34,600       | B             |
| No Component   | 40%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$46,200       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 20%        |                   |                | 2022               | \$20,900       | 2           | \$500          | B             |
| Roof   | 80%        |                   |                | 2022               | \$60,000       | 2           | \$2,000        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$8,200        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 329 - BK

Asset # : 1257

| Mechanical            |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |   |                    |                |             |                |               |
| Sump Pump(s)          |            |                   |   |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |   | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   |                    |                |             |                | B             |
| Vertical Transport    |            |                   |   |                    |                |             |                |               |
| Elevators             |            |                   |   |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |   | LIFE               | * *            |             |                | C             |
|                       |            |                   | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                       |            |                   | Location : From First Floor : 3rd Floor                 |                    |                |             |                |               |
|                       |            |                   | Explanation : One Unit                                  |                    |                |             |                |               |
| Fire Suppression      |            |                   |   |                    |                |             |                |               |
| Standpipe             |            |                   |   |                    |                |             |                |               |
| Generic               | 100%       |                   |   | 2042               | * *            | 1-5         | \$41,800       | B             |
| Sprinkler             |            |                   |   |                    |                |             |                |               |
| No Component          | 90%        |                   |   |                    |                |             |                | D             |
| Generic               | 10%        |                   |   | 2032               | * *            | 1-2         | \$2,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 33 - BX  
**Address** : 2424 JEROME AVENUE  
**Borough** : BRONX **Agency's Number** : X033  
**Program / Asset #** : BOE0180.000 / 510 **Yr Built/Renovated** : 1899 / 2001  
**Area Sq Ft** : 70,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3188 **Lot** : 20 **BIN** : 2014099

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$993,900             | \$370,200             |
| Interior Architecture | \$1,254,300           | \$44,100              |
| Electrical            |                       | \$114,600             |
| Mechanical            |                       | \$74,300              |
| <b>Total</b>          | <b>\$2,248,200</b>    | <b>\$603,100</b>      |
| Priority A            | \$993,900             | \$370,200             |
| Priority B            |                       | \$232,900             |
| Priority C            | \$1,254,300           |                       |
| <b>Total</b>          | <b>\$2,248,200</b>    | <b>\$603,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$1,800         | \$14,800        |
| Interior Architecture | \$15,300        |                 |                 | \$9,900         |
| Electrical            |                 |                 | \$8,800         | \$900           |
| Mechanical            | \$13,100        | \$12,700        | \$35,200        | \$8,100         |
| <b>Total</b>          | <b>\$28,400</b> | <b>\$12,700</b> | <b>\$45,900</b> | <b>\$33,800</b> |
| Priority A            |                 |                 | \$1,800         | \$14,800        |
| Priority B            | \$26,700        | \$12,700        | \$44,000        | \$9,000         |
| Priority C            | \$1,700         |                 |                 | \$9,900         |
| <b>Total</b>          | <b>\$28,400</b> | <b>\$12,700</b> | <b>\$45,900</b> | <b>\$33,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - BX

## Asset # : 510

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 15%        | Now               | \$575,900      | LIFE    | **                 | 5           | \$120,800      | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 30%        | Now               | \$207,800      | LIFE    | **                 | 5           | \$30,900       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |  |
| Location : At Leaders, East Facade                            |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 55%        |                   |                | LIFE    | **                 | 5           | \$56,700       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2037    | **                 | 5           | \$29,700       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 100%       | Now               | \$210,200      | LIFE    | **                 | 5           | \$74,400       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 5%         |                   |                | 2026    | **                 | 10          | \$1,800        | A             |  |
| Copper/Terne  | 95%        |                   |                | 2049    | **                 | 10          | \$87,400       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$97,700       | 2036    | **                 | 5           | \$2,200        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 55%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Bathrooms                               |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,400        | C             |  |
| Vinyl Tile  | 15%        |                   |                | 2026    | **                 | 3           | \$6,600        | C             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 12x12   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 75%        | 0-2               | \$630,300      | 2031    | **                 | 3           | \$24,800       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 55% |            |                   |                |         |                    |             |                |               |  |
| Location : 9x9 Cafeteria, Throughout                          |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 66%      |            |                   |                |         |                    |             |                |               |  |
| Location : 9x9 Cafeteria, Throughout                          |            |                   |                |         |                    |             |                |               |  |
| Uneven Surface, Extent : Moderate, Area Affected : 50%        |            |                   |                |         |                    |             |                |               |  |
| Location : 9x9 Cafeteria, Throughout                          |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - BX

## Asset # : 510

| Architecture          |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior              |  |                   |                |         |                    |             |                |               |  |
| Interior Walls        |  |                   |                |         |                    |             |                |               |  |
| Ceramic Tile          | 5%   | Now               | \$161,700      | 2036    | **                 | 5           | \$2,700        | C             |  |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 66%     |                   |                |         |                    |             |                |               |  |
|                       | Location : Toilet Rooms, Throughout                          |                   |                |         |                    |             |                |               |  |
| Masonry: Brick        | 15%  | Now               | \$223,700      | LIFE    | **                 |             |                | C             |  |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%    |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement  |                   |                |         |                    |             |                |               |  |
| Plaster               | 70%  | Now               | \$141,000      | LIFE    | **                 | 5           | \$23,100       | C             |  |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry   | 10%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceilings              |  |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 20%  | Now               | \$13,600       | 2034    | **                 | 5           | \$11,000       | B             |  |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                       | Location : Gym, Auditorium                                   |                   |                |         |                    |             |                |               |  |
| Plaster               | 80%  |                   |                | LIFE    | **                 | 5           | \$44,100       | B             |  |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2047               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2047               | * *            | 5           | \$1,500        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 50%        |                   |                | 2021               | \$42,600       | 1           |                | B             |
| Conduit  | 50%        |                   |                | 2047               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2020               | \$5,100        | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2043               | * *            | 5           | \$1,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2047               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2021               | \$17,900       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2019               | \$4,200        | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 90%   |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 33 - BX

## Asset # : 510

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2029               | * *            | 10          | \$54,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2016               | \$3,900        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2021               | \$2,400        | 10          | \$1,400        | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$4,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$23,900       | 10          | \$200          | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2031               | * *            | 5           | \$18,300       | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2026               | * *            | 1           | \$58,400       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2031               | * *            | 4           | \$4,400        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 100%       |                   |                | 2026               | * *            | 1           | \$19,100       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2016               | \$13,800       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$32,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2021               | \$74,300       | 2           | \$1,800        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2019               | \$10,400       | 4           | \$500          | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 33 - BX

Asset # : 510

| Mechanical |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |  |                   |                |                    |                |             |                |               |
|            | HW Heat Exchanger  |  |                   |                |                    |                |             |                |               |
|            | Low Temp           | 100%   |                   |                | 2031               | * *            | 4           | \$8,800        | B             |
|            | Sanitary Piping    |  |                   |                |                    |                |             |                |               |
|            | Cast Iron          | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
|            | Storm Drain Piping |  |                   |                |                    |                |             |                |               |
|            | Cast Iron          | 100%   | Now               | \$4,700        | LIFE               | * *            | 1           |                | B             |
|            |                    | Blockage /Clogged, Extent : Severe, Area Affected : 20%<br>Location : Outside Below Sidewalk |                   |                |                    |                |             |                |               |
|            | Sump Pump(s)       |  |                   |                |                    |                |             |                |               |
|            | Rigid Piping       | 100%   |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
|            | Fixtures           |  |                   |                |                    |                |             |                |               |
|            | Generic            | 100%   |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 332 - BK  
**Address** : 51 CHRISTOPHER AVE. @GLENMORE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K332  
**Program / Asset #** : BOE0604.000 / 1258 **Yr Built/Renovated** : 1967 / 1999  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3693 **Lot** : 1 **BIN** : 3083608

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$99,700              | \$477,000             |
| Interior Architecture | \$244,100             | \$1,024,700           |
| Electrical            | \$91,600              | \$1,081,900           |
| Mechanical            |                       | \$1,387,700           |
| <b>Total</b>          | <b>\$435,400</b>      | <b>\$3,971,300</b>    |
| Priority A            | \$99,700              | \$477,000             |
| Priority B            | \$163,700             | \$2,578,800           |
| Priority C            | \$172,000             | \$915,500             |
| <b>Total</b>          | <b>\$435,400</b>      | <b>\$3,971,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$63,500         |                 | \$5,800         |                 |
| Interior Architecture | \$82,800         |                 | \$800           | \$15,000        |
| Electrical            | \$12,400         | \$2,200         | \$3,000         | \$3,000         |
| Mechanical            | \$62,700         | \$13,700        | \$18,900        | \$15,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$225,400</b> | <b>\$19,800</b> | <b>\$32,300</b> | <b>\$37,700</b> |
| Priority A            | \$63,500         |                 | \$5,800         |                 |
| Priority B            | \$86,800         | \$19,800        | \$25,800        | \$22,600        |
| Priority C            | \$75,100         |                 | \$800           | \$15,000        |
| <b>Total</b>          | <b>\$225,400</b> | <b>\$19,800</b> | <b>\$32,300</b> | <b>\$37,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 332 - BK

## Asset # : 1258

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$73,900       | A             |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$125,600      | A             |  |
| Masonry: Travertine  | 2%         |                   |                | LIFE    | **                 |             |                | A             |  |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE    | **                 | 5           | \$14,400       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 99%        |                   |                | 2039    | **                 | 5           | \$15,800       | A             |  |
| Aluminum   | 1%         | Now               | \$7,700        | 2048    | **                 | 5           | \$100          | A             |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Room 309  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 20%        |                   |                | LIFE    | **                 | 5           | \$35,900       | A             |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 55%        | 0-2               | \$16,000       | LIFE    | **                 | 5           | \$4,800        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 25%        |                   |                | 2028    | **                 | 5-10        | \$39,300       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 93%        |                   |                | 2023    | \$318,400          | 10          | \$58,900       | A             |  |
| Built-Up (BUR)   | 2%         | Now               | \$6,800        | 2033    | **                 |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Under Rooftop Unit Above Auditorium               |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2036    | **                 | 10          | \$5,800        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$52,500       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$6,000        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 5%         |                   |                | 2031    | **                 | 3           | \$2,300        | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : First Floor Classrooms                            |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 80%        | 0-2               | \$91,600       | 2023    | \$915,500          | 3           | \$36,000       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors And Classrooms                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles                                      |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 332 - BK

## Asset # : 1258

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                       |    |     |          |      |     |   |         |   |
|-----------------------|----|-----|----------|------|-----|---|---------|---|
| Concrete Masonry Unit | 8% |     |          | LIFE | * * | 5 | \$6,800 | C |
| Concrete Masonry Unit | 2% | Now | \$80,400 | LIFE | * * | 5 | \$900   | C |

*Diagonal Cracks, Extent : Severe, Area Affected : 10%*

*Location : Cafateria*

*Misaligned/Bulging, Extent : Severe, Area Affected : 10%*

*Location : Cafateria*

|               |     |  |  |      |     |   |          |   |
|---------------|-----|--|--|------|-----|---|----------|---|
| Operable Wall | 10% |  |  | 2043 | * * | 5 | \$37,200 | C |
|---------------|-----|--|--|------|-----|---|----------|---|

*Recent Repair Evident, Extent : Light, Area Affected : 100%*

*Location : Gymnasium*

|                     |     |  |  |      |     |      |          |   |
|---------------------|-----|--|--|------|-----|------|----------|---|
| Plaster             | 55% |  |  | LIFE | * * | 5-10 | \$49,700 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | * * | 10   | \$13,300 | C |

## Ceilings

|                   |     |     |         |      |     |   |         |   |
|-------------------|-----|-----|---------|------|-----|---|---------|---|
| AcousTile,Adhered | 10% | 0-2 | \$3,600 | 2028 | * * | 5 | \$6,000 | B |
|-------------------|-----|-----|---------|------|-----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 10%*

*Location : Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 15%*

*Location : Auditorium*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Auditorium*

|                   |     |  |  |      |     |   |          |   |
|-------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered | 15% |  |  | 2028 | * * | 5 | \$18,000 | B |
|-------------------|-----|--|--|------|-----|---|----------|---|

|                  |     |  |  |      |     |      |          |   |
|------------------|-----|--|--|------|-----|------|----------|---|
| Exposed Concrete | 55% |  |  | LIFE | * * | 5-10 | \$82,500 | B |
|------------------|-----|--|--|------|-----|------|----------|---|

|             |     |  |  |      |           |  |  |   |
|-------------|-----|--|--|------|-----------|--|--|---|
| Fiber Board | 10% |  |  | 2023 | \$109,200 |  |  | B |
|-------------|-----|--|--|------|-----------|--|--|---|

|         |     |     |         |      |     |   |         |   |
|---------|-----|-----|---------|------|-----|---|---------|---|
| Plaster | 10% | 0-2 | \$4,100 | LIFE | * * | 5 | \$7,500 | B |
|---------|-----|-----|---------|------|-----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : Room 108*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Disconnect Switch Rated At 2000 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 95% |  |  | 2023 | \$99,100 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |    |  |  |      |     |   |  |   |
|---------------|----|--|--|------|-----|---|--|---|
| Fused Disc Sw | 5% |  |  | 2033 | * * | 5 |  | B |
|---------------|----|--|--|------|-----|---|--|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2023 | \$107,100 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2033 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 332 - BK

## Asset # : 1258

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$20,300       | 5           | \$300          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2022               | \$94,800       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2021               | \$14,800       | 5           | \$400          | B             |
| Locally Mounted  | 30%        | 2-4               | \$6,400        | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded And Connected With Main Water Pipe  |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2023               | \$708,800      | 10          | \$72,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2018               | \$14,500       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2018               | \$6,700        | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2018               | \$33,300       | 10          | \$2,700        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$32,400       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1           | \$8,700        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2031               | * *            | 1-3         | \$14,400       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2033               | * *            | 5           | \$24,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100%                               |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- 10,000 Gallon Tanks  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 1%         | Now               | \$4,500        | 2043               | * *            | 1           | \$700          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 30%                                |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room, 1of 3 Defective Boiler Breech Exhaust Damper System  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 99%        |                   |                | 2021               | \$440,900      | 1           | \$78,800       | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2023               | \$638,700      | 4           | \$5,900        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2023               | \$148,000      | 1           | \$14,900       | B             |
| Convactor/Radiator  | 70%        |                   |                | 2028               | * *            | 1           | \$18,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling  | 2%         | Now               | \$8,400        | 2033               | * *            | 2           | \$100          | B             |
| Damaged, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium Roof, Damaged Evaporator Coil                                   |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling  | 18%        |                   |                | 2028               | * *            | 2           | \$900          | B             |
| Window/Wall Unit  | 60%        |                   |                | 2022               | \$112,800      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$70,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 25%        |                   |                | 2023               | \$25,300       | 2           | \$600          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room  |            |                   |                |                    |                |             |                |               |
| Roof  | 10%        | Now               | \$7,300        | 2033               | * *            | 2           | \$200          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 15%                                |            |                   |                |                    |                |             |                |               |
| Location : Roof, 3 Of 15 Exhaust Fans With Multiple Mechanical And Electrical Defects |            |                   |                |                    |                |             |                |               |
| Roof  | 65%        |                   |                | 2018               | \$47,300       | 2           | \$1,600        | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 20%        |                   |                | 2043               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 80%        |                   |                | 2028               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 332 - BK

Asset # : 1258

| Mechanical                             |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                               |   |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp             | 100%  |                   |                | 2033               | * *            | 4           | \$8,000        | B             |
|  | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|  | Location : Basement   |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron              | 2%  | Now               | \$4,000        | LIFE               | * *            | 1           |                | B             |
|  | Other Observation, Extent : Severe, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|  | Location : Basement Gas Meter Room                          |                   |                |                    |                |             |                |               |
|  | Explanation : House Trap Is Corroded And Clogged            |                   |                |                    |                |             |                |               |
| Cast Iron                              | 98%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron           | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping              | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s) Electric             | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|  | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|  | Location : Basement   |                   |                |                    |                |             |                |               |
| Fixtures Generic                       | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport Elevators Hydraulic | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|  | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|  | Location : 1-4  |                   |                |                    |                |             |                |               |
|  | Explanation : 1 Unit  |                   |                |                    |                |             |                |               |
| Fire Suppression Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component                           | 90%   |                   |                |                    |                |             |                | D             |
| Generic                                | 10%   |                   |                | 2033               | * *            | 1-2         | \$2,300        | B             |
|  | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|  | Location : Basement   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 333 - Q (FORMER JHS 198-Q)  
**Address** : 365 BEACH 56 STREET @BEACH CHANNEL DRIVE  
**Borough** : QUEENS **Agency's Number** : Q198  
**Program / Asset #** : BOE0839.000 / 1499 **Yr Built/Renovated** : 1955 / 2008  
**Area Sq Ft** : 116,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 15894 **Lot** : 11 **BIN** : 4301929

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$171,200        | \$85,000           |
| Interior Architecture |  | \$144,400        | \$726,300          |
| Electrical            |  | \$197,700        | \$805,700          |
| Mechanical            |  |                  | \$1,092,000        |
| <b>Total</b>          |  | <b>\$513,300</b> | <b>\$2,709,100</b> |
| Priority A            |  | \$171,200        | \$85,000           |
| Priority B            |  | \$288,200        | \$1,897,800        |
| Priority C            |  | \$53,800         | \$726,300          |
| <b>Total</b>          |  | <b>\$513,300</b> | <b>\$2,709,100</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,600         | \$19,400        |                 |                 |
| Interior Architecture | \$119,600        | \$13,800        | \$15,500        | \$9,500         |
| Electrical            | \$25,200         | \$3,600         | \$2,800         | \$4,100         |
| Mechanical            | \$62,800         | \$49,400        | \$37,600        | \$58,600        |
| <b>Total</b>          | <b>\$245,300</b> | <b>\$86,200</b> | <b>\$55,900</b> | <b>\$72,200</b> |
| Priority A            | \$37,600         | \$19,400        |                 |                 |
| Priority B            | \$125,600        | \$66,800        | \$43,900        | \$62,700        |
| Priority C            | \$82,100         |                 | \$12,100        | \$9,500         |
| <b>Total</b>          | <b>\$245,300</b> | <b>\$86,200</b> | <b>\$55,900</b> | <b>\$72,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 333 - Q (FORMER JHS 198-Q)**  
**Asset # : 1499**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$149,500      | A             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 5           | \$9,300        | A             |
| Recent Construction, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : New Mechanical Space                                |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 6%         | Now               | \$18,800       | LIFE               | **             | 5           | \$5,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2043               | **             | 5-10        | \$32,100       | A             |
| Metal Sect. OHD  | 2%         |                   |                | 2040               | **             | 5           | \$5,800        | A             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2045               | **             | 5           | \$33,100       | A             |
| Aluminum   | 10%        |                   |                | 2039               | **             | 5           | \$3,700        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5-10        | \$17,200       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$91,800       | 2028               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Over Fourth Floor                                   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Stair D4, Rooms 418, 421                            |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$33,300       | C             |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$33,300       | C             |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$7,600        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$11,900       | C             |
| Vinyl Tile   | 20%        |                   |                | 2028               | **             | 3           | \$11,400       | C             |
| Vinyl Tile   | 50%        |                   |                | 2018               | \$726,300      | 3           | \$38,100       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2038               | **             | 5           | \$28,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | **             | 5           | \$8,900        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$7,100        | C             |
| Glazed Ceramic Panel   | 3%         |                   |                | LIFE               | **             | 10          | \$4,800        | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5-10        | \$83,100       | C             |
| Plywood/Hardboard  | 5%         |                   |                | LIFE               | **             | 10          | \$900          | C             |
| SGFT/Glazed Masonry  | 27%        |                   |                | LIFE               | **             | 10          | \$24,000       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 333 - Q (FORMER JHS 198-Q)**  
**Asset # : 1499**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |      |           |   |
|----------------------|-----|--|--|------|-----|------|-----------|---|
| AcousTile,Adhered    | 5%  |  |  | 2036 | * * | 5    | \$6,900   | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2040 | * * | 5    | \$27,600  | B |
| Exposed Concrete     | 60% |  |  | LIFE | * * | 5-10 | \$103,500 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Room 408, 418, 421*

|                      |     |     |          |      |     |    |          |   |
|----------------------|-----|-----|----------|------|-----|----|----------|---|
| Exposed Struc: Steel | 5%  |     |          | LIFE | * * | 10 | \$13,800 | B |
| Plaster              | 10% | Now | \$23,700 | LIFE | * * | 5  | \$8,600  | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Stair D4*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Stir D4*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Ratings Available*

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2040 | * * | 5 | \$400 | B |
|----------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 500 Kva 277/480v*

## Switchgear / Switchboard

|                |     |     |          |      |     |   |       |   |
|----------------|-----|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw  | 50% |     |          | 2049 | * * | 5 | \$200 | B |
| Fused Knife Sw | 50% | 2-4 | \$59,600 | 2053 | * * | 5 | \$100 | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 90% |  |  | 2023 |     |   |  | B |
| Conduit | 10% |  |  | 2049 | * * | 1 |  | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 333 - Q (FORMER JHS 198-Q)

Asset # : 1499

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Fused Knife Sw   | 5%         | 2-4               | \$6,800        | 2048               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        | Now               | \$13,600       | 2048               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 25%                 |            |                   |                |                    |                |             |                |               |
| Location : Basement Area   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%                |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 75%        |                   |                | 2022               | \$101,600      | 5           | \$1,900        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$138,100      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2021               | \$16,500       | 5           | \$300          | B             |
| Motor Control Center   | 50%        |                   |                | 2040               | * *            | 5           | \$1,300        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,800        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$91,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 1%         |                   |                | 2023               | \$9,200        | 10          | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Cfl ( Compact Fluorescent Lamps )                          |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2023               | \$4,300        | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | * *            | 10          | \$12,300       | B             |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$39,600       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2023               | \$98,200       | 1           | \$10,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%               |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : CCTV Camera Surveillance System And Intrusion Alarm System |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 333 - Q (FORMER JHS 198-Q)**  
**Asset # : 1499**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$336,300

1-3

\$18,100

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Light, Smoke Detector , Manual Pull Station*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

Fuel Oil No 6

100%

2023

\$286,000

5

\$31,500

B

## Conversion Equipment

Steam Boiler

100%

2021

\$565,300

1

\$101,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$5,000

B

## Terminal Devices

Air Handler

20%

2023

\$125,200

1

\$12,600

B

Convactor/Radiator

80%

2028

\* \*

1

\$26,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Centrifugal, Elec Chiller

90%

2036

\* \*

1

\$99,300

B

*Other Observation, Extent : Light, Area Affected : 90%**Location : 1st Floor A C Room**Explanation : 2 Units*

No Component

10%

D

## Distribution

Chilled Wtr Pipe/Pump

90%

2049

\* \*

4

\$4,500

B

No Component

10%

D

## Terminal Devices

Air Handler/Cool/Ht

90%

2031

\* \*

1

\$56,800

B

No Component

10%

D

## Heat Rejection

Water Cool Tower

90%

2027

\* \*

2

\$92,200

B

No Component

10%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$89,900

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 333 - Q (FORMER JHS 198-Q)**  
**Asset # : 1499**

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |                    |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans       |                |                   |                    |         |                |             |                |               |
|                  | Interior           | 90%            |                   |                    | 2023    | \$115,500      | 2           | \$2,800        | B             |
|                  | Roof               | 10%            |                   |                    | 2018    | \$9,200        | 2           | \$300          | B             |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                  | Brass/Copper       | 100%           |                   |                    | 2033    | * *            | 1           |                | B             |
|                  | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                  | Low Temp           | 100%           |                   |                    | 2033    | * *            | 4           | \$10,100       | B             |
|                  | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping       | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | No Component       | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic            | 3%             |                   |                    | 2033    | * *            | 1-2         | \$900          | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 335 - BK  
**Address** : 130 ROCHESTER AVENUE @BERGEN ST.  
**Borough** : BROOKLYN **Agency's Number** : K335  
**Program / Asset #** : BOE0605.000 / 2616 **Yr Built/Renovated** : 1968 / 2000  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4  
**Block** : 1355 **Lot** : 23 **BIN** : 3035887

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$106,100             | \$106,100             |
| Interior Architecture | \$530,100             | \$857,300             |
| Electrical            | \$115,000             | \$1,366,700           |
| Mechanical            |                       | \$225,100             |
| <b>Total</b>          | <b>\$751,200</b>      | <b>\$2,555,100</b>    |
| Priority A            | \$106,100             | \$106,100             |
| Priority B            | \$484,400             | \$1,650,400           |
| Priority C            | \$160,700             | \$798,700             |
| <b>Total</b>          | <b>\$751,200</b>      | <b>\$2,555,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,000         |                 |                 |                 |
| Interior Architecture | \$113,500        |                 | \$4,800         | \$10,500        |
| Electrical            | \$14,800         | \$2,300         | \$2,800         | \$3,800         |
| Mechanical            | \$79,500         | \$12,100        | \$19,200        | \$16,300        |
| <b>Total</b>          | <b>\$253,800</b> | <b>\$14,400</b> | <b>\$26,800</b> | <b>\$30,600</b> |
| Priority A            | \$46,000         |                 |                 |                 |
| Priority B            | \$113,700        | \$14,400        | \$22,000        | \$20,100        |
| Priority C            | \$94,100         |                 | \$4,800         | \$10,500        |
| <b>Total</b>          | <b>\$253,800</b> | <b>\$14,400</b> | <b>\$26,800</b> | <b>\$30,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   |                   |                | LIFE    | * *                | 5           | \$134,800      | A             |  |
| Pre-Cast Concrete      | 15%   |                   |                | LIFE    | * *                | 5           | \$77,300       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2039    | * *                | 5           | \$17,100       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 2%  |                   |                | 2058    | * *                | 5           | \$900          | A             |  |
| Masonry: Brick         | 8%  | Now               | \$2,500        | LIFE    | * *                | 5           | \$700          | A             |  |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : South Side Low Roof                                  |                   |                |         |                    |             |                |               |  |
| Metal: Cage/Fence      | 75%   |                   |                | 2028    | * *                | 5-10        | \$54,200       | A             |  |
| No Component           | 15%   |                   |                |         |                    |             |                | D             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   | Now               | \$34,900       | 2028    | * *                |             |                | A             |  |
|                        | Alligatoring, Extent : Light, Area Affected : 10%               |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 5%  |                   |                | 2051    | * *                | 10          | \$8,500        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | * *                | 5           | \$56,400       | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2038    | * *                | 5           | \$3,900        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 2%  | Now               | \$17,100       | 2026    | * *                | 5           | \$1,300        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 20%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Quarry Tile            | 5%  |                   |                | 2036    | * *                | 5           | \$9,700        | C             |  |
| Vinyl Tile             | 65%   | Now               | \$39,900       | 2023    | \$798,700          | 3           | \$31,400       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria, Throughout 9x9 Tiles                      |                   |                |         |                    |             |                |               |  |
| Wood                   | 15%   |                   |                | 2063    | * *                | 5           | \$36,300       | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 10          | \$14,300       | C             |
| Ceramic Tile  | 3%         |                   |                | 2038               | **             | 5           | \$3,400        | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         | Now               | \$13,400       | 2026               | **             | 5           | \$1,100        | C             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$9,100        | C             |
| Folding Partition   | 5%         | Now               | \$14,800       | 2031               | **             | 5           | \$7,100        | C             |
| <i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$1,700        | C             |
| Plaster   | 40%        | Now               | \$41,800       | LIFE               | **             | 5           | \$13,700       | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Stair Bulkhead</i>                                      |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 30%        | Now               | \$78,900       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 25%        | Now               | \$19,400       | 2036               | **             | 5           | \$16,100       | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 35%        |                   |                | LIFE               | **             | 5-10        | \$56,400       | B             |
| Fiber Board   | 5%         |                   |                | 2023               | \$58,600       |             |                | B             |
| Metal Panel   | 10%        | Now               | \$209,400      | LIFE               | **             | 5           | \$16,100       | B             |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Plaster   | 25%        | Now               | \$110,700      | LIFE               | **             | 5           | \$20,100       | B             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$16,300       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2023               | \$95,400       | 5           | \$300          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 93%        |                   |                | 2023               | \$133,600      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit  | 2%         |                   |                | 2053               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$20,300       | 5           | \$300          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2022               | \$101,600      | 5           | \$1,700        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2031               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$115,000      | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2053               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$33,000       | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 82%        |                   |                | 2023               | \$636,800      | 10          | \$64,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2028               | * *            | 10          | \$7,900        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2018               | \$10,800       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2018               | \$38,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$17,900       | 10          | \$10,400       | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$7,100        | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 335 - BK

## Asset # : 2616

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Exterior Lighting

## HID

100%

2018

\$34,800

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2033

\* \*

1

\$9,400

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2018

\$295,700

1-3

\$15,900

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2033

\* \*

5

\$26,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 7000 Gals Each*

## Conversion Equipment

## Steam Boiler

100%

Now

\$9,600

2028

\* \*

1

\$76,900

B

*Broken, Extent : Moderate, Area Affected : 50%**Location : One Boiler Burner**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100%

Now

\$13,700

2033

\* \*

4

\$4,300

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Vacuum Condensate Pump*

## Terminal Devices

## Air Handler

20%

Now

\$2,100

2023

\$105,900

1

\$9,600

B

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Control System*

## Convactor/Radiator

80%

2028

\* \*

1

\$22,300

B

## Air Conditioning

## Energy Source

## Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

30%

2018

\$60,600

1

B

## No Component

70%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$76,100

B

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## DEPARTMENT OF EDUCATION - 040

P. S. 335 - BK

Asset # : 2616

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Interior  | 25%            |                   |                    | 2023    | \$27,100       | 2           | \$700          | B             |
|                  | Roof  | 75%            | Now               | \$2,900            | 2023    | \$58,600       | 2           | \$1,600        | B             |
|                  | Broken, Extent : Light, Area Affected : 25%                 |                |                   |                    |         |                |             |                |               |
|                  | Location : Roof   |                |                   |                    |         |                |             |                |               |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel   | 100%           |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2018    | \$22,900       | 2           | \$1,300        | B             |
|                  | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2033    | * *            | 4           | \$8,500        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           | Now               | \$13,700           | LIFE    | * *            | 1           |                | B             |
|                  | Other Observation, Extent : Severe, Area Affected : 15%     |                |                   |                    |         |                |             |                |               |
|                  | Location : Gymnasium, Auditorium, Lunch Room And Hall Way   |                |                   |                    |         |                |             |                |               |
|                  | Explanation : Water Backs up From Sewage During Heavy Rains |                |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Submersible   | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 97%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 3%             |                   |                    | 2033    | * *            | 1-2         | \$700          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 340 - BK  
**Address** : 227 STERLING PLACE @ VANDERBILT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K874  
**Program / Asset #** : BOE0541.010 / 1303 **Yr Built/Renovated** : 1887 / 1999  
**Area Sq Ft** : 21,346 **Project Type** : EDUCATION  
**Date of Survey** : 30-Aug-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1164 **Lot** : 64 **BIN** : 3029061

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$155,600             |                       |
| Interior Architecture |  | \$98,600              |                       |
| Electrical            |  |                       | \$71,700              |
| Mechanical            |  |                       | \$209,200             |
| <b>Total</b>          |  | <b>\$254,200</b>      | <b>\$280,900</b>      |
| Priority A            |  | \$155,600             |                       |
| Priority B            |  |                       | \$280,900             |
| Priority C            |  | \$98,600              |                       |
| <b>Total</b>          |  | <b>\$254,200</b>      | <b>\$280,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$11,800         |                |                |                |
| Interior Architecture | \$93,600         |                |                | \$2,000        |
| Electrical            | \$23,100         | \$300          | \$500          | \$500          |
| Mechanical            | \$6,100          | \$3,700        | \$2,800        | \$3,500        |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$138,500</b> | <b>\$8,000</b> | <b>\$7,200</b> | <b>\$9,900</b> |
| Priority A            | \$11,800         |                |                |                |
| Priority B            | \$46,500         | \$8,000        | \$7,200        | \$7,900        |
| Priority C            | \$80,200         |                |                | \$2,000        |
| <b>Total</b>          | <b>\$138,500</b> | <b>\$8,000</b> | <b>\$7,200</b> | <b>\$9,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 340 - BK

## Asset # : 1303

| Architecture  |                     | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|---------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component           | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |                     |                |                   |                    |         |                |             |                |               |
| Exterior Walls  |                     |                |                   |                    |         |                |             |                |               |
|   | Masonry: Brick      | 90%            | Now               | \$77,400           | LIFE    | * *            | 5           | \$21,300       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |
|   | Masonry: Brownstone | 10%            | Now               | \$5,600            | LIFE    | * *            | 5           | \$1,800        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |
| Windows   |                     |                |                   |                    |         |                |             |                |               |
|   | Aluminum            | 100%           | Now               | \$39,300           | 2039    | * *            | 5           | \$3,800        | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |
| Parapets  |                     |                |                   |                    |         |                |             |                |               |
|   | Wood Cornice        | 100%           | Now               | \$6,200            | 2033    | * *            | 5           | \$28,400       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |
| Roof  |                     |                |                   |                    |         |                |             |                |               |
|   | Slate               | 100%           | Now               | \$38,900           | LIFE    | * *            |             |                | A             |
| Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%      |                     |                |                   |                    |         |                |             |                |               |
| Location : Over Exit 3  |                     |                |                   |                    |         |                |             |                |               |
| Interior  |                     |                |                   |                    |         |                |             |                |               |
| Floors  |                     |                |                   |                    |         |                |             |                |               |
|   | Mosaic Tile         | 5%             | Now               | \$26,500           | 2036    | * *            | 5           | \$1,700        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                     |                |                   |                    |         |                |             |                |               |
| Location : Restrooms  |                     |                |                   |                    |         |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                     |                |                   |                    |         |                |             |                |               |
| Location : Restrooms  |                     |                |                   |                    |         |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |                     |                |                   |                    |         |                |             |                |               |
| Location : Restrooms  |                     |                |                   |                    |         |                |             |                |               |
|   | Terrazzo            | 5%             | Now               | \$4,400            | LIFE    | * *            | 5           | \$1,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                     |                |                   |                    |         |                |             |                |               |
| Location : At Main Entrance                                     |                     |                |                   |                    |         |                |             |                |               |
|   | Vinyl Tile          | 60%            | Now               | \$16,600           | 2028    | * *            | 3           | \$6,000        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |
|   | Wood                | 30%            | 4+                | \$55,500           | 2038    | * *            | 5           | \$7,600        | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 40%     |                     |                |                   |                    |         |                |             |                |               |
| Location : Throughout   |                     |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 340 - BK

## Asset # : 1303

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

|     |     |          |      |    |   |         |   |
|-----|-----|----------|------|----|---|---------|---|
| 10% | Now | \$21,300 | 2026 | ** | 5 | \$1,700 | C |
|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Restrooms**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Restrooms*

## Gypsum Board

|     |  |  |      |    |      |         |   |
|-----|--|--|------|----|------|---------|---|
| 10% |  |  | LIFE | ** | 5-10 | \$5,700 | C |
|-----|--|--|------|----|------|---------|---|

## Masonry: Brick

|     |  |  |      |    |    |         |   |
|-----|--|--|------|----|----|---------|---|
| 10% |  |  | LIFE | ** | 10 | \$1,000 | C |
|-----|--|--|------|----|----|---------|---|

## Plaster

|     |     |          |      |    |   |         |   |
|-----|-----|----------|------|----|---|---------|---|
| 65% | 0-2 | \$43,200 | LIFE | ** | 5 | \$6,500 | C |
|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## Wood

|    |  |  |      |    |   |          |   |
|----|--|--|------|----|---|----------|---|
| 5% |  |  | LIFE | ** | 5 | \$13,400 | C |
|----|--|--|------|----|---|----------|---|

## Ceilings

## Embossed Metal

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 90% |  |  | LIFE | ** | 5 | \$21,800 | B |
|-----|--|--|------|----|---|----------|---|

## Plaster

|     |     |         |      |    |   |         |   |
|-----|-----|---------|------|----|---|---------|---|
| 10% | 0-2 | \$2,500 | LIFE | ** | 5 | \$1,700 | B |
|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|      |  |  |      |         |   |       |   |
|------|--|--|------|---------|---|-------|---|
| 100% |  |  | 2023 | \$3,300 | 5 | \$100 | B |
|------|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One Electrical Service Rated At 1200 Amps*

## Raceway

## Conduit

|     |  |  |      |          |   |  |   |
|-----|--|--|------|----------|---|--|---|
| 90% |  |  | 2023 | \$35,100 | 1 |  | B |
|-----|--|--|------|----------|---|--|---|

## Conduit

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2043 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2039 | ** | 5 |  | B |
|-----|--|--|------|----|---|--|---|

## Fused Disc Sw

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 10% |  |  | 2022 | \$6,100 | 5 |  | B |
|-----|--|--|------|---------|---|--|---|

## Molded Case Bkrs

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2031 | ** | 5 |  | B |
|-----|--|--|------|----|---|--|---|

## Molded Case Bkrs

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 10% |  |  | 2039 | ** | 5 |  | B |
|-----|--|--|------|----|---|--|---|

## Molded Case Bkrs

|     |  |  |      |          |   |       |   |
|-----|--|--|------|----------|---|-------|---|
| 60% |  |  | 2022 | \$36,600 | 5 | \$300 | B |
|-----|--|--|------|----------|---|-------|---|

## Wiring

## Braided Cloth

|     |     |          |      |    |   |  |   |
|-----|-----|----------|------|----|---|--|---|
| 60% | 2-4 | \$22,500 | 2048 | ** | 1 |  | B |
|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Thermoplastic

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 40% |  |  | 2043 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Motor Controllers

## Locally Mounted

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 90% |  |  | 2036 | ** | 5 | \$100 | B |
|-----|--|--|------|----|---|-------|---|

## Locally Mounted

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 10% |  |  | 2021 | \$1,400 | 5 |  | B |
|-----|--|--|------|---------|---|--|---|

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 340 - BK

## Asset # : 1303

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

Grounding Devices  
Generic

100% LIFE \* \* 5 \$500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Connected With Main Water Pipe*

## Lighting

Interior Lighting  
Fluorescent

50% 2028 \* \* 10 \$8,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

## Fluorescent

50% 2028 \* \* 10 \$8,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-5 Lamps*

## Egress Lighting

## Exit, Service

50% 2023 \$1,600 1 B

## Exit, Battery

50% 2028 \* \* 10 \$600 B

## Exterior Lighting

## HID

100% 2023 \$7,900 10 \$100 B

## Alarm

## Security System

## No Component

80% D

## Generic

20% 2031 \* \* 1 \$1,300 B

## Fire/Smoke Detection

## No Component

80% D

## Generic

20% 2028 \* \* 1-3 \$2,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2043 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2036 \* \* 1 \$17,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 3 Units*

## Distribution

## Steam Piping/Pump

100% 2033 \* \* 4 \$900 B

## Terminal Devices

## Convactor/Radiator

100% 2021 \$209,200 1 \$5,800 B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 340 - BK

Asset # : 1303

| Mechanical       |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |  |                   |                    |         |                |             |                |               |
|                  | Energy Source        |  |                   |                    |         |                |             |                |               |
|                  | Electricity          | 100%   |                   |                    | 2039    | * *            | 1           |                | B             |
|                  | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit     | 40%  |                   |                    | 2018    | \$18,200       | 1           |                | B             |
|                  | No Component         | 60%  |                   |                    |         |                |             |                | D             |
| Plumbing         |                      |  |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping     |  |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel      | 100%   | Now               | \$3,300            | 2028    | * *            | 1           |                | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 5%          |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                    |         |                |             |                |               |
|                  | Water Heater         |  |                   |                    |         |                |             |                |               |
|                  | Gas Fired            | 100%   |                   |                    | 2018    | \$5,200        | 2           | \$300          | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                      | Location : Basement                                      |                   |                    |         |                |             |                |               |
|                  |                      | Explanation : One Unit With 225 Gallons                  |                   |                    |         |                |             |                |               |
|                  | Sanitary Piping      |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |  |                   |                    |         |                |             |                |               |
|                  | Cast Iron            | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |  |                   |                    |         |                |             |                |               |
|                  | Rigid Piping         | 100%   |                   |                    | 2023    | \$11,200       | 4           | \$2,000        | B             |
|                  | Fixtures             |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    |         |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                      | Location : Throughout                                    |                   |                    |         |                |             |                |               |
| Fire Suppression |                      |  |                   |                    |         |                |             |                |               |
|                  | Sprinkler            |  |                   |                    |         |                |             |                |               |
|                  | Generic              | 100%   |                   |                    | 2033    | * *            | 1-2         | \$5,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 340 - BX  
**Address** : 25 W. 195 ST @JEROME AVE.  
**Borough** : BRONX **Agency's Number** : X340  
**Program / Asset #** : BOE1004.000 / 4511 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 56,293 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 3247 **Lot** : 15 **BIN** : 2101862

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$43,700              | \$60,500              |
| Interior Architecture |  |                       | \$170,400             |
| Electrical            |  | \$40,100              |                       |
| <b>Total</b>          |  | <b>\$83,900</b>       | <b>\$230,900</b>      |
| Priority A            |  | \$43,700              | \$60,500              |
| Priority B            |  | \$40,100              | \$88,100              |
| Priority C            |  |                       | \$82,300              |
| <b>Total</b>          |  | <b>\$83,900</b>       | <b>\$230,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$14,800        |                 |
| Interior Architecture | \$2,800         |                 | \$16,500        |                 |
| Electrical            |                 | \$300           | \$500           |                 |
| Mechanical            | \$2,700         | \$9,800         | \$6,900         | \$9,800         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$13,400</b> | <b>\$18,000</b> | <b>\$46,700</b> | <b>\$17,700</b> |
| Priority A            |                 |                 | \$14,800        |                 |
| Priority B            | \$10,600        | \$18,000        | \$15,400        | \$17,700        |
| Priority C            | \$2,800         |                 | \$16,500        |                 |
| <b>Total</b>          | <b>\$13,400</b> | <b>\$18,000</b> | <b>\$46,700</b> | <b>\$17,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 340 - BX

## Asset # : 4511

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|  |      |  |  |      |    |    |          |   |
|--|------|--|--|------|----|----|----------|---|
| Exterior Walls   |      |  |  |      |    |    |          |   |
| Concrete Masonry Unit  | 35%  |  |  | LIFE | ** | 5  | \$20,400 | A |
| Masonry: Brick   | 65%  |  |  | LIFE | ** | 5  | \$60,500 | A |
| Windows  |      |  |  |      |    |    |          |   |
| Aluminum   | 100% |  |  | 2036 | ** | 5  | \$29,700 | A |
| Parapets   |      |  |  |      |    |    |          |   |
| Masonry: Brick   | 100% |  |  | LIFE | ** | 5  | \$12,400 | A |
| Roof   |      |  |  |      |    |    |          |   |
| Single Ply Membrane  | 100% |  |  | 2025 | ** | 10 | \$43,700 | A |
| <i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i> |      |  |  |      |    |    |          |   |
| <i>Location : Throughout</i>   |      |  |  |      |    |    |          |   |

## Interior

|                       |     |  |  |      |          |   |          |   |
|-----------------------|-----|--|--|------|----------|---|----------|---|
| Floors                |     |  |  |      |          |   |          |   |
| Carpet                | 10% |  |  | 2019 | \$65,100 | 3 | \$16,500 | C |
| Ceramic Tile          | 5%  |  |  | 2029 | **       | 5 | \$5,500  | C |
| Terrazzo              | 5%  |  |  | LIFE | **       | 5 | \$4,300  | C |
| Vinyl Tile            | 80% |  |  | 2025 | **       | 3 | \$33,000 | C |
| Interior Walls        |     |  |  |      |          |   |          |   |
| Concrete Masonry Unit | 5%  |  |  | LIFE | **       | 5 | \$4,200  | C |
| Gypsum Board          | 65% |  |  | LIFE | **       | 5 | \$82,300 | C |
| SGFT/Glazed Masonry   | 30% |  |  | LIFE | **       |   |          | C |
| Ceilings              |     |  |  |      |          |   |          |   |
| AcousTileSusp.Lay-In  | 80% |  |  | 2033 | **       | 5 | \$88,100 | B |
| Exposed Concrete      | 10% |  |  | LIFE | **       | 5 | \$1,700  | B |
| Gypsum Board          | 10% |  |  | LIFE | **       | 5 | \$13,800 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| Service Equipment   |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2040 | ** | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |         |   |
| <i>Explanation : 2500 Amps</i>                                    |      |  |  |      |    |   |         |   |
| Switchgear / Switchboard  |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2040 | ** | 5 | \$200   | B |
| Raceway   |      |  |  |      |    |   |         |   |
| Conduit   | 100% |  |  | 2040 | ** | 1 |         | B |
| Panelboards   |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 15%  |  |  | 2028 | ** | 5 | \$200   | B |
| Molded Case Bkrs  | 85%  |  |  | 2036 | ** | 5 | \$1,000 | B |
| Wiring  |      |  |  |      |    |   |         |   |
| Thermoplastic   | 100% |  |  | 2040 | ** | 1 |         | B |
| Motor Controllers   |      |  |  |      |    |   |         |   |
| Locally Mounted   | 100% |  |  | 2033 | ** | 5 | \$300   | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2025               | * *            | 10          | \$40,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Natural Gas  | 90%        |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2025               | * *            | 1           | \$22,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                             | 100%       |                   |                | 2025               | * *            | 2           | \$2,800        | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit   | 100%       |                   |                | 2025               | * *            | 2           | \$32,100       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$25,700       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 340 - BX

Asset # : 4511

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2025               | * *            | 2           | \$1,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$12,200       | 2           | \$700          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Compressed Air   | 100%       |                   |                | 2040               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2025               | * *            | 1           | \$2,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B To 3 And 1 To 3                             |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

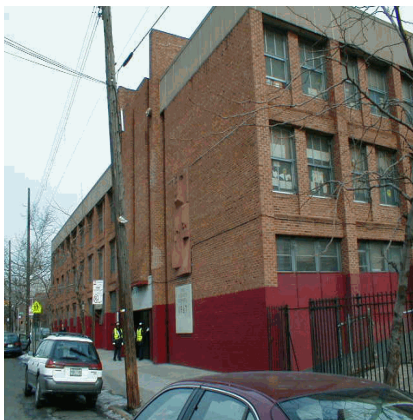
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 345 - BK PATROLMAN ROBERT BOLDEN  
**Address** : 111 BERRIMAN STREET BTWN: LIBERTY AVE - GLENMORE AVE  
**Borough** : BROOKLYN **Agency's Number** : K345  
**Program / Asset #** : BOE0606.000 / 2743 **Yr Built/Renovated** : 1967 / 2008  
**Area Sq Ft** : 90,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,3  
**Block** : 3990 **Lot** : 1 **BIN** : 3088734

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$892,300             | \$137,900             |
| Interior Architecture | \$683,400             | \$921,500             |
| Electrical            | \$91,600              | \$394,700             |
| Mechanical            | \$482,400             | \$1,708,900           |
| <b>Total</b>          | <b>\$2,149,700</b>    | <b>\$3,163,100</b>    |
| Priority A            | \$892,300             | \$137,900             |
| Priority B            | \$1,099,800           | \$2,103,600           |
| Priority C            | \$157,600             | \$921,500             |
| <b>Total</b>          | <b>\$2,149,700</b>    | <b>\$3,163,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$67,500         |                 |                 |                 |
| Interior Architecture | \$134,000        |                 |                 | \$14,600        |
| Electrical            | \$2,900          | \$1,800         | \$2,400         | \$2,700         |
| Mechanical            | \$41,300         | \$16,600        | \$37,300        | \$11,500        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$22,400</b> | <b>\$43,600</b> | <b>\$32,800</b> |
| Priority A            | \$67,500         |                 |                 |                 |
| Priority B            | \$73,700         | \$22,400        | \$43,600        | \$18,200        |
| Priority C            | \$108,500        |                 |                 | \$14,600        |
| <b>Total</b>          | <b>\$249,700</b> | <b>\$22,400</b> | <b>\$43,600</b> | <b>\$32,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**  
**Asset # : 2743**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       | Now               | \$211,500      | LIFE               | * *            | 5           | \$62,900       | A             |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 0-2               | \$680,800      | 2048               | * *            | 5           | \$7,100        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Window Frames Throughout                           |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | * *            | 5-10        | \$31,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Interior Face                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | * *            | 5-10        | \$12,600       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 45%        |                   |                | LIFE               | * *            | 5           | \$58,300       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Exterior Face                                      |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2031               | * *            | 10          | \$75,000       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 8%         |                   |                | LIFE               | * *            | 5           | \$39,800       | C             |
| Ceramic Tile  | 5%         | Now               | \$25,200       | 2032               | * *            | 5           | \$2,800        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms, Throughout                              |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 2%         |                   |                | LIFE               | * *            | 5           | \$3,600        | C             |
| Vinyl Tile  | 85%        | Now               | \$92,200       | 2018               | \$921,500      | 3           | \$36,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**  
**Asset # : 2743**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |     |     |          |      |    |    |          |   |
|------------------------|-----|-----|----------|------|----|----|----------|---|
| Cast in Place Concrete | 5%  |     |          | LIFE | ** | 10 | \$12,600 | C |
| Ceramic Tile           | 5%  |     |          | 2032 | ** | 5  | \$5,000  | C |
| Concrete Masonry Unit  | 10% | 2-4 | \$19,000 | LIFE | ** | 5  | \$4,000  | C |

*Water Penetration, Extent : Light, Area Affected : 5%**Location : Basement, Throughout*

|                |    |     |          |      |    |    |         |   |
|----------------|----|-----|----------|------|----|----|---------|---|
| Masonry: Brick | 5% |     |          | LIFE | ** | 10 | \$1,500 | C |
| Operable Wall  | 5% | Now | \$65,400 | 2033 | ** | 5  | \$8,800 | C |

*Unit Inoperable, Extent : Light, Area Affected : 10%**Location : Throughout*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 50% | 0-2 | \$18,500 | LIFE | ** | 5 | \$15,100 | C |
|---------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Around Window Openings, Throughout*

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 20% |  |  | LIFE | ** | 10 | \$10,100 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                   |     |     |         |      |    |   |          |   |
|-------------------|-----|-----|---------|------|----|---|----------|---|
| AcousTile,Adhered | 25% | 2-4 | \$8,600 | 2028 | ** | 5 | \$14,200 | B |
|-------------------|-----|-----|---------|------|----|---|----------|---|

*Staining/Discoloring, Extent : Light, Area Affected : 5%**Location : Gymnasium, Throughout*

|                  |     |     |           |      |    |   |          |   |
|------------------|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete | 60% | Now | \$525,800 | LIFE | ** | 5 | \$10,700 | B |
|------------------|-----|-----|-----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

|             |    |  |  |      |    |   |          |   |
|-------------|----|--|--|------|----|---|----------|---|
| Metal Panel | 5% |  |  | LIFE | ** | 5 | \$14,200 | B |
|-------------|----|--|--|------|----|---|----------|---|

|         |     |     |         |      |    |   |         |   |
|---------|-----|-----|---------|------|----|---|---------|---|
| Plaster | 10% | 0-2 | \$9,800 | LIFE | ** | 5 | \$7,100 | B |
|---------|-----|-----|---------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protectors Rated @ 1600 Amps And 1200 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2023 | \$113,000 | 1 |  | B |
|---------|-----|--|--|------|-----------|---|--|---|

|         |    |  |  |      |    |   |  |   |
|---------|----|--|--|------|----|---|--|---|
| Conduit | 5% |  |  | 2043 | ** | 1 |  | B |
|---------|----|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2022 | \$20,300 | 5 | \$300 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|               |    |  |  |      |    |   |       |   |
|---------------|----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2039 | ** | 5 | \$100 | B |
|---------------|----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 80% |  |  | 2022 | \$108,400 | 5 | \$1,600 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**  
**Asset # : 2743**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$91,600              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 25%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 5%                |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2021                      | \$17,000              | 5                  | \$400                 | B                    |
| Locally Mounted   | 20%               |                          |                       | 2040                      | * *                   | 5                  | \$100                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 99%               |                          |                       | 2031                      | * *                   | 10                 | \$69,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2031                      | * *                   | 10                 |                       | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2031                      | * *                   | 10                 | \$9,200               | B                    |
| Exit, Service   | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2028                      | * *                   | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2031                      | * *                   | 1                  | \$5,500               | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1-3                | \$13,600              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4                | 100%              |                          |                       | 2023                      | \$213,500             | 5                  | \$23,500              | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**  
**Asset # : 2743**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              | 0-2                      | \$421,900             | 2043                      | * *                   | 1                  | \$67,800              | B                    |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$60,500              | 2023                      | \$605,100             | 4                  | \$3,800               | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vacuum Pump, Traps, Boiler Room</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               |                          |                       | 2018                      | \$93,500              | 1                  | \$9,400               | B                    |
| Convactor/Radiator   | 80%               |                          |                       | 2021                      | \$654,900             | 1                  | \$19,700              | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 35%               |                          |                       | 2018                      | \$62,400              | 1                  |                       | B                    |
| No Component   | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$67,100              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 40%               |                          |                       | 2023                      | \$38,300              | 2                  | \$900                 | B                    |
| Roof   | 60%               |                          |                       | 2023                      | \$41,300              | 2                  | \$1,400               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$12,900              | 2028                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2016                      | \$20,200              | 2                  | \$1,100               | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2023                      | \$26,900              | 4                  | \$11,300              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 345 - BK PATROLMAN ROBERT BOLDEN**  
**Asset # : 2743**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2023    | \$8,400        | 1           | \$4,700        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Boiler Only                               |                   |                    |         |                |             |                |               |
| Fixtures           |                    |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-1  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Freight Elevator                      |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2033    | * *            | 1-2         | \$1,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 346 - BK  
**Address** : 1400 PENNSYLVANIA AVENUE (STARRETT CITY)  
**Borough** : BROOKLYN **Agency's Number** : K346  
**Program / Asset #** : BOE0607.000 / 1233 **Yr Built/Renovated** : 1977 / 2004  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4452 **Lot** : 25 **BIN** : 3098294

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$143,000             | \$90,900              |
| Interior Architecture | \$59,900              | \$1,786,300           |
| Electrical            | \$975,400             | \$771,500             |
| Mechanical            | \$136,400             | \$2,000,600           |
| <b>Total</b>          | <b>\$1,314,700</b>    | <b>\$4,649,300</b>    |
| Priority A            | \$143,000             | \$90,900              |
| Priority B            | \$1,171,700           | \$2,896,400           |
| Priority C            |                       | \$1,662,100           |
| <b>Total</b>          | <b>\$1,314,700</b>    | <b>\$4,649,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture |                  | \$14,900         |                 | \$10,300        |
| Interior Architecture | \$38,100         |                  |                 | \$18,800        |
| Electrical            | \$14,000         | \$44,600         |                 |                 |
| Mechanical            | \$64,200         | \$61,300         | \$44,700        | \$20,900        |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$120,400</b> | <b>\$124,900</b> | <b>\$48,700</b> | <b>\$54,000</b> |
| Priority A            |                  | \$14,900         |                 | \$10,300        |
| Priority B            | \$82,200         | \$109,900        | \$48,700        | \$24,900        |
| Priority C            | \$38,100         |                  |                 | \$18,800        |
| <b>Total</b>          | <b>\$120,400</b> | <b>\$124,900</b> | <b>\$48,700</b> | <b>\$54,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |     |          |      |    |    |          |   |
|--------------------|-----|-----|----------|------|----|----|----------|---|
| Cement-Fiber Panel | 5%  |     |          | 2025 | ** | 10 | \$14,900 | A |
| Masonry: Brick     | 95% | Now | \$61,100 | LIFE | ** | 5  | \$90,900 | A |

*Water Penetration, Extent : Light, Area Affected : 20%**Location : Pennsylvania Av Side*

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$20,600 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 95% |  |  | LIFE | ** | 5 | \$10,700 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$3,500  | A |

## Roof

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2025 | ** | 10 | \$82,000 | A |
|-------------------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|              |    |     |          |      |           |   |         |   |
|--------------|----|-----|----------|------|-----------|---|---------|---|
| Ceramic Tile | 3% | Now | \$10,300 | 2023 | \$103,300 | 5 | \$2,300 | C |
|--------------|----|-----|----------|------|-----------|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

|            |     |  |  |      |             |   |          |   |
|------------|-----|--|--|------|-------------|---|----------|---|
| Vinyl Tile | 97% |  |  | 2020 | \$1,437,200 | 3 | \$75,400 | C |
|------------|-----|--|--|------|-------------|---|----------|---|

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 5% | Now | \$9,000 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Basement*

|                       |     |  |  |      |           |   |          |   |
|-----------------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2023 | \$121,500 | 5 | \$4,100  | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | **        | 5 | \$5,500  | C |
| Metal Panel           | 10% |  |  | LIFE | **        |   |          | C |
| Plaster               | 52% |  |  | LIFE | **        | 5 | \$21,500 | C |
| SGFT/Glazed Masonry   | 20% |  |  | LIFE | **        |   |          | C |

## Ceilings

|                   |     |     |          |      |    |   |           |   |
|-------------------|-----|-----|----------|------|----|---|-----------|---|
| AcousTile,Adhered | 80% |     |          | 2033 | ** | 5 | \$124,300 | B |
| Exposed Concrete  | 20% | Now | \$59,900 | LIFE | ** | 5 | \$4,900   | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Boiler Room / Basement*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$500 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amp Service*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$119,200 | 5 | \$500 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2020               | \$143,700      | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$16,900       | 5           | \$200          | B             |
| Fused Knife Sw   | 3%         | 2-4               | \$5,100        | 2045               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 87%        |                   |                | 2019               | \$147,400      | 5           | \$2,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 5%         | 2-4               | \$7,700        | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2020               | \$145,700      | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$16,500       | 5           | \$300          | B             |
| Motor Control Center                                       | 50%        |                   |                | 2018               | \$215,600      | 5           | \$1,400        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2015               | \$842,800      | 10          | \$85,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2015               | \$21,700       | 10          | \$200          | B             |
| Incandescent   | 5%         |                   |                | 2015               | \$46,800       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 40%        |                   |                | 2015               | \$6,900        | 1           |                | B             |
| Emergency, Battery   | 10%        |                   |                | 2015               | \$4,300        | 10          | \$2,500        | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$8,600        | 1           |                | B             |

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6         | 100%   |                   |                | 2030               | * *            | 5           | \$32,200       | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   | Now               | \$28,800       | 2018               | \$576,600      | 1           | \$92,700       | B             |
|                       | Damaged, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Tubes                                     |                   |                |                    |                |             |                |               |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                               |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

| Mechanical            | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Steam Piping/Pump     | 100%           | Now               | \$41,300   | 2020               | \$827,000      | 4           | \$5,100        | B             |
|                       |                |                   | <i>Damaged, Extent : Severe, Area Affected : 20%</i>           |                    |                |             |                |               |
|                       |                |                   | <i>Location : Pneumatic Controls, Throughout</i>               |                    |                |             |                |               |
| Terminal Devices      |                |                   |  |                    |                |             |                |               |
| Air Handler           | 10%            |                   |  | 2020               | \$63,900       | 1           | \$6,400        | B             |
| Convactor/Radiator    | 85%            | Now               | \$95,100   | 2025               | * *            | 1           | \$25,700       | B             |
|                       |                |                   | <i>Other Observation, Extent : Severe, Area Affected : 20%</i> |                    |                |             |                |               |
|                       |                |                   | <i>Location : Basement, 1st, 2nd And 3rd Floors</i>            |                    |                |             |                |               |
|                       |                |                   | <i>Explanation : Traps, Thermostats Leaking</i>                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 5%             |                   |  | 2020               | \$88,700       | 1           | \$1,700        | B             |
| Air Conditioning      |                |                   |  |                    |                |             |                |               |
| Energy Source         |                |                   |  |                    |                |             |                |               |
| Electricity           | 100%           |                   |  | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |  |                    |                |             |                |               |
| Reciprocating         | 10%            |                   |  | 2020               | \$40,200       | 1           | \$4,800        | B             |
| Compr/Chiller         |                |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 10%            |                   |  | 2015               | \$24,400       | 1           |                | B             |
| No Component          | 80%            |                   |  |                    |                |             |                | D             |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump | 20%            |                   |  | 2030               | * *            | 4           | \$1,500        | B             |
| No Component          | 80%            |                   |  |                    |                |             |                | D             |
| Terminal Devices      |                |                   |  |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |                   |  | 2020               | \$187,400      | 1           | \$64,300       | B             |
| Heat Rejection        |                |                   |  |                    |                |             |                |               |
| Remote Air Cond       | 100%           |                   |  | 2020               | \$141,500      | 2           | \$72,400       | B             |
| Ventilation           |                |                   |  |                    |                |             |                |               |
| Distribution          |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%           |                   |  | LIFE               | * *            | 2-5         | \$57,900       | B             |
| Exhaust Fans          |                |                   |  |                    |                |             |                |               |
| Interior              | 20%            |                   |  | 2020               | \$26,200       | 2           | \$600          | B             |
| Roof                  | 80%            |                   |  | 2020               | \$75,300       | 2           | \$2,600        | B             |
| Plumbing              |                |                   |  |                    |                |             |                |               |
| H/C Water Piping      |                |                   |  |                    |                |             |                |               |
| Galv Iron/Steel       | 100%           |                   |  | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger     |                |                   |  |                    |                |             |                |               |
| Low Temp              | 100%           |                   |  | 2030               | * *            | 4           | \$15,400       | B             |
| Sanitary Piping       |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |                |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |                |                   |  |                    |                |             |                |               |
| Submersible           | 100%           |                   |  | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |                |                   |  |                    |                |             |                |               |
| Electric              | 100%           |                   |  | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |                |                   |  |                    |                |             |                |               |
| Generic               | 100%           |                   |  |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 346 - BK

Asset # : 1233

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Vertical Transport          |               |                      |                |                    |                |                |                |                  |
| Elevators                   |               |                      |                |                    |                |                |                |                  |
| Hydraulic                   | 100%          |                      |                | LIFE               | * *            |                |                | C                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 36 - BX  
**Address** : 1070 CASTLE HILL AVENUE @BLACKROCK AVENUE  
**Borough** : BRONX **Agency's Number** : X036  
**Program / Asset #** : BOE0182.000 / 512 **Yr Built/Renovated** : 1901 / 2008  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3817 **Lot** : 1 **BIN** : 2026706

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$35,400              | \$87,900              |
| Interior Architecture | \$291,100             | \$47,500              |
| Electrical            | \$129,900             | \$252,500             |
| Mechanical            | \$144,000             | \$580,500             |
| <b>Total</b>          | <b>\$600,500</b>      | <b>\$968,400</b>      |
| Priority A            | \$35,400              | \$87,900              |
| Priority B            | \$273,900             | \$880,500             |
| Priority C            | \$291,100             |                       |
| <b>Total</b>          | <b>\$600,500</b>      | <b>\$968,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,900         |                 |                 | \$14,800        |
| Interior Architecture | \$87,900         | \$27,700        | \$4,500         |                 |
| Electrical            | \$700            | \$300           | \$100           |                 |
| Mechanical            | \$27,300         | \$8,600         | \$13,800        | \$9,900         |
| <b>Total</b>          | <b>\$137,700</b> | <b>\$36,500</b> | <b>\$18,300</b> | <b>\$24,700</b> |
| Priority A            | \$21,900         |                 |                 | \$14,800        |
| Priority B            | \$93,200         | \$13,300        | \$13,900        | \$9,900         |
| Priority C            | \$22,700         | \$23,200        | \$4,500         |                 |
| <b>Total</b>          | <b>\$137,700</b> | <b>\$36,500</b> | <b>\$18,300</b> | <b>\$24,700</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - BX

## Asset # : 512

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$40,800       | A             |  |
| Masonry: Brick         | 45%   |                   |                | LIFE    | **                 | 5           | \$47,100       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 40%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Fieldstone    | 5%  |                   |                | LIFE    | **                 | 5           | \$3,900        | A             |  |
| Under Construction     | 45%   |                   |                |         |                    |             |                | D             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 98%   |                   |                | 2042    | **                 | 5           | \$29,500       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Wood                   | 2%  | Now               | \$18,900       | 2045    | **                 | 5           | \$3,000        | A             |  |
|                        | Deteriorated Finish, Extent : Severe, Area Affected : 50%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 50%   |                   |                | LIFE    | **                 | 5           | \$4,900        | A             |  |
| Masonry: Brick         | 50%   |                   |                | LIFE    | **                 | 5           | \$4,900        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 70%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2025    | **                 | 10          | \$35,400       | A             |  |
| Built-Up (BUR)         | 5%  | Now               | \$3,000        | 2025    | **                 |             |                | A             |  |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooftop Fan Room                                     |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Rooftop Fan Room                                     |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2029    | **                 | 5           | \$4,500        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$3,500        | C             |  |
| Traffic Topping        | 5%  | 2-4               | \$120,700      | 2030    | **                 | 5           | \$2,800        | C             |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 50%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair Landings                                       |                   |                |         |                    |             |                |               |  |
|                        | Wrinkling, Extent : Moderate, Area Affected : 25%               |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair Landings                                       |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 25%   |                   |                | 2025    | **                 | 3           | \$8,400        | C             |  |
| Vinyl Tile             | 15%   |                   |                | 2028    | **                 | 3           | \$5,000        | C             |  |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors  |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2015    | \$170,500          | 3           | \$6,700        | C             |  |
| Wood                   | 25%   |                   |                | 2035    | **                 | 5           | \$41,900       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - BX

## Asset # : 512

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |         |   |
|----------------|-----|-----|----------|------|----|---|---------|---|
| Masonry: Brick | 5%  |     |          | LIFE | ** |   |         | C |
| Marble Panels  | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster        | 10% | Now | \$20,400 | LIFE | ** | 5 | \$3,300 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Gymnasium, Bulkheads

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Gymnasium, Bulkheads

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 80% |  |  | LIFE | ** | 5 | \$26,700 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                   |     |     |          |      |    |   |         |   |
|-------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTile,Adhered | 10% |     |          | 2025 | ** | 5 | \$8,900 | B |
| Exposed Concrete  | 5%  | Now | \$34,500 | LIFE | ** | 5 | \$700   | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Rooftop Fan Room

Exposed Reinforcement, Extent : Moderate, Area Affected : 10%

Location : Rooftop Fan Room

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Rooftop Fan Room

|         |     |     |          |      |    |   |         |   |
|---------|-----|-----|----------|------|----|---|---------|---|
| Plaster | 10% | Now | \$30,700 | LIFE | ** | 5 | \$5,600 | B |
|---------|-----|-----|----------|------|----|---|---------|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Gymnasium, Bulkheads

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Gymnasium, Bulkheads

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5 | \$41,900 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated At 800 Amps

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 10% |  |  | 2040 | **       | 1 |  | B |
| Conduit | 90% |  |  | 2020 | \$76,700 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2036 | **       | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2036 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2019 | \$86,400 | 5 | \$1,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - BX

## Asset # : 512

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 85%  | 2-4               | \$76,100       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 15%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 40%  |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Locally Mounted       | 60%  |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe               |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 98%  |                   |                | 2025               | * *            | 10          | \$53,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| Incandescent          | 2%   |                   |                | 2020               | \$10,800       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 35%  |                   |                | 2020               | \$8,700        | 10          | \$5,100        | B             |
| Exit, Service         | 65%  |                   |                | 2020               | \$6,400        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$59,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$4,400        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2020               | \$73,500       | 1           | \$7,400        | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2018               | \$450,500      | 1           | \$13,500       | B             |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2015               | \$102,000      | 1           | \$1,900        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 36 - BX

## Asset # : 512

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%   |                   |                | 2015               | \$42,000       | 1           |                | B             |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$33,300       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 75%   | Now               | \$16,900       | 2020               | \$56,500       | 2           | \$1,100        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                       | Location : Down For Years, In Basement. 2 Old Unit In Penthouse |                   |                |                    |                |             |                |               |
| Roof                  | 25%   |                   |                | 2020               | \$13,500       | 2           | \$500          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$15,900       | 2           | \$900          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$3,700        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 360X - BX  
**Address** : 2880 KINGSBRIDGE TERRACE  
**Borough** : BRONX **Agency's Number** : X360  
**Program / Asset #** : BOE1005.000 / 4512 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 56,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 3253 **Lot** : 141 **BIN** : 2103864

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$155,900             |
| Interior Architecture |                       | \$158,700             |
| Electrical            | \$41,200              |                       |
| <b>Total</b>          | <b>\$41,200</b>       | <b>\$314,600</b>      |
| Priority A            |                       | \$155,900             |
| Priority B            | \$41,200              | \$48,500              |
| Priority C            |                       | \$110,200             |
| <b>Total</b>          | <b>\$41,200</b>       | <b>\$314,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$8,700         | \$2,400         | \$14,800        |                 |
| Interior Architecture | \$37,200        |                 | \$11,700        |                 |
| Electrical            | \$3,200         | \$9,200         | \$5,900         | \$3,200         |
| Mechanical            | \$18,100        | \$3,100         | \$6,500         | \$3,100         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$75,100</b> | <b>\$22,600</b> | <b>\$46,900</b> | <b>\$14,200</b> |
| Priority A            | \$8,700         | \$2,400         | \$14,800        |                 |
| Priority B            | \$61,600        | \$20,200        | \$20,300        | \$14,200        |
| Priority C            | \$4,800         |                 | \$11,700        |                 |
| <b>Total</b>          | <b>\$75,100</b> | <b>\$22,600</b> | <b>\$46,900</b> | <b>\$14,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 360X - BX

## Asset # : 4512

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%   |                   |                | LIFE               | * *            | 5           | \$65,100       | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
|                        | Explanation : Ground Water                                  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 30%   |                   |                | LIFE               | * *            | 5           | \$90,700       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2036               | * *            | 5           | \$29,700       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%   |                   |                | LIFE               | * *            | 5           | \$5,000        | A             |
| Metal Panel            | 10%   |                   |                | 2040               | * *            | 5           | \$4,800        | A             |
| Metal Rail             | 10%   | 2-4               | \$1,300        | 2033               | * *            | 5           | \$8,800        | A             |
|                        | Other Observation, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                        | Explanation : Peeling Painted Finish                        |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 40%   |                   |                | LIFE               | * *            | 5           | \$31,300       | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2033               | * *            | 10          | \$4,000        | A             |
| Single Ply Membrane    | 95%   | Now               | \$7,400        | 2025               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Severe, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                        | Location : Above Rooms 301, 303 And 323                     |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$12,000       | C             |
| Ceramic Tile           | 3%  |                   |                | 2029               | * *            | 5           | \$3,300        | C             |
| Quarry Tile            | 2%  |                   |                | 2033               | * *            | 5           | \$3,300        | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | * *            | 5           | \$4,300        | C             |
| Vinyl Tile             | 85%   |                   |                | 2025               | * *            | 3           | \$35,100       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2029               | * *            | 5           | \$6,300        | C             |
| Concrete Masonry Unit  | 10%   |                   |                | LIFE               | * *            | 5           | \$8,400        | C             |
| Gypsum Board           | 87%   |                   |                | LIFE               | * *            | 5           | \$110,200      | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 88%   | 2-4               | \$32,400       | 2033               | * *            | 5           | \$48,500       | B             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 2% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                        | Location : Rooms 301, 303 And 323                           |                   |                |                    |                |             |                |               |
| Gypsum Board           | 10%   |                   |                | LIFE               | * *            | 5           | \$13,800       | B             |
| Metal Panel            | 2%  |                   |                | LIFE               | * *            | 5           | \$2,800        | B             |
| Electrical             |   |                   |                |                    |                |             |                |               |
| Electrical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 360X - BX

## Asset # : 4512

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Rated @ 3000 Amps                    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2036               | * *            | 5           | \$1,200        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$14,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$17,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Onan Genset                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$10,200       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$4,300        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | * *            | 10          | \$41,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 360X - BX

Asset # : 4512

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source<br>Natural Gas  | 100%       |                   |                | 2040    | * *                | 1           |                | B             |  |
| Conversion Equipment<br>Furnace   | 100%       |                   |                | 2025    | * *                | 1           | \$22,700       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 16 Units  |            |                   |                |         |                    |             |                |               |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source<br>Electricity  | 100%       |                   |                | 2036    | * *                | 1           |                | B             |  |
| Conversion Equipment<br>Ext Pkg Unit - Heating/Cooling                                  | 100%       |                   |                | 2025    | * *                | 2           | \$2,800        | B             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution<br>Ductwork/Diffusers  | 100%       | Now               | \$9,000        | LIFE    | * *                | 2-5         | \$25,600       | B             |  |
| Other Observation, Extent : Severe, Area Affected : 10%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Water Leaks Into Rooms #303 & 323 From Somewhere On The Roof When Raining |            |                   |                |         |                    |             |                |               |  |
| Exhaust Fans<br>Roof  | 100%       | Now               | \$4,200        | 2028    | * *                | 2           | \$1,100        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 30%                                    |            |                   |                |         |                    |             |                |               |  |
| Location : Roof   |            |                   |                |         |                    |             |                |               |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping<br>Galv Iron/Steel   | 100%       |                   |                | 2037    | * *                | 1           |                | B             |  |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2018    | \$12,200           | 2           | \$700          | B             |  |
| Sanitary Piping<br>Cast Iron  | 100%       | Now               | \$2,300        | LIFE    | * *                | 1           |                | B             |  |
| Blockage /Clogged, Extent : Severe, Area Affected : 10%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Cellar   |            |                   |                |         |                    |             |                |               |  |
| Storm Drain Piping<br>Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Backflow Preventer<br>Generic   | 100%       |                   |                | 2028    | * *                | 1           | \$2,800        | B             |  |
| Fixtures<br>Generic   | 100%       |                   |                |         |                    |             |                | B             |  |
| Vertical Transport  |            |                   |                |         |                    |             |                |               |  |
| Elevators<br>Hydraulic  | 100%       |                   |                | LIFE    | * *                |             |                | C             |  |
| Other Observation, Extent : Light, Area Affected : 100%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : C-4, 1-4   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Two Units   |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 361 - BK  
**Address** : 3109 NEWKIRK AVENUE  
**Borough** : BROOKLYN **Agency's Number** : K864  
**Program / Asset #** : BOE0558.010 / 1277 **Yr Built/Renovated** : 1897 / 2004  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4965 **Lot** : 1 **BIN** : 3112334

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$62,500              |
| Interior Architecture | \$355,800             |                       |
| Electrical            | \$62,700              | \$393,700             |
| Mechanical            |                       | \$372,200             |
| <b>Total</b>          | <b>\$418,500</b>      | <b>\$828,400</b>      |
| Priority A            |                       | \$62,500              |
| Priority B            | \$62,700              | \$765,900             |
| Priority C            | \$355,800             |                       |
| <b>Total</b>          | <b>\$418,500</b>      | <b>\$828,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,800        | \$2,400         | \$5,500         |                 |
| Interior Architecture | \$3,900         | \$4,300         | \$27,900        | \$3,000         |
| Electrical            | \$200           |                 | \$8,700         |                 |
| Mechanical            | \$6,600         | \$10,500        | \$17,400        | \$7,700         |
| <b>Total</b>          | <b>\$42,500</b> | <b>\$17,200</b> | <b>\$59,500</b> | <b>\$10,800</b> |
| Priority A            | \$31,800        | \$2,400         | \$5,500         |                 |
| Priority B            | \$6,800         | \$10,500        | \$34,800        | \$7,700         |
| Priority C            | \$3,900         | \$4,300         | \$19,300        | \$3,000         |
| <b>Total</b>          | <b>\$42,500</b> | <b>\$17,200</b> | <b>\$59,500</b> | <b>\$10,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 361 - BK

## Asset # : 1277

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 45%        |                   |                | LIFE    | **                 | 5           | \$33,100       | A             |  |
| Masonry: Brick  | 40%        |                   |                | LIFE    | **                 | 5           | \$29,400       | A             |  |
| Masonry: Brownstone   | 15%        | Now               | \$24,100       | LIFE    | **                 | 5           | \$8,300        | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room And Basement                         |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2043    | **                 | 5           | \$21,900       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$7,600        | A             |  |
| Masonry: Limestone  | 5%         | Now               | \$2,800        | LIFE    | **                 | 5           | \$600          | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : Coping   |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 5%         | 0-2               | \$900          | LIFE    | **                 | 5           | \$3,000        | A             |  |
| Spalling, Extent : Light, Area Affected : 5%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Roof   |            |                   |                |         |                    |             |                |               |  |
| Wood Cornice  | 10%        |                   |                | 2031    | **                 | 5-10        | \$12,500       | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle   | 50%        |                   |                | 2030    | **                 | 10          | \$3,000        | A             |  |
| Built-Up (BUR)  | 40%        | Now               | \$3,900        | 2026    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%   |            |                   |                |         |                    |             |                |               |  |
| Location : Flat Roof  |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing  | 8%         |                   |                | 2020    | \$12,900           | 5           | \$4,800        | A             |  |
| Skylight, Plastic   | 2%         |                   |                | 2034    | **                 | 1           |                | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2024    | **                 | 5           | \$3,500        | C             |  |
| Vinyl Tile  | 35%        | 2-4               | \$69,300       | 2026    | **                 | 3           | \$9,100        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s), Classroom(s), Stair Landings            |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s), Classroom(s) and Stair Landings         |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s), Classroom(s) and Stair Landings         |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 35%        |                   |                | 2016    | \$231,100          | 3           | \$9,100        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile  |            |                   |                |         |                    |             |                |               |  |
| Wood  | 25%        |                   |                | 2036    | **                 | 5           | \$32,500       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 10%        |                   |                | 2030    | **                 | 5           | \$8,600        | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2024    | **                 | 5           | \$4,300        | C             |  |
| Masonry: Brick  | 15%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 70%        | Now               | \$55,400       | LIFE    | **                 | 5           | \$18,100       | C             |  |
| Water Penetration, Extent : Severe, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Around Windows In Cafeteria                          |            |                   |                |         |                    |             |                |               |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 25% |  |  | 2026 | * * | 5 | \$17,300 | B |
| Embossed Metal       | 65% |  |  | LIFE | * * | 5 | \$20,300 | B |
| Plaster              | 10% |  |  | LIFE | * * | 5 | \$4,300  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Service Protector Rated @ 1200 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 20% |  |  | 2047 | * *      | 1 |  | B |
| Conduit | 80% |  |  | 2021 | \$68,200 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2043 | * * | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2043 | * * | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 30% |  |  | 2047 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2019 | \$10,200 | 5 | \$200 | B |
| Locally Mounted | 20% |  |  | 2034 | * *      | 5 | \$100 | B |

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |           |    |          |   |
|-------------|-----|--|--|------|-----------|----|----------|---|
| Fluorescent | 78% |  |  | 2021 | \$325,500 | 10 | \$33,100 | B |
|-------------|-----|--|--|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

|             |     |  |  |      |     |    |         |   |
|-------------|-----|--|--|------|-----|----|---------|---|
| Fluorescent | 20% |  |  | 2026 | * * | 10 | \$8,500 | B |
|-------------|-----|--|--|------|-----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Corridors , Basement**Explanation : T-8 Lamps*

|     |    |  |  |      |         |    |  |   |
|-----|----|--|--|------|---------|----|--|---|
| HID | 2% |  |  | 2021 | \$3,900 | 10 |  | B |
|-----|----|--|--|------|---------|----|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |    |   |  |   |
|--------------------|-----|--|--|------|----|---|--|---|
| Egress Lighting    |     |  |  |      |    |   |  |   |
| Emergency, Service | 50% |  |  | 2026 | ** | 1 |  | B |
| Exit, Service      | 50% |  |  | 2026 | ** | 1 |  | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |  |  |      |           |   |          |   |
|--|------|--|--|------|-----------|---|----------|---|
| Energy Source  |      |  |  |      |           |   |          |   |
| Fuel Oil No 2  | 100% |  |  | 2031 | **        | 5 | \$14,300 | B |
| Conversion Equipment   |      |  |  |      |           |   |          |   |
| Steam Boiler   | 100% |  |  | 2019 | \$257,000 | 1 | \$45,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |           |   |          |   |
| <i>Location : Basement</i>                                     |      |  |  |      |           |   |          |   |
| <i>Explanation : 1unit</i>                                     |      |  |  |      |           |   |          |   |
| Distribution   |      |  |  |      |           |   |          |   |
| Steam Piping/Pump  | 100% |  |  | 2031 | **        | 4 | \$3,400  | B |
| Terminal Devices   |      |  |  |      |           |   |          |   |
| Air Handler  | 20%  |  |  | 2021 | \$56,900  | 1 | \$5,700  | B |
| Convactor/Radiator   | 80%  |  |  | 2026 | **        | 1 | \$12,000 | B |

## Air Conditioning

|                      |      |  |  |      |         |   |  |   |
|----------------------|------|--|--|------|---------|---|--|---|
| Energy Source        |      |  |  |      |         |   |  |   |
| Electricity          | 100% |  |  | 2037 | **      | 1 |  | B |
| Conversion Equipment |      |  |  |      |         |   |  |   |
| Window/Wall Unit     | 5%   |  |  | 2019 | \$5,400 | 1 |  | B |
| No Component         | 95%  |  |  |      |         |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$25,800 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 100% |  |  | 2021 | \$58,400 | 2   | \$1,400  | B |

## Plumbing

|                    |      |  |  |      |          |   |         |   |
|--------------------|------|--|--|------|----------|---|---------|---|
| H/C Water Piping   |      |  |  |      |          |   |         |   |
| Galv Iron/Steel    | 100% |  |  | 2026 | **       | 1 |         | B |
| Water Heater       |      |  |  |      |          |   |         |   |
| Gas Fired          | 100% |  |  | 2019 | \$12,300 | 2 | \$700   | B |
| HW Heat Exchanger  |      |  |  |      |          |   |         |   |
| Low Temp           | 100% |  |  | 2031 | **       | 4 | \$6,900 | B |
| Sanitary Piping    |      |  |  |      |          |   |         |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |         | B |
| Storm Drain Piping |      |  |  |      |          |   |         |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |         | B |
| Sump Pump(s)       |      |  |  |      |          |   |         |   |
| Rigid Piping       | 100% |  |  | 2021 | \$10,300 | 4 | \$1,300 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 361 - BK

Asset # : 1277

| Mechanical                 |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                   |            |  |                |                    |                |             |                |               |
| Pool Filter/Treatment Sand | 100%       |  |                | 2026               | * *            | 4           |                | B             |
|                            |            | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                            |            | <i>Location : Main Floor</i>                                 |                |                    |                |             |                |               |
| Backflow Preventer         |            |  |                |                    |                |             |                |               |
| Generic                    | 100%       |  |                | 2021               | \$5,100        | 1           | \$2,900        | B             |
| Fixtures                   |            |  |                |                    |                |             |                |               |
| Generic                    | 100%       |  |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 361 - BK MINISCHOOL  
**Address** : 3109 NEWKIRK AVE.  
**Borough** : BROOKLYN **Agency's Number** : K869  
**Program / Asset #** : BOE0558.020 / 2556 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 10,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4965 **Lot** : 1 **BIN** : 3112334

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$38,100              | \$64,100              |
| <b>Total</b>          | <b>\$38,100</b>       | <b>\$64,100</b>       |
| Priority A            | \$38,100              | \$64,100              |
| <b>Total</b>          | <b>\$38,100</b>       | <b>\$64,100</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|----------------|----------------|-----------------|----------------|
| Exterior Architecture |                |                | \$24,000        | \$1,000        |
| Interior Architecture | \$1,900        | \$900          | \$6,000         | \$1,400        |
| Electrical            |                |                | \$7,300         | \$100          |
| Mechanical            | \$500          | \$500          | \$3,300         | \$500          |
| <b>Total</b>          | <b>\$2,400</b> | <b>\$1,400</b> | <b>\$40,700</b> | <b>\$3,000</b> |
| Priority A            |                |                | \$24,000        | \$1,000        |
| Priority B            | \$500          | \$500          | \$16,700        | \$600          |
| Priority C            | \$1,900        | \$900          |                 | \$1,400        |
| <b>Total</b>          | <b>\$2,400</b> | <b>\$1,400</b> | <b>\$40,700</b> | <b>\$3,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 361 - BK MINISCHOOL**  
**Asset # : 2556**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|   |      |     |          |      |     |      |          |   |
|---|------|-----|----------|------|-----|------|----------|---|
| Exterior Walls  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% |     |          | 2041 | * * | 5-10 | \$88,200 | A |
| Windows   |      |     |          |      |     |      |          |   |
| Aluminum  | 100% |     |          | 2037 | * * | 5    | \$2,000  | A |
| Roof  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% | Now | \$38,100 | 2026 | * * |      |          | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>    |      |     |          |      |     |      |          |   |
| <i>Location : Upper Roof</i>  |      |     |          |      |     |      |          |   |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i> |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |

## Interior

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Floors   |      |  |  |      |     |   |          |   |
| Ceramic Tile   | 5%   |  |  | 2030 | * * | 5 | \$600    | C |
| Quarry Tile  | 5%   |  |  | 2034 | * * | 5 | \$900    | C |
| Vinyl Tile   | 90%  |  |  | 2026 | * * | 3 | \$5,600  | C |
| Interior Walls   |      |  |  |      |     |   |          |   |
| Ceramic Tile   | 10%  |  |  | 2030 | * * | 5 | \$1,100  | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Toilet(s)</i>  |      |  |  |      |     |   |          |   |
| Gypsum Board   | 90%  |  |  | LIFE | * * | 5 | \$5,900  | C |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 5%</i>  |      |  |  |      |     |   |          |   |
| <i>Location : Toilet(s)</i>  |      |  |  |      |     |   |          |   |
| Ceilings   |      |  |  |      |     |   |          |   |
| AcousTileSusp.Lay-In   | 100% |  |  | 2026 | * * | 5 | \$12,100 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Service Equipment   |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2041 | * * | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>     |      |  |  |      |     |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2041 | * * | 5 |       | B |
| Raceway   |      |  |  |      |     |   |       |   |
| Conduit   | 100% |  |  | 2041 | * * | 1 |       | B |
| Panelboards   |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2037 | * * | 5 | \$200 | B |
| Wiring  |      |  |  |      |     |   |       |   |
| Thermoplastic   | 100% |  |  | 2041 | * * | 1 |       | B |
| Motor Controllers   |      |  |  |      |     |   |       |   |
| Locally Mounted   | 100% |  |  | 2034 | * * | 5 | \$100 | B |

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 361 - BK MINISCHOOL

Asset # : 2556

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Main Water Pipe . Point Of Contact Not Visible; Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

95%

2026

\* \*

10

\$7,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

HID

5%

2026

\* \*

10

B

Egress Lighting

Emergency, Service

50%

2026

\* \*

1

B

Exit, Service

50%

2026

\* \*

1

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Natural Gas

100%

2041

\* \*

1

B

Conversion Equipment

Furnace

100%

2021

\$11,600

1

\$4,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 Unit*

## Air Conditioning

Energy Source

Electricity

100%

2037

\* \*

1

B

Conversion Equipment

Window/Wall Unit

80%

2019

\$15,600

1

B

No Component

20%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,600

B

Exhaust Fans

Interior

80%

2021

\$8,400

2

\$200

B

Roof

20%

2021

\$1,500

2

\$100

B

## Plumbing

H/C Water Piping

Brass/Copper

100%

2041

\* \*

1

B

Water Heater

Gas Fired

100%

2016

\$2,200

2

\$100

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 361 - BK MINISCHOOL**  
**Asset # : 2556**

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2026               | * *            | 1           | \$500          | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 369 - BK  
**Address** : 383-387 STATE STREET BTWN: BOND ST., NEVINS ST.  
**Borough** : BROOKLYN **Agency's Number** : K369  
**Program / Asset #** : BOE0608.000 / 1234 **Yr Built/Renovated** : 1907 / 2000  
**Area Sq Ft** : 33,000 **Project Type** : EDUCATION  
**Date of Survey** : 31-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 172 **Lot** : 55 **BIN** : 3000567

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$233,600        | \$98,700         |
| Interior Architecture | \$248,600        | \$79,200         |
| Electrical            | \$95,700         | \$216,700        |
| Mechanical            |                  | \$344,700        |
| <b>Total</b>          | <b>\$577,800</b> | <b>\$739,300</b> |
| Priority A            | \$233,600        | \$98,700         |
| Priority B            | \$95,700         | \$561,400        |
| Priority C            | \$248,600        | \$79,200         |
| <b>Total</b>          | <b>\$577,800</b> | <b>\$739,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016        | FY 2017         |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$20,800         |                 |                | \$20,600        |
| Interior Architecture | \$31,400         | \$12,000        | \$1,000        | \$2,300         |
| Electrical            | \$28,100         | \$900           | \$800          | \$20,400        |
| Mechanical            | \$28,000         | \$3,200         | \$3,400        | \$7,500         |
| <b>Total</b>          | <b>\$108,300</b> | <b>\$16,000</b> | <b>\$5,200</b> | <b>\$50,800</b> |
| Priority A            | \$20,800         |                 |                | \$20,600        |
| Priority B            | \$56,100         | \$6,200         | \$4,200        | \$27,900        |
| Priority C            | \$31,400         | \$9,900         | \$1,000        | \$2,300         |
| <b>Total</b>          | <b>\$108,300</b> | <b>\$16,000</b> | <b>\$5,200</b> | <b>\$50,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  | Now               | \$133,400      | LIFE               | * *            | 5           | \$39,700       | A             |
|                       | Vertical Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Rear Facade - Play Yard Area           |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   | Now               | \$13,800       | LIFE               | * *            | 5           | \$1,700        | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Above Entrance                                    |                   |                |                    |                |             |                |               |
| Stucco Cement         | 5%   | Now               | \$6,900        | 2035               | * *            | 5           | \$2,800        | A             |
|                       | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                       | Location : Play Yard Area                                    |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Wood                  | 10%  | Now               | \$41,200       | 2047               | * *            | 5           | \$6,600        | A             |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 55%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Dry Rot/Decay, Extent : Moderate, Area Affected : 30%        |                   |                |                    |                |             |                |               |
|                       | Location : Classrooms  |                   |                |                    |                |             |                |               |
|                       | Glazing Clouded, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Classrooms  |                   |                |                    |                |             |                |               |
| Wood                  | 90%  |                   |                | 2030               | * *            | 5           | \$118,100      | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 95%  |                   |                | LIFE               | * *            | 5           | \$5,400        | A             |
| Pre-Cast Concrete     | 5%   |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 95%  |                   |                | 2027               | * *            | 10          | \$20,600       | A             |
| Copper/Terne          | 5%   |                   |                | 2050               | * *            | 10          | \$2,700        | A             |
| Interior              |  |                   |                |                    |                |             |                |               |
| Floors                |  |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 5%   | Now               | \$13,800       | 2031               | * *            | 5           | \$1,000        | C             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Restrooms   |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Restrooms   |                   |                |                    |                |             |                |               |
| Panel/Paver: Cer/Brk  | 20%  |                   |                | 2030               | * *            | 5           | \$18,700       | C             |
| Vinyl Tile            | 10%  |                   |                | 2030               | * *            | 3           | \$1,600        | C             |
| Vinyl Tile            | 20%  |                   |                | 2022               | \$79,200       | 3           | \$3,100        | C             |
| Vinyl Tile            | 45%  |                   |                | 2017               | \$178,300      | 3           | \$9,400        | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Ceramic Tile

10% Now

\$15,200

2025

\* \*

5

\$2,600

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Toilets And Stairs Throughout*

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$2,100

C

Masonry: Brick

10% Now

\$70,300

LIFE

\* \*

C

*Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%**Location : Old Coal Storage Room, Boiler Room**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Old Coal Storage Room*

Marble Panels

5%

LIFE

\* \*

C

Plaster

65%

LIFE

\* \*

5

\$10,100

C

## Ceilings

AcousTile,Adhered

10%

2035

\* \*

5

\$4,200

B

Plaster

90%

LIFE

\* \*

5

\$23,400

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated @ 600 Amperes And 400 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

100%

2042

\* \*

5

\$100

B

## Raceway

Conduit

80%

2022

\$28,900

1

B

Conduit

20%

2042

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2038

\* \*

5

\$700

B

## Wiring

Braided Cloth

80%

2-4

\$27,800

2047

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

20%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2035

\* \*

5

\$100

B

Locally Mounted

20%

2020

\$2,500

5

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$400

B

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 75%   |                   |                | 2022               | \$187,800      | 10          | \$19,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent           | 20%   |                   |                | 2027               | * *            | 10          | \$5,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Offices  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Incandescent          | 5%  |                   |                | 2017               | \$12,500       | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 25%   |                   |                | 2027               | * *            | 10          | \$1,700        | B             |
| Emergency, Battery    | 25%   |                   |                | 2022               | \$2,900        | 10          | \$1,700        | B             |
| Exit, Service         | 25%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service         | 25%   |                   |                | 2022               | \$1,200        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 50%   |                   |                | 2027               | * *            | 10          |                | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2022               | \$27,900       | 1           | \$3,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only; Motion Sensors                      |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   | 0-2               | \$95,700       | 2032               | * *            | 1-3         | \$4,600        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Obsolete Fire Alarm System; Bells And Manual Pull Station |                   |                |                    |                |             |                |               |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2042               | * *            | 5           | \$8,600        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 2000 Gallon Tank                      |            |                   |                |                    |                |             |                |               |
| 2 - 6000 Gallon Tanks                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

| Mechanical            | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler      | 33%  |                   |                | 2035               | * *            | 1           | \$4,500        | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Hot Water Boiler                         |                   |                |                    |                |             |                |               |
| Steam Boiler          | 67%  |                   |                | 2035               | * *            | 1           | \$18,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Steam Boilers                            |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 33%  |                   |                | 2038               | * *            | 4           | \$700          | B             |
| Steam Piping/Pump     | 67%  | Now               | \$14,800       | 2042               | * *            | 4           | \$900          | B             |
|                       | Leak Evident, Extent : Light, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Other Locations                  |                   |                |                    |                |             |                |               |
|                       | Malfunctioning, Extent : Severe, Area Affected : 60%     |                   |                |                    |                |             |                |               |
|                       | Location : Defective Danfoss Valves                      |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 100%   |                   |                | 2020               | \$299,100      | 1           | \$9,000        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 70%  |                   |                | 2020               | \$45,600       | 1           |                | B             |
| No Component          | 30%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 5%   |                   |                | LIFE               | * *            | 2-5         | \$800          | B             |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   | Now               | \$4,700        | 2027               | * *            | 1           |                | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 15%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                    |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$7,400        | 2           | \$400          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | Now               | \$4,400        | LIFE               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Severe, Area Affected : 30%  |                   |                |                    |                |             |                |               |
|                       | Location : School Yard                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : Collapsed Pipe                             |                   |                |                    |                |             |                |               |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   | Now               | \$500          | 2022               | \$10,300       | 4           | \$1,300        | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement ( Defective Controls)                |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 369 - BK

Asset # : 1234

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2032               | * *            | 1-2         | \$400          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 37 - BX  
**Address** : 360 WEST 230 STREET  
**Borough** : BRONX **Agency's Number** : X307  
**Program / Asset #** : BOE0996.000 / 4490 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 59,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3  
**Block** : 5716 **Lot** : 725 **BIN** : 2097990

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$387,600             | \$1,529,300           |
| Electrical            |  | \$43,400              |                       |
| Mechanical            |  |                       | \$343,800             |
| <b>Total</b>          |  | <b>\$431,000</b>      | <b>\$1,873,100</b>    |
| Priority A            |  | \$387,600             | \$1,529,300           |
| Priority B            |  | \$43,400              | \$343,800             |
| <b>Total</b>          |  | <b>\$431,000</b>      | <b>\$1,873,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$7,300         |                 |                 |
| Interior Architecture |                 | \$56,700        | \$2,200         |                 |
| Electrical            | \$6,200         | \$7,700         | \$6,200         | \$12,500        |
| Mechanical            | \$23,900        | \$13,900        | \$24,600        | \$13,900        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$93,500</b> | <b>\$40,900</b> | <b>\$34,300</b> |
| Priority A            |                 | \$7,300         |                 |                 |
| Priority B            | \$38,100        | \$68,600        | \$38,800        | \$34,300        |
| Priority C            |                 | \$17,500        | \$2,200         |                 |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$93,500</b> | <b>\$40,900</b> | <b>\$34,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - BX

## Asset # : 4490

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                     | 90%        |                   |                | LIFE               | **             | 5           | \$33,100       | A             |
| Metal Coiling Doors                                       | 5%         |                   |                | 2035               | **             | 5           | \$9,200        | A             |
| Window Wall   | 5%         |                   |                | 2048               | **             | 5           | \$11,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$81,800       | 2038               | **             | 5           | \$8,500        | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                     | 80%        |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Metal: Cage/Fence   | 20%        |                   |                | 2035               | **             | 5-10        | \$4,600        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                   | 100%       | Now               | \$305,900      | 2022               | \$1,529,300    |             |                | A             |
| Vegetation Growth, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Around Area Drains Throughout                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor Gymnasium, Auditorium                |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Snow                           |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$4,400        | C             |
| Vinyl Tile  | 85%        |                   |                | 2027               | **             | 3           | \$27,900       | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$16,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                     | 45%        |                   |                | LIFE               | **             | 5           | \$4,100        | C             |
| Glass Block   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Glass: Single Pane  | 3%         |                   |                | LIFE               | **             | 5           | \$500          | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$2,700        | C             |
| SGFT/Glazed Masonry                                       | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn                                      | 35%        |                   |                | 2035               | **             | 5           | \$38,600       | B             |
| AcousTileSusp.Lay-In                                      | 45%        |                   |                | 2035               | **             | 5           | \$39,700       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel                                      | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$11,000       | B             |
|   |            |                   |                |                    |                |             |                |               |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - BX

## Asset # : 4490

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 1200 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2038               | * *            | 5           | \$1,000        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$700          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$14,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$18,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room In Basement                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 153 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$10,800       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$4,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gallons                               |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 250 Gallons                              |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - BX

## Asset # : 4490

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2027

\* \*

10

\$39,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Fluorescent

8%

2027

\* \*

10

\$3,500

B

*Other Observation, Extent : Moderate, Area Affected : 6%**Location : Lobby And Hallway**Explanation : T-5 Lamps*

## HID

2%

2027

\* \*

10

B

## Egress Lighting

## Emergency, Service

50%

2027

\* \*

1

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2022

\$20,100

10

\$200

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2027

\* \*

1

\$1,800

B

## Fire/Smoke Detection

## Generic

100%

2027

\* \*

1-3

\$29,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2042

\* \*

1

B

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 10,000 Gallon Tank For #2 Fuel*

## Conversion Equipment

## Steam Boiler

100%

2035

\* \*

1

\$47,900

B

*Repairs In Progress, Extent : Light, Area Affected : 50%**Location : 1 Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## Distribution

## Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$3,600

B

## Terminal Devices

## Air Handler

35%

2027

\* \*

1

\$10,500

B

## Convactor/Radiator

30%

2035

\* \*

1

\$4,700

B

## Fan Coil Unit/Heat

35%

2027

\* \*

1

\$5,500

B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - BX

## Asset # : 4490

| Mechanical         |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |   |                   |                    |         |                |             |                |               |
|                    | Energy Source               |   |                   |                    |         |                |             |                |               |
|                    | Electricity                 | 100%  |                   |                    | 2038    | **             | 1           |                | B             |
|                    | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%  |                   |                    | 2027    | **             | 1           | \$22,400       | B             |
|                    |                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : 4 Chillers   |                   |                    |         |                |             |                |               |
|                    | Distribution                |   |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2042    | **             | 4           | \$3,600        | B             |
|                    | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht         | 100%  |                   |                    | 2022    | \$233,800      | 1           | \$29,900       | B             |
|                    | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit          | 100%  |                   |                    | 2022    | \$110,000      | 2           | \$33,600       | B             |
| Ventilation        |                             |   |                   |                    |         |                |             |                |               |
|                    | Distribution                |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$26,900       | B             |
|                    | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                    | Interior                    | 90%   |                   |                    | 2027    | **             | 2           | \$1,300        | B             |
|                    | Roof                        | 10%   |                   |                    | 2027    | **             | 2           | \$200          | B             |
| Plumbing           |                             |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel             | 100%  |                   |                    | 2035    | **             | 1           |                | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : Duplex Booster Pumps                    |                   |                    |         |                |             |                |               |
|                    | Water Heater                |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                   | 100%  |                   |                    | 2020    | \$12,800       | 2           | \$700          | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 1 - 500 Gallon Unit, 1 - 75 Gallon Unit |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping                | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : Duplex Unit                             |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer          |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    | 2027    | **             | 1           | \$3,000        | B             |
|                    | Fixtures                    |   |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                             |   |                   |                    |         |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - BX

Asset # : 4490

| Mechanical                   |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators |  |                   |                |                    |                |             |                |               |
| Hydraulic                    | 100%   |                   |                | LIFE               | * *            |             |                | C             |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                |                    |                |             |                |               |
|                              | <i>Location : B To 4, 1 To 4</i>                               |                   |                |                    |                |             |                |               |
|                              | <i>Explanation : 2 Units</i>                                   |                   |                |                    |                |             |                |               |
| Fire Suppression Sprinkler   |  |                   |                |                    |                |             |                |               |
| No Component                 | 60%  |                   |                |                    |                |             |                | D             |
| Generic                      | 40%  |                   |                | 2042               | * *            | 1-2         | \$5,400        | B             |
| Fire Pump                    |  |                   |                |                    |                |             |                |               |
| Generic                      | 100%   |                   |                | 2031               | * *            | 1           | \$9,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 37 - SI  
**Address** : 15 FAIRFIELD ST. @ CORBIN AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R840  
**Program / Asset #** : BOE0915.010 / 1449 **Yr Built/Renovated** : 1975 / 2003  
**Area Sq Ft** : 54,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4586 **Lot** : 1 **BIN** : 5061911

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$263,100        | \$406,000          |
| Interior Architecture |  | \$225,100        |                    |
| Electrical            |  |                  | \$799,800          |
| Mechanical            |  | \$81,800         | \$908,900          |
| <b>Total</b>          |  | <b>\$570,000</b> | <b>\$2,114,600</b> |
| Priority A            |  | \$263,100        | \$406,000          |
| Priority B            |  | \$205,700        | \$1,708,700        |
| Priority C            |  | \$101,200        |                    |
| <b>Total</b>          |  | <b>\$570,000</b> | <b>\$2,114,600</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$7,800         |                 |                 | \$7,500         |
| Electrical            | \$600           | \$100           |                 |                 |
| Mechanical            | \$15,200        | \$19,000        | \$21,700        | \$11,600        |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$19,100</b> | <b>\$21,700</b> | <b>\$19,100</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$15,800        | \$19,100        | \$21,700        | \$11,600        |
| Priority C            | \$7,800         |                 |                 | \$7,500         |
| <b>Total</b>          | <b>\$23,500</b> | <b>\$19,100</b> | <b>\$21,700</b> | <b>\$19,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - SI

## Asset # : 1449

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 25%        |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Masonry: Brick  | 75%        |                   |                | LIFE    | **                 | 5           | \$6,200        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       | Now               | \$181,900      | 2045    | **                 | 5           | \$1,900        | A             |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 70%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Glazing Clouded, Extent : Moderate, Area Affected : 80%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 100%       |                   |                | LIFE    | **                 | 5           | \$8,900        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       | Now               | \$81,200       | 2020    | \$406,000          |             |                | A             |  |
| Blisters, Extent : Moderate, Area Affected : 10%                |            |                   |                |         |                    |             |                |               |  |
| Location : Over Gym   |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Lower Roof   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : At Gravel Stops                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : Open Seams  |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$15,400       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$7,800        | 2029    | **                 | 5           | \$1,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 85%        | Now               | \$56,900       | 2025    | **                 | 3           | \$22,400       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Light, Area Affected : 20%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 60%        | 0-2               | \$44,400       | LIFE    | **                 | 5           | \$23,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board  | 15%        |                   |                | LIFE    | **                 | 5           | \$8,800        | C             |  |
| Metal Panel   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - SI

## Asset # : 1449

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileSusp.Lay-In

90% Now

\$123,900

2033

\* \*

5

\$30,900

B

*Misaligned/Bulging, Extent : Moderate, Area Affected : 70%**Location : Classrooms**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Throughout*

Exposed Struc: Steel

10%

LIFE

\* \*

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Switchgear / Switchboard

Fused Disc Sw

100%

2020

\$89,400

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Fused Disconnect Switch In The Switchboard And Rated At 1000a.*

## Raceway

Conduit

100%

2020

\$85,200

1

B

## Panelboards

Molded Case Bkrs

100%

2019

\$79,000

5

\$1,200

B

## Wiring

Thermoplastic

100%

2020

\$89,600

1

B

## Motor Controllers

Locally Mounted

100%

2018

\$12,700

5

\$300

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gas Meter Room**Explanation : Connected With Main Water Pipe*

## Lighting

## Interior Lighting

Fluorescent

98%

2020

\$414,400

10

\$42,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T12 Lamps*

HID

2%

2020

\$3,900

10

B

## Egress Lighting

Exit, Service

50%

2020

\$3,900

1

B

Exit, Battery

50%

2020

\$19,400

10

\$1,600

B

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 37 - SI

## Asset # : 1449

| Mechanical       |                       | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component             | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                  | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                       |  |           |                |                    |                |             |                |          |
|                  | Energy Source         |  |           |                |                    |                |             |                |          |
|                  | Fuel Oil No 4         | 100%   |           |                | 2030               | * *            | 5           | \$14,500       | B        |
|                  | Conversion Equipment  |  |           |                |                    |                |             |                |          |
|                  | Steam Boiler          | 100%   |           |                | 2025               | * *            | 1           | \$46,500       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 100%                    |           |                |                    |                |             |                |          |
|                  |                       | Location : 1 St Floor Boiler Room  |           |                |                    |                |             |                |          |
|                  |                       | Explanation : 2 Units  |           |                |                    |                |             |                |          |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump     | 100%   |           |                | 2040               | * *            | 4           | \$2,300        | B        |
|                  | Terminal Devices      |  |           |                |                    |                |             |                |          |
|                  | Air Handler           | 100%   |           |                | 2020               | \$288,400      | 1           | \$29,000       | B        |
| Air Conditioning |                       |  |           |                |                    |                |             |                |          |
|                  | Energy Source         |  |           |                |                    |                |             |                |          |
|                  | Electricity           | 100%   |           |                | 2036               | * *            | 1           |                | B        |
|                  | Conversion Equipment  |  |           |                |                    |                |             |                |          |
|                  | Reciprocating         | 80%  |           |                | 2020               | \$145,200      | 1           | \$17,400       | B        |
|                  | Compr/Chiller         |  |           |                |                    |                |             |                |          |
|                  | No Component          | 20%  |           |                |                    |                |             |                | D        |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Chilled Wtr Pipe/Pump | 100%   |           |                | 2030               | * *            | 4           | \$3,500        | B        |
|                  | Terminal Devices      |  |           |                |                    |                |             |                |          |
|                  | Air Handler/Cool/Ht   | 80%  |           |                | 2020               | \$270,800      | 1           | \$23,200       | B        |
|                  | No Component          | 20%  |           |                |                    |                |             |                | D        |
|                  | Heat Rejection        |  |           |                |                    |                |             |                |          |
|                  | Remote Air Cond       | 80%  | Now       | \$81,800       | 2020               | \$204,500      | 2           | \$20,900       | B        |
|                  |                       | Other Observation, Extent : Severe, Area Affected : 80%                    |           |                |                    |                |             |                |          |
|                  |                       | Location : Roof  |           |                |                    |                |             |                |          |
|                  |                       | Explanation : 1 Out Of 3 Units Is Malfunctioning - Components Are Corroded |           |                |                    |                |             |                |          |
|                  | No Component          | 20%  |           |                |                    |                |             |                | D        |
| Ventilation      |                       |  |           |                |                    |                |             |                |          |
|                  | Distribution          |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers    | 80%  |           |                | LIFE               | * *            | 2-5         | \$20,900       | B        |
|                  | No Component          | 20%  |           |                |                    |                |             |                | D        |
|                  | Exhaust Fans          |  |           |                |                    |                |             |                |          |
|                  | Roof                  | 25%  |           |                | 2020               | \$10,600       | 2           | \$400          | B        |
|                  | No Component          | 75%  |           |                |                    |                |             |                | D        |
| Plumbing         |                       |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping      |  |           |                |                    |                |             |                |          |
|                  | Brass/Copper          | 40%  |           |                | 2040               | * *            | 1           |                | B        |
|                  | Galv Iron/Steel       | 60%  |           |                | 2033               | * *            | 1           |                | B        |
|                  | Water Heater          |  |           |                |                    |                |             |                |          |
|                  | Electric              | 100%   |           |                | 2019               | \$8,300        | 4           | \$400          | B        |
|                  | HW Heat Exchanger     |  |           |                |                    |                |             |                |          |
|                  | Low Temp              | 100%   |           |                | 2030               | * *            | 4           | \$7,000        | B        |
|                  | Sanitary Piping       |  |           |                |                    |                |             |                |          |
|                  | Cast Iron             | 100%   |           |                | LIFE               | * *            | 1           |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 37 - SI

Asset # : 1449

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 370 - BK (SIE VII/P370)  
**Address** : 3000 WEST 1ST STREET  
**Borough** : BROOKLYN **Agency's Number** : K370  
**Program / Asset #** : BOE0609.000 / 1235 **Yr Built/Renovated** : 1921 / 2011  
**Area Sq Ft** : 45,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7274 **Lot** : 107 **BIN** : 3196587

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$46,100              |                       |
| Electrical            |                       | \$417,300             |
| Mechanical            |                       | \$274,000             |
| <b>Total</b>          | <b>\$46,100</b>       | <b>\$691,200</b>      |
| Priority B            | \$46,100              | \$691,200             |
| <b>Total</b>          | <b>\$46,100</b>       | <b>\$691,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$74,600         |                 | \$3,400         |                 |
| Interior Architecture | \$56,400         |                 | \$8,600         | \$1,700         |
| Electrical            | \$9,800          | \$3,300         | \$4,600         | \$3,400         |
| Mechanical            | \$30,100         | \$10,100        | \$17,800        | \$9,800         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$174,800</b> | <b>\$17,300</b> | <b>\$38,400</b> | <b>\$18,900</b> |
| Priority A            | \$74,600         |                 | \$3,400         |                 |
| Priority B            | \$62,300         | \$17,300        | \$29,200        | \$17,200        |
| Priority C            | \$37,900         |                 | \$5,800         | \$1,700         |
| <b>Total</b>          | <b>\$174,800</b> | <b>\$17,300</b> | <b>\$38,400</b> | <b>\$18,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 370 - BK (SIE VII/P370)**  
**Asset # : 1235**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$69,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | * *            | 5           | \$5,800        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   |                   |                | 2048               | * *            | 5           | \$13,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2031               | * *            | 5           | \$6,800        | A             |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5-10        | \$35,700       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE               | * *            | 5-10        | \$7,100        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 20%   |                   |                | 2023               | \$34,600       | 10          | \$6,400        | A             |
| Modified Bitumen       | 80%   |                   |                | 2033               | * *            | 10          | \$25,600       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | 0-2               | \$4,300        | LIFE               | * *            | 5           | \$6,200        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2032               | * *            | 5           | \$1,700        | C             |
| Quarry Tile            | 5%  |                   |                | 2028               | * *            | 5           | \$4,200        | C             |
| Vinyl Tile             | 82%   |                   |                | 2028               | * *            | 3           | \$17,400       | C             |
| Wood                   | 5%  |                   |                | 2038               | * *            | 5           | \$5,300        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2032               | * *            | 5           | \$1,700        | C             |
| Gypsum Board           | 15%   |                   |                | LIFE               | * *            | 5-10        | \$14,500       | C             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | * *            | 10          | \$1,700        | C             |
| Plaster                | 72%   |                   |                | LIFE               | * *            | 5-10        | \$34,800       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 10%   |                   |                | 2036               | * *            | 5           | \$5,600        | B             |
| Gypsum Board           | 15%   |                   |                | LIFE               | * *            | 5-10        | \$29,000       | B             |
| Plaster                | 75%   |                   |                | LIFE               | * *            | 5-10        | \$72,400       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 370 - BK (SIE VII/P370)

## Asset # : 1235

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated @ 1200 Amps      |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2031               | * *            | 5           | \$900          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2036               | * *            | 1           | \$11,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2032               | * *            | 1           | \$14,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 125 Kw                                       |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2016               | \$600          | 5           | \$8,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2039               | * *            | 5           | \$3,500        | B             |
| Main Tank  | 50%        |                   |                | 2051               | * *            | 5           | \$600          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2023               | \$330,300      | 10          | \$33,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2018               | \$3,200        | 10          |                | B             |
| Incandescent   | 1%         |                   |                | 2018               | \$3,400        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2023               | \$7,800        | 10          | \$4,600        | B             |
| Exit, Service  | 50%        |                   |                | 2023               | \$3,100        | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 370 - BK (SIE VII/P370)

## Asset # : 1235

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

|                   |      |  |  |  |  |  |  |   |
|-------------------|------|--|--|--|--|--|--|---|
| Exterior Lighting |      |  |  |  |  |  |  |   |
| Not Accessible    | 100% |  |  |  |  |  |  | D |

## Alarm

|                      |     |  |  |      |          |     |         |   |
|----------------------|-----|--|--|------|----------|-----|---------|---|
| Security System      |     |  |  |      |          |     |         |   |
| No Component         | 80% |  |  |      |          |     |         | D |
| Generic              | 20% |  |  | 2028 | * *      | 1   | \$2,800 | B |
| Fire/Smoke Detection |     |  |  |      |          |     |         |   |
| No Component         | 80% |  |  |      |          |     |         | D |
| Generic              | 20% |  |  | 2023 | \$87,000 | 1-3 | \$4,700 | B |

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

|                             |      |  |  |      |     |   |  |   |
|-----------------------------|------|--|--|------|-----|---|--|---|
| Energy Source               |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel | 100% |  |  | 2043 | * * | 1 |  | B |

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Vault

Explanation : 1 3000 Gallon Tank

|   |      |  |  |      |     |   |          |   |
|---|------|--|--|------|-----|---|----------|---|
| Conversion Equipment                                    |      |  |  |      |     |   |          |   |
| Steam Boiler  | 100% |  |  | 2036 | * * | 1 | \$37,500 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |     |   |          |   |
| Location : Basement                                     |      |  |  |      |     |   |          |   |
| Explanation : 2 Dual Fuel Steam Boilers                 |      |  |  |      |     |   |          |   |

|  |     |  |  |      |     |   |         |   |
|--|-----|--|--|------|-----|---|---------|---|
| Distribution   |     |  |  |      |     |   |         |   |
| Hot Wtr Piping/Pump  | 50% |  |  | 2039 | * * | 4 | \$1,400 | B |
| Other Observation, Extent : Light, Area Affected : 100%    |     |  |  |      |     |   |         |   |
| Location : Throughout                                      |     |  |  |      |     |   |         |   |
| Explanation : Hot Glycol Distribution System For Perimeter |     |  |  |      |     |   |         |   |

|   |     |     |         |      |          |   |         |   |
|---|-----|-----|---------|------|----------|---|---------|---|
| Steam Piping/Pump   | 50% |     |         | 2033 | * *      | 4 | \$900   | B |
| Terminal Devices  |     |     |         |      |          |   |         |   |
| Air Handler   | 20% | Now | \$4,600 | 2023 | \$46,400 | 1 | \$4,200 | B |
| Malfunctioning, Extent : Severe, Area Affected : 20%      |     |     |         |      |          |   |         |   |
| Location : Basement, Defective Building Management System |     |     |         |      |          |   |         |   |
| Convactor/Radiator  | 20% |     |         | 2021 | \$81,400 | 1 | \$2,400 | B |
| Fan Coil Unit/Heat  | 60% |     |         | 2028 | * *      | 1 | \$7,300 | B |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2039 | * * | 1 |  | B |

|   |      |  |  |      |           |   |          |   |
|---|------|--|--|------|-----------|---|----------|---|
| Conversion Equipment                                    |      |  |  |      |           |   |          |   |
| Reciprocating Compr/Chiller                             | 100% |  |  | 2023 | \$146,200 | 1 | \$17,500 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |           |   |          |   |
| Location : Penthouse Mechanical Room                    |      |  |  |      |           |   |          |   |
| Explanation : R-22 Refrigerant                          |      |  |  |      |           |   |          |   |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 370 - BK (SIE VII/P370)

Asset # : 1235

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump   | 100%           |                   |                    | 2043    | **             | 4           | \$2,800        | B             |
|                    | Heat Rejection  |                |                   |                    |         |                |             |                |               |
|                    | Remote Air Cond   | 100%           |                   |                    | 2028    | **             | 2           | \$26,300       | B             |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers  | 100%           |                   |                    | LIFE    | **             | 2-5         | \$33,300       | B             |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 90%            |                   |                    | 2028    | **             | 2           | \$1,100        | B             |
|                    | Roof  | 10%            |                   |                    | 2028    | **             | 2           | \$100          | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel   | 100%           |                   |                    | 2036    | **             | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2021    | \$10,000       | 2           | \$600          | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2028    | **             | 4           | \$1,300        | B             |
|                    | Sewage Ejector(s)   |                |                   |                    |         |                |             |                |               |
|                    | Electric  | 100%           |                   |                    | 2033    | **             | 4           | \$1,300        | B             |
|                    | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Basement                               |                |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2028    | **             | 1           | \$2,300        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | **             |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%<br>Location : 1st Thru 4th Floors<br>Explanation : 1 Unit |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Standpipe   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 20%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 80%            |                   |                    | 2043    | **             | 1-5         | \$15,300       | B             |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 40%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 60%            |                   |                    | 2043    | **             | 1-2         | \$6,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 371 - BK (ALSO P.S. 231)  
**Address** : 355 37 STREET BTWN: 4TH AVE., 3 AVE.  
**Borough** : BROOKLYN **Agency's Number** : K371  
**Program / Asset #** : BOE0610.000 / 1236 **Yr Built/Renovated** : 1966 / 2008  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 696 **Lot** : 31 **BIN** : 3337059

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$54,400              | \$199,500             |
| Interior Architecture | \$808,800             | \$38,500              |
| Electrical            | \$233,500             | \$783,100             |
| Mechanical            |                       | \$1,204,300           |
| <b>Total</b>          | <b>\$1,096,800</b>    | <b>\$2,225,400</b>    |
| Priority A            | \$54,400              | \$199,500             |
| Priority B            | \$396,700             | \$2,025,900           |
| Priority C            | \$645,700             |                       |
| <b>Total</b>          | <b>\$1,096,800</b>    | <b>\$2,225,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$4,700         |                 | \$300           |                  |
| Interior Architecture | \$8,500         | \$10,100        | \$4,000         | \$8,500          |
| Electrical            | \$2,100         | \$3,000         | \$3,500         | \$61,800         |
| Mechanical            | \$22,500        | \$15,100        | \$13,100        | \$28,000         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$32,200</b> | <b>\$24,800</b> | <b>\$102,200</b> |
| Priority A            | \$4,700         |                 | \$300           |                  |
| Priority B            | \$28,500        | \$24,200        | \$20,600        | \$93,700         |
| Priority C            | \$8,500         | \$7,900         | \$4,000         | \$8,500          |
| <b>Total</b>          | <b>\$41,700</b> | <b>\$32,200</b> | <b>\$24,800</b> | <b>\$102,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 371 - BK (ALSO P.S. 231)**  
**Asset # : 1236**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 13%  |                   |                | LIFE               | **             | 5           | \$30,500       | A             |
| Masonry: Brick         | 85%  |                   |                | LIFE               | **             | 5           | \$39,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 2%   |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 5%   |                   |                | 2021               | \$25,300       | 5           | \$500          | A             |
| Aluminum               | 90%  |                   |                | 2044               | **             | 5           | \$9,500        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers          | 5%   |                   |                | 2031               | **             | 10          | \$3,300        | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Metal Rail             | 100%   |                   |                | 2039               | **             | 5-10        | \$138,600      | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 90%  |                   |                | 2030               | **             | 10          | \$50,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 10%  |                   |                | 2039               | **             | 10          | \$10,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Above Overhang                                    |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$4,200        | C             |
| Vinyl Tile             | 80%  |                   |                | 2017               | \$645,700      | 3           | \$33,900       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Wood                   | 10%  |                   |                | 2050               | **             | 5           | \$15,900       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031               | **             | 5           | \$3,700        | C             |
| Concrete Masonry Unit  | 10%  |                   |                | LIFE               | **             | 5           | \$3,000        | C             |
| Plaster                | 55%  |                   |                | LIFE               | **             | 5           | \$12,400       | C             |
| SGFT/Glazed Masonry    | 30%  |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered    | 5%  |     |           | 2035 | ** | 5 | \$4,200  | B |
| AcousTileConcealSpLn | 25% | Now | \$163,200 | 2042 | ** | 5 | \$13,200 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Corridors**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%**Location : Corridors**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Corridors*

|                      |     |  |  |      |          |   |         |   |
|----------------------|-----|--|--|------|----------|---|---------|---|
| Exposed Concrete     | 50% |  |  | LIFE | **       | 5 | \$6,600 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | **       |   |         | B |
| Fiber Board          | 5%  |  |  | 2022 | \$38,500 |   |         | B |
| Plaster              | 10% |  |  | LIFE | **       | 5 | \$5,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$28,700 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2021 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2021 | \$91,500 | 5 | \$1,300 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 20% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2020 | \$21,200 | 5 | \$400 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$800 | B |
|---------|------|--|--|------|----|---|-------|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 371 - BK (ALSO P.S. 231)

## Asset # : 1236

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

Interior Lighting  
Fluorescent

92% 2022 \$469,300 10 \$47,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamp*

HID 2% 2017 \$4,700 10 B  
 Incandescent 6% 2017 \$30,600 2 \$100 B

## Egress Lighting

Emergency, Battery 50% 2022 \$11,700 10 \$6,800 B  
 Exit, Service 50% 2022 \$4,700 1 B

## Exterior Lighting

HID 100% 2017 \$22,900 10 \$200 B

## Alarm

Security System  
Generic

100% 2027 \* \* 1 \$20,500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : CCTV Camera And Intrusion Alarm System*

## Fire/Smoke Detection

No Component 75%  
 Generic 25% 0-2 \$161,900 2032 \* \* 1-3 \$7,700 D  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Corridors*  
*Explanation : Obsolete Fire Alarm System*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 6 100% 2032 \* \* 5 \$17,500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Vault*  
*Explanation : 2 - 6,000 Gallon Tanks For #6 Fuel*

## Conversion Equipment

Steam Boiler 100% 2020 \$314,100 1 \$56,100 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Boilers, Also Serves Adjacent Building, Asset 4230*

## Distribution

Steam Piping/Pump 100% 2022 \$450,500 4 \$4,200 B

## Terminal Devices

Air Handler 20% 2022 \$69,600 1 \$7,000 B  
 Convactor/Radiator 80% 2027 \* \* 1 \$14,700 B

## Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 371 - BK (ALSO P.S. 231)

Asset # : 1236

| Mechanical       |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |                      |   |                   |                |                    |                |             |                |               |
|                  | Energy Source        |   |                   |                |                    |                |             |                |               |
|                  | Electricity          | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
|                  | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|                  | Window/Wall Unit     | 80%   |                   |                | 2020               | \$106,100      | 1           |                | B             |
|                  | No Component         | 20%   |                   |                |                    |                |             |                | D             |
| Ventilation      |                      |   |                   |                |                    |                |             |                |               |
|                  | Distribution         |   |                   |                |                    |                |             |                |               |
|                  | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$31,600       | B             |
|                  | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|                  | Interior             | 100%  |                   |                | 2022               | \$71,300       | 2           | \$1,700        | B             |
| Plumbing         |                      |   |                   |                |                    |                |             |                |               |
|                  | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|                  | Galv Iron/Steel      | 100%  | Now               | \$9,600        | 2020               | \$192,700      | 1           |                | B             |
|                  |                      | Corroded, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  | HW Heat Exchanger    |   |                   |                |                    |                |             |                |               |
|                  | Low Temp             | 100%  |                   |                | 2022               | \$20,000       | 4           | \$8,400        | B             |
|                  | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|                  | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                  | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|                  | Submersible          | 100%  |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : Duplex Pumps                              |                   |                |                    |                |             |                |               |
|                  | Sewage Ejector(s)    |   |                   |                |                    |                |             |                |               |
|                  | Electric             | 100%  |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                  |                      | Explanation : Duplex Pumps                              |                   |                |                    |                |             |                |               |
|                  | Backflow Preventer   |   |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%  |                   |                | 2027               | * *            | 1           | \$3,500        | B             |
|                  | Fixtures             |   |                   |                |                    |                |             |                |               |
|                  | Generic              | 100%  |                   |                |                    |                |             |                | B             |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 90% |                   |                |                    |                |             |                |               |
|                  |                      | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| Fire Suppression |                      |   |                   |                |                    |                |             |                |               |
|                  | Sprinkler            |   |                   |                |                    |                |             |                |               |
|                  | No Component         | 90%   |                   |                |                    |                |             |                | D             |
|                  | Generic              | 10%   |                   |                | 2032               | * *            | 1-2         | \$1,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 373 - SI (FORMER P. S. 40)  
**Address** : 91 HENDERSON AVENUE @LAFAYETTE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R040  
**Program / Asset #** : BOE0928.000 / 1435 **Yr Built/Renovated** : 1926 / 2001  
**Area Sq Ft** : 36,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 73 **Lot** : 64 **BIN** : 5001823

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$436,800             |
| Electrical            |  | \$245,200             | \$142,900             |
| Mechanical            |  |                       | \$206,400             |
| <b>Total</b>          |  | <b>\$245,200</b>      | <b>\$786,000</b>      |
| Priority B            |  | \$245,200             | \$349,200             |
| Priority C            |  |                       | \$436,800             |
| <b>Total</b>          |  | <b>\$245,200</b>      | <b>\$786,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture |                 | \$32,000        |                | \$5,100         |
| Interior Architecture | \$5,200         | \$3,400         |                | \$5,200         |
| Electrical            | \$22,100        | \$45,100        |                |                 |
| Mechanical            | \$44,100        | \$19,300        | \$6,600        | \$4,200         |
| <b>Total</b>          | <b>\$71,300</b> | <b>\$99,600</b> | <b>\$6,600</b> | <b>\$14,500</b> |
| Priority A            |                 | \$32,000        |                | \$5,100         |
| Priority B            | \$66,100        | \$67,700        | \$6,600        | \$4,200         |
| Priority C            | \$5,200         |                 |                | \$5,200         |
| <b>Total</b>          | <b>\$71,300</b> | <b>\$99,600</b> | <b>\$6,600</b> | <b>\$14,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 373 - SI (FORMER P. S. 40)**  
**Asset # : 1435**

| Architecture           |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |            |                   |                |                    |                |             |                |               |
| Exterior Walls         |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%         |                   |                | LIFE               | **             | 5           | \$10,700       | A             |
| Masonry: Brick         | 90%        |                   |                | LIFE               | **             | 5           | \$24,700       | A             |
| Masonry: Granite       | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Windows                |            |                   |                |                    |                |             |                |               |
| Aluminum               | 100%       |                   |                | 2042               | **             | 5           | \$10,200       | A             |
| Parapets               |            |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 100%       |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Roof                   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%       |                   |                | 2025               | **             | 10          | \$32,000       | A             |
| Interior               |            |                   |                |                    |                |             |                |               |
| Floors                 |            |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%         |                   |                | 2023               | \$30,100       | 5           | \$1,400        | C             |
| Marble Panels          | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile             | 92%        |                   |                | 2020               | \$396,500      | 3           | \$20,800       | C             |
| Interior Walls         |            |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%         |                   |                | 2023               | \$40,200       | 5           | \$1,400        | C             |
| Marble Panels          | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 92%        |                   |                | LIFE               | **             | 5           | \$12,600       | C             |
| Ceilings               |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 15%        |                   |                | 2025               | **             | 5           | \$6,700        | B             |
| Exposed Concrete       | 10%        |                   |                | LIFE               | **             | 5           | \$700          | B             |
| Plaster                | 75%        |                   |                | LIFE               | **             | 5           | \$21,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,500       | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 600 Amps & One 400 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2030               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$50,800       | 5           | \$700          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | **             | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 373 - SI (FORMER P. S. 40)**  
**Asset # : 1435**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 60%               | 2-4                      | \$20,800              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2020                      | \$10,400              | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$12,700              | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2015                      | \$245,200             | 10                 | \$24,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2015                      | \$6,300               | 10                 |                       | B                    |
| Incandescent  | 5%                |                          |                       | 2015                      | \$13,600              | 2                  |                       | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 30%               |                          |                       | 2020                      | \$1,500               | 1                  |                       | B                    |
| Emergency, Battery  | 20%               |                          |                       | 2020                      | \$2,500               | 10                 | \$1,500               | B                    |
| Exit, Service   | 50%               |                          |                       | 2020                      | \$2,500               | 1                  |                       | B                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                 | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$30,000              | B                    |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$12,000              | 2030                      | * *                   | 4                  | \$1,500               | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pneumatic Valves, Throughout</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 10%               |                          |                       | 2020                      | \$18,600              | 1                  | \$1,900               | B                    |
| Convactor/Radiator  | 50%               | Now                      | \$16,300              | 2025                      | * *                   | 1                  | \$4,400               | B                    |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Traps, Throughout</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 40%               |                          |                       | 2020                      | \$206,400             | 1                  | \$3,900               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 373 - SI (FORMER P. S. 40)**  
**Asset # : 1435**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 10%               |                          |                       | 2015                      | \$7,100               | 1                  |                       | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$16,900              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2020                      | \$30,500              | 2                  | \$700                 | B                    |
| Roof  | 20%               |                          |                       | 2020                      | \$5,500               | 2                  | \$200                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              | Now                      | \$5,100               | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Meter, Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2015                      | \$8,000               | 2                  | \$500                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible   | 100%              | Now                      | \$600                 | 2014                      | \$6,200               | 4                  | \$1,300               | B                    |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 376 - BK  
**Address** : 194 HARMAN STREET BTWN: WILSON AVE. - MYRTLE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K376  
**Program / Asset #** : BOE1000.000 / 4493 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3287 **Lot** : 1 **BIN** : 3075074

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$43,700              | \$88,400              |
| Interior Architecture | \$85,700              | \$74,100              |
| Electrical            | \$55,700              |                       |
| Mechanical            |                       | \$297,200             |
| <b>Total</b>          | <b>\$185,200</b>      | <b>\$459,800</b>      |
| Priority A            | \$43,700              | \$88,400              |
| Priority B            | \$55,700              | \$297,200             |
| Priority C            | \$85,700              | \$74,100              |
| <b>Total</b>          | <b>\$185,200</b>      | <b>\$459,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,700         |                 |                 |                 |
| Interior Architecture |                 | \$56,800        | \$5,900         |                 |
| Electrical            | \$4,800         | \$6,200         | \$4,800         | \$12,800        |
| Mechanical            | \$22,800        | \$25,400        | \$19,000        | \$31,000        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$38,200</b> | <b>\$96,300</b> | <b>\$37,600</b> | <b>\$51,700</b> |
| Priority A            | \$2,700         |                 |                 |                 |
| Priority B            | \$35,500        | \$80,800        | \$31,700        | \$51,700        |
| Priority C            |                 | \$15,500        | \$5,900         |                 |
| <b>Total</b>          | <b>\$38,200</b> | <b>\$96,300</b> | <b>\$37,600</b> | <b>\$51,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 376 - BK

## Asset # : 4493

| Architecture   |                         | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|-------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component               | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type                    | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior       |                         |   |           |                |                    |                |             |                |          |
| Exterior Walls |                         |   |           |                |                    |                |             |                |          |
|                | Masonry: Brick          | 95%   |           |                | LIFE               | **             | 5           | \$88,400       | A        |
|                | Masonry: Granite        | 5%  |           |                | LIFE               | **             | 5           | \$3,500        | A        |
| Windows        |                         |   |           |                |                    |                |             |                |          |
|                | Aluminum                | 100%  |           |                | 2038               | **             | 5           | \$29,700       | A        |
| Parapets       |                         |   |           |                |                    |                |             |                |          |
|                | Masonry: Brick          | 70%   |           |                | LIFE               | **             | 5           | \$8,700        | A        |
|                | Metal Rail              | 20%   | 2-4       | \$2,700        | 2035               | **             | 5           | \$17,700       | A        |
|                |                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50% |           |                |                    |                |             |                |          |
|                |                         | Location : Railing Throughout                               |           |                |                    |                |             |                |          |
|                | Metal Security Bars     | 5%  |           |                | 2050               | **             |             |                | A        |
|                | Pre-Cast Concrete       | 5%  |           |                | LIFE               | **             | 5           | \$3,900        | A        |
| Roof           |                         |   |           |                |                    |                |             |                |          |
|                | IRMA/Protected Membrane | 100%  |           |                | 2027               | **             | 10          | \$43,700       | A        |
|                |                         | Vegetation Growth, Extent : Light, Area Affected : 10%      |           |                |                    |                |             |                |          |
|                |                         | Location : Drains   |           |                |                    |                |             |                |          |
| Interior       |                         |   |           |                |                    |                |             |                |          |
| Floors         |                         |   |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 15%   |           |                | LIFE               | **             | 5           | \$36,100       | C        |
|                | Ceramic Tile            | 5%  |           |                | 2031               | **             | 5           | \$5,500        | C        |
|                | Vinyl Tile              | 75%   |           |                | 2027               | **             | 3           | \$31,000       | C        |
|                | Wood                    | 5%  |           |                | 2050               | **             | 5           | \$10,300       | C        |
| Interior Walls |                         |   |           |                |                    |                |             |                |          |
|                | Ceramic Tile            | 3%  |           |                | 2031               | **             | 5           | \$6,300        | C        |
|                | Concrete Masonry Unit   | 45%   |           |                | LIFE               | **             | 5           | \$38,000       | C        |
|                | Masonry: Brick          | 5%  |           |                | LIFE               | **             |             |                | C        |
|                | SGFT/Glazed Masonry     | 44%   | 0-2       | \$85,700       | LIFE               | **             |             |                | C        |
|                |                         | Diagonal Cracks, Extent : Moderate, Area Affected : 3%      |           |                |                    |                |             |                |          |
|                |                         | Location : Entry Lobby, Gymnasium                           |           |                |                    |                |             |                |          |
|                |                         | Recent Repair Evident, Extent : Light, Area Affected : 2%   |           |                |                    |                |             |                |          |
|                |                         | Location : Gymnasium  |           |                |                    |                |             |                |          |
|                | Wood                    | 3%  |           |                | LIFE               | **             | 5           | \$25,300       | C        |
| Ceilings       |                         |   |           |                |                    |                |             |                |          |
|                | AcousTileConcealSpLn    | 20%   |           |                | 2035               | **             | 5           | \$27,500       | B        |
|                | AcousTileSusp.Lay-In    | 50%   |           |                | 2035               | **             | 5           | \$55,100       | B        |
|                | Exposed Struc: Steel    | 15%   |           |                | LIFE               | **             |             |                | B        |
|                | Gypsum Board            | 15%   |           |                | LIFE               | **             | 5           | \$20,600       | B        |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1- Electrical Service Rated 3000 Amps        |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2038               | * *            | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 70%        |                   |                | 2035               | * *            | 5           | \$1,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$18,900       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$23,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 350 Kw Caterpillar                           |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$13,700       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$5,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 50 Gals                                      |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$900          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 275 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2027               | * *            | 10          | \$55,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 1%         |                   |                | 2027               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |     |    |       |   |
|-------------------|------|--|--|------|-----|----|-------|---|
| Exterior Lighting |      |  |  |      |     |    |       |   |
| HID               | 100% |  |  | 2027 | * * | 10 | \$200 | B |

## Alarm

|                      |     |  |  |      |     |     |         |   |
|----------------------|-----|--|--|------|-----|-----|---------|---|
| Security System      |     |  |  |      |     |     |         |   |
| No Component         | 90% |  |  |      |     |     |         | D |
| Generic              | 10% |  |  | 2027 | * * | 1   | \$2,300 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |         |   |
| No Component         | 90% |  |  |      |     |     |         | D |
| Generic              | 10% |  |  | 2027 | * * | 1-3 | \$3,800 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |     |         |      |     |   |          |   |
|---|------|-----|---------|------|-----|---|----------|---|
| Energy Source   |      |     |         |      |     |   |          |   |
| Interruptible Gas/Dual Fuel                             | 100% |     |         | 2042 | * * | 1 |          | B |
| Conversion Equipment                                    |      |     |         |      |     |   |          |   |
| Hot Water Boiler  | 100% |     |         | 2035 | * * | 1 | \$30,400 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |     |         |      |     |   |          |   |
| Location : Basement Boiler Room                         |      |     |         |      |     |   |          |   |
| Explanation : 2 Units                                   |      |     |         |      |     |   |          |   |
| Distribution  |      |     |         |      |     |   |          |   |
| Hot Wtr Piping/Pump                                     | 100% | Now | \$7,000 | 2038 | * * | 4 | \$3,000  | B |
| Not in Service, Extent : Severe, Area Affected : 100%   |      |     |         |      |     |   |          |   |
| Location : Bms Control System, Throughout               |      |     |         |      |     |   |          |   |
| Terminal Devices  |      |     |         |      |     |   |          |   |
| Air Handler   | 40%  |     |         | 2027 | * * | 1 | \$15,200 | B |
| Convactor/Radiator                                      | 30%  |     |         | 2035 | * * | 1 | \$6,000  | B |
| Fan Coil Unit/Heat                                      | 30%  |     |         | 2027 | * * | 1 | \$6,000  | B |

## Air Conditioning

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Electricity  | 100% |  |  | 2038 | * * | 1 |          | B |
| Conversion Equipment                                   |      |  |  |      |     |   |          |   |
| Reciprocating Compr/Chiller                            | 100% |  |  | 2027 | * * | 1 | \$28,500 | B |
| R-22 Refrigerant, Extent : Light, Area Affected : 100% |      |  |  |      |     |   |          |   |
| Location : A/c Room, Basement                          |      |  |  |      |     |   |          |   |
| Distribution   |      |  |  |      |     |   |          |   |
| Chilled Wtr Pipe/Pump                                  | 100% |  |  | 2042 | * * | 4 | \$4,500  | B |
| Terminal Devices                                       |      |  |  |      |     |   |          |   |
| Air Handler/Cool/Ht                                    | 100% |  |  | 2022 |     | 1 | \$38,000 | B |
| Heat Rejection   |      |  |  |      |     |   |          |   |
| Air Condenser Unit                                     | 100% |  |  | 2027 | * * | 2 | \$42,800 | B |

## Ventilation

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$34,200 | B |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 376 - BK

Asset # : 4493

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 30%        |                   |                | 2027               | **             | 2           | \$600          | B             |
| Roof  | 70%        |                   |                | 2027               | **             | 2           | \$1,300        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2032               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$16,300       | 2           | \$900          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 900 Gal                                   |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | **             | 1           | \$3,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | **             | 1-5         | \$31,000       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2042               | **             | 1-2         | \$900          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 377 - BK  
**Address** : 200 WOODBINE STREET BTWN: CENTRAL AVE., WILSON AVE.  
**Borough** : BROOKLYN **Agency's Number** : K377  
**Program / Asset #** : BOE0611.000 / 1237 **Yr Built/Renovated** : 1974 / 2002  
**Area Sq Ft** : 105,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3360 **Lot** : 1 **BIN** : 3076784

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$134,800             | \$169,000             |
| Interior Architecture | \$119,900             | \$43,500              |
| Electrical            | \$419,900             | \$654,100             |
| Mechanical            | \$62,400              | \$253,900             |
| <b>Total</b>          | <b>\$737,000</b>      | <b>\$1,120,700</b>    |
| Priority A            | \$134,800             | \$169,000             |
| Priority B            | \$602,200             | \$908,100             |
| Priority C            |                       | \$43,500              |
| <b>Total</b>          | <b>\$737,000</b>      | <b>\$1,120,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,500        | \$8,000         |                 | \$500           |
| Interior Architecture |                 | \$37,300        | \$6,300         | \$6,200         |
| Electrical            | \$3,300         | \$2,000         | \$2,400         | \$21,200        |
| Mechanical            | \$27,000        | \$17,500        | \$28,700        | \$30,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$65,700</b> | <b>\$68,800</b> | <b>\$41,300</b> | <b>\$62,600</b> |
| Priority A            | \$31,500        | \$8,000         |                 | \$500           |
| Priority B            | \$34,200        | \$50,000        | \$35,100        | \$56,000        |
| Priority C            |                 | \$10,800        | \$6,300         | \$6,200         |
| <b>Total</b>          | <b>\$65,700</b> | <b>\$68,800</b> | <b>\$41,300</b> | <b>\$62,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 377 - BK

## Asset # : 1237

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | Now               | \$23,700       | LIFE               | **             | 5           | \$18,400       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 5%                 |            |                   |                |                    |                |             |                |               |
| Location : West Facade  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$69,800       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2044               | **             | 5           | \$15,700       | A             |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$5,200        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 80%        |                   |                | LIFE               | **             | 5           | \$99,300       | A             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Metal Panel   | 2%         |                   |                | 2042               | **             | 5           | \$900          | A             |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$134,800      | 2027               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2035               | **             | 10          | \$8,000        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$43,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$6,600        | C             |
| Slate   | 10%        |                   |                | LIFE               | **             | 5           | \$14,100       | C             |
| Vinyl Tile  | 65%        |                   |                | 2027               | **             | 3           | \$32,300       | C             |
| Wood  | 5%         |                   |                | 2057               | **             | 5           | \$12,400       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$5,900        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$4,700        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$17,600       | C             |
| SGFT/Glazed Masonry   | 30%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 40%        |                   |                | 2035               | **             | 5           | \$53,000       | B             |
| AcousTile,Adhered   | 15%        | 0-2               | \$119,900      | 2042               | **             | 5           | \$9,900        | B             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor                                 |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : First Floor Corridor                                 |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$6,200        | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$8,300        | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$8,300        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2022               | \$16,300       | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 3000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2042               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect For Emergency   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 90%  |                   |                | 2022               | \$107,300      | 5           | \$300          | B             |
| Fused Disc Sw            | 10%  |                   |                | 2042               | * *            | 5           |                | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2021               | \$13,600       | 5           | \$200          | B             |
| Fused Knife Sw           | 1%   | 2-4               | \$1,400        | 2047               | * *            | 5           |                | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 79%  |                   |                | 2021               | \$107,000      | 5           | \$1,800        | B             |
| Molded Case Bkrs         | 10%  |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%  |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic            | 90%  |                   |                | 2022               | \$138,100      | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2020               | \$6,600        | 5           | \$100          | B             |
| Motor Control Center     | 40%  |                   |                | 2027               | * *            | 5           | \$900          | B             |
| Motor Control Center     | 40%  |                   |                | 2020               | \$172,500      | 5           | \$900          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%  |                   |                | 2027               | * *            | 10          | \$79,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2017               | \$7,400        | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2027               | * *            | 10          | \$10,700       | B             |
| Exit, Service            | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting        |  |                   |                |                    |                |             |                |               |
| HID                      | 100%   |                   |                | 2017               | \$35,900       | 10          | \$300          | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2017

\$304,400

1-3

\$16,400

D

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Natural Gas

100%

2048

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2039

\* \*

1

\$87,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2042

\* \*

4

\$6,600

B

Terminal Devices

Air Handler

20%

2027

\* \*

1

\$11,000

B

Convactor/Radiator

80%

2035

\* \*

1

\$23,000

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Reciprocating

30%

2027

\* \*

1

\$12,300

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse, Chiller*

Window/Wall Unit

30%

2017

\$62,400

1

B

No Component

40%

D

Distribution

Chilled Wtr Pipe/Pump

30%

2022

\$89,000

4

\$2,000

B

No Component

70%

D

Terminal Devices

Air Handler/Cool/Ht

30%

2027

\* \*

1

\$16,500

B

No Component

70%

D

Heat Rejection

Remote Air Cond

30%

2022

\$108,700

2

\$18,500

B

No Component

70%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$49,400

B

Exhaust Fans

Interior

30%

2027

\* \*

2

\$800

B

Roof

70%

2022

\$56,300

2

\$1,900

B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

P. S. 377 - BK

Asset # : 1237

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$23,500       | 2           | \$1,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2022               | \$9,800        | 1           | \$5,500        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2032               | * *            | 1-5         | \$46,400       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$1,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 380 - BK  
**Address** : 370 MARCY AVENUE BTWN: LYNCH ST. - MIDDLETON ST.  
**Borough** : BROOKLYN **Agency's Number** : K380  
**Program / Asset #** : BOE0612.000 / 1238 **Yr Built/Renovated** : 1981 / 1999  
**Area Sq Ft** : 155,404 **Project Type** : EDUCATION  
**Date of Survey** : 28-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2236 **Lot** : 9 **BIN** : 3061235

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,156,000           | \$179,500             |
| Interior Architecture | \$823,700             | \$1,448,100           |
| Electrical            | \$116,600             | \$2,392,000           |
| Mechanical            | \$68,200              | \$1,084,500           |
| <b>Total</b>          | <b>\$2,164,500</b>    | <b>\$5,104,200</b>    |
| Priority A            | \$1,156,000           | \$179,500             |
| Priority B            | \$483,300             | \$3,549,300           |
| Priority C            | \$525,200             | \$1,375,300           |
| <b>Total</b>          | <b>\$2,164,500</b>    | <b>\$5,104,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$16,400         |                 |                 |                 |
| Interior Architecture | \$52,700         |                 |                 | \$22,300        |
| Electrical            | \$6,700          | \$3,600         | \$4,000         | \$5,900         |
| Mechanical            | \$56,600         | \$30,200        | \$40,800        | \$34,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$136,400</b> | <b>\$37,700</b> | <b>\$48,800</b> | <b>\$66,300</b> |
| Priority A            | \$16,400         |                 |                 |                 |
| Priority B            | \$67,300         | \$37,700        | \$48,800        | \$43,900        |
| Priority C            | \$52,700         |                 |                 | \$22,300        |
| <b>Total</b>          | <b>\$136,400</b> | <b>\$37,700</b> | <b>\$48,800</b> | <b>\$66,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 380 - BK

## Asset # : 1238

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | * *            | 5           | \$163,900      | A             |
| Masonry: Brick   | 25%        | Now               | \$183,600      | LIFE               | * *            | 5           | \$27,300       | A             |
| Diagonal Cracks, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Expansion Jnt Failure, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Foundation Near Basement Corridor                   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 98%        |                   |                | 2039               | * *            | 5           | \$23,200       | A             |
| Metal Louvers  | 2%         |                   |                | 2032               | * *            | 10          | \$3,000        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 45%        |                   |                | LIFE               | * *            | 5           | \$140,500      | A             |
| Masonry: Brick   | 50%        |                   |                | LIFE               | * *            | 5-10        | \$51,700       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$9,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 15%        |                   |                | 2028               | * *            | 10          | \$14,700       | A             |
| IRMA/Protected Membrane  | 85%        | Now               | \$776,000      | 2033               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Room 347, 348                                       |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|                        |     |     |          |      |    |   |          |   |
|------------------------|-----|-----|----------|------|----|---|----------|---|
| Cast in Place Concrete | 10% | Now | \$59,200 | LIFE | ** | 5 | \$42,500 | C |
|------------------------|-----|-----|----------|------|----|---|----------|---|

*Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%**Location : Basement, Boiler Room**Water Penetration, Extent : Severe, Area Affected : 25%**Location : Basement, Boiler Room**Other Observation, Extent : Severe, Area Affected : 50%**Location : Boiler Room**Explanation : Evidence Of Ground Water*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 5% |  |  | 2032 | ** | 5 | \$9,700 | C |
|--------------|----|--|--|------|----|---|---------|---|

|          |    |  |  |      |    |   |         |   |
|----------|----|--|--|------|----|---|---------|---|
| Terrazzo | 3% |  |  | LIFE | ** | 5 | \$9,100 | C |
|----------|----|--|--|------|----|---|---------|---|

|            |     |  |  |      |             |   |          |   |
|------------|-----|--|--|------|-------------|---|----------|---|
| Vinyl Tile | 72% |  |  | 2023 | \$1,332,800 | 3 | \$69,900 | C |
|------------|-----|--|--|------|-------------|---|----------|---|

|      |     |     |           |      |    |   |          |   |
|------|-----|-----|-----------|------|----|---|----------|---|
| Wood | 10% | Now | \$411,800 | 2063 | ** | 5 | \$18,200 | C |
|------|-----|-----|-----------|------|----|---|----------|---|

*Misaligned/Bulging, Extent : Moderate, Area Affected : 50%**Location : Gymnasium**Uneven Surface, Extent : Moderate, Area Affected : 50%**Location : Gymnasium**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Gymnasium*

## Interior Walls

|                       |    |  |  |      |    |   |         |   |
|-----------------------|----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 5% |  |  | LIFE | ** | 5 | \$6,100 | C |
|-----------------------|----|--|--|------|----|---|---------|---|

|                   |    |  |  |      |    |   |          |   |
|-------------------|----|--|--|------|----|---|----------|---|
| Folding Partition | 5% |  |  | 2039 | ** | 5 | \$18,900 | C |
|-------------------|----|--|--|------|----|---|----------|---|

|             |     |  |  |      |    |    |         |   |
|-------------|-----|--|--|------|----|----|---------|---|
| Metal Panel | 10% |  |  | LIFE | ** | 10 | \$6,800 | C |
|-------------|-----|--|--|------|----|----|---------|---|

|         |     |  |  |      |    |      |          |   |
|---------|-----|--|--|------|----|------|----------|---|
| Plaster | 65% |  |  | LIFE | ** | 5-10 | \$83,700 | C |
|---------|-----|--|--|------|----|------|----------|---|

|                     |     |  |  |      |    |    |          |   |
|---------------------|-----|--|--|------|----|----|----------|---|
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** | 10 | \$11,400 | C |
|---------------------|-----|--|--|------|----|----|----------|---|

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% | Now | \$149,800 | 2043 | ** | 5 | \$12,100 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%**Location : Corridor Near Auditorium**Vandalism, Extent : Moderate, Area Affected : 20%**Location : Corridor Near Auditorium**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Corridor Near Rooms 340 And 348*

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 30% |  |  | 2028 | ** | 5 | \$72,800 | B |
|----------------------|-----|--|--|------|----|---|----------|---|

|                  |     |  |  |      |    |      |           |   |
|------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Concrete | 50% |  |  | LIFE | ** | 5-10 | \$121,400 | B |
|------------------|-----|--|--|------|----|------|-----------|---|

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Room 347*

|              |     |  |  |      |    |      |          |   |
|--------------|-----|--|--|------|----|------|----------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5-10 | \$66,800 | B |
|--------------|-----|--|--|------|----|------|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 380 - BK

## Asset # : 1238

| Electrical      |                          | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|-----------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |   |                   |                    |         |                |             |                |               |
|                 | Service Equipment        |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2023    | \$32,600       | 5           | \$600          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                 |                          | Location : Electrical Room  |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes |                   |                    |         |                |             |                |               |
|                 | Switchgear / Switchboard |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2023    | \$134,100      | 5           | \$600          | B             |
|                 | Raceway                  |   |                   |                    |         |                |             |                |               |
|                 | Conduit                  | 95%   |                   |                    | 2023    | \$161,700      | 1           |                | B             |
|                 | Conduit                  | 5%  |                   |                    | 2043    | * *            | 1           |                | B             |
|                 | Panelboards              |   |                   |                    |         |                |             |                |               |
|                 | Fused Disc Sw            | 10%   |                   |                    | 2022    | \$16,900       | 5           | \$300          | B             |
|                 | Fused Disc Sw            | 5%  |                   |                    | 2039    | * *            | 5           | \$100          | B             |
|                 | Molded Case Bkrs         | 85%   |                   |                    | 2022    | \$144,000      | 5           | \$2,900        | B             |
|                 | Wiring                   |   |                   |                    |         |                |             |                |               |
|                 | Thermoplastic            | 95%   |                   |                    | 2023    | \$170,400      | 1           |                | B             |
|                 | Thermoplastic            | 5%  |                   |                    | 2043    | * *            | 1           |                | B             |
|                 | Motor Controllers        |   |                   |                    |         |                |             |                |               |
|                 | Locally Mounted          | 100%  |                   |                    | 2021    | \$33,000       | 5           | \$900          | B             |
| Ground          |                          |   |                   |                    |         |                |             |                |               |
|                 | Grounding Devices        |   |                   |                    |         |                |             |                |               |
|                 | Generic                  | 100%  |                   |                    | LIFE    | * *            | 5           | \$3,800        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                 |                          | Location : Water Meter Room                                       |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Connected To The Main Water Pipe                    |                   |                    |         |                |             |                |               |
| Lighting        |                          |   |                   |                    |         |                |             |                |               |
|                 | Interior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | Fluorescent              | 98%   |                   |                    | 2018    | \$1,146,600    | 10          | \$116,600      | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                 |                          | Location : Throughout The Building                                |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : T-12 Lamps  |                   |                    |         |                |             |                |               |
|                 | HID                      | 1%  |                   |                    | 2018    | \$5,400        | 10          |                | B             |
|                 | Incandescent             | 1%  |                   |                    | 2018    | \$11,700       | 2           |                | B             |
|                 | Egress Lighting          |   |                   |                    |         |                |             |                |               |
|                 | Emergency, Battery       | 50%   |                   |                    | 2023    | \$26,900       | 10          | \$15,700       | B             |
|                 | Exit, Service            | 50%   |                   |                    | 2023    | \$10,800       | 1           |                | B             |
|                 | Exterior Lighting        |   |                   |                    |         |                |             |                |               |
|                 | HID                      | 100%  |                   |                    | 2018    | \$53,100       | 10          | \$400          | B             |
| Alarm           |                          |   |                   |                    |         |                |             |                |               |
|                 | Security System          |   |                   |                    |         |                |             |                |               |
|                 | No Component             | 70%   |                   |                    |         |                |             |                | D             |
|                 | Generic                  | 30%   |                   |                    | 2018    | \$131,600      | 1           | \$14,300       | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                    |         |                |             |                |               |
|                 |                          | Location : Hallways   |                   |                    |         |                |             |                |               |
|                 |                          | Explanation : Intrusion Alarm Only                                |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 380 - BK

## Asset # : 1238

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic

30%

2018

\$450,500

1-3

\$24,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station And Alarm Bells*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Fuel Oil No 2

100%

2033

\* \*

5

\$40,200

B

## Conversion Equipment

Steam Boiler

100%

Now

\$36,000

2028

\* \*

1

\$115,800

B

*Not in Service, Extent : Severe, Area Affected : 50%**Location : #1 Boiler, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$20,700

2033

\* \*

4

\$6,400

B

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Pneumatic Control System, Basement*

## Terminal Devices

Air Handler

20%

Now

\$3,200

2023

\$159,600

1

\$14,500

B

*Leak Evident, Extent : Severe, Area Affected : 10%**Location : Coil Of # M - Z 8 Leaks, Penthouse*

Convactor/Radiator

80%

2028

\* \*

1

\$33,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10%

2021

\$294,700

2

\$800

B

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Penthouse*

Reciprocating

Compr/Chiller

30%

2023

\$150,700

1

\$18,100

B

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : Penthouse*

Window/Wall Unit

40%

2018

\$121,700

1

B

No Component

20%

D

## Distribution

Chilled Wtr Pipe/Pump

40%

2033

\* \*

4

\$2,600

B

No Component

60%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 380 - BK

Asset # : 1238

| Mechanical         |                     | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type      | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                     |   |                   |                    |         |                |             |                |               |
|                    | Terminal Devices    |   |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht | 30%   |                   |                    | 2023    | \$150,800      | 1           | \$24,100       | B             |
|                    | No Component        | 70%   |                   |                    |         |                |             |                | D             |
|                    | Heat Rejection      |   |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit  | 30%   |                   |                    | 2018    | \$70,900       | 2           | \$27,100       | B             |
|                    | No Component        | 70%   |                   |                    |         |                |             |                | D             |
| Ventilation        |                     |   |                   |                    |         |                |             |                |               |
|                    | Distribution        |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers  | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$114,600      | B             |
|                    | Exhaust Fans        |   |                   |                    |         |                |             |                |               |
|                    | Interior            | 40%   |                   |                    | 2023    | \$65,400       | 2           | \$1,600        | B             |
|                    | Roof                | 60%   |                   |                    | 2023    | \$70,600       | 2           | \$2,400        | B             |
| Plumbing           |                     |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping    |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper        | 100%  |                   |                    | 2033    | * *            | 1           |                | B             |
|                    | Water Heater        |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired           | 100%  |                   |                    | 2018    | \$34,400       | 2           | \$1,900        | B             |
|                    | HW Heat Exchanger   |   |                   |                    |         |                |             |                |               |
|                    | Low Temp            | 100%  |                   |                    | 2033    | * *            | 4           | \$12,900       | B             |
|                    | Sanitary Piping     |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron           | 100%  | Now               | \$6,400            | LIFE    | * *            | 1           |                | B             |
|                    |                     | Leak Evident, Extent : Moderate, Area Affected : 5%     |                   |                    |         |                |             |                |               |
|                    |                     | Location : Room 142 - Boy's Rest Room                   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping  |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron           | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)        |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping        | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)   |   |                   |                    |         |                |             |                |               |
|                    | Electric            | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures            |   |                   |                    |         |                |             |                |               |
|                    | Generic             | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                     |   |                   |                    |         |                |             |                |               |
|                    | Elevators           |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic           | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                     | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                     | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                     |   |                   |                    |         |                |             |                |               |
|                    | Standpipe           |   |                   |                    |         |                |             |                |               |
|                    | Generic             | 100%  |                   |                    | 2033    | * *            | 1-5         | \$65,600       | B             |
|                    | Sprinkler           |   |                   |                    |         |                |             |                |               |
|                    | No Component        | 80%   |                   |                    |         |                |             |                | D             |
|                    | Generic             | 20%   |                   |                    | 2033    | * *            | 1-2         | \$7,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 384 - BK  
**Address** : 242 COOPER STREET BTWN: WILSON AVE., KNICKERBOCKER  
**Borough** : BROOKLYN **Agency's Number** : K384  
**Program / Asset #** : BOE0614.000 / 1239 **Yr Built/Renovated** : 1975 / 2001  
**Area Sq Ft** : 111,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3442 **Lot** : 1 **BIN** : 3080043

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,900              | \$66,000              |
| Interior Architecture | \$165,400             | \$638,000             |
| Electrical            | \$928,200             | \$615,500             |
| Mechanical            | \$92,800              | \$350,800             |
| <b>Total</b>          | <b>\$1,237,300</b>    | <b>\$1,670,300</b>    |
| Priority A            | \$50,900              | \$66,000              |
| Priority B            | \$1,186,400           | \$1,604,300           |
| <b>Total</b>          | <b>\$1,237,300</b>    | <b>\$1,670,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,500        | \$8,600         |                 | \$7,300         |
| Interior Architecture | \$18,100        | \$33,100        | \$2,100         |                 |
| Electrical            | \$20,000        | \$1,700         | \$1,000         | \$1,000         |
| Mechanical            | \$19,000        | \$19,600        | \$29,000        | \$41,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$95,400</b> | <b>\$66,900</b> | <b>\$36,100</b> | <b>\$53,800</b> |
| Priority A            | \$34,500        | \$8,600         |                 | \$7,300         |
| Priority B            | \$61,000        | \$25,200        | \$34,000        | \$46,500        |
| Priority C            |                 | \$33,100        | \$2,100         |                 |
| <b>Total</b>          | <b>\$95,400</b> | <b>\$66,900</b> | <b>\$36,100</b> | <b>\$53,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$66,000       | A             |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 5-10        | \$26,700       | A             |
| Stucco Cement  | 10%        | 0-2               | \$24,500       | 2035               | **             | 5           | \$9,700        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$16,600       | A             |
| Metal Louvers  | 5%         |                   |                | 2031               | **             | 10          | \$5,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        | 0-2               | \$50,900       | LIFE               | **             | 5           | \$7,600        | A             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Parge Coat Has Light Cracks                  |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence  | 15%        |                   |                | 2035               | **             | 5-10        | \$14,800       | A             |
| No Component   | 25%        |                   |                |                    |                |             |                | D             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | Now               | \$10,000       | 2027               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 2%   |            |                   |                |                    |                |             |                |               |
| Location : Rooms 304 And 332c                              |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$30,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$4,200        | C             |
| Quarry Tile  | 2%         |                   |                | 2035               | **             | 5           | \$4,200        | C             |
| Vinyl Tile   | 55%        |                   |                | 2027               | **             | 3           | \$28,900       | C             |
| Vinyl Tile   | 20%        |                   |                | 2030               | **             | 3           | \$10,500       | C             |
| Wood   | 10%        |                   |                | 2050               | **             | 5           | \$26,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit                                      | 8%         |                   |                | LIFE               | **             | 5           | \$4,000        | C             |
| Folding Partition  | 3%         |                   |                | 2030               | **             | 5           | \$9,300        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel  | 7%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 72%        |                   |                | LIFE               | **             | 5           | \$26,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 384 - BK

## Asset # : 1239

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

Exposed Concrete

35% Now

\$37,800

LIFE

\* \*

5

\$7,700

B

*Water Penetration, Extent : Severe, Area Affected : 2%**Location : Basement Under Playground*

Fiber Board

50% Now

\$127,600

2022

\$638,000

B

*Staining/Discoloring, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 40%**Location : Corridors Throughout**Explanation : Sagging Panels And Grid System*

Plaster

15% Now

\$18,100

LIFE

\* \*

5

\$13,100

B

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Various Classrooms, Bulkheads*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\* \*

5

\$400

B

## Raceway

Conduit

100%

2022

\$143,700

1

B

## Panelboards

Fused Disc Sw

20%

2021

\$27,100

5

\$400

B

Molded Case Bkrs

30%

2021

\$40,600

5

\$700

B

Molded Case Bkrs

50%

2038

\* \*

5

\$1,200

B

## Wiring

Thermoplastic

100%

2032

\* \*

1

B

## Motor Controllers

Motor Control Center

100%

2020

\$431,200

5

\$2,500

B

*On Extended Life, Extent : Light, Area Affected : 90%**Location : Mechanical Room*

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Lighting

## Interior Lighting

## Fluorescent

94% 2-4 \$794,400 2032 \* \*

B

*On Extended Life, Extent : Moderate, Area Affected : 90%**Location : T-12 Lamps Throughout*

## HID

1% 2-4 \$3,900 2032 \* \*

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Gym**Explanation : Mercury*

## Incandescent

5% 2017 \$42,300 2 \$100

B

## Egress Lighting

## Emergency, Service

50% 2-4 \$7,800 2032 \* \*

1

B

*On Extended Life, Extent : Moderate, Area Affected : 90%**Location : Throughout*

## Exit, Service

50% 2-4 \$7,800 2032 \* \*

1

B

*On Extended Life, Extent : Moderate, Area Affected : 90%**Location : Throughout*

## Exterior Lighting

## HID

100% 2017 \$37,900 10 \$300

B

## Alarm

## Security System

## No Component

95%

D

## Generic

5%

2022

\$15,700

1

\$1,700

B

## Fire/Smoke Detection

## No Component

95%

D

## Generic

5%

2017

\$53,600

1-3

\$2,900

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2048 \* \*

1

B

## Conversion Equipment

## Steam Boiler

100% 2039 \* \*

1

\$92,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% 2032 \* \*

4

\$4,600

B

## Terminal Devices

## Air Handler

25%

2022

\$144,100

1

\$14,500

B

## Convactor/Radiator

75%

4+

\$37,900

2027

\* \*

1

\$20,500

B

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Various Areas**Explanation : Not Enough Heat Provided By Radiators*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 384 - BK

## Asset # : 1239

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 15%   |                   |                | 2022               | \$54,400       | 1           | \$6,500        | B             |
| Window/Wall Unit            | 25%   |                   |                | 2017               | \$54,900       | 1           |                | B             |
| No Component                | 60%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 15%   | Now               | \$600          | 2032               | * *            | 4           | \$700          | B             |
|                             | Broken, Extent : Severe, Area Affected : 8%             |                   |                |                    |                |             |                |               |
|                             | Location : Circulating Pump In Penthouse Mech. Room     |                   |                |                    |                |             |                |               |
|                             | Corroded, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 15%   |                   |                | 2022               | \$50,700       | 1           | \$8,700        | B             |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 15%   | 0-2               | \$1,300        | 2017               | \$12,800       | 2           | \$7,800        | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| No Component                | 85%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$52,300       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 50%   |                   |                | 2022               | \$59,100       | 2           | \$1,400        | B             |
| Roof                        | 50%   | 0-2               | \$2,100        | 2022               | \$42,500       | 2           | \$1,200        | B             |
|                             | Noisy/Vibrating, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                             | Location : Roof   |                   |                |                    |                |             |                |               |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Brass/Copper                | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| Water Heater                |   |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%  |                   |                | 2020               | \$24,900       | 2           | \$1,400        | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |   |                   |                |                    |                |             |                |               |
| Electric                    | 100%  |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures                    |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 384 - BK

Asset # : 1239

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport Elevators                                   |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : B-3</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression Standpipe                                     |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2042               | * *            | 1-5         | \$47,400       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2032               | * *            | 1-2         | \$2,600        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 396 - BK (TANDEM P.S. 327 - BK)  
**Address** : 110 CHESTER STREET BTWN: SUTTER AVE., PITKIN AVE.  
**Borough** : BROOKLYN **Agency's Number** : K396  
**Program / Asset #** : BOE0617.000 / 1242 **Yr Built/Renovated** : 1967 / 2002  
**Area Sq Ft** : 243,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3520 **Lot** : 8 **BIN** : 3081032

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,245,000           | \$327,200             |
| Interior Architecture | \$379,400             | \$2,080,000           |
| Electrical            | \$411,400             | \$3,092,200           |
| Mechanical            | \$259,800             | \$2,724,800           |
| <b>Total</b>          | <b>\$3,295,500</b>    | <b>\$8,224,300</b>    |
| Priority A            | \$2,245,000           | \$327,200             |
| Priority B            | \$764,700             | \$5,999,300           |
| Priority C            | \$285,800             | \$1,897,800           |
| <b>Total</b>          | <b>\$3,295,500</b>    | <b>\$8,224,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 |                  |
| Interior Architecture | \$26,100        |                 | \$4,600         | \$32,600         |
| Electrical            | \$20,400        | \$17,200        | \$17,200        | \$51,000         |
| Mechanical            | \$45,500        | \$33,000        | \$64,500        | \$64,800         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$96,000</b> | <b>\$54,200</b> | <b>\$90,300</b> | <b>\$152,400</b> |
| Priority A            |                 |                 |                 |                  |
| Priority B            | \$69,800        | \$54,200        | \$85,700        | \$119,800        |
| Priority C            | \$26,100        |                 | \$4,600         | \$32,600         |
| <b>Total</b>          | <b>\$96,000</b> | <b>\$54,200</b> | <b>\$90,300</b> | <b>\$152,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK (TANDEM P.S. 327 - BK)**  
**Asset # : 1242**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        | Now               | \$91,400       | LIFE               | * *            | 5           | \$136,000      | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 20%        |                   |                | LIFE               | * *            | 5           | \$110,500      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$1,838,100    | 2047               | * *            | 5           | \$19,100       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 40%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | * *            | 5           | \$2,800        | A             |
| Metal: Cage/Fence   | 20%        |                   |                | 2035               | * *            | 5-10        | \$43,100       | A             |
| Metal: Cage/Fence   | 70%        |                   |                | 2035               | * *            | 5-10        | \$150,800      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2027               | * *            | 10          | \$202,500      | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | * *            | 5           | \$100,800      | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | * *            | 5           | \$9,200        | C             |
| Sheet Vinyl/Rubber  | 10%        | Now               | \$95,500       | 2027               | * *            | 5           | \$23,000       | C             |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 60%        | Now               | \$175,600      | 2022               | \$1,756,300    | 3           | \$69,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        | Now               | \$14,600       | 2027               | * *            | 3           | \$11,500       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 2%         |                   |                | 2037               | * *            | 5           | \$11,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$12,000       | 2031               | * *            | 5           | \$4,100        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | * *            | 5           | \$10,900       | C             |
| Folding Partition   | 2%         | Now               | \$14,100       | 2030               | * *            | 5           | \$6,800        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        |                   |                | LIFE               | * *            | 5           | \$40,800       | C             |
| SGFT/Glazed Masonry   | 35%        |                   |                | LIFE               | * *            |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK (TANDEM P.S. 327 - BK)**  
**Asset # : 1242**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                   |     |     |          |      |     |   |          |   |
|-------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTile,Adhered | 25% | 0-2 | \$46,300 | 2027 | * * | 5 | \$38,400 | B |
|-------------------|-----|-----|----------|------|-----|---|----------|---|

*Adhesion Failure, Extent : Light, Area Affected : 5%**Location : Throughout*

|                      |     |     |          |      |     |   |          |   |
|----------------------|-----|-----|----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 20% | 0-2 | \$47,300 | 2027 | * * | 5 | \$38,400 | B |
|----------------------|-----|-----|----------|------|-----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

|         |     |  |  |      |     |   |           |   |
|---------|-----|--|--|------|-----|---|-----------|---|
| Plaster | 55% |  |  | LIFE | * * | 5 | \$105,500 | B |
|---------|-----|--|--|------|-----|---|-----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$52,100 | 5 | \$700 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service: (2) 600 Amps*

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2042 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service: 800 Amps*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2022 | \$268,200 | 5 | \$800 | B |
|---------------|-----|--|--|------|-----------|---|-------|---|

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2042 | * * | 5 | \$100 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2022 | \$397,400 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2021 | \$36,100 | 5 | \$500 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 30% |  |  | 2030 | * * | 5 | \$1,600 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 50% |  |  | 2021 | \$180,700 | 5 | \$2,600 | B |
|------------------|-----|--|--|------|-----------|---|---------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | * * | 5 | \$500 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$121,100 | 2047 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Insulation Aged*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 60% |  |  | 2032 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2042 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |         |   |
|-----------------|------|--|--|------|----------|---|---------|---|
| Locally Mounted | 100% |  |  | 2020 | \$66,000 | 5 | \$1,300 | B |
|-----------------|------|--|--|------|----------|---|---------|---|

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK (TANDEM P.S. 327 - BK)**  
**Asset # : 1242**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$61,400              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2018                      | \$114,600             | 1                  | \$77,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : No Rating Available</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$7,400               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2022                      | \$1,794,500           | 10                 | \$182,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 And T-12 Lamps</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 3%                |                          |                       | 2017                      | \$55,500              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2017                      | \$17,000              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$17,000              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$600                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2027                      | * *                   | 1                  | \$7,400               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2017                      | \$234,800             | 1-3                | \$12,600              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$63,600              | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK (TANDEM P.S. 327 - BK)**  
**Asset # : 1242**

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  | Now               | \$57,000       | 2020               | \$1,139,100    | 1           | \$183,100      | B             |
|                             | Damaged, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                             | Location : Burners Need Adjustment, #2 Bricks           |                   |                |                    |                |             |                |               |
|                             | On Extended Life, Extent : Severe, Area Affected : 80%  |                   |                |                    |                |             |                |               |
|                             | Location : Both Boilers                                 |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2032               | * *            | 4           | \$10,100       | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 30%   |                   |                | 2022               | \$378,500      | 1           | \$38,100       | B             |
| Convactor/Radiator          | 70%   | Now               | \$154,700      | 2027               | * *            | 1           | \$41,800       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                             | Location : Thermostats, All Floors                      |                   |                |                    |                |             |                |               |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 25%   |                   |                | 2022               | \$198,600      | 1           | \$23,800       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                             | Location : 1 Unit On Main Roof                          |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 25%   |                   |                | 2022               | \$270,000      | 2           | \$3,200        | B             |
|                             | Other Observation, Extent : Light, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                             | Location : Lower Roof                                   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 10%   |                   |                | 2017               | \$48,100       | 1           |                | B             |
| No Component                | 40%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 25%   |                   |                | 2032               | * *            | 4           | \$2,500        | B             |
| No Component                | 75%   |                   |                |                    |                |             |                | D             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Fan Coil - Cooling          | 25%   |                   |                | 2022               | \$270,300      | 1           | \$16,600       | B             |
| No Component                | 75%   |                   |                |                    |                |             |                | D             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Remote Air Cond             | 25%   |                   |                | 2022               | \$209,700      | 2           | \$35,800       | B             |
| No Component                | 75%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$114,400      | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 30%   |                   |                | 2022               | \$77,600       | 2           | \$1,900        | B             |
| Roof                        | 70%   |                   |                | 2022               | \$130,200      | 2           | \$4,400        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK (TANDEM P.S. 327 - BK)**  
**Asset # : 1242**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping Brass/Copper                           | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger Low Temp                              | 100%       | Now               | \$1,500        | 2032               | * *            | 4           | \$20,300       | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Circulating Pump                             |            |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron                               | 100%       | Now               | \$25,400       | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Corroded And Leaking, Basement               |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping                               | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s) Electric                              | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators Hydraulic                                     | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler No Component                                  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2032               | * *            | 1-2         | \$2,900        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)  
**Address** : 35 SNYDER AVENUE BTWN: FLATBUSH AVE., BEDFORD AV  
**Borough** : BROOKLYN **Agency's Number** : K877  
**Program / Asset #** : BOE0617.010 / 1243 **Yr Built/Renovated** : 1875 / 2001  
**Area Sq Ft** : 18,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5103 **Lot** : 93 **BIN** : 3338996

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$100,300             | \$35,800              |
| Interior Architecture | \$46,700              | \$128,500             |
| Electrical            |                       | \$144,700             |
| <b>Total</b>          | <b>\$147,100</b>      | <b>\$309,000</b>      |
| Priority A            | \$100,300             | \$35,800              |
| Priority B            |                       | \$144,700             |
| Priority C            | \$46,700              | \$128,500             |
| <b>Total</b>          | <b>\$147,100</b>      | <b>\$309,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$18,100        |                |                | \$900           |
| Interior Architecture |                 | \$700          | \$1,600        | \$600           |
| Electrical            | \$800           | \$1,300        | \$800          | \$3,900         |
| Mechanical            | \$1,700         | \$1,300        | \$1,100        | \$34,400        |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900        | \$3,900         |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$7,200</b> | <b>\$7,500</b> | <b>\$43,700</b> |
| Priority A            | \$18,100        |                |                | \$900           |
| Priority B            | \$6,400         | \$6,500        | \$5,900        | \$42,300        |
| Priority C            |                 | \$700          | \$1,600        | \$600           |
| <b>Total</b>          | <b>\$24,600</b> | <b>\$7,200</b> | <b>\$7,500</b> | <b>\$43,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)**  
**Asset # : 1243**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 78%        | Now               | \$51,800       | LIFE               | * *            | 5           | \$18,800       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 10%        |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Masonry: Limestone  | 10%        | 0-2               | \$18,100       | LIFE               | * *            | 5           | \$1,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2042               | * *            | 5-10        | \$3,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$48,500       | 2030               | * *            | 5           | \$35,800       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Slate   | 85%        |                   |                | LIFE               | * *            |             |                | A             |
| Not Accessible  | 15%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$46,700       | 2032               | * *            | 3           | \$1,700        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Corridors                                  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Corridors & Classrooms                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Corridors & Classrooms                     |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2027               | * *            | 3           | \$2,100        | C             |
| Vinyl Tile  | 55%        |                   |                | 2022               | \$128,500      | 3           | \$4,700        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 100%       |                   |                | LIFE               | * *            | 5           | \$16,900       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 100%       |                   |                | LIFE               | * *            | 5           | \$28,300       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps                                 |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2032               | * *            | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)**  
**Asset # : 1243**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 10%               |                          |                       | 2030                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs   | 90%               |                          |                       | 2030                      | * *                   | 5                  | \$400                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2027                      | * *                   | 5                  | \$100                 | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$200                 | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 98%               |                          |                       | 2022                      | \$144,700             | 10                 | \$13,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 2%                |                          |                       | 2017                      | \$3,000               | 2                  |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2022                      | \$1,400               | 1                  |                       | B                    |
| Exit, Battery  | 50%               |                          |                       | 2022                      | \$6,800               | 10                 | \$500                 | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$6,600               | 10                 |                       | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2027                      | * *                   | 1-3                | \$9,100               | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$7,500               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - Gas Fired Hot Water Boilers</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2038                      | * *                   | 4                  | \$1,100               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 80%               |                          |                       | 2027                      | * *                   | 1                  | \$3,900               | B                    |
| Unit Heater-Stm/HW   | 20%               |                          |                       | 2022                      | \$24,100              | 4                  | \$400                 | B                    |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 396 - BK ANNEX (OLD FLATBUSH TOWN HALL)**  
**Asset # : 1243**

| Mechanical            |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |            |                   |  |                    |                |             |                |               |
| Energy Source         |            |                   |  |                    |                |             |                |               |
| Electricity           | 100%       |                   |  | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |  |                    |                |             |                |               |
| Window/Wall Unit      | 75%        |                   |  | 2017               | \$28,800       | 1           |                | B             |
| No Component          | 25%        |                   |  |                    |                |             |                | D             |
| Ventilation           |            |                   |  |                    |                |             |                |               |
| Exhaust Fans          |            |                   |  |                    |                |             |                |               |
| Roof                  | 100%       |                   |  | 2027               | * *            | 2           | \$500          | B             |
| Plumbing              |            |                   |  |                    |                |             |                |               |
| H/C Water Piping      |            |                   |  |                    |                |             |                |               |
| Brass/Copper          | 100%       |                   |  | 2032               | * *            | 1           |                | B             |
| Water Heater          |            |                   |  |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |  | 2017               | \$4,300        | 2           | \$200          | B             |
| Sanitary Piping       |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |  |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
|                       |            |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                       |            |                   | Location : Throughout  |                    |                |             |                |               |
| Fixtures              |            |                   |  |                    |                |             |                |               |
| Generic               | 100%       |                   |  |                    |                |             |                | B             |
|                       |            |                   | Obsolete Fixtures, Extent : Severe, Area Affected : 100%     |                    |                |             |                |               |
|                       |            |                   | Location : Throughout  |                    |                |             |                |               |
| Vertical Transport    |            |                   |  |                    |                |             |                |               |
| Elevators             |            |                   |  |                    |                |             |                |               |
| Hydraulic             | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|                       |            |                   | Other Observation, Extent : Light, Area Affected : 100%      |                    |                |             |                |               |
|                       |            |                   | Location : All Floors  |                    |                |             |                |               |
|                       |            |                   | Explanation : 1 Unit   |                    |                |             |                |               |

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 397 - BK  
**Address** : 490 FENIMORE STREET BTWN: NEW YORK AVE., BROOKLYN AV  
**Borough** : BROOKLYN **Agency's Number** : K397  
**Program / Asset #** : BOE0618.000 / 1244 **Yr Built/Renovated** : 1975 /  
**Area Sq Ft** : 32,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4815 **Lot** : 20 **BIN** : 3107315

| CAPITAL      |  | FY 2014 - 2017 | FY 2018 - 2023     |
|--------------|--|----------------|--------------------|
| Electrical   |  |                | \$238,800          |
| Mechanical   |  |                | \$1,290,900        |
| <b>Total</b> |  |                | <b>\$1,529,600</b> |
| Priority B   |  |                | \$1,529,600        |
| <b>Total</b> |  |                | <b>\$1,529,600</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$26,700        |
| Interior Architecture |                 | \$4,900         | \$600           | \$20,200        |
| Electrical            | \$100           | \$500           | \$100           | \$9,700         |
| Mechanical            | \$6,200         | \$5,500         | \$17,300        | \$20,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$10,300</b> | <b>\$14,800</b> | <b>\$22,000</b> | <b>\$81,100</b> |
| Priority A            |                 |                 |                 | \$26,700        |
| Priority B            | \$10,300        | \$9,900         | \$21,400        | \$54,400        |
| Priority C            |                 | \$4,900         | \$600           |                 |
| <b>Total</b>          | <b>\$10,300</b> | <b>\$14,800</b> | <b>\$22,000</b> | <b>\$81,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Cast Stone/Terra Cotta

5%

LIFE

\* \*

5

\$8,700

A

Masonry: Brick

95%

LIFE

\* \*

5

\$21,300

A

## Windows

Aluminum

100%

2038

\* \*

5

\$5,000

A

## Parapets

Masonry: Brick

100%

LIFE

\* \*

5

\$3,700

A

## Roof

IRMA/Protected Membrane

100%

2027

\* \*

10

\$26,700

A

## Interior

## Floors

Ceramic Tile

3%

2031

\* \*

5

\$1,200

C

Vinyl Tile

97%

2027

\* \*

3

\$14,700

C

## Interior Walls

Concrete Masonry Unit

85%

LIFE

\* \*

5

\$12,200

C

Gypsum Board

10%

LIFE

\* \*

5

\$2,100

C

Metal Panel

5%

LIFE

\* \*

C

## Ceilings

AcousTileSusp.Lay-In

100%

2027

\* \*

5

\$40,400

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service - 2500 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\* \*

5

\$100

B

## Raceway

Conduit

100%

2032

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2030

\* \*

5

\$100

B

Molded Case Bkrs

90%

2030

\* \*

5

\$600

B

## Wiring

Thermoplastic

100%

2032

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2027

\* \*

5

\$200

B

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2022               | \$238,800      | 10          | \$24,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Incandescent   | 2%         |                   |                | 2017               | \$4,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2017               | \$2,200        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2017               | \$2,200        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$10,900       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2022               | \$4,500        | 1           | \$500          | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2030               | * *            | 1-3         | \$800          | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                     |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2  | 100%       |                   |                | 2042               | * *            | 5           | \$8,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 10,000 Gallon Tank                       |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2027               | * *            | 1           | \$26,800       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2022               | \$215,100      | 4           | \$2,000        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 100%       |                   |                | 2027               | * *            | 1           | \$16,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 397 - BK

Asset # : 1244

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |  |                |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment                                     |                |                   |                    |         |                |             |                |               |
|                    | Int Pkg Unit - Heating/Cooling                           | 100%           |                   |                    | 2023    | \$1,075,700    | 2           | \$1,700        | B             |
|                    | Distribution   |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers                                       | 100%           |                   |                    | LIFE    | * *            | 2           | \$35,200       | B             |
| Ventilation        |  |                |                   |                    |         |                |             |                |               |
|                    | Distribution   |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers                                       | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$15,100       | B             |
|                    | Exhaust Fans   |                |                   |                    |         |                |             |                |               |
|                    | Roof   | 100%           |                   |                    | 2027    | * *            | 2           | \$800          | B             |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel  | 100%           |                   |                    | 2035    | * *            | 1           |                | B             |
|                    | HW Heat Exchanger  |                |                   |                    |         |                |             |                |               |
|                    | Low Temp   | 100%           |                   |                    | 2032    | * *            | 4           | \$2,700        | B             |
|                    | Sanitary Piping  |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                       |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                    | Submersible  | 100%           |                   |                    | 2017    | \$6,200        | 4           | \$1,300        | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
|                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Throughout                                    |                |                   |                    |         |                |             |                |               |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement Thru 3rd Floor                       |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 1 Hydraulic Elevator                       |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Standpipe  |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    | 2032    | * *            | 1-5         | \$14,200       | B             |
|                    | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                    | No Component   | 80%            |                   |                    |         |                |             |                | D             |
|                    | Generic  | 20%            |                   |                    | 2032    | * *            | 1-2         | \$1,500        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 398 - BK (UDC)  
**Address** : 60 EAST 94 STREET BTWN: RUTLAND RD., EAST NEW YORK  
**Borough** : BROOKLYN **Agency's Number** : K398  
**Program / Asset #** : BOE0619.000 / 2615 **Yr Built/Renovated** : 1977 / 2011  
**Area Sq Ft** : 106,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p,c  
**Block** : 4595 **Lot** : 15 **BIN** : 3323072

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$364,900             |
| Interior Architecture | \$524,400             | \$1,230,200           |
| Electrical            |                       | \$333,100             |
| Mechanical            | \$86,600              | \$586,700             |
| <b>Total</b>          | <b>\$611,000</b>      | <b>\$2,514,900</b>    |
| Priority A            |                       | \$364,900             |
| Priority B            | \$226,000             | \$1,024,300           |
| Priority C            | \$385,000             | \$1,125,700           |
| <b>Total</b>          | <b>\$611,000</b>      | <b>\$2,514,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$39,000         |                 |                 | \$8,300         |
| Interior Architecture | \$15,800         | \$5,000         |                 | \$17,600        |
| Electrical            | \$300            | \$2,000         | \$300           | \$15,700        |
| Mechanical            | \$63,800         | \$18,400        | \$35,400        | \$45,600        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$122,800</b> | <b>\$29,400</b> | <b>\$39,600</b> | <b>\$91,200</b> |
| Priority A            | \$39,000         |                 |                 | \$8,300         |
| Priority B            | \$68,000         | \$24,300        | \$39,600        | \$65,300        |
| Priority C            | \$15,800         | \$5,000         |                 | \$17,600        |
| <b>Total</b>          | <b>\$122,800</b> | <b>\$29,400</b> | <b>\$39,600</b> | <b>\$91,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 398 - BK (UDC)

## Asset # : 2615

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  |                   |                | LIFE               | **             | 5           | \$59,300       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Repointing Failure, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Rusting Masonry Supt, Extent : Moderate, Area Affected : 2%  |                   |                |                    |                |             |                |               |
|                        | Location : South Exit Door At Boiler Room                    |                   |                |                    |                |             |                |               |
| Metal/Glass Curt Wall  | 20%  |                   |                | LIFE               | **             | 5           | \$27,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2047               | **             | 5           | \$16,600       | A             |
|                        | Hardware Missing, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE               | **             | 5           | \$4,900        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 20%  |                   |                | 2039               | **             | 5-10        | \$43,800       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| No Component           | 40%  |                   |                |                    |                |             |                | D             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 10%  |                   |                | 2022               | \$47,800       | 10          | \$8,800        | A             |
| Cast in Place Concrete | 35%  |                   |                | LIFE               | **             |             |                | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roll Roofing           | 55%  | Now               | \$21,700       | 2021               | \$217,400      | 5           | \$40,500       | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 398 - BK (UDC)

## Asset # : 2615

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

## Carpet

5% Now \$15,800 2018 \$39,600 3 \$10,000 C  
*Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*

## Ceramic Tile

5% Now \$59,400 2031 \* \* 5 \$3,300 C  
*Cracking/Crumbling, Extent : Severe, Area Affected : 60%*  
*Location : Throughout*

## Quarry Tile

5% 2035 \* \* 5 \$10,000 C

## Vinyl Tile

85% Now \$325,600 2022 \$1,085,400 3 \$42,700 C  
*Broken/Missing Elements, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*  
*Cracking/Crumbling, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*

## Interior Walls

## Concrete Masonry Unit

85% LIFE \* \* 5 \$40,300 C

## Gypsum Board

15% LIFE \* \* 5 \$10,700 C

## Ceilings

## AcousTileConcealSpLn

45% Now \$139,400 2027 \* \* 5 \$37,600 B  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Room 178*

## Gypsum Board

15% LIFE \* \* 5 \$25,100 B

## Metal Panel

40% LIFE \* \* 5 \$66,900 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2032 \* \* 5 \$400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Service @ 3000 & 1200 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2032 \* \* 5 \$400 B

## Raceway

## Conduit

100% 2032 \* \* 1 B

## Panelboards

## Fused Disc Sw

30% 2030 \* \* 5 \$600 B

## Molded Case Bkrs

70% 2030 \* \* 5 \$1,600 B

## Wiring

## Thermoplastic

100% 2032 \* \* 1 B

## Motor Controllers

## Locally Mounted

50% 2027 \* \* 5 \$300 B

## Motor Control Center

50% 2020 \$215,600 5 \$1,200 B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 398 - BK (UDC)

Asset # : 2615

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Lighting

## Interior Lighting

## Fluorescent

99%

2030

\* \*

10

\$81,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 & Compact Lamps*

## HID

1%

2022

\$3,700

10

B

*Other Observation, Extent : Moderate, Area Affected : 90%**Location : Gym**Explanation : Sodium*

## Egress Lighting

## Emergency, Service

50%

2017

\$7,400

1

B

## Exit, Service

50%

2017

\$7,400

1

B

## Exterior Lighting

## HID

100%

2022

\$36,200

10

\$300

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2030

\* \*

1

\$3,200

B

## Fire/Smoke Detection

## Under Construction

100%

D

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Fuel Oil No 4

100%

2032

\* \*

5

\$27,700

B

## Conversion Equipment

## Steam Boiler

100%

Now

\$9,900

2035

\* \*

1

\$79,900

B

*Leak Evident, Extent : Severe, Area Affected : 15%**Location : #2 Boiler Re-tubing Needed**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

## Hot Wtr Piping/Pump

40%

Now

\$4,100

2030

\* \*

4

\$1,800

B

*Corroded, Extent : Severe, Area Affected : 30%**Location : Make-up Tank, Basement*

## Steam Piping/Pump

60%

2032

\* \*

4

\$2,700

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 398 - BK (UDC)

## Asset # : 2615

| Mechanical         |                       | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------|-----------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component             | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                    | Type                  | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating            |                       |   |           |                |                    |                |             |                |          |
|                    | Terminal Devices      |   |           |                |                    |                |             |                |          |
|                    | Air Handler           | 70%   | Now       | \$7,700        | 2022               | \$385,200      | 1           | \$34,900       | B        |
|                    |                       | Leak Evident, Extent : Moderate, Area Affected : 5%   |           |                |                    |                |             |                |          |
|                    |                       | Location : Coil Leaks, Lunch Room                     |           |                |                    |                |             |                |          |
|                    | Convactor/Radiator    | 30%   |           |                | 2027               | **             | 1           | \$8,700        | B        |
| Air Conditioning   |                       |   |           |                |                    |                |             |                |          |
|                    | Energy Source         |   |           |                |                    |                |             |                |          |
|                    | Electricity           | 100%  |           |                | 2030               | **             | 1           |                | B        |
|                    | Conversion Equipment  |   |           |                |                    |                |             |                |          |
|                    | Reciprocating         | 25%   | Now       | \$8,700        | 2017               | \$86,600       | 1           | \$9,300        | B        |
|                    | Compr/Chiller         | Malfunctioning, Extent : Severe, Area Affected : 10%  |           |                |                    |                |             |                |          |
|                    |                       | Location : #1 Unit. A C Room                          |           |                |                    |                |             |                |          |
|                    |                       | R-22 Refrigerant, Extent : Light, Area Affected : 25% |           |                |                    |                |             |                |          |
|                    |                       | Location : Basement A C Room                          |           |                |                    |                |             |                |          |
|                    | No Component          | 75%   |           |                |                    |                |             |                | D        |
| Distribution       |                       |   |           |                |                    |                |             |                |          |
|                    | Chilled Wtr Pipe/Pump | 25%   |           |                | 2032               | **             | 4           | \$1,100        | B        |
|                    | No Component          | 75%   |           |                |                    |                |             |                | D        |
| Terminal Devices   |                       |   |           |                |                    |                |             |                |          |
|                    | Air Handler/Cool/Ht   | 25%   |           |                | 2022               | \$50,500       | 1           | \$13,900       | B        |
|                    | No Component          | 75%   |           |                |                    |                |             |                | D        |
| Heat Rejection     |                       |   |           |                |                    |                |             |                |          |
|                    | Remote Air Cond       | 25%   |           |                | 2022               | \$38,100       | 2           | \$15,600       | B        |
|                    | No Component          | 75%   |           |                |                    |                |             |                | D        |
| Ventilation        |                       |   |           |                |                    |                |             |                |          |
|                    | Distribution          |   |           |                |                    |                |             |                |          |
|                    | Ductwork/Diffusers    | 100%  |           |                | LIFE               | **             | 2-5         | \$49,900       | B        |
| Exhaust Fans       |                       |   |           |                |                    |                |             |                |          |
|                    | Interior              | 100%  | Now       | \$22,600       | 2022               | \$112,800      | 2           | \$2,200        | B        |
|                    |                       | Not in Service, Extent : Severe, Area Affected : 50%  |           |                |                    |                |             |                |          |
|                    |                       | Location : Various Areas                              |           |                |                    |                |             |                |          |
| Plumbing           |                       |   |           |                |                    |                |             |                |          |
|                    | H/C Water Piping      |   |           |                |                    |                |             |                |          |
|                    | Brass/Copper          | 100%  |           |                | 2032               | **             | 1           |                | B        |
| HW Heat Exchanger  |                       |   |           |                |                    |                |             |                |          |
|                    | Low Temp              | 100%  |           |                | 2032               | **             | 4           | \$8,900        | B        |
| Sanitary Piping    |                       |   |           |                |                    |                |             |                |          |
|                    | Cast Iron             | 100%  |           |                | LIFE               | **             | 1           |                | B        |
| Storm Drain Piping |                       |   |           |                |                    |                |             |                |          |
|                    | Cast Iron             | 100%  |           |                | LIFE               | **             | 1           |                | B        |
| Sump Pump(s)       |                       |   |           |                |                    |                |             |                |          |
|                    | Rigid Piping          | 100%  |           |                | 2022               | \$10,300       | 4           | \$2,000        | B        |
| Sewage Ejector(s)  |                       |   |           |                |                    |                |             |                |          |
|                    | Electric              | 100%  |           |                | 2022               | \$10,300       | 4           | \$2,000        | B        |
| Backflow Preventer |                       |   |           |                |                    |                |             |                |          |
|                    | Generic               | 100%  |           |                | 2027               | **             | 1           | \$5,500        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 398 - BK (UDC)

Asset # : 2615

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-3</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2032               | * *            | 1-5         | \$46,900       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 95%        |  |                |                    |                |             |                | D             |
| Generic               | 5%         |  |                | 2032               | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 399 - BK  
**Address** : 2707 ALBEMARLE ROAD @ROGERS AVE.  
**Borough** : BROOKLYN **Agency's Number** : K399  
**Program / Asset #** : BOE0620.000 / 1245 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 37,417 **Project Type** : EDUCATION  
**Date of Survey** : 13-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5111 **Lot** : 1 **BIN** : 3117396

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$290,200             |
| Electrical            | \$256,400             |                       |
| Mechanical            |                       | \$393,700             |
| <b>Total</b>          | <b>\$256,400</b>      | <b>\$683,900</b>      |
| Priority A            |                       | \$290,200             |
| Priority B            | \$256,400             | \$393,700             |
| <b>Total</b>          | <b>\$256,400</b>      | <b>\$683,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$43,200        | \$4,900         |                 |                |
| Interior Architecture | \$2,200         |                 | \$4,700         |                |
| Electrical            |                 | \$45,600        |                 |                |
| Mechanical            | \$45,800        | \$10,000        | \$12,100        | \$5,100        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900        |
| <b>Total</b>          | <b>\$95,200</b> | <b>\$64,400</b> | <b>\$20,800</b> | <b>\$9,100</b> |
| Priority A            | \$43,200        | \$4,900         |                 |                |
| Priority B            | \$49,800        | \$59,500        | \$16,100        | \$9,100        |
| Priority C            | \$2,200         |                 | \$4,700         |                |
| <b>Total</b>          | <b>\$95,200</b> | <b>\$64,400</b> | <b>\$20,800</b> | <b>\$9,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$22,200       | A             |
| Metal Panel   | 10%        |                   |                | 2040               | **             | 5-10        | \$18,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | 0-2               | \$14,200       | 2036               | **             | 5           | \$2,900        | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 80%      |            |                   |                |                    |                |             |                |               |
| Location : Window Surround                                    |            |                   |                |                    |                |             |                |               |
| Glazing Clouded, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Weather Strip Missing, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 100%       |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 100%       | Now               | \$29,000       | 2020               | \$290,200      |             |                | A             |
| Drains Clogged, Extent : Moderate, Area Affected : 2%         |            |                   |                |                    |                |             |                |               |
| Location : West Side  |            |                   |                |                    |                |             |                |               |
| Insul Deter/Miss, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$15,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$2,400        | C             |
| Vinyl Tile  | 80%        |                   |                | 2025               | **             | 3           | \$14,200       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$2,100        | C             |
| Concrete Masonry Unit   | 80%        |                   |                | LIFE               | **             | 5           | \$13,400       | C             |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 55%        |                   |                | 2033               | **             | 5           | \$26,000       | B             |
| AcousTileSusp.Lay-In  | 40%        |                   |                | 2033               | **             | 5           | \$18,900       | B             |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5           | \$1,500        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2030               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2030 | * *            | 5     | \$100          | B        |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2030 | * *            | 1     |                | B        |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 10%  |           |                    | 2028 | * *            | 5     | \$100          | B        |
|                 | Molded Case Bkrs         | 90%  |           |                    | 2028 | * *            | 5     | \$700          | B        |
|                 | Wiring                   |  |           |                    |      |                |       |                |          |
|                 | Thermoplastic            | 100%   |           |                    | 2030 | * *            | 1     |                | B        |
|                 | Motor Controllers        |  |           |                    |      |                |       |                |          |
|                 | Locally Mounted          | 100%   |           |                    | 2025 | * *            | 5     | \$200          | B        |
| Ground          |                          |  |           |                    |      |                |       |                |          |
|                 | Grounding Devices        |  |           |                    |      |                |       |                |          |
|                 | Generic                  | 100%   |           |                    | LIFE | * *            | 5     | \$500          | B        |
| Lighting        |                          |  |           |                    |      |                |       |                |          |
|                 | Interior Lighting        |  |           |                    |      |                |       |                |          |
|                 | Fluorescent              | 90%  |           |                    | 2015 | \$256,400      | 10    | \$26,100       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Using T12 Lamps                              |           |                    |      |                |       |                |          |
|                 | HID                      | 5%   |           |                    | 2020 | \$6,600        | 10    | \$100          | B        |
|                 | Incandescent             | 5%   |           |                    | 2015 | \$14,200       | 2     |                | B        |
|                 | Egress Lighting          |  |           |                    |      |                |       |                |          |
|                 | Emergency, Service       | 45%  |           |                    | 2015 | \$2,400        | 1     |                | B        |
|                 | Emergency, Battery       | 5%   |           |                    | 2020 | \$700          | 10    | \$400          | B        |
|                 | Exit, Service            | 50%  |           |                    | 2015 | \$2,600        | 1     |                | B        |

| Mechanical   |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System       | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating      |                      |  |                   |                    |         |                |             |                |               |
|              | Energy Source        |  |                   |                    |         |                |             |                |               |
|              | Fuel Oil No 2        | 100%   |                   |                    | 2040    | * *            | 5           | \$9,800        | B             |
|              | Conversion Equipment |  |                   |                    |         |                |             |                |               |
|              | Steam Boiler         | 100%   | Now               | \$17,500           | 2025    | * *            | 1           | \$28,200       | B             |
|              |                      | Corroded, Extent : Light, Area Affected : 20%            |                   |                    |         |                |             |                |               |
|              |                      | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|              |                      | Leak Evident, Extent : Moderate, Area Affected : 10%     |                   |                    |         |                |             |                |               |
|              |                      | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|              |                      | Other Observation, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|              |                      | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |
|              |                      | Explanation : 2 Units                                    |                   |                    |         |                |             |                |               |
| Distribution |                      |  |                   |                    |         |                |             |                |               |
|              | Steam Piping/Pump    | 100%   | Now               | \$12,600           | 2030    | * *            | 4           | \$1,600        | B             |
|              |                      | Leak Evident, Extent : Moderate, Area Affected : 10%     |                   |                    |         |                |             |                |               |
|              |                      | Location : Boiler Room                                   |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 399 - BK

Asset # : 1245

| Mechanical         |                        | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------|------------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System             | Component              | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                    | Type                   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating            |                        |                |           |                    |      |                |       |                |          |
|                    | Terminal Devices       |                |           |                    |      |                |       |                |          |
|                    | Air Handler            | 80%            |           |                    | 2020 | \$155,400      | 1     | \$15,700       | B        |
|                    | Convactor/Radiator     | 10%            |           |                    | 2025 | * *            | 1     | \$1,000        | B        |
|                    | Convactor/Radiator     | 10%            |           |                    | 2025 | * *            | 1     | \$1,000        | B        |
| Air Conditioning   |                        |                |           |                    |      |                |       |                |          |
|                    | Energy Source          |                |           |                    |      |                |       |                |          |
|                    | Electricity            | 100%           |           |                    | 2036 | * *            | 1     |                | B        |
|                    | Conversion Equipment   |                |           |                    |      |                |       |                |          |
|                    | Ext Pkg Unit - Cooling | 100%           |           |                    | 2020 | \$166,300      | 2     | \$2,000        | B        |
|                    | Heat Rejection         |                |           |                    |      |                |       |                |          |
|                    | Air Condenser Unit     | 100%           |           |                    | 2020 | \$72,000       | 2     | \$22,000       | B        |
| Ventilation        |                        |                |           |                    |      |                |       |                |          |
|                    | Distribution           |                |           |                    |      |                |       |                |          |
|                    | Ductwork/Diffusers     | 100%           |           |                    | LIFE | * *            | 2-5   | \$17,600       | B        |
|                    | Exhaust Fans           |                |           |                    |      |                |       |                |          |
|                    | Roof                   | 100%           |           |                    | 2025 | * *            | 2     | \$1,000        | B        |
| Plumbing           |                        |                |           |                    |      |                |       |                |          |
|                    | H/C Water Piping       |                |           |                    |      |                |       |                |          |
|                    | Brass/Copper           | 100%           |           |                    | 2040 | * *            | 1     |                | B        |
|                    | HW Heat Exchanger      |                |           |                    |      |                |       |                |          |
|                    | Low Temp               | 100%           |           |                    | 2030 | * *            | 4     | \$4,700        | B        |
|                    | Sanitary Piping        |                |           |                    |      |                |       |                |          |
|                    | Cast Iron              | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Storm Drain Piping     |                |           |                    |      |                |       |                |          |
|                    | Cast Iron              | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|                    | Sump Pump(s)           |                |           |                    |      |                |       |                |          |
|                    | Submersible            | 100%           |           |                    | 2014 | \$6,200        | 4     | \$2,000        | B        |
|                    | Sewage Ejector(s)      |                |           |                    |      |                |       |                |          |
|                    | Compressed Air         | 100%           |           |                    | 2030 | * *            | 4     | \$2,000        | B        |
|                    | Fixtures               |                |           |                    |      |                |       |                |          |
|                    | Generic                | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport |                        |                |           |                    |      |                |       |                |          |
|                    | Elevators              |                |           |                    |      |                |       |                |          |
|                    | Hydraulic              | 100%           |           |                    | LIFE | * *            |       |                | C        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 4 - BX  
**Address** : 1701 FULTON AVENUE @E. 173 STREET  
**Borough** : BRONX **Agency's Number** : X004  
**Program / Asset #** : BOE0157.000 / 524 **Yr Built/Renovated** : 1897 / 2005  
**Area Sq Ft** : 106,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2930 **Lot** : 75 **BIN** : 2100071

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$571,300             | \$232,700             |
| Interior Architecture | \$708,300             | \$358,200             |
| Electrical            |                       | \$1,046,000           |
| Mechanical            |                       | \$202,600             |
| <b>Total</b>          | <b>\$1,279,600</b>    | <b>\$1,839,500</b>    |
| Priority A            | \$571,300             | \$232,700             |
| Priority B            |                       | \$1,323,700           |
| Priority C            | \$708,300             | \$283,100             |
| <b>Total</b>          | <b>\$1,279,600</b>    | <b>\$1,839,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$36,200         | \$2,300         |                 | \$23,400        |
| Interior Architecture | \$57,000         | \$10,000        | \$6,700         |                 |
| Electrical            | \$1,900          | \$27,600        | \$200           |                 |
| Mechanical            | \$27,000         | \$44,100        | \$13,500        | \$13,400        |
| <b>Total</b>          | <b>\$122,000</b> | <b>\$84,100</b> | <b>\$20,300</b> | <b>\$36,800</b> |
| Priority A            | \$36,200         | \$2,300         |                 | \$23,400        |
| Priority B            | \$40,400         | \$71,700        | \$13,700        | \$13,400        |
| Priority C            | \$45,500         | \$10,000        | \$6,700         |                 |
| <b>Total</b>          | <b>\$122,000</b> | <b>\$84,100</b> | <b>\$20,300</b> | <b>\$36,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - BX

## Asset # : 524

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$41,400       | A             |
| Masonry: Brick   | 85%        | Now               | \$473,400      | LIFE               | **             | 5           | \$140,900      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 10%               |            |                   |                |                    |                |             |                |               |
| Location : Chimney   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : North Facade Of 1917 Wing                           |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$6,200        | A             |
| Stucco Cement  | 5%         | Now               | \$26,100       | 2025               | **             | 5           | \$10,400       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2042               | **             | 5           | \$46,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Masonry: Brick   | 75%        | Now               | \$60,700       | LIFE               | **             | 5           | \$9,100        | A             |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |               |
| Location : Sloped Roof Parapets                                |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Building B  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Interior Face Of 1917 Wing                          |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads, Second Floor Corridor                    |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 80%        |                   |                | 2025               | **             | 10          | \$37,100       | A             |
| Copper/Terne   | 3%         |                   |                | 2048               | **             | 10          | \$3,500        | A             |
| Copper/Terne   | 2%         |                   |                | 2035               | **             | 10          | \$2,300        | A             |
| Modified Bitumen   | 15%        | Now               | \$10,100       | 2020               | \$50,400       |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Sloped Roof Over Fifth Floor                        |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - BX

## Asset # : 524

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        | Now               | \$40,700       | LIFE               | **             | 5           | \$29,200       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Uneven Surface, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2029               | **             | 5           | \$13,400       | C             |
| Mosaic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$16,700       | C             |
| Traffic Topping   | 15%        | Now               | \$540,400      | 2030               | **             | 5           | \$12,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Corridor                              |            |                   |                |                    |                |             |                |               |
| Uneven Substrate, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Corridor                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 40%        |                   |                | 2025               | **             | 3           | \$20,000       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        |                   |                | 2015               | \$127,300      | 3           | \$5,000        | C             |
| Wood  | 10%        |                   |                | 2023               | \$283,100      | 5           | \$25,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2029               | **             | 5           | \$16,600       | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$10,000       | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 5%         | Now               | \$30,500       | LIFE               | **             | 5           | \$2,500        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Severe, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$32,400       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Room 510   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$2,100        | B             |
| Plaster   | 85%        |                   |                | LIFE               | **             | 5           | \$70,900       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor Restroom And Room 510                  |            |                   |                |                    |                |             |                |               |
| Plaster   | 5%         | Now               | \$11,500       | LIFE               | **             | 5           | \$4,200        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - BX

## Asset # : 524

| Electrical               |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System                   | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                          | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Under 600 Volts          |                    |  |           |                    |      |                |       |                |          |
|                          | Service Equipment  |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2020 | \$32,600       | 5     | \$400          | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Electrical Room                                 |           |                    |      |                |       |                |          |
|                          |                    | Explanation : No Rating Available                          |           |                    |      |                |       |                |          |
| Switchgear / Switchboard |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 100%   |           |                    | 2020 | \$119,200      | 5     | \$400          | B        |
| Raceway                  |                    |  |           |                    |      |                |       |                |          |
|                          | Conduit            | 90%  |           |                    | 2020 | \$129,300      | 1     |                | B        |
|                          | Conduit            | 10%  |           |                    | 2040 | * *            | 1     |                | B        |
| Panelboards              |                    |  |           |                    |      |                |       |                |          |
|                          | Fused Disc Sw      | 5%   |           |                    | 2036 | * *            | 5     | \$100          | B        |
|                          | Molded Case Bkrs   | 10%  |           |                    | 2036 | * *            | 5     | \$200          | B        |
|                          | Molded Case Bkrs   | 85%  |           |                    | 2019 | \$115,200      | 5     | \$2,000        | B        |
| Wiring                   |                    |  |           |                    |      |                |       |                |          |
|                          | Thermoplastic      | 15%  |           |                    | 2040 | * *            | 1     |                | B        |
|                          | Thermoplastic      | 85%  |           |                    | 2030 | * *            | 1     |                | B        |
| Motor Controllers        |                    |  |           |                    |      |                |       |                |          |
|                          | Locally Mounted    | 30%  |           |                    | 2033 | * *            | 5     | \$200          | B        |
|                          | Locally Mounted    | 30%  |           |                    | 2018 | \$9,900        | 5     | \$200          | B        |
|                          | Locally Mounted    | 40%  |           |                    | 2025 | * *            | 5     | \$200          | B        |
| Ground                   |                    |  |           |                    |      |                |       |                |          |
|                          | Grounding Devices  |  |           |                    |      |                |       |                |          |
|                          | Generic            | 100%   | 0-2       | \$900              | LIFE | * *            | 5     | \$1,300        | B        |
|                          |                    | Other Observation, Extent : Severe, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                          |                    | Location : Water Main                                      |           |                    |      |                |       |                |          |
|                          |                    | Explanation : Corroded                                     |           |                    |      |                |       |                |          |
| Lighting                 |                    |  |           |                    |      |                |       |                |          |
|                          | Interior Lighting  |  |           |                    |      |                |       |                |          |
|                          | Fluorescent        | 77%  |           |                    | 2020 | \$619,300      | 10    | \$63,000       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          |                    | Explanation : T12 Lamps                                    |           |                    |      |                |       |                |          |
|                          | Fluorescent        | 20%  |           |                    | 2025 | * *            | 10    | \$16,400       | B        |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                          |                    | Location : Throughout                                      |           |                    |      |                |       |                |          |
|                          |                    | Explanation : T-12 Lamps                                   |           |                    |      |                |       |                |          |
|                          | HID                | 2%   |           |                    | 2020 | \$7,400        | 10    | \$100          | B        |
|                          | Incandescent       | 1%   |           |                    | 2020 | \$8,000        | 2     |                | B        |
| Egress Lighting          |                    |  |           |                    |      |                |       |                |          |
|                          | Emergency, Battery | 50%  |           |                    | 2025 | * *            | 10    | \$10,800       | B        |
|                          | Exit, Service      | 50%  |           |                    | 2025 | * *            | 1     |                | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 4 - BX

## Asset # : 524

| Mechanical       |                                | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|--------------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                      | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                           | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                                |   |           |                |                    |                |             |                |          |
|                  | Energy Source                  |   |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel    | 100%  |           |                | 2040               | * *            | 1           |                | B        |
|                  | Conversion Equipment           |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                   | 100%  |           |                | 2033               | * *            | 1           | \$88,500       | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                  |                                | Location : Basement Boiler Room                           |           |                |                    |                |             |                |          |
|                  |                                | Explanation : 3 Units                                     |           |                |                    |                |             |                |          |
|                  | Distribution                   |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump              | 100%  | Now       | \$14,200       | 2040               | * *            | 4           | \$4,400        | B        |
|                  |                                | Leak Evident, Extent : Moderate, Area Affected : 10%      |           |                |                    |                |             |                |          |
|                  |                                | Location : Steam Boiler Header Valves, Basement           |           |                |                    |                |             |                |          |
|                  |                                | Other Observation, Extent : Moderate, Area Affected : 10% |           |                |                    |                |             |                |          |
|                  |                                | Location : Basement                                       |           |                |                    |                |             |                |          |
|                  |                                | Explanation : No Vacuum Pumps Installed                   |           |                |                    |                |             |                |          |
|                  | Terminal Devices               |   |           |                |                    |                |             |                |          |
|                  | Air Handler                    | 10%   |           |                | 2025               | * *            | 1           | \$5,500        | B        |
|                  | Convactor/Radiator             | 90%   |           |                | 2025               | * *            | 1           | \$26,000       | B        |
| Air Conditioning |                                |   |           |                |                    |                |             |                |          |
|                  | Energy Source                  |   |           |                |                    |                |             |                |          |
|                  | Electricity                    | 100%  |           |                | 2028               | * *            | 1           |                | B        |
|                  | Conversion Equipment           |   |           |                |                    |                |             |                |          |
|                  | Int Pkg Unit - Heating/Cooling | 10%   |           |                | 2021               | \$202,600      | 2           | \$600          | B        |
|                  |                                | Other Observation, Extent : Light, Area Affected : 10%    |           |                |                    |                |             |                |          |
|                  |                                | Location : Swimming Pool                                  |           |                |                    |                |             |                |          |
|                  |                                | Explanation : For Swimming Pool Area                      |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit               | 15%   |           |                | 2015               | \$31,400       | 1           |                | B        |
|                  | No Component                   | 75%   |           |                |                    |                |             |                | D        |
| Ventilation      |                                |   |           |                |                    |                |             |                |          |
|                  | Distribution                   |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers             | 10%   |           |                | LIFE               | * *            | 2-5         | \$5,000        | B        |
|                  | No Component                   | 90%   |           |                |                    |                |             |                | D        |
|                  | Exhaust Fans                   |   |           |                |                    |                |             |                |          |
|                  | Interior                       | 10%   |           |                | 2025               | * *            | 2           | \$300          | B        |
|                  | No Component                   | 90%   |           |                |                    |                |             |                | D        |
| Plumbing         |                                |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping               |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel                | 100%  |           |                | 2025               | * *            | 1           |                | B        |
|                  | Water Heater                   |   |           |                |                    |                |             |                |          |
|                  | Gas Fired                      | 100%  |           |                | 2018               | \$23,700       | 2           | \$1,300        | B        |
|                  | Sanitary Piping                |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                      | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping             |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                      | 100%  |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)                   |   |           |                |                    |                |             |                |          |
|                  | Rigid Piping                   | 100%  |           |                | 2025               | * *            | 4           | \$1,300        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S. 4 - BX

Asset # : 524

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment |            |                   |                |                    |                |             |                |               |
| Sand                  | 100%       |                   |                | 2033               | * *            | 4           |                | B             |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                | 2025               | * *            | 1           | \$5,500        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 41 - BX  
**Address** : 3352 OLINVILLE AVENUE @ MAGENTA ST.  
**Borough** : BRONX **Agency's Number** : X041  
**Program / Asset #** : BOE0184.000 / 514 **Yr Built/Renovated** : 1905 / 2007  
**Area Sq Ft** : 71,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 4624 **Lot** : 15 **BIN** : 2056898

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$140,100             | \$129,500             |
| Interior Architecture | \$511,800             | \$325,300             |
| Electrical            | \$112,300             | \$513,800             |
| Mechanical            | \$96,500              | \$197,700             |
| <b>Total</b>          | <b>\$860,800</b>      | <b>\$1,166,300</b>    |
| Priority A            | \$140,100             | \$129,500             |
| Priority B            | \$265,600             | \$711,500             |
| Priority C            | \$455,100             | \$325,300             |
| <b>Total</b>          | <b>\$860,800</b>      | <b>\$1,166,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$74,600         |                 |                 |                 |
| Interior Architecture | \$65,900         |                 | \$2,800         | \$8,400         |
| Electrical            | \$19,500         | \$1,600         | \$1,900         | \$2,200         |
| Mechanical            | \$54,600         | \$9,700         | \$13,000        | \$13,300        |
| <b>Total</b>          | <b>\$214,600</b> | <b>\$11,300</b> | <b>\$17,700</b> | <b>\$23,900</b> |
| Priority A            | \$74,600         |                 |                 |                 |
| Priority B            | \$92,900         | \$11,300        | \$14,900        | \$15,500        |
| Priority C            | \$47,100         |                 | \$2,800         | \$8,400         |
| <b>Total</b>          | <b>\$214,600</b> | <b>\$11,300</b> | <b>\$17,700</b> | <b>\$23,900</b> |



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BX

## Asset # : 514

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$177,800      | A             |  |
| Masonry: Brick  | 5%         | Now               | \$17,600       | LIFE    | **                 | 5           | \$5,200        | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 100%                          |            |                   |                |         |                    |             |                |               |  |
| Location : 1905 Wing Cafeteria Between Exit 6 And 7, 1964 Wing Auditorium At Exit 4 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$7,800        | A             |  |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$34,000       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 65%        |                   |                | 2039    | **                 | 5           | \$19,600       | A             |  |
| Aluminum  | 35%        | 0-2               | \$25,400       | 2031    | **                 | 5           | \$5,300        | A             |  |
| Unit Inoperable, Extent : Moderate, Area Affected : 30%                             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 1905 Wing   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 3%         |                   |                | 2043    | **                 | 5           | \$1,400        | A             |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5-10        | \$60,000       | A             |  |
| Metal Rail  | 2%         |                   |                | 2028    | **                 | 5-10        | \$3,500        | A             |  |
| Pre-Cast Concrete   | 5%         | 0-2               | \$1,000        | LIFE    | **                 | 5           | \$3,100        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%                         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Coping  |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        |                   |                | 2028    | **                 | 10          | \$35,400       | A             |  |
| Ponding, Extent : Light, Area Affected : 15%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2051    | **                 | 10          | \$4,700        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$19,600       | C             |  |
| Ceramic Tile  | 5%         | Now               | \$9,900        | 2026    | **                 | 5           | \$2,200        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%                      |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms  |            |                   |                |         |                    |             |                |               |  |
| Loose Units, Extent : Moderate, Area Affected : 10%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms  |            |                   |                |         |                    |             |                |               |  |
| Caulking Deteriorated, Extent : Light, Area Affected : 5%                           |            |                   |                |         |                    |             |                |               |  |
| Location : Bathrooms  |            |                   |                |         |                    |             |                |               |  |
| Sheet Vinyl/Rubber  | 5%         |                   |                | 2023    | \$69,500           | 5           | \$6,700        | C             |  |
| Terrazzo  | 5%         | 0-2               | \$6,700        | LIFE    | **                 | 5           | \$3,500        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%                          |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors Throughout   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        |                   |                | 2023    | \$255,700          | 3           | \$13,400       | C             |  |
| Vinyl Tile  | 45%        | 0-2               | \$383,600      | 2033    | **                 | 3           | \$15,100       | C             |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 80%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%                          |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors And Classrooms Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2038    | **                 | 5           | \$8,400        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BX

## Asset # : 514

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$5,600        | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Plaster   | 70%        | 0-2               | \$71,500       | LIFE               | **             | 5           | \$23,400       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : 4th Floor, Throughout</i>                               |            |                   |                |                    |                |             |                |               |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : 4th Floor, Throughout</i>                               |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 18%        |                   |                | LIFE               | **             | 10          | \$10,000       | C             |
| SGFT/Glazed Masonry   | 2%         | 4+                | \$5,100        | LIFE               | **             |             |                | C             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium In 1905 Wing By Exit 4</i>                   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 20%        | Now               | \$5,400        | 2028               | **             | 5           | \$8,900        | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Corridor Between The Two Wings</i>                      |            |                   |                |                    |                |             |                |               |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Corridor Between The Two Wings</i>                      |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2028               | **             | 5           | \$8,900        | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5-10        | \$11,200       | B             |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE               | **             | 10          | \$3,600        | B             |
| Plaster   | 58%        |                   |                | LIFE               | **             | 5-10        | \$89,100       | B             |
| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$14,400       | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>              |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2043               | **             | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 50%        |                   |                | 2023               | \$44,700       | 5           | \$100          | B             |
| Fused Disc Sw   | 50%        |                   |                | 2043               | **             | 5           | \$100          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 80%        |                   |                | 2023               | \$68,200       | 1           |                | B             |
| Conduit   | 20%        |                   |                | 2049               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BX

## Asset # : 514

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw        | 10%   | 2-4               | \$10,200       | 2048               | * *            | 5           | \$100          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 40%   | 2-4               | \$40,600       | 2048               | * *            | 5           | \$300          | B             |
|                       | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 30%   |                   |                | 2022               | \$30,500       | 5           | \$500          | B             |
| Molded Case Bkrs      | 20%   |                   |                | 2039               | * *            | 5           | \$300          | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 80%   | 2-4               | \$71,700       | 2048               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%   |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic         | 10%   |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 40%   |                   |                | 2021               | \$8,500        | 5           | \$200          | B             |
| Locally Mounted       | 30%   | 2-4               | \$6,400        | 2043               | * *            | 5           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Motor Control Center  | 30%   |                   |                | 2021               | \$52,500       | 5           | \$500          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$1,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : Water Main                                    |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%   |                   |                | 2031               | * *            | 10          | \$52,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                   | 5%  |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 40%   |                   |                | 2018               | \$4,000        | 1           |                | B             |
| Emergency, Service    | 10%   |                   |                | 2031               | * *            | 1           |                | B             |
| Exit, Service         | 50%   |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2028               | * *            | 10          | \$200          | B             |

## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BX

## Asset # : 514

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2018

\$60,100

1

\$6,500

B

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$205,800

1-3

\$11,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

98%

2033

\* \*

5

\$18,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 7500 Gallon Oil Tanks*

Fuel Oil No 6

2%

0-2

\$3,400

2053

\* \*

5

\$200

B

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Basement Vault, Defective Electric Oil Tank Heater, Defective Petrometer*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$59,300

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room*

## Distribution

Steam Piping/Pump

5%

0-2

\$23,800

2053

\* \*

4

\$100

B

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Throughout, Defective Steam Traps*

Steam Piping/Pump

95%

2033

\* \*

4

\$2,800

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Terminal Devices

Air Handler

5%

2023

\$18,400

1

\$1,900

B

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Throughout, Defective Temperature Controls*

Air Handler

15%

2023

\$55,100

1

\$5,600

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Convactor/Radiator

15%

0-2

\$96,500

2043

\* \*

1

\$2,600

B

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Throughout, Defective Temperature Controls*

Convactor/Radiator

65%

2028

\* \*

1

\$12,600

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 41 - BX

## Asset # : 514

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning |   |                |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment  |                |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit  | 50%            |                   |                    | 2018    | \$70,000       | 1           |                | B             |
|                  | No Component  | 50%            |                   |                    |         |                |             |                | D             |
| Ventilation      |   |                |                   |                    |         |                |             |                |               |
|                  | Distribution  |                |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers  | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$52,800       | B             |
|                  | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                  | Roof  | 100%           |                   |                    | 2023    | \$54,200       | 2           | \$1,800        | B             |
| Plumbing         |   |                |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel   | 100%           |                   |                    | 2028    | * *            | 1           |                | B             |
|                  | Water Heater  |                |                   |                    |         |                |             |                |               |
|                  | Gas Fired   | 100%           |                   |                    | 2021    | \$15,900       | 2           | \$900          | B             |
|                  | Other Observation, Extent : Moderate, Area Affected : 30%                   |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement   |                |                   |                    |         |                |             |                |               |
|                  | Explanation : Unit Improperly Installed And Under Sized For Building Demand |                |                   |                    |         |                |             |                |               |
|                  | HW Heat Exchanger   |                |                   |                    |         |                |             |                |               |
|                  | Low Temp  | 100%           |                   |                    | 2033    | * *            | 4           | \$5,900        | B             |
|                  | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping  |                |                   |                    |         |                |             |                |               |
|                  | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping  | 100%           |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                  | Fixtures  |                |                   |                    |         |                |             |                |               |
|                  | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |   |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                  | No Component  | 90%            |                   |                    |         |                |             |                | D             |
|                  | Generic   | 10%            |                   |                    | 2033    | * *            | 1-2         | \$1,700        | B             |
|                  | No Backflow Preventer, Extent : Light, Area Affected : 100%                 |                |                   |                    |         |                |             |                |               |
|                  | Location : Basement   |                |                   |                    |         |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 42 - BX  
**Address** : WASHINGTON AVE & CLAREMONT PKY  
**Borough** : BRONX **Agency's Number** : X042  
**Program / Asset #** : BOE0185.000 / 203 **Yr Built/Renovated** : 1906 / 2008  
**Area Sq Ft** : 65,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Dec-2007 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2903 **Lot** : 23 **BIN** : 2009466

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$59,800              |
| Interior Architecture | \$138,500             | \$702,300             |
| Electrical            | \$44,800              | \$692,600             |
| Mechanical            | \$41,400              |                       |
| <b>Total</b>          | <b>\$224,600</b>      | <b>\$1,454,700</b>    |
| Priority A            |                       | \$59,800              |
| Priority B            | \$86,200              | \$692,600             |
| Priority C            | \$138,500             | \$702,300             |
| <b>Total</b>          | <b>\$224,600</b>      | <b>\$1,454,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,400        | \$13,800        |                 |                 |
| Interior Architecture | \$7,900         |                 | \$9,200         | \$4,100         |
| Electrical            | \$6,700         | \$100           |                 | \$9,500         |
| Mechanical            | \$36,200        | \$8,200         | \$12,600        | \$34,900        |
| <b>Total</b>          | <b>\$83,300</b> | <b>\$22,100</b> | <b>\$21,800</b> | <b>\$48,500</b> |
| Priority A            | \$32,400        | \$13,800        |                 |                 |
| Priority B            | \$47,000        | \$8,300         | \$12,600        | \$48,500        |
| Priority C            | \$3,800         |                 | \$9,200         |                 |
| <b>Total</b>          | <b>\$83,300</b> | <b>\$22,100</b> | <b>\$21,800</b> | <b>\$48,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - BX

## Asset # : 203

| Architecture   |  | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|--|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |  |                    |                |                    |                |             |                |               |
| Exterior Walls   |  |                    |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                     | 8%   |                    |                | LIFE               | **             | 5           | \$59,800       | A             |
| Masonry: Granite   | 3%   |                    |                | LIFE               | **             | 5           | \$2,200        | A             |
| Masonry: Limestone   | 4%   |                    |                | LIFE               | **             | 5           | \$2,900        | A             |
| Under Construction   | 85%  |                    |                |                    |                |             |                | D             |
| Windows  |  |                    |                |                    |                |             |                |               |
| Aluminum   | 100%   |                    |                | 2035               | **             | 5           | \$27,600       | A             |
| Parapets   |  |                    |                |                    |                |             |                |               |
| Under Construction   | 15%  |                    |                |                    |                |             |                | D             |
| Under Construction   | 85%  |                    |                |                    |                |             |                | D             |
| Roof   |  |                    |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%  |                    |                | 2024               | **             | 10          | \$32,400       | A             |
| Metal Panel  | 5%   |                    |                | 2032               | **             | 10          | \$3,100        | A             |
| Interior   |  |                    |                |                    |                |             |                |               |
| Floors   |  |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 5%   |                    |                | 2028               | **             | 5           | \$4,100        | C             |
| Vinyl Tile   | 90%  |                    |                | 2019               | \$702,300      | 3           | \$27,600       | C             |
| Wood   | 5%   |                    |                | 2034               | **             | 5           | \$7,700        | C             |
| Interior Walls   |  |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 5%   |                    |                | 2028               | **             | 5           | \$5,100        | C             |
| Masonry: Brick   | 10%  | Now                | \$138,500      | LIFE               | **             |             |                | C             |
|  | Loose/Delam Surface, Extent : Severe, Area Affected : 100% |                    |                |                    |                |             |                |               |
|  | Location : Throughout Boiler Room                          |                    |                |                    |                |             |                |               |
|  | Spalling, Extent : Severe, Area Affected : 20%             |                    |                |                    |                |             |                |               |
|  | Location : Throughout Boiler Room                          |                    |                |                    |                |             |                |               |
|  | Water Penetration, Extent : Moderate, Area Affected : 15%  |                    |                |                    |                |             |                |               |
|  | Location : Throughout Boiler Room                          |                    |                |                    |                |             |                |               |
| Plaster  | 85%  |                    |                | LIFE               | **             | 5           | \$26,000       | C             |
| Ceilings   |  |                    |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%  |                    |                | 2024               | **             | 5           | \$8,200        | B             |
| AcousTileSusp.Lay-In                                       | 10%  |                    |                | 2032               | **             | 5           | \$8,200        | B             |
| Exposed Concrete   | 15%  |                    |                | LIFE               | **             | 5           | \$1,900        | B             |
| Plaster  | 65%  |                    |                | LIFE               | **             | 5           | \$33,300       | B             |
| Electrical   |  |                    |                |                    |                |             |                |               |
| Current Repair   |  | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                      | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |  |                    |                |                    |                |             |                |               |
| Service Equipment  |  |                    |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%   |                    |                | 2019               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |  |                    |                |                    |                |             |                |               |
| Location : Electrical Room                                 |  |                    |                |                    |                |             |                |               |
| Explanation : No Rating Available                          |  |                    |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |  |                    |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%  |                    |                | 2019               | \$44,700       | 5           | \$100          | B             |
| Fused Disc Sw  | 50%  |                    |                | 2039               | **             | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 42 - BX

## Asset # : 203

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Raceway               |  |                   |                |                    |                |             |                |               |
| Conduit               | 85%  |                   |                | 2019               | \$72,400       | 1           |                | B             |
| Conduit               | 15%  |                   |                | 2039               | * *            | 1           |                | B             |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 10%  |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 5%   |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2018               | \$86,400       | 5           | \$1,200        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 50%  | 2-4               | \$44,800       | 2044               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 50%  |                   |                | 2039               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 75%  |                   |                | 2032               | * *            | 5           | \$300          | B             |
| Locally Mounted       | 25%  |                   |                | 2017               | \$5,300        | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected With Main Water Pipe.              |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                   |                | 2019               | \$443,900      | 10          | \$45,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 8%   |                   |                | 2027               | * *            | 10          | \$4,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2014               | \$4,600        | 10          |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%  |                   |                | 2024               | * *            | 1           |                | B             |
| Exit, Battery         | 50%  |                   |                | 2024               | * *            | 10          | \$1,800        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2045               | * *            | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2032               | * *            | 1           | \$54,200       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 42 - BX

Asset # : 203

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$8,700        | 2029               | * *            | 4           | \$2,700        | B             |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Vacuum Pump, Basement</i>                   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 10%        |                   |                | 2019               | \$33,600       | 1           | \$3,400        | B             |
| Convactor/Radiator  | 90%        |                   |                | 2024               | * *            | 1           | \$15,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 10%        |                   |                | 2035               | * *            | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2017               | \$12,800       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$30,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2014               | \$41,400       | 2           | \$1,000        | B             |
| Roof  | 40%        |                   |                | 2014               | \$19,800       | 2           | \$700          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2017               | \$14,500       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2024               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Compressed Air  | 100%       |                   |                | 2039               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 43 - BX  
**Address** : 165 BROWN PLACE BTWN: EAST 135 ST., EAST 136 S  
**Borough** : BRONX **Agency's Number** : X043  
**Program / Asset #** : BOE0186.000 / 515 **Yr Built/Renovated** : 1906 / 2010  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2280 **Lot** : 40 **BIN** : 2000205

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,400              | \$232,200             |
| Interior Architecture | \$164,800             | \$97,600              |
| Electrical            | \$222,000             | \$967,600             |
| Mechanical            | \$143,500             | \$138,700             |
| <b>Total</b>          | <b>\$570,800</b>      | <b>\$1,436,100</b>    |
| Priority A            | \$40,400              | \$232,200             |
| Priority B            | \$365,600             | \$1,167,400           |
| Priority C            | \$164,800             | \$36,500              |
| <b>Total</b>          | <b>\$570,800</b>      | <b>\$1,436,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$12,200        |                 | \$9,500         |
| Interior Architecture |                  | \$26,500        |                 | \$11,800        |
| Electrical            | \$40,700         | \$1,900         | \$900           | \$25,700        |
| Mechanical            | \$61,100         | \$11,000        | \$23,800        | \$11,000        |
| <b>Total</b>          | <b>\$101,800</b> | <b>\$51,600</b> | <b>\$24,700</b> | <b>\$58,000</b> |
| Priority A            |                  | \$12,200        |                 | \$9,500         |
| Priority B            | \$101,800        | \$12,900        | \$24,700        | \$42,800        |
| Priority C            |                  | \$26,500        |                 | \$5,700         |
| <b>Total</b>          | <b>\$101,800</b> | <b>\$51,600</b> | <b>\$24,700</b> | <b>\$58,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - BX

## Asset # : 515

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$118,500      | A             |
| Masonry: Brick         | 75%  |                   |                | LIFE               | **             | 5           | \$113,700      | A             |
| Masonry: Limestone     | 10%  |                   |                | LIFE               | **             | 5           | \$11,400       | A             |
| Stucco Cement          | 5%   |                   |                | 2027               | **             | 5           | \$19,000       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2038               | **             | 5           | \$42,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5           | \$8,600        | A             |
| Masonry: Brick         | 75%  |                   |                | LIFE               | **             | 5           | \$8,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 10%  |                   |                | 2035               | **             | 5-10        | \$20,100       | A             |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | **             | 5           | \$3,500        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2027               | **             | 10          | \$40,400       | A             |
| Copper/Terne           | 5%   |                   |                | 2050               | **             | 10          | \$5,300        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 10%  |                   |                | 2018               | \$72,200       | 3           | \$18,300       | C             |
| Ceramic Tile           | 3%   |                   |                | 2025               | **             | 5           | \$3,700        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Traffic Topping        | 5%   | Now               | \$164,800      | 2032               | **             | 5           | \$3,800        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
|                        | Wrinkling, Extent : Moderate, Area Affected : 50%            |                   |                |                    |                |             |                |               |
|                        | Location : Stairs  |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 72%  |                   |                | 2030               | **             | 3           | \$33,000       | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2037               | **             | 5           | \$11,500       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 10%  |                   |                | 2025               | **             | 5           | \$15,200       | C             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5           | \$36,500       | C             |
| SGFT/Glazed Masonry    | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%  |                   |                | 2027               | **             | 5           | \$12,200       | B             |
| Exposed Concrete       | 10%  |                   |                | LIFE               | **             | 5           | \$1,900        | B             |
| Plaster                | 80%  |                   |                | LIFE               | **             | 5           | \$61,100       | B             |
|                        |  |                   |                |                    |                |             |                |               |
| Electrical             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - BX

## Asset # : 515

| Electrical      |                          | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts |                          |   |                   |                |                    |                |             |                |               |
|                 | Service Equipment        |   |                   |                |                    |                |             |                |               |
|                 | Fused Disc Sw            | 100%  |                   |                | 2042               | * *            | 5           | \$400          | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : 1- Electrical Service Rated @ 1200 Amps       |                   |                |                    |                |             |                |               |
|                 | Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
|                 | Fused Knife Sw           | 100%  | 2-4               | \$104,300      | 2052               | * *            | 5           | \$200          | B             |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                 | Raceway                  |   |                   |                |                    |                |             |                |               |
|                 | Conduit                  | 90%   |                   |                | 2022               |                |             | \$107,100      | B             |
|                 | Conduit                  | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
|                 | Panelboards              |   |                   |                |                    |                |             |                |               |
|                 | Fused Knife Sw           | 10%   | 2-4               | \$13,600       | 2047               | * *            | 5           | \$100          | B             |
|                 |                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                 | Molded Case Bkrs         | 10%   |                   |                | 2038               | * *            | 5           | \$200          | B             |
|                 | Molded Case Bkrs         | 80%   |                   |                | 2030               | * *            | 5           | \$1,700        | B             |
|                 | Wiring                   |   |                   |                |                    |                |             |                |               |
|                 | Braided Cloth            | 90%   | 2-4               | \$117,700      | 2047               | * *            | 1           |                | B             |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                 |                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                 | Thermoplastic            | 10%   |                   |                | 2042               | * *            | 1           |                | B             |
|                 | Motor Controllers        |   |                   |                |                    |                |             |                |               |
|                 | Locally Mounted          | 50%   |                   |                | 2020               | \$10,600       | 5           | \$300          | B             |
|                 | Locally Mounted          | 50%   | 2-4               | \$10,600       | 2042               | * *            | 5           | \$100          | B             |
|                 |                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Ground          |                          |   |                   |                |                    |                |             |                |               |
|                 | Grounding Devices        |   |                   |                |                    |                |             |                |               |
|                 | Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,200        | B             |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                 |                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                 |                          | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - BX

## Asset # : 515

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

93%

2022

\$684,500

10

\$69,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

3%

2022

\$22,100

10

\$2,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : Compact Fluorescent Light Cfl*

## Fluorescent

2%

0-2

\$14,700

2032

\* \*

B

*Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%**Location : Basement*

## Incandescent

2%

2017

\$14,700

2

B

## Egress Lighting

## Emergency, Battery

50%

2027

\* \*

10

\$9,900

B

## Exit, Service

50%

2027

\* \*

1

B

## Exterior Lighting

## HID

100%

2022

\$33,100

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2022

\$82,100

1

\$8,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only, Motion Sensor*

## Fire/Smoke Detection

## Under Construction

100%

D

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 2

100%

Now

\$22,900

2032

\* \*

5

\$12,600

B

*Corroded, Extent : Moderate, Area Affected : 50%**Location : 1 Of 2 Badly Corroded Tank, Tank Has Been Taken Out Of Commission**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 - 7500 Gallon Tanks*

## Conversion Equipment

## Steam Boiler

100%

2027

\* \*

1

\$80,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 - #2 Oil Burning Steam Boilers*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 43 - BX

## Asset # : 515

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 2%  | Now               | \$13,000       | 2052               | * *            | 4           | \$100          | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 10%<br>Location : Circulating And Vaccum Pump, Basement                  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 2%  | 0-2               | \$13,000       | 2052               | * *            | 4           | \$100          | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 20%<br>Location : Throughout, Defective Room Thermostats And Steam Traps |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 96%   |                   |                | 2032               | * *            | 4           | \$3,900        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 10%   |                   |                | 2022               | \$50,200       | 1           | \$5,100        | B             |
| Convactor/Radiator    | 90%   |                   |                | 2027               | * *            | 1           | \$23,800       | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 75%   |                   |                | 2017               | \$143,500      | 1           |                | B             |
| No Component          | 25%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$45,500       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 50%   |                   |                | 2022               | \$51,500       | 2           | \$1,300        | B             |
| Roof                  | 50%   |                   |                | 2022               | \$37,000       | 2           | \$1,300        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2032               | * *            | 1           |                | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2032               | * *            | 4           | \$8,100        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | Obsolete Fixtures, Extent : Severe, Area Affected : 100%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 98%   |                   |                |                    |                |             |                | D             |
| Generic               | 2%  |                   |                | 2032               | * *            | 1-2         | \$500          | B             |
|                       | No Backflow Preventer, Extent : Light, Area Affected : 100%<br>Location : Basement  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 44 - BX  
**Address** : 1825 PROSPECT AVENUE @E. 176 STREET  
**Borough** : BRONX **Agency's Number** : X044  
**Program / Asset #** : BOE0187.000 / 516 **Yr Built/Renovated** : 1911 / 2001  
**Area Sq Ft** : 72,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2949 **Lot** : 64 **BIN** : 2009957

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$77,200              |
| Interior Architecture | \$948,900             | \$516,200             |
| Electrical            | \$163,100             | \$85,200              |
| Mechanical            | \$423,100             | \$106,900             |
| <b>Total</b>          | <b>\$1,535,100</b>    | <b>\$785,500</b>      |
| Priority A            |                       | \$77,200              |
| Priority B            | \$654,600             | \$242,000             |
| Priority C            | \$880,400             | \$466,400             |
| <b>Total</b>          | <b>\$1,535,100</b>    | <b>\$785,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,300         |                 | \$14,800        |                 |
| Interior Architecture |                 | \$7,000         |                 | \$10,000        |
| Electrical            |                 | \$10,600        | \$200           |                 |
| Mechanical            | \$18,800        | \$8,300         | \$9,200         | \$8,900         |
| <b>Total</b>          | <b>\$28,200</b> | <b>\$25,900</b> | <b>\$24,200</b> | <b>\$18,900</b> |
| Priority A            | \$9,300         |                 | \$14,800        |                 |
| Priority B            | \$18,800        | \$25,900        | \$9,400         | \$8,900         |
| Priority C            |                 |                 |                 | \$10,000        |
| <b>Total</b>          | <b>\$28,200</b> | <b>\$25,900</b> | <b>\$24,200</b> | <b>\$18,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - BX

## Asset # : 516

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | * *            | 5           | \$33,500       | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | * *            | 5           | \$72,900       | A             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | * *            | 5           | \$4,300        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$3,200        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2036               | * *            | 5           | \$29,600       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | * *            | 5           | \$7,100        | A             |
| Metal Rail  | 10%        |                   |                | 2033               | * *            | 5-10        | \$17,200       | A             |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | * *            | 5           | \$9,000        | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Explanation : Existing Cast Stone Terra Cotta Was Replaced With Pre Cast Concrete |            |                   |                |                    |                |             |                |               |
| Coping  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$9,300        | 2025               | * *            |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%                          |            |                   |                |                    |                |             |                |               |
| Location : Above Auditorium On Low Roof   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2048               | * *            | 10          | \$4,500        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | * *            | 5           | \$20,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$103,800      | 5           | \$4,700        | C             |
| Vinyl Tile  | 85%        | Now               | \$759,500      | 2030               | * *            | 3           | \$29,900       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Light, Area Affected : 15%                                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 35%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 30%                         |            |                   |                |                    |                |             |                |               |
| Location : First Floor And Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - BX

## Asset # : 516

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

|  |     |          |      |           |   |         |   |
|--|-----|----------|------|-----------|---|---------|---|
| 10%  | Now | \$36,300 | 2023 | \$362,600 | 5 | \$6,200 | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |          |      |           |   |         |   |
| <i>Location : Corridor(s), Toilet(s), Stairs</i>                       |     |          |      |           |   |         |   |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |     |          |      |           |   |         |   |
| <i>Location : Corridor(s), Toilet(s), Stairs</i>                       |     |          |      |           |   |         |   |

## Concrete Masonry Unit

|    |  |  |      |    |   |         |   |
|----|--|--|------|----|---|---------|---|
| 5% |  |  | LIFE | ** | 5 | \$2,500 | C |
|----|--|--|------|----|---|---------|---|

## Masonry: Brick

|    |  |  |      |    |  |  |   |
|----|--|--|------|----|--|--|---|
| 5% |  |  | LIFE | ** |  |  | C |
|----|--|--|------|----|--|--|---|

## Plaster

|   |     |          |      |    |   |          |   |
|---|-----|----------|------|----|---|----------|---|
| 75%   | Now | \$84,700 | LIFE | ** | 5 | \$27,700 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>   |     |          |      |    |   |          |   |
| <i>Location : Gymnasium</i>                                     |     |          |      |    |   |          |   |
| <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i> |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>                                    |     |          |      |    |   |          |   |

## SGFT/Glazed Masonry

|    |  |  |      |    |  |  |   |
|----|--|--|------|----|--|--|---|
| 5% |  |  | LIFE | ** |  |  | C |
|----|--|--|------|----|--|--|---|

## Ceilings

## AcousTile,Adhered

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 15% |  |  | 2025 | ** | 5 | \$14,100 | B |
|-----|--|--|------|----|---|----------|---|

## Plaster

|   |     |          |      |    |   |          |   |
|---|-----|----------|------|----|---|----------|---|
| 85%   | Now | \$68,500 | LIFE | ** | 5 | \$49,800 | B |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i> |     |          |      |    |   |          |   |
| <i>Location : Toilet(s)</i>   |     |          |      |    |   |          |   |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>  |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>  |     |          |      |    |   |          |   |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>        |     |          |      |    |   |          |   |
| <i>Location : Classroom(s)</i>                                      |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |     |          |      |    |   |          |   |
| <i>Location : Toilet(s)</i>   |     |          |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |      |          |   |       |   |
|---|------|----------|---|-------|---|
| 100%  | 2020 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |          |   |       |   |
| <i>Explanation : Electrical Service Rated @ 1600 Amps</i>         |      |          |   |       |   |

## Switchgear / Switchboard

## Fused Disc Sw

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 30% |  |  | 2040 | ** | 5 | \$100 | B |
|-----|--|--|------|----|---|-------|---|

## Molded Case Bkrs

|  |     |          |      |    |   |       |   |
|--|-----|----------|------|----|---|-------|---|
| 70%  | 0-2 | \$62,600 | 2050 | ** | 5 | \$500 | B |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i> |     |          |      |    |   |       |   |
| <i>Location : Switchgear Room</i>                                |     |          |      |    |   |       |   |

## Raceway

## Conduit

|      |  |  |      |          |   |  |   |
|------|--|--|------|----------|---|--|---|
| 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|------|--|--|------|----------|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 20% |  |  | 2028 | ** | 5 | \$300 | B |
|-----|--|--|------|----|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 50% |  |  | 2028 | ** | 5 | \$800 | B |
|-----|--|--|------|----|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 30% |  |  | 2036 | ** | 5 | \$500 | B |
|-----|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - BX

## Asset # : 516

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 50%  | 0-2               | \$44,800       | 2045               | * *            | 1           |                | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic         | 50%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2033               | * *            | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%      |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Covered With Insulation                      |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 97%  |                   |                | 2025               | * *            | 10          | \$55,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2015               | \$5,200        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2015               | \$5,200        | 1           |                | B             |

| Mechanical       |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                | 2040               | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                | 2033               | * *            | 1           | \$62,100       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                  |                             | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
|                  | Distribution                |   |                   |                |                    |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                | 2030               | * *            | 4           | \$4,600        | B             |
|                  | Terminal Devices            |   |                   |                |                    |                |             |                |               |
|                  | Convactor/Radiator          | 90%   | 0-2               | \$364,300      | 2025               | * *            | 1           | \$16,400       | B             |
|                  |                             | Malfunctioning, Extent : Moderate, Area Affected : 60%  |                   |                |                    |                |             |                |               |
|                  |                             | Location : Throughout                                   |                   |                |                    |                |             |                |               |
|                  | Fan Coil Unit/Heat          | 10%   |                   |                | 2020               | \$106,900      | 1           | \$2,000        | B             |
| Air Conditioning |                             |   |                   |                |                    |                |             |                |               |
|                  | Energy Source               |   |                   |                |                    |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 44 - BX

## Asset # : 516

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%        |                   |                | 2015               | \$58,700       | 1           |                | B             |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 15%        |                   |                | LIFE               | * *            | 2-5         | \$5,200        | B             |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 10%        |                   |                | 2025               | * *            | 2           | \$200          | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | 2-4               | \$10,700       | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Water Main Valve And Connecting Pipes, Basement |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$16,600       | 2           | \$900          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - BX EDGAR ALLAN POE  
**Address** : 279 EAST 196 STREET @BAINBRIDGE AVENUE  
**Borough** : BRONX **Agency's Number** : X046  
**Program / Asset #** : BOE0189.000 / 502 **Yr Built/Renovated** : 1911 / 2000  
**Area Sq Ft** : 75,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3295 **Lot** : 1 **BIN** : 2094729

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$591,400             | \$323,000             |
| Interior Architecture | \$798,200             | \$766,300             |
| Electrical            | \$62,700              | \$240,300             |
| Mechanical            | \$59,200              | \$57,200              |
| <b>Total</b>          | <b>\$1,511,500</b>    | <b>\$1,386,900</b>    |
| Priority A            | \$591,400             | \$323,000             |
| Priority B            | \$880,100             | \$338,900             |
| Priority C            | \$39,900              | \$725,000             |
| <b>Total</b>          | <b>\$1,511,500</b>    | <b>\$1,386,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,800        |                 | \$16,600        |                 |
| Interior Architecture | \$7,300         | \$26,600        |                 | \$7,300         |
| Electrical            | \$1,500         | \$5,600         | \$200           |                 |
| Mechanical            | \$9,300         | \$8,700         | \$16,400        | \$8,700         |
| <b>Total</b>          | <b>\$35,900</b> | <b>\$40,800</b> | <b>\$33,100</b> | <b>\$16,000</b> |
| Priority A            | \$17,800        |                 | \$16,600        |                 |
| Priority B            | \$10,800        | \$14,300        | \$16,500        | \$8,700         |
| Priority C            | \$7,300         | \$26,600        |                 | \$7,300         |
| <b>Total</b>          | <b>\$35,900</b> | <b>\$40,800</b> | <b>\$33,100</b> | <b>\$16,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 46 - BX EDGAR ALLAN POE**  
**Asset # : 502**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$109,200      | LIFE               | * *            | 5           | \$45,800       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Spandrel  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  | Now               | \$335,000      | LIFE               | * *            | 5           | \$99,700       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 30%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout West Facade @ Fourth Floor                 |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 10%  | Now               | \$147,300      | LIFE               | * *            | 5           | \$8,800        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2036               | * *            | 5           | \$33,100       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | * *            | 5           | \$3,300        | A             |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$8,200        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | Now               | \$17,800       | 2020               | \$177,600      |             |                | A             |
|                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2023               | \$62,800       | 5           | \$2,800        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$3,700        | C             |
| Vinyl Tile             | 62%  |                   |                | 2020               | \$558,200      | 3           | \$29,300       | C             |
|                        | Worn/Eroded, Extent : Light, Area Affected : 100%                |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Classrooms                                 |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles  |                   |                |                    |                |             |                |               |
| Wood                   | 30%  |                   |                | 2035               | * *            | 5           | \$53,100       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2023               | \$103,900      | 5           | \$3,500        | C             |
| Masonry: Brick         | 5%   | Now               | \$39,900       | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room   |                   |                |                    |                |             |                |               |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 90%  |                   |                | LIFE               | * *            | 5           | \$31,800       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - BX EDGAR ALLAN POE

## Asset # : 502

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |    |   |         |   |
|----------------------|-----|-----|-----------|------|----|---|---------|---|
| Exposed Concrete     | 15% |     |           | LIFE | ** | 5 | \$2,200 | B |
| Exposed Struc: Steel | 15% | Now | \$644,600 | LIFE | ** |   |         | B |

Corrosion/Rusting, Extent : Moderate, Area Affected : 40%

Location : Throughout Basement

|         |     |     |           |      |    |   |          |   |
|---------|-----|-----|-----------|------|----|---|----------|---|
| Plaster | 70% | Now | \$113,600 | LIFE | ** | 5 | \$41,300 | B |
|---------|-----|-----|-----------|------|----|---|----------|---|

Loose/Delam Surface, Extent : Moderate, Area Affected : 10%

Location : Main Entrance

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Room 402

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Disconnect Switch Rated At 1600 Amps

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 40% |  |  | 2020 | \$35,800 | 5 | \$100 | B |
| Fused Disc Sw | 60% |  |  | 2040 | **       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2020 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2040 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2019 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 20% |  |  | 2036 | **       | 5 | \$300   | B |
| Molded Case Bkrs | 70% |  |  | 2019 | \$71,100 | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 | \$62,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 20% |  |  | 2020 | \$17,900 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2040 | **       | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 80% |  |  | 2018 | \$17,000 | 5 | \$300 | B |
| Locally Mounted | 20% |  |  | 2033 | **       | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |    |   |       |   |
|---------|------|-----|-------|------|----|---|-------|---|
| Generic | 100% | 2-4 | \$900 | LIFE | ** | 5 | \$900 | B |
|---------|------|-----|-------|------|----|---|-------|---|

Other Observation, Extent : Severe, Area Affected : 100%

Location : Water Main

Explanation : Corroded

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 46 - BX EDGAR ALLAN POE**  
**Asset # : 502**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

Interior Lighting  
Fluorescent

98%  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T8 Lamps*

2028 \* \* 10 \$56,700 B

HID

2%

2015 \$5,300 10 B

Egress Lighting

Emergency, Battery

50%

2028 \* \* 10 \$7,600 B

Exit, Service

50%

2020 \$5,200 1 B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2040 \* \* 1 B

Conversion Equipment

Steam Boiler

100%

2033 \* \* 1 \$62,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2040 \* \* 4 \$3,100 B

Terminal Devices

Air Handler

20%

2025 \* \* 1 \$7,800 B

Convactor/Radiator

80%

2025 \* \* 1 \$16,300 B

**Air Conditioning**

Energy Source

Electricity

100%

2028 \* \* 1 B

Conversion Equipment

Window/Wall Unit

40%

2015 \$59,200 1 B

No Component

60%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE \* \* 2-5 \$35,200 B

Exhaust Fans

Roof

100%

2020 \$57,200 2 \$2,000 B

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2025 \* \* 1 B

Water Heater

Gas Fired

100%

2020 \$16,800 2 \$900 B

Sanitary Piping

Cast Iron

100%

LIFE \* \* 1 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - BX EDGAR ALLAN POE

## Asset # : 502

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 46 - BX MINISCHOOL  
**Address** : 279 EAST 196 STREET @BAINBRIDGE AVENUE  
**Borough** : BRONX **Agency's Number** : X846  
**Program / Asset #** : BOE0189.010 / 489 **Yr Built/Renovated** : 1986 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 21-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3295 **Lot** : 1 **BIN** : 2094729

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$145,800             | \$70,500              |
| Interior Architecture |                       | \$126,700             |
| Electrical            |                       | \$84,800              |
| Mechanical            |                       | \$56,300              |
| <b>Total</b>          | <b>\$145,800</b>      | <b>\$338,300</b>      |
| Priority A            | \$145,800             | \$70,500              |
| Priority B            |                       | \$141,100             |
| Priority C            |                       | \$126,700             |
| <b>Total</b>          | <b>\$145,800</b>      | <b>\$338,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                | \$26,500        |                |                |
| Interior Architecture | \$1,700        | \$6,600         |                | \$1,700        |
| Electrical            |                | \$1,100         |                |                |
| Mechanical            | \$1,300        | \$600           | \$2,000        | \$600          |
| <b>Total</b>          | <b>\$3,000</b> | <b>\$34,800</b> | <b>\$2,000</b> | <b>\$2,300</b> |
| Priority A            |                | \$26,500        |                |                |
| Priority B            | \$1,300        | \$8,400         | \$2,000        | \$600          |
| Priority C            | \$1,700        |                 |                | \$1,700        |
| <b>Total</b>          | <b>\$3,000</b> | <b>\$34,800</b> | <b>\$2,000</b> | <b>\$2,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 46 - BX MINISCHOOL**  
**Asset # : 489**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|  |      |     |           |      |     |      |          |   |
|--|------|-----|-----------|------|-----|------|----------|---|
| Exterior Walls   |      |     |           |      |     |      |          |   |
| Metal Panel  | 100% |     |           | 2030 | * * | 5-10 | \$97,000 | A |
| Windows  |      |     |           |      |     |      |          |   |
| Aluminum   | 100% | Now | \$103,800 | 2045 | * * | 5    | \$1,100  | A |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> |      |     |           |      |     |      |          |   |
| <i>Location : Throughout</i>                                     |      |     |           |      |     |      |          |   |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 80%</i>     |      |     |           |      |     |      |          |   |
| <i>Location : Throughout</i>                                     |      |     |           |      |     |      |          |   |
| Roof   |      |     |           |      |     |      |          |   |
| Metal Panel  | 100% | Now | \$42,000  | 2033 | * * |      |          | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> |      |     |           |      |     |      |          |   |
| <i>Location : Throughout</i>                                     |      |     |           |      |     |      |          |   |

## Interior

|                      |      |  |  |      |           |   |          |   |
|----------------------|------|--|--|------|-----------|---|----------|---|
| Floors               |      |  |  |      |           |   |          |   |
| Ceramic Tile         | 3%   |  |  | 2023 | \$9,100   | 5 | \$400    | C |
| Vinyl Tile           | 97%  |  |  | 2020 | \$126,700 | 3 | \$6,600  | C |
| Interior Walls       |      |  |  |      |           |   |          |   |
| Ceramic Tile         | 3%   |  |  | 2023 | \$10,700  | 5 | \$400    | C |
| Gypsum Board         | 97%  |  |  | LIFE | * *       | 5 | \$7,000  | C |
| Ceilings             |      |  |  |      |           |   |          |   |
| AcousTileSusp.Lay-In | 100% |  |  | 2025 | * *       | 5 | \$13,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Service Equipment   |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2030 | * * | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Service Provided From Main Building</i>          |      |  |  |      |     |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |     |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2030 | * * | 5 |       | B |
| Raceway   |      |  |  |      |     |   |       |   |
| Conduit   | 100% |  |  | 2030 | * * | 1 |       | B |
| Panelboards   |      |  |  |      |     |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2028 | * * | 5 | \$200 | B |
| Wiring  |      |  |  |      |     |   |       |   |
| Thermoplastic   | 100% |  |  | 2030 | * * | 1 |       | B |

## Lighting

|   |     |  |  |      |          |    |         |   |
|---|-----|--|--|------|----------|----|---------|---|
| Interior Lighting   |     |  |  |      |          |    |         |   |
| Fluorescent   | 98% |  |  | 2020 | \$84,800 | 10 | \$8,200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |          |    |         |   |
| <i>Location : Throughout</i>                                      |     |  |  |      |          |    |         |   |
| <i>Explanation : T8 Lamps</i>                                     |     |  |  |      |          |    |         |   |
| HID   | 2%  |  |  | 2020 |          | 10 |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 46 - BX MINISCHOOL

## Asset # : 489

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |     |  |  |      |     |    |         |   |
|--------------------|-----|--|--|------|-----|----|---------|---|
| Egress Lighting    |     |  |  |      |     |    |         |   |
| Emergency, Battery | 50% |  |  | 2025 | * * | 10 | \$1,100 | B |
| Exit, Service      | 50% |  |  | 2025 | * * | 1  |         | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|                      |      |  |  |      |          |   |         |   |
|----------------------|------|--|--|------|----------|---|---------|---|
| Energy Source        |      |  |  |      |          |   |         |   |
| Electricity          | 100% |  |  | 2040 | * *      | 1 |         | B |
| Conversion Equipment |      |  |  |      |          |   |         |   |
| Heat Pump            | 100% |  |  | 2018 | \$14,400 | 2 | \$2,800 | B |
| Terminal Devices     |      |  |  |      |          |   |         |   |
| Air Handler          | 100% |  |  | 2020 | \$56,300 | 1 | \$5,700 | B |

## Air Conditioning

|                                |      |  |  |      |         |   |       |   |
|--------------------------------|------|--|--|------|---------|---|-------|---|
| Energy Source                  |      |  |  |      |         |   |       |   |
| Electricity                    | 100% |  |  | 2028 | * *     | 1 |       | B |
| Conversion Equipment           |      |  |  |      |         |   |       |   |
| Int Pkg Unit - Heating/Cooling | 100% |  |  | 2018 | \$5,700 | 2 | \$600 | B |

Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor Equipment Room

Explanation : 2 Units - #1 Is Undergoing Repair

## Ventilation

|                    |      |  |  |      |          |     |         |   |
|--------------------|------|--|--|------|----------|-----|---------|---|
| Distribution       |      |  |  |      |          |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *      | 2-5 | \$5,100 | B |
| Exhaust Fans       |      |  |  |      |          |     |         |   |
| Interior           | 100% |  |  | 2020 | \$11,500 | 2   | \$300   | B |

## Plumbing

|                  |      |  |  |      |         |   |       |   |
|------------------|------|--|--|------|---------|---|-------|---|
| H/C Water Piping |      |  |  |      |         |   |       |   |
| Brass/Copper     | 30%  |  |  | 2040 | * *     | 1 |       | B |
| Galv Iron/Steel  | 70%  |  |  | 2025 | * *     | 1 |       | B |
| Water Heater     |      |  |  |      |         |   |       |   |
| Gas Fired        | 100% |  |  | 2019 | \$2,400 | 2 | \$100 | B |
| Sanitary Piping  |      |  |  |      |         |   |       |   |
| Cast Iron        | 100% |  |  | LIFE | * *     | 1 |       | B |
| Fixtures         |      |  |  |      |         |   |       |   |
| Generic          | 100% |  |  |      |         |   |       | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 47 - BX  
**Address** : 1794 EAST 172 STREET BTWN: ST. LAWRENCE AV - BEACH AV  
**Borough** : BRONX **Agency's Number** : X047  
**Program / Asset #** : BOE0190.000 / 490 **Yr Built/Renovated** : 1912 / 2000  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3786 **Lot** : 16 **BIN** : 2025622

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,168,800           | \$169,500             |
| Interior Architecture | \$511,000             | \$261,200             |
| Electrical            | \$141,600             | \$751,800             |
| Mechanical            |                       | \$1,225,000           |
| <b>Total</b>          | <b>\$1,821,300</b>    | <b>\$2,407,500</b>    |
| Priority A            | \$1,168,800           | \$169,500             |
| Priority B            | \$293,000             | \$2,036,300           |
| Priority C            | \$359,500             | \$201,700             |
| <b>Total</b>          | <b>\$1,821,300</b>    | <b>\$2,407,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,400         |                 |                 |                 |
| Interior Architecture | \$100,300        |                 | \$12,600        | \$10,600        |
| Electrical            | \$2,900          | \$1,200         | \$2,000         | \$2,200         |
| Mechanical            | \$81,000         | \$11,800        | \$15,900        | \$11,200        |
| <b>Total</b>          | <b>\$214,600</b> | <b>\$13,000</b> | <b>\$30,400</b> | <b>\$24,000</b> |
| Priority A            | \$30,400         |                 |                 |                 |
| Priority B            | \$83,900         | \$13,000        | \$17,900        | \$13,400        |
| Priority C            | \$100,300        |                 | \$12,600        | \$10,600        |
| <b>Total</b>          | <b>\$214,600</b> | <b>\$13,000</b> | <b>\$30,400</b> | <b>\$24,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - BX

## Asset # : 490

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  | Now               | \$122,300      | LIFE               | * *            | 5           | \$51,300       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   | Now               | \$794,400      | LIFE               | * *            | 5           | \$118,200      | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 15%<br>Location : Throughout Stair(s) And Above 5th Fl Windows |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | Now               | \$82,500       | LIFE               | * *            | 5           | \$4,900        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$89,400       | 2039               | * *            | 5           | \$18,600       | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 55%   | Now               | \$35,300       | LIFE               | * *            | 5           | \$5,300        | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 35%   | Now               | \$44,900       | LIFE               | * *            | 5           | \$3,400        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout<br>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  | Now               | \$11,500       | LIFE               | * *            | 5           | \$600          | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%  |                   |                | 2033               | * *            | 5           | \$1,900        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$18,900       | 2028               | * *            |             |                | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2038               | * *            | 10          | \$4,600        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - BX

## Asset # : 490

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$5,300        | C             |
| Terrazzo  | 5%         | 0-2               | \$31,700       | LIFE               | **             | 5           | \$4,100        | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance Lobby                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 60%        | 0-2               | \$60,500       | 2028               | **             | 3           | \$23,800       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout 12x12 Tiles                           |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$40,300       | 2018               | \$201,700      | 3           | \$7,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                             |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2051               | **             | 5           | \$19,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$19,400       | 2026               | **             | 5           | \$3,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 10%        | 0-2               | \$20,400       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | Now               | \$89,500       | LIFE               | **             |             |                | C             |
| Water Penetration, Extent : Severe, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 5%         | 0-2               | \$28,800       | LIFE               | **             |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Plaster   | 70%        | 0-2               | \$169,200      | LIFE               | **             | 5           | \$27,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : 5th Floor, Classrooms, Throughout                |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Masonry:Vault Struct  | 10%        | Now               | \$69,600       | LIFE               | **             |             |                | B             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                              |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement                              |            |                   |                |                    |                |             |                |               |
| Plaster   | 90%        | Now               | \$81,800       | LIFE               | **             | 5           | \$59,500       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                    |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - BX

## Asset # : 490

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2043               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2043               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Amps Main Disconnect Switch          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 90%  |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 15%  |                   |                | 2022               | \$20,300       | 5           | \$200          | B             |
| Molded Case Bkrs         | 60%  |                   |                | 2022               | \$81,300       | 5           | \$1,100        | B             |
| Molded Case Bkrs         | 25%  |                   |                | 2039               | * *            | 5           | \$500          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 75%  | 2-4               | \$98,100       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Thermoplastic            | 25%  |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2021               | \$4,200        | 5           | \$100          | B             |
| Motor Control Center     | 80%  |                   |                | 2036               | * *            | 5           | \$1,500        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,000        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 67%  |                   |                | 2018               | \$427,000      | 10          | \$43,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent              | 30%  |                   |                | 2028               | * *            | 10          | \$19,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                      | 3%   |                   |                | 2023               | \$8,900        | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%  |                   |                | 2023               | \$14,700       | 10          | \$8,500        | B             |
| Exit, Service            | 50%  |                   |                | 2023               | \$5,900        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - BX

## Asset # : 490

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

HID

100%

2018

\$28,700

10

\$200

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$243,500

1-3

\$13,100

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Tank Of 5000 Gals*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$70,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$28,100

2023

\$562,800

4

\$3,500

B

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 10%**Location : Throughout*

## Terminal Devices

Air Handler

50%

Now

\$4,300

2023

\$217,300

1

\$19,700

B

*Leak Evident, Extent : Moderate, Area Affected : 2%**Location : Steam Coil, Gym Air Handler*

Convactor/Radiator

50%

2021

\$380,700

1

\$11,400

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2021

\$16,600

1

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

Now

\$34,800

LIFE

\* \*

2-5

\$39,400

B

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Basement*

## Exhaust Fans

Roof

100%

2023

\$64,100

2

\$2,200

B

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 47 - BX

## Asset # : 490

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | Now               | \$4,800        | 2028               | * *            | 1           |                | B             |
| <i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Leak In Basement</i>                                |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2023               | \$18,800       | 2           | \$1,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2028               | * *            | 1           | \$400          | B             |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Boilers Only</i>                                 |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2033               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - BX  
**Address** : 1290 SPOFFORD AVENUE  
**Borough** : BRONX **Agency's Number** : X048  
**Program / Asset #** : BOE0191.000 / 491 **Yr Built/Renovated** : 1916 / 2009  
**Area Sq Ft** : 85,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2766 **Lot** : 1 **BIN** : 2006680

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$180,900             | \$158,200             |
| Interior Architecture | \$742,000             | \$107,100             |
| Electrical            | \$104,700             | \$1,013,400           |
| Mechanical            | \$88,000              | \$616,400             |
| <b>Total</b>          | <b>\$1,115,500</b>    | <b>\$1,895,100</b>    |
| Priority A            | \$180,900             | \$158,200             |
| Priority B            | \$349,000             | \$1,686,700           |
| Priority C            | \$585,600             | \$50,200              |
| <b>Total</b>          | <b>\$1,115,500</b>    | <b>\$1,895,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$6,800         |                 | \$46,000         |                 |
| Interior Architecture | \$60,800        |                 | \$1,300          | \$4,000         |
| Electrical            | \$300           | \$800           | \$91,200         |                 |
| Mechanical            | \$10,200        | \$11,600        | \$72,900         | \$9,800         |
| <b>Total</b>          | <b>\$78,100</b> | <b>\$12,400</b> | <b>\$211,400</b> | <b>\$13,800</b> |
| Priority A            | \$6,800         |                 | \$46,000         |                 |
| Priority B            | \$13,800        | \$12,400        | \$164,100        | \$9,800         |
| Priority C            | \$57,400        |                 | \$1,300          | \$4,000         |
| <b>Total</b>          | <b>\$78,100</b> | <b>\$12,400</b> | <b>\$211,400</b> | <b>\$13,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - BX

## Asset # : 491

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$51,900       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 80%   |                   |                | LIFE    | **                 | 5           | \$106,300      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | **                 | 5           | \$10,000       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2041    | **                 | 5-10        | \$45,700       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$180,900      | 2037    | **                 | 5           | \$18,800       | A             |  |
|                        | Crrwt/Balnc Not Funct, Extent : Severe, Area Affected : 50% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                        | Unit Inoperable, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | **                 | 5           | \$8,800        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | **                 | 5           | \$1,200        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 90%   |                   |                | 2026    | **                 | 10          | \$33,500       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 10%   |                   |                | 2034    | **                 | 10          | \$6,800        | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$71,100       | 2030    | **                 | 5           | \$2,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 60%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  | Now               | \$8,000        | LIFE    | **                 | 5           | \$4,200        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                        | Location : At Entrance Lobby                                |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 10%   |                   |                | 2016    | \$102,000          | 3           | \$4,000        | C             |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Tiles                                     |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 30%   |                   |                | 2026    | **                 | 3           | \$16,100       | C             |  |
| Wood                   | 50%   | Now               | \$56,800       | 2036    | **                 | 5           | \$50,200       | C             |  |
|                        | Dry Rot/Decay, Extent : Light, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout                                       |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - BX

## Asset # : 491

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now \$196,300 2036 \* \* 5 \$3,300 C  
*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

## Glass: Single Pane

5% Now \$16,300 LIFE \* \* 5 \$5,000 C  
*Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%*  
*Location : Stairs*

## Marble Panels

5% Now \$29,100 LIFE \* \* C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Plaster

80% Now \$97,800 LIFE \* \* 5 \$32,000 C  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## SGFT/Glazed Masonry

5% Now \$61,500 LIFE \* \* C  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

## Ceilings

## AcousTileConcealSpLn

5% 2034 \* \* 5 \$6,700 B

## Exposed Concrete

10% LIFE \* \* 5 \$1,700 B

## Plaster

85% Now \$156,400 LIFE \* \* 5 \$56,900 B  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2021 \$28,700 5 \$300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2021 \$104,300 5 \$300 B

## Raceway

## Conduit

100% 2021 \$118,900 1 B

## Panelboards

## Fused Disc Sw

5% 2020 \$6,800 5 \$100 B

## Molded Case Bkrs

10% 2029 \* \* 5 \$200 B

## Molded Case Bkrs

85% 2020 \$115,200 5 \$1,600 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - BX

## Asset # : 491

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$104,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2021               | \$26,200       | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2019               | \$21,200       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2021               | \$612,700      | 10          | \$62,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2016               | \$32,200       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2016               | \$14,800       | 10          | \$8,600        | B             |
| Exit, Service  | 50%        |                   |                | 2016               | \$5,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2016               | \$29,000       | 10          | \$200          | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2031               | * *            | 5           | \$22,200       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2026               | * *            | 1           | \$70,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2031               | * *            | 4           | \$5,300        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2016               | \$88,000       | 1           | \$8,900        | B             |
| On Extended Life, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                      | 80%        |                   |                | 2019               | \$616,400      | 1           | \$18,500       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - BX

## Asset # : 491

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%        |                   |                | 2016               | \$16,800       | 1           |                | B             |
| No Component          | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation           |            |                   |                |                    |                |             |                |               |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 25%        |                   |                | LIFE               | * *            | 2-5         | \$10,000       | B             |
| No Component          | 75%        |                   |                |                    |                |             |                | D             |
| Exhaust Fans          |            |                   |                |                    |                |             |                |               |
| Interior              | 25%        |                   |                | 2016               | \$22,500       | 2           | \$600          | B             |
| No Component          | 75%        |                   |                |                    |                |             |                | D             |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| H/C Water Piping      |            |                   |                |                    |                |             |                |               |
| Brass/Copper          | 10%        |                   |                | 2031               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 90%        |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater          |            |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |                   |                | 2020               | \$19,000       | 2           | \$1,100        | B             |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |                   |                | 2016               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 48 - M  
**Address** : 4360 BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M048  
**Program / Asset #** : BOE0975.000 / 4138 **Yr Built/Renovated** : 1993 / 2011  
**Area Sq Ft** : 93,913 **Project Type** : EDUCATION  
**Date of Survey** : 14-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2167 **Lot** : 29 **BIN** : 1076752

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$145,300             | \$57,000              |
| Interior Architecture |                       | \$55,100              |
| Electrical            | \$114,600             | \$1,848,600           |
| <b>Total</b>          | <b>\$259,800</b>      | <b>\$1,960,800</b>    |
| Priority A            | \$145,300             | \$57,000              |
| Priority B            | \$114,600             | \$1,903,800           |
| <b>Total</b>          | <b>\$259,800</b>      | <b>\$1,960,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$11,500         |                 |                 |
| Interior Architecture | \$8,800         | \$32,700         | \$200           | \$500           |
| Electrical            | \$37,800        | \$16,300         | \$13,100        | \$12,800        |
| Mechanical            | \$37,500        | \$32,000         | \$33,600        | \$29,700        |
| Elevators/Escalators  | \$9,900         | \$9,900          | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$93,900</b> | <b>\$102,300</b> | <b>\$56,900</b> | <b>\$53,000</b> |
| Priority A            |                 | \$11,500         |                 |                 |
| Priority B            | \$85,200        | \$77,900         | \$56,600        | \$52,400        |
| Priority C            | \$8,800         | \$12,900         | \$200           | \$500           |
| <b>Total</b>          | <b>\$93,900</b> | <b>\$102,300</b> | <b>\$56,900</b> | <b>\$53,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - M

## Asset # : 4138

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 97%  |                   |                | LIFE               | **             | 5           | \$57,000       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 3%   |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 97%  |                   |                | 2038               | **             | 5           | \$17,300       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Louvers           | 3%   |                   |                | 2031               | **             | 10          | \$3,400        | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 60%  |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail              | 35%  |                   |                | 2035               | **             | 5-10        | \$18,900       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$900          | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%   |                   |                | 2050               | **             | 10          | \$20,500       | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%  | Now               | \$145,300      | 2027               | **             |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%       |                   |                |                    |                |             |                |               |
|                         | Location : At Roof Exit Door   |                   |                |                    |                |             |                |               |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%             |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                         | Location : Bulkheads At Stairs 5 And 6, Near Elevator At Fifth Floor |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 48 - M

## Asset # : 4138

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Floors

|   |     |     |         |      |    |   |          |   |
|---|-----|-----|---------|------|----|---|----------|---|
| Cast in Place Concrete  | 5%  | Now | \$6,700 | LIFE | ** | 5 | \$9,600  | C |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>  |     |     |         |      |    |   |          |   |
| <i>Location : Basement Fuel Oil Tank Room</i>                   |     |     |         |      |    |   |          |   |
| Terrazzo  | 5%  |     |         | LIFE | ** | 5 | \$3,400  | C |
| Vinyl Tile  | 5%  | Now | \$2,100 | 2027 | ** | 3 | \$1,600  | C |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i> |     |     |         |      |    |   |          |   |
| <i>Location : Auditorium Aisle At Front Stage</i>               |     |     |         |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |     |     |         |      |    |   |          |   |
| <i>Location : Near Elevator At Fifth Floor</i>                  |     |     |         |      |    |   |          |   |
| Vinyl Tile  | 80% |     |         | 2027 | ** | 3 | \$26,300 | C |
| Wood  | 5%  |     |         | 2050 | ** | 5 | \$8,200  | C |

## Interior Walls

|                     |     |  |  |      |    |   |         |   |
|---------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile        | 2%  |  |  | 2031 | ** | 5 | \$500   | C |
| Glass: Single Pane  | 3%  |  |  | LIFE | ** | 5 | \$500   | C |
| Gypsum Board        | 50% |  |  | LIFE | ** | 5 | \$6,900 | C |
| Masonry: Brick      | 5%  |  |  | LIFE | ** |   |         | C |
| SGFT/Glazed Masonry | 40% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2035 | ** | 5 | \$22,100 | B |
| AcousTileSusp.Lay-In | 20% |  |  | 2035 | ** | 5 | \$17,600 | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,400  | B |
| Gypsum Board         | 50% |  |  | LIFE | ** | 5 | \$55,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2032 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Switches Rated @ 3000 Amperes And 2500 Amperes</i> |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2030 | ** | 5 | \$2,000 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$500 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 | B |
|---------|------|--|--|------|----|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches Automatic                                | 100%       | Now               | \$23,100       | 2042               | * *            | 1           | \$21,300       | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       | Now               | \$114,600      | 2037               | * *            | 1           | \$26,800       | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2014               | \$600          | 5           | \$2,800        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2030               | * *            | 5           | \$7,100        | B             |
| Main Tank  | 50%        |                   |                | 2037               | * *            | 5           | \$1,100        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting Fluorescent                              | 99%        |                   |                | 2022               | \$685,800      | 10          | \$69,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2022               | \$6,900        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        | Now               | \$6,400        | 2032               | * *            | 1           |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2022               | \$6,400        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$32,100       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2022               | \$185,600      | 1           | \$20,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : 12 CCTV Cameras And Intrusion Alarm          |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2022               | \$907,500      | 1-3         | \$47,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallways  |            |                   |                |                    |                |             |                |               |
| Explanation : Bells, Smoke Detectors, Manual Pull Stations |            |                   |                |                    |                |             |                |               |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

| Mechanical                     | Current Repair |   |                | Future Replacement |                | Maintenance    |                |                  |
|--------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years)                                    | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                        |                |   |                |                    |                |                |                |                  |
| Energy Source                  |                |   |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel | 100%           |   |                | 2042               | * *            | 1              |                | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                |                | Location : Vault  |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 - 5,500 Gallon Tanks For #2 Fuel        |                |                    |                |                |                |                  |
| Conversion Equipment           |                |   |                |                    |                |                |                |                  |
| Hot Water Boiler               | 100%           |   |                | 2035               | * *            | 1              | \$38,100       | B                |
|                                |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                |                | Location : Basement                                     |                |                    |                |                |                |                  |
|                                |                | Explanation : 2 Boilers                                 |                |                    |                |                |                |                  |
| Distribution                   |                |   |                |                    |                |                |                |                  |
| Hot Wtr Piping/Pump            | 100%           | Now   | \$22,000       | 2030               | * *            | 4              | \$3,800        | B                |
|                                |                | Leak Evident, Extent : Light, Area Affected : 100%      |                |                    |                |                |                |                  |
|                                |                | Location : Basement                                     |                |                    |                |                |                |                  |
| Terminal Devices               |                |   |                |                    |                |                |                |                  |
| Air Handler                    | 50%            |   |                | 2027               | * *            | 1              | \$23,800       | B                |
| Convactor/Radiator             | 50%            |   |                | 2035               | * *            | 1              | \$12,400       | B                |
| Air Conditioning               |                |   |                |                    |                |                |                |                  |
| Energy Source                  |                |   |                |                    |                |                |                |                  |
| Electricity                    | 100%           |   |                | 2038               | * *            | 1              |                | B                |
| Conversion Equipment           |                |   |                |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller | 50%            |   |                | 2027               | * *            | 1              | \$17,800       | B                |
|                                |                | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                |                    |                |                |                |                  |
|                                |                | Location : 2 Chillers                                   |                |                    |                |                |                |                  |
| Ext Pkg Unit - Cooling         | 50%            |   |                | 2027               | * *            | 2              | \$2,400        | B                |
|                                |                | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                |                    |                |                |                |                  |
|                                |                | Location : Roof   |                |                    |                |                |                |                  |
| Distribution                   |                |   |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump          | 50%            |   |                | 2042               | * *            | 4              | \$2,800        | B                |
| Ductwork/Diffusers             | 50%            |   |                | LIFE               | * *            | 2              | \$50,000       | B                |
| Terminal Devices               |                |   |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht            | 50%            |   |                | 2027               | * *            | 1              | \$23,800       | B                |
| No Component                   | 50%            |   |                |                    |                |                |                | D                |
| Heat Rejection                 |                |   |                |                    |                |                |                |                  |
| Air Condenser Unit             | 50%            |   |                | 2027               | * *            | 2              | \$26,800       | B                |
| No Component                   | 50%            |   |                |                    |                |                |                | D                |
| Ventilation                    |                |   |                |                    |                |                |                |                  |
| Distribution                   |                |   |                |                    |                |                |                |                  |
| Ductwork/Diffusers             | 100%           |   |                | LIFE               | * *            | 2-5            | \$42,900       | B                |
| Exhaust Fans                   |                |   |                |                    |                |                |                |                  |
| Roof                           | 100%           |   |                | 2030               | * *            | 2              | \$2,400        | B                |
| Plumbing                       |                |   |                |                    |                |                |                |                  |

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## DEPARTMENT OF EDUCATION - 040

P. S. 48 - M

Asset # : 4138

| Mechanical                                   |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                        | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                                     |            |                   |  |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper             | 100%       |                   |  | 2048               | * *            | 1           |                | B             |
|  |            |                   | <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|  |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
| Water Heater<br>Gas Fired                    | 50%        |                   |  | 2020               | \$10,200       | 2           | \$600          | B             |
|  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|  |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
|  |            |                   | <i>Explanation : 1-75 Gallon Unit</i>                            |                    |                |             |                |               |
| Gas Fired                                    | 50%        |                   |  | 2015               | \$10,200       | 2           | \$600          | B             |
|  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|  |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
|  |            |                   | <i>Explanation : 1 - 300 Gallon Unit</i>                         |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron                 | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron              | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Rigid Piping                 | 100%       |                   |  | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)<br>Electric                | 100%       |                   |  | 2032               | * *            | 4           | \$1,300        | B             |
|  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|  |            |                   | <i>Location : Basement</i>                                       |                    |                |             |                |               |
|  |            |                   | <i>Explanation : 2 Duplex Sets</i>                               |                    |                |             |                |               |
| Backflow Preventer<br>Generic                | 100%       |                   |  | 2030               | * *            | 1           | \$4,700        | B             |
| Fixtures<br>Generic                          | 100%       |                   |  |                    |                |             |                | B             |
| Vertical Transport<br>Elevators<br>Hydraulic | 100%       |                   |  | LIFE               | * *            |             |                | C             |
|  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |               |
|  |            |                   | <i>Location : B To 5, 1 To 5</i>                                 |                    |                |             |                |               |
|  |            |                   | <i>Explanation : 2 Units</i>                                     |                    |                |             |                |               |
| Fire Suppression<br>Standpipe<br>Generic     | 100%       |                   |  | 2042               | * *            | 1-5         | \$38,800       | B             |
| Sprinkler<br>No Component<br>Generic         | 85%        |                   |  |                    |                |             |                | D             |
|  | 15%        |                   |  | 2042               | * *            | 1-2         | \$3,200        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 49 - BX  
**Address** : 383 EAST 139 STREET BTWN: ALEXANDER AVE., WILLIS AVE  
**Borough** : BRONX **Agency's Number** : X049  
**Program / Asset #** : BOE0192.000 / 492 **Yr Built/Renovated** : 1965 / 2009  
**Area Sq Ft** : 114,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2302 **Lot** : 40 **BIN** : 2000626

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$170,200             | \$1,069,700           |
| Interior Architecture | \$1,448,100           | \$187,700             |
| Electrical            | \$957,600             | \$489,800             |
| Mechanical            |                       | \$889,300             |
| <b>Total</b>          | <b>\$2,575,900</b>    | <b>\$2,636,500</b>    |
| Priority A            | \$170,200             | \$1,069,700           |
| Priority B            | \$957,600             | \$1,379,100           |
| Priority C            | \$1,448,100           | \$187,700             |
| <b>Total</b>          | <b>\$2,575,900</b>    | <b>\$2,636,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$23,000         |                 |                 | \$38,400         |
| Interior Architecture | \$66,600         | \$2,100         | \$3,600         | \$18,000         |
| Electrical            | \$28,500         | \$7,100         | \$6,300         | \$22,100         |
| Mechanical            | \$61,000         | \$13,600        | \$26,200        | \$54,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$182,900</b> | <b>\$26,700</b> | <b>\$40,100</b> | <b>\$136,500</b> |
| Priority A            | \$23,000         |                 |                 | \$38,400         |
| Priority B            | \$106,400        | \$24,700        | \$36,500        | \$83,700         |
| Priority C            | \$53,500         | \$2,100         | \$3,600         | \$14,400         |
| <b>Total</b>          | <b>\$182,900</b> | <b>\$26,700</b> | <b>\$40,100</b> | <b>\$136,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 49 - BX

## Asset # : 492

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 75%   | Now               | \$100,500      | LIFE               | * *            | 5           | \$59,800       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 2%  | Now               | \$4,000        | LIFE               | * *            | 5           | \$1,200        | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 20%   |                   |                | 2052               | * *            | 5-10        | \$109,600      | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Granite Panels          | 3%  |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   |                   |                | 2047               | * *            | 5           | \$17,000       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Glass Block             | 5%  | Now               | \$2,600        | LIFE               | * *            | 5           | \$600          | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 6%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%  | Now               | \$5,800        | LIFE               | * *            | 5           | \$5,100        | A             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                         | Location : Coping   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Coping   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%   | Now               | \$69,700       | LIFE               | * *            | 5           | \$5,200        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                         | Location : Around Courtyard Roof                                |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence       | 55%   | 0-2               | \$10,600       | 2027               | * *            | 5           | \$23,200       | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 5%  |                   |                | 2062               | * *            | 10          | \$11,900       | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   |                   |                | 2022               | \$839,900      | 10          | \$90,200       | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 49 - BX

## Asset # : 492

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$15,800       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$7,200        | C             |
| Terrazzo  | 5%         | Now               | \$10,800       | LIFE               | **             | 5           | \$5,600        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 4%         |                   |                | 2027               | **             | 3           | \$2,200        | C             |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout 12x12 Tiles</i>                                |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 80%        | Now               | \$219,700      | 2017               | \$1,098,600    | 3           | \$43,200       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout 9x9 Tiles</i>                                  |            |                   |                |                    |                |             |                |               |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Wood  | 1%         |                   |                | 2050               | **             | 5           | \$2,700        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$56,300       | 2018               | \$187,700      | 5           | \$3,200        | C             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 5%         | Now               | \$4,800        | LIFE               | **             | 5           | \$2,500        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Gym</i>  |            |                   |                |                    |                |             |                |               |
| Glazed Ceramic Panel  | 5%         | Now               | \$9,900        | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Plaster   | 60%        | Now               | \$28,100       | LIFE               | **             | 5           | \$22,900       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 25%        | Now               | \$73,500       | LIFE               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 30%        | Now               | \$13,000       | 2027               | **             | 5           | \$21,600       | B             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2027               | **             | 5           | \$7,200        | B             |
| Exposed Concrete  | 53%        |                   |                | LIFE               | **             | 5           | \$11,900       | B             |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$9,000        | B             |
| Electrical  |            |                   |                |                    |                |             |                |               |
|   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 49 - BX

## Asset # : 492

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2022               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1600 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2022               | \$107,300      | 5           | \$400          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2048               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2022               | \$129,300      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2021               | \$6,800        | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2021               | \$115,200      | 5           | \$2,100        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2022               | \$138,100      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        | 2-4               | \$23,100       | 2042               | * *            | 5           | \$200          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 30%        |                   |                | 2020               | \$9,900        | 5           | \$200          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2017               | \$755,100      | 10          | \$76,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2017               | \$12,100       | 10          | \$100          | B             |
| Incandescent   | 10%        |                   |                | 2017               | \$86,800       | 2           | \$200          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$8,000        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2017               | \$4,000        | 1           |                | B             |
| Exit, Service  | 25%        |                   |                | 2022               | \$4,000        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$38,900       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1-3         | \$57,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 49 - BX

## Asset # : 492

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%       |                   |                | 2032               | * *            | 5           | \$29,800       | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2020               | \$534,400      | 1           | \$95,500       | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$15,300       | 2032               | * *            | 4           | \$4,800        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Thermostats, Throughout                       |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        |                   |                | 2022               | \$118,400      | 1           | \$11,900       | B             |
| Convactor/Radiator                                       | 80%        |                   |                | 2027               | * *            | 1           | \$24,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 70%        |                   |                | 2020               | \$158,000      | 1           |                | B             |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$53,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 10%        | Now               | \$600          | 2022               | \$12,100       | 2           | \$200          | B             |
| Not in Service, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Fan Room, Basement                            |            |                   |                |                    |                |             |                |               |
| Roof   | 90%        |                   |                | 2022               | \$78,600       | 2           | \$2,700        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       | 2-4               | \$6,600        | 2032               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement                          |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2017               | \$25,500       | 2           | \$1,400        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$9,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$23,800       | LIFE               | * *            | 1           |                | B             |
| Cracked, Extent : Moderate, Area Affected : 2%           |            |                   |                |                    |                |             |                |               |
| Location : Basement Supply Room                          |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Rest Rooms                                    |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 49 - BX

Asset # : 492

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 20%        |   |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 20%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : B-1</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                   |                |                    |                |             |                |               |
| No Component          | 80%        |   |                |                    |                |             |                | D             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2032               | * *            | 1-2         | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 5 - MANHATTAN  
**Address** : 3703 10TH AVE.  
**Borough** : MANHATTAN **Agency's Number** : M005  
**Program / Asset #** : BOE0976.000 / 4139 **Yr Built/Renovated** : 1993 /  
**Area Sq Ft** : 93,233 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2150 **Lot** : 30 **BIN** : 1084201

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$390,000             | \$81,400              |
| Interior Architecture |  | \$61,400              | \$60,600              |
| Electrical            |  |                       | \$987,300             |
| <b>Total</b>          |  | <b>\$451,300</b>      | <b>\$1,129,400</b>    |
| Priority A            |  | \$390,000             | \$81,400              |
| Priority B            |  | \$61,400              | \$1,047,900           |
| <b>Total</b>          |  | <b>\$451,300</b>      | <b>\$1,129,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,700         |                 | \$6,800         |                 |
| Interior Architecture | \$39,300        | \$8,200         |                 |                 |
| Electrical            | \$9,600         | \$19,800        | \$11,000        | \$10,200        |
| Mechanical            | \$29,400        | \$30,300        | \$27,000        | \$38,200        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$90,800</b> | <b>\$66,200</b> | <b>\$52,800</b> | <b>\$56,200</b> |
| Priority A            | \$4,700         |                 | \$6,800         |                 |
| Priority B            | \$65,400        | \$58,000        | \$46,000        | \$56,200        |
| Priority C            | \$20,700        | \$8,200         |                 |                 |
| <b>Total</b>          | <b>\$90,800</b> | <b>\$66,200</b> | <b>\$52,800</b> | <b>\$56,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - MANHATTAN

Asset # : 4139

| Architecture   |  | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|--|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component  | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior       |  |                |           |                |                    |                |             |                |          |
| Exterior Walls |  |                |           |                |                    |                |             |                |          |
|                | Glass Block  | 2%             |           |                | LIFE               | **             | 5           | \$700          | A        |
|                | Masonry: Brick   | 76%            |           |                | LIFE               | **             | 5           | \$44,700       | A        |
|                | Pre-Cast Concrete  | 2%             |           |                | LIFE               | **             | 5           | \$3,800        | A        |
|                | Stucco Cement  | 5%             |           |                | 2039               | **             | 5           | \$7,300        | A        |
|                | Window Wall  | 15%            |           |                | 2048               | **             | 5           | \$33,100       | A        |
| Windows        |  |                |           |                |                    |                |             |                |          |
|                | Aluminum   | 98%            |           |                | 2038               | **             | 5           | \$17,500       | A        |
|                | Metal Louvers  | 2%             |           |                | 2031               | **             | 10          | \$2,200        | A        |
| Parapets       |  |                |           |                |                    |                |             |                |          |
|                | Masonry: Brick   | 90%            |           |                | LIFE               | **             | 5           | \$2,700        | A        |
|                | Metal Panel  | 2%             |           |                | 2048               | **             | 5           | \$200          | A        |
|                | Metal Rail   | 5%             |           |                | 2039               | **             | 5-10        | \$2,700        | A        |
|                | Pre-Cast Concrete  | 3%             |           |                | LIFE               | **             | 5           | \$600          | A        |
| Roof           |  |                |           |                |                    |                |             |                |          |
|                | IRMA/Protected Membrane  | 85%            | Now       | \$390,000      | 2027               | **             |             |                | A        |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                |           |                |                    |                |             |                |          |
|                | Location : 1st Floor Roof Drain Covers                         |                |           |                |                    |                |             |                |          |
|                | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |                |           |                |                    |                |             |                |          |
|                | Location : Throughout  |                |           |                |                    |                |             |                |          |
|                | Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |                |           |                |                    |                |             |                |          |
|                | Location : Throughout  |                |           |                |                    |                |             |                |          |
|                | Ponding, Extent : Moderate, Area Affected : 5%                 |                |           |                |                    |                |             |                |          |
|                | Location : 1st Floor Roof                                      |                |           |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 10%      |                |           |                |                    |                |             |                |          |
|                | Location : 4th Floor, Computer Room                            |                |           |                |                    |                |             |                |          |
|                | Metal Panel  | 10%            |           |                | 2039               | **             | 10          | \$30,100       | A        |
|                | Roll Roofing   | 5%             |           |                | 2021               | \$36,800       | 5           | \$13,700       | A        |
| Interior       |  |                |           |                |                    |                |             |                |          |
| Floors         |  |                |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete   | 10%            |           |                | LIFE               | **             | 5           | \$19,200       | C        |
|                | Ceramic Tile   | 5%             | Now       | \$9,700        | 2031               | **             | 5           | \$2,200        | C        |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                |           |                |                    |                |             |                |          |
|                | Location : Throughout  |                |           |                |                    |                |             |                |          |
|                | Terrazzo   | 5%             |           |                | LIFE               | **             | 5           | \$3,400        | C        |
|                | Vinyl Tile   | 75%            |           |                | 2027               | **             | 3           | \$24,600       | C        |
|                | Wood   | 5%             | Now       | \$9,300        | 2050               | **             | 5           | \$4,100        | C        |
|                | Dry Rot/Decay, Extent : Light, Area Affected : 10%             |                |           |                |                    |                |             |                |          |
|                | Location : Throughout  |                |           |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - MANHATTAN

## Asset # : 4139

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

5% Now

\$1,700

2031

\* \*

5

\$600

C

*Cracking/Crumbling, Extent : Light, Area Affected : 5%  
Location : Throughout*

## Concrete Masonry Unit

10%

LIFE

\* \*

5

\$900

C

## Glass Block

2%

LIFE

\* \*

C

## Glass: Single Pane

3%

LIFE

\* \*

5

\$500

C

## Gypsum Board

50%

LIFE

\* \*

5

\$6,900

C

## SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

## AcousTileConcealSpLn

20% Now

\$6,800

2035

\* \*

5

\$11,000

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## AcousTileSusp.Lay-In

20% 0-2

\$11,800

2039

\* \*

5

\$8,800

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%  
Location : Throughout*

## Exposed Struc: Steel

5%

LIFE

\* \*

B

## Gypsum Board

55% Now

\$61,400

LIFE

\* \*

5

\$60,600

B

*Water Penetration, Extent : Moderate, Area Affected : 5%  
Location : Classrooms 417, 419, 422, Computer Room, Auditorium, Cafeteria*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2042

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100%

2042

\* \*

5

\$300

B

## Raceway

## Conduit

100%

2042

\* \*

1

B

## Panelboards

## Fused Disc Sw

10%

2038

\* \*

5

\$200

B

## Molded Case Bkrs

90%

2038

\* \*

5

\$1,800

B

## Wiring

## Thermoplastic

100%

2042

\* \*

1

B

## Motor Controllers

## Locally Mounted

70%

2035

\* \*

5

\$400

B

## Motor Control Center

30%

2035

\* \*

5

\$600

B

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$1,100

B

## Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - MANHATTAN

Asset # : 4139

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$23,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$29,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 250 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$17,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$7,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 40 Gallons                               |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 6000 Gallons                             |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 3%         |                   |                | 2022               | \$20,600       | 10          | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | * *            | 10          | \$7,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Auditorium And Lobby                            |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 84%        |                   |                | 2030               | * *            | 10          | \$58,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 84%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2022               | \$9,600        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2022               | \$3,800        | 1           |                | B             |
| Exit, Service  | 70%        |                   |                | 2022               | \$8,900        | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2022               | \$900,900      | 1-3         | \$47,100       | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

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## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - MANHATTAN

Asset # : 4139

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Vault  |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 1 - 10,000 Gallon Tank For #2 Fuel        |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2035    | * *            | 1           | \$75,600       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Boilers                                 |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2042    | * *            | 4           | \$5,700        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 50%   |                   |                    | 2027    | * *            | 1           | \$23,600       | B             |
|                  | Convactor/Radiator          | 50%   |                   |                    | 2035    | * *            | 1           | \$12,300       | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2038    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Reciprocating               | 40%   |                   |                    | 2027    | * *            | 1           | \$14,200       | B             |
|                  | Compr/Chiller               |   |                   |                    |         |                |             |                |               |
|                  | Ext Pkg Unit -              | 60%   |                   |                    | 2027    | * *            | 2           | \$2,800        | B             |
|                  | Heating/Cooling             |   |                   |                    |         |                |             |                |               |
|                  |                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                  |                             | Location : 7 Roof Units                                 |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2042    | * *            | 4           | \$5,700        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 100%  |                   |                    | 2027    | * *            | 1           | \$47,200       | B             |
|                  | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit          | 60%   |                   |                    | 2027    | * *            | 2           | \$31,900       | B             |
|                  | No Component                | 40%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$42,500       | B             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Roof                        | 100%  |                   |                    | 2027    | * *            | 2           | \$2,400        | B             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 100%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : Triplex Booster Pumps                     |                   |                    |         |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 5 - MANHATTAN

Asset # : 4139

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2020    | \$20,200       | 2           | \$1,100        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 - 400 Gallon Unit                       |                   |                    |         |                |             |                |               |
|                    | HW Heat Exchanger  |   |                   |                    |         |                |             |                |               |
|                    | Low Temp           | 100%  |                   |                    | 2042    | * *            | 4           | \$11,300       | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2027    | * *            | 1           | \$4,700        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-4, 1-4                                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Two Units                                 |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2042    | * *            | 1-5         | \$38,500       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 90%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 10%   |                   |                    | 2042    | * *            | 1-2         | \$2,100        | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2031    | * *            | 1           | \$14,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 50 - BX  
**Address** : 1550 VYSE AVENUE @E. 172-173 STS.  
**Borough** : BRONX **Agency's Number** : X050  
**Program / Asset #** : BOE0193.000 / 493 **Yr Built/Renovated** : 1914 / 2000  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2996 **Lot** : 10 **BIN** : 2010786

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$638,300             | \$324,500             |
| Interior Architecture | \$222,100             | \$52,400              |
| Electrical            | \$62,700              | \$697,500             |
| <b>Total</b>          | <b>\$923,100</b>      | <b>\$1,074,400</b>    |
| Priority A            | \$638,300             | \$324,500             |
| Priority B            | \$62,700              | \$749,900             |
| Priority C            | \$222,100             |                       |
| <b>Total</b>          | <b>\$923,100</b>      | <b>\$1,074,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 |                 |                |
| Interior Architecture | \$2,300         | \$29,100        | \$3,500         |                |
| Electrical            | \$1,500         | \$43,900        | \$200           |                |
| Mechanical            | \$23,600        | \$8,900         | \$14,200        | \$9,600        |
| <b>Total</b>          | <b>\$27,500</b> | <b>\$82,000</b> | <b>\$17,900</b> | <b>\$9,600</b> |
| Priority A            |                 |                 |                 |                |
| Priority B            | \$25,100        | \$52,900        | \$14,400        | \$9,600        |
| Priority C            | \$2,300         | \$29,100        | \$3,500         |                |
| <b>Total</b>          | <b>\$27,500</b> | <b>\$82,000</b> | <b>\$17,900</b> | <b>\$9,600</b> |



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - BX

## Asset # : 493

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$45,200       | A             |
| Masonry: Brick  | 90%        | Now               | \$349,900      | LIFE               | **             | 5           | \$104,100      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Foundation, Boiler Room                              |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        | Now               | \$149,600      | 2036               | **             | 5           | \$15,500       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        | Now               | \$37,000       | LIFE               | **             | 5           | \$6,600        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : At Coping  |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : At Coping  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$101,700      | LIFE               | **             | 5           | \$7,600        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : East Facade,West Facade                              |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 20%                |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Rooms 504, 509                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Explanation : Waterproof Coating                                |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2020               | \$175,200      | 10          | \$32,400       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$20,400       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$4,700        | C             |
| Vinyl Tile  | 30%        |                   |                | 2025               | **             | 3           | \$10,500       | C             |
| Vinyl Tile  | 25%        |                   |                | 2015               | \$222,100      | 3           | \$8,700        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Cafeteria                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units   |            |                   |                |                    |                |             |                |               |
| Wood  | 30%        |                   |                | 2035               | **             | 5           | \$52,400       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - BX

## Asset # : 493

| Architecture          |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

## Interior

## Interior Walls

|                     |     |  |  |      |  |    |   |          |   |
|---------------------|-----|--|--|------|--|----|---|----------|---|
| Marble Panels       | 5%  |  |  | LIFE |  | ** |   |          | C |
| Plaster             | 85% |  |  | LIFE |  | ** | 5 | \$29,600 | C |
| SGFT/Glazed Masonry | 10% |  |  | LIFE |  | ** |   |          | C |

## Ceilings

|                  |     |  |  |      |  |    |   |          |   |
|------------------|-----|--|--|------|--|----|---|----------|---|
| Exposed Concrete | 10% |  |  | LIFE |  | ** | 5 | \$1,500  | B |
| Plaster          | 90% |  |  | LIFE |  | ** | 5 | \$52,400 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Room 509*

| Electrical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |  |          |   |       |   |
|---------------|------|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 |  | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1600 Amperes.*

## Switchgear / Switchboard

|               |     |  |  |      |  |          |   |       |   |
|---------------|-----|--|--|------|--|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2020 |  | \$44,700 | 5 | \$100 | B |
| Fused Disc Sw | 50% |  |  | 2040 |  | **       | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |  |          |   |  |   |
|---------|-----|--|--|------|--|----------|---|--|---|
| Conduit | 80% |  |  | 2020 |  | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2040 |  | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |  |          |   |         |   |
|------------------|-----|--|--|------|--|----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2036 |  | **       | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2019 |  | \$5,100  | 5 | \$100   | B |
| Molded Case Bkrs | 20% |  |  | 2036 |  | **       | 5 | \$300   | B |
| Molded Case Bkrs | 70% |  |  | 2019 |  | \$71,100 | 5 | \$1,100 | B |

## Wiring

|               |     |     |  |          |      |    |   |  |   |
|---------------|-----|-----|--|----------|------|----|---|--|---|
| Braided Cloth | 70% | 2-4 |  | \$62,700 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|--|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |  |    |   |  |   |
|---------------|-----|--|--|------|--|----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 |  | ** | 1 |  | B |
| Thermoplastic | 20% |  |  | 2030 |  | ** | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |  |         |   |       |   |
|-----------------|-----|--|--|------|--|---------|---|-------|---|
| Locally Mounted | 70% |  |  | 2033 |  | **      | 5 | \$300 | B |
| Locally Mounted | 30% |  |  | 2018 |  | \$6,400 | 5 | \$100 | B |

## Ground

## Grounding Devices

|         |      |     |  |       |      |    |   |       |   |
|---------|------|-----|--|-------|------|----|---|-------|---|
| Generic | 100% | 0-2 |  | \$900 | LIFE | ** | 5 | \$900 | B |
|---------|------|-----|--|-------|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - BX

## Asset # : 493

| Electrical        |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|-------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System            | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting          |                    |  |                   |                    |         |                |             |                |               |
| Interior Lighting | Fluorescent        | 83%  |                   |                    | 2020    | \$466,000      | 10          | \$47,400       | B             |
|                   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                   |                    | Location : Upper Floors                                    |                   |                    |         |                |             |                |               |
|                   |                    | Explanation : T-12 Lamps                                   |                   |                    |         |                |             |                |               |
|                   | Fluorescent        | 10%  |                   |                    | 2028    | * *            | 10          | \$5,700        | B             |
|                   |                    | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                   |                    | Location : Basement  |                   |                    |         |                |             |                |               |
|                   |                    | Explanation : T-8 Lamps                                    |                   |                    |         |                |             |                |               |
|                   | HID                | 2%   |                   |                    | 2015    | \$5,200        | 10          |                | B             |
|                   | Incandescent       | 5%   |                   |                    | 2015    | \$28,100       | 2           | \$100          | B             |
| Egress Lighting   |                    |  |                   |                    |         |                |             |                |               |
|                   | Emergency, Service | 50%  |                   |                    | 2015    | \$5,200        | 1           |                | B             |
|                   | Exit, Service      | 50%  |                   |                    | 2015    | \$5,200        | 1           |                | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2033               | * *            | 1           | \$61,800       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  | Now               | \$9,900        | 2040               | * *            | 4           | \$3,100        | B             |
|                             | Leak Evident, Extent : Light, Area Affected : 2%        |                   |                |                    |                |             |                |               |
|                             | Location : Traps  |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2025               | * *            | 1           | \$7,700        | B             |
| Convactor/Radiator          | 80%   |                   |                | 2033               | * *            | 1           | \$16,100       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit            | 5%  |                   |                | 2018               | \$7,300        | 1           |                | B             |
| No Component                | 95%   |                   |                |                    |                |             |                | D             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$34,700       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 20%   |                   |                | 2025               | * *            | 2           | \$400          | B             |
| Roof                        | 80%   |                   |                | 2025               | * *            | 2           | \$1,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 50 - BX

## Asset # : 493

| Mechanical                          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type               | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                            |   |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel | 100%  |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired           | 100%  |                   |                | 2018               | \$16,500       | 2           | \$900          | B             |
| Sanitary Piping<br>Cast Iron        | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron     | 100%  | Now               | \$5,000        | LIFE               | * *            | 1           |                | B             |
|                                     | Cracked, Extent : Moderate, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                                     | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Sump Pump(s)<br>Rigid Piping        | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
|                                     | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                     | Location : Basement                                       |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)<br>Electric       | 100%  |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures<br>Generic                 | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 528 - M (I. S. 528 - M)  
**Address** : 180 WADSWORTH AVENUE BTWN: WEST 182 ST., WEST 183 S  
**Borough** : MANHATTAN **Agency's Number** : M528  
**Program / Asset #** : BOE0139.000 / 1630 **Yr Built/Renovated** : 1925 / 1993  
**Area Sq Ft** : 21,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2164 **Lot** : 32 **BIN** : 1063928

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,200              | \$36,100              |
| Interior Architecture | \$165,300             |                       |
| Electrical            |                       | \$172,400             |
| Mechanical            |                       | \$117,500             |
| <b>Total</b>          | <b>\$205,500</b>      | <b>\$326,000</b>      |
| Priority A            | \$40,200              | \$36,100              |
| Priority B            | \$165,300             | \$289,900             |
| <b>Total</b>          | <b>\$205,500</b>      | <b>\$326,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,700        | \$1,300         |                 |                 |
| Interior Architecture | \$20,500        | \$5,400         | \$700           | \$2,700         |
| Electrical            | \$1,300         | \$1,500         | \$1,300         | \$18,800        |
| Mechanical            | \$11,000        | \$3,600         | \$11,100        | \$3,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$47,400</b> | <b>\$15,800</b> | <b>\$17,000</b> | <b>\$29,100</b> |
| Priority A            | \$10,700        | \$1,300         |                 |                 |
| Priority B            | \$16,200        | \$9,100         | \$16,300        | \$26,400        |
| Priority C            | \$20,500        | \$5,400         | \$700           | \$2,700         |
| <b>Total</b>          | <b>\$47,400</b> | <b>\$15,800</b> | <b>\$17,000</b> | <b>\$29,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 528 - M (I. S. 528 - M)

## Asset # : 1630

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$7,600        | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$40,200       | 2038               | **             | 5           | \$4,200        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Masonry: Limestone  | 5%         | Now               | \$1,800        | LIFE               | **             | 5           | \$200          | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Metal Cornice   | 15%        |                   |                | 2050               | **             | 10          | \$1,400        | A             |
| Stucco Cement   | 35%        |                   |                | 2035               | **             | 5           | \$2,600        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        | Now               | \$7,100        | 2027               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Over Cafeteria                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Over Cafeteria                                     |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 2%         | Now               | \$1,800        | 2022               | \$36,100       |             |                | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$1,400        | C             |
| Vinyl Tile  | 75%        | Now               | \$20,500       | 2027               | **             | 3           | \$8,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Wood  | 20%        |                   |                | 2050               | **             | 5           | \$10,700       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Glass Block   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Gypsum Board  | 50%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| SGFT/Glazed Masonry   | 48%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 528 - M (I. S. 528 - M)

## Asset # : 1630

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTileConcealSpLn 75% 4+ \$165,300 2042 \* \* 5 \$13,400 B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Rooms 402, 403, 406*

Gypsum Board 25% LIFE \* \* 5 \$8,900 B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2032 \* \* 5 \$100 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Rating Available*

## Switchgear / Switchboard

Fused Disc Sw 100% 2032 \* \* 5 \$100 B

## Raceway

Conduit 100% 2032 \* \* 1 B

## Panelboards

Molded Case Bkrs 100% 2030 \* \* 5 \$500 B

## Wiring

Thermoplastic 100% 2032 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2027 \* \* 5 \$100 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$300 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected With Main Water Pipe*

## Stand-by Power

## Transfer Switches

Automatic 100% 2027 \* \* 1 \$5,300 B

*Not in Service, Extent : Severe, Area Affected : 100%*

*Location : Gen Room*

## Generators

Natural Gas 100% 2025 \* \* 1 \$6,700 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Gen Room*

*Explanation : No Rating Available*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 528 - M (I. S. 528 - M)

## Asset # : 1630

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Batteries

Not Accessible

100%

D

## Lighting

## Interior Lighting

Fluorescent

100%

2022

\$172,400

10

\$17,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 And T-12 Lamps*

## Egress Lighting

Emergency, Battery

20%

2022

\$1,600

10

\$900

B

Exit, Service

80%

2022

\$2,500

1

B

## Exterior Lighting

HID

100%

2017

\$7,200

10

\$100

B

## Alarm

## Security System

No Component

95%

D

Generic

5%

2022

\$3,000

1

\$300

B

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2017

\$10,100

1-3

\$500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

B

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 1 - 3,000 Gallon Tank For #2 Fuel*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$19,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 - Boilers*

## Distribution

Steam Piping/Pump

100%

Now

\$7,600

2032

\* \*

4

\$900

B

*Leak Evident, Extent : Light, Area Affected : 5%**Location : Condensate Return Lines*

## Terminal Devices

Air Handler

100%

2022

\$117,500

1

\$11,800

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 528 - M (I. S. 528 - M)

Asset # : 1630

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                             | 100%       |                   |                | 2027               | * *            | 2           | \$1,200        | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Roof / 5 Units                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2           | \$24,900       | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$10,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2027               | * *            | 2           | \$600          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$5,100        | 2           | \$300          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1           | \$1,200        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B To 4  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - Unit / Has Leak                          |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1-2         | \$1,100        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 53 - BX  
**Address** : 360 EAST 168 STREET BTWN: FINDLAY AVE - TELLER AVE  
**Borough** : BRONX **Agency's Number** : X053  
**Program / Asset #** : BOE0195.000 / 142 **Yr Built/Renovated** : 1913 / 2011  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 2435 **Lot** : 75 **BIN** : 2002299

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$151,500             | \$90,200              |
| Interior Architecture | \$35,500              | \$523,200             |
| Electrical            | \$118,700             | \$277,900             |
| Mechanical            | \$36,700              |                       |
| <b>Total</b>          | <b>\$342,400</b>      | <b>\$891,300</b>      |
| Priority A            | \$151,500             | \$90,200              |
| Priority B            | \$190,900             | \$324,800             |
| Priority C            |                       | \$476,400             |
| <b>Total</b>          | <b>\$342,400</b>      | <b>\$891,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$26,400         | \$26,600        |                |                 |
| Interior Architecture | \$41,200         | \$23,900        |                | \$6,200         |
| Electrical            | \$500            | \$5,200         |                |                 |
| Mechanical            | \$33,700         | \$15,000        | \$8,800        | \$6,900         |
| <b>Total</b>          | <b>\$101,700</b> | <b>\$70,700</b> | <b>\$8,800</b> | <b>\$13,100</b> |
| Priority A            | \$26,400         | \$26,600        |                |                 |
| Priority B            | \$34,200         | \$20,100        | \$8,800        | \$6,900         |
| Priority C            | \$41,200         | \$23,900        |                | \$6,200         |
| <b>Total</b>          | <b>\$101,700</b> | <b>\$70,700</b> | <b>\$8,800</b> | <b>\$13,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX

## Asset # : 142

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 93%   | Now               | \$151,500      | LIFE               | * *            | 5           | \$90,200       | A             |
|                        | Vertical Cracks, Extent : Moderate, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                        | Location : Chimney At Roof Level                                  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 5%            |                   |                |                    |                |             |                |               |
|                        | Location : Water Entering At Grade Level Along Building Perimeter |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 2%  |                   |                | LIFE               | * *            | 5           | \$1,500        | A             |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$3,600        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$26,400       | 2042               | * *            | 5           | \$13,700       | A             |
|                        | Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$6,400        | A             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 98%   |                   |                | 2025               | * *            | 10          | \$26,600       | A             |
| Metal Panel            | 2%  |                   |                | 2033               | * *            | 10          | \$1,000        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 2%  |                   |                | LIFE               | * *            | 5           | \$3,400        | C             |
| Mosaic Tile            | 2%  |                   |                | 2025               | * *            | 5           | \$3,900        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | * *            | 5           | \$1,200        | C             |
| Vinyl Tile             | 64%   | Now               | \$9,500        | 2020               | \$476,400      | 3           | \$18,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria And Gymnasium And Throughout                 |                   |                |                    |                |             |                |               |
| Wood                   | 30%   |                   |                | 2035               | * *            | 5           | \$43,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 2%  |                   |                | 2029               | * *            | 5           | \$1,900        | C             |
| Masonry: Brick         | 2%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 86%   | Now               | \$30,700       | LIFE               | * *            | 5           | \$25,100       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : 4th And 5th Levels Of Stair #2                         |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 10%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 2%  | 0-2               | \$35,500       | LIFE               | * *            |             |                | B             |
|                        | Corrosion/Rusting, Extent : Severe, Area Affected : 30%           |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room  |                   |                |                    |                |             |                |               |
| Metal Panel            | 2%  |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Plaster                | 96%   |                   |                | LIFE               | * *            | 5           | \$46,900       | B             |
|                        |   |                   |                |                    |                |             |                |               |
| Electrical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts        |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX

## Asset # : 142

| Electrical      |                          | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Under 600 Volts |                          |  |           |                |                    |                |             |                |          |
|                 | Service Equipment        |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$28,700       | 5           | \$200          | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |           |                |                    |                |             |                |          |
|                 |                          | Explanation : One 2000 Amps Main Disconnect Switch         |           |                |                    |                |             |                |          |
|                 | Switchgear / Switchboard |  |           |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |           |                | 2020               | \$89,400       | 5           | \$200          | B        |
|                 | Raceway                  |  |           |                |                    |                |             |                |          |
|                 | Conduit                  | 90%  |           |                | 2020               | \$76,700       | 1           |                | B        |
|                 | Conduit                  | 10%  |           |                | 2040               | * *            | 1           |                | B        |
|                 | Panelboards              |  |           |                |                    |                |             |                |          |
|                 | Molded Case Bkrs         | 30%  |           |                | 2028               | * *            | 5           | \$400          | B        |
|                 | Molded Case Bkrs         | 70%  |           |                | 2019               | \$71,100       | 5           | \$900          | B        |
|                 | Wiring                   |  |           |                |                    |                |             |                |          |
|                 | Braided Cloth            | 80%  | 2-4       | \$71,700       | 2045               | * *            | 1           |                | B        |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 | Thermoplastic            | 10%  |           |                | 2030               | * *            | 1           |                | B        |
|                 | Thermoplastic            | 10%  |           |                | 2046               | * *            | 1           |                | B        |
|                 | Motor Controllers        |  |           |                |                    |                |             |                |          |
|                 | Locally Mounted          | 100%   |           |                | 2025               | * *            | 5           | \$300          | B        |
| Ground          |                          |  |           |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |           |                |                    |                |             |                |          |
|                 | Metal Water Pipe         | 100%   |           |                | 2033               | * *            | 5           | \$1,500        | B        |
| Lighting        |                          |  |           |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 85%  |           |                | 2028               | * *            | 10          | \$40,700       | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |           |                | 2015               | \$47,000       | 10          | \$4,800        | B        |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                 |                          | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                 |                          | Explanation : Using T8 Lamps                               |           |                |                    |                |             |                |          |
|                 | HID                      | 5%   |           |                | 2020               | \$10,900       | 10          | \$100          | B        |
| Egress Lighting |                          |  |           |                |                    |                |             |                |          |
|                 | Emergency, Battery       | 50%  |           |                | 2020               | \$10,800       | 10          | \$6,300        | B        |
|                 | Emergency, Battery       | 50%  |           |                | 2020               | \$10,800       | 10          | \$6,300        | B        |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX

## Asset # : 142

| Mechanical           |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Type                 | Type               |   |                   |                |                    |                |             |                |               |
| Heating              |                    |   |                   |                |                    |                |             |                |               |
| Energy Source        | Fuel Oil No 2      | 100%  |                   |                | 2030               | * *            | 5           | \$16,200       | B             |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                      |                    | Explanation : 2 - 7,500 Gallon Tanks                    |                   |                |                    |                |             |                |               |
| Conversion Equipment | Steam Boiler       | 100%  |                   |                | 2025               | * *            | 1           | \$51,700       | B             |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                      |                    | Explanation : 2 - Steam Boilers                         |                   |                |                    |                |             |                |               |
| Distribution         | Steam Piping/Pump  | 100%  | Now               | \$8,300        | 2040               | * *            | 4           | \$2,600        | B             |
|                      |                    | Leak Evident, Extent : Light, Area Affected : 2%        |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement Vacuum Pumps                        |                   |                |                    |                |             |                |               |
| Terminal Devices     | Convactor/Radiator | 100%  | Now               | \$11,200       | 2025               | * *            | 1           | \$15,200       | B             |
|                      |                    | Malfunctioning, Extent : Moderate, Area Affected : 15%  |                   |                |                    |                |             |                |               |
|                      |                    | Location : Thermostats Throughout                       |                   |                |                    |                |             |                |               |
| Air Conditioning     |                    |   |                   |                |                    |                |             |                |               |
| Energy Source        | Electricity        | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment | Window/Wall Unit   | 30%   |                   |                | 2015               |                | 1           |                | B             |
|                      | No Component       | 70%   |                   |                |                    |                |             |                | D             |
| Ventilation          |                    |   |                   |                |                    |                |             |                |               |
| Distribution         | Ductwork/Diffusers | 40%   |                   |                | LIFE               | * *            | 2-5         | \$11,600       | B             |
|                      | No Component       | 60%   |                   |                |                    |                |             |                | D             |
| Exhaust Fans         | Interior           | 15%   | Now               | \$3,000        | 2020               | \$9,900        | 2           | \$200          | B             |
|                      |                    | Unit Inoperable, Extent : Severe, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                      |                    | Location : Auditorium Blower, Basement                  |                   |                |                    |                |             |                |               |
|                      | Roof               | 40%   | Now               | \$3,800        | 2020               | \$18,900       | 2           | \$500          | B             |
|                      |                    | Unit Inoperable, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                      |                    | Location : Roof   |                   |                |                    |                |             |                |               |
|                      | No Component       | 45%   |                   |                |                    |                |             |                | D             |
| Plumbing             |                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping     | Brass/Copper       | 100%  |                   |                | 2030               | * *            | 1           |                | B             |
|                      |                    | No Water Meter, Extent : Light, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                      |                    | Other Observation, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                      |                    | Explanation : 2 - Services / One Is Metered             |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX

## Asset # : 142

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2018               | \$13,800       | 2           | \$800          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100%         |                |                    |                |             |                |               |
|                       |            | Location : Basement   |                |                    |                |             |                |               |
|                       |            | Explanation : 1 - 225 Gallon Unit                               |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       | Now   | \$2,100        | 2020               | \$10,300       | 4           | \$1,300        | B             |
|                       |            | Other Observation, Extent : Moderate, Area Affected : 100%      |                |                    |                |             |                |               |
|                       |            | Location : Basement   |                |                    |                |             |                |               |
|                       |            | Explanation : 4 - Units / One Out Of Service / 3 Working Poorly |                |                    |                |             |                |               |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2028               | * *            | 1           | \$200          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 5%           |                |                    |                |             |                |               |
|                       |            | Location : Boiler Feed  |                |                    |                |             |                |               |
|                       |            | Explanation : Serves Boiler Feed Only                           |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 53 - BX MINISCHOOL - EAST  
**Address** : E. 168 STREET & TELLER AVENUE  
**Borough** : BRONX **Agency's Number** : X874  
**Program / Asset #** : BOE0195.020 / 2877 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2435 **Lot** : 75 **BIN** : 2002299

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$113,200             | \$56,000              |
| Interior Architecture |                       | \$231,900             |
| Electrical            |                       | \$90,000              |
| Mechanical            |                       | \$146,600             |
| <b>Total</b>          | <b>\$113,200</b>      | <b>\$524,700</b>      |
| Priority A            | \$113,200             | \$56,000              |
| Priority B            |                       | \$333,300             |
| Priority C            |                       | \$135,300             |
| <b>Total</b>          | <b>\$113,200</b>      | <b>\$524,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$12,200        |                |                 |                |
| Interior Architecture | \$20,900        |                | \$7,200         | \$1,800        |
| Electrical            | \$1,800         | \$400          | \$500           | \$500          |
| Mechanical            | \$47,900        | \$500          | \$2,800         | \$500          |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$900</b>   | <b>\$10,600</b> | <b>\$2,800</b> |
| Priority A            | \$12,200        |                |                 |                |
| Priority B            | \$49,700        | \$900          | \$10,600        | \$1,000        |
| Priority C            | \$20,900        |                |                 | \$1,800        |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$900</b>   | <b>\$10,600</b> | <b>\$2,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 53 - BX MINISCHOOL - EAST**  
**Asset # : 2877**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

Exterior Walls  
Metal Panel

|  |     |          |      |     |   |          |   |
|--|-----|----------|------|-----|---|----------|---|
| 100%   | Now | \$12,200 | 2033 | * * | 5 | \$28,900 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i> |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>                                     |     |          |      |     |   |          |   |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>   |     |          |      |     |   |          |   |
| <i>Location : Throughout</i>                                     |     |          |      |     |   |          |   |

## Windows

## Aluminum

|  |     |           |      |     |   |         |   |
|--|-----|-----------|------|-----|---|---------|---|
| 100%   | Now | \$113,200 | 2048 | * * | 5 | \$1,200 | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i> |     |           |      |     |   |         |   |
| <i>Location : Throughout</i>   |     |           |      |     |   |         |   |
| <i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>   |     |           |      |     |   |         |   |
| <i>Location : Throughout</i>   |     |           |      |     |   |         |   |

## Roof

## Metal Panel

|      |  |  |      |     |    |          |   |
|------|--|--|------|-----|----|----------|---|
| 100% |  |  | 2040 | * * | 10 | \$56,000 | A |
|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

## Ceramic Tile

|   |     |         |      |     |   |       |   |
|---|-----|---------|------|-----|---|-------|---|
| 5%  | Now | \$1,700 | 2032 | * * | 5 | \$400 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |     |         |      |     |   |       |   |
| <i>Location : Throughout</i>                                      |     |         |      |     |   |       |   |

## Vinyl Tile

|   |     |          |      |           |   |         |   |
|---|-----|----------|------|-----------|---|---------|---|
| 95%   | Now | \$13,500 | 2023 | \$135,300 | 3 | \$5,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                      |     |          |      |           |   |         |   |

## Interior Walls

## Concrete Masonry Unit

|     |  |  |      |     |   |         |   |
|-----|--|--|------|-----|---|---------|---|
| 40% |  |  | LIFE | * * | 5 | \$4,200 | C |
|-----|--|--|------|-----|---|---------|---|

## Metal Panel

|     |  |  |      |     |    |         |   |
|-----|--|--|------|-----|----|---------|---|
| 60% |  |  | LIFE | * * | 10 | \$3,600 | C |
|-----|--|--|------|-----|----|---------|---|

## Ceilings

## AcousTileSusp.Lay-In

|      |  |  |      |          |   |          |   |
|------|--|--|------|----------|---|----------|---|
| 100% |  |  | 2021 | \$96,600 | 5 | \$14,500 | B |
|------|--|--|------|----------|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |      |         |   |   |
|---|------|---------|---|---|
| 100%  | 2023 | \$3,000 | 5 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |         |   |   |
| <i>Location : Elecrical / Machanical Room</i>                     |      |         |   |   |
| <i>Explanation : One 600 Amps Main Disconnect Switch</i>          |      |         |   |   |

## Raceway

## Conduit

|      |  |  |      |          |   |  |   |
|------|--|--|------|----------|---|--|---|
| 100% |  |  | 2023 | \$15,200 | 1 |  | B |
|------|--|--|------|----------|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |         |   |  |   |
|-----|--|--|------|---------|---|--|---|
| 10% |  |  | 2022 | \$2,300 | 5 |  | B |
|-----|--|--|------|---------|---|--|---|

## Molded Case Bkrs

|     |  |  |      |          |   |       |   |
|-----|--|--|------|----------|---|-------|---|
| 90% |  |  | 2022 | \$20,300 | 5 | \$200 | B |
|-----|--|--|------|----------|---|-------|---|

## Wiring

## Thermoplastic

|      |  |  |      |          |   |  |   |
|------|--|--|------|----------|---|--|---|
| 100% |  |  | 2023 | \$12,900 | 1 |  | B |
|------|--|--|------|----------|---|--|---|

## Motor Controllers

## Locally Mounted

|      |  |  |      |          |   |       |   |
|------|--|--|------|----------|---|-------|---|
| 100% |  |  | 2021 | \$12,700 | 5 | \$100 | B |
|------|--|--|------|----------|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX MINISCHOOL - EAST

Asset # : 2877

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$300

B

## Lighting

## Interior Lighting

Fluorescent

100%

2023

\$90,000

10

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Using T-8 Lamps*

## Egress Lighting

Emergency, Battery

50%

2018

\$2,100

10

\$1,200

B

Exit, Service

50%

2018

\$800

1

B

## Exterior Lighting

HID

100%

2018

\$4,100

10

B

## Alarm

## Fire/Smoke Detection

No Component

30%

D

Generic

70%

2031

\* \*

1-3

\$4,200

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2033

\* \*

1

B

## Conversion Equipment

Furnace

100%

0-2

\$13,900

2033

\* \*

1

\$4,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Duct Mounted Gas Fired Furnaces*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$8,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Ductwork Is For Heating, Cooling And Ventilation*

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Int Pkg Unit - Cooling

100%

0-2

\$29,300

2021

\$146,600

2

\$500

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout, Defective Temperature Control System**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : (2) Evaporators ( Split A C Unit ) On Extended Life*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX MINISCHOOL - EAST

Asset # : 2877

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Evap Condenser  | 100%       |                   |                | 2018               | \$9,300        | 2           | \$7,000        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 1st Floor Mechanical Room</i>                       |            |                   |                |                    |                |             |                |               |
| <i>Explanation : (2) Air Cooled Condensers On Extended Life</i>   |            |                   |                |                    |                |             |                |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 20%        |                   |                | 2023               | \$1,800        | 2           | \$100          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$2,700        | 2           | \$200          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 53 - BX MINISCHOOL - WEST  
**Address** : E 168 STREET & FINDLAY AVENUE  
**Borough** : BRONX **Agency's Number** : X851  
**Program / Asset #** : BOE0195.010 / 486 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2435 **Lot** : 75 **BIN** : 2002299

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$169,300             |                       |
| Interior Architecture |                       | \$129,600             |
| Electrical            |                       | \$90,000              |
| Mechanical            |                       | \$146,600             |
| <b>Total</b>          | <b>\$169,300</b>      | <b>\$366,300</b>      |
| Priority A            | \$169,300             |                       |
| Priority B            |                       | \$236,700             |
| Priority C            |                       | \$129,600             |
| <b>Total</b>          | <b>\$169,300</b>      | <b>\$366,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$12,200        |                |                |                |
| Interior Architecture | \$8,900         |                |                | \$1,700        |
| Electrical            | \$1,800         | \$400          | \$500          | \$500          |
| Mechanical            | \$38,100        | \$500          | \$4,600        | \$500          |
| <b>Total</b>          | <b>\$60,900</b> | <b>\$900</b>   | <b>\$5,200</b> | <b>\$2,700</b> |
| Priority A            | \$12,200        |                |                |                |
| Priority B            | \$39,900        | \$900          | \$5,200        | \$1,000        |
| Priority C            | \$8,900         |                |                | \$1,700        |
| <b>Total</b>          | <b>\$60,900</b> | <b>\$900</b>   | <b>\$5,200</b> | <b>\$2,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 53 - BX MINISCHOOL - WEST**  
**Asset # : 486**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$12,200 2033 \* \* 5 \$28,900 A  
*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Deformed/Dented, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$113,200 2048 \* \* 5 \$1,200 A  
*Broken/Missing Elements, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*  
*Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2036 \* \* 10 \$56,000 A

## Interior

## Floors

## Cast in Place Concrete

2% LIFE \* \* 5 \$1,300 C

## Ceramic Tile

5% Now \$800 2032 \* \* 5 \$400 C  
*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

## Mosaic Tile

2% 2028 \* \* 5 \$700 C

## Vinyl Tile

91% 2023 \$129,600 3 \$6,800 C  
*Other Observation, Extent : Severe, Area Affected : 80%*  
*Location : Throughout*  
*Explanation : 9"x9" Tiles*

## Interior Walls

## Concrete Masonry Unit

35% LIFE \* \* 5 \$3,700 C

## Metal Panel

65% LIFE \* \* 10 \$3,900 C

## Ceilings

## AcousTileSusp.Lay-In

100% 2028 \* \* 5 \$14,500 B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2023 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 600 Amps Main Disconnect Switch*

## Raceway

## Conduit

100% 2023 \$15,200 1 B

## Panelboards

## Fused Disc Sw

10% 2022 \$2,300 5 B

## Molded Case Bkrs

80% 2022 \$18,100 5 \$200 B

## Molded Case Bkrs

10% 2039 \* \* 5 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX MINISCHOOL - WEST

Asset # : 486

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2023               | \$11,600       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2021               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$300          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2023               | \$90,000       | 10          | \$9,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2018               | \$2,100        | 10          | \$1,200        | B             |
| Exit, Service  | 50%        |                   |                | 2018               | \$800          | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$4,100        | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2031               | * *            | 1-3         | \$4,200        | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2023               | \$13,900       | 1           | \$5,000        | B             |
| Damaged, Extent : Severe, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room, Cracked Heat Exchanger         |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Duct Mounted, Gas Fired Furnaces           |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$8,800        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2031               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 53 - BX MINISCHOOL - WEST

Asset # : 486

| Mechanical             | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning       |                |                   |  |                    |                |             |                |               |
| Conversion Equipment   |                |                   |  |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 100%           | Now               | \$29,300   | 2021               | \$146,600      | 2           | \$500          | B             |
|                        |                |                   | <i>Leak Evident, Extent : Severe, Area Affected : 50%</i>          |                    |                |             |                |               |
|                        |                |                   | <i>Location : Fan Room Ductwork Of Unit #2</i>                     |                    |                |             |                |               |
|                        |                |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>     |                    |                |             |                |               |
|                        |                |                   | <i>Location : Throughout, Defective Temperature Control System</i> |                    |                |             |                |               |
| Distribution           |                |                   |  |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%           |                   |  | LIFE               | * *            | 2           | \$16,200       | B             |
| Ventilation            |                |                   |  |                    |                |             |                |               |
| Exhaust Fans           |                |                   |  |                    |                |             |                |               |
| Roof                   | 20%            |                   |  | 2023               | \$1,800        | 2           | \$100          | B             |
| No Component           | 80%            |                   |  |                    |                |             |                | D             |
| Plumbing               |                |                   |  |                    |                |             |                |               |
| H/C Water Piping       |                |                   |  |                    |                |             |                |               |
| Brass/Copper           | 100%           |                   |  | 2033               | * *            | 1           |                | B             |
| Water Heater           |                |                   |  |                    |                |             |                |               |
| Electric               | 100%           | 0-2               | \$1,800  | 2023               | \$1,800        | 4           | \$100          | B             |
|                        |                |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                    |                |             |                |               |
|                        |                |                   | <i>Location : Water Heater Room</i>                                |                    |                |             |                |               |
|                        |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |               |
|                        |                |                   | <i>Location : Water Heater Room</i>                                |                    |                |             |                |               |
|                        |                |                   | <i>Explanation : 1 - 52 Gallon Unit</i>                            |                    |                |             |                |               |
| Sanitary Piping        |                |                   |  |                    |                |             |                |               |
| Cast Iron              | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |                |                   |  |                    |                |             |                |               |
| Cast Iron              | 100%           |                   |  | LIFE               | * *            | 1           |                | B             |
| Fixtures               |                |                   |  |                    |                |             |                |               |
| Generic                | 100%           |                   |  |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 54 - BX  
**Address** : 2747 WEBSTER AVE. @E. 197 STREET  
**Borough** : BRONX **Agency's Number** : X054  
**Program / Asset #** : BOE1008.000 / 4515 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 82,400 **Project Type** : EDUCATION  
**Date of Survey** : 21-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 3278 **Lot** : 33 **BIN** : 2016383

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$39,400              | \$90,300              |
| Interior Architecture |                       | \$50,700              |
| Electrical            |                       | \$60,600              |
| <b>Total</b>          | <b>\$39,400</b>       | <b>\$201,500</b>      |
| Priority A            | \$39,400              | \$90,300              |
| Priority B            |                       | \$60,600              |
| Priority C            |                       | \$50,700              |
| <b>Total</b>          | <b>\$39,400</b>       | <b>\$201,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$3,500         | \$14,800        |                 |
| Interior Architecture | \$9,100         |                 | \$12,700        |                 |
| Electrical            | \$4,700         | \$14,800        | \$5,000         | \$6,500         |
| Mechanical            | \$18,300        | \$27,900        | \$27,500        | \$28,600        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$37,000</b> | <b>\$51,200</b> | <b>\$64,900</b> | <b>\$40,000</b> |
| Priority A            |                 | \$3,500         | \$14,800        |                 |
| Priority B            | \$32,200        | \$47,700        | \$37,400        | \$40,000        |
| Priority C            | \$4,800         |                 | \$12,700        |                 |
| <b>Total</b>          | <b>\$37,000</b> | <b>\$51,200</b> | <b>\$64,900</b> | <b>\$40,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BX

## Asset # : 4515

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 97% |  |  | LIFE | ** | 5    | \$90,300 | A |
| Metal Panel       | 2%  |  |  | 2040 | ** | 5-10 | \$12,800 | A |
| Pre-Cast Concrete | 1%  |  |  | LIFE | ** | 5    | \$3,000  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$29,700 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 90% |  |  | LIFE | ** | 5 | \$11,200 | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5 | \$7,800  | A |

## Roof

|                        |     |  |  |      |    |    |          |   |
|------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)         | 90% |  |  | 2025 | ** | 10 | \$39,400 | A |
| Cast in Place Concrete | 8%  |  |  | LIFE | ** |    |          | A |
| Metal Panel            | 2%  |  |  | 2033 | ** | 10 | \$1,600  | A |

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2029 | ** | 5 | \$3,300  | C |
| Terrazzo     | 2%  |  |  | LIFE | ** | 5 | \$1,700  | C |
| Vinyl Tile   | 92% |  |  | 2025 | ** | 3 | \$38,000 | C |
| Wood         | 3%  |  |  | 2048 | ** | 5 | \$6,200  | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 3%  |  |  | 2029 | ** | 5 | \$6,300  | C |
| Concrete Masonry Unit | 28% |  |  | LIFE | ** | 5 | \$23,600 | C |
| Glass: Single Pane    | 2%  |  |  | LIFE | ** | 5 | \$3,200  | C |
| Gypsum Board          | 40% |  |  | LIFE | ** | 5 | \$50,700 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |
| Wood                  | 2%  |  |  | LIFE | ** | 5 | \$16,900 | C |

## Ceilings

|                      |     |     |         |      |    |   |          |   |
|----------------------|-----|-----|---------|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% | Now | \$4,200 | 2033 | ** | 5 | \$17,200 | B |
|----------------------|-----|-----|---------|------|----|---|----------|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Cafeteria

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Cafeteria

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Cafeteria

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 60% |  |  | 2033 | ** | 5 | \$66,100 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 8%  |  |  | LIFE | ** | 5 | \$11,000 | B |
| Wood                 | 2%  |  |  | LIFE | ** | 5 | \$19,300 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BX

## Asset # : 4515

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Main Disconnect Switches Rated At 1200 & 1600 Amps |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2037               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : 480/277 High Voltage; 208/120 Low Voltage              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2042               | * *            | 5           | \$1,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Motor Control Center   | 80%        |                   |                | 2037               | * *            | 5           | \$1,500        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Metal Water Pipe                                       |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2037               | * *            | 1           | \$20,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2033               | * *            | 1           | \$26,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Caterpillar Genset                                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$15,000       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2055               | * *            | 5           | \$2,000        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$60,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                   |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BX

## Asset # : 4515

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Lightning Protection  
Arresters/Cabling  
Generic

100% 2055 \* \* 5 \$2,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Copper*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Heating

Energy Source  
Interruptible Gas/Dual  
Fuel 100% 2040 \* \* 1 B

Conversion Equipment  
Steam Boiler 100% 2033 \* \* 1 \$66,900 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution  
Steam Piping/Pump 100% 2040 \* \* 4 \$3,300 B

Terminal Devices  
Air Handler 75% 2025 \* \* 1 \$31,300 B  
Fan Coil Unit/Heat 25% 2025 \* \* 1 \$5,500 B

Air Conditioning

Energy Source  
Electricity 100% 2036 \* \* 1 B

Conversion Equipment  
Reciprocating 100% 2025 \* \* 1 \$31,300 B  
Compr/Chiller

Distribution  
Chilled Wtr Pipe/Pump 100% 2040 \* \* 4 \$3,300 B

Terminal Devices  
Air Handler/Cool/Ht 100% 2025 \* \* 1 \$41,800 B

Heat Rejection  
Remote Air Cond 100% 2025 \* \* 2 \$47,000 B

Ventilation

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$37,600 B

Exhaust Fans  
Interior 20% 2025 \* \* 2 \$400 B  
Roof 80% 2025 \* \* 2 \$1,700 B

Plumbing

H/C Water Piping  
Galv Iron/Steel 100% 2033 \* \* 1 B

Water Heater  
Gas Fired 100% 2018 \$17,900 2 \$1,000 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - BX

## Asset # : 4515

| Mechanical  |                    | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|---|--------------------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System  | Component          | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|   | Type               | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing  |                    |                |           |                    |      |                |       |                |          |
|   | Sanitary Piping    |                |           |                    |      |                |       |                |          |
|   | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|   | Storm Drain Piping |                |           |                    |      |                |       |                |          |
|   | Cast Iron          | 100%           |           |                    | LIFE | * *            | 1     |                | B        |
|   | Sump Pump(s)       |                |           |                    |      |                |       |                |          |
|   | Rigid Piping       | 100%           |           |                    | 2025 | * *            | 4     | \$1,300        | B        |
|   | Sewage Ejector(s)  |                |           |                    |      |                |       |                |          |
|   | Electric           | 100%           |           |                    | 2028 | * *            | 4     | \$1,300        | B        |
|   | Backflow Preventer |                |           |                    |      |                |       |                |          |
|   | Generic            | 100%           |           |                    | 2028 | * *            | 1     | \$4,200        | B        |
|   | Fixtures           |                |           |                    |      |                |       |                |          |
|   | Generic            | 100%           |           |                    |      |                |       |                | B        |
| Vertical Transport                                      |                    |                |           |                    |      |                |       |                |          |
|   | Elevators          |                |           |                    |      |                |       |                |          |
|   | Geared Traction    | 100%           |           |                    | LIFE | * *            |       |                | C        |
| Other Observation, Extent : Light, Area Affected : 100% |                    |                |           |                    |      |                |       |                |          |
| Location : B-5  |                    |                |           |                    |      |                |       |                |          |
| Explanation : 1 Unit                                    |                    |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 54 - SI  
**Address** : 1060 WILLOWBROOK ROAD @SUNSET AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R054  
**Program / Asset #** : BOE0939.000 / 1415 **Yr Built/Renovated** : 1970 / 2004  
**Area Sq Ft** : 74,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1987 **Lot** : 104 **BIN** : 5034476

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$1,104,900        | \$46,600           |
| Interior Architecture |  | \$644,000          | \$533,300          |
| Electrical            |  | \$1,317,600        | \$344,200          |
| Mechanical            |  | \$889,700          | \$150,300          |
| <b>Total</b>          |  | <b>\$3,956,300</b> | <b>\$1,074,300</b> |
| Priority A            |  | \$1,104,900        | \$46,600           |
| Priority B            |  | \$2,589,300        | \$582,000          |
| Priority C            |  | \$262,100          | \$445,700          |
| <b>Total</b>          |  | <b>\$3,956,300</b> | <b>\$1,074,300</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$14,000         |                 | \$7,700         |                 |
| Interior Architecture | \$56,900         |                 | \$2,600         | \$8,800         |
| Electrical            | \$14,900         | \$6,400         | \$54,000        | \$5,700         |
| Mechanical            | \$14,900         | \$18,700        | \$33,700        | \$8,700         |
| <b>Total</b>          | <b>\$100,700</b> | <b>\$25,000</b> | <b>\$97,900</b> | <b>\$23,200</b> |
| Priority A            | \$14,000         |                 | \$7,700         |                 |
| Priority B            | \$29,800         | \$25,000        | \$87,600        | \$14,400        |
| Priority C            | \$56,900         |                 | \$2,600         | \$8,800         |
| <b>Total</b>          | <b>\$100,700</b> | <b>\$25,000</b> | <b>\$97,900</b> | <b>\$23,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - SI

## Asset # : 1415

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%   | Now               | \$8,400        | LIFE               | * *            | 5           | \$12,900       | A             |
|                         | Cracking/Crumbling, Extent : Severe, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
|                         | Spalling, Extent : Severe, Area Affected : 5%                  |                   |                |                    |                |             |                |               |
|                         | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%  |                   |                | LIFE               | * *            | 5           | \$46,600       | A             |
|                         | Rusting Masonry Supt, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : At Various Elevations                               |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$1,900        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 100%   | 2-4               | \$559,700      | 2046               | * *            | 5           | \$5,800        | A             |
|                         | Air Infiltration, Extent : Moderate, Area Affected : 75%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 55%  |                   |                | LIFE               | * *            | 5           | \$4,700        | A             |
| Masonry: Limestone      | 25%  |                   |                | LIFE               | * *            | 5           | \$2,700        | A             |
| Metal: Cage/Fence       | 20%  |                   |                | 2026               | * *            | 5-10        | \$13,100       | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%  | Now               | \$545,200      | 2031               | * *            |             |                | A             |
|                         | Patching Evident, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%   |                   |                | 2034               | * *            | 10          | \$5,700        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - SI

## Asset # : 1415

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$20,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$4,700        | C             |
| Terrazzo  | 7%         | 0-2               | \$39,200       | LIFE               | **             | 5           | \$5,100        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 75%       |            |                   |                |                    |                |             |                |               |
| Location : Stair Steps Throughout                             |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 50%        | Now               | \$22,300       | 2021               | \$445,700      | 3           | \$17,500       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout 2nd And 3rd Floor                       |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tile                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        | Now               | \$4,500        | 2016               | \$222,900      | 3           | \$8,800        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1st Floor                               |            |                   |                |                    |                |             |                |               |
| Explanation : 12 X 12 Tile                                    |            |                   |                |                    |                |             |                |               |
| Wood  | 3%         |                   |                | 2036               | **             | 5           | \$5,300        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile  | 5%         | Now               | \$12,200       | 2024               | **             | 5           | \$2,100        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Bathrooms  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        | Now               | \$15,700       | LIFE               | **             | 5           | \$3,300        | C             |
| Vertical Cracks, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Kitchen Store Room                                 |            |                   |                |                    |                |             |                |               |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$9,900        | C             |
| SGFT/Glazed Masonry   | 35%        |                   |                | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 75%        | Now               | \$341,800      | LIFE               | **             | 5           | \$87,600       | B             |
| Deformed/Dented, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Plaster   | 25%        | Now               | \$40,200       | LIFE               | **             | 5           | \$14,600       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 90%    |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Cellar                                  |            |                   |                |                    |                |             |                |               |
| Site Enclosure  |            |                   |                |                    |                |             |                |               |
| Fence/Gates   |            |                   |                |                    |                |             |                |               |
| Chain link  | 75%        |                   |                | 2041               | **             |             |                | C             |
| Iron Picket   | 25%        |                   |                | 2056               | **             |             |                | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - SI

## Asset # : 1415

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Site Enclosure

## Retaining Walls

Cast in Place Concrete

100%

2065

\* \*

C

*Other Observation, Extent : Moderate, Area Affected : 3%**Location : As Stated.**Explanation : Wall At Uxbridge Is Leaning 2". West Wall Leaning 2" At 51' And 4" At 111'.*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

100%

2034

\* \*

C

*Other Observation, Extent : Light, Area Affected : 2%**Location : As Stated.**Explanation : Sidewalk Split At Left Front Entrance And Sunset Ave Entrance. Minor Patching Evident.*

## Parking/Driveway

Asphalt

100%

2030

\* \*

C

## Playyard

Asphalt

93%

2-4

\$102,500

2030

\* \*

C

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Playground**Explanation : Severe Cracking At Upper Playground. Minor Cracking At Lower.*

Rubber Matting

7%

2026

\* \*

C

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2021

\$89,400

5

\$300

B

## Raceway

Conduit

95%

2021

\$81,000

1

B

Conduit

5%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2037

\* \*

5

\$100

B

Fused Disc Sw

5%

2020

\$5,100

5

\$100

B

Molded Case Bkrs

85%

2020

\$86,400

5

\$1,400

B

Molded Case Bkrs

5%

2037

\* \*

5

\$100

B

## Wiring

Braided Cloth

10%

2-4

\$9,000

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic

85%

2021

\$76,100

1

B

Thermoplastic

5%

2041

\* \*

1

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - SI

## Asset # : 1415

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2019               | \$21,200       | 5           | \$400          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$900          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Sprinkler Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Main Water Pipe.                |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 88%  |                   |                | 2016               | \$495,800      | 10          | \$50,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 85%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 2%   |                   |                | 2021               | \$11,300       | 10          | \$1,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent                          |                   |                |                    |                |             |                |               |
| Incandescent          | 10%  |                   |                | 2016               | \$56,300       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 25%  |                   |                | 2016               | \$2,600        | 1           |                | B             |
| Emergency, Battery    | 25%  |                   |                | 2026               | * *            | 10          | \$3,800        | B             |
| Exit, Battery         | 25%  |                   |                | 2016               | \$13,000       | 10          | \$1,100        | B             |
| Exit, Battery         | 25%  |                   |                | 2026               | * *            | 10          | \$1,100        | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2016               | \$25,300       | 10          | \$200          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Exterior  |                   |                |                    |                |             |                |               |
|                       | Explanation : Photocell Control.                           |                   |                |                    |                |             |                |               |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1           | \$22,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Exterior Entrance                               |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order. 2 Cctv Cameras             |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2016               | \$715,100      | 1-3         | \$37,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                            |                   |                |                    |                |             |                |               |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

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## DEPARTMENT OF EDUCATION - 040

## P. S. 54 - SI

## Asset # : 1415

| Mechanical             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Fuel Oil No 6          | 99%  |                   |                | 2031               | * *            | 5           | \$19,200       | B             |
|                        | No. 6 Fuel Oil, Extent : Light, Area Affected : 100%                             |                   |                |                    |                |             |                |               |
|                        | Location : Outside, (2) 7500 Gallon Tanks; System With Oil Pumps/heaters         |                   |                |                    |                |             |                |               |
| Natural Gas            | 1%   |                   |                | 2031               | * *            | 1           |                | B             |
|                        | Other Observation, Extent : Light, Area Affected : 1%                            |                   |                |                    |                |             |                |               |
|                        | Location : Basement Mechanical Room; Kitchen Equipment                           |                   |                |                    |                |             |                |               |
|                        | Explanation : Gas Service For Kitchen Equipment And Boiler Ignition              |                   |                |                    |                |             |                |               |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Steam Boiler           | 100%   | 0-2               | \$346,900      | 2041               | * *            | 1           | \$55,800       | B             |
|                        | Leak Evident, Extent : Severe, Area Affected : 50%                               |                   |                |                    |                |             |                |               |
|                        | Location : Bsmt Boiler Room; (2) Boilers; Boiler 1 Rusted And Leaking.           |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump      | 100%   | 0-2               | \$497,500      | 2051               | * *            | 4           | \$3,100        | B             |
|                        | Leak Evident, Extent : Moderate, Area Affected : 100%                            |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room; Condensate Return Vacuum Pump Leaking                    |                   |                |                    |                |             |                |               |
| Terminal Devices       |  |                   |                |                    |                |             |                |               |
| Air Handler            | 20%  |                   |                | 2021               | \$76,800       | 1           | \$7,700        | B             |
|                        | Other Observation, Extent : Light, Area Affected : 10%                           |                   |                |                    |                |             |                |               |
|                        | Location : Fan Room Above Auditorium   |                   |                |                    |                |             |                |               |
|                        | Explanation : Serves Auditorium  |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 80%  |                   |                | 2026               | * *            | 1           | \$16,200       | B             |
| Air Conditioning       |  |                   |                |                    |                |             |                |               |
| Energy Source          |  |                   |                |                    |                |             |                |               |
| Electricity            | 100%   |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment   |  |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 8%   |                   |                | 2019               | \$73,400       | 2           | \$300          | B             |
|                        | Other Observation, Extent : Light, Area Affected : 5%                            |                   |                |                    |                |             |                |               |
|                        | Location : (4) Outside Of Auditorium; (1) Roof                                   |                   |                |                    |                |             |                |               |
|                        | Explanation : (4) Split Dx Units For Auditorium; (1) Split Dx For Computer Room  |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 7%   |                   |                | 2016               | \$10,300       | 1           |                | B             |
| No Component           | 85%  |                   |                |                    |                |             |                | D             |
| Ventilation            |  |                   |                |                    |                |             |                |               |
| Distribution           |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%   |                   |                | LIFE               | * *            | 2-5         | \$34,900       | B             |
|                        | Other Observation, Extent : Light, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                        | Location : Various   |                   |                |                    |                |             |                |               |
|                        | Explanation : Exhaust System Serves Classrooms, Toilet Rooms, Kitchen, And Other |                   |                |                    |                |             |                |               |
| Exhaust Fans           |  |                   |                |                    |                |             |                |               |
| Interior               | 20%  | Now               | \$1,600        | 2026               | * *            | 2           | \$300          | B             |
|                        | Other Observation, Extent : Moderate, Area Affected : 10%                        |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
|                        | Explanation : Paint Room Needs Ventilation                                       |                   |                |                    |                |             |                |               |
| Roof                   | 80%  |                   |                | 2016               | \$45,300       | 2           | \$1,500        | B             |
| Plumbing               |  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S. 54 - SI

Asset # : 1415

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel   | 100%       | Now               | \$10,600       | 2026               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Valves, Basement   |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp   | 100%       |                   |                | 2031               | * *            | 4           | \$9,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Dom Hw Source From Lps Boilers To Hex At Water Storage Tank. Summer Dhw Requires Boiler To Operate. |            |                   |                |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Submersible   | 100%       |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : (1) Dual Pump At Basement Boiler Room And (1) Dual Pump At Crawl Space                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Good Condition  |            |                   |                |                    |                |             |                |               |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 55 - BX  
**Address** : 450 SAINT PAUL'S PLACE @ WASHINGTON AVE.  
**Borough** : BRONX **Agency's Number** : X055  
**Program / Asset #** : BOE0196.000 / 487 **Yr Built/Renovated** : 1916 / 2001  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2902 **Lot** : 1 **BIN** : 2009463

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$764,700             | \$796,300             |
| Interior Architecture | \$953,700             | \$417,600             |
| Electrical            | \$218,900             | \$292,900             |
| Mechanical            | \$276,300             |                       |
| <b>Total</b>          | <b>\$2,213,600</b>    | <b>\$1,506,700</b>    |
| Priority A            | \$764,700             | \$796,300             |
| Priority B            | \$495,200             | \$380,000             |
| Priority C            | \$953,700             | \$330,400             |
| <b>Total</b>          | <b>\$2,213,600</b>    | <b>\$1,506,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  |                 |                 |
| Interior Architecture | \$22,300        | \$17,900         |                 | \$4,800         |
| Electrical            | \$43,900        | \$65,500         | \$400           |                 |
| Mechanical            | \$28,900        | \$39,400         | \$23,100        | \$15,800        |
| <b>Total</b>          | <b>\$95,000</b> | <b>\$122,800</b> | <b>\$23,500</b> | <b>\$20,600</b> |
| Priority A            |                 |                  |                 |                 |
| Priority B            | \$72,700        | \$104,900        | \$23,500        | \$15,800        |
| Priority C            | \$22,300        | \$17,900         |                 | \$4,800         |
| <b>Total</b>          | <b>\$95,000</b> | <b>\$122,800</b> | <b>\$23,500</b> | <b>\$20,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - BX

## Asset # : 487

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$75,100       | A             |
| Masonry: Brick  | 85%        | Now               | \$549,300      | LIFE               | **             | 5           | \$163,500      | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Stair D At 1st And 2nd Levels                      |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$7,200        | A             |
| Stucco Cement   | 5%         |                   |                | 2033               | **             | 5           | \$24,000       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$170,500      | 2028               | **             | 5           | \$271,700      | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$12,700       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Roll Roofing  | 100%       |                   |                | 2019               | \$241,000      | 5           | \$89,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$33,900       | C             |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$7,700        | C             |
| Vinyl Tile  | 25%        | 0-2               | \$18,500       | 2025               | **             | 3           | \$14,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Rooms 211, 311, 411 And 510                        |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 55%        |                   |                | 2015               | \$812,200      | 3           | \$32,000       | C             |
| Wood  | 5%         |                   |                | 2035               | **             | 5           | \$14,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$284,100      | 5           | \$9,600        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 80%        | Now               | \$141,600      | LIFE               | **             | 5           | \$46,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance                                      |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$2,400        | B             |
| Plaster   | 90%        |                   |                | LIFE               | **             | 5           | \$87,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$32,600       | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - BX

## Asset # : 487

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$119,200      | 2050               | * *            | 5           | \$200          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2020               | \$129,300      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Fused Knife Sw           | 10%   | 2-4               | \$16,900       | 2045               | * *            | 5           | \$100          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 15%   | 2-4               | \$25,400       | 2045               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 25%   |                   |                | 2036               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs         | 45%   |                   |                | 2019               | \$76,200       | 5           | \$1,200        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 65%   | 2-4               | \$99,700       | 2045               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 35%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2018               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted          | 50%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,500        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded                                      |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 92%   |                   |                | 2028               | * *            | 10          | \$87,400       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                                |                   |                |                    |                |             |                |               |
| HID                      | 5%  |                   |                | 2015               | \$21,600       | 10          | \$200          | B             |
| Incandescent             | 3%  |                   |                | 2015               | \$28,000       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 40%   |                   |                | 2015               | \$6,900        | 1           |                | B             |
| Emergency, Battery       | 10%   |                   |                | 2028               | * *            | 10          | \$2,500        | B             |
| Exit, Service            | 50%   |                   |                | 2015               | \$8,600        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 55 - BX

## Asset # : 487

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                 | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$102,600      | B             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                             |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                       |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$16,500       | 2030               | * *            | 4           | \$5,100        | B             |
| Leak Evident, Extent : Severe, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Steam Traps Replacement Is In Progress, Basement |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2015               | \$127,300      | 1           | \$12,800       | B             |
| Convactor/Radiator  | 80%        | Now               | \$44,600       | 2025               | * *            | 1           | \$24,100       | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Traps, Thermostats, Throughout                   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2015               | \$24,300       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$57,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        |                   |                | 2015               | \$104,400      | 2           | \$2,600        | B             |
| Roof  | 20%        |                   |                | 2020               | \$18,800       | 2           | \$600          | B             |
| Repairs In Progress, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$27,500       | 2           | \$1,600        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 55 - BX

Asset # : 487

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Backflow Preventer    |            |                   |                |                    |                |             |                |               |
| No Component          | 40%        |                   |                |                    |                |             |                | D             |
| Generic               | 60%        |                   |                | 2025               | * *            | 1           | \$3,800        | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 56 - BX MINISCHOOL  
**Address** : 341 EAST 207 STREET BTWN: DECATUR AVE - HULL AVE  
**Borough** : BRONX **Agency's Number** : X865  
**Program / Asset #** : BOE0197.010 / 488 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 5,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3351 **Lot** : 1 **BIN** : 2018457

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$95,400              |                       |
| Mechanical            |                       | \$61,100              |
| <b>Total</b>          | <b>\$95,400</b>       | <b>\$61,100</b>       |
| Priority A            | \$95,400              |                       |
| Priority B            |                       | \$61,100              |
| <b>Total</b>          | <b>\$95,400</b>       | <b>\$61,100</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$500           |                |                |                |
| Interior Architecture | \$10,800        |                | \$800          |                |
| Electrical            | \$200           | \$100          | \$100          | \$100          |
| Mechanical            | \$2,700         | \$400          | \$1,700        | \$400          |
| <b>Total</b>          | <b>\$14,200</b> | <b>\$500</b>   | <b>\$2,600</b> | <b>\$500</b>   |
| Priority A            | \$500           |                |                |                |
| Priority B            | \$7,600         | \$500          | \$1,800        | \$500          |
| Priority C            | \$6,000         |                | \$800          |                |
| <b>Total</b>          | <b>\$14,200</b> | <b>\$500</b>   | <b>\$2,600</b> | <b>\$500</b>   |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - BX MINISCHOOL

## Asset # : 488

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

## Metal Panel

|  |      |    |      |          |   |
|--|------|----|------|----------|---|
| 100%   | 2033 | ** | 5-10 | \$44,100 | A |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i> |      |    |      |          |   |
| <i>Location : Throughout</i>                                 |      |    |      |          |   |

## Windows

## Aluminum

|      |      |    |   |         |   |
|------|------|----|---|---------|---|
| 100% | 2039 | ** | 5 | \$1,000 | A |
|------|------|----|---|---------|---|

## Roof

## Metal Panel

|  |     |          |      |    |   |
|--|-----|----------|------|----|---|
| 100%   | Now | \$95,400 | 2043 | ** | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> |     |          |      |    |   |
| <i>Location : Throughout</i>                                     |     |          |      |    |   |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>    |     |          |      |    |   |
| <i>Location : Throughout</i>                                     |     |          |      |    |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> |     |          |      |    |   |
| <i>Location : Various Classrooms</i>                             |     |          |      |    |   |

## Interior

## Floors

## Vinyl Tile

|      |      |    |   |         |   |
|------|------|----|---|---------|---|
| 100% | 2028 | ** | 3 | \$2,300 | C |
|------|------|----|---|---------|---|

## Interior Walls

## Gypsum Board

|      |      |    |      |         |   |
|------|------|----|------|---------|---|
| 100% | LIFE | ** | 5-10 | \$9,300 | C |
|------|------|----|------|---------|---|

## Ceilings

## AcousTileSusp.Lay-In

|   |     |         |      |    |   |         |   |
|---|-----|---------|------|----|---|---------|---|
| 80%   | Now | \$3,200 | 2036 | ** | 5 | \$2,400 | B |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |     |         |      |    |   |         |   |
| <i>Location : Various Classrooms</i>                                |     |         |      |    |   |         |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |     |         |      |    |   |         |   |
| <i>Location : Various Classrooms</i>                                |     |         |      |    |   |         |   |

## Metal Panel

|     |      |    |   |         |   |
|-----|------|----|---|---------|---|
| 20% | LIFE | ** | 5 | \$3,000 | B |
|-----|------|----|---|---------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |      |    |   |  |   |
|---|------|----|---|--|---|
| 100%  | 2043 | ** | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |    |   |  |   |
| <i>Location : Electrical Room</i>                                 |      |    |   |  |   |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |      |    |   |  |   |

## Switchgear / Switchboard

## Fused Disc Sw

|      |      |    |   |  |   |
|------|------|----|---|--|---|
| 100% | 2043 | ** | 5 |  | B |
|------|------|----|---|--|---|

## Raceway

## Conduit

|      |      |    |   |  |   |
|------|------|----|---|--|---|
| 100% | 2043 | ** | 1 |  | B |
|------|------|----|---|--|---|

## Panelboards

## Fused Disc Sw

|     |      |    |   |  |   |
|-----|------|----|---|--|---|
| 10% | 2039 | ** | 5 |  | B |
|-----|------|----|---|--|---|

## Molded Case Bkrs

|     |      |    |   |       |   |
|-----|------|----|---|-------|---|
| 90% | 2039 | ** | 5 | \$100 | B |
|-----|------|----|---|-------|---|

## Wiring

## Thermoplastic

|      |      |    |   |  |   |
|------|------|----|---|--|---|
| 100% | 2043 | ** | 1 |  | B |
|------|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - BX MINISCHOOL

## Asset # : 488

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Motor Controllers                                       |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2036               | * *            | 5           |                | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices                                       |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting                                       |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 100%       |                   |                | 2028               | * *            | 10          | \$3,800        | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service                                      | 50%        |                   |                | 2023               | \$300          | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2023               | \$300          | 1           |                | B             |
| Exterior Lighting                                       |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2028               | * *            | 10          |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                    |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2028               | * *            | 1-3         | \$800          | B             |
| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Radiant Heater  | 100%       |                   |                | 2023               | \$20,900       | 2           | \$1,900        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : One Electric Heater Ceiling Duct Mounted  |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 100%       |                   |                | 2021               | \$61,100       | 2           | \$300          | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : A C, Mechanical Room                         |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2           | \$6,800        | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$3,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - BX MINISCHOOL

Asset # : 488

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 5%         |                   |                | 2023               | \$200          | 2           |                | B             |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Mechanical Room</i>                                |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Ventilation Is Carried Out Through A C Unit</i> |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$1,100        | 2           | \$100          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2033               | * *            | 1-2         | \$100          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 56 - BX NORWOOD HEIGHTS  
**Address** : 341 EAST 207 STREET BTWN: DECATUR AVE - HULL AVE  
**Borough** : BRONX **Agency's Number** : X056  
**Program / Asset #** : BOE0197.000 / 2694 **Yr Built/Renovated** : 1915 / 2008  
**Area Sq Ft** : 30,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 3351 **Lot** : 1 **BIN** : 2018457

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$37,200              | \$306,100             |
| Mechanical            |  |                       | \$145,200             |
| <b>Total</b>          |  | <b>\$37,200</b>       | <b>\$451,300</b>      |
| Priority B            |  | \$37,200              | \$145,200             |
| Priority C            |  |                       | \$306,100             |
| <b>Total</b>          |  | <b>\$37,200</b>       | <b>\$451,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$96,400         |                |                |                |
| Interior Architecture | \$43,000         |                | \$2,100        | \$4,000        |
| Electrical            | \$800            | \$800          | \$600          | \$400          |
| Mechanical            | \$11,800         | \$3,500        | \$6,200        | \$4,100        |
| <b>Total</b>          | <b>\$152,000</b> | <b>\$4,300</b> | <b>\$8,900</b> | <b>\$8,600</b> |
| Priority A            | \$96,400         |                |                |                |
| Priority B            | \$19,900         | \$4,300        | \$6,800        | \$4,600        |
| Priority C            | \$35,700         |                | \$2,100        | \$4,000        |
| <b>Total</b>          | <b>\$152,000</b> | <b>\$4,300</b> | <b>\$8,900</b> | <b>\$8,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 56 - BX NORWOOD HEIGHTS**  
**Asset # : 2694**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 5%         |                   |                | LIFE               | **             | 5           | \$31,300       | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$68,200       | A             |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$6,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$11,900       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                      | 10%        |                   |                | LIFE               | **             | 5-10        | \$14,600       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5-10        | \$31,700       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : At Main Roof                                     |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2031               | **             | 10          | \$19,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$16,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$1,900        | C             |
| Vinyl Tile  | 85%        |                   |                | 2023               | \$306,100      | 3           | \$16,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2026               | **             | 5           | \$2,400        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             | 10          | \$1,400        | C             |
| Water Penetration, Extent : Light, Area Affected : 3%       |            |                   |                |                    |                |             |                |               |
| Location : Aid Room In Basement                             |            |                   |                |                    |                |             |                |               |
| Plaster   | 85%        |                   |                | LIFE               | **             | 5-10        | \$34,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        | Now               | \$7,300        | LIFE               | **             | 5           | \$600          | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Basement Electrical Room                         |            |                   |                |                    |                |             |                |               |
| Plaster   | 90%        |                   |                | LIFE               | **             | 5-10        | \$58,500       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$1,500        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Service Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1600 Amp Service Switch Installed In April 2008    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2049               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Diisconnect Switch For Emergency |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 56 - BX NORWOOD HEIGHTS**  
**Asset # : 2694**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |                   |   |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 80%               |   |                       | 2049                      | * *                   | 5                  | \$100                 | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Basement Service Room</i>                           |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : Recently Installed Equipment</i>                 |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 20%               |   |                       | 2043                      | * *                   | 5                  |                       | B                    |
| <b>Raceway</b>               |                   |   |                       |                           |                       |                    |                       |                      |
| Conduit                      | 80%               |   |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Conduit                      | 20%               |   |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>           |                   |   |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 10%               |   |                       | 2045                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs             | 70%               |   |                       | 2045                      | * *                   | 5                  | \$500                 | B                    |
| Molded Case Bkrs             | 20%               |   |                       | 2031                      | * *                   | 5                  | \$100                 | B                    |
| <b>Wiring</b>                |                   |   |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 80%               |   |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Thermoplastic                | 20%               |   |                       | 2033                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>     |                   |   |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 80%               |   |                       | 2040                      | * *                   | 5                  | \$100                 | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Mechanical Room</i>                                 |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : Equipment Installed In 2008 Renovation</i>       |                       |                           |                       |                    |                       |                      |
| Motor Control Center         | 20%               |   |                       | 2040                      | * *                   | 5                  | \$100                 | B                    |
| <b>Ground</b>                |                   |   |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |   |                       | LIFE                      | * *                   | 5                  | \$700                 | B                    |
| <b>Lighting</b>              |                   |   |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 100%              |   |                       | 2031                      | * *                   | 10                 | \$23,200              | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Throughout</i>                                      |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : T-8 Lamps</i>                                    |                       |                           |                       |                    |                       |                      |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                      |
| Emergency, Service           | 50%               |   |                       | 2028                      | * *                   | 1                  |                       | B                    |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Throughout Bldg</i>                                 |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : Egress Lighting Fixtures Installed In 2004</i>   |                       |                           |                       |                    |                       |                      |
| Exit, Service                | 50%               |   |                       | 2028                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |                   |   |                       |                           |                       |                    |                       |                      |
| HID                          | 100%              |   |                       | 2023                      | \$10,200              | 10                 | \$100                 | B                    |
| <b>Alarm</b>                 |                   |   |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%               |   |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%               |   |                       | 2031                      | * *                   | 1-3                | \$4,500               | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 56 - BX NORWOOD HEIGHTS

## Asset # : 2694

| Mechanical       |                             | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |  |           |                    |      |                |       |                |          |
|                  | Energy Source               |  |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%   |           |                    | 2033 | * *            | 1     |                | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : One Tank Of 4000 Gal                         |           |                    |      |                |       |                |          |
|                  | Conversion Equipment        |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler                | 100%   |           |                    | 2028 | * *            | 1     | \$25,000       | B        |
|                  |                             | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement Mechanical Room                        |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 Steam Boilers                              |           |                    |      |                |       |                |          |
|                  | Distribution                |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump           | 100%   |           |                    | 2033 | * *            | 4     | \$1,200        | B        |
|                  | Terminal Devices            |  |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 10%  |           |                    | 2018 | \$15,500       | 1     | \$1,600        | B        |
|                  | Convactor/Radiator          | 90%  |           |                    | 2028 | * *            | 1     | \$7,400        | B        |
| Air Conditioning |                             |  |           |                    |      |                |       |                |          |
|                  | Energy Source               |  |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%   |           |                    | 2039 | * *            | 1     |                | B        |
|                  | Conversion Equipment        |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit            | 100%   |           |                    | 2018 | \$59,200       | 1     |                | B        |
| Ventilation      |                             |  |           |                    |      |                |       |                |          |
|                  | Distribution                |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%   |           |                    | LIFE | * *            | 2-5   | \$22,300       | B        |
|                  | Exhaust Fans                |  |           |                    |      |                |       |                |          |
|                  | Interior                    | 20%  |           |                    | 2028 | * *            | 2     | \$200          | B        |
|                  | Roof                        | 80%  |           |                    | 2028 | * *            | 2     | \$600          | B        |
| Plumbing         |                             |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping            |  |           |                    |      |                |       |                |          |
|                  | Brass/Copper                | 100%   |           |                    | 2023 | \$86,000       | 1     |                | B        |
|                  | Water Heater                |  |           |                    |      |                |       |                |          |
|                  | Gas Fired                   | 100%   |           |                    | 2021 | \$6,700        | 2     | \$400          | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%    |           |                    |      |                |       |                |          |
|                  |                             | Location : Basement  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : One Unit Of 115 Gals                         |           |                    |      |                |       |                |          |
|                  | Sanitary Piping             |  |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping          |  |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)                |  |           |                    |      |                |       |                |          |
|                  | Rigid Piping                | 100%   |           |                    | 2028 | * *            | 4     | \$1,300        | B        |
|                  | Fixtures                    |  |           |                    |      |                |       |                |          |
|                  | Generic                     | 100%   |           |                    |      |                |       |                | B        |
| Fire Suppression |                             |  |           |                    |      |                |       |                |          |
|                  | Sprinkler                   |  |           |                    |      |                |       |                |          |
|                  | No Component                | 95%  |           |                    |      |                |       |                | D        |
|                  | Generic                     | 5%   |           |                    | 2033 | * *            | 1-2   | \$400          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 57 - BX  
**Address** : 2111 CROTONA AVENUE BTWN: EAST 180 ST., EAST 181 S  
**Borough** : BRONX **Agency's Number** : X057  
**Program / Asset #** : BOE0198.000 / 476 **Yr Built/Renovated** : 1921 / 2010  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,P  
**Block** : 3081 **Lot** : 26 **BIN** : 2012359

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$557,300             | \$312,900             |
| Interior Architecture | \$534,900             | \$583,000             |
| Electrical            | \$117,300             | \$833,200             |
| Mechanical            |                       | \$758,400             |
| <b>Total</b>          | <b>\$1,209,500</b>    | <b>\$2,487,500</b>    |
| Priority A            | \$557,300             | \$312,900             |
| Priority B            | \$413,500             | \$1,645,400           |
| Priority C            | \$238,800             | \$529,200             |
| <b>Total</b>          | <b>\$1,209,500</b>    | <b>\$2,487,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$35,800         |                 |                 |                 |
| Interior Architecture | \$20,100         | \$6,800         |                 | \$9,300         |
| Electrical            | \$11,900         | \$500           | \$1,000         | \$29,700        |
| Mechanical            | \$49,100         | \$24,000        | \$14,200        | \$14,000        |
| <b>Total</b>          | <b>\$116,900</b> | <b>\$31,300</b> | <b>\$15,200</b> | <b>\$53,000</b> |
| Priority A            | \$35,800         |                 |                 |                 |
| Priority B            | \$61,000         | \$24,500        | \$15,200        | \$43,600        |
| Priority C            | \$20,100         | \$6,800         |                 | \$9,300         |
| <b>Total</b>          | <b>\$116,900</b> | <b>\$31,300</b> | <b>\$15,200</b> | <b>\$53,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - BX

## Asset # : 476

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$46,400       | A             |
| Masonry: Brick         | 90%   | Now               | \$359,400      | LIFE               | **             | 5           | \$106,900      | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Stucco Cement          | 5%  | Now               | \$18,700       | 2035               | **             | 5           | \$7,400        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Glass Block            | 5%  | Now               | \$97,800       | LIFE               | **             | 5           | \$1,000        | A             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Wood                   | 95%   | Now               | \$100,100      | 2038               | **             | 5           | \$159,500      | A             |
|                        | Air Infiltration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | **             | 5           | \$8,300        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   | Now               | \$17,100       | 2027               | **             |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Over Fifth Floor                                   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads, Classrooms                              |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%  |                   |                | 2050               | **             | 10          | \$4,200        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - BX

## Asset # : 476

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|   |     |     |          |      |           |   |          |   |
|---|-----|-----|----------|------|-----------|---|----------|---|
| Ceramic Tile  | 3%  |     |          | 2025 | **        | 5 | \$2,900  | C |
| Mosaic Tile   | 2%  |     |          | 2027 | **        | 5 | \$4,800  | C |
| Marble Panels   | 4%  | 0-2 | \$11,500 | LIFE | **        | 5 | \$2,900  | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |           |   |          |   |
| Terrazzo  | 3%  | 0-2 | \$8,600  | LIFE | **        | 5 | \$2,200  | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |           |   |          |   |
| <i>Location : Corridor Near Auditorium</i>                        |     |     |          |      |           |   |          |   |
| Vinyl Tile  | 30% |     |          | 2030 | **        | 3 | \$10,800 | C |
| Vinyl Tile  | 58% | Now | \$52,900 | 2022 | \$529,200 | 3 | \$20,800 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |     |     |          |      |           |   |          |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |           |   |          |   |

## Interior Walls

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Ceramic Tile   | 3%  |     |           | 2025 | ** | 5 | \$3,600  | C |
| Masonry: Brick   | 10% |     |           | LIFE | ** |   |          | C |
| Marble Panels  | 2%  |     |           | LIFE | ** |   |          | C |
| Plaster  | 85% | Now | \$185,900 | LIFE | ** | 5 | \$30,400 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>   |     |     |           |      |    |   |          |   |
| <i>Location : Throughout Stair Cases</i>                         |     |     |           |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Classrooms</i>                                     |     |     |           |      |    |   |          |   |

## Ceilings

|  |     |     |           |      |    |   |          |   |
|--|-----|-----|-----------|------|----|---|----------|---|
| Exposed Concrete   | 10% |     |           | LIFE | ** | 5 | \$1,500  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |
| Plaster  | 90% | Now | \$296,100 | LIFE | ** | 5 | \$53,800 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Throughout</i>                                   |     |     |           |      |    |   |          |   |

| Electrical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$28,700 | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |       |   |
| <i>Explanation : Service Size 1600 Amps</i>                       |      |  |  |      |          |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$89,400 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - BX

## Asset # : 476

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 15%        |                   |                | 2021    | \$15,200           | 5           | \$200          | B             |  |
| Fused Disc Sw   | 5%         |                   |                | 2038    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 5%         |                   |                | 2038    | * *                | 5           | \$100          | B             |  |
| Molded Case Bkrs  | 75%        |                   |                | 2021    | \$76,200           | 5           | \$1,200        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 90%        | 2-4               | \$80,600       | 2047    | * *                | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Insulation Aged                               |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 10%        |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 100%       |                   |                | 2035    | * *                | 5           | \$400          | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       | 0-2               | \$900          | LIFE    | * *                | 5           | \$900          | B             |  |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Water Main                                    |            |                   |                |         |                    |             |                |               |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 93%        |                   |                | 2022    | \$536,300          | 10          | \$54,600       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 90%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| HID   | 2%         |                   |                | 2022    | \$5,300            | 10          |                | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Sodium  |            |                   |                |         |                    |             |                |               |  |
| Incandescent  | 5%         |                   |                | 2017    | \$28,800           | 2           | \$100          | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service  | 50%        | 0-2               | \$5,300        | 2032    | * *                | 1           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Exit, Service   | 50%        | 0-2               | \$5,300        | 2032    | * *                | 1           |                | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Exterior Lighting   |            |                   |                |         |                    |             |                |               |  |
| HID   | 100%       |                   |                | 2027    | * *                | 10          | \$200          | B             |  |
| Alarm   |            |                   |                |         |                    |             |                |               |  |
| Security System   |            |                   |                |         |                    |             |                |               |  |
| No Component  | 95%        |                   |                |         |                    |             |                | D             |  |
| Generic   | 5%         |                   |                | 2027    | * *                | 1           | \$1,200        | B             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 57 - BX

## Asset # : 476

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

95%

2017

\$36,700

1-3

\$2,000

D

Generic

5%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 2

50%

2022

\$89,800

5

\$9,900

B

Natural Gas

50%

2042

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$63,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$25,500

2022

\$509,200

4

\$3,200

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Through Out**Unit Inoperable, Extent : Moderate, Area Affected : 2%**Location : Vacuum / Condensate Pump**Other Observation, Extent : Severe, Area Affected : 100%**Location : Fan Room**Explanation : Returns Are Pitched Incorrectly*

## Terminal Devices

Air Handler

20%

Now

\$3,900

2022

\$78,700

1

\$7,100

B

*Leak Evident, Extent : Moderate, Area Affected : 25%**Location : Steam Coil In One Air Handler / Basement*

Convactor/Radiator

80%

2027

\* \*

1

\$16,600

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

10%

2015

\$15,000

1

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 90%**Location : Throughout*

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$35,700

B

## Exhaust Fans

Interior

100%

2022

\$80,600

2

\$2,000

B

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 57 - BX

Asset # : 476

| Mechanical                          |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority Code |
|-------------------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type               | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                            |            |                   |  |                    |                |             |                |               |
| H/C Water Piping<br>Galv Iron/Steel | 100%       | Now               | \$4,400  | 2027               | * *            | 1           |                | B             |
|                                     |            |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>    |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Booster Pump</i>                                 |                    |                |             |                |               |
| Water Heater<br>Gas Fired           | 100%       |                   |  | 2021               | \$17,000       | 2           | \$1,000        | B             |
|                                     |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |               |
|                                     |            |                   | <i>Location : Basement</i>                                     |                    |                |             |                |               |
|                                     |            |                   | <i>Explanation : One Tank, Installed Recently</i>              |                    |                |             |                |               |
| Sanitary Piping<br>Cast Iron        | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron     | 100%       |                   |  | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Submersible         | 100%       |                   |  | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures<br>Generic                 | 100%       |                   |  |                    |                |             |                | B             |
| Fire Suppression<br>Sprinkler       |            |                   |  |                    |                |             |                |               |
| No Component                        | 98%        |                   |  |                    |                |             |                | D             |
| Generic                             | 2%         |                   |  | 2032               | * *            | 1-2         | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 58 - BX  
**Address** : E. 176 ST. & WASHINGTON AVENUE  
**Borough** : BRONX **Agency's Number** : X058  
**Program / Asset #** : BOE0199.000 / 463 **Yr Built/Renovated** : 1890 / 2001  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2909 **Lot** : 32 **BIN** : 2009540

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$223,600             |
| Interior Architecture | \$410,100             | \$36,600              |
| Electrical            | \$45,900              |                       |
| Mechanical            |                       | \$95,400              |
| <b>Total</b>          | <b>\$456,100</b>      | <b>\$355,600</b>      |
| Priority A            |                       | \$223,600             |
| Priority B            | \$45,900              | \$132,000             |
| Priority C            | \$410,100             |                       |
| <b>Total</b>          | <b>\$456,100</b>      | <b>\$355,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$15,700        |                | \$15,700        | \$27,000        |
| Interior Architecture | \$28,500        |                | \$1,200         | \$6,500         |
| Electrical            |                 |                | \$9,800         | \$700           |
| Mechanical            | \$7,900         | \$7,400        | \$25,100        | \$16,800        |
| <b>Total</b>          | <b>\$52,100</b> | <b>\$7,400</b> | <b>\$51,800</b> | <b>\$51,000</b> |
| Priority A            | \$15,700        |                | \$15,700        | \$27,000        |
| Priority B            | \$28,100        | \$7,400        | \$35,000        | \$17,400        |
| Priority C            | \$8,400         |                | \$1,200         | \$6,500         |
| <b>Total</b>          | <b>\$52,100</b> | <b>\$7,400</b> | <b>\$51,800</b> | <b>\$51,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - BX

## Asset # : 463

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 35%        |                   |                | LIFE    | * *                | 5           | \$32,000       | A             |  |
| Masonry: Brick  | 55%        |                   |                | LIFE    | * *                | 5           | \$50,200       | A             |  |
| Masonry: Fieldstone   | 10%        |                   |                | LIFE    | * *                | 5           | \$6,800        | A             |  |
| Other Observation, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Stone Face Eroded                               |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2037    | * *                | 5           | \$26,300       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$1,500        | LIFE    | * *                | 5           | \$3,300        | A             |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Panel   | 80%        |                   |                | 2041    | * *                | 5           | \$26,400       | A             |  |
| Metal Panel   | 15%        |                   |                | 2041    | * *                | 5           | \$4,900        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 20%        |                   |                | LIFE    | * *                |             |                | A             |  |
| Modified Bitumen  | 60%        | Now               | \$14,100       | 2021    | \$141,400          |             |                | A             |  |
| Blisters, Extent : Moderate, Area Affected : 10%              |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Patching Evident, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Recent Repair Evident, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 90%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Brittle   |            |                   |                |         |                    |             |                |               |  |
| Roll Roofing  | 8%         |                   |                | 2017    | \$11,700           | 5           | \$4,300        | A             |  |
| Skylight, Plastic   | 12%        |                   |                | 2034    | * *                | 1           |                | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - BX

## Asset # : 463

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 3%         |                   |                | 2022               | \$13,800       | 3           | \$3,500        | C             |
| Cast in Place Concrete  | 8%         |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$3,900        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,200        | C             |
| Vinyl Tile  | 25%        | Now               | \$3,700        | 2026               | **             | 3           | \$7,300        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Auditorium, Corridors, Classrooms                  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Corridors, Classrooms                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 42%        | Now               | \$93,800       | 2016               | \$312,600      | 3           | \$12,300       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 15%        | Now               | \$5,000        | 2024               | **             | 5           | \$11,000       | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 15%         |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2024               | **             | 5           | \$2,900        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 85%        |                   |                | LIFE               | **             | 5           | \$24,800       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$3,100        | B             |
| Plaster   | 75%        | Now               | \$20,100       | LIFE               | **             | 5           | \$36,600       | B             |
| Water Penetration, Extent : Severe, Area Affected : 2%        |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Classrooms                            |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 2000 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2031               | * *            | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - BX

## Asset # : 463

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 20%  |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs      | 80%  |                   |                | 2037               | * *            | 5           | \$1,100        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 80%  |                   |                | 2041               | * *            | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2026               | * *            | 5           | \$300          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 81%  |                   |                | 2026               | * *            | 10          | \$38,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Classrooms                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Lamp T-12                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2026               | * *            | 10          | \$7,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Corridors                             |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2026               | * *            | 10          |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Gym   |                   |                |                    |                |             |                |               |
|                       | Explanation : Metal Halide, Mercury                        |                   |                |                    |                |             |                |               |
| Incandescent          | 2%   |                   |                | 2016               | \$9,400        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2021               | \$4,300        | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2021               | \$4,300        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2047               | * *            | 5           | \$16,200       |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2034               | * *            | 1           | \$51,700       |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2041               | * *            | 4           | \$2,600        |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 15%        |                   |                | 2021               | \$48,100       | 1           | \$4,900        |               |
| Convactor/Radiator                                      | 85%        |                   |                | 2026               | * *            | 1           | \$14,400       |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - BX

## Asset # : 463

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2019               | \$12,200       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | * *            | 2-5         | \$29,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Roof   | 100%       |                   |                | 2021               | \$47,300       | 2           | \$1,600        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$13,800       | 2           | \$800          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2026               | * *            | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 58 - SI  
**Address** : 77 MARSH AVENUE (NEAR RICHMOND HILL RD.)  
**Borough** : STATEN ISLAND **Agency's Number** : R058  
**Program / Asset #** : BOE1042.000 / 13596 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 131,605 **Project Type** : EDUCATION  
**Date of Survey** : 11-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2450 **Lot** : 305 **BIN** : 5145698

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$111,300             | \$185,300             |
| Interior Architecture |                       | \$164,200             |
| Electrical            | \$95,800              |                       |
| <b>Total</b>          | <b>\$207,200</b>      | <b>\$349,500</b>      |
| Priority A            | \$111,300             | \$185,300             |
| Priority B            | \$95,800              | \$128,900             |
| Priority C            |                       | \$35,300              |
| <b>Total</b>          | <b>\$207,200</b>      | <b>\$349,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture |                  |                 |                  |                  |
| Interior Architecture | \$16,100         |                 | \$7,600          | \$16,100         |
| Electrical            | \$37,000         | \$17,600        | \$18,500         | \$21,000         |
| Mechanical            | \$41,500         | \$65,500        | \$88,400         | \$65,000         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$102,500</b> | <b>\$91,000</b> | <b>\$122,400</b> | <b>\$110,000</b> |
| Priority A            |                  |                 |                  |                  |
| Priority B            | \$86,400         | \$91,000        | \$114,800        | \$93,800         |
| Priority C            | \$16,100         |                 | \$7,600          | \$16,100         |
| <b>Total</b>          | <b>\$102,500</b> | <b>\$91,000</b> | <b>\$122,400</b> | <b>\$110,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

| Architecture        |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|---------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System              | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                     | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior            |  |                |           |                    |      |                |       |                |          |
| Exterior Walls      |  |                |           |                    |      |                |       |                |          |
|                     | Masonry: Brick   | 85%            |           |                    | LIFE | **             | 5     | \$122,100      | A        |
|                     | Metal/Glass Curt Wall  | 5%             |           |                    | LIFE | **             | 5     | \$13,500       | A        |
|                     | Metal Panel  | 10%            |           |                    | 2047 | **             | 5-10  | \$98,800       | A        |
| Windows             |  |                |           |                    |      |                |       |                |          |
|                     | Aluminum   | 100%           |           |                    | 2043 | **             | 5     | \$23,000       | A        |
| Parapets            |  |                |           |                    |      |                |       |                |          |
|                     | Cast Stone/Terra Cotta   | 20%            |           |                    | LIFE | **             | 5     | \$21,000       | A        |
|                     | Masonry: Brick   | 80%            |           |                    | LIFE | **             | 5     | \$10,900       | A        |
| Roof                |  |                |           |                    |      |                |       |                |          |
|                     | Built-Up (BUR)   | 80%            |           |                    | 2029 | **             | 10    | \$63,200       | A        |
|                     | Copper/Terne   | 20%            |           |                    | 2056 | **             | 10    | \$39,500       | A        |
| Interior            |  |                |           |                    |      |                |       |                |          |
| Floors              |  |                |           |                    |      |                |       |                |          |
|                     | Cast in Place Concrete   | 10%            |           |                    | LIFE | **             | 5     | \$35,300       | C        |
|                     | Terrazzo   | 5%             |           |                    | LIFE | **             | 5     | \$6,300        | C        |
|                     | Vinyl Tile   | 80%            |           |                    | 2029 | **             | 3     | \$64,500       | C        |
|                     | Wood   | 5%             |           |                    | 2056 | **             | 5     | \$15,100       | C        |
| Interior Walls      |  |                |           |                    |      |                |       |                |          |
|                     | Concrete Masonry Unit  | 60%            |           |                    | LIFE | **             | 5     | \$27,600       | C        |
|                     | Plaster  | 10%            |           |                    | LIFE | **             | 5     | \$3,400        | C        |
|                     | SGFT/Glazed Masonry  | 30%            |           |                    | LIFE | **             |       |                | C        |
| Ceilings            |  |                |           |                    |      |                |       |                |          |
|                     | AcousTileSusp.Lay-In   | 80%            |           |                    | 2038 | **             | 5     | \$128,900      | B        |
|                     | Exposed Struc: Steel   | 20%            |           |                    | LIFE | **             |       |                | B        |
| Site Enclosure      |  |                |           |                    |      |                |       |                |          |
| Fence/Gates         |  |                |           |                    |      |                |       |                |          |
|                     | Chain link   | 60%            |           |                    | 2041 | **             |       |                | C        |
|                     | Iron Picket  | 40%            |           |                    | 2056 | **             |       |                | C        |
| Free Standing Walls |  |                |           |                    |      |                |       |                |          |
|                     | Cast in Place Concrete   | 100%           |           |                    | 2056 | **             |       |                | C        |
| Site Pavements      |  |                |           |                    |      |                |       |                |          |
| On-Site Walkways    |  |                |           |                    |      |                |       |                |          |
|                     | Asphalt  | 48%            |           |                    | 2030 | **             |       |                | C        |
|                     | Cast in Place Concrete   | 45%            | 0-2       | \$6,400            | 2034 | **             |       |                | C        |
|                     | Loose/Delam Surface, Extent : Light, Area Affected : 2%<br>Location : To Right Of Front Entrance.                                |                |           |                    |      |                |       |                |          |
|                     | Pavers   | 7%             |           |                    | 2030 | **             |       |                | C        |
| Parking/Driveway    |  |                |           |                    |      |                |       |                |          |
|                     | Asphalt  | 93%            | 0-2       | \$5,300            | 2030 | **             |       |                | C        |
|                     | Potholes, Extent : Light, Area Affected : 2%<br>Location : Rear Parking Lot.   |                |           |                    |      |                |       |                |          |
|                     | Cast in Place Concrete   | 7%             |           |                    | 2034 | **             |       |                | C        |
|                     | Other Observation, Extent : Light, Area Affected : 2%<br>Location : Loading Dock Area.<br>Explanation : Light Patching Observed. |                |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - SI

## Asset # : 13596

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Site Pavements

## Playyard

## Asphalt

92% 4+ \$12,000 2030 \* \* C  
*Cracking/Crumbling, Extent : Light, Area Affected : 5%*  
*Location : In The Corner Of The Playground Near The Cafeteria.*

## Rubber Matting

8% Now \$13,000 2026 \* \* C  
*Other Observation, Extent : Severe, Area Affected : 50%*  
*Location : To The Left Of The Entrance Of The Playground.*  
*Explanation : Misaligned / Bulging*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2041 \* \* 5 \$500 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : 3000 Amps Main Disconnect Switch*

## Transformers

## Dry Type

50% 2034 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Generator Room*  
*Explanation : 1000 Kva*

## Dry Type

50% 2034 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 150 Kva And 9 Kva*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2041 \* \* 5 \$500 B

## Raceway

## Conduit

100% 2041 \* \* 1 B

## Panelboards

## Fused Disc Sw

10% 2037 \* \* 5 \$300 B

## Molded Case Bkrs

90% 2037 \* \* 5 \$2,600 B

## Wiring

## Thermoplastic

100% 2041 \* \* 1 B

## Motor Controllers

## Locally Mounted

10% 2034 \* \* 5 \$100 B

## Motor Control Center

90% 2034 \* \* 5 \$2,600 B

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Sprinkler Valve Room*  
*Explanation : Connected To Main Water Pipe.*

## Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - SI

## Asset # : 13596

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2034               | * *            | 1           | \$33,200       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2030               | * *            | 1           | \$41,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 500 Kw                                   |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                   |                | 2014               | \$600          | 5           | \$24,000       | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Main Tank             | 100%   |                   |                | 2049               | * *            | 5           | \$3,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 275 Gallon Tank                              |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2026               | * *            | 10          | \$93,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| Fluorescent           | 2%   |                   |                | 2026               | * *            | 10          | \$2,000        | B             |
| HID                   | 3%   |                   |                | 2026               | * *            | 10          | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2026               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : All Lighting Backed Up By Generator.         |                   |                |                    |                |             |                |               |
| Exit, LED             | 50%  |                   |                | 2049               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2026               | * *            | 10          | \$300          | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Exterior Walls                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : Timer Control And Local Photocell.           |                   |                |                    |                |             |                |               |
| Lightning Protection  |  |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2049               | * *            | 5           | \$3,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : Copper                                       |                   |                |                    |                |             |                |               |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2026               | * *            | 1           | \$40,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : In Working Order.                            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 58 - SI

## Asset # : 13596

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Alarm

## Fire/Smoke Detection

## Generic

10%

2026

\* \*

1-3

\$6,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby**Explanation : Digital F. A. C. P. With Bell Alarms*

## Generic

90%

2026

\* \*

1-3

\$61,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : In Working Order.*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2041

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : 6,000 Gallon Fuel Tank*

## Conversion Equipment

## Heat Exchanger

40%

2034

\* \*

1

\$21,400

B

## Steam Boiler

60%

4+

\$7,200

2034

\* \*

1

\$57,700

B

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 1%**Location : Boiler Room, Boiler 1**Explanation : 2 Boilers. Back Of Boiler, View Port Jacket Is Missing. Some Corrosion  
Where Steam Leaked.*

## Distribution

## Ductwork/Diffusers

50%

LIFE

\* \*

2-5

\$30,000

B

## Hot Wtr Piping/Pump

25%

2043

\* \*

4

\$2,000

B

## Steam Piping/Pump

25%

2047

\* \*

4

\$2,000

B

## Terminal Devices

## Air Handler

60%

2029

\* \*

1

\$40,000

B

## Convactor/Radiator

40%

2038

\* \*

1

\$13,900

B

## Air Conditioning

## Energy Source

## Electricity

100%

2043

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

| Mechanical           |                           | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|---------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type            | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning     |                           |   |                   |                    |         |                |             |                |               |
| Conversion Equipment |                           |   |                   |                    |         |                |             |                |               |
|                      | Centrifugal, Elec Chiller | 95%   |                   |                    | 2034    | * *            | 1           | \$110,800      | B             |
|                      |                           | Other Observation, Extent : Light, Area Affected : 95%                              |                   |                    |         |                |             |                |               |
|                      |                           | Location : Penthouse Mechanical Room  |                   |                    |         |                |             |                |               |
|                      |                           | Explanation : Refrigerant 134a; 2 Chillers.   |                   |                    |         |                |             |                |               |
|                      | Ext Pkg Unit - Cooling    | 5%  |                   |                    | 2029    | * *            | 2           | \$300          | B             |
|                      |                           | Other Observation, Extent : Light, Area Affected : 5%                               |                   |                    |         |                |             |                |               |
|                      |                           | Location : Computer & Telephone Exchange Rooms                                      |                   |                    |         |                |             |                |               |
|                      |                           | Explanation : Dx Split System With Air Cooled Condenser On Roof.                    |                   |                    |         |                |             |                |               |
| Distribution         |                           |   |                   |                    |         |                |             |                |               |
|                      | Chilled Wtr Pipe/Pump     | 40%   |                   |                    | 2047    | * *            | 4           | \$3,200        | B             |
|                      | Ductwork/Diffusers        | 60%   |                   |                    | LIFE    | * *            | 2           | \$84,100       | B             |
| Terminal Devices     |                           |   |                   |                    |         |                |             |                |               |
|                      | Air Handler/Cool/Ht       | 100%  |                   |                    | 2029    | * *            | 1           | \$66,700       | B             |
| Heat Rejection       |                           |   |                   |                    |         |                |             |                |               |
|                      | Air Condenser Unit        | 5%  |                   |                    | 2029    | * *            | 2           | \$3,800        | B             |
|                      |                           | Other Observation, Extent : Light, Area Affected : 5%                               |                   |                    |         |                |             |                |               |
|                      |                           | Location : Higher Roof  |                   |                    |         |                |             |                |               |
|                      |                           | Explanation : 2 Air Cooled Condensers Serving Computer And Telephone Exchange Rooms |                   |                    |         |                |             |                |               |
|                      | Water Cool Tower          | 95%   |                   |                    | 2025    | * *            | 2           | \$103,000      | B             |
| Ventilation          |                           |   |                   |                    |         |                |             |                |               |
| Distribution         |                           |   |                   |                    |         |                |             |                |               |
|                      | Ductwork/Diffusers        | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$60,100       | B             |
| Exhaust Fans         |                           |   |                   |                    |         |                |             |                |               |
|                      | Roof                      | 100%  |                   |                    | 2029    | * *            | 2           | \$3,300        | B             |
| Plumbing             |                           |   |                   |                    |         |                |             |                |               |
| H/C Water Piping     |                           |   |                   |                    |         |                |             |                |               |
|                      | Brass/Copper              | 100%  |                   |                    | 2047    | * *            | 1           |                | B             |
| Water Heater         |                           |   |                   |                    |         |                |             |                |               |
|                      | Gas Fired                 | 100%  |                   |                    | 2020    | \$28,600       | 2           | \$1,600        | B             |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%                             |                   |                    |         |                |             |                |               |
|                      |                           | Location : Basement Boiler Room   |                   |                    |         |                |             |                |               |
|                      |                           | Explanation : Hot Water Heater 500 Gallon Storage Capacity                          |                   |                    |         |                |             |                |               |
| Sanitary Piping      |                           |   |                   |                    |         |                |             |                |               |
|                      | Cast Iron                 | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping   |                           |   |                   |                    |         |                |             |                |               |
|                      | Cast Iron                 | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)         |                           |   |                   |                    |         |                |             |                |               |
|                      | Rigid Piping              | 70%   |                   |                    | 2029    | * *            | 4           | \$900          | B             |
|                      | Submersible               | 30%   |                   |                    | 2016    | \$1,900        | 4           | \$400          | B             |
|                      |                           | Other Observation, Extent : Light, Area Affected : 30%                              |                   |                    |         |                |             |                |               |
|                      |                           | Location : Basement Boiler Room   |                   |                    |         |                |             |                |               |
|                      |                           | Explanation : Serving Ground Water In Boiler Room                                   |                   |                    |         |                |             |                |               |
| Sewage Ejector(s)    |                           |   |                   |                    |         |                |             |                |               |
|                      | Compressed Air            | 100%  |                   |                    | 2047    | * *            | 4           | \$2,000        | B             |
| Backflow Preventer   |                           |   |                   |                    |         |                |             |                |               |
|                      | Generic                   | 100%  |                   |                    | 2029    | * *            | 1           | \$6,700        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S. 58 - SI

Asset # : 13596

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 70%        |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 70%</i>                    |                |                    |                |             |                |               |
|                       |            | <i>Location : 2 Units</i>  |                |                    |                |             |                |               |
|                       |            | <i>Explanation : Left Serving 1st-4th Fl; Right Serving Basement - Penthouse</i> |                |                    |                |             |                |               |
| Hydraulic             | 30%        |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 30%</i>                    |                |                    |                |             |                |               |
|                       |            | <i>Location : 1 Unit</i>   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1st - 2nd Floor Serving Kitchen</i>                             |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2041               | * *            | 1-5         | \$56,400       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2041               | * *            | 1-2         | \$30,200       | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2030               | * *            | 1           | \$20,100       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 59 - BX  
**Address** : 2185 BATHGATE AVENUE  
**Borough** : BRONX **Agency's Number** : X059  
**Program / Asset #** : BOE0200.000 / 2600 **Yr Built/Renovated** : 1921 / 1998  
**Area Sq Ft** : 69,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3049 **Lot** : 37 **BIN** : 2011538

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$100,300             |
| Interior Architecture | \$334,800             | \$45,100              |
| Electrical            |                       | \$645,000             |
| Mechanical            | \$167,000             | \$53,600              |
| <b>Total</b>          | <b>\$501,800</b>      | <b>\$844,000</b>      |
| Priority A            |                       | \$100,300             |
| Priority B            | \$167,000             | \$743,600             |
| Priority C            | \$334,800             |                       |
| <b>Total</b>          | <b>\$501,800</b>      | <b>\$844,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|------------------|-----------------|
| Exterior Architecture | \$18,800         |                | \$22,700         | \$15,200        |
| Interior Architecture | \$64,300         |                | \$3,300          | \$2,200         |
| Electrical            | \$18,100         |                | \$24,000         | \$700           |
| Mechanical            | \$28,200         | \$7,900        | \$55,600         | \$10,700        |
| <b>Total</b>          | <b>\$129,400</b> | <b>\$7,900</b> | <b>\$105,500</b> | <b>\$28,800</b> |
| Priority A            | \$18,800         |                | \$22,700         | \$15,200        |
| Priority B            | \$72,000         | \$7,900        | \$79,600         | \$11,400        |
| Priority C            | \$38,700         |                | \$3,300          | \$2,200         |
| <b>Total</b>          | <b>\$129,400</b> | <b>\$7,900</b> | <b>\$105,500</b> | <b>\$28,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 59 - BX

## Asset # : 2600

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 2%         |                   |                | LIFE    | **                 | 5           | \$10,800       | A             |  |
| Masonry: Brick   | 93%        |                   |                | LIFE    | **                 | 5           | \$100,300      | A             |  |
| Masonry: Limestone   | 5%         | Now               | \$15,000       | LIFE    | **                 | 5           | \$4,000        | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Spandrels   |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Light, Area Affected : 25%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2037    | **                 | 5           | \$30,500       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 15%        |                   |                | LIFE    | **                 | 5           | \$9,200        | A             |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$2,400        | A             |  |
| Masonry: Brick   | 53%        |                   |                | LIFE    | **                 | 5           | \$4,200        | A             |  |
| Metal Rail   | 2%         |                   |                | 2034    | **                 | 5-10        | \$2,900        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 75%        |                   |                | 2026    | **                 | 10          | \$22,700       | A             |  |
| Built-Up (BUR)   | 25%        | Now               | \$2,000        | 2026    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Severe, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Roof  |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Poured   | 25%        | Now               | \$86,300       | 2026    | **                 | 5           | \$5,400        | C             |  |
| Uneven Surface, Extent : Severe, Area Affected : 35%         |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs, Corridors, Cafeteria                      |            |                   |                |         |                    |             |                |               |  |
| Wrinkling, Extent : Severe, Area Affected : 30%              |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE    | **                 | 5           | \$19,000       | C             |  |
| Ceramic Tile   | 5%         | Now               | \$1,900        | 2024    | **                 | 5           | \$2,200        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Toilets   |            |                   |                |         |                    |             |                |               |  |
| Mosaic Tile  | 5%         |                   |                | 2034    | **                 | 5           | \$10,900       | C             |  |
| Terrazzo   | 5%         | Now               | \$2,600        | LIFE    | **                 | 5           | \$3,400        | C             |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Entry Vestibule, Near Auditorium                  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        |                   |                | 2026    | **                 | 3           | \$8,700        | C             |  |
| Vinyl Tile   | 30%        |                   |                | 2016    | \$248,500          | 3           | \$9,800        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Classrooms, Cafeteria                             |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tile                                       |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 59 - BX

## Asset # : 2600

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                |     |     |          |      |    |   |          |   |
|----------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile   | 5%  |     |          | 2024 | ** | 5 | \$5,400  | C |
| Masonry: Brick | 10% |     |          | LIFE | ** |   |          | C |
| Marble Panels  | 2%  |     |          | LIFE | ** |   |          | C |
| Plaster        | 80% |     |          | LIFE | ** | 5 | \$26,000 | C |
| Plaster        | 3%  | Now | \$23,800 | LIFE | ** | 5 | \$1,000  | C |

Cracking/Crumbling, Extent : Severe, Area Affected : 80%

Location : Bulkhead

Loose/Delam Surface, Extent : Severe, Area Affected : 80%

Location : Bulkhead

Water Penetration, Extent : Severe, Area Affected : 80%

Location : Bulkhead

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 2%  |     |          | 2034 | ** | 5 | \$1,700  | B |
| Exposed Concrete     | 15% |     |          | LIFE | ** | 5 | \$2,000  | B |
| Plaster              | 83% | 2-4 | \$24,800 | LIFE | ** | 5 | \$45,100 | B |

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Classrooms

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : Main Service Switch Rated @ 1200 Amperes

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2041 | ** | 5 | \$300 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$68,200 | 1 |  | B |
| Conduit | 20% |  |  | 2041 | **       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2037 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 80% |  |  | 2037 | ** | 5 | \$1,200 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 20% | 2-4 | \$17,900 | 2046 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

On Extended Life, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 80% |  |  | 2041 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2034 | ** | 5 | \$400 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 59 - BX

## Asset # : 2600

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

100% 2021 \$523,500 10 \$53,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Lamp T-8*

## Egress Lighting

Emergency, Battery  
Exit, Service

50% 2029 \* \* 10 \$7,000 B  
 50% 2029 \* \* 1 B

## Exterior Lighting

## HID

100% 2016 \$23,600 10 \$200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual  
Fuel

100% 2041 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2034 \* \* 1 \$57,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

## Distribution

## Steam Piping/Pump

100% 2041 \* \* 4 \$2,900 B

## Terminal Devices

## Air Handler

15% 2021 \$53,600 1 \$5,400 B

## Convactor/Radiator

85% 2026 \* \* 1 \$16,000 B

## Air Conditioning

## Energy Source

## Electricity

100% 2029 \* \* 1 B

## Conversion Equipment

## Window/Wall Unit

20% 2016 \$27,200 1 B

## No Component

80% D

## Ventilation

## Distribution

## Ductwork/Diffusers

100% Now \$114,300 LIFE \* \* 2-5 \$32,400 B  
*Not in Service, Extent : Severe, Area Affected : 20%*  
*Location : Basement*  
*Other Observation, Extent : Moderate, Area Affected : 20%*  
*Location : Basement*  
*Explanation : Old High Pressure Blower Not In Service*

## Exhaust Fans

## Roof

100% 2016 \$52,700 2 \$1,800 B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 59 - BX

## Asset # : 2600

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       | Now               | \$19,800       | 2026               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Library, Kitchen And Bathroom</i>                  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Mixing Valve Need For Three Locations</i>       |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2016               | \$15,400       | 2           | \$900          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 59 - M BEEKMAN HILL INTERNATIONAL  
**Address** : 213 EAST 63RD STREET BTWN: 2ND AVE - 3RD AVE.  
**Borough** : MANHATTAN **Agency's Number** : LEASE-M267  
**Program / Asset #** : BOE1073.000 / 14419 **Yr Built/Renovated** : 1917 / 2008  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 1418 **Lot** : 7 **BIN** : 1087680

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$173,500             | \$122,400             |
| Interior Architecture | \$86,200              | \$164,900             |
| Electrical            |                       | \$41,300              |
| <b>Total</b>          | <b>\$259,800</b>      | <b>\$328,600</b>      |
| Priority A            | \$173,500             | \$122,400             |
| Priority B            |                       | \$159,100             |
| Priority C            | \$86,200              | \$47,000              |
| <b>Total</b>          | <b>\$259,800</b>      | <b>\$328,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,200        |                 |                 |                 |
| Interior Architecture | \$29,300        | \$11,600        |                 |                 |
| Electrical            | \$6,100         | \$5,100         | \$4,600         | \$4,400         |
| Mechanical            | \$26,600        | \$10,200        | \$10,400        | \$11,500        |
| Elevators/Escalators  | \$20,700        | \$20,700        | \$20,700        | \$20,700        |
| <b>Total</b>          | <b>\$99,900</b> | <b>\$47,700</b> | <b>\$35,700</b> | <b>\$36,600</b> |
| Priority A            | \$17,200        |                 |                 |                 |
| Priority B            | \$65,800        | \$36,100        | \$35,700        | \$36,600        |
| Priority C            | \$16,900        | \$11,600        |                 |                 |
| <b>Total</b>          | <b>\$99,900</b> | <b>\$47,700</b> | <b>\$35,700</b> | <b>\$36,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 59 - M BEEKMAN HILL INTERNATIONAL**  
**Asset # : 14419**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$74,100              | A                    |
| Masonry: Brick   | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$170,800             | A                    |
| Masonry: Limestone   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$7,100               | A                    |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$21,000              | A                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Parapets   |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick   | 70%               |                          |                       | LIFE                      | **                    | 5-10               | \$59,800              | A                    |
| Masonry: Limestone   | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$15,200              | A                    |
| Metal Panel  | 20%               |                          |                       | 2053                      | **                    | 5                  | \$9,700               | A                    |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaza Roof: Stone Panels   | 100%              |                          |                       | 2053                      | **                    |                    |                       | A                    |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$27,100              | C                    |
| Ceramic Tile   | 10%               |                          |                       | 2038                      | **                    | 5                  | \$12,400              | C                    |
| Quarry Tile  | 5%                |                          |                       | 2043                      | **                    | 5                  | \$9,300               | C                    |
| Vinyl Tile   | 75%               |                          |                       | 2033                      | **                    | 3                  | \$34,900              | C                    |
| Wood   | 5%                |                          |                       | 2063                      | **                    | 5                  | \$11,600              | C                    |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 20%               |                          |                       | 2038                      | **                    | 5                  | \$22,400              | C                    |
| Gypsum Board   | 70%               |                          |                       | LIFE                      | **                    | 5-10               | \$133,300             | C                    |
| Masonry: Brick   | 10%               |                          |                       | LIFE                      | **                    | 10                 | \$3,400               | C                    |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In   | 95%               |                          |                       | 2043                      | **                    | 5                  | \$117,800             | B                    |
| Exposed Struc: Steel   | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$12,400              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3000 Amps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$200                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2049                      | **                    | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2045                      | **                    | 5                  | \$1,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2049                      | **                    | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 59 - M BEEKMAN HILL INTERNATIONAL**  
**Asset # : 14419**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2040                      | * *                   | 5                  | \$300                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2040                      | * *                   | 1                  | \$13,900              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$17,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 143 Kw</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2018                      | \$600                 | 5                  | \$1,700               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2058                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gallon Tank</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$41,300              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 &amp; Compact</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2031                      | * *                   | 10                 | \$1,500               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$100                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1                  | \$5,100               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1-3                | \$8,300               | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 59 - M BEEKMAN HILL INTERNATIONAL**  
**Asset # : 14419**

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Utility Steam                  | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Throughout                                   |                   |                |                    |                |             |                |               |
|                                | Explanation : Steam From Con Edison                     |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Pres. Reducing Valve/LP Steam  | 100%  |                   |                | 2032               | * *            | 5           | \$2,700        | B             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%  |                   |                | 2049               | * *            | 4           | \$2,200        | B             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 60%   |                   |                | 2031               | * *            | 1           | \$16,700       | B             |
| Convactor/Radiator             | 40%   |                   |                | 2040               | * *            | 1           | \$5,800        | B             |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2045               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 80%   |                   |                | 2027               | * *            | 2           | \$2,200        | B             |
|                                | R-134a Refrigerant, Extent : Light, Area Affected : 85% |                   |                |                    |                |             |                |               |
|                                | Location : Mer In Each Floor                            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller    | 20%   |                   |                | 2031               | * *            | 1           | \$4,200        | B             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump          | 20%   |                   |                | 2049               | * *            | 4           | \$400          | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 20%   |                   |                | 2031               | * *            | 1           | \$5,600        | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Heat Rejection                 |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 20%   |                   |                | 2031               | * *            | 2           | \$6,300        | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$39,700       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2031               | * *            | 2           | \$1,400        | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2043               | * *            | 1           |                | B             |
| HW Heat Exchanger              |   |                   |                |                    |                |             |                |               |
| HTHW/HW                        | 100%  |                   |                | 2049               | * *            |             |                | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 59 - M BEEKMAN HILL INTERNATIONAL**  
**Asset # : 14419**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2031    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2031    | * *            | 1           | \$2,800        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : (2) C-6 (1) 6-8                              |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 3 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2049    | * *            | 1-5         | \$22,700       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2049    | * *            | 1-2         | \$12,600       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1           | \$8,400        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 6 - SI  
**Address** : 555 PAGE AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R006  
**Program / Asset #** : BOE1009.000 / 13402 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 97,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3,4  
**Block** : 7760 **Lot** : 1 **BIN** : 5131697

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$186,400             | \$138,100             |
| Interior Architecture |                       | \$70,600              |
| Electrical            | \$69,200              |                       |
| <b>Total</b>          | <b>\$255,600</b>      | <b>\$208,700</b>      |
| Priority A            | \$186,400             | \$138,100             |
| Priority B            | \$69,200              | \$70,600              |
| <b>Total</b>          | <b>\$255,600</b>      | <b>\$208,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,500         | \$3,300         | \$8,900         |                 |
| Interior Architecture | \$1,700         |                 | \$8,800         |                 |
| Electrical            | \$7,600         | \$6,000         | \$6,600         | \$5,500         |
| Mechanical            | \$27,000        | \$28,900        | \$27,500        | \$28,900        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$48,700</b> | <b>\$46,200</b> | <b>\$59,700</b> | <b>\$42,400</b> |
| Priority A            | \$4,500         | \$3,300         | \$8,900         |                 |
| Priority B            | \$42,500        | \$42,800        | \$42,000        | \$42,400        |
| Priority C            | \$1,700         |                 | \$8,800         |                 |
| <b>Total</b>          | <b>\$48,700</b> | <b>\$46,200</b> | <b>\$59,700</b> | <b>\$42,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - SI

## Asset # : 13402

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                      |     |  |  |      |    |      |           |   |
|----------------------|-----|--|--|------|----|------|-----------|---|
| Glazed Ceramic Panel | 2%  |  |  | LIFE | ** | 5    | \$5,500   | A |
| Masonry: Brick       | 60% |  |  | LIFE | ** | 5    | \$35,300  | A |
| Metal Panel          | 35% |  |  | 2040 | ** | 5-10 | \$141,400 | A |
| Window Wall          | 3%  |  |  | 2040 | ** | 5    | \$6,600   | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$17,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 50% |  |  | LIFE | ** | 5    | \$1,500  | A |
| Metal Rail     | 50% |  |  | 2033 | ** | 5-10 | \$27,000 | A |

## Roof

|                         |     |     |         |      |    |    |           |   |
|-------------------------|-----|-----|---------|------|----|----|-----------|---|
| IRMA/Protected Membrane | 90% |     |         | 2025 | ** | 10 | \$147,900 | A |
| Metal Panel             | 10% | Now | \$4,500 | 2033 | ** |    |           | A |

*Water Penetration, Extent : Light, Area Affected : 2%*

*Location : Gymnasium Roof*

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 7%  |  |  | LIFE | ** | 5 | \$13,400 | C |
| Ceramic Tile           | 3%  |  |  | 2029 | ** | 5 | \$2,600  | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$3,400  | C |
| Vinyl Tile             | 80% |  |  | 2025 | ** | 3 | \$26,300 | C |
| Wood                   | 5%  |  |  | 2048 | ** | 5 | \$8,200  | C |

## Interior Walls

|                        |     |  |  |      |    |  |  |   |
|------------------------|-----|--|--|------|----|--|--|---|
| Cast in Place Concrete | 12% |  |  | LIFE | ** |  |  | C |
|------------------------|-----|--|--|------|----|--|--|---|

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Electrical Room*

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 3%  |  |  | 2029 | ** | 5 | \$700   | C |
| Concrete Masonry Unit | 30% |  |  | LIFE | ** | 5 | \$2,700 | C |
| Gypsum Board          | 15% |  |  | LIFE | ** | 5 | \$2,100 | C |
| SGFT/Glazed Masonry   | 40% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 80% |  |  | 2033 | ** | 5 | \$70,600 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 15% |  |  | LIFE | ** | 5 | \$16,500 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - SI

## Asset # : 13402

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Transformers             |  |                   |                |                    |                |             |                |               |
| Dry Type                 | 100%   |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2036               | * *            | 5           | \$2,100        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 70%  |                   |                | 2033               | * *            | 5           | \$400          | B             |
| Motor Control Center     | 30%  |                   |                | 2033               | * *            | 5           | \$700          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2033               | * *            | 1           | \$24,500       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2029               | * *            | 1           | \$30,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 469 Kva                                  |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2014               | \$600          | 5           | \$2,900        | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Main Tank                | 100%   |                   |                | 2048               | * *            | 5           | \$2,300        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 275 Gallons                              |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%  |                   |                | 2025               | * *            | 10          | \$69,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 5%   |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting          |  |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%  |                   |                | 2025               | * *            | 1           |                | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Built In The Lighting Fixtures               |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - SI

## Asset # : 13402

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Fuel Oil                    | 5%         |                   |                | 2046               | **             | 5           | \$1,200        | B             |
| Natural Gas                 | 95%        |                   |                | 2046               | **             | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |                | 2033               | **             | 1           | \$78,700       | B             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |                   |                | 2040               | **             | 4           | \$3,900        | B             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%        |                   |                | 2025               | **             | 1           | \$9,800        | B             |
| Convactor/Radiator          | 60%        |                   |                | 2033               | **             | 1           | \$15,400       | B             |
| Fan Coil Unit/Heat          | 20%        |                   |                | 2025               | **             | 1           | \$5,100        | B             |
| Air Conditioning            |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Electricity                 | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment        |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%       |                   |                | 2028               | **             | 1           | \$36,800       | B             |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%       |                   |                | 2046               | **             | 4           | \$5,900        | B             |
| Terminal Devices            |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat        | 100%       |                   |                | 2028               | **             | 1           | \$25,700       | B             |
| Heat Rejection              |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%       |                   |                | 2025               | **             | 2           | \$55,300       | B             |
| Ventilation                 |            |                   |                |                    |                |             |                |               |
| Distribution                |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%       |                   |                | LIFE               | **             | 2-5         | \$44,300       | B             |
| Exhaust Fans                |            |                   |                |                    |                |             |                |               |
| Interior                    | 100%       |                   |                | 2028               | **             | 2           | \$2,500        | B             |
| Plumbing                    |            |                   |                |                    |                |             |                |               |
| H/C Water Piping            |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Water Heater                |            |                   |                |                    |                |             |                |               |
| Gas Fired                   | 100%       |                   |                | 2019               | \$21,100       | 2           | \$1,200        | B             |
| Sanitary Piping             |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |            |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                |            |                   |                |                    |                |             |                |               |
| Submersible                 | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |            |                   |                |                    |                |             |                |               |
| Compressed Air              | 100%       |                   |                | 2040               | **             | 4           | \$1,300        | B             |
| Backflow Preventer          |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                | 2025               | **             | 1           | \$4,900        | B             |
| Fixtures                    |            |                   |                |                    |                |             |                |               |
| Generic                     | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 6 - SI

## Asset # : 13402

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |                   |                |                    |                |             |                |               |
| Elevators             |            |                   |                |                    |                |             |                |               |
| Geared Traction       | 50%        |                   |                | LIFE               | * *            |             |                | C             |
| Hydraulic             | 50%        |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 60 - BX  
**Address** : 888 REVEREND JAMES A. POLITE AVE BTWN: DAWSON ST., EAST 162 ST.  
**Borough** : BRONX **Agency's Number** : X060  
**Program / Asset #** : BOE0201.000 / 464 **Yr Built/Renovated** : 1922 / 2010  
**Area Sq Ft** : 113,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2696 **Lot** : 85 **BIN** : 2005348

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,500              | \$228,000             |
| Interior Architecture | \$323,600             | \$976,700             |
| Electrical            | \$251,300             | \$1,329,600           |
| Mechanical            | \$61,500              | \$792,500             |
| <b>Total</b>          | <b>\$685,900</b>      | <b>\$3,326,900</b>    |
| Priority A            | \$49,500              | \$228,000             |
| Priority B            | \$410,600             | \$2,193,300           |
| Priority C            | \$225,800             | \$905,600             |
| <b>Total</b>          | <b>\$685,900</b>      | <b>\$3,326,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$12,500         |
| Interior Architecture |                 |                 | \$8,000         | \$52,900         |
| Electrical            | \$17,700        | \$4,500         | \$6,400         | \$13,600         |
| Mechanical            | \$33,400        | \$14,100        | \$23,500        | \$24,600         |
| <b>Total</b>          | <b>\$51,100</b> | <b>\$18,600</b> | <b>\$37,900</b> | <b>\$103,600</b> |
| Priority A            |                 |                 |                 | \$12,500         |
| Priority B            | \$51,100        | \$18,600        | \$29,900        | \$41,700         |
| Priority C            |                 |                 | \$8,000         | \$49,400         |
| <b>Total</b>          | <b>\$51,100</b> | <b>\$18,600</b> | <b>\$37,900</b> | <b>\$103,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - BX

## Asset # : 464

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |         |                    |             |                |               |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$69,000       | A             |
| Masonry: Brick         | 90%  |                   |                | LIFE    | **                 | 5           | \$159,000      | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE    | **                 | 5           | \$6,600        | A             |
| Windows                |  |                   |                |         |                    |             |                |               |
| Aluminum               | 100%   |                   |                | 2038    | **                 | 5           | \$49,900       | A             |
| Parapets               |  |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE    | **                 | 5           | \$10,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                        |                   |                |         |                    |             |                |               |
| Masonry: Brick         | 40%  |                   |                | LIFE    | **                 | 5           | \$5,200        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                        |                   |                |         |                    |             |                |               |
| Metal Panel            | 50%  |                   |                | 2052    | **                 | 5           | \$25,000       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Throughout                        |                   |                |         |                    |             |                |               |
| Roof                   |  |                   |                |         |                    |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2027    | **                 | 10          | \$49,500       | A             |
| Interior               |  |                   |                |         |                    |             |                |               |
| Floors                 |  |                   |                |         |                    |             |                |               |
| Cast in Place Concrete | 15%  | Now               | \$65,100       | LIFE    | **                 | 5           | \$46,700       | C             |
|                        | Deflection Evident, Extent : Moderate, Area Affected : 25%<br>Location : Crawl Space Adjacent To Boiler Room |                   |                |         |                    |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Basement                             |                   |                |         |                    |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2031    | **                 | 5           | \$7,100        | C             |
| Terrazzo               | 5%   |                   |                | LIFE    | **                 | 5           | \$5,600        | C             |
| Traffic Topping        | 10%  |                   |                | 2022    | \$384,100          | 5           | \$17,800       | C             |
|                        | Wrinkling, Extent : Moderate, Area Affected : 25%<br>Location : Stair Landings                               |                   |                |         |                    |             |                |               |
| Vinyl Tile             | 35%  | Now               | \$23,700       | 2022    | \$474,800          | 3           | \$18,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%<br>Location : Classrooms - Throughout 12x12 Tiles  |                   |                |         |                    |             |                |               |
| Vinyl Tile             | 5%   | Now               | \$67,800       | 2032    | **                 | 3           | \$2,700        | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 100%<br>Location : Throughout                           |                   |                |         |                    |             |                |               |
| Wood                   | 25%  |                   |                | 2037    | **                 | 5           | \$66,700       | C             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - BX

## Asset # : 464

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |          |      |    |  |  |   |
|------------------------|----|-----|----------|------|----|--|--|---|
| Cast in Place Concrete | 5% |     |          | LIFE | ** |  |  | C |
| Cast Stone/Terra Cotta | 5% | Now | \$69,200 | LIFE | ** |  |  | C |

*Spalling, Extent : Light, Area Affected : 25%**Location : Basement**Water Penetration, Extent : Light, Area Affected : 25%**Location : Basement*

|                     |     |  |  |      |    |   |          |   |
|---------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile        | 5%  |  |  | 2031 | ** | 5 | \$8,900  | C |
| Masonry: Brick      | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels       | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster             | 55% |  |  | LIFE | ** | 5 | \$29,200 | C |
| SGFT/Glazed Masonry | 15% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 5%  |     |          | 2027 | ** | 5 | \$7,100  | B |
| Exposed Concrete  | 15% |     |          | LIFE | ** | 5 | \$3,300  | B |
| Plaster           | 80% | Now | \$97,800 | LIFE | ** | 5 | \$71,200 | B |

*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Toilets Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps And One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$129,300 | 1 |  | B |
| Conduit | 10% |  |  | 2032 | **        | 1 |  | B |

## Panelboards

|                |    |     |         |      |    |   |       |   |
|----------------|----|-----|---------|------|----|---|-------|---|
| Fused Knife Sw | 5% | 2-4 | \$6,800 | 2047 | ** | 5 | \$100 | B |
|----------------|----|-----|---------|------|----|---|-------|---|

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                     |    |     |         |      |    |   |       |   |
|---------------------|----|-----|---------|------|----|---|-------|---|
| Fused Toggle Switch | 5% | 2-4 | \$6,800 | 2047 | ** | 5 | \$100 | B |
|---------------------|----|-----|---------|------|----|---|-------|---|

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2030 | **       | 5 | \$500   | B |
| Molded Case Bkrs | 70% |  |  | 2021 | \$94,800 | 5 | \$1,700 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - BX

## Asset # : 464

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$122,700      | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 20%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2020               | \$6,600        | 5           | \$100          | B             |
| Locally Mounted  | 80%        |                   |                | 2027               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 85%        |                   |                | 2030               | * *            | 10          | \$74,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2017               | \$85,700       | 10          | \$8,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Incandescent   | 5%         |                   |                | 2017               | \$42,900       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$38,600       | 10          | \$300          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2022               | \$873,500      | 1-3         | \$45,700       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
| <hr/>                       |   |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$94,300       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement Boiler Room                         |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| <hr/>                       |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2032               | * *            | 4           | \$4,700        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 60 - BX

## Asset # : 464

| Mechanical       |                      | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                      |  |           |                |                    |                |             |                |          |
|                  | Terminal Devices     |  |           |                |                    |                |             |                |          |
|                  | Air Handler          | 30%  |           |                | 2027               | * *            | 1           | \$17,700       | B        |
|                  | Convactor/Radiator   | 60%  | Now       | \$61,500       | 2020               | \$614,600      | 1           | \$16,600       | B        |
|                  |                      | Malfunctioning, Extent : Severe, Area Affected : 30%                                       |           |                |                    |                |             |                |          |
|                  |                      | Location : Thermostats, Throughout   |           |                |                    |                |             |                |          |
|                  | Unit Heater-Stm/HW   | 10%  |           |                | 2022               | \$70,000       | 4           | \$1,300        | B        |
| Air Conditioning |                      |  |           |                |                    |                |             |                |          |
|                  | Energy Source        |  |           |                |                    |                |             |                |          |
|                  | Electricity          | 100%   |           |                | 2030               | * *            | 1           |                | B        |
|                  | Conversion Equipment |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit     | 5%   |           |                | 2017               | \$11,100       | 1           |                | B        |
|                  | No Component         | 95%  |           |                |                    |                |             |                | D        |
| Ventilation      |                      |  |           |                |                    |                |             |                |          |
|                  | Distribution         |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                | LIFE               | * *            | 2-5         | \$53,000       | B        |
|                  | Exhaust Fans         |  |           |                |                    |                |             |                |          |
|                  | Interior             | 90%  | Now       | \$21,600       | 2022               | \$107,900      | 2           | \$2,100        | B        |
|                  |                      | Unit Inoperable, Extent : Severe, Area Affected : 20%                                      |           |                |                    |                |             |                |          |
|                  |                      | Location : Penthouse   |           |                |                    |                |             |                |          |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 20%                                  |           |                |                    |                |             |                |          |
|                  |                      | Location : Roof  |           |                |                    |                |             |                |          |
|                  |                      | Explanation : Exhaust Cap Missing From 1 Main Building Exhaust / Outlet Is Plywood Covered |           |                |                    |                |             |                |          |
|                  | Roof                 | 10%  |           |                | 2022               | \$8,600        | 2           | \$300          | B        |
| Plumbing         |                      |  |           |                |                    |                |             |                |          |
|                  | H/C Water Piping     |  |           |                |                    |                |             |                |          |
|                  | Brass/Copper         | 100%   |           |                | 2032               | * *            | 1           |                | B        |
|                  | Water Heater         |  |           |                |                    |                |             |                |          |
|                  | Gas Fired            | 100%   |           |                | 2021               | \$25,200       | 2           | \$1,400        | B        |
|                  | Sanitary Piping      |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Storm Drain Piping   |  |           |                |                    |                |             |                |          |
|                  | Cast Iron            | 100%   |           |                | LIFE               | * *            | 1           |                | B        |
|                  | Sump Pump(s)         |  |           |                |                    |                |             |                |          |
|                  | Rigid Piping         | 100%   |           |                | 2027               | * *            | 4           | \$2,000        | B        |
|                  | Fixtures             |  |           |                |                    |                |             |                |          |
|                  | Generic              | 100%   |           |                |                    |                |             |                | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%                                    |           |                |                    |                |             |                |          |
|                  |                      | Location : Throughout  |           |                |                    |                |             |                |          |
|                  |                      | Explanation : Outdated Trim And Faucets repair Parts Scarce                                |           |                |                    |                |             |                |          |
| Fire Suppression |                      |  |           |                |                    |                |             |                |          |
|                  | Sprinkler            |  |           |                |                    |                |             |                |          |
|                  | No Component         | 95%  |           |                |                    |                |             |                | D        |
|                  | Generic              | 5%   |           |                | 2032               | * *            | 1-2         | \$1,300        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 61 - BX  
**Address** : 1550 CROTONA PARK EAST @CHARLOTTE ST.  
**Borough** : BRONX **Agency's Number** : X061  
**Program / Asset #** : BOE0202.000 / 703 **Yr Built/Renovated** : 1922 / 2003  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 06-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2939 **Lot** : 45 **BIN** : 2009865

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$161,400             |
| Interior Architecture | \$647,100             | \$155,900             |
| Electrical            | \$71,700              | \$805,400             |
| Mechanical            |                       | \$161,400             |
| <b>Total</b>          | <b>\$718,700</b>      | <b>\$1,284,100</b>    |
| Priority A            |                       | \$161,400             |
| Priority B            | \$71,700              | \$1,015,300           |
| Priority C            | \$647,100             | \$107,400             |
| <b>Total</b>          | <b>\$718,700</b>      | <b>\$1,284,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$23,600        |                 | \$16,200        |
| Interior Architecture | \$3,000         | \$36,100        |                 |                 |
| Electrical            | \$10,700        | \$300           | \$200           |                 |
| Mechanical            | \$65,900        | \$39,700        | \$14,900        | \$10,000        |
| <b>Total</b>          | <b>\$79,600</b> | <b>\$99,600</b> | <b>\$15,100</b> | <b>\$26,100</b> |
| Priority A            |                 | \$23,600        |                 | \$16,200        |
| Priority B            | \$76,600        | \$44,800        | \$15,100        | \$10,000        |
| Priority C            | \$3,000         | \$31,200        |                 |                 |
| <b>Total</b>          | <b>\$79,600</b> | <b>\$99,600</b> | <b>\$15,100</b> | <b>\$26,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - BX

## Asset # : 703

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$47,000  | A |
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$114,400 | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2042 | ** | 5 | \$32,300 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$1,100  | A |

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$3,400 | A |
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$8,400 | A |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Interior Face*

*Explanation : Stucco On Brick*

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 70% |  |  | 2025 | ** | 10 | \$23,600 | A |
| Copper/Terne   | 5%  |  |  | 2048 | ** | 10 | \$4,200  | A |
| Paver: Asphalt | 25% |  |  | 2029 | ** | 10 | \$12,600 | A |

## Interior

## Floors

|              |     |  |  |      |  |   |          |   |
|--------------|-----|--|--|------|--|---|----------|---|
| Ceramic Tile | 5%  |  |  | 2023 |  | 5 | \$4,900  | C |
| Vinyl Tile   | 70% |  |  | 2015 |  | 3 | \$25,500 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : 9x9 Units*

|      |     |  |  |      |    |   |          |   |
|------|-----|--|--|------|----|---|----------|---|
| Wood | 25% |  |  | 2035 | ** | 5 | \$45,500 | C |
|------|-----|--|--|------|----|---|----------|---|

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 5%  |  |  | 2029 | ** | 5 | \$6,000  | C |
| Masonry: Brick         | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels          | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 70% |  |  | LIFE | ** | 5 | \$25,400 | C |

## Ceilings

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered | 10% |  |  | 2025 | ** | 5 | \$9,700  | B |
| Exposed Concrete  | 10% |  |  | LIFE | ** | 5 | \$1,500  | B |
| Plaster           | 80% |  |  | LIFE | ** | 5 | \$48,500 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |  |   |       |   |
|---------------|------|--|--|------|--|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 |  | 5 | \$300 | B |
|---------------|------|--|--|------|--|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Ratings*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - BX

## Asset # : 703

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 50%        |                   |                | 2020    | \$44,700           | 5           | \$100          | B             |  |
| Fused Disc Sw   | 50%        |                   |                | 2040    | **                 | 5           | \$100          | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 90%        |                   |                | 2020    | \$76,700           | 1           |                | B             |  |
| Conduit   | 10%        |                   |                | 2040    | **                 | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 5%         |                   |                | 2036    | **                 | 5           | \$100          | B             |  |
| Fused Knife Sw  | 10%        | 2-4               | \$10,200       | 2045    | **                 | 5           | \$100          | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%                                       |            |                   |                |         |                    |             |                |               |  |
| Location : Basement   |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs  | 20%        |                   |                | 2036    | **                 | 5           | \$300          | B             |  |
| Molded Case Bkrs  | 65%        |                   |                | 2019    | \$66,100           | 5           | \$1,100        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 80%        | 2-4               | \$71,700       | 2045    | **                 | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building  |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 20%        |                   |                | 2040    | **                 | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 40%        |                   |                | 2033    | **                 | 5           | \$200          | B             |  |
| Locally Mounted   | 60%        |                   |                | 2018    | \$12,700           | 5           | \$300          | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Not Accessible  | 100%       |                   |                |         |                    |             |                | D             |  |
| Other Observation, Extent : Light, Area Affected : 0%   |            |                   |                |         |                    |             |                |               |  |
| Location :  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Connected To Main Water Pipe. Point Of Contact Not Visible, Covered With Insulation |            |                   |                |         |                    |             |                |               |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 96%        |                   |                | 2020    | \$560,900          | 10          | \$57,100       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building  |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps And Cfl Lamps  |            |                   |                |         |                    |             |                |               |  |
| HID   | 2%         |                   |                | 2020    | \$5,400            | 10          |                | B             |  |
| Incandescent  | 2%         |                   |                | 2020    | \$11,700           | 2           |                | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery  | 50%        |                   |                | 2028    | **                 | 10          | \$7,800        | B             |  |
| Exit, Service   | 50%        |                   |                | 2028    | **                 | 1           |                | B             |  |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 61 - BX

## Asset # : 703

| Mechanical       |                             | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  | Now       | \$3,800        | 2040               | **             | 1           |                | B        |
|                  |                             | Unit Inoperable, Extent : Moderate, Area Affected : 5%<br>Location : Turbine Booster Not In Service |           |                |                    |                |             |                |          |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 100%  | Now       | \$18,000       | 2033               | **             | 1           | \$57,800       | B        |
|                  |                             | Leak Evident, Extent : Light, Area Affected : 5%<br>Location : Manhole On #1 Boiler                 |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Steam Piping/Pump           | 100%  |           |                | 2030               | **             | 4           | \$4,800        | B        |
|                  | Terminal Devices            |   |           |                |                    |                |             |                |          |
|                  | Air Handler                 | 20%   | Now       | \$8,000        | 2020               | \$79,700       | 1           | \$7,200        | B        |
|                  |                             | Damaged, Extent : Moderate, Area Affected : 10%<br>Location : 3rd And 4th Floor                     |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator          | 80%   |           |                | 2025               | **             | 1           | \$16,800       | B        |
| Air Conditioning |                             |   |           |                |                    |                |             |                |          |
|                  | Energy Source               |   |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%  |           |                | 2036               | **             | 1           |                | B        |
|                  | Conversion Equipment        |   |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit            | 20%   |           |                | 2015               | \$30,400       | 1           |                | B        |
|                  | No Component                | 80%   |           |                |                    |                |             |                | D        |
| Ventilation      |                             |   |           |                |                    |                |             |                |          |
|                  | Distribution                |   |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%  | Now       | \$31,900       | LIFE               | **             | 2-5         | \$36,100       | B        |
|                  |                             | Damaged, Extent : Moderate, Area Affected : 10%<br>Location : 3rd And 4th Floor                     |           |                |                    |                |             |                |          |
|                  | Exhaust Fans                |   |           |                |                    |                |             |                |          |
|                  | Interior                    | 100%  |           |                | 2020               | \$81,700       | 2           | \$2,000        | B        |
| Plumbing         |                             |   |           |                |                    |                |             |                |          |
|                  | H/C Water Piping            |   |           |                |                    |                |             |                |          |
|                  | Galv Iron/Steel             | 100%  |           |                | 2025               | **             | 1           |                | B        |
|                  | Water Heater                |   |           |                |                    |                |             |                |          |
|                  | Gas Fired                   | 100%  |           |                | 2018               | \$17,200       | 2           | \$1,000        | B        |
|                  | Sanitary Piping             |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | **             | 1           |                | B        |
|                  | Storm Drain Piping          |   |           |                |                    |                |             |                |          |
|                  | Cast Iron                   | 100%  |           |                | LIFE               | **             | 1           |                | B        |
|                  | Sump Pump(s)                |   |           |                |                    |                |             |                |          |
|                  | Rigid Piping                | 100%  |           |                | 2025               | **             | 4           | \$1,300        | B        |
|                  |                             | Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout                  |           |                |                    |                |             |                |          |
|                  | Backflow Preventer          |   |           |                |                    |                |             |                |          |
|                  | Generic                     | 100%  |           |                | 2020               | \$7,200        | 1           | \$4,000        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 62 - BX  
**Address** : 660 FOX STREET @LEGGETT AVENUE  
**Borough** : BRONX **Agency's Number** : X062  
**Program / Asset #** : BOE0203.000 / 465 **Yr Built/Renovated** : 1922 / 2008  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 2683 **Lot** : 65 **BIN** : 2005089

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$745,500             | \$140,900             |
| Interior Architecture | \$98,800              | \$485,900             |
| Electrical            | \$62,700              | \$851,900             |
| Mechanical            |                       | \$247,300             |
| <b>Total</b>          | <b>\$907,000</b>      | <b>\$1,726,000</b>    |
| Priority A            | \$745,500             | \$140,900             |
| Priority B            | \$62,700              | \$1,158,300           |
| Priority C            | \$98,800              | \$426,800             |
| <b>Total</b>          | <b>\$907,000</b>      | <b>\$1,726,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$8,100         | \$18,700        |                 | \$5,600         |
| Electrical            | \$6,100         | \$11,300        |                 | \$100           |
| Mechanical            | \$39,400        | \$43,200        | \$19,100        | \$9,500         |
| <b>Total</b>          | <b>\$53,600</b> | <b>\$73,200</b> | <b>\$19,100</b> | <b>\$15,200</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$45,500        | \$54,500        | \$19,100        | \$9,600         |
| Priority C            | \$8,100         | \$18,700        |                 | \$5,600         |
| <b>Total</b>          | <b>\$53,600</b> | <b>\$73,200</b> | <b>\$19,100</b> | <b>\$15,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 62 - BX

## Asset # : 465

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE    | **                 | 5           | \$48,300       | A             |  |
| Masonry: Brick         | 75%   | Now               | \$622,600      | LIFE    | **                 | 5           | \$92,600       | A             |  |
|                        | Diagonal Cracks, Extent : Severe, Area Affected : 10%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Shed At Rear Entrance                              |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 5%  | Now               | \$38,800       | LIFE    | **                 | 5           | \$4,600        | A             |  |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Above Entrance                                     |                   |                |         |                    |             |                |               |  |
| Stucco Cement          | 10%   |                   |                | 2033    | **                 | 5           | \$30,900       | A             |  |
| Under Construction     | 5%  |                   |                |         |                    |             |                | D             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$84,100       | 2042    | **                 | 5           | \$17,500       | A             |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 100%  |                   |                | LIFE    | **                 | 5           | \$9,000        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 60%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   |                   |                | 2028    | **                 | 10          | \$32,900       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 5%  |                   |                | 2028    | **                 | 10          | \$1,700        | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Lower Roof   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Asphalt Poured         | 15%   | 2-4               | \$98,800       | 2040    | **                 | 5           | \$3,700        | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Fifth Floor Corridor And Stairs                    |                   |                |         |                    |             |                |               |  |
|                        | Wrinkling, Extent : Moderate, Area Affected : 50%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Fifth Floor Corridor And Stairs                    |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%   |                   |                | LIFE    | **                 | 5           | \$21,800       | C             |  |
| Ceramic Tile           | 5%  |                   |                | 2029    | **                 | 5           | \$5,000        | C             |  |
| Terrazzo               | 5%  |                   |                | LIFE    | **                 | 5           | \$3,900        | C             |  |
| Vinyl Tile             | 45%   |                   |                | 2020    | \$426,800          | 3           | \$22,400       | C             |  |
| Wood                   | 20%   |                   |                | 2035    | **                 | 5           | \$37,300       | C             |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 10%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels          | 5%  |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 85%   |                   |                | LIFE    | **                 | 5           | \$31,600       | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 5%  |                   |                | LIFE    | **                 | 5           | \$800          | B             |  |
| Plaster                | 95%   |                   |                | LIFE    | **                 | 5           | \$59,100       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 62 - BX

## Asset # : 465

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Disconnect Switch Rated At 1200 Amps    |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 10%        |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$91,500       | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 0-2               | \$62,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2018               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted  | 5%         |                   |                | 2033               | * *            | 5           |                | B             |
| Locally Mounted  | 25%        | 2-4               | \$5,300        | 2040               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Meter Room                                |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 90%        |                   |                | 2020               | \$539,500      | 10          | \$54,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2020               | \$13,900       | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2020               | \$30,000       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2015               | \$5,500        | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2015               | \$5,500        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 62 - BX

## Asset # : 465

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4  | 100%       |                   |                | 2030               | * *            | 5           | \$20,600       | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$7,400        | 2025               | * *            | 1           | \$59,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 30%          |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                                    |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units. #1 Boiler Water Float Valve Does't Work     |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$10,600       | 2030               | * *            | 4           | \$3,300        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Circulating Pump, Boiler Room                           |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        | Now               | \$8,200        | 2020               | \$163,500      | 1           | \$14,800       | B             |
| Not in Service, Extent : Severe, Area Affected : 10%               |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                                       |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 60%        |                   |                | 2025               | * *            | 1           | \$12,900       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 15%        |                   |                | 2015               | \$23,400       | 1           |                | B             |
| No Component   | 85%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$37,100       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$8,400        | 2020               | \$83,800       | 2           | \$1,600        | B             |
| Noisy/Vibrating, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Bearings Have Worn Out, Basement And Penthouse Fan Room |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 80%        | 0-2               | \$3,600        | 2025               | * *            | 1           |                | B             |
| Corroded, Extent : Moderate, Area Affected : 50%                   |            |                   |                |                    |                |             |                |               |
| Location : Water Main And Connecting Pipes                         |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2020               | \$23,500       | 4           | \$6,600        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Boiler's Sewage Line, Basement Boiler Room              |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**

**P. S. 62 - BX**

**Asset # : 465**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 63 - BX  
**Address** : 1260 FRANKLIN AVENUE  
**Borough** : BRONX **Agency's Number** : X063  
**Program / Asset #** : BOE0204.000 / 466 **Yr Built/Renovated** : 1924 / 2000  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2615 **Lot** : 14 **BIN** : 2004302

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,600              | \$168,200             |
| Interior Architecture | \$385,900             | \$914,100             |
| Electrical            | \$562,800             | \$130,800             |
| Mechanical            | \$153,200             | \$646,700             |
| <b>Total</b>          | <b>\$1,154,400</b>    | <b>\$1,859,700</b>    |
| Priority A            | \$52,600              | \$168,200             |
| Priority B            | \$842,900             | \$829,000             |
| Priority C            | \$258,900             | \$862,600             |
| <b>Total</b>          | <b>\$1,154,400</b>    | <b>\$1,859,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,400        |                 | \$33,700        | \$17,000        |
| Interior Architecture | \$29,100        | \$2,400         |                 | \$7,900         |
| Electrical            | \$5,600         | \$600           | \$13,800        | \$300           |
| Mechanical            | \$27,000        | \$9,300         | \$45,300        | \$10,000        |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$12,400</b> | <b>\$92,800</b> | <b>\$35,200</b> |
| Priority A            | \$31,400        |                 | \$33,700        | \$17,000        |
| Priority B            | \$32,600        | \$9,900         | \$59,100        | \$10,300        |
| Priority C            | \$29,100        | \$2,400         |                 | \$7,900         |
| <b>Total</b>          | <b>\$93,000</b> | <b>\$12,400</b> | <b>\$92,800</b> | <b>\$35,200</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX

## Asset # : 466

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 7%         | 4+                | \$31,400       | LIFE    | * *                | 5           | \$65,800       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%     |            |                   |                |         |                    |             |                |               |  |
| Location : At Window Sills                                    |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 65%        | 4+                | \$52,600       | LIFE    | * *                | 5           | \$78,300       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : At Penthouse                                       |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 10%              |            |                   |                |         |                    |             |                |               |  |
| Location : At Penthouse                                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 20%        |                   |                | LIFE    | * *                | 5           | \$24,100       | A             |  |
| Masonry: Limestone  | 8%         |                   |                | LIFE    | * *                | 5           | \$7,200        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2037    | * *                | 5           | \$34,000       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 20%        |                   |                | LIFE    | * *                | 5           | \$1,800        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | * *                | 5           | \$7,000        | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 20%              |            |                   |                |         |                    |             |                |               |  |
| Location : Roof Side Of Parapet Wall                          |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 100%       |                   |                | 2026    | * *                | 10          | \$33,700       | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | * *                | 5           | \$21,200       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2030    | * *                | 5           | \$4,900        | C             |  |
| Terrazzo  | 10%        | Now               | \$29,100       | LIFE    | * *                | 5           | \$7,600        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Lobby And Second Floor Corridor                    |            |                   |                |         |                    |             |                |               |  |
| Traffic Topping   | 10%        | Now               | \$104,700      | 2021    | \$261,700          | 5           | \$6,100        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |         |                    |             |                |               |  |
| Location : At Stair Landings                                  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%           |            |                   |                |         |                    |             |                |               |  |
| Location : At Stair Landings                                  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 65%        | Now               | \$60,100       | 2021    | \$600,900          | 3           | \$23,600       | C             |  |
| Adhesion Failure, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stair #6 At First Floor                            |            |                   |                |         |                    |             |                |               |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30% |            |                   |                |         |                    |             |                |               |  |
| Location : Stair #6 At First Floor                            |            |                   |                |         |                    |             |                |               |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX

## Asset # : 466

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

Masonry: Brick

10%

LIFE

\* \*

C

Marble Panels

5%

LIFE

\* \*

C

Plaster

85%

Now

\$94,200

LIFE

\* \*

5

\$30,800

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Stair #6 And Nearby Corridor On Fifth Floor*

## Ceilings

Exposed Concrete

15%

Now

\$56,100

LIFE

\* \*

5

\$2,300

B

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%**Location : Basement Throughout*

Plaster

85%

Now

\$70,800

LIFE

\* \*

5

\$51,500

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Third And Fifth Floor Corridors*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2021

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Rating Not Available*

## Switchgear / Switchboard

Fused Disc Sw

100%

2041

\* \*

5

\$300

B

## Raceway

Conduit

70%

2021

\$59,700

1

B

Conduit

30%

2041

\* \*

1

B

## Panelboards

Molded Case Bkrs

30%

2037

\* \*

5

\$500

B

Molded Case Bkrs

70%

2020

\$71,100

5

\$1,200

B

## Wiring

Braided Cloth

65%

2-4

\$58,200

2046

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic

35%

2041

\* \*

1

B

## Motor Controllers

Locally Mounted

80%

2019

\$17,000

5

\$300

B

Locally Mounted

20%

2034

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Lighting

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## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX

## Asset # : 466

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 15%  |                   |                | 2026               | * *            | 10          | \$8,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement & Hallways                             |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 77%  |                   |                | 2016               | \$449,900      | 10          | \$45,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 95%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2016               | \$8,100        | 10          | \$100          | B             |
| Incandescent          | 5%   |                   |                | 2021               | \$29,200       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2016               | \$5,400        | 1           |                | B             |
| Exit, Service         | 50%  | 0-2               | \$5,400        | 2031               | * *            | 1           |                | B             |
|                       | On Extended Life, Extent : Moderate, Area Affected : 90%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2021               | \$26,300       | 10          | \$200          | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                                | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2026               | * *            | 1           | \$64,300       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                            |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                      |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$10,300       | 2031               | * *            | 4           | \$3,200        | B             |
| Repairs In Progress, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                        |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 20%        | Now               | \$8,000        | 2016               | \$79,700       | 1           | \$7,200        | B             |
| Not in Service, Extent : Severe, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                               |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 80%        |                   |                | 2019               | \$558,400      | 1           | \$16,800       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX

## Asset # : 466

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 20%  |                   |                | 2016               | \$30,400       | 1           |                | B             |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$36,100       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 90%  | Now               | \$73,500       | 2031               | * *            | 2           | \$1,400        | B             |
|                       | Obsolete Equipment, Extent : Severe, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse                                     |                   |                |                    |                |             |                |               |
| Roof                  | 10%  |                   |                | 2021               | \$5,900        | 2           | \$200          | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 60%  |                   |                | 2031               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 40%  |                   |                | 2019               | \$88,300       | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$17,200       | 2           | \$1,000        | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2029               | * *            | 1           | \$4,000        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 63 - BX MINISCHOOL  
**Address** : 1260 FRANKLIN AVE.  
**Borough** : BRONX **Agency's Number** : X862  
**Program / Asset #** : BOE0204.010 / 2520 **Yr Built/Renovated** : 1972 / 2000  
**Area Sq Ft** : 7,620 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2615 **Lot** : 14 **BIN** : 2004302

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$107,500             |                       |
| Mechanical            |                       | \$93,100              |
| <b>Total</b>          | <b>\$107,500</b>      | <b>\$93,100</b>       |
| Priority A            | \$107,500             |                       |
| Priority B            |                       | \$93,100              |
| <b>Total</b>          | <b>\$107,500</b>      | <b>\$93,100</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$15,500        |                |                 |                |
| Interior Architecture | \$1,100         | \$200          | \$4,600         | \$1,100        |
| Electrical            |                 |                | \$6,600         |                |
| Mechanical            | \$20,400        | \$300          | \$900           | \$300          |
| <b>Total</b>          | <b>\$37,000</b> | <b>\$600</b>   | <b>\$12,100</b> | <b>\$1,500</b> |
| Priority A            | \$15,500        |                |                 |                |
| Priority B            | \$20,400        | \$400          | \$12,100        | \$300          |
| Priority C            | \$1,100         | \$200          |                 | \$1,100        |
| <b>Total</b>          | <b>\$37,000</b> | <b>\$600</b>   | <b>\$12,100</b> | <b>\$1,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX MINISCHOOL

Asset # : 2520

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

## Metal Panel

|   |     |          |      |     |   |          |   |
|---|-----|----------|------|-----|---|----------|---|
| 100%  | Now | \$15,500 | 2031 | * * | 5 | \$18,300 | A |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>        |     |          |      |     |   |          |   |
| <i>Location : Along Building Base Throughout</i>                        |     |          |      |     |   |          |   |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |     |          |      |     |   |          |   |
| <i>Location : West Facade</i>   |     |          |      |     |   |          |   |

## Windows

## Aluminum

|  |     |          |      |     |   |       |   |
|--|-----|----------|------|-----|---|-------|---|
| 100%   | Now | \$72,000 | 2046 | * * | 5 | \$700 | A |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>    |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>   |     |          |      |     |   |       |   |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>   |     |          |      |     |   |       |   |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |     |          |      |     |   |       |   |
| <i>Location : Throughout</i>   |     |          |      |     |   |       |   |

## Roof

## Metal Panel

|      |  |  |      |     |    |          |   |
|------|--|--|------|-----|----|----------|---|
| 100% |  |  | 2034 | * * | 10 | \$35,600 | A |
|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

## Ceramic Tile

|    |  |  |      |     |   |       |   |
|----|--|--|------|-----|---|-------|---|
| 5% |  |  | 2030 | * * | 5 | \$500 | C |
|----|--|--|------|-----|---|-------|---|

## Vinyl Tile

|     |  |  |      |     |   |         |   |
|-----|--|--|------|-----|---|---------|---|
| 95% |  |  | 2026 | * * | 3 | \$4,500 | C |
|-----|--|--|------|-----|---|---------|---|

## Interior Walls

## Concrete Masonry Unit

|     |  |  |      |     |   |       |   |
|-----|--|--|------|-----|---|-------|---|
| 25% |  |  | LIFE | * * | 5 | \$800 | C |
|-----|--|--|------|-----|---|-------|---|

## Metal Panel

|     |  |  |      |     |  |  |   |
|-----|--|--|------|-----|--|--|---|
| 75% |  |  | LIFE | * * |  |  | C |
|-----|--|--|------|-----|--|--|---|

## Ceilings

## AcousTileSusp.Lay-In

|      |  |  |      |     |   |         |   |
|------|--|--|------|-----|---|---------|---|
| 100% |  |  | 2026 | * * | 5 | \$9,200 | B |
|------|--|--|------|-----|---|---------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |  |  |      |     |   |  |   |
|---|--|--|------|-----|---|--|---|
| 50%   |  |  | 2031 | * * | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |  |  |      |     |   |  |   |
| <i>Location : Mechanical Equipment Room</i>                       |  |  |      |     |   |  |   |
| <i>Explanation : (1) 600 Amps</i>                                 |  |  |      |     |   |  |   |

## Fused Disc Sw

|   |  |  |      |     |   |  |   |
|---|--|--|------|-----|---|--|---|
| 50%   |  |  | 2047 | * * | 5 |  | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |  |  |      |     |   |  |   |
| <i>Location : Mechanical Equipment Room</i>                       |  |  |      |     |   |  |   |
| <i>Explanation : (1) 400 Amps</i>                                 |  |  |      |     |   |  |   |

## Raceway

## Conduit

|     |  |  |      |     |   |  |   |
|-----|--|--|------|-----|---|--|---|
| 95% |  |  | 2031 | * * | 1 |  | B |
|-----|--|--|------|-----|---|--|---|

## Conduit

|    |  |  |      |     |   |  |   |
|----|--|--|------|-----|---|--|---|
| 5% |  |  | 2047 | * * | 1 |  | B |
|----|--|--|------|-----|---|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |  |          |   |       |   |
|-----|--|--|------|--|----------|---|-------|---|
| 60% |  |  | 2020 |  | \$10,200 | 5 | \$100 | B |
|-----|--|--|------|--|----------|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |     |   |       |   |
|-----|--|--|------|-----|---|-------|---|
| 40% |  |  | 2029 | * * | 5 | \$100 | B |
|-----|--|--|------|-----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX MINISCHOOL

## Asset # : 2520

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2031               | **             | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2047               | **             | 1           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2026               | **             | 10          | \$5,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2026               | **             | 10          | \$800          | B             |
| Exit, Service  | 50%        |                   |                | 2026               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2021               | \$100          | 10          |                | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2041               | **             | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2021               | \$8,800        | 1           | \$3,100        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                       |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2029               | **             | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                     | 100%       | Now               | \$18,600       | 2019               | \$93,100       | 2           | \$300          | B             |
| Not in Service, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | **             | 2-5         | \$3,500        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        | Now               | \$1,400        | 2021               | \$7,200        | 2           | \$100          | B             |
| Not in Service, Extent : Severe, Area Affected : 90%       |            |                   |                |                    |                |             |                |               |
| Location : Mech Room                                       |            |                   |                |                    |                |             |                |               |
| Roof   | 10%        |                   |                | 2021               | \$600          | 2           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 63 - BX MINISCHOOL

Asset # : 2520

| Mechanical                       |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                         |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Water Heater<br>Electric         | 100%       |                   |                | 2020               | \$1,100        | 4           |                | B             |
| Sanitary Piping<br>Cast Iron     | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures<br>Generic              | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 64 - BX  
**Address** : 1425 WALTON AVENUE BTWN: EAST 170 ST., EAST 171 S  
**Borough** : BRONX **Agency's Number** : X064  
**Program / Asset #** : BOE0205.000 / 467 **Yr Built/Renovated** : 1924 / 2007  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2843 **Lot** : 40 **BIN** : 2008098

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$166,000             | \$109,800             |
| Interior Architecture | \$448,900             | \$567,200             |
| Electrical            | \$62,700              | \$902,900             |
| Mechanical            | \$123,100             | \$364,400             |
| <b>Total</b>          | <b>\$800,800</b>      | <b>\$1,944,300</b>    |
| Priority A            | \$166,000             | \$109,800             |
| Priority B            | \$329,300             | \$1,319,500           |
| Priority C            | \$305,400             | \$515,000             |
| <b>Total</b>          | <b>\$800,800</b>      | <b>\$1,944,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 |                 |
| Interior Architecture | \$76,000         | \$1,500         | \$6,800         | \$7,100         |
| Electrical            | \$10,600         | \$500           | \$1,000         | \$6,200         |
| Mechanical            | \$34,300         | \$9,200         | \$26,700        | \$42,500        |
| <b>Total</b>          | <b>\$120,900</b> | <b>\$11,200</b> | <b>\$34,500</b> | <b>\$55,700</b> |
| Priority A            |                  |                 |                 |                 |
| Priority B            | \$44,800         | \$9,700         | \$27,800        | \$48,600        |
| Priority C            | \$76,000         | \$1,500         | \$6,800         | \$7,100         |
| <b>Total</b>          | <b>\$120,900</b> | <b>\$11,200</b> | <b>\$34,500</b> | <b>\$55,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - BX

## Asset # : 467

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 2%  |                   |                | LIFE               | * *            | 5           | \$12,200       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 3%  |                   |                | LIFE               | * *            | 5           | \$28,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 88%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$109,800      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$4,600        | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  | Now               | \$166,000      | 2038               | * *            | 5           | \$17,200       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$6,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$8,000        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 20%   |                   |                | 2030               | * *            | 10          | \$6,800        | A             |
| Built-Up (BUR)         | 78%   |                   |                | 2030               | * *            | 10          | \$26,600       | A             |
| Cast in Place Concrete | 2%  |                   |                | LIFE               | * *            |             |                | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - BX

## Asset # : 467

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$13,100       | 2025               | **             | 5           | \$1,500        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         | Now               | \$29,500       | LIFE               | **             | 5           | \$3,700        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber   | 2%         |                   |                | 2030               | **             | 5           | \$2,900        | C             |
| Terrazzo   | 5%         | Now               | \$14,700       | LIFE               | **             | 5           | \$3,800        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Traffic Topping  | 5%         | Now               | \$132,500      | 2032               | **             | 5           | \$3,100        | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 50%      |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 50%          |            |                   |                |                    |                |             |                |               |
| Location : Stairs  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$18,700       | 2027               | **             | 3           | \$7,400        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 55%        |                   |                | 2022               | \$515,000      | 3           | \$20,300       | C             |
| Wood   | 5%         |                   |                | 2037               | **             | 5           | \$9,200        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 10%        | Now               | \$83,100       | LIFE               | **             |             |                | C             |
| Diagonal Cracks, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Central Penthouse                               |            |                   |                |                    |                |             |                |               |
| Horizontal Cracks, Extent : Severe, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Central Penthouse                               |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Central Penthouse                               |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        | 0-2               | \$89,800       | LIFE               | **             | 5           | \$29,400       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$2,300        | B             |
| Plaster  | 85%        | Now               | \$143,500      | LIFE               | **             | 5           | \$52,200       | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Stair Tower                                     |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - BX

## Asset # : 467

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 1600 Amps                        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2022               | \$89,400       | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2022               | \$85,200       | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2021               | \$10,200       | 5           | \$100          | B             |
| Fused Knife Sw  | 10%        | 0-2               | \$10,200       | 2047               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 70%        |                   |                | 2021               | \$71,100       | 5           | \$1,200        | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2044               | * *            | 5           | \$200          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$62,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 80%        |                   |                | 2020               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted   | 20%        |                   |                | 2027               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 95%        |                   |                | 2022               | \$562,200      | 10          | \$57,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2017               | \$5,500        | 10          |                | B             |
| Incandescent  | 3%         |                   |                | 2022               | \$17,800       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$11,000       | 1           | \$1,200        | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - BX

## Asset # : 467

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$37,700

1-3

\$2,000

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Fuel Oil No 6

100%

2042

\* \*

5

\$20,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : 2 - 5,000 Gallon Tanks For #6 Fuel*

## Conversion Equipment

Steam Boiler

100%

2020

\$364,400

1

\$65,100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump

100%

2032

\* \*

4

\$3,200

B

## Terminal Devices

Air Handler

10%

2017

\$40,400

1

\$4,100

B

Convactor/Radiator

90%

2027

\* \*

1

\$19,100

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

15%

2017

\$23,100

1

B

No Component

85%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$36,600

B

## Exhaust Fans

Interior

100%

Now

\$24,800

2017

\$82,800

2

\$1,600

B

*Broken, Extent : Moderate, Area Affected : 100%**Location : Penthouse*

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2032

\* \*

1

B

## Water Heater

Gas Fired

100%

2020

\$17,400

2

\$1,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 - 100 Gallon Unit*

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## DEPARTMENT OF EDUCATION - 040

## P. S. 64 - BX

## Asset # : 467

| Mechanical                   |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type        | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                     |            |  |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp   | 100%       |  |                | 2032               | * *            | 4           | \$6,500        | B             |
|                              |            | <i>Not in Service, Extent : Light, Area Affected : 100%</i>    |                |                    |                |             |                |               |
|                              |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron    | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Submersible     | 100%       |  |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
|                              |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                              |            | <i>Location : Basement</i>                                     |                |                    |                |             |                |               |
|                              |            | <i>Explanation : Duplex Unit</i>                               |                |                    |                |             |                |               |
| Backflow Preventer Generic   | 100%       |  |                | 2022               | \$7,300        | 1           | \$4,100        | B             |
| Fixtures Generic             | 100%       |  |                |                    |                |             |                | B             |
|                              |            | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 90%</i> |                |                    |                |             |                |               |
|                              |            | <i>Location : Throughout</i>                                   |                |                    |                |             |                |               |
| Fire Suppression Sprinkler   |            |  |                |                    |                |             |                |               |
| No Component                 | 99%        |  |                |                    |                |             |                | D             |
| Generic                      | 1%         |  |                | 2032               | * *            | 1-2         | \$200          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 65 - BX  
**Address** : 677 EAST 141 STREET BTWN: CYPRESS AVE, POWERS AVE.  
**Borough** : BRONX **Agency's Number** : X065  
**Program / Asset #** : BOE0206.000 / 468 **Yr Built/Renovated** : 1924 / 2010  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2571 **Lot** : 1 **BIN** : 2003834

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$260,600             | \$199,800             |
| Interior Architecture | \$948,400             | \$41,900              |
| Electrical            | \$373,100             | \$706,500             |
| Mechanical            | \$131,600             | \$644,600             |
| <b>Total</b>          | <b>\$1,713,600</b>    | <b>\$1,592,700</b>    |
| Priority A            | \$260,600             | \$199,800             |
| Priority B            | \$617,600             | \$1,392,900           |
| Priority C            | \$835,500             |                       |
| <b>Total</b>          | <b>\$1,713,600</b>    | <b>\$1,592,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$33,300         |
| Interior Architecture | \$5,300         |                 |                 | \$13,200         |
| Electrical            | \$2,800         | \$3,100         | \$4,100         | \$28,300         |
| Mechanical            | \$56,500        | \$9,400         | \$14,300        | \$48,600         |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900          |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$17,400</b> | <b>\$23,300</b> | <b>\$128,300</b> |
| Priority A            |                 |                 |                 | \$33,300         |
| Priority B            | \$64,200        | \$17,400        | \$23,300        | \$81,800         |
| Priority C            | \$5,300         |                 |                 | \$13,200         |
| <b>Total</b>          | <b>\$69,500</b> | <b>\$17,400</b> | <b>\$23,300</b> | <b>\$128,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 65 - BX

## Asset # : 468

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$92,800       | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   | Now               | \$179,700      | LIFE    | * *                | 5           | \$106,900      | A             |  |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Wall Facing Auditorium Roof                        |                   |                |         |                    |             |                |               |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Wall Facing Auditorium Roof                        |                   |                |         |                    |             |                |               |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Spalling, Extent : Moderate, Area Affected : 10%              |                   |                |         |                    |             |                |               |  |
|                        | Location : Wall Facing Auditorium Roof                        |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Lintels Throughout                                 |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$80,900       | 2038    | * *                | 5           | \$16,800       | A             |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$6,700        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$7,800        | A             |  |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout - 100% Replaced                         |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2027    | * *                | 10          | \$33,300       | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2037    | * *                | 5           | \$4,800        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Terrazzo               | 5%  | Now               | \$2,900        | LIFE    | * *                | 5           | \$3,700        | C             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 70%   | Now               | \$638,700      | 2032    | * *                | 3           | \$25,100       | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout 9x9 Tiles                               |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 20%   |                   |                | 2032    | * *                | 3           | \$9,600        | C             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

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Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 65 - BX

## Asset # : 468

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

Masonry: Brick

10%

LIFE

\* \*

C

*Recent Repair Evident, Extent : Light, Area Affected : 70%**Location : Throughout*

Plaster

90%

Now

\$196,800

LIFE

\* \*

5

\$32,200

C

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Ceilings

Exposed Concrete

30%

Now

\$55,400

LIFE

\* \*

5

\$4,500

B

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Boiler Room, Classrooms, Toilets And Stair #5*

Plaster

70%

Now

\$57,600

LIFE

\* \*

5

\$41,900

B

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Classrooms, Toilets And Stair #5*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2022

\$28,700

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

20%

2052

\* \*

5

\$100

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Electrical Room*

Fused Knife Sw

80%

2-4

\$71,500

2052

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

## Raceway

Conduit

80%

2022

\$68,200

1

B

Conduit

10%

2032

\* \*

1

B

Conduit

10%

2052

\* \*

1

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Basement*

## Panelboards

Molded Case Bkrs

10%

2047

\* \*

5

\$200

B

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

Molded Case Bkrs

40%

2030

\* \*

5

\$700

B

Molded Case Bkrs

50%

2021

\$50,800

5

\$800

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 65 - BX

## Asset # : 468

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2047               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2052               | * *            | 1           |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2027               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2017               | \$173,000      | 10          | \$17,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Upper Floors                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-12 Lamps                             |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 67%        |                   |                | 2027               | * *            | 10          | \$39,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Incandescent   | 3%         |                   |                | 2017               | \$17,300       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$7,700        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$26,000       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 20%        |                   |                |                    |                |             |                | D             |
| Generic  | 80%        |                   |                | 2022               | \$587,500      | 1-3         | \$30,700       | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 65 - BX

## Asset # : 468

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       | Now               | \$17,800       | 2035               | **             | 1           | \$57,100       | B             |
| Leak Evident, Extent : Severe, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Tubes                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                          |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                    |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$50,900       | 2032               | **             | 4           | \$3,200        | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Vacuum Pump, Boiler Room                      |            |                   |                |                    |                |             |                |               |
| Steam Traps Faulty, Extent : Severe, Area Affected : 60% |            |                   |                |                    |                |             |                |               |
| Location : Various Areas                                 |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 15%        | Now               | \$1,200        | 2022               | \$59,000       | 1           | \$5,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Pneumatic Control Valves, Basement            |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                       | 85%        | Now               | \$29,300       | 2020               | \$585,600      | 1           | \$15,800       | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Thermostats, Throughout                       |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2030               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 20%        |                   |                | 2017               | \$30,000       | 1           |                | B             |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | **             | 2-5         | \$35,700       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$8,100        | 2017               | \$80,600       | 2           | \$1,600        | B             |
| Not in Service, Extent : Severe, Area Affected : 80%     |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room                             |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2032               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$17,000       | 2           | \$1,000        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2027               | **             | 4           | \$2,000        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 65 - BX

Asset # : 468

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1-5                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 99%        |                   |                |                    |                |             |                | D             |
| Generic   | 1%         |                   |                | 2022               | \$8,500        | 1-2         | \$200          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING  
**Address** : 98 GRANT STREET  
**Borough** : STATEN ISLAND **Agency's Number** : R829  
**Program / Asset #** : BOE0956.000 / 2885 **Yr Built/Renovated** : 1897 / 2009  
**Area Sq Ft** : 47,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2009 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 506 **Lot** : 81 **BIN** : 5013382

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$171,800             |
| Interior Architecture | \$99,000              |                       |
| Electrical            |                       | \$36,300              |
| <b>Total</b>          | <b>\$99,000</b>       | <b>\$208,100</b>      |
| Priority A            |                       | \$171,800             |
| Priority B            | \$99,000              | \$36,300              |
| <b>Total</b>          | <b>\$99,000</b>       | <b>\$208,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$11,500        |                 |
| Interior Architecture |                 |                 | \$43,500        |                 |
| Electrical            |                 |                 | \$200           | \$200           |
| Mechanical            | \$3,000         | \$2,900         | \$5,400         | \$2,900         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$10,900</b> | <b>\$10,800</b> | <b>\$68,400</b> | <b>\$11,000</b> |
| Priority A            |                 |                 | \$11,500        |                 |
| Priority B            | \$10,900        | \$10,800        | \$25,300        | \$11,000        |
| Priority C            |                 |                 | \$31,600        |                 |
| <b>Total</b>          | <b>\$10,900</b> | <b>\$10,800</b> | <b>\$68,400</b> | <b>\$11,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING**  
**Asset # : 2885**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 55%  |                   |                | LIFE               | * *            | 5           | \$34,500       | A             |
|                         | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : North Facade                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 40%  |                   |                | LIFE               | * *            | 5           | \$25,100       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : New Addition Built In 2009.                       |                   |                |                    |                |             |                |               |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | * *            | 5           | \$2,400        | A             |
|                         | Repairs in Progress, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                         | Location : Horizontal Bands                                  |                   |                |                    |                |             |                |               |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 40%  |                   |                | 2046               | * *            | 5           | \$7,500        | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : 2009 Addition                                     |                   |                |                    |                |             |                |               |
| Wood                    | 60%  |                   |                | 2043               | * *            | 5           | \$112,100      | A             |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%  |                   |                | LIFE               | * *            | 5           | \$16,700       | A             |
| Masonry: Brick          | 10%  |                   |                | LIFE               | * *            | 5           | \$800          | A             |
| Masonry: Brick          | 25%  |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : 2009 Addition                                     |                   |                |                    |                |             |                |               |
| Metal Cornice           | 40%  |                   |                | 2049               | * *            | 10          | \$10,400       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | * *            | 5           | \$2,500        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 33%  |                   |                | 2031               | * *            | 10          | \$10,200       | A             |
|                         | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                         | Location : 2009 Additon                                      |                   |                |                    |                |             |                |               |
| Metal Panel             | 2%   |                   |                | 2038               | * *            | 10          | \$1,100        | A             |
| Modified Bitumen        | 25%  |                   |                | 2026               | * *            | 10          | \$7,700        | A             |
| Slate                   | 40%  |                   |                | LIFE               | * *            |             |                | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING**  
**Asset # : 2885**

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior       |  |                |                   |                |                    |                |             |                |               |
| Floors         |  |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                       | 10%            |                   |                | LIFE               | **             | 5           | \$13,000       | C             |
|                | Ceramic Tile   | 5%             |                   |                | 2036               | **             | 5           | \$3,000        | C             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Restrooms   |                |                   |                |                    |                |             |                |               |
|                | Mosaic Tile  | 5%             |                   |                | 2026               | **             | 5           | \$7,400        | C             |
|                | Quarry Tile  | 5%             |                   |                | 2041               | **             | 5           | \$4,400        | C             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Kitchen   |                |                   |                |                    |                |             |                |               |
|                | Vinyl Tile   | 40%            |                   |                | 2031               | **             | 3           | \$8,900        | C             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
|                | Wood   | 35%            |                   |                | 2061               | **             | 5           | \$38,800       | C             |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100% |                |                   |                |                    |                |             |                |               |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |               |
| Interior Walls |  |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile   | 5%             |                   |                | 2036               | **             | 5           | \$3,700        | C             |
|                | Concrete Masonry Unit  | 5%             |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
|                | Gypsum Board   | 35%            |                   |                | LIFE               | **             | 5           | \$15,500       | C             |
|                | Recent Construction, Extent : Light, Area Affected : 100%    |                |                   |                |                    |                |             |                |               |
|                | Location : 2009 Addition                                     |                |                   |                |                    |                |             |                |               |
|                | Plaster  | 45%            |                   |                | LIFE               | **             | 5           | \$10,000       | C             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 20%   |                |                   |                |                    |                |             |                |               |
|                | Location : Old Building                                      |                |                   |                |                    |                |             |                |               |
|                | Wood   | 10%            |                   |                | LIFE               | **             | 5           | \$29,500       | C             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                |                   |                |                    |                |             |                |               |
|                | Location : Old Building                                      |                |                   |                |                    |                |             |                |               |
| Ceilings       |  |                |                   |                |                    |                |             |                |               |
|                | AcousTileSusp.Lay-In   | 40%            |                   |                | 2041               | **             | 5           | \$23,700       | B             |
|                | Recent Installation, Extent : Light, Area Affected : 100%    |                |                   |                |                    |                |             |                |               |
|                | Location : 2009 Addition                                     |                |                   |                |                    |                |             |                |               |
|                | Embossed Metal   | 30%            |                   |                | LIFE               | **             | 5           | \$8,000        | B             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 50%   |                |                   |                |                    |                |             |                |               |
|                | Location : Old Wing  |                |                   |                |                    |                |             |                |               |
|                | Plaster  | 30%            | Now               | \$99,000       | LIFE               | **             | 5           | \$11,100       | B             |
|                | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                |                   |                |                    |                |             |                |               |
|                | Location : Old Wing  |                |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING**  
**Asset # : 2885**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Protector Rated @ 600 Amperes And 400 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$100                 | B                    |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | * *                   | 5                  | \$200                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 30%               |                          |                       | 2043                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 70%               |                          |                       | 2043                      | * *                   | 5                  | \$700                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$600                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$36,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2029                      | * *                   | 10                 | \$4,800               | B                    |
| Exit, Service   | 50%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$100                 | B                    |
| <b>Lightning Protection</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2056                      | * *                   | 5                  | \$300                 | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$19,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Roof Mounted Gas Fired Units With A C</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 65 - SI ACADEMY OF INNOVATIVE LEARNING**  
**Asset # : 2885**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                 | 100%              |                          |                       | 2029                      | * *                   | 2                  | \$2,400               | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$22,100              | B                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2029                      | * *                   | 2                  | \$1,200               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2020                      | \$11,300              | 2                  | \$600                 | B                    |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| <b>Backflow Preventer</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$2,400               | B                    |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-3</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 66 - BK  
**Address** : 881 EAST 96TH STREET @FOSTER AVE.  
**Borough** : BROOKLYN **Agency's Number** : K066  
**Program / Asset #** : BOE1031.000 / 13584 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 129,940 **Project Type** : EDUCATION  
**Date of Survey** : 18-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 8129 **Lot** : 1 **BIN** : 3325418

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$78,400              | \$89,400              |
| Interior Architecture |                       | \$127,300             |
| Electrical            | \$92,600              |                       |
| <b>Total</b>          | <b>\$171,100</b>      | <b>\$216,700</b>      |
| Priority A            | \$78,400              | \$89,400              |
| Priority B            | \$92,600              | \$127,300             |
| <b>Total</b>          | <b>\$171,100</b>      | <b>\$216,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$13,100        |                 |                 |
| Interior Architecture |                 |                 | \$15,900        |                 |
| Electrical            | \$10,000        | \$10,600        | \$12,800        | \$7,400         |
| Mechanical            | \$28,400        | \$36,600        | \$35,600        | \$36,600        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$46,300</b> | <b>\$68,200</b> | <b>\$72,200</b> | <b>\$51,900</b> |
| Priority A            |                 | \$13,100        |                 |                 |
| Priority B            | \$46,300        | \$55,100        | \$56,300        | \$51,900        |
| Priority C            |                 |                 | \$15,900        |                 |
| <b>Total</b>          | <b>\$46,300</b> | <b>\$68,200</b> | <b>\$72,200</b> | <b>\$51,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BK

## Asset # : 13584

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |    |          |   |
|-----------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne          | 5%  |  |  | 2055 | ** | 10 | \$13,100 | A |
| Glass Block           | 5%  |  |  | LIFE | ** | 5  | \$3,500  | A |
| Masonry: Brick        | 80% |  |  | LIFE | ** | 5  | \$89,400 | A |
| Metal/Glass Curt Wall | 5%  |  |  | LIFE | ** | 5  | \$10,500 | A |
| Metal/Glass Curt Wall | 5%  |  |  | LIFE | ** | 5  | \$10,500 | A |

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$3,100 | A |
| Masonry: Brick         | 95% |  |  | LIFE | ** | 5 | \$7,700 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 90% |  |  | 2025 | ** | 10 | \$78,400 | A |
| Copper/Terne   | 10% |  |  | 2048 | ** | 10 | \$21,800 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$34,800 | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$6,200  | C |
| Vinyl Tile             | 80% |  |  | 2025 | ** | 3 | \$47,700 | C |
| Wood                   | 5%  |  |  | 2048 | ** | 5 | \$14,900 | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Concrete Masonry Unit | 15% |  |  | LIFE | ** | 5 | \$7,200 | C |
| Plaster               | 10% |  |  | LIFE | ** | 5 | \$3,600 | C |
| SGFT/Glazed Masonry   | 75% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 80% |  |  | 2033 | ** | 5 | \$127,300 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |           | B |
| Plaster              | 10% |  |  | LIFE | ** | 5 | \$9,900   | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amps Main Disconnect Switch

## Transformers

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Liquid Filled | 100% |  |  | 2033 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2036 | ** | 5 | \$2,800 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

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## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BK

## Asset # : 13584

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2033               | * *            | 5           | \$700          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Transfer Switches     |  |                   |                |                    |                |             |                |               |
| Automatic             | 100%   |                   |                | 2033               | * *            | 1           | \$32,800       | B             |
| Generators            |  |                   |                |                    |                |             |                |               |
| Diesel                | 100%   |                   |                | 2029               | * *            | 1           | \$41,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 500 Kva Caterpillar                      |                   |                |                    |                |             |                |               |
| Batteries             |  |                   |                |                    |                |             |                |               |
| Lead/Acid             | 100%   |                   |                | 2014               | \$600          | 5           | \$3,900        | B             |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 40%  |                   |                | 2036               | * *            | 5           | \$7,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 60 Gallons                               |                   |                |                    |                |             |                |               |
| Main Tank             | 60%  |                   |                | 2048               | * *            | 5           | \$1,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 275 Gallons                              |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2025               | * *            | 10          | \$92,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                   | 5%   |                   |                | 2025               | * *            | 10          | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 40%  |                   |                | 2025               | * *            | 1           |                | B             |
| Emergency, Battery    | 10%  |                   |                | 2025               | * *            | 10          | \$2,600        | B             |
| Exit, LED             | 50%  |                   |                | 2048               | * *            | 1           |                | B             |
| Lightning Protection  |  |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2048               | * *            | 5           | \$3,100        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BK

## Asset # : 13584

| Mechanical         |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating            |                             |                |                   |                    |         |                |             |                |               |
|                    | Energy Source               |                |                   |                    |         |                |             |                |               |
|                    | Natural Gas                 | 95%            |                   |                    | 2046    | **             | 1           |                | B             |
|                    | Interruptible Gas/Dual Fuel | 5%             |                   |                    | 2040    | **             | 1           |                | B             |
|                    | Conversion Equipment        |                |                   |                    |         |                |             |                |               |
|                    | Steam Boiler                | 100%           |                   |                    | 2033    | **             | 1           | \$105,400      | B             |
|                    | Distribution                |                |                   |                    |         |                |             |                |               |
|                    | Steam Piping/Pump           | 100%           |                   |                    | 2040    | **             | 4           | \$5,300        | B             |
|                    | Terminal Devices            |                |                   |                    |         |                |             |                |               |
|                    | Air Handler                 | 50%            |                   |                    | 2025    | **             | 1           | \$32,900       | B             |
|                    | Convactor/Radiator          | 50%            |                   |                    | 2033    | **             | 1           | \$17,200       | B             |
| Air Conditioning   |                             |                |                   |                    |         |                |             |                |               |
|                    | Energy Source               |                |                   |                    |         |                |             |                |               |
|                    | Electricity                 | 100%           |                   |                    | 2036    | **             | 1           |                | B             |
|                    | Conversion Equipment        |                |                   |                    |         |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%           |                   |                    | 2025    | **             | 1           | \$49,300       | B             |
|                    | Distribution                |                |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%           |                   |                    | 2040    | **             | 4           | \$5,300        | B             |
|                    | Heat Rejection              |                |                   |                    |         |                |             |                |               |
|                    | Remote Air Cond             | 100%           |                   |                    | 2025    | **             | 2           | \$74,100       | B             |
| Ventilation        |                             |                |                   |                    |         |                |             |                |               |
|                    | Distribution                |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%           |                   |                    | LIFE    | **             | 2-5         | \$59,300       | B             |
|                    | Exhaust Fans                |                |                   |                    |         |                |             |                |               |
|                    | Roof                        | 100%           |                   |                    | 2025    | **             | 2           | \$3,300        | B             |
| Plumbing           |                             |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping            |                |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel             | 100%           |                   |                    | 2033    | **             | 1           |                | B             |
|                    | Water Heater                |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired                   | 100%           |                   |                    | 2018    | \$28,200       | 2           | \$1,600        | B             |
|                    | Sanitary Piping             |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Storm Drain Piping          |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron                   | 100%           |                   |                    | LIFE    | **             | 1           |                | B             |
|                    | Sump Pump(s)                |                |                   |                    |         |                |             |                |               |
|                    | Submersible                 | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)           |                |                   |                    |         |                |             |                |               |
|                    | Compressed Air              | 100%           |                   |                    | 2040    | **             | 4           | \$1,300        | B             |
|                    | Backflow Preventer          |                |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%           |                   |                    | 2028    | **             | 1           | \$6,600        | B             |
|                    | Fixtures                    |                |                   |                    |         |                |             |                |               |
|                    | Generic                     | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |                             |                |                   |                    |         |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - BK

Asset # : 13584

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 5%**Location : 1st Floor Lobby**Explanation : Malfunctioning*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 66 - BX  
**Address** : 1001 JENNINGS STREET BTWN: LONGFELLOW AVE., BOONE A  
**Borough** : BRONX **Agency's Number** : X066  
**Program / Asset #** : BOE0207.000 / 678 **Yr Built/Renovated** : 1924 / 2010  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3008 **Lot** : 1 **BIN** : 2010916

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--|--------------------|--------------------|
| Exterior Architecture |  | \$43,000           | \$211,400          |
| Interior Architecture |  | \$916,700          | \$750,200          |
| Electrical            |  | \$918,600          | \$319,500          |
| Mechanical            |  | \$201,700          | \$426,000          |
| <b>Total</b>          |  | <b>\$2,079,900</b> | <b>\$1,707,200</b> |
| Priority A            |  | \$43,000           | \$211,400          |
| Priority B            |  | \$1,285,500        | \$805,600          |
| Priority C            |  | \$751,500          | \$690,200          |
| <b>Total</b>          |  | <b>\$2,079,900</b> | <b>\$1,707,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$17,700         |                 | \$2,000         | \$800            |
| Interior Architecture | \$94,000         |                 |                 | \$24,900         |
| Electrical            | \$9,200          | \$2,400         | \$2,400         | \$39,900         |
| Mechanical            | \$17,900         | \$14,800        | \$24,400        | \$37,900         |
| <b>Total</b>          | <b>\$138,700</b> | <b>\$17,200</b> | <b>\$28,800</b> | <b>\$103,500</b> |
| Priority A            | \$17,700         |                 | \$2,000         | \$800            |
| Priority B            | \$47,800         | \$17,200        | \$26,800        | \$77,800         |
| Priority C            | \$73,300         |                 |                 | \$24,900         |
| <b>Total</b>          | <b>\$138,700</b> | <b>\$17,200</b> | <b>\$28,800</b> | <b>\$103,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BX

## Asset # : 678

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | * *            | 5           | \$66,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$144,900      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$6,400        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Stucco Cement          | 5%  |                   |                | 2039               | * *            | 5           | \$21,300       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   |                   |                | 2038               | * *            | 5           | \$45,800       | A             |
| Glass Block            | 5%  | Now               | \$7,000        | LIFE               | * *            | 5           | \$1,500        | A             |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkhead   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | * *            | 5           | \$9,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | * *            | 5           | \$11,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Asphalt Macadam        | 5%  |                   |                | 2027               | * *            | 5           | \$1,600        | A             |
| Built-Up (BUR)         | 90%   |                   |                | 2027               | * *            | 10          | \$43,000       | A             |
| Roll Roofing           | 5%  |                   |                | 2021               | \$10,700       | 5           | \$4,000        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BX

## Asset # : 678

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior Floors        |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$30,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$7,600        | 2025               | * *            | 5           | \$3,400        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%<br>Location : Toilet Rooms   |                   |                |                    |                |             |                |               |
| Terrazzo               | 5%  | Now               | \$10,300       | LIFE               | * *            | 5           | \$5,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 20%   | Now               | \$52,300       | 2017               | \$261,700      | 3           | \$10,300       | C             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%<br>Location : Throughout 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 50%   | Now               | \$130,900      | 2022               | \$654,300      | 3           | \$25,700       | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%<br>Location : First Floor Play Area<br>Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%<br>Location : First Floor |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2057               | * *            | 5           | \$12,900       | C             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100%<br>Location : 5th Floor Gym   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  |                   |                | 2037               | * *            | 5           | \$12,900       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | 2-4               | \$27,900       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$12,600       | 2031               | * *            | 5           | \$4,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 15%   | 2-4               | \$87,100       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout   |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  | 2-4               | \$14,900       | LIFE               | * *            |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Plaster                | 70%   | Now               | \$219,500      | LIFE               | * *            | 5           | \$35,900       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : In Room 415, 417, 419         |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BX

## Asset # : 678

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

25%

0-2

\$20,700

2027

\* \*

5

\$17,200

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Exposed Concrete

5%

LIFE

\* \*

5

\$1,100

B

Plaster

70%

Now

\$165,200

LIFE

\* \*

5

\$60,100

B

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Bulkhead**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Bulkhead*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2022

\$16,300

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Amperes Main Disconnect Switch For Emergency Service*

Fused Disc Sw

50%

2022

\$16,300

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

80%

2022

\$95,400

5

\$300

B

Fused Disc Sw

20%

2032

\* \*

5

\$100

B

## Raceway

Conduit

90%

2022

\$129,300

1

B

Conduit

10%

2032

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2021

\$13,600

5

\$200

B

Fused Disc Sw

5%

2030

\* \*

5

\$100

B

Fused Toggle Switch

5%

2-4

\$6,800

2047

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : On Extended Life*

Molded Case Bkrs

10%

2038

\* \*

5

\$200

B

Molded Case Bkrs

70%

2021

\$94,800

5

\$1,700

B

## Wiring

Braided Cloth

40%

2-4

\$61,400

2047

\* \*

1

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Elctrical Room, Basement**Explanation : Insulation Aged*

Thermoplastic

50%

2032

\* \*

1

B

Thermoplastic

10%

2042

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 66 - BX

## Asset # : 678

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 90%  |                   |                | 2020               | \$29,700       | 5           | \$500          | B             |
| Locally Mounted       | 10%  |                   |                | 2039               | * *            | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Water Main Pipe Basement                        |                   |                |                    |                |             |                |               |
|                       | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 80%  |                   |                | 2017               | \$661,600      | 10          | \$67,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$8,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement And Toilet Rooms                       |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Incandescent          | 10%  |                   |                | 2017               | \$82,700       | 2           | \$200          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2017               | \$19,000       | 10          | \$11,100       | B             |
| Exit, Service         | 50%  |                   |                | 2017               | \$7,600        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2017               | \$37,200       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2030               | * *            | 1-3         | \$16,500       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$91,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                 |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2042               | * *            | 4           | \$6,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 66 - BX

Asset # : 678

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2022               | \$112,800      | 1           | \$11,400       | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2027               | * *            | 1           | \$17,800       | B             |
| Fan Coil Unit/Heat                                      | 20%        |                   |                | 2022               | \$313,200      | 1           | \$5,900        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        |                   |                | 2015               | \$86,000       | 1           |                | B             |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$51,200       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2017               | \$115,600      | 2           | \$2,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2017               | \$24,300       | 2           | \$1,400        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 400 Gals                                  |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2032               | * *            | 4           | \$9,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$2,900        | LIFE               | * *            | 1           |                | B             |
| Cracked, Extent : Moderate, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Basement Vault                               |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |
| Generic   | 5%         |                   |                | 2022               | \$500          | 1           | \$300          | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2032               | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 67 - BX  
**Address** : 2024 MOHEGAN AVENUE @E. 179 STREET  
**Borough** : BRONX **Agency's Number** : X067  
**Program / Asset #** : BOE0208.000 / 679 **Yr Built/Renovated** : 1925 / 2009  
**Area Sq Ft** : 108,000 **Project Type** : EDUCATION  
**Date of Survey** : 28-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3123 **Lot** : 3 **BIN** : 2013142

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$784,700             | \$200,600             |
| Interior Architecture | \$464,300             | \$1,399,800           |
| Electrical            | \$213,100             | \$1,430,200           |
| Mechanical            | \$359,300             | \$954,500             |
| <b>Total</b>          | <b>\$1,821,500</b>    | <b>\$3,985,100</b>    |
| Priority A            | \$784,700             | \$200,600             |
| Priority B            | \$691,400             | \$2,452,700           |
| Priority C            | \$345,300             | \$1,331,800           |
| <b>Total</b>          | <b>\$1,821,500</b>    | <b>\$3,985,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,800         |                 |                 |                 |
| Interior Architecture | \$55,800         |                 | \$8,500         | \$9,400         |
| Electrical            | \$4,200          | \$2,500         | \$2,800         | \$4,100         |
| Mechanical            | \$49,200         | \$15,100        | \$20,800        | \$12,800        |
| <b>Total</b>          | <b>\$121,000</b> | <b>\$17,600</b> | <b>\$32,100</b> | <b>\$26,300</b> |
| Priority A            | \$11,800         |                 |                 |                 |
| Priority B            | \$75,700         | \$17,600        | \$27,000        | \$16,900        |
| Priority C            | \$33,500         |                 | \$5,100         | \$9,400         |
| <b>Total</b>          | <b>\$121,000</b> | <b>\$17,600</b> | <b>\$32,100</b> | <b>\$26,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BX

## Asset # : 679

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 25%        | 0-2               | \$141,900      | LIFE               | * *            | 5           | \$42,200       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout Basement  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Foundation, Boiler Room  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Infiltration Through Foundation Walls And Floor, Even After Repairs Were Done |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | * *            | 5           | \$236,400      | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5           | \$12,700       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$459,700      | 2039               | * *            | 5           | \$23,900       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%                                     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | * *            | 5-10        | \$76,100       | A             |
| Metal Panel   | 3%         |                   |                | 2043               | * *            | 5           | \$1,400        | A             |
| Pre-Cast Concrete   | 7%         |                   |                | LIFE               | * *            | 5           | \$10,900       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Macadam   | 10%        |                   |                | 2023               | \$17,900       | 5           | \$3,200        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 85%        |                   |                | 2028               | * *            | 10          | \$40,200       | A             |
| Copper/Terne  | 5%         |                   |                | 2038               | * *            | 10          | \$5,900        | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BX

## Asset # : 679

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2019               | \$40,200       | 3           | \$13,600       | C             |
| Cast in Place Concrete                                       | 5%         | 0-2               | \$10,400       | LIFE               | * *            | 5           | \$14,900       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room, Basement                             |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Water                                   |            |                   |                |                    |                |             |                |               |
| Sheet Vinyl/Rubber   | 5%         |                   |                | 2023               | \$105,800      | 5           | \$10,200       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | * *            | 5           | \$10,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Lobby   |            |                   |                |                    |                |             |                |               |
| Traffic Topping  | 20%        | Now               | \$220,200      | 2023               | \$734,100      | 5           | \$17,000       | C             |
| Split/Cracked, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Corridors                              |            |                   |                |                    |                |             |                |               |
| Uneven Substrate, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Corridors                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 33%        |                   |                | 2023               | \$427,900      | 3           | \$22,400       | C             |
| Vinyl Tile   | 5%         |                   |                | 2028               | * *            | 3           | \$2,600        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 2%         |                   |                | 2023               | \$25,900       | 3           | \$1,400        | C             |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Classrooms 313 And 316                            |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 20%        |                   |                | 2038               | * *            | 5           | \$51,000       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         | 0-2               | \$55,200       | LIFE               | * *            |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Tunnel In Basement                                |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | * *            | 5           | \$8,500        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            | 10          | \$5,100        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | * *            | 10          | \$3,400        | C             |
| Plaster  | 75%        |                   |                | LIFE               | * *            | 5-10        | \$108,000      | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BX

## Asset # : 679

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |      |          |   |
|----------------------|-----|--|--|------|-----|------|----------|---|
| AcousTileSusp.Lay-In | 5%  |  |  | 2036 | * * | 5    | \$6,800  | B |
| Exposed Concrete     | 10% |  |  | LIFE | * * | 5-10 | \$17,000 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | * * | 5-10 | \$8,500  | B |

Recent Repair Evident, Extent : Light, Area Affected : 5%

Location : Basement Corridor

|         |     |  |  |      |     |      |           |   |
|---------|-----|--|--|------|-----|------|-----------|---|
| Plaster | 80% |  |  | LIFE | * * | 5-10 | \$187,000 | B |
|---------|-----|--|--|------|-----|------|-----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Evidence Of Water Penetration Through The Walls. Main Service Protector

Rated @ 1600 Amps

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$400 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 90% |  |  | 2023 |     | 1 |  | B |
| Conduit | 10% |  |  | 2043 | * * | 1 |  | B |

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2022 |     | 5 | \$100   | B |
| Fused Disc Sw    | 5%  |  |  | 2039 | * * | 5 | \$100   | B |
| Molded Case Bkrs | 90% |  |  | 2022 |     | 5 | \$2,100 | B |

## Wiring

|               |     |     |           |      |     |   |  |   |
|---------------|-----|-----|-----------|------|-----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$138,100 | 2048 | * * | 1 |  | B |
|---------------|-----|-----|-----------|------|-----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2043 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 50% |  |  | 2021 |     | 5 | \$300 | B |
| Locally Mounted | 50% |  |  | 2036 | * * | 5 | \$300 | B |

## Ground

## Grounding Devices

|         |      |     |       |      |     |   |         |   |
|---------|------|-----|-------|------|-----|---|---------|---|
| Generic | 100% | 0-2 | \$900 | LIFE | * * | 5 | \$1,300 | B |
|---------|------|-----|-------|------|-----|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BX

## Asset # : 679

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

90%

2018

\$737,500

10

\$75,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

7%

2028

\* \*

10

\$5,800

B

*Other Observation, Extent : Moderate, Area Affected : 20%**Location : Basement**Explanation : T-8 Lamps*

## Incandescent

3%

2018

\$24,600

2

\$100

B

## Egress Lighting

## Emergency, Battery

50%

2028

\* \*

10

\$11,000

B

## Exit, Service

50%

2028

\* \*

1

B

## Exterior Lighting

## HID

100%

2018

\$36,900

10

\$300

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2023

\$91,500

1

\$9,900

B

## Fire/Smoke Detection

## No Component

70%

D

## Generic

30%

2023

\$313,100

1-3

\$16,900

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil

90%

2043

\* \*

5

\$25,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 5,000 And One 10,000 Gallon Tank*

## Natural Gas

10%

2043

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2036

\* \*

1

\$90,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 #2 Fuel Oil Burning Steam Boilers*

## Distribution

## Steam Piping/Pump

100%

2043

\* \*

4

\$6,700

B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 67 - BX

## Asset # : 679

| Mechanical           |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating              |                    |   |                   |                |                    |                |             |                |               |
| Terminal Devices     |                    |   |                   |                |                    |                |             |                |               |
|                      | Air Handler        | 20%   |                   |                | 2028               | * *            | 1           | \$11,300       | B             |
|                      | Convactor/Radiator | 55%   |                   |                | 2021               | \$538,400      | 1           | \$16,200       | B             |
|                      |                    | On Extended Life, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout   |                   |                |                    |                |             |                |               |
|                      | Convector/Radiator | 5%  | 0-2               | \$48,900       | 2043               | * *            | 1           | \$1,300        | B             |
|                      |                    | Malfunctioning, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |               |
|                      |                    | Location : Library And Various Other Locations, Defective Thermostats |                   |                |                    |                |             |                |               |
|                      | Fan Coil Unit/Heat | 20%   | Now               | \$310,400      | 2033               | * *            | 1           | \$5,300        | B             |
|                      |                    | Malfunctioning, Extent : Severe, Area Affected : 100%                 |                   |                |                    |                |             |                |               |
|                      |                    | Location : Multiple Mechanical And Electrical Defects                 |                   |                |                    |                |             |                |               |
|                      |                    | On Extended Life, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                      |                    | Location : Gyms, Library And Various Other Locations                  |                   |                |                    |                |             |                |               |
| Air Conditioning     |                    |   |                   |                |                    |                |             |                |               |
| Energy Source        |                    |   |                   |                |                    |                |             |                |               |
|                      | Electricity        | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment |                    |   |                   |                |                    |                |             |                |               |
|                      | Window/Wall Unit   | 50%   |                   |                | 2018               | \$106,500      | 1           |                | B             |
|                      | No Component       | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation          |                    |   |                   |                |                    |                |             |                |               |
| Distribution         |                    |   |                   |                |                    |                |             |                |               |
|                      | Ductwork/Diffusers | 100%  |                   |                | LIFE               | * *            | 2-5         | \$80,300       | B             |
| Exhaust Fans         |                    |   |                   |                |                    |                |             |                |               |
|                      | Interior           | 100%  |                   |                | 2028               | * *            | 2           | \$2,800        | B             |
| Plumbing             |                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping     |                    |   |                   |                |                    |                |             |                |               |
|                      | Galv Iron/Steel    | 100%  |                   |                | 2021               | \$309,600      | 1           |                | B             |
| Water Heater         |                    |   |                   |                |                    |                |             |                |               |
|                      | Gas Fired          | 100%  |                   |                | 2021               | \$24,100       | 2           | \$1,400        | B             |
| Sanitary Piping      |                    |   |                   |                |                    |                |             |                |               |
|                      | Cast Iron          | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                      |                    | On Extended Life, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout   |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |                    |   |                   |                |                    |                |             |                |               |
|                      | Cast Iron          | 95%   |                   |                | LIFE               | * *            | 1           |                | B             |
|                      |                    | On Extended Life, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |               |
|                      |                    | Location : Throughout   |                   |                |                    |                |             |                |               |
|                      | Cast Iron          | 5%  | Now               | \$7,200        | LIFE               | * *            | 1           |                | B             |
|                      |                    | Blockage /Clogged, Extent : Light, Area Affected : 50%                |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement   |                   |                |                    |                |             |                |               |
|                      |                    | Damaged, Extent : Light, Area Affected : 50%                          |                   |                |                    |                |             |                |               |
|                      |                    | Location : Basement   |                   |                |                    |                |             |                |               |
| Sump Pump(s)         |                    |   |                   |                |                    |                |             |                |               |
|                      | Rigid Piping       | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures             |                    |   |                   |                |                    |                |             |                |               |
|                      | Generic            | 100%  |                   |                |                    |                |             |                | B             |

## Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 67 - BX

Asset # : 679

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression      |            |                   |                |                    |                |             |                |               |
| Sprinkler             |            |                   |                |                    |                |             |                |               |
| No Component          | 98%        |                   |                |                    |                |             |                | D             |
| Generic               | 2%         |                   |                | 2033               | * *            | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 68 - BX  
**Address** : 4011 MONTICELLO AVENUE @STRANG AVE.  
**Borough** : BRONX **Agency's Number** : X068  
**Program / Asset #** : BOE0209.000 / 2608 **Yr Built/Renovated** : 1926 / 2004  
**Area Sq Ft** : 79,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4986 **Lot** : 81 **BIN** : 2067852

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$169,100             |
| Interior Architecture | \$179,700             | \$528,500             |
| Electrical            |                       | \$808,200             |
| Mechanical            | \$46,600              | \$348,700             |
| <b>Total</b>          | <b>\$226,300</b>      | <b>\$1,854,500</b>    |
| Priority A            |                       | \$169,100             |
| Priority B            | \$46,600              | \$1,156,900           |
| Priority C            | \$179,700             | \$528,500             |
| <b>Total</b>          | <b>\$226,300</b>      | <b>\$1,854,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  | \$11,200        |                 |
| Interior Architecture | \$4,400         | \$22,200         | \$5,600         | \$5,600         |
| Electrical            | \$29,000        | \$79,400         |                 |                 |
| Mechanical            | \$14,400        | \$37,400         | \$15,300        | \$9,500         |
| Elevators/Escalators  | \$3,900         | \$3,900          | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$51,800</b> | <b>\$142,900</b> | <b>\$36,100</b> | <b>\$19,100</b> |
| Priority A            |                 |                  | \$11,200        |                 |
| Priority B            | \$47,400        | \$142,900        | \$19,300        | \$13,500        |
| Priority C            | \$4,400         |                  | \$5,600         | \$5,600         |
| <b>Total</b>          | <b>\$51,800</b> | <b>\$142,900</b> | <b>\$36,100</b> | <b>\$19,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 68 - BX

## Asset # : 2608

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$15,100       | A             |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$23,600       | A             |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
| Masonry: Brick   | 43%        |                   |                | LIFE               | **             | 5           | \$25,900       | A             |
| Masonry: Brick   | 40%        |                   |                | LIFE               | **             | 5           | \$24,100       | A             |
| Efflorescence, Extent : Light, Area Affected : 5%              |            |                   |                |                    |                |             |                |               |
| Location : 1974 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,300        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2036               | **             | 5           | \$22,500       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Masonry: Brick   | 55%        |                   |                | LIFE               | **             | 5           | \$7,000        | A             |
| Metal Rail   | 35%        |                   |                | 2033               | **             | 5-10        | \$80,600       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2028               | **             | 10          | \$70,100       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Asphalt Poured   | 2%         |                   |                | 2018               | \$13,100       | 5           | \$1,000        | C             |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Stairs, 1926 Wing                                   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 100%             |            |                   |                |                    |                |             |                |               |
| Location : Stairs, 1926 Wing                                   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         | Now               | \$4,400        | 2023               | \$44,000       | 5           | \$1,000        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Toilet(s)   |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Vinyl Tile   | 45%        | Now               | \$127,700      | 2020               | \$425,600      | 3           | \$16,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : 1926 Wing   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Moderate, Area Affected : 10%            |            |                   |                |                    |                |             |                |               |
| Location : 1926 Wing   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : 1926 Wing   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 70%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout 1926 Wing                                |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 45%        |                   |                | 2025               | **             | 3           | \$16,700       | C             |
| Wood   | 4%         |                   |                | 2048               | **             | 5           | \$7,400        | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 68 - BX

## Asset # : 2608

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                   |    |     |          |      |          |   |         |   |
|-------------------|----|-----|----------|------|----------|---|---------|---|
| Ceramic Tile      | 2% |     |          | 2023 | \$58,900 | 5 | \$2,000 | C |
| Folding Partition | 1% | Now | \$52,000 | 2045 | * *      | 5 | \$1,200 | C |

Unit Inoperable, Extent : Severe, Area Affected : 100%

Location : Auditorium, Cafeteria

|                     |     |  |  |      |     |   |          |   |
|---------------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick      | 10% |  |  | LIFE | * * |   |          | C |
| Marble Panels       | 2%  |  |  | LIFE | * * |   |          | C |
| Plaster             | 55% |  |  | LIFE | * * | 5 | \$16,500 | C |
| SGFT/Glazed Masonry | 30% |  |  | LIFE | * * |   |          | C |

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTile,Adhered    | 20% |  |  | 2025 | * * | 5 | \$19,700 | B |
| AcousTileConcealSpLn | 20% |  |  | 2025 | * * | 5 | \$24,600 | B |
| Exposed Concrete     | 20% |  |  | LIFE | * * | 5 | \$3,100  | B |
| Metal Panel          | 5%  |  |  | LIFE | * * | 5 | \$6,200  | B |
| Plaster              | 35% |  |  | LIFE | * * | 5 | \$21,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |     |          |      |     |   |       |   |
|---------------|------|-----|----------|------|-----|---|-------|---|
| Fused Disc Sw | 100% | Now | \$28,700 | 2050 | * * | 5 | \$100 | B |
|---------------|------|-----|----------|------|-----|---|-------|---|

Water Present, Extent : Severe, Area Affected : 100%

Location : Electrical Room

Other Observation, Extent : Severe, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Rated At 1200 Amps

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 20% |  |  | 2028 | * *      | 5 | \$300 | B |
| Molded Case Bkrs | 40% |  |  | 2028 | * *      | 5 | \$700 | B |
| Molded Case Bkrs | 40% |  |  | 2019 | \$40,600 | 5 | \$700 | B |

## Wiring

|               |      |  |  |      |          |   |  |   |
|---------------|------|--|--|------|----------|---|--|---|
| Thermoplastic | 100% |  |  | 2020 | \$89,600 | 1 |  | B |
|---------------|------|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2025 | * * | 5 | \$400 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$1,000 | B |
|---------|------|--|--|------|-----|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Connected With Main Water Pipe

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 68 - BX

## Asset # : 2608

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

90%  
 2020 \$538,000 10 \$54,700 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Lamp T-12*

HID 5% 2015 \$13,800 10 \$100 B  
 Incandescent 5% 2015 \$29,900 2 \$100 B

## Egress Lighting

Exit, Service 50% 2015 \$5,500 1 B  
 Exit, Battery 50% 2015 \$27,500 10 \$2,200 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
 Fuel Oil No 4 100% 2030 \* \* 5 \$20,500 B

Conversion Equipment  
 Steam Boiler 100% 2025 \* \* 1 \$65,700 B

Distribution  
 Steam Piping/Pump 100% 2030 \* \* 4 \$4,900 B  
*Leak Evident, Extent : Severe, Area Affected : 30%*  
*Location : Vacuum Pump, Basement*  
*Repairs In Progress, Extent : Light, Area Affected : 70%*  
*Location : Steam Traps Being Replaced Throughout*

Terminal Devices  
 Air Handler 30% 2020 \$122,300 1 \$12,300 B  
 Convector/Radiator 50% 2025 \* \* 1 \$10,700 B  
 Fan Coil Unit/Heat 20% 2020 \$226,400 1 \$4,300 B

## Air Conditioning

Energy Source  
 Electricity 100% 2036 \* \* 1 B

Conversion Equipment  
 Window/Wall Unit 30% 2015 \$46,600 1 B  
 No Component 70% D

## Ventilation

Distribution  
 Ductwork/Diffusers 100% LIFE \* \* 2-5 \$37,000 B

Exhaust Fans  
 Interior 20% 2020 \$16,700 2 \$400 B  
 Roof 30% 2020 \$18,000 2 \$600 B  
 No Component 50% D

## Plumbing

H/C Water Piping  
 Galv Iron/Steel 100% 2025 \* \* 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 68 - BX

Asset # : 2608

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$17,600       | 2           | \$1,000        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2030               | * *            | 4           | \$9,900        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : B-3  |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - BX  
**Address** : 560 THIERIOT AVENUE @SOUNDVIEW AVENUE  
**Borough** : BRONX **Agency's Number** : X069  
**Program / Asset #** : BOE0210.000 / 469 **Yr Built/Renovated** : 1924 / 2008  
**Area Sq Ft** : 35,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3524 **Lot** : 20 **BIN** : 2021482

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$37,400              |
| Interior Architecture | \$126,100             | \$147,100             |
| Electrical            |                       | \$296,600             |
| Mechanical            | \$109,600             |                       |
| <b>Total</b>          | <b>\$235,600</b>      | <b>\$481,100</b>      |
| Priority A            |                       | \$37,400              |
| Priority B            | \$109,600             | \$296,600             |
| Priority C            | \$126,100             | \$147,100             |
| <b>Total</b>          | <b>\$235,600</b>      | <b>\$481,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 | \$11,300        |                |                |
| Interior Architecture | \$4,400         | \$1,700         | \$800          | \$1,900        |
| Electrical            | \$31,500        | \$12,800        | \$100          |                |
| Mechanical            | \$10,100        | \$15,900        | \$8,000        | \$4,400        |
| <b>Total</b>          | <b>\$46,100</b> | <b>\$41,700</b> | <b>\$8,900</b> | <b>\$6,300</b> |
| Priority A            |                 | \$11,300        |                |                |
| Priority B            | \$41,700        | \$28,700        | \$8,000        | \$4,400        |
| Priority C            | \$4,400         | \$1,700         | \$800          | \$1,900        |
| <b>Total</b>          | <b>\$46,100</b> | <b>\$41,700</b> | <b>\$8,900</b> | <b>\$6,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX

## Asset # : 469

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE               | **             | 5           | \$18,300       | A             |
| Masonry: Brick         | 60%  |                   |                | LIFE               | **             | 5           | \$28,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Face Brick At North, South And East Facades       |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 20%  |                   |                | LIFE               | **             | 5           | \$9,400        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Weat Facade                                       |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 4%   |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Masonry: Limestone     | 3%   |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Metal Panel            | 5%   |                   |                | 2050               | **             | 5-10        | \$16,100       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkhead  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 3%   |                   |                | LIFE               | **             | 5           | \$4,600        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Window Sills                                      |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2045               | **             | 5           | \$13,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | **             | 5           | \$5,700        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | **             | 5           | \$1,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Coping  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 97%  |                   |                | 2030               | **             | 10          | \$22,300       | A             |
| Skylight, Metal/Glass  | 3%   |                   |                | 2050               | **             | 10          | \$2,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Over Third Floor                                  |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX

## Asset # : 469

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$2,200        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        | C             |
| Vinyl Tile   | 10%        |                   |                | 2025               | **             | 3           | \$1,700        | C             |
| Vinyl Tile   | 35%        |                   |                | 2020               | \$147,100      | 3           | \$7,700        | C             |
| Vinyl Tile   | 5%         |                   |                | 2028               | **             | 3           | \$800          | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : General Office                                    |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2015               | \$126,100      | 3           | \$5,000        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$2,700        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$13,200       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$1,700        | B             |
| Plaster  | 75%        |                   |                | LIFE               | **             | 5           | \$20,700       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2020               | \$59,600       | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Fused Disconnect Switch In The Switchboard & Rated At 600 Amps |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2019               | \$2,800        | 5           |                | B             |
| Fused Disc Sw   | 5%         |                   |                | 2036               | **             | 5           |                | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2036               | **             | 5           | \$100          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2019               | \$45,200       | 5           | \$600          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$31,200       | 2045               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%                          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | **             | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX

## Asset # : 469

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%  |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Locally Mounted       | 50%  |                   |                | 2018               | \$6,400        | 5           | \$100          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%   |                   |                |                    |                |             |                | D             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 34%  |                   |                | 2025               | * *            | 10          | \$9,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 60%  |                   |                | 2020               | \$159,300      | 10          | \$16,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2025               | * *            | 10          |                | B             |
| Incandescent          | 3%   |                   |                | 2020               | \$8,000        | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2025               | * *            | 10          | \$3,600        | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2040               | * *            | 5           | \$9,100        | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$29,200       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | * *            | 4           | \$1,500        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 40%        |                   |                | 2015               | \$72,400       | 1           | \$7,300        | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2025               | * *            | 1           | \$5,700        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2015               | \$6,900        | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S. 69 - BX

Asset # : 469

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | 0-2               | \$5,800        | LIFE               | * *            | 2-5         | \$16,400       | B             |
| <i>Needs Cleaning, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2015               | \$37,100       | 2           | \$900          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$7,800        | 2           | \$400          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - BX ANNEX  
**Address** : 639 THIERIOT AVENUE BTWN: RANDALL AVE. - SEWARD AVE.  
**Borough** : BRONX **Agency's Number** : LEASE-X880  
**Program / Asset #** : BOE1063.000 / 14390 **Yr Built/Renovated** :  
**Area Sq Ft** : 8,909 **Project Type** : EDUCATION  
**Date of Survey** : 09-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3559 **Lot** : 1 **BIN** : 2096912

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$68,700              | \$113,500             |
| Interior Architecture |                       | \$46,800              |
| Electrical            |                       | \$65,700              |
| Mechanical            |                       | \$120,300             |
| <b>Total</b>          | <b>\$68,700</b>       | <b>\$346,300</b>      |
| Priority A            | \$68,700              | \$113,500             |
| Priority B            |                       | \$186,000             |
| Priority C            |                       | \$46,800              |
| <b>Total</b>          | <b>\$68,700</b>       | <b>\$346,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$11,400        |                |                | \$600           |
| Interior Architecture | \$31,800        | \$700          |                |                 |
| Electrical            | \$6,800         | \$100          | \$200          | \$14,300        |
| Mechanical            | \$600           | \$600          | \$1,400        | \$2,800         |
| <b>Total</b>          | <b>\$50,600</b> | <b>\$1,400</b> | <b>\$1,600</b> | <b>\$17,700</b> |
| Priority A            | \$11,400        |                |                |                 |
| Priority B            | \$12,600        | \$700          | \$1,600        | \$17,100        |
| Priority C            | \$26,700        | \$700          |                | \$600           |
| <b>Total</b>          | <b>\$50,600</b> | <b>\$1,400</b> | <b>\$1,600</b> | <b>\$17,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 69 - BX ANNEX**  
**Asset # : 14390**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|   |      |     |          |      |           |      |          |   |
|---|------|-----|----------|------|-----------|------|----------|---|
| Exterior Walls  |      |     |          |      |           |      |          |   |
| Masonry: Brick  | 100% |     |          | LIFE | * *       | 5    | \$16,100 | A |
| Windows   |      |     |          |      |           |      |          |   |
| Steel   | 100% | Now | \$68,700 | 2047 | * *       | 5    | \$7,300  | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> |      |     |          |      |           |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |           |      |          |   |
| Parapets  |      |     |          |      |           |      |          |   |
| Metal Rail  | 100% |     |          | 2035 | * *       | 5-10 |          | A |
| Roof  |      |     |          |      |           |      |          |   |
| Built-Up (BUR)  | 100% | Now | \$11,400 | 2022 | \$113,500 |      |          | A |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>      |      |     |          |      |           |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |           |      |          |   |

## Interior

|   |     |     |          |      |          |   |         |   |
|---|-----|-----|----------|------|----------|---|---------|---|
| Floors  |     |     |          |      |          |   |         |   |
| Ceramic Tile  | 5%  |     |          | 2025 | * *      | 5 | \$500   | C |
| Terrazzo  | 20% |     |          | LIFE | * *      | 5 | \$1,700 | C |
| Vinyl Tile  | 30% |     |          | 2030 | * *      | 3 | \$1,200 | C |
| Vinyl Tile  | 45% | Now | \$18,700 | 2022 | \$46,800 | 3 | \$1,800 | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> |     |     |          |      |          |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |          |   |         |   |
| Interior Walls  |     |     |          |      |          |   |         |   |
| Ceramic Tile  | 5%  | Now | \$8,000  | 2025 | * *      | 5 | \$300   | C |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i> |     |     |          |      |          |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |          |   |         |   |
| Concrete Masonry Unit   | 65% |     |          | LIFE | * *      | 5 | \$3,500 | C |
| Gypsum Board  | 30% |     |          | LIFE | * *      | 5 | \$2,400 | C |
| Ceilings  |     |     |          |      |          |   |         |   |
| AcousTileSusp.Lay-In  | 35% | Now | \$5,100  | 2027 | * *      | 5 | \$1,900 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>  |     |     |          |      |          |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |          |   |         |   |
| Exposed Concrete  | 35% |     |          | LIFE | * *      | 5 | \$600   | B |
| Gypsum Board  | 30% |     |          | LIFE | * *      | 5 | \$4,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Service Equipment   |      |  |  |      |          |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2022 | \$1,600  | 5 |       | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |       |   |
| <i>Location : Basement</i>  |      |  |  |      |          |   |       |   |
| <i>Explanation : 1200 Amps</i>                                    |      |  |  |      |          |   |       |   |
| Switchgear / Switchboard  |      |  |  |      |          |   |       |   |
| Fused Disc Sw   | 100% |  |  | 2022 | \$29,800 | 5 |       | B |
| Panelboards   |      |  |  |      |          |   |       |   |
| Molded Case Bkrs  | 100% |  |  | 2021 | \$16,900 | 5 | \$200 | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX ANNEX

Asset # : 14390

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$6,700        | 2047               | * *            | 1           |                | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$12,700       | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2022               | \$65,700       | 10          | \$6,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$200          | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$3,000        | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2017               | \$2,500        | 1           | \$300          | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Generic  | 10%        |                   |                | 2017               | \$8,600        | 1-3         | \$500          | B             |

| Mechanical |                      | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|----------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component            | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type                 | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating    |                      |   |           |                    |      |                |       |                |          |
|            | Energy Source        |   |           |                    |      |                |       |                |          |
|            | Fuel Oil No 2        | 100%  |           |                    | 2022 | \$20,500       | 5     | \$2,300        | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Vault  |           |                    |      |                |       |                |          |
|            |                      | Explanation : One Tank Of 3000 Gallons                  |           |                    |      |                |       |                |          |
|            |                      |   |           |                    |      |                |       |                |          |
|            | Conversion Equipment |   |           |                    |      |                |       |                |          |
|            | Hot Water Boiler     | 100%  |           |                    | 2020 | \$18,700       | 1     | \$3,600        | B        |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                      | Location : Basement                                     |           |                    |      |                |       |                |          |
|            |                      | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX ANNEX

## Asset # : 14390

| Mechanical             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump    | 100%  |                   |                | 2021               | \$41,800       | 4           | \$400          | B             |
| Terminal Devices       |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator     | 100%  |                   |                | 2020               | \$78,500       | 1           | \$2,400        | B             |
| Air Conditioning       |   |                   |                |                    |                |             |                |               |
| Energy Source          |   |                   |                |                    |                |             |                |               |
| Electricity            | 15%   |                   |                | 2030               | * *            | 1           |                | B             |
| No Component           | 85%   |                   |                |                    |                |             |                | D             |
| Conversion Equipment   |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling | 10%   |                   |                | 2027               | * *            | 2           |                | B             |
|                        | R-22 Refrigerant, Extent : Light, Area Affected : 10%<br>Location : 2 Package Units On Roof |                   |                |                    |                |             |                |               |
| Window/Wall Unit       | 5%  |                   |                | 2017               | \$900          | 1           |                | B             |
| No Component           | 85%   |                   |                |                    |                |             |                | D             |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 10%   |                   |                | LIFE               | * *            | 2           | \$900          | B             |
| No Component           | 90%   |                   |                |                    |                |             |                | D             |
| Ventilation            |   |                   |                |                    |                |             |                |               |
| Distribution           |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%  |                   |                | LIFE               | * *            | 2-5         | \$4,100        | B             |
| Exhaust Fans           |   |                   |                |                    |                |             |                |               |
| Roof                   | 100%  |                   |                | 2022               | \$6,600        | 2           | \$200          | B             |
| Plumbing               |   |                   |                |                    |                |             |                |               |
| H/C Water Piping       |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%  |                   |                | 2020               | \$24,800       | 1           |                | B             |
| Water Heater           |   |                   |                |                    |                |             |                |               |
| Not Accessible         | 100%  |                   |                |                    |                |             |                | D             |
| Sanitary Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping     |   |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |   |                   |                |                    |                |             |                |               |
| Generic                | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 69 - BX MINISCHOOL  
**Address** : 560 THIERIOT AVENUE @ SOUNDVIEW AVENUE  
**Borough** : BRONX **Agency's Number** : X869  
**Program / Asset #** : BOE0210.010 / 2692 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 9,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3524 **Lot** : 20 **BIN** : 2021482

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$127,000             | \$57,700              |
| Interior Architecture | \$174,000             |                       |
| Electrical            |                       | \$67,300              |
| <b>Total</b>          | <b>\$300,900</b>      | <b>\$125,000</b>      |
| Priority A            | \$127,000             | \$57,700              |
| Priority B            | \$72,500              | \$67,300              |
| Priority C            | \$101,500             |                       |
| <b>Total</b>          | <b>\$300,900</b>      | <b>\$125,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b> | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                | \$21,600        |                |                |
| Interior Architecture | \$400          | \$1,300         |                |                |
| Electrical            | \$200          | \$900           |                |                |
| Mechanical            | \$500          | \$400           | \$1,100        | \$400          |
| <b>Total</b>          | <b>\$1,100</b> | <b>\$24,300</b> | <b>\$1,100</b> | <b>\$400</b>   |
| Priority A            |                | \$21,600        |                |                |
| Priority B            | \$700          | \$1,300         | \$1,100        | \$400          |
| Priority C            | \$400          | \$1,300         |                |                |
| <b>Total</b>          | <b>\$1,100</b> | <b>\$24,300</b> | <b>\$1,100</b> | <b>\$400</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX MINISCHOOL

Asset # : 2692

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Metal Panel

100%

2030

\* \*

5-10

\$79,300

A

## Windows

Aluminum

100%

0-2

\$84,900

2045

\* \*

5

\$900

A

*Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%**Location : Throughout**Thermally Inefficient, Extent : Moderate, Area Affected : 50%**Location : Throughout**Thin Profile/Gauge, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Roof

Metal Panel

100%

2025

\* \*

10

\$42,000

A

*Recent Repair Evident, Extent : Light, Area Affected : 25%**Location : Throughout*

## Interior

## Floors

Ceramic Tile

5%

2029

\* \*

5

\$600

C

Vinyl Tile

95%

2015

\$101,500

3

\$4,000

C

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

## Interior Walls

Ceramic Tile

3%

2029

\* \*

5

\$300

C

Concrete Masonry Unit

50%

LIFE

\* \*

5

\$2,000

C

Metal Panel

47%

LIFE

\* \*

C

## Ceilings

AcousTileSusp.Lay-In

100%

2-4

\$72,500

2040

\* \*

5

\$5,400

B

*Staining/Discoloring, Extent : Moderate, Area Affected : 35%**Location : Throughout**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2020

\$3,000

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Service Provided From Main Building*

## Raceway

Conduit

100%

2020

\$1,100

1

B

## Panelboards

Molded Case Bkrs

100%

2019

\$16,900

5

\$200

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 69 - BX MINISCHOOL

Asset # : 2692

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 50%  |                   |                | 2020               | \$400          | 1           |                | B             |
| Thermoplastic         | 50%  |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2018               | \$4,500        | 5           | \$100          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%  |                   |                | 2020               | \$67,300       | 10          | \$6,500        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T12 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 5%   | Now               | \$100          | 2030               | * *            |             |                | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Outside The Building                            |                   |                |                    |                |             |                |               |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2025               | * *            | 10          | \$900          | B             |
| Exit, Service         | 50%  |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical             |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Natural Gas            | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Furnace                | 100%       |                   |                | 2020               | \$10,400       | 1           | \$3,700        | B             |
| Air Conditioning       |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Electricity            | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 100%       |                   |                | 2024               | * *            | 2           | \$500          | B             |
| Ventilation            |            |                   |                |                    |                |             |                |               |
| Distribution           |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,200        | B             |
| Exhaust Fans           |            |                   |                |                    |                |             |                |               |
| Interior               | 100%       |                   |                | 2028               | * *            | 2           | \$200          | B             |
| Plumbing               |            |                   |                |                    |                |             |                |               |
| H/C Water Piping       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater           |            |                   |                |                    |                |             |                |               |
| Electric               | 100%       |                   |                | 2018               | \$1,300        | 4           | \$100          | B             |
| Sanitary Piping        |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |            |                   |                |                    |                |             |                |               |
| Generic                | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 7 - BK  
**Address** : 858 JAMAICA AVE. @HEMLOCK ST.  
**Borough** : BROOKLYN **Agency's Number** : K007  
**Program / Asset #** : BOE1001.000 / 4508 **Yr Built/Renovated** : 1999 / 1999  
**Area Sq Ft** : 102,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4106 **Lot** : 39 **BIN** : 3090998

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$43,700              | \$88,400              |
| Interior Architecture |  |                       | \$137,100             |
| Electrical            |  | \$70,400              |                       |
| <b>Total</b>          |  | <b>\$114,200</b>      | <b>\$225,500</b>      |
| Priority A            |  | \$43,700              | \$88,400              |
| Priority B            |  | \$70,400              | \$99,100              |
| Priority C            |  |                       | \$38,000              |
| <b>Total</b>          |  | <b>\$114,200</b>      | <b>\$225,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$8,700         | \$14,800        |                 |
| Interior Architecture | \$4,800         |                 | \$12,700        |                 |
| Electrical            | \$5,800         | \$16,300        | \$10,800        | \$5,800         |
| Mechanical            | \$35,100        | \$33,700        | \$35,100        | \$34,300        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$53,600</b> | <b>\$66,600</b> | <b>\$81,300</b> | <b>\$48,000</b> |
| Priority A            |                 | \$8,700         | \$14,800        |                 |
| Priority B            | \$48,800        | \$57,900        | \$53,800        | \$48,000        |
| Priority C            | \$4,800         |                 | \$12,700        |                 |
| <b>Total</b>          | <b>\$53,600</b> | <b>\$66,600</b> | <b>\$81,300</b> | <b>\$48,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BK

## Asset # : 4508

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$88,400

A

Metal Panel

5%

2040

\* \*

5-10

\$32,000

A

## Windows

Aluminum

100%

2036

\* \*

5

\$29,700

A

## Parapets

Masonry: Brick

100%

LIFE

\* \*

5

\$12,400

A

## Roof

Built-Up (BUR)

100%

2025

\* \*

10

\$43,700

A

## Interior

## Floors

Ceramic Tile

3%

2029

\* \*

5

\$3,300

C

Vinyl Tile

92%

2025

\* \*

3

\$38,000

C

Wood

5%

2048

\* \*

5

\$10,300

C

## Interior Walls

Ceramic Tile

3%

2029

\* \*

5

\$6,300

C

Concrete Masonry Unit

45%

LIFE

\* \*

5

\$38,000

C

Plaster

22%

LIFE

\* \*

5

\$13,900

C

SGFT/Glazed Masonry

30%

LIFE

\* \*

C

## Ceilings

AcousTileSusp.Lay-In

90%

2033

\* \*

5

\$99,100

B

Exposed Concrete

10%

LIFE

\* \*

5

\$1,700

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2040

\* \*

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1200 Amps Main Disconnect Switch*

## Transformers

Dry Type

100%

2033

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Two 750 Kva*

## Switchgear / Switchboard

Fused Disc Sw

100%

2040

\* \*

5

\$400

B

## Raceway

Conduit

100%

2040

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2036

\* \*

5

\$2,200

B

## Wiring

Thermoplastic

100%

2040

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BK

## Asset # : 4508

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 80%        |                   |                | 2033               | * *            | 5           | \$1,800        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$25,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$32,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : One 288 Kva Caterpillar Genset               |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$18,600       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$7,700        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : One 3500 Gallons                             |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 77%        |                   |                | 2025               | * *            | 10          | \$58,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2025               | * *            | 10          | \$7,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Hallway   |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2025               | * *            | 10          | \$3,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T5 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| HID  | 5%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7 - BK

## Asset # : 4508

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | **             | 1           | \$82,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       | Now               | \$13,300       | 2040               | **             | 4           | \$4,100        | B             |
| Not in Service, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : #2 Vacuum Pump, Boiler Room                  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 40%        |                   |                | 2025               | **             | 1           | \$20,700       | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2033               | **             | 1           | \$16,200       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 100%       |                   |                | 2025               | **             | 1           | \$38,700       | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2040               | **             | 4           | \$4,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 100%       |                   |                | 2025               | **             | 1           | \$51,700       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2025               | **             | 2           | \$58,200       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$46,500       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2025               | **             | 2           | \$2,600        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%        |                   |                | 2040               | **             | 1           |                | B             |
| Galv Iron/Steel   | 20%        |                   |                | 2033               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$22,100       | 2           | \$1,300        | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2040               | **             | 4           | \$8,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | **             | 4           | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 7 - BK

Asset # : 4508

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2028               | * *            | 1           | \$5,200        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-3  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 7/I.S. 171 - BK  
**Address** : 528 RIDGEWOOD AVENUE BTWN: LINCOLN AVE - NICHOLS AVE  
**Borough** : BROOKLYN **Agency's Number** : K171  
**Program / Asset #** : BOE0470.000 / 1337 **Yr Built/Renovated** : 1912 / 2002  
**Area Sq Ft** : 86,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4  
**Block** : 4134 **Lot** : 20 **BIN** : 3092456

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,691,000           | \$317,700             |
| Interior Architecture | \$418,000             | \$470,500             |
| Electrical            | \$85,000              | \$743,500             |
| Mechanical            | \$837,300             | \$229,900             |
| <b>Total</b>          | <b>\$3,031,400</b>    | <b>\$1,761,600</b>    |
| Priority A            | \$1,691,000           | \$317,700             |
| Priority B            | \$1,023,100           | \$1,030,900           |
| Priority C            | \$317,200             | \$413,000             |
| <b>Total</b>          | <b>\$3,031,400</b>    | <b>\$1,761,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$3,100          |                 |                 |                 |
| Interior Architecture | \$73,600         |                 | \$3,400         | \$10,800        |
| Electrical            | \$24,100         | \$2,200         | \$2,400         | \$3,400         |
| Mechanical            | \$94,300         | \$10,400        | \$16,600        | \$10,400        |
| <b>Total</b>          | <b>\$195,100</b> | <b>\$12,600</b> | <b>\$22,400</b> | <b>\$24,700</b> |
| Priority A            | \$3,100          |                 |                 |                 |
| Priority B            | \$142,100        | \$12,600        | \$19,100        | \$13,800        |
| Priority C            | \$49,900         |                 | \$3,400         | \$10,800        |
| <b>Total</b>          | <b>\$195,100</b> | <b>\$12,600</b> | <b>\$22,400</b> | <b>\$24,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7/I.S. 171 - BK

## Asset # : 1337

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$214,600      | LIFE               | * *            | 5           | \$127,700      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Basement Through Areaway                            |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$168,900      | LIFE               | * *            | 5           | \$5,000        | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Window Sills  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Wood                   | 100%   | Now               | \$1,191,900    | 2048               | * *            | 5           | \$190,000      | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5-10        | \$63,900       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | * *            | 5           | \$6,200        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | Now               | \$61,100       | 2028               | * *            |             |                | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 20%               |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Main Roof   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                        | Location : Library, Auditorium                                 |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$47,400       | C             |
| Ceramic Tile           | 5%   |                   |                | 2032               | * *            | 5           | \$5,400        | C             |
| Mosaic Tile            | 5%   |                   |                | 2028               | * *            | 5           | \$13,500       | C             |
| Marble Panels          | 3%   |                   |                | LIFE               | * *            | 5           | \$4,900        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$8,500        | C             |
| Vinyl Tile             | 20%  | 0-2               | \$206,500      | 2033               | * *            | 3           | \$8,100        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Fourth Floor Corridor                               |                   |                |                    |                |             |                |               |
|                        | Uneven Substrate, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                        | Location : Fourth Floor Corridor                               |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 40%  |                   |                | 2023               | \$413,000      | 3           | \$21,700       | C             |
| Wood                   | 12%  | Now               | \$55,100       | 2038               | * *            | 5           | \$12,200       | C             |
|                        | Dry Rot/Decay, Extent : Severe, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                        | Location : At Radiators  |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7/I.S. 171 - BK

## Asset # : 1337

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|              |    |  |  |      |    |      |          |   |
|--------------|----|--|--|------|----|------|----------|---|
| Ceramic Tile | 5% |  |  | 2026 | ** | 5    | \$6,700  | C |
| Gypsum Board | 5% |  |  | LIFE | ** | 5-10 | \$11,500 | C |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Library*

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 10% |  |  | LIFE | ** | 10   | \$4,000  | C |
| Granite Panels | 5%  |  |  | LIFE | ** | 10   | \$2,700  | C |
| Plaster        | 75% |  |  | LIFE | ** | 5-10 | \$86,000 | C |

## Ceilings

|                  |     |  |  |      |    |      |          |   |
|------------------|-----|--|--|------|----|------|----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5-10 | \$13,500 | B |
| Gypsum Board     | 5%  |  |  | LIFE | ** | 5-10 | \$18,600 | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Library*

|         |     |  |  |      |    |      |           |   |
|---------|-----|--|--|------|----|------|-----------|---|
| Plaster | 85% |  |  | LIFE | ** | 5-10 | \$158,300 | B |
|---------|-----|--|--|------|----|------|-----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Rooms 310, 410*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$28,700 | 5 | \$300 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2023 | \$104,300 | 5 | \$300 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2023 | \$118,900 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|                |     |     |         |      |          |   |       |   |
|----------------|-----|-----|---------|------|----------|---|-------|---|
| Fused Disc Sw  | 10% |     |         | 2022 | \$13,600 | 5 | \$200 | B |
| Fused Knife Sw | 2%  | 2-4 | \$2,700 | 2048 | **       | 5 |       | B |

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Auditorium & Electrical Room*

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 78% |  |  | 2022 | \$105,700 | 5 | \$1,500 | B |
| Molded Case Bkrs | 10% |  |  | 2031 | **        | 5 | \$200   | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 65% | 2-4 | \$85,000 | 2048 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2033 | ** | 1 |  | B |
| Thermoplastic | 5%  |  |  | 2049 | ** | 1 |  | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 7/I.S. 171 - BK

## Asset # : 1337

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Motor Controllers

Locally Mounted

60%

2021

\$12,700

5

\$300

B

Locally Mounted

10%

2-4

\$2,100

2043

\* \*

5

B

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement*

Locally Mounted

30%

2028

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$2,100

B

## Lighting

## Interior Lighting

Fluorescent

10%

2018

\$65,300

10

\$6,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

Fluorescent

88%

2028

\* \*

10

\$58,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Incandescent

2%

2018

\$13,100

2

B

## Egress Lighting

Emergency, Battery

50%

2018

\$15,000

10

\$8,700

B

Exit, Service

50%

2018

\$6,000

1

B

## Exterior Lighting

HID

100%

2018

\$29,400

10

\$200

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2031

\* \*

1

\$7,900

B

## Fire/Smoke Detection

No Component

65%

D

Generic

35%

2018

\$290,900

1-3

\$15,700

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$71,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 7/I.S. 171 - BK

## Asset # : 1337

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$28,800       | 2033               | * *            | 4           | \$3,600        | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 30%                                |            |                   |                |                    |                |             |                |               |
| Location : Steam Traps, Throughout  |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        | Now               | \$17,800       | 2018               | \$89,000       | 1           | \$8,100        | B             |
| Other Observation, Extent : Severe, Area Affected : 20%                               |            |                   |                |                    |                |             |                |               |
| Location : Basement Fan Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Ahu's Not In Service For Long Time Due To Ductwork Cut Off At 1st Floor |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator  | 80%        | 0-2               | \$623,600      | 2043               | * *            | 1           | \$16,900       | B             |
| Leak Evident, Extent : Severe, Area Affected : 10%                                    |            |                   |                |                    |                |             |                |               |
| Location : Various Areas  |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Severe, Area Affected : 80%                                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 40%        | Now               | \$13,600       | 2018               | \$67,900       | 1           |                | B             |
| Malfunctioning, Extent : Severe, Area Affected : 20%                                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| No Component  | 60%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$213,700      | LIFE               | * *            | 2-5         | \$40,400       | B             |
| Leak Evident, Extent : Severe, Area Affected : 30%                                    |            |                   |                |                    |                |             |                |               |
| Location : Damaged Vent Caps On The Roof, Water Leaking To Basement                   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 20%                               |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Ductwork Has Been Cut Off On 1st Floor For Years.                       |            |                   |                |                    |                |             |                |               |
| extensive Cleaning Needed Before Reusing The System.                                  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 80%        | Now               | \$7,300        | 2023               | \$73,000       | 2           | \$1,400        | B             |
| Not in Service, Extent : Light, Area Affected : 20%                                   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Roof  | 10%        |                   |                | 2023               | \$6,600        | 2           | \$200          | B             |
| Wall Unit   | 10%        |                   |                | 2023               | \$12,500       | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        | Now               | \$17,300       | 2028               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Leak Evident, Extent : Severe, Area Affected : 5%                                     |            |                   |                |                    |                |             |                |               |
| Location : Rooms # 405, 305, 205, 105   |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$19,200       | 2           | \$1,100        | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S. 7/I.S. 171 - BK

Asset # : 1337

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       | Now   | \$2,300        | LIFE               | * *            | 1           |                | B             |
|                       |            | <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Water Backs Up In Basement When It Rains</i>    |                |                    |                |             |                |               |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 95%        |   |                |                    |                |             |                | D             |
| Generic               | 5%         |   |                | 2049               | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 70 - BX  
**Address** : 1691 WEEKS AVENUE @ E.173 ST.  
**Borough** : BRONX **Agency's Number** : X070  
**Program / Asset #** : BOE0211.000 / 470 **Yr Built/Renovated** : 1925 / 2003  
**Area Sq Ft** : 137,600 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2793 **Lot** : 28 **BIN** : 2007387

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,022,500           | \$277,700             |
| Interior Architecture | \$1,335,200           | \$709,900             |
| Electrical            | \$225,400             | \$1,401,000           |
| Mechanical            | \$74,800              | \$593,700             |
| <b>Total</b>          | <b>\$2,657,900</b>    | <b>\$2,982,300</b>    |
| Priority A            | \$1,022,500           | \$277,700             |
| Priority B            | \$502,000             | \$2,086,700           |
| Priority C            | \$1,133,500           | \$617,800             |
| <b>Total</b>          | <b>\$2,657,900</b>    | <b>\$2,982,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$40,600         |                 | \$19,100        |                 |
| Interior Architecture | \$61,900         |                 | \$22,200        | \$8,700         |
| Electrical            | \$7,900          | \$2,400         | \$3,300         | \$3,500         |
| Mechanical            | \$35,200         | \$18,100        | \$26,600        | \$17,400        |
| <b>Total</b>          | <b>\$145,600</b> | <b>\$20,400</b> | <b>\$71,200</b> | <b>\$29,600</b> |
| Priority A            | \$40,600         |                 | \$19,100        |                 |
| Priority B            | \$71,500         | \$20,400        | \$30,000        | \$20,900        |
| Priority C            | \$33,500         |                 | \$22,200        | \$8,700         |
| <b>Total</b>          | <b>\$145,600</b> | <b>\$20,400</b> | <b>\$71,200</b> | <b>\$29,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX

## Asset # : 470

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE    | * *                | 5           | \$168,100      | A             |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | * *                | 5           | \$258,200      | A             |  |
| Masonry: Brick   | 30%        | Now               | \$433,800      | LIFE    | * *                | 5           | \$64,500       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Spalling, Extent : Moderate, Area Affected : 15%             |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | * *                | 5           | \$16,100       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       | Now               | \$292,800      | 2039    | * *                | 5           | \$30,400       | A             |  |
| Air Infiltration, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE    | * *                | 5-10        | \$44,700       | A             |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | * *                | 5-10        | \$96,900       | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 30%        |                   |                | 2028    | * *                | 10          | \$18,100       | A             |  |
| Metal Panel  | 5%         |                   |                | 2036    | * *                | 10          | \$5,500        | A             |  |
| Panel/Paver: Cer/Brk   | 35%        |                   |                | 2043    | * *                | 10          | \$28,100       | A             |  |
| Paver: Asphalt   | 15%        |                   |                | 2026    | * *                | 10          | \$13,600       | A             |  |
| Skylight, Metal/Glass  | 15%        |                   |                | 2049    | * *                | 10          | \$30,100       | A             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX

## Asset # : 470

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$75,800       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2026    | **                 | 5           | \$8,700        | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$8,700        | C             |  |
| Terrazzo  | 5%         | Now               | \$26,000       | LIFE    | **                 | 5           | \$6,800        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 10%        | Now               | \$165,200      | 2033    | **                 | 3           | \$6,500        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |
| Uneven Substrate, Extent : Moderate, Area Affected : 50%        |            |                   |                |         |                    |             |                |               |  |
| Location : Cafeteria  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 30%        | Now               | \$148,700      | 2023    | \$495,600          | 3           | \$19,500       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2051    | **                 | 5           | \$16,200       | C             |  |
| Wood  | 30%        | Now               | \$441,000      | 2038    | **                 | 5           | \$48,700       | C             |  |
| Misaligned/Bulging, Extent : Severe, Area Affected : 40%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$63,600       | 2032    | **                 | 5           | \$5,400        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2036    | **                 | 5           | \$10,800       | C             |  |
| Gypsum Board  | 25%        |                   |                | LIFE    | **                 | 5-10        | \$91,700       | C             |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 10          | \$3,200        | C             |  |
| Marble Panels   | 5%         |                   |                | LIFE    | **                 | 10          | \$4,300        | C             |  |
| Plaster   | 55%        | Now               | \$217,700      | LIFE    | **                 | 5           | \$35,600       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete  | 15%        |                   |                | LIFE    | **                 | 5-10        | \$32,500       | B             |  |
| Plaster   | 10%        | Now               | \$59,600       | LIFE    | **                 | 5           | \$10,800       | B             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Bulkheads                                      |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Bulkheads                                      |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 75%        |                   |                | LIFE    | **                 | 5-10        | \$223,400      | B             |  |
| Electrical  |            |                   |                |         |                    |             |                |               |  |
| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX

## Asset # : 470

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 3000 Amps Main Disconnect Switch              |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%   |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 400 Amps Main Disconnect Switch For Emergency |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2049               | * *            | 5           | \$500          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2022               | \$16,900       | 5           | \$300          | B             |
| Molded Case Bkrs         | 80%   |                   |                | 2022               | \$135,500      | 5           | \$2,400        | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2045               | * *            | 5           | \$300          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%   | 2-4               | \$125,600      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2049               | * *            | 1           |                | B             |
| Thermoplastic            | 20%   |                   |                | 2023               | \$35,900       | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 75%   |                   |                | 2021               | \$24,700       | 5           | \$600          | B             |
| Locally Mounted          | 25%   |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  | 2-4               | \$900          | LIFE               | * *            | 5           | \$1,700        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Water Main   |                   |                |                    |                |             |                |               |
|                          | Explanation : Corroded  |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 94%   |                   |                | 2018               | \$981,400      | 10          | \$99,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Throughout   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| Fluorescent              | 3%  |                   |                | 2031               | * *            | 10          | \$3,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                          | Location : Auditorium   |                   |                |                    |                |             |                |               |
|                          | Explanation : T-5 Lamps   |                   |                |                    |                |             |                |               |
| Incandescent             | 3%  |                   |                | 2018               | \$31,300       | 2           | \$100          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%   |                   |                | 2018               | \$9,600        | 1           |                | B             |
| Exit, Battery            | 50%   |                   |                | 2018               | \$48,000       | 10          | \$3,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX

## Asset # : 470

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Lighting

## Exterior Lighting

HID

100%

2018

\$47,000

10

\$400

B

## Alarm

## Fire/Smoke Detection

No Component

65%

2028

\* \*

1-3

\$24,300

D

Generic

35%

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Fuel Oil No 2

100%

2033

\* \*

5

\$35,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units Of 10,000 Gals Each*

## Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$114,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$46,100

2043

\* \*

4

\$5,700

B

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Condensate Pump**Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

Air Handler

40%

2018

\$284,800

1

\$28,700

B

Convactor/Radiator

60%

2028

\* \*

1

\$22,500

B

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

60%

2021

\$162,900

1

B

No Component

40%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$102,300

B

## Exhaust Fans

Interior

100%

2023

\$146,000

2

\$3,600

B

## Plumbing

## H/C Water Piping

Galv Iron/Steel

100%

2028

\* \*

1

B

## Water Heater

Gas Fired

100%

2018

\$30,700

2

\$1,700

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX

## Asset # : 470

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| Sanitary Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                    |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$9,200        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Basement                                   |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Pool Filter/Treatment                                 |            |                   |                |                    |                |             |                |               |
| Sand  | 100%       |                   |                | 2028               | * *            | 4           |                | B             |
| Unit Inoperable, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Pool Not In Use                            |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s)                                     |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression                                      |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 98%        |                   |                |                    |                |             |                | D             |
| Generic   | 2%         |                   |                | 2033               | * *            | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 70 - BX MINISCHOOL  
**Address** : 1691 WEEKS AVENUE WEEKS AVENUE & E. 173 STREET  
**Borough** : BRONX **Agency's Number** : X870  
**Program / Asset #** : BOE0211.010 / 2591 **Yr Built/Renovated** : 1970 / 2007  
**Area Sq Ft** : 7,120 **Project Type** : EDUCATION  
**Date of Survey** : 19-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2793 **Lot** : 28 **BIN** : 2007387

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,200              | \$45,700              |
| Interior Architecture |                       | \$133,400             |
| Electrical            |                       | \$105,500             |
| Mechanical            | \$87,000              |                       |
| <b>Total</b>          | <b>\$154,300</b>      | <b>\$284,600</b>      |
| Priority A            | \$67,200              | \$45,700              |
| Priority B            | \$87,000              | \$162,900             |
| Priority C            |                       | \$76,100              |
| <b>Total</b>          | <b>\$154,300</b>      | <b>\$284,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$22,500        |                |                |                |
| Interior Architecture | \$5,200         |                | \$4,300        | \$1,200        |
| Electrical            | \$5,900         | \$200          | \$300          | \$300          |
| Mechanical            | \$4,200         | \$300          | \$1,300        | \$300          |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$600</b>   | <b>\$5,900</b> | <b>\$1,900</b> |
| Priority A            | \$22,500        |                |                |                |
| Priority B            | \$10,100        | \$600          | \$5,900        | \$600          |
| Priority C            | \$5,200         |                |                | \$1,200        |
| <b>Total</b>          | <b>\$37,800</b> | <b>\$600</b>   | <b>\$5,900</b> | <b>\$1,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 70 - BX MINISCHOOL**  
**Asset # : 2591**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

|   |      |     |          |      |     |      |          |   |
|---|------|-----|----------|------|-----|------|----------|---|
| Exterior Walls  |      |     |          |      |     |      |          |   |
| Metal Panel   | 100% |     |          | 2049 | * * | 5-10 | \$62,800 | A |
| Windows   |      |     |          |      |     |      |          |   |
| Aluminum  | 100% | Now | \$67,200 | 2048 | * * | 5    | \$700    | A |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |
| Roof  |      |     |          |      |     |      |          |   |
| Spray-on Foam   | 100% | Now | \$5,400  | 2028 | * * | 5    | \$12,100 | A |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>   |      |     |          |      |     |      |          |   |
| <i>Location : Throughout</i>  |      |     |          |      |     |      |          |   |

## Interior

|                        |      |  |  |      |          |    |         |   |
|------------------------|------|--|--|------|----------|----|---------|---|
| Floors                 |      |  |  |      |          |    |         |   |
| Cast in Place Concrete | 4%   |  |  | LIFE | * *      | 5  | \$1,600 | C |
| Ceramic Tile           | 5%   |  |  | 2032 | * *      | 5  | \$400   | C |
| Mosaic Tile            | 1%   |  |  | 2028 | * *      | 5  | \$200   | C |
| Vinyl Tile             | 90%  |  |  | 2023 | \$76,100 | 3  | \$4,000 | C |
| Interior Walls         |      |  |  |      |          |    |         |   |
| Concrete Masonry Unit  | 25%  |  |  | LIFE | * *      | 5  | \$1,600 | C |
| Metal Panel            | 75%  |  |  | LIFE | * *      | 10 | \$2,600 | C |
| Ceilings               |      |  |  |      |          |    |         |   |
| AcousTileSusp.Lay-In   | 100% |  |  | 2021 | \$57,300 | 5  | \$8,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

|                          |      |  |  |      |          |   |       |   |
|--------------------------|------|--|--|------|----------|---|-------|---|
| Switchgear / Switchboard |      |  |  |      |          |   |       |   |
| Fused Disc Sw            | 100% |  |  | 2023 | \$49,500 | 5 |       | B |
| Raceway                  |      |  |  |      |          |   |       |   |
| Conduit                  | 95%  |  |  | 2023 | \$1,000  | 1 |       | B |
| Conduit                  | 5%   |  |  | 2049 | * *      | 1 |       | B |
| Panelboards              |      |  |  |      |          |   |       |   |
| Fused Disc Sw            | 10%  |  |  | 2022 | \$1,700  | 5 |       | B |
| Molded Case Bkrs         | 90%  |  |  | 2022 | \$15,300 | 5 | \$100 | B |
| Wiring                   |      |  |  |      |          |   |       |   |
| Thermoplastic            | 95%  |  |  | 2023 | \$800    | 1 |       | B |
| Thermoplastic            | 5%   |  |  | 2049 | * *      | 1 |       | B |
| Motor Controllers        |      |  |  |      |          |   |       |   |
| Locally Mounted          | 100% |  |  | 2021 | \$4,500  | 5 |       | B |

## Lighting

|   |      |  |  |      |          |    |         |   |
|---|------|--|--|------|----------|----|---------|---|
| Interior Lighting   |      |  |  |      |          |    |         |   |
| Fluorescent   | 100% |  |  | 2018 | \$56,000 | 10 | \$5,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |    |         |   |
| <i>Location : Throughout</i>                                      |      |  |  |      |          |    |         |   |
| <i>Explanation : T-12 Lamps</i>                                   |      |  |  |      |          |    |         |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX MINISCHOOL

Asset # : 2591

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                   |      |  |  |      |         |    |       |   |
|-------------------|------|--|--|------|---------|----|-------|---|
| Egress Lighting   |      |  |  |      |         |    |       |   |
| Exit, Service     | 50%  |  |  | 2018 | \$500   | 1  |       | B |
| Exit, Battery     | 50%  |  |  | 2018 | \$2,500 | 10 | \$200 | B |
| Exterior Lighting |      |  |  |      |         |    |       |   |
| HID               | 100% |  |  | 2018 | \$100   | 10 |       | B |

## Alarm

|                      |     |  |  |      |     |     |         |   |
|----------------------|-----|--|--|------|-----|-----|---------|---|
| Fire/Smoke Detection |     |  |  |      |     |     |         |   |
| No Component         | 30% |  |  |      |     |     |         | D |
| Generic              | 70% |  |  | 2031 | * * | 1-3 | \$2,500 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|   |      |  |  |      |         |     |         |   |
|---|------|--|--|------|---------|-----|---------|---|
| Energy Source   |      |  |  |      |         |     |         |   |
| Natural Gas   | 100% |  |  | 2043 | * *     | 1   |         | B |
| Conversion Equipment                                    |      |  |  |      |         |     |         |   |
| Furnace   | 100% |  |  | 2023 | \$8,300 | 1   | \$2,900 | B |
| Other Observation, Extent : Light, Area Affected : 100% |      |  |  |      |         |     |         |   |
| Location : Duct Mounted                                 |      |  |  |      |         |     |         |   |
| Explanation : 2 Units                                   |      |  |  |      |         |     |         |   |
| Distribution  |      |  |  |      |         |     |         |   |
| Ductwork/Diffusers                                      | 100% |  |  | LIFE | * *     | 2-5 | \$5,200 | B |

## Air Conditioning

|  |      |     |          |      |     |   |       |   |
|--|------|-----|----------|------|-----|---|-------|---|
| Energy Source  |      |     |          |      |     |   |       |   |
| Electricity  | 100% |     |          | 2039 | * * | 1 |       | B |
| Conversion Equipment                                       |      |     |          |      |     |   |       |   |
| Int Pkg Unit - Cooling                                     | 100% | 2-4 | \$87,000 | 2028 | * * | 2 | \$300 | B |
| Malfunctioning, Extent : Light, Area Affected : 100%       |      |     |          |      |     |   |       |   |
| Location : Mechanical Room, A C Units                      |      |     |          |      |     |   |       |   |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%     |      |     |          |      |     |   |       |   |
| Location : A C Units                                       |      |     |          |      |     |   |       |   |
| Other Observation, Extent : Light, Area Affected : 100%    |      |     |          |      |     |   |       |   |
| Location : Mechanical Room                                 |      |     |          |      |     |   |       |   |
| Explanation : 2 Units Associated With 2 Gas Fired Furnaces |      |     |          |      |     |   |       |   |

## Ventilation

|                    |      |  |  |      |         |     |         |   |
|--------------------|------|--|--|------|---------|-----|---------|---|
| Distribution       |      |  |  |      |         |     |         |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *     | 2-5 | \$5,200 | B |
| Exhaust Fans       |      |  |  |      |         |     |         |   |
| Roof               | 100% |  |  | 2023 | \$5,400 | 2   | \$200   | B |

## Plumbing

|                  |      |  |  |      |         |   |       |   |
|------------------|------|--|--|------|---------|---|-------|---|
| H/C Water Piping |      |  |  |      |         |   |       |   |
| Brass/Copper     | 100% |  |  | 2033 | * *     | 1 |       | B |
| Water Heater     |      |  |  |      |         |   |       |   |
| Electric         | 100% |  |  | 2018 | \$1,000 | 4 | \$100 | B |
| Sanitary Piping  |      |  |  |      |         |   |       |   |
| Cast Iron        | 100% |  |  | LIFE | * *     | 1 |       | B |

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Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 70 - BX MINISCHOOL

Asset # : 2591

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Plumbing                    |               |                      |                |                    |                |                |                |                  |
| Storm Drain Piping          |               |                      |                |                    |                |                |                |                  |
| Cast Iron                   | 100%          |                      |                | LIFE               | * *            | 1              |                | B                |
| Fixtures                    |               |                      |                |                    |                |                |                |                  |
| Generic                     | 100%          |                      |                |                    |                |                |                | B                |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 71 - BX  
**Address** : 3040 ROBERTS AVENUE @HOBART AVE.  
**Borough** : BRONX **Agency's Number** : X071  
**Program / Asset #** : BOE0212.000 / 471 **Yr Built/Renovated** : 1925 / 2000  
**Area Sq Ft** : 110,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,3,5  
**Block** : 4171 **Lot** : 1 **BIN** : 2046140

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$218,500             |
| Interior Architecture |                       | \$1,115,900           |
| Electrical            | \$149,100             | \$1,185,300           |
| Mechanical            |                       | \$743,100             |
| <b>Total</b>          | <b>\$149,100</b>      | <b>\$3,262,800</b>    |
| Priority A            |                       | \$218,500             |
| Priority B            | \$149,100             | \$1,997,700           |
| Priority C            |                       | \$1,046,600           |
| <b>Total</b>          | <b>\$149,100</b>      | <b>\$3,262,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$23,800        |                 |
| Interior Architecture | \$13,200        | \$26,000        |                 | \$13,200        |
| Electrical            | \$800           | \$9,100         |                 |                 |
| Mechanical            | \$15,000        | \$58,700        | \$19,900        | \$13,100        |
| <b>Total</b>          | <b>\$29,000</b> | <b>\$93,800</b> | <b>\$43,700</b> | <b>\$26,300</b> |
| Priority A            |                 |                 | \$23,800        |                 |
| Priority B            | \$15,900        | \$67,800        | \$19,900        | \$13,100        |
| Priority C            | \$13,200        | \$26,000        |                 | \$13,200        |
| <b>Total</b>          | <b>\$29,000</b> | <b>\$93,800</b> | <b>\$43,700</b> | <b>\$26,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 71 - BX

## Asset # : 471

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Cast Stone/Terra Cotta | 5%  |  |  | LIFE | ** | 5 | \$67,200  | A |
| Masonry: Brick         | 88% |  |  | LIFE | ** | 5 | \$151,400 | A |
| Masonry: Granite       | 5%  |  |  | LIFE | ** | 5 | \$6,500   | A |
| Masonry: Marble        | 2%  |  |  | LIFE | ** | 5 | \$2,600   | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 98% |  |  | 2036 | ** | 5 | \$47,600 | A |
| Glass Block | 2%  |  |  | LIFE | ** | 5 | \$600    | A |

## Parapets

|                        |     |  |  |      |    |   |         |   |
|------------------------|-----|--|--|------|----|---|---------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$9,700 | A |
| Masonry: Brick         | 40% |  |  | LIFE | ** | 5 | \$5,000 | A |
| Not Accessible         | 50% |  |  |      |    |   |         | D |

## Roof

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Interior

## Floors

|                |     |  |  |      |             |   |          |   |
|----------------|-----|--|--|------|-------------|---|----------|---|
| Asphalt Poured | 2%  |  |  | 2033 | **          | 5 | \$1,400  | C |
| Terrazzo       | 2%  |  |  | LIFE | **          | 5 | \$2,200  | C |
| Vinyl Tile     | 76% |  |  | 2020 | \$1,003,600 | 3 | \$52,600 | C |
| Wood           | 20% |  |  | 2035 | **          | 5 | \$52,000 | C |

## Interior Walls

|                |     |  |  |      |    |   |          |   |
|----------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick | 15% |  |  | LIFE | ** |   |          | C |
| Marble Panels  | 2%  |  |  | LIFE | ** |   |          | C |
| Plaster        | 83% |  |  | LIFE | ** | 5 | \$43,000 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 20% |  |  | LIFE | ** | 5 | \$4,300  | B |
| Plaster          | 80% |  |  | LIFE | ** | 5 | \$69,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amps Main Disconnect Switch

## Switchgear / Switchboard

|                  |      |  |  |      |           |   |         |   |
|------------------|------|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$119,200 | 5 | \$2,400 | B |
|------------------|------|--|--|------|-----------|---|---------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$143,700 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2028 | **       | 5 | \$200   | B |
| Molded Case Bkrs | 70% |  |  | 2019 | \$94,800 | 5 | \$1,700 | B |
| Molded Case Bkrs | 20% |  |  | 2028 | **       | 5 | \$500   | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 71 - BX

## Asset # : 471

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$107,400      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 30%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2018               | \$33,000       | 5           | \$600          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2020               | \$751,200      | 10          | \$76,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 90% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID   | 5%         |                   |                | 2020               | \$19,300       | 10          | \$200          | B             |
| Incandescent  | 5%         |                   |                | 2015               | \$41,700       | 2           | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2020               | \$7,700        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2015               | \$7,700        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$91,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$6,900        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Convector/Radiator                                      | 60%        |                   |                | 2025               | * *            | 1           | \$18,000       | B             |
| Fan Coil Unit/Heat                                      | 40%        |                   |                | 2020               | \$632,200      | 1           | \$12,000       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2015               | \$21,700       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 71 - BX

## Asset # : 471

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$51,600       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 95%   |                   |                | 2020               | \$110,900      | 2           | \$2,700        | B             |
| Roof                  | 5%  |                   |                | 2020               | \$4,200        | 2           | \$100          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2025               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Light, Area Affected : 2% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : New Water Meter                         |                   |                |                    |                |             |                |               |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2015               | \$24,600       | 2           | \$1,400        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 72 - BX  
**Address** : 2951 DEWEY AVENUE @EDISON AVENUE  
**Borough** : BRONX **Agency's Number** : X072  
**Program / Asset #** : BOE0213.000 / 472 **Yr Built/Renovated** : 1925 / 2007  
**Area Sq Ft** : 101,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 5440 **Lot** : 1 **BIN** : 2077162

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$322,300             | \$174,200             |
| Interior Architecture | \$485,000             | \$92,100              |
| Electrical            |                       | \$969,700             |
| Mechanical            | \$47,400              | \$354,500             |
| <b>Total</b>          | <b>\$854,700</b>      | <b>\$1,590,600</b>    |
| Priority A            | \$322,300             | \$174,200             |
| Priority B            | \$47,400              | \$1,360,000           |
| Priority C            | \$485,000             | \$56,400              |
| <b>Total</b>          | <b>\$854,700</b>      | <b>\$1,590,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$15,400        | \$6,100          |                 | \$19,100        |
| Interior Architecture | \$41,000        | \$33,800         | \$5,600         |                 |
| Electrical            | \$6,500         | \$26,300         | \$10,000        | \$5,800         |
| Mechanical            | \$25,400        | \$34,700         | \$27,000        | \$16,100        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$96,300</b> | <b>\$108,800</b> | <b>\$50,500</b> | <b>\$48,900</b> |
| Priority A            | \$15,400        | \$6,100          |                 | \$19,100        |
| Priority B            | \$50,700        | \$78,500         | \$44,900        | \$29,800        |
| Priority C            | \$30,100        | \$24,300         | \$5,600         |                 |
| <b>Total</b>          | <b>\$96,300</b> | <b>\$108,800</b> | <b>\$50,500</b> | <b>\$48,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - BX

## Asset # : 472

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$52,700       | A             |  |
| Masonry: Brick   | 60%        | Now               | \$272,100      | LIFE    | **                 | 5           | \$81,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%   |            |                   |                |         |                    |             |                |               |  |
| Location : South Side  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |            |                   |                |         |                    |             |                |               |  |
| Location : Second And Third Floors, South Side                 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$40,500       | A             |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,100        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2042    | **                 | 5           | \$38,200       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,300        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | **                 | 5           | \$13,400       | A             |  |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE    | **                 | 5           | \$2,900        | A             |  |
| Masonry: Brick   | 60%        |                   |                | LIFE    | **                 | 5           | \$10,400       | A             |  |
| Masonry: Brick   | 15%        |                   |                | LIFE    | **                 | 5           | \$2,600        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 70%        | Now               | \$50,200       | 2025    | **                 |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 40%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 25%        | Now               | \$15,400       | 2025    | **                 |             |                | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Metal Panel  | 5%         |                   |                | 2025    | **                 | 10          | \$6,100        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 6%         |                   |                | LIFE    | **                 | 5           | \$16,700       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 40%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Stairs                                   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 2%         | 0-2               | \$5,600        | 2023    | \$56,400           | 5           | \$1,300        | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Toilet(s)   |            |                   |                |         |                    |             |                |               |  |
| Marble Panels  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,900        | C             |  |
| Vinyl Tile   | 40%        |                   |                | 2015    | \$485,000          | 3           | \$19,100       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Second Floor Corridor                               |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9 X 9 Tiles                                      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 35%        |                   |                | 2025    | **                 | 3           | \$16,700       | C             |  |
| Wood   | 15%        |                   |                | 2035    | **                 | 5           | \$35,800       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - BX

## Asset # : 472

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

## Ceramic Tile

|    |    |         |      |    |   |         |   |
|----|----|---------|------|----|---|---------|---|
| 3% | 4+ | \$7,000 | 2029 | ** | 5 | \$2,400 | C |
|----|----|---------|------|----|---|---------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 5%**Location : Toilet(s)*

## Concrete Masonry Unit

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 20% |  |  | LIFE | ** | 5 | \$12,700 | C |
|-----|--|--|------|----|---|----------|---|

## Masonry: Brick

|    |  |  |      |    |  |  |   |
|----|--|--|------|----|--|--|---|
| 8% |  |  | LIFE | ** |  |  | C |
|----|--|--|------|----|--|--|---|

## Marble Panels

|    |  |  |      |    |  |  |   |
|----|--|--|------|----|--|--|---|
| 2% |  |  | LIFE | ** |  |  | C |
|----|--|--|------|----|--|--|---|

## Plaster

|     |    |          |      |    |   |         |   |
|-----|----|----------|------|----|---|---------|---|
| 12% | 4+ | \$17,400 | LIFE | ** | 5 | \$5,700 | C |
|-----|----|----------|------|----|---|---------|---|

*Loose/Delam Surface, Extent : Moderate, Area Affected : 5%**Location : Bulkheads, Stairs, Third Floor Old Wing**Water Penetration, Extent : Moderate, Area Affected : 2%**Location : Bulkheads, Stairs, Third Floor Old Wing*

## Plaster

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 30% |  |  | LIFE | ** | 5 | \$14,300 | C |
|-----|--|--|------|----|---|----------|---|

## SGFT/Glazed Masonry

|     |  |  |      |    |  |  |   |
|-----|--|--|------|----|--|--|---|
| 25% |  |  | LIFE | ** |  |  | C |
|-----|--|--|------|----|--|--|---|

## Ceilings

## AcousTile,Adhered

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 15% |  |  | 2025 | ** | 5 | \$19,100 | B |
|-----|--|--|------|----|---|----------|---|

## AcousTileConcealSpLn

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 15% |  |  | 2033 | ** | 5 | \$23,900 | B |
|-----|--|--|------|----|---|----------|---|

## AcousTileSusp.Lay-In

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 25% |  |  | 2033 | ** | 5 | \$31,800 | B |
|-----|--|--|------|----|---|----------|---|

## Plaster

|     |     |          |      |    |   |         |   |
|-----|-----|----------|------|----|---|---------|---|
| 10% | Now | \$10,900 | LIFE | ** | 5 | \$8,000 | B |
|-----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Bulkheads, Third Floor Class Rooms**Loose/Delam Surface, Extent : Moderate, Area Affected : 5%**Location : Bulkheads*

## Plaster

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 35% |  |  | LIFE | ** | 5 | \$27,800 | B |
|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|      |  |  |      |  |          |   |       |   |
|------|--|--|------|--|----------|---|-------|---|
| 100% |  |  | 2020 |  | \$32,600 | 5 | \$400 | B |
|------|--|--|------|--|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated At 1600 Amps*

## Switchgear / Switchboard

## Fused Disc Sw

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 20% |  |  | 2040 | ** | 5 | \$100 | B |
|-----|--|--|------|----|---|-------|---|

## Fused Disc Sw

|     |  |  |      |  |          |   |       |   |
|-----|--|--|------|--|----------|---|-------|---|
| 80% |  |  | 2020 |  | \$95,400 | 5 | \$300 | B |
|-----|--|--|------|--|----------|---|-------|---|

## Raceway

## Conduit

|     |  |  |      |  |           |   |  |   |
|-----|--|--|------|--|-----------|---|--|---|
| 75% |  |  | 2020 |  | \$107,700 | 1 |  | B |
|-----|--|--|------|--|-----------|---|--|---|

## Conduit

|     |  |  |      |    |   |  |  |   |
|-----|--|--|------|----|---|--|--|---|
| 25% |  |  | 2040 | ** | 1 |  |  | B |
|-----|--|--|------|----|---|--|--|---|

## Panelboards

## Fused Disc Sw

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 10% |  |  | 2036 | ** | 5 | \$200 | B |
|-----|--|--|------|----|---|-------|---|

## Fused Disc Sw

|     |  |  |      |  |          |   |       |   |
|-----|--|--|------|--|----------|---|-------|---|
| 10% |  |  | 2019 |  | \$13,600 | 5 | \$200 | B |
|-----|--|--|------|--|----------|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |    |   |       |   |
|-----|--|--|------|----|---|-------|---|
| 20% |  |  | 2036 | ** | 5 | \$400 | B |
|-----|--|--|------|----|---|-------|---|

## Molded Case Bkrs

|     |  |  |      |  |          |   |         |   |
|-----|--|--|------|--|----------|---|---------|---|
| 60% |  |  | 2019 |  | \$81,300 | 5 | \$1,300 | B |
|-----|--|--|------|--|----------|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - BX

## Asset # : 472

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 75%        |                   |                | 2020               | \$115,000      | 1           |                | B             |
| Thermoplastic  | 25%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2018               | \$26,400       | 5           | \$400          | B             |
| Locally Mounted  | 20%        |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$25,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$32,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement & Generator Room                       |            |                   |                |                    |                |             |                |               |
| Explanation : 188 Kva                                      |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$18,400       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$7,900        | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$1,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Gallons Tank                             |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 63%        |                   |                | 2020               | \$482,800      | 10          | \$49,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Old Building                                    |            |                   |                |                    |                |             |                |               |
| Explanation : T12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 30%        |                   |                | 2028               | * *            | 10          | \$23,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : New Wing  |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Incandescent   | 5%         |                   |                | 2020               | \$38,300       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2025               | * *            | 10          | \$10,300       | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - BX

## Asset # : 472

| Mechanical       |                             | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component                   | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                  | Type                        | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Heating          |                             |  |           |                |                    |                |             |                |          |
|                  | Energy Source               |  |           |                |                    |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%   |           |                | 2040               | **             | 1           |                | B        |
|                  | Conversion Equipment        |  |           |                |                    |                |             |                |          |
|                  | Furnace                     | 10%  |           |                | 2025               | **             | 1           | \$4,200        | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 10%             |           |                |                    |                |             |                |          |
|                  |                             | Location : Roof  |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 1 Unit   |           |                |                    |                |             |                |          |
|                  | Steam Boiler                | 90%  |           |                | 2037               | **             | 1           | \$75,900       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 30%             |           |                |                    |                |             |                |          |
|                  |                             | Location : Basement Boiler Room                                    |           |                |                    |                |             |                |          |
|                  |                             | Explanation : 2 Heat Exchangers Used To Convert Steam To Hot Water |           |                |                    |                |             |                |          |
| Distribution     |                             |  |           |                |                    |                |             |                |          |
|                  | Hot Wtr Piping/Pump         | 30%  |           |                | 2028               | **             | 4           | \$1,300        | B        |
|                  | Steam Piping/Pump           | 70%  | Now       | \$47,400       | 2030               | **             | 4           | \$2,900        | B        |
|                  |                             | Leak Evident, Extent : Moderate, Area Affected : 30%               |           |                |                    |                |             |                |          |
|                  |                             | Location : Vacuum Pump, Boiler Room                                |           |                |                    |                |             |                |          |
|                  |                             | Steam Traps Faulty, Extent : Moderate, Area Affected : 30%         |           |                |                    |                |             |                |          |
|                  |                             | Location : Throughout  |           |                |                    |                |             |                |          |
| Terminal Devices |                             |  |           |                |                    |                |             |                |          |
|                  | Air Handler                 | 30%  | Now       | \$7,800        | 2025               | **             | 1           | \$14,200       | B        |
|                  |                             | Not in Service, Extent : Moderate, Area Affected : 30%             |           |                |                    |                |             |                |          |
|                  |                             | Location : Pneumatic Control System, 3rd Floor Fan Room            |           |                |                    |                |             |                |          |
|                  | Convactor/Radiator          | 50%  |           |                | 2025               | **             | 1           | \$13,800       | B        |
|                  | Fan Coil Unit/Heat          | 20%  |           |                | 2020               | \$290,300      | 1           | \$5,500        | B        |
| Air Conditioning |                             |  |           |                |                    |                |             |                |          |
|                  | Energy Source               |  |           |                |                    |                |             |                |          |
|                  | Electricity                 | 100%   |           |                | 2036               | **             | 1           |                | B        |
|                  | Conversion Equipment        |  |           |                |                    |                |             |                |          |
|                  | Reciprocating               | 30%  |           |                | 2025               | **             | 1           | \$11,800       | B        |
|                  | Compr/Chiller               |  |           |                |                    |                |             |                |          |
|                  | Window/Wall Unit            | 10%  |           |                | 2015               | \$19,900       | 1           |                | B        |
|                  | No Component                | 60%  |           |                |                    |                |             |                | D        |
| Distribution     |                             |  |           |                |                    |                |             |                |          |
|                  | Chilled Wtr Pipe/Pump       | 30%  |           |                | 2040               | **             | 4           | \$1,300        | B        |
|                  | No Component                | 70%  |           |                |                    |                |             |                | D        |
| Terminal Devices |                             |  |           |                |                    |                |             |                |          |
|                  | Air Handler/Cool/Ht         | 30%  |           |                | 2025               | **             | 1           | \$15,800       | B        |
|                  | No Component                | 70%  |           |                |                    |                |             |                | D        |
| Heat Rejection   |                             |  |           |                |                    |                |             |                |          |
|                  | Air Condenser Unit          | 30%  |           |                | 2020               | \$23,200       | 2           | \$17,800       | B        |
|                  | No Component                | 70%  |           |                |                    |                |             |                | D        |
| Ventilation      |                             |  |           |                |                    |                |             |                |          |
|                  | Distribution                |  |           |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%   |           |                | LIFE               | **             | 2-5         | \$47,400       | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 72 - BX

## Asset # : 472

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 60%        |                   |                | 2020               | \$64,300       | 2           | \$1,600        | B             |
| Roof  | 40%        |                   |                | 2020               | \$30,800       | 2           | \$1,100        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$22,600       | 2           | \$1,300        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2025               | * *            | 1           | \$5,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1, 2, 3                               |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                 |            |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

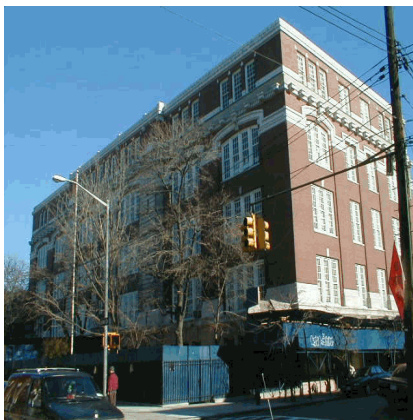
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 721 - Q (OTC-OL 16)  
**Address** : 41-15 104 STREET  
**Borough** : QUEENS **Agency's Number** : Q721  
**Program / Asset #** : BOE0893.000 / 1459 **Yr Built/Renovated** : 1907 / 2010  
**Area Sq Ft** : 126,000 **Project Type** : EDUCATION  
**Date of Survey** : 18-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1985 **Lot** : 1 **BIN** : 4048820

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$284,400             | \$229,500             |
| Interior Architecture | \$153,100             | \$59,500              |
| Electrical            |                       | \$569,200             |
| Mechanical            |                       | \$490,300             |
| <b>Total</b>          | <b>\$437,500</b>      | <b>\$1,348,600</b>    |
| Priority A            | \$284,400             | \$229,500             |
| Priority B            | \$104,100             | \$1,119,000           |
| Priority C            | \$48,900              |                       |
| <b>Total</b>          | <b>\$437,500</b>      | <b>\$1,348,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$95,800         |                 |                  |                 |
| Interior Architecture | \$75,600         |                 | \$57,000         | \$6,900         |
| Electrical            | \$13,900         | \$10,100        | \$16,200         | \$10,600        |
| Mechanical            | \$73,100         | \$28,500        | \$43,300         | \$31,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$266,300</b> | <b>\$46,400</b> | <b>\$124,400</b> | <b>\$57,300</b> |
| Priority A            | \$95,800         |                 |                  |                 |
| Priority B            | \$112,200        | \$46,400        | \$97,200         | \$50,400        |
| Priority C            | \$58,300         |                 | \$27,300         | \$6,900         |
| <b>Total</b>          | <b>\$266,300</b> | <b>\$46,400</b> | <b>\$124,400</b> | <b>\$57,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 721 - Q (OTC-OL 16)**  
**Asset # : 1459**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$185,600      | A             |
| Masonry: Brick   | 22%        |                   |                | LIFE               | **             | 5           | \$81,600       | A             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$74,200       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : East Facade Of 1906 Wing                          |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$13,900       | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$36,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2039               | **             | 5           | \$53,400       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 75%        |                   |                | LIFE               | **             | 5-10        | \$88,700       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1906 And 1931 Wings                               |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 20%        |                   |                | 2036               | **             | 5-10        | \$62,500       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$10,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 75%        | Now               | \$26,800       | 2031               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                   |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1906 And 1931 Wings                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Over Auditorium                                   |            |                   |                |                    |                |             |                |               |
| Single Ply Membrane  | 25%        | Now               | \$11,800       | 2023               | \$58,800       |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Over Second Floor Of 1998 Wing                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : 1998 Wing   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$7,900        | C             |
| Vinyl Tile   | 90%        |                   |                | 2028               | **             | 3           | \$53,600       | C             |
| Wood   | 5%         |                   |                | 2051               | **             | 5           | \$14,900       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2026               | **             | 5           | \$4,000        | C             |
| Ceramic Tile   | 3%         |                   |                | 2032               | **             | 5           | \$5,900        | C             |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$23,700       | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$33,600       | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5-10        | \$75,600       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$24,700       | C             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 721 - Q (OTC-OL 16)

## Asset # : 1459

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2036 | * * | 5 | \$19,800 | B |
| AcousTileSusp.Lay-In | 25% |  |  | 2036 | * * | 5 | \$39,700 | B |

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Second Floor Corridor Of 1998 Wing*

|              |     |  |  |      |     |      |           |   |
|--------------|-----|--|--|------|-----|------|-----------|---|
| Gypsum Board | 5%  |  |  | LIFE | * * | 5-10 | \$27,300  | B |
| Plaster      | 60% |  |  | LIFE | * * | 5-10 | \$163,700 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2043 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : High Pressure Contact Switch Rated @ 3000 Amperes*

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2036 | * * | 5 | \$400 | B |
|----------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Step Up Transformer Rated @ 750 Kva, 208/460 Volts*

## Switchgear / Switchboard

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw    | 90% |  |  | 2043 | * * | 5 | \$400 | B |
| Molded Case Bkrs | 10% |  |  | 2043 | * * | 5 | \$300 | B |

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2043 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 20% |  |  | 2039 | * * | 5 | \$500   | B |
| Molded Case Bkrs | 80% |  |  | 2039 | * * | 5 | \$2,200 | B |

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2043 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |     |   |       |   |
|-----------------|------|--|--|------|-----|---|-------|---|
| Locally Mounted | 100% |  |  | 2036 | * * | 5 | \$700 | B |
|-----------------|------|--|--|------|-----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Mechanical Room*

*Explanation : Covered With Insulation And Connected To Main Water Pipe*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2028 | * * | 1 | \$31,800 | B |
|-----------|------|--|--|------|-----|---|----------|---|

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## DEPARTMENT OF EDUCATION - 040

## P. S. 721 - Q (OTC-OL 16)

Asset # : 1459

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Stand-by Power

## Generators

Diesel

100% 2026 \* \* 1 \$39,900 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Generator Room*  
*Explanation : Generator Rated @ 260 Kw*

## Batteries

Lead/Acid

100% 2016 \$600 5 \$3,800 B

## Fuel Storage

Day Tank

50% 2031 \* \* 5 \$9,800 B

Main Tank

50% 2038 \* \* 5 \$1,600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Generator Room*

*Explanation : 275 Gallons Capacity*

## Lighting

## Interior Lighting

Fluorescent

100% 2028 \* \* 10 \$97,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 Lamps*

## Egress Lighting

Exit, Service

100% 2028 \* \* 1 B

## Exterior Lighting

HID

100% 2028 \* \* 10 \$300 B

## Alarm

## Security System

No Component

70% D

Generic

30% 2023 \$106,700 1 \$11,600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

70% D

Generic

30% 2023 \$365,300 1-3 \$19,700 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : Manual Pull Station, Strobe Lights And Alarm Bells*

| Mechanical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Heating

## Energy Source

Natural Gas

20% 2043 \* \* 1 B

Interruptible Gas/Dual

80% 2043 \* \* 1 B

Fuel

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 721 - Q (OTC-OL 16)

Asset # : 1459

| Mechanical       |                       | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component             | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                  | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                       |  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment  |  |           |                    |      |                |       |                |          |
|                  | Furnace               | 20%  |           |                    | 2028 | * *            | 1     | \$10,500       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 20%   |           |                    |      |                |       |                |          |
|                  |                       | Location : New Wing Roof                                 |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 3 Roof Top Units                           |           |                    |      |                |       |                |          |
|                  | Steam Boiler          | 80%  |           |                    | 2036 | * *            | 1     | \$84,100       | B        |
|                  |                       | Other Observation, Extent : Light, Area Affected : 80%   |           |                    |      |                |       |                |          |
|                  |                       | Location : Basement Boiler Room                          |           |                    |      |                |       |                |          |
|                  |                       | Explanation : 2 Units                                    |           |                    |      |                |       |                |          |
| Distribution     |                       |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump     | 80%  |           |                    | 2033 | * *            | 4     | \$4,200        | B        |
|                  |                       | Steam Traps Faulty, Extent : Severe, Area Affected : 30% |           |                    |      |                |       |                |          |
|                  |                       | Location : Various Areas, Old Wing                       |           |                    |      |                |       |                |          |
|                  | No Component          | 20%  |           |                    |      |                |       |                | D        |
| Terminal Devices |                       |  |           |                    |      |                |       |                |          |
|                  | Air Handler           | 30%  |           |                    | 2023 | \$195,600      | 1     | \$19,700       | B        |
|                  | Convactor/Radiator    | 50%  |           |                    | 2028 | * *            | 1     | \$17,200       | B        |
|                  | No Component          | 20%  |           |                    |      |                |       |                | D        |
| Air Conditioning |                       |  |           |                    |      |                |       |                |          |
|                  | Energy Source         |  |           |                    |      |                |       |                |          |
|                  | Electricity           | 100%   |           |                    | 2039 | * *            | 1     |                | B        |
|                  | Conversion Equipment  |  |           |                    |      |                |       |                |          |
|                  | Reciprocating         | 50%  |           |                    | 2028 | * *            | 1     | \$24,600       | B        |
|                  | Compr/Chiller         | R-22 Refrigerant, Extent : Light, Area Affected : 40%    |           |                    |      |                |       |                |          |
|                  |                       | Location : A C Room                                      |           |                    |      |                |       |                |          |
|                  | Ext Pkg Unit -        | 20%  |           |                    | 2028 | * *            | 2     | \$1,300        | B        |
|                  | Heating/Cooling       |  |           |                    |      |                |       |                |          |
|                  | No Component          | 30%  |           |                    |      |                |       |                | D        |
| Distribution     |                       |  |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump | 50%  |           |                    | 2033 | * *            | 4     | \$2,600        | B        |
|                  | No Component          | 50%  |           |                    |      |                |       |                | D        |
| Terminal Devices |                       |  |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht   | 50%  |           |                    | 2023 | \$179,800      | 1     | \$32,800       | B        |
|                  | No Component          | 50%  |           |                    |      |                |       |                | D        |
| Heat Rejection   |                       |  |           |                    |      |                |       |                |          |
|                  | Remote Air Cond       | 50%  |           |                    | 2028 | * *            | 2     | \$37,000       | B        |
|                  | No Component          | 50%  |           |                    |      |                |       |                | D        |
| Ventilation      |                       |  |           |                    |      |                |       |                |          |
|                  | Distribution          |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers    | 100%   |           |                    | LIFE | * *            | 2-5   | \$93,600       | B        |
|                  | Exhaust Fans          |  |           |                    |      |                |       |                |          |
|                  | Interior              | 50%  |           |                    | 2023 | \$66,800       | 2     | \$1,600        | B        |
|                  | Roof                  | 50%  |           |                    | 2023 | \$48,100       | 2     | \$1,600        | B        |
| Plumbing         |                       |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping      |  |           |                    |      |                |       |                |          |
|                  | Brass/Copper          | 100%   |           |                    | 2033 | * *            | 1     |                | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 721 - Q (OTC-OL 16)

Asset # : 1459

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$28,100       | 2           | \$1,600        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       | Now               | \$3,400        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor Roof, On Top Of Generator Room      |            |                   |                |                    |                |             |                |               |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       | Now               | \$2,100        | 2023               | \$10,300       | 4           | \$1,300        | B             |
| Malfunctioning, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$6,600        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 80%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 80%   |            |                   |                |                    |                |             |                |               |
| Location : Old Ring, B-4                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                     |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 20%        |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : New Ring, 1-2                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                     |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2043               | * *            | 1-5         | \$53,600       | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2043               | * *            | 1-2         | \$29,800       | B             |
| Fire Pump  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2026               | * *            | 1           | \$19,800       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 721 AX (O T C) -BX  
**Address** : 2697 WESTCHESTER AVENUE @WATERS PL.  
**Borough** : BRONX **Agency's Number** : X722  
**Program / Asset #** : BOE0337.000 / 327 **Yr Built/Renovated** : 1979 / 2005  
**Area Sq Ft** : 53,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4133 **Lot** : 200 **BIN** : 2045725

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$42,000              |
| Interior Architecture | \$464,700             | \$548,400             |
| Electrical            |                       | \$422,300             |
| Mechanical            |                       | \$1,216,100           |
| <b>Total</b>          | <b>\$464,700</b>      | <b>\$2,228,800</b>    |
| Priority A            |                       | \$42,000              |
| Priority B            | \$464,700             | \$1,676,100           |
| Priority C            |                       | \$510,800             |
| <b>Total</b>          | <b>\$464,700</b>      | <b>\$2,228,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$54,400         | \$4,000         | \$24,600        |                 |
| Interior Architecture | \$73,300         |                 | \$2,500         | \$9,900         |
| Electrical            | \$5,300          | \$3,800         | \$6,600         | \$3,800         |
| Mechanical            | \$35,300         | \$20,500        | \$15,700        | \$22,300        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$172,200</b> | <b>\$32,200</b> | <b>\$53,400</b> | <b>\$39,900</b> |
| Priority A            | \$54,400         | \$4,000         | \$24,600        |                 |
| Priority B            | \$51,800         | \$28,200        | \$26,300        | \$30,000        |
| Priority C            | \$66,000         |                 | \$2,500         | \$9,900         |
| <b>Total</b>          | <b>\$172,200</b> | <b>\$32,200</b> | <b>\$53,400</b> | <b>\$39,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 721 AX (O T C) -BX

## Asset # : 327

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$37,100 | A |
| Concrete Masonry Unit  | 20% |  |  | LIFE | ** | 5 | \$9,300  | A |
| Masonry: Brick         | 70% |  |  | LIFE | ** | 5 | \$51,900 | A |

## Windows

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Aluminum      | 95% |  |  | 2045 | ** | 5  | \$7,900 | A |
| Metal Louvers | 5%  |  |  | 2032 | ** | 10 | \$2,600 | A |

## Parapets

|                       |     |  |  |      |    |      |          |   |
|-----------------------|-----|--|--|------|----|------|----------|---|
| Concrete Masonry Unit | 20% |  |  | LIFE | ** | 5-10 | \$6,700  | A |
| Metal Panel           | 5%  |  |  | 2043 | ** | 5    | \$1,200  | A |
| Metal: Cage/Fence     | 75% |  |  | 2036 | ** | 5-10 | \$35,200 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2028 | ** | 10 | \$42,000 | A |
| Metal Panel    | 5%  |  |  | 2036 | ** | 10 | \$4,000  | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$29,300 | C |
| Ceramic Tile           | 5%  |  |  | 2032 | ** | 5 | \$3,400  | C |
| Quarry Tile            | 5%  |  |  | 2036 | ** | 5 | \$5,000  | C |
| Vinyl Tile             | 80% |  |  | 2023 |    | 3 | \$26,800 | C |

## Interior Walls

|                       |     |     |          |      |    |   |          |   |
|-----------------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile          | 5%  |     |          | 2032 | ** | 5 | \$3,000  | C |
| Concrete Masonry Unit | 80% |     |          | LIFE | ** | 5 | \$37,900 | C |
| Concrete Masonry Unit | 5%  | Now | \$22,400 | LIFE | ** | 5 | \$1,200  | C |

*Diagonal Cracks, Extent : Severe, Area Affected : 10%*

*Location : Stair C*

|         |     |  |  |      |    |      |         |   |
|---------|-----|--|--|------|----|------|---------|---|
| Plaster | 10% |  |  | LIFE | ** | 5-10 | \$5,000 | C |
|---------|-----|--|--|------|----|------|---------|---|

## Ceilings

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 90% | 0-2 | \$464,700 | 2043 | ** | 5 | \$37,600 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

|                  |     |  |  |      |    |      |         |   |
|------------------|-----|--|--|------|----|------|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5-10 | \$8,400 | B |
|------------------|-----|--|--|------|----|------|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 721 AX (O T C) -BX

## Asset # : 327

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2033               | **             | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 3000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 50%  |                   |                | 2033               | **             | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 1200 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2033               | **             | 5           | \$200          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2033               | **             | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2031               | **             | 5           | \$100          | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2031               | **             | 5           | \$1,000        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2033               | **             | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%  |                   |                | 2028               | **             | 5           | \$100          | B             |
| Motor Control Center     | 50%  |                   |                | 2028               | **             | 5           | \$600          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | **             | 5           | \$1,300        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Water Main                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Basement                                     |                   |                |                    |                |             |                |               |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2028               | **             | 1           | \$13,400       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2026               | **             | 1           | \$16,800       | B             |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2018               | \$600          | 5           | \$1,600        | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2031               | **             | 5           | \$4,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 50 Gallons                               |                   |                |                    |                |             |                |               |
| Main Tank                | 50%  |                   |                | 2038               | **             | 5           | \$700          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 550 Gallons                              |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 721 AX (O T C) -BX

## Asset # : 327

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

95%  
 2023 \$383,300 10 \$39,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Using T-12 Lamps*

## HID

5%  
 2023 \$9,300 10 \$100 B

## Egress Lighting

## Emergency, Service

50%  
 2023 \$3,700 1 B

## Exit, Service

25%  
 2028 \* \* 1 B

## Exit, Service

25%  
 2018 \$1,900 1 B

## Exterior Lighting

## HID

100%  
 2023 \$18,100 10 \$100 B

## Alarm

## Security System

## No Component

80%  
 2031 \* \* 1 \$3,200 D

## Generic

20%  
 2031 \* \* 1 \$3,200 B

## Fire/Smoke Detection

## No Component

80%  
 2031 \* \* 1-3 \$5,400 D

## Generic

20%  
 2031 \* \* 1-3 \$5,400 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 6

100%  
 2033 \* \* 5 \$13,900 B

## Conversion Equipment

## Steam Boiler

100%  
 2028 \* \* 1 \$44,400 B  
*Not Energy Efficient, Extent : Light, Area Affected : 10%*  
*Location : No Hot Water Heater, Boiler Has To Run All Summer*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

## Distribution

## Hot Wtr Piping/Pump

40%  
 2022 \$102,500 4 \$1,300 B

## Steam Piping/Pump

60% Now \$4,300 2033 \* \* 4 \$1,300 B  
*Leak Evident, Extent : Light, Area Affected : 5%*  
*Location : Vacuum Pump, Basement*

## Terminal Devices

## Air Handler

40%  
 2023 \$110,100 1 \$11,100 B

## Convactor/Radiator

50%  
 2028 \* \* 1 \$7,200 B

## Fan Coil Unit/Heat

10%  
 2023 \$76,400 1 \$1,500 B

## Air Conditioning

## Energy Source

## Electricity

100%  
 2039 \* \* 1 B

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 721 AX (O T C) -BX

## Asset # : 327

| Mechanical         |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                             |   |                   |                |                    |                |             |                |               |
|                    | Conversion Equipment        |   |                   |                |                    |                |             |                |               |
|                    | Reciprocating Compr/Chiller | 100%  |                   |                | 2023               | \$173,200      | 1           | \$20,800       | B             |
|                    |                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : A C Room   |                   |                |                    |                |             |                |               |
|                    | Distribution                |   |                   |                |                    |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump       | 100%  |                   |                | 2033               | * *            | 4           | \$2,200        | B             |
|                    | Terminal Devices            |   |                   |                |                    |                |             |                |               |
|                    | Air Handler/Cool/Ht         | 100%  |                   |                | 2023               | \$403,900      | 1           | \$27,700       | B             |
|                    | Heat Rejection              |   |                   |                |                    |                |             |                |               |
|                    | Remote Air Cond             | 100%  |                   |                | 2023               | \$304,900      | 2           | \$31,200       | B             |
| Ventilation        |                             |   |                   |                |                    |                |             |                |               |
|                    | Distribution                |   |                   |                |                    |                |             |                |               |
|                    | Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$39,500       | B             |
|                    | Exhaust Fans                |   |                   |                |                    |                |             |                |               |
|                    | Interior                    | 80%   |                   |                | 2023               | \$45,100       | 2           | \$1,100        | B             |
|                    | Roof                        | 20%   |                   |                | 2023               | \$8,100        | 2           | \$300          | B             |
| Plumbing           |                             |   |                   |                |                    |                |             |                |               |
|                    | H/C Water Piping            |   |                   |                |                    |                |             |                |               |
|                    | Brass/Copper                | 100%  | Now               | \$3,000        | 2043               | * *            | 1           |                | B             |
|                    |                             | Corroded, Extent : Severe, Area Affected : 5%<br>Location : Water Main, Basement<br>Leak Evident, Extent : Moderate, Area Affected : 3%<br>Location : 2nd Floor Toilets |                   |                |                    |                |             |                |               |
|                    | HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
|                    | Low Temp                    | 100%  |                   |                | 2033               | * *            | 4           | \$4,400        | B             |
|                    | Sanitary Piping             |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
|                    | Cast Iron                   | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
|                    | Rigid Piping                | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)           |   |                   |                |                    |                |             |                |               |
|                    | Electric                    | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures                    |   |                   |                |                    |                |             |                |               |
|                    | Generic                     | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport |                             |   |                   |                |                    |                |             |                |               |
|                    | Elevators                   |   |                   |                |                    |                |             |                |               |
|                    | Hydraulic                   | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                    |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : B-3<br>Explanation : 1 Unit   |                   |                |                    |                |             |                |               |
| Fire Suppression   |                             |   |                   |                |                    |                |             |                |               |
|                    | Standpipe                   |   |                   |                |                    |                |             |                |               |
|                    | Generic                     | 100%  |                   |                | 2033               | * *            | 1-5         | \$22,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 721 AX (O T C) -BX

Asset # : 327

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 80%        |                   |                |                    |                |             |                | D             |
| Generic                    | 20%        |                   |                | 2033               | * *            | 1-2         | \$2,500        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL  
**Address** : 155 TOMPKINS AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R722  
**Program / Asset #** : BOE0955.000 / 1205 **Yr Built/Renovated** : 1978 / 1993  
**Area Sq Ft** : 57,700 **Project Type** : EDUCATION  
**Date of Survey** : 28-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 534 **Lot** : 75 **BIN** : 5013955

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$298,300             | \$511,100             |
| Interior Architecture | \$277,100             |                       |
| Electrical            |                       | \$459,800             |
| <b>Total</b>          | <b>\$575,400</b>      | <b>\$970,900</b>      |
| Priority A            | \$298,300             | \$511,100             |
| Priority B            | \$92,500              | \$459,800             |
| Priority C            | \$184,600             |                       |
| <b>Total</b>          | <b>\$575,400</b>      | <b>\$970,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,700        | \$4,400         |                 |                 |
| Interior Architecture | \$16,200        | \$4,000         |                 | \$8,200         |
| Electrical            | \$6,800         | \$14,100        | \$6,800         | \$30,200        |
| Mechanical            | \$29,800        | \$10,900        | \$21,400        | \$21,700        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$76,300</b> | <b>\$45,200</b> | <b>\$40,000</b> | <b>\$72,000</b> |
| Priority A            | \$11,700        | \$4,400         |                 |                 |
| Priority B            | \$48,400        | \$36,800        | \$40,000        | \$63,700        |
| Priority C            | \$16,200        | \$4,000         |                 | \$8,200         |
| <b>Total</b>          | <b>\$76,300</b> | <b>\$45,200</b> | <b>\$40,000</b> | <b>\$72,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL**  
**Asset # : 1205**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 100%  | Now               | \$135,600      | LIFE               | **             | 5           | \$40,400       | A             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  | Now               | \$43,600       | 2038               | **             | 5           | \$4,500        | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Other Observation, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Explanation : Insect Screens Torn                               |                   |                |                    |                |             |                |               |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%   | Now               | \$11,700       | LIFE               | **             | 5           | \$5,100        | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$119,000      | LIFE               | **             | 5           | \$5,900        | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Coping And Wall At North West Corner      |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Moderate, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   |                   |                | 2022               | \$425,100      | 10          | \$45,700       | A             |
| Metal Panel             | 5%  |                   |                | 2035               | **             | 10          | \$4,400        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Ceramic Tile            | 5%  | Now               | \$16,200       | 2025               | **             | 5           | \$1,800        | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 90%   | Now               | \$125,100      | 2027               | **             | 3           | \$24,600       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 54%   |                   |                | LIFE               | **             | 5           | \$13,900       | C             |
| Folding Partition       | 5%  |                   |                | 2030               | **             | 5           | \$8,100        | C             |
| Marble Panels           | 1%  |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry     | 40%   | Now               | \$59,500       | LIFE               | **             |             |                | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL**  
**Asset # : 1205**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 95% | Now | \$92,500 | 2035 | ** | 5 | \$34,600 | B |
|----------------------|-----|-----|----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Gypsum Board | 5% |  |  | LIFE | ** | 5 | \$4,600 | B |
|--------------|----|--|--|------|----|---|---------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 1600 Amps And One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 70% |  |  | 2042 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 30% |  |  | 2032 | ** | 5 | \$400 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 70% |  |  | 2032 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 30% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |    |  |  |      |    |   |       |   |
|---------------|----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2030 | ** | 5 | \$100 | B |
|---------------|----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 25% |  |  | 2038 | ** | 5 | \$300 | B |
|------------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 70% |  |  | 2030 | ** | 5 | \$900 | B |
|------------------|-----|--|--|------|----|---|-------|---|

## Wiring

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 30% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 70% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$300 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$700 | B |
|---------|------|--|--|------|----|---|-------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2027 | ** | 1 | \$14,600 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|        |      |  |  |      |    |   |          |   |
|--------|------|--|--|------|----|---|----------|---|
| Diesel | 100% |  |  | 2025 | ** | 1 | \$18,300 | B |
|--------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : One 205 Kw*

## Batteries

|                |      |  |  |      |  |   |          |   |
|----------------|------|--|--|------|--|---|----------|---|
| Nickel Cadmium | 100% |  |  | 2015 |  | 5 | \$10,500 | B |
|----------------|------|--|--|------|--|---|----------|---|

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL**  
**Asset # : 1205**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power               |   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Storage                 |   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank                    | 100%  |                          |                       | 2037                      | * *                   | 5                  | \$1,400               | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Generator Room</i>                                  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 300 Gallon Tank</i>                          |                          |                       |                           |                       |                    |                       |                      |
| Lighting                     |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 95%   |                          |                       | 2022                      | \$417,300             | 10                 | \$42,500              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Using T-12 Lamps</i>                             |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 5%  |                          |                       | 2017                      | \$22,000              | 2                  | \$100                 | B                    |
| Egress Lighting              |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service           | 50%   |                          |                       | 2022                      | \$4,000               | 1                  |                       | B                    |
| Exit, Service                | 50%   |                          |                       | 2022                      | \$4,000               | 1                  |                       | B                    |
| Exterior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2027                      | * *                   | 10                 | \$200                 | B                    |
| Alarm                        |   |                          |                       |                           |                       |                    |                       |                      |
| Security System              |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 50%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 50%   |                          |                       | 2027                      | * *                   | 1                  | \$8,800               | B                    |
| Fire/Smoke Detection         |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | 2027                      | * *                   | 1-3                | \$29,100              | B                    |
| <b>Mechanical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4                | 100%  |                          |                       | 2042                      | * *                   | 5                  | \$15,100              | B                    |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 - 7500 Gallon Tanks</i>                        |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%  |                          |                       | 2035                      | * *                   | 1                  | \$48,300              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 - Steam Boilers</i>                            |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump          | 50%   | 0-2                      | \$2,800               | 2038                      | * *                   | 4                  | \$1,200               | B                    |
|                              | <i>Leak Evident, Extent : Light, Area Affected : 5%</i>           |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Defective Pump Seal On 2 Of 4 Pumps</i>             |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 50%   |                          |                       | 2042                      | * *                   | 4                  | \$1,800               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL**  
**Asset # : 1205**

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2027               | **             | 1           | \$6,000        | B             |
| Convactor/Radiator          | 50%   |                   |                | 2035               | **             | 1           | \$7,900        | B             |
| Fan Coil Unit/Heat          | 30%   |                   |                | 2027               | **             | 1           | \$4,700        | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | **             | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 50%   | Now               | \$4,700        | 2027               | **             | 1           | \$10,200       | B             |
|                             | Damaged, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                             | Location : Defective Thermostatic Valve           |                   |                |                    |                |             |                |               |
| No Component                | 50%   |                   |                |                    |                |             |                | D             |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  | Now               | \$6,800        | 2042               | **             | 4           | \$2,400        | B             |
|                             | Damaged, Extent : Light, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                             | Location : Defective Pump Seals                   |                   |                |                    |                |             |                |               |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat        | 100%  |                   |                | 2027               | **             | 1           | \$15,800       | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%  | Now               | \$2,800        | 2027               | **             | 2           | \$27,200       | B             |
|                             | Damaged, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                             | Location : Roof (1 Of 2 Defective Condenser Coil) |                   |                |                    |                |             |                |               |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | **             | 2-5         | \$27,200       | B             |
| Exhaust Fans                |   |                   |                |                    |                |             |                |               |
| Interior                    | 30%   |                   |                | 2027               | **             | 2           | \$500          | B             |
| Roof                        | 70%   |                   |                | 2027               | **             | 2           | \$1,100        | B             |
| Plumbing                    |   |                   |                |                    |                |             |                |               |
| H/C Water Piping            |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel             | 100%  |                   |                | 2027               | **             | 1           |                | B             |
| HW Heat Exchanger           |   |                   |                |                    |                |             |                |               |
| Low Temp                    | 100%  |                   |                | 2042               | **             | 4           | \$7,200        | B             |
| Sanitary Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping          |   |                   |                |                    |                |             |                |               |
| Cast Iron                   | 100%  |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)                |   |                   |                |                    |                |             |                |               |
| Rigid Piping                | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)           |   |                   |                |                    |                |             |                |               |
| Compressed Air              | 100%  |                   |                | 2032               | **             | 4           | \$1,300        | B             |
| Fixtures                    |   |                   |                |                    |                |             |                |               |
| Generic                     | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport          |   |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 722 - SI (OCC TRAIN CTR) HUNGERFORD SCHOOL**  
**Asset # : 1205**

| Mechanical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |   |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|---|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport                                       |                |                |                   |                    |         |                |             |                |               |   |
| Elevators  |                |                |                   |                    |         |                |             |                |               |   |
|  | Hydraulic      | 100%           |                   |                    | LIFE    |                | * *         |                | C             |   |
| Other Observation, Extent : Severe, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |   |
| Location : All Floors                                    |                |                |                   |                    |         |                |             |                |               |   |
| Explanation : 2 Passenger And 1 Freight                  |                |                |                   |                    |         |                |             |                |               |   |
| Fire Suppression   |                |                |                   |                    |         |                |             |                |               |   |
| Standpipe  |                |                |                   |                    |         |                |             |                |               |   |
|  | No Component   | 40%            |                   |                    |         |                |             |                | D             |   |
|  | Generic        | 60%            |                   |                    | 2042    |                | * *         | 1-5            | \$14,800      | B |
| Sprinkler  |                |                |                   |                    |         |                |             |                |               |   |
|  | No Component   | 90%            |                   |                    |         |                |             |                |               | D |
|  | Generic        | 10%            |                   |                    | 2042    |                | * *         | 1-2            | \$1,400       | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 73 - BX  
**Address** : 1020 ANDERSON AVENUE  
**Borough** : BRONX **Agency's Number** : X073  
**Program / Asset #** : BOE0214.000 / 474 **Yr Built/Renovated** : 1926 / 2001  
**Area Sq Ft** : 77,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 2504 **Lot** : 82 **BIN** : 2003051

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$147,000             | \$60,400              |
| Interior Architecture | \$391,900             | \$598,200             |
| Electrical            | \$80,600              | \$787,100             |
| Mechanical            |                       | \$381,600             |
| <b>Total</b>          | <b>\$619,500</b>      | <b>\$1,827,300</b>    |
| Priority A            | \$147,000             | \$60,400              |
| Priority B            | \$80,600              | \$1,213,800           |
| Priority C            | \$391,900             | \$553,100             |
| <b>Total</b>          | <b>\$619,500</b>      | <b>\$1,827,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$3,300         |                 |                 |                 |
| Interior Architecture | \$2,900         | \$7,300         | \$7,800         |                 |
| Electrical            | \$100           | \$700           | \$26,500        | \$300           |
| Mechanical            | \$50,900        | \$12,300        | \$24,300        | \$9,800         |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$20,300</b> | <b>\$58,600</b> | <b>\$10,100</b> |
| Priority A            | \$3,300         |                 |                 |                 |
| Priority B            | \$51,000        | \$13,100        | \$50,800        | \$10,100        |
| Priority C            | \$2,900         | \$7,300         | \$7,800         |                 |
| <b>Total</b>          | <b>\$57,300</b> | <b>\$20,300</b> | <b>\$58,600</b> | <b>\$10,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX

## Asset # : 474

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$27,800       | A             |
| Masonry: Brick   | 85%        | Now               | \$101,500      | LIFE               | **             | 5           | \$60,400       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Recent Repair Evident, Extent : Light, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : At Lintels  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Masonry: Marble  | 2%         |                   |                | LIFE               | **             | 5           | \$1,100        | A             |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE               | **             | 5           | \$6,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$24,300       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 5%         | Now               | \$3,300        | LIFE               | **             | 5           | \$2,600        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2026               | **             | 10          | \$45,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2024               | **             | 5           | \$2,900        | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$3,600        | C             |
| Vinyl Tile   | 60%        |                   |                | 2021               | \$553,100      | 3           | \$21,800       | C             |
| Vinyl Tile   | 27%        |                   |                | 2016               | \$248,900      | 3           | \$9,800        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                      |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2036               | **             | 5           | \$9,100        | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 3%         |                   |                | 2024               | **             | 5           | \$2,900        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        | Now               | \$142,900      | LIFE               | **             | 5           | \$23,400       | C             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX

## Asset # : 474

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                  |     |  |  |      |     |   |          |   |
|------------------|-----|--|--|------|-----|---|----------|---|
| Exposed Concrete | 25% |  |  | LIFE | * * | 5 | \$3,800  | B |
| Plaster          | 75% |  |  | LIFE | * * | 5 | \$45,000 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |     |   |       |   |
|---|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2047 | * * | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |     |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>     |      |  |  |      |     |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2047 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
| Conduit | 10% |  |  | 2047 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2020 | \$10,200 | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2020 | \$81,300 | 5 | \$1,300 | B |
| Molded Case Bkrs | 10% |  |  | 2043 | * *      | 5 | \$200   | B |

## Wiring

|   |     |     |          |      |     |   |  |   |
|---|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth   | 90% | 2-4 | \$80,600 | 2046 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |     |   |  |   |

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2047 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |          |   |       |   |
|-----------------|-----|--|--|------|----------|---|-------|---|
| Locally Mounted | 50% |  |  | 2019 | \$10,600 | 5 | \$200 | B |
| Locally Mounted | 50% |  |  | 2038 | * *      | 5 | \$200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$900 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

## Interior Lighting

|   |     |  |  |      |           |    |          |   |
|---|-----|--|--|------|-----------|----|----------|---|
| Fluorescent   | 98% |  |  | 2021 | \$571,000 | 10 | \$58,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |    |          |   |
| <i>Location : Throughout The Building</i>                         |     |  |  |      |           |    |          |   |
| <i>Explanation : Lamp T-8</i>                                     |     |  |  |      |           |    |          |   |

|     |    |  |  |      |         |    |  |   |
|-----|----|--|--|------|---------|----|--|---|
| HID | 2% |  |  | 2021 | \$5,400 | 10 |  | B |
|-----|----|--|--|------|---------|----|--|---|

## Egress Lighting

|                    |     |  |  |      |     |   |  |   |
|--------------------|-----|--|--|------|-----|---|--|---|
| Emergency, Service | 50% |  |  | 2026 | * * | 1 |  | B |
| Exit, Service      | 50% |  |  | 2026 | * * | 1 |  | B |

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2016 | \$26,300 | 10 | \$200 | B |
|-----|------|--|--|------|----------|----|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX

## Asset # : 474

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 2  | 100%       |                   |                | 2041    | * *                | 5           | \$20,000       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Dual Fuel But Gas Was Never Connected        |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2034    | * *                | 1           | \$64,100       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                      |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$25,700       | 2031    | * *                | 4           | \$3,200        | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 20%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        |                   |                | 2021    | \$79,500           | 1           | \$8,000        | B             |  |
| Convactor/Radiator   | 60%        |                   |                | 2026    | * *                | 1           | \$12,600       | B             |  |
| On Extended Life, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |               |  |
| Fan Coil Unit/Heat   | 20%        |                   |                | 2021    | \$220,700          | 1           | \$4,200        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2037    | * *                | 1           |                | B             |  |
| Conversion Equipment                                       |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 10%        |                   |                | 2019    | \$15,200           | 1           |                | B             |  |
| No Component   | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | * *                | 2-5         | \$36,000       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 100%       | Now               | \$16,300       | 2021    | \$81,500           | 2           | \$1,600        | B             |  |
| Not in Service, Extent : Severe, Area Affected : 30%       |            |                   |                |         |                    |             |                |               |  |
| Location : House Exhaust, Kitchen Exhaust                  |            |                   |                |         |                    |             |                |               |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       |                   |                | 2026    | * *                | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2019    | \$17,200           | 2           | \$1,000        | B             |  |
| HW Heat Exchanger  |            |                   |                |         |                    |             |                |               |  |
| Low Temp   | 100%       |                   |                | 2031    | * *                | 4           | \$9,600        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping   | 100%       |                   |                | 2021    | \$10,300           | 4           | \$1,300        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX

## Asset # : 474

| Mechanical |                    | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|--------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component          | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type               | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing   |                    |  |           |                    |      |                |       |                |          |
|            | Backflow Preventer |  |           |                    |      |                |       |                |          |
|            | No Component       | 90%  |           |                    |      |                |       |                | D        |
|            | Generic            | 10%  |           |                    | 2026 | * *            | 1     | \$400          | B        |
|            |                    | Other Observation, Extent : Light, Area Affected : 10%   |           |                    |      |                |       |                |          |
|            |                    | Location : Boiler Only                                   |           |                    |      |                |       |                |          |
|            |                    | Explanation : Boiler Only                                |           |                    |      |                |       |                |          |
| Fixtures   |                    |  |           |                    |      |                |       |                |          |
|            | Generic            | 100%   |           |                    |      |                |       |                | B        |
|            |                    | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |           |                    |      |                |       |                |          |
|            |                    | Location : Throughout                                    |           |                    |      |                |       |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 73 - BX MINISCHOOL  
**Address** : 1020 ANDERSON AVENUE  
**Borough** : BRONX **Agency's Number** : X073  
**Program / Asset #** : BOE0214.010 / 4378 **Yr Built/Renovated** : 1969 /  
**Area Sq Ft** : 6,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2504 **Lot** : 82 **BIN** : 2003051

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$67,700              |                       |
| Electrical            |                       | \$47,200              |
| Mechanical            |                       | \$73,300              |
| <b>Total</b>          | <b>\$67,700</b>       | <b>\$120,600</b>      |
| Priority B            |                       | \$120,600             |
| Priority C            | \$67,700              |                       |
| <b>Total</b>          | <b>\$67,700</b>       | <b>\$120,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$39,300        |                |                |                |
| Interior Architecture | \$12,600        |                | \$4,100        |                |
| Electrical            |                 | \$100          |                |                |
| Mechanical            | \$3,900         | \$300          | \$2,000        | \$300          |
| <b>Total</b>          | <b>\$55,900</b> | <b>\$300</b>   | <b>\$6,200</b> | <b>\$300</b>   |
| Priority A            | \$39,300        |                |                |                |
| Priority B            | \$6,300         | \$300          | \$5,300        | \$300          |
| Priority C            | \$10,200        |                | \$900          |                |
| <b>Total</b>          | <b>\$55,900</b> | <b>\$300</b>   | <b>\$6,200</b> | <b>\$300</b>   |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX MINISCHOOL

Asset # : 4378

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |      |  |  |      |     |   |         |   |
|-----------------------|------|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 100% |  |  | LIFE | * * | 5 | \$4,800 | A |
|-----------------------|------|--|--|------|-----|---|---------|---|

## Windows

|          |      |     |          |      |     |   |       |   |
|----------|------|-----|----------|------|-----|---|-------|---|
| Aluminum | 100% | Now | \$11,300 | 2029 | * * | 5 | \$600 | A |
|----------|------|-----|----------|------|-----|---|-------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 100%**Location : South Facade*

## Roof

|             |      |  |  |      |     |    |          |   |
|-------------|------|--|--|------|-----|----|----------|---|
| Metal Panel | 100% |  |  | 2034 | * * | 10 | \$28,000 | A |
|-------------|------|--|--|------|-----|----|----------|---|

## Interior

## Floors

|             |    |     |          |      |     |   |       |   |
|-------------|----|-----|----------|------|-----|---|-------|---|
| Mosaic Tile | 5% | Now | \$10,200 | 2034 | * * | 5 | \$500 | C |
|-------------|----|-----|----------|------|-----|---|-------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%**Location : ENTRANCES*

|            |     |  |  |      |          |   |         |   |
|------------|-----|--|--|------|----------|---|---------|---|
| Vinyl Tile | 95% |  |  | 2016 | \$67,700 | 3 | \$2,700 | C |
|------------|-----|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Tiles*

## Interior Walls

|                       |     |  |  |      |     |   |         |   |
|-----------------------|-----|--|--|------|-----|---|---------|---|
| Concrete Masonry Unit | 50% |  |  | LIFE | * * | 5 | \$1,300 | C |
|-----------------------|-----|--|--|------|-----|---|---------|---|

|             |     |  |  |      |     |  |  |   |
|-------------|-----|--|--|------|-----|--|--|---|
| Metal Panel | 50% |  |  | LIFE | * * |  |  | C |
|-------------|-----|--|--|------|-----|--|--|---|

## Ceilings

|                      |    |     |         |      |     |   |       |   |
|----------------------|----|-----|---------|------|-----|---|-------|---|
| AcousTileSusp.Lay-In | 5% | Now | \$2,400 | 2041 | * * | 5 | \$200 | B |
|----------------------|----|-----|---------|------|-----|---|-------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%**Location : Mechanical Room**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Mechanical Room*

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 90% |  |  | 2026 | * * | 5 | \$6,500 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

|         |    |  |  |      |     |   |       |   |
|---------|----|--|--|------|-----|---|-------|---|
| Plaster | 5% |  |  | LIFE | * * | 5 | \$200 | B |
|---------|----|--|--|------|-----|---|-------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$3,000 | 5 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mech Room**Explanation : 200 Amp*

## Raceway

|         |      |  |  |      |         |   |  |   |
|---------|------|--|--|------|---------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$1,100 | 1 |  | B |
|---------|------|--|--|------|---------|---|--|---|

## Panelboards

|                  |      |  |  |      |          |   |       |   |
|------------------|------|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2020 | \$16,900 | 5 | \$100 | B |
|------------------|------|--|--|------|----------|---|-------|---|

## Wiring

|               |      |  |  |      |       |   |  |   |
|---------------|------|--|--|------|-------|---|--|---|
| Thermoplastic | 100% |  |  | 2021 | \$800 | 1 |  | B |
|---------------|------|--|--|------|-------|---|--|---|

## Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 73 - BX MINISCHOOL

Asset # : 4378

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Interior Lighting  
Fluorescent

100% 2021 \$47,200 10 \$4,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Lamp T-8*

Egress Lighting

Emergency, Service  
Exit, Service

50% 2026 \* \* 1 B  
 50% 2026 \* \* 1 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source  
Natural Gas

100% 2041 \* \* 1 B

Conversion Equipment  
Furnace

100% 2021 \$7,000 1 \$2,500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room*  
*Explanation : 1 Unit*

## Air Conditioning

Energy Source  
Electricity

100% 2037 \* \* 1 B

Conversion Equipment  
Int Pkg Unit - Cooling

100% Now \$3,700 2019 \$73,300 2 \$200 B  
*Malfunctioning, Extent : Severe, Area Affected : 20%*  
*Location : 1st Floor, Mechanical Room*

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$2,800 B

Exhaust Fans

Interior

100% 2021 \$6,300 2 \$200 B

## Plumbing

H/C Water Piping  
Brass/Copper

100% 2031 \* \* 1 B

Water Heater

Gas Fired

100% 2016 \$1,300 2 \$100 B

Sanitary Piping

Cast Iron

100% LIFE \* \* 1 B

Fixtures

Generic

100% B  
*Obsolete Fixtures, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 74 - SI ANNEX  
**Address** : 211 DANIEL LOW TERR.  
**Borough** : STATEN ISLAND **Agency's Number** : R831  
**Program / Asset #** : BOE0957.000 / 1181 **Yr Built/Renovated** : 1920 / 2008  
**Area Sq Ft** : 31,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 18 **Lot** : 6 **BIN** : 5000290

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$393,500             |                       |
| Interior Architecture |  | \$57,600              |                       |
| Electrical            |  | \$59,600              | \$271,500             |
| <b>Total</b>          |  | <b>\$510,800</b>      | <b>\$271,500</b>      |
| Priority A            |  | \$393,500             |                       |
| Priority B            |  | \$59,600              | \$271,500             |
| Priority C            |  | \$57,600              |                       |
| <b>Total</b>          |  | <b>\$510,800</b>      | <b>\$271,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture |                 |                |                |                |
| Interior Architecture | \$3,400         |                |                | \$3,800        |
| Electrical            | \$31,000        |                |                |                |
| Mechanical            | \$19,000        | \$3,000        | \$4,900        | \$3,000        |
| <b>Total</b>          | <b>\$53,400</b> | <b>\$3,000</b> | <b>\$4,900</b> | <b>\$6,700</b> |
| Priority A            |                 |                |                |                |
| Priority B            | \$50,000        | \$3,000        | \$4,900        | \$3,000        |
| Priority C            | \$3,400         |                |                | \$3,800        |
| <b>Total</b>          | <b>\$53,400</b> | <b>\$3,000</b> | <b>\$4,900</b> | <b>\$6,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 74 - SI ANNEX

Asset # : 1181

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$29,300       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$33,800       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  | Now               | \$393,500      | 2045    | * *                | 5           | \$4,100        | A             |  |
|                        | Air Infiltration, Extent : Severe, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Glazing Clouded, Extent : Moderate, Area Affected : 70%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE    | * *                | 5           | \$3,700        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 50%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 90%   |                   |                | LIFE    | * *                | 5           | \$4,300        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 100%  |                   |                | 2030    | * *                | 10          | \$22,300       | A             |  |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  | Now               | \$1,900        | 2029    | * *                | 5           | \$800          | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Quarry Tile            | 5%  |                   |                | 2033    | * *                | 5           | \$2,500        | C             |  |
| Vinyl Tile             | 90%   | Now               | \$57,600       | 2025    | * *                | 3           | \$11,300       | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2029    | * *                | 5           | \$3,100        | C             |  |
| Gypsum Board           | 15%   |                   |                | LIFE    | * *                | 5           | \$5,600        | C             |  |
| Plaster                | 80%   |                   |                | LIFE    | * *                | 5           | \$14,900       | C             |  |
| Ceilings               |   |                   |                |         |                    |             |                |               |  |
| Exposed Concrete       | 15%   |                   |                | LIFE    | * *                | 5           | \$800          | B             |  |
| Plaster                | 85%   |                   |                | LIFE    | * *                | 5           | \$17,800       | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 74 - SI ANNEX

Asset # : 1181

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 2-4               | \$5,200        | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 0-2               | \$59,600       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2020               | \$32,500       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 90%        |                   |                | 2019               | \$50,800       | 5           | \$600          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$24,300       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Thermoplastic   | 20%        |                   |                | 2020               | \$6,900        | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 90%        |                   |                | 2018               | \$11,500       | 5           | \$200          | B             |
| Locally Mounted   | 10%        | 2-4               | \$1,300        | 2040               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler   |            |                   |                |                    |                |             |                |               |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 93%        |                   |                | 2020               | \$188,200      | 10          | \$19,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                      |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2020               | \$1,900        | 10          |                | B             |
| Incandescent  | 5%         |                   |                | 2020               | \$10,100       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2020               | \$4,700        | 10          | \$2,700        | B             |
| Exit, Service   | 50%        |                   |                | 2020               | \$1,900        | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 74 - SI ANNEX

Asset # : 1181

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel   | 100%       |                   |                | 2030    | **                 | 1           |                | B             |  |
| Conversion Equipment  |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2025    | **                 | 1           | \$22,300       | B             |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump   | 100%       | Now               | \$6,600        | 2030    | **                 | 4           | \$1,100        | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 20%<br>Location : Vacuum Pump, Boiler Room |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator  | 100%       |                   |                | 2033    | **                 | 1           | \$7,300        | B             |  |
| Damaged, Extent : Severe, Area Affected : 30%<br>Location : Thermostats, Throughout       |            |                   |                |         |                    |             |                |               |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE    | **                 | 2-5         | \$12,500       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Roof  | 100%       |                   |                | 2020    | \$20,400           | 2           | \$700          | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       |                   |                | 2025    | **                 | 1           |                | B             |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       | Now               | \$2,400        | 2018    | \$6,000            | 2           | \$300          | B             |  |
| Not Energy Efficient, Extent : Severe, Area Affected : 100%<br>Location : Boiler Room     |            |                   |                |         |                    |             |                |               |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Storm Drain Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Submersible   | 100%       |                   |                | 2014    | \$6,200            | 4           | \$2,000        | B             |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS  
**Address** : 1664 BENSON AVENUE BTWN: BAY 14 ST., 17 AVE.  
**Borough** : BROOKLYN **Agency's Number** : K748  
**Program / Asset #** : BOE0463.000 / 1332 **Yr Built/Renovated** : 1909 / 2007  
**Area Sq Ft** : 58,748 **Project Type** : EDUCATION  
**Date of Survey** : 01-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 6399 **Lot** : 26 **BIN** : 3167623

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$457,300             | \$73,500              |
| Interior Architecture | \$752,600             | \$37,000              |
| Electrical            | \$251,600             | \$257,700             |
| Mechanical            | \$39,400              | \$124,900             |
| <b>Total</b>          | <b>\$1,500,900</b>    | <b>\$493,100</b>      |
| Priority A            | \$457,300             | \$73,500              |
| Priority B            | \$367,300             | \$419,600             |
| Priority C            | \$676,300             |                       |
| <b>Total</b>          | <b>\$1,500,900</b>    | <b>\$493,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$14,700        | \$2,800         |                | \$24,700        |
| Interior Architecture | \$30,600        |                 |                | \$6,000         |
| Electrical            | \$1,400         | \$1,100         | \$1,400        | \$34,900        |
| Mechanical            | \$17,500        | \$7,000         | \$8,300        | \$7,000         |
| <b>Total</b>          | <b>\$64,200</b> | <b>\$10,900</b> | <b>\$9,700</b> | <b>\$72,600</b> |
| Priority A            | \$14,700        | \$2,800         |                | \$24,700        |
| Priority B            | \$22,300        | \$8,100         | \$9,700        | \$41,900        |
| Priority C            | \$27,100        |                 |                | \$6,000         |
| <b>Total</b>          | <b>\$64,200</b> | <b>\$10,900</b> | <b>\$9,700</b> | <b>\$72,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**  
**Asset # : 1332**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 40%  | Now               | \$348,900      | LIFE               | **             | 5           | \$34,600       | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 45%  |                   |                | LIFE               | **             | 5           | \$38,900       | A             |
| Masonry: Granite      | 5%   |                   |                | LIFE               | **             | 5           | \$3,200        | A             |
| Masonry: Limestone    | 10%  |                   |                | LIFE               | **             | 5           | \$6,500        | A             |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | Now               | \$60,000       | 2038               | **             | 5           | \$12,500       | A             |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout 410  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 90%  | Now               | \$48,500       | LIFE               | **             | 5           | \$7,300        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 10%  | Now               | \$9,700        | LIFE               | **             | 5           | \$1,000        | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 65%  |                   |                | 2027               | **             | 10          | \$20,100       | A             |
| Built-Up (BUR)        | 15%  | Now               | \$5,000        | 2027               | **             |             |                | A             |
|                       | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Benson Ave Side                            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 15%  |                   |                | 2027               | **             | 10          | \$4,600        | A             |
| Metal Panel           | 5%   |                   |                | 2035               | **             | 10          | \$2,800        | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**  
**Asset # : 1332**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$11,300       | C             |
| Mosaic Tile   | 3%         | Now               | \$40,500       | 2027               | **             | 5           | \$2,800        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$42,300       | 2017               | \$141,100      | 3           | \$5,600        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 45%        | Now               | \$31,700       | 2027               | **             | 3           | \$12,500       | C             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 25%        | Now               | \$156,900      | 2037               | **             | 5           | \$17,300       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Classrooms Throughout                                |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$27,100       | 2025               | **             | 5           | \$2,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 5%         | Now               | \$60,900       | LIFE               | **             |             |                | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 40%        | 2-4               | \$202,800      | LIFE               | **             | 5           | \$11,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Light, Area Affected : 20%                   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Inside North Elevation                               |            |                   |                |                    |                |             |                |               |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$11,100       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**  
**Asset # : 1332**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |  |                   |                |                    |                |             |                |               |
| Ceilings              |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 5%   | Now               | \$2,200        | 2027               | * *            | 5           | \$1,900        | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 5%   | 0-2               | \$1,200        | 2035               | * *            | 5           | \$1,900        | B             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Exposed Concrete      | 10%  |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Plaster               | 30%  | Now               | \$76,300       | LIFE               | * *            | 5           | \$13,900       | B             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Light, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Rooms 408 And Various Others                    |                   |                |                    |                |             |                |               |
| Plaster               | 50%  |                   |                | LIFE               | * *            | 5           | \$23,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2022               | \$4,800        | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 800 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 600 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 60%        |                   |                | 2022               | \$53,600       | 5           | \$100          | B             |
| Fused Disc Sw  | 40%        |                   |                | 2048               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2022               | \$81,000       | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2021               | \$7,900        | 5           | \$100          | B             |
| Molded Case Bkrs   | 65%        |                   |                | 2021               | \$51,400       | 5           | \$800          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2044               | * *            | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 80%        |                   |                | 2022               | \$71,700       | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2020               | \$12,700       | 5           | \$300          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**  
**Asset # : 1332**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ground                       |   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%  |                          |                       | LIFE                      | * *                   | 5                  | \$700                 | B                    |
| Lighting                     |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 2%  |                          |                       | 2017                      | \$8,900               | 10                 | \$900                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Gym</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 95%   |                          |                       | 2027                      | * *                   | 10                 | \$43,100              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 3%  |                          |                       | 2017                      | \$13,400              | 2                  |                       | B                    |
| Egress Lighting              |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%   |                          |                       | 2022                      | \$10,300              | 10                 | \$6,000               | B                    |
| Exit, Service                | 50%   |                          |                       | 2022                      | \$4,100               | 1                  |                       | B                    |
| Exterior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2017                      | \$20,100              | 10                 | \$200                 | B                    |
| Alarm                        |   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 65%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 35%   |                          |                       | 2017                      | \$198,700             | 1-3                | \$10,700              | B                    |

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%   |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One Tank Of 8,000 Gal Capacity</i>            |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   |                          |                       | 2027                      | * *                   | 1                  | \$49,000              | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                     |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 Units</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%   | Now                      | \$39,400              | 2032                      | * *                   | 4                  | \$2,400               | B                    |
|                              | <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>       |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vacuum Pump</i>                                  |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 748 - BK SCHOOL FOR GLOBAL SCHOLARS**  
**Asset # : 1332**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 30%  |                   |                | 2027               | * *            | 1           | \$9,200        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Room Behind Auditorium                              |                   |                |                    |                |             |                |               |
|                       | Explanation : Air Handler Is Under Construction For Auditorium |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 60%  |                   |                | 2027               | * *            | 1           | \$9,600        | B             |
| Fan Coil Unit/Heat    | 10%  |                   |                | 2022               | \$84,400       | 1           | \$1,600        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 10%  |                   |                | 2020               | \$11,600       | 1           |                | B             |
| No Component          | 90%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 20%  |                   |                | LIFE               | * *            | 2-5         | \$5,500        | B             |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 65%  | Now               | \$4,100        | 2022               | \$40,500       | 2           | \$800          | B             |
|                       | Broken, Extent : Severe, Area Affected : 20%                   |                   |                |                    |                |             |                |               |
|                       | Location : Basement, Kitchen Exhaust                           |                   |                |                    |                |             |                |               |
| Roof                  | 35%  | Now               | \$3,100        | 2022               | \$15,700       | 2           | \$400          | B             |
|                       | Broken, Extent : Severe, Area Affected : 35%                   |                   |                |                    |                |             |                |               |
|                       | Location : Bathroom Exhaust Fan                                |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2020               | \$13,100       | 2           | \$700          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Hot Water Tanks                                |                   |                |                    |                |             |                |               |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   | Now               | \$3,100        | 2027               | * *            | 4           | \$1,300        | B             |
|                       | Broken, Extent : Severe, Area Affected : 100%                  |                   |                |                    |                |             |                |               |
|                       | Location : Sump Pump   |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |
| Sprinkler             |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2032               | * *            | 1-2         | \$700          | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 75 - BX  
**Address** : 984 FAILE STREET  
**Borough** : BRONX **Agency's Number** : X075  
**Program / Asset #** : BOE0216.000 / 462 **Yr Built/Renovated** : 1958 / 2010  
**Area Sq Ft** : 109,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 2747 **Lot** : 1 **BIN** : 2006079

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$45,300         | \$196,700          |
| Interior Architecture |  |                  | \$1,086,000        |
| Electrical            |  | \$409,100        | \$454,000          |
| Mechanical            |  | \$64,500         | \$382,200          |
| <b>Total</b>          |  | <b>\$519,000</b> | <b>\$2,118,900</b> |
| Priority A            |  | \$45,300         | \$196,700          |
| Priority B            |  | \$473,600        | \$904,800          |
| Priority C            |  |                  | \$1,017,300        |
| <b>Total</b>          |  | <b>\$519,000</b> | <b>\$2,118,900</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$22,900        |
| Interior Architecture |                 | \$20,600        |                 |                 |
| Electrical            | \$1,600         | \$2,400         | \$48,300        | \$1,500         |
| Mechanical            | \$28,900        | \$16,000        | \$14,700        | \$14,400        |
| <b>Total</b>          | <b>\$30,500</b> | <b>\$38,900</b> | <b>\$63,000</b> | <b>\$38,700</b> |
| Priority A            |                 |                 |                 | \$22,900        |
| Priority B            | \$30,500        | \$18,400        | \$63,000        | \$15,800        |
| Priority C            |                 | \$20,600        |                 |                 |
| <b>Total</b>          | <b>\$30,500</b> | <b>\$38,900</b> | <b>\$63,000</b> | <b>\$38,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BX

## Asset # : 462

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Cast Stone/Terra Cotta | 3%  |  |  | LIFE | ** | 5 | \$39,900  | A |
| Masonry: Brick         | 92% |  |  | LIFE | ** | 5 | \$156,800 | A |
| Pre-Cast Concrete      | 5%  |  |  | LIFE | ** | 5 | \$27,700  | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2037 | ** | 5 | \$45,800 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$1,500  | A |

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5 | \$9,700  | A |
| Masonry: Brick         | 90% |  |  | LIFE | ** | 5 | \$11,200 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2026 | ** | 10 | \$45,300 | A |
| Copper/Terne   | 5%  |  |  | 2049 | ** | 10 | \$6,000  | A |

## Interior

## Floors

|                        |     |  |  |      |           |   |          |   |
|------------------------|-----|--|--|------|-----------|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | **        | 5 | \$30,000 | C |
| Ceramic Tile           | 5%  |  |  | 2030 | **        | 5 | \$6,900  | C |
| Marble Panels          | 3%  |  |  | LIFE | **        | 5 | \$3,100  | C |
| Terrazzo               | 7%  |  |  | LIFE | **        | 5 | \$7,500  | C |
| Vinyl Tile             | 75% |  |  | 2021 | \$981,400 | 3 | \$38,600 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 5%  |  |  | 2030 | ** | 5 | \$8,500  | C |
| Masonry: Brick         | 10% |  |  | LIFE | ** |   |          | C |
| Marble Panels          | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster                | 70% |  |  | LIFE | ** | 5 | \$35,900 | C |

## Ceilings

|                  |     |  |  |      |    |   |          |   |
|------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete | 20% |  |  | LIFE | ** | 5 | \$4,300  | B |
| Plaster          | 80% |  |  | LIFE | ** | 5 | \$68,600 | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$32,600 | 5 | \$400 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Nameplate Ratings*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |   |
|---------------|------|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$119,200 | 5 | \$400 | B |
|---------------|------|--|--|------|-----------|---|-------|---|

## Raceway

|         |      |  |  |      |           |   |  |   |
|---------|------|--|--|------|-----------|---|--|---|
| Conduit | 100% |  |  | 2021 | \$143,700 | 1 |  | B |
|---------|------|--|--|------|-----------|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BX

## Asset # : 462

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2020               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2037               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 80%        |                   |                | 2020               | \$108,400      | 5           | \$1,900        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 80%        | 2-4               | \$122,700      | 2046               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2031               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2019               | \$16,500       | 5           | \$300          | B             |
| Locally Mounted   | 50%        |                   |                | 2034               | * *            | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$1,300        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2026               | * *            | 10          | \$75,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2021               | \$82,700       | 10          | \$8,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2016               | \$7,600        | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2016               | \$7,600        | 1           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2026               | * *            | 10          | \$300          | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Generic   | 10%        |                   |                | 2016               | \$30,800       | 1           | \$3,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Certain Areas Only                               |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm Only                          |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Generic   | 20%        |                   |                | 2016               | \$210,700      | 1-3         | \$11,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : Fire Alarm System Is Functional               |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 75 - BX

## Asset # : 462

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2041    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2034    | * *            | 1           | \$91,000       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2031    | * *            | 4           | \$6,800        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 40%   |                   |                    | 2021    | \$225,600      | 1           | \$22,700       | B             |
|                  | Convactor/Radiator          | 50%   |                   |                    | 2026    | * *            | 1           | \$14,800       | B             |
|                  | Fan Coil Unit/Heat          | 10%   |                   |                    | 2021    | \$156,600      | 1           | \$3,000        | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2037    | * *            | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Window/Wall Unit            | 30%   |                   |                    | 2016    | \$64,500       | 1           |                | B             |
|                  | No Component                | 70%   |                   |                    |         |                |             |                | D             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 20%   |                   |                    | LIFE    | * *            | 2-5         | \$10,200       | B             |
|                  | No Component                | 80%   |                   |                    |         |                |             |                | D             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Interior                    | 20%   |                   |                    | 2021    | \$23,100       | 2           | \$600          | B             |
|                  | No Component                | 80%   |                   |                    |         |                |             |                | D             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Galv Iron/Steel             | 100%  | 0-2               | \$15,600           | 2026    | * *            | 1           |                | B             |
|                  |                             | Corroded, Extent : Severe, Area Affected : 20%          |                   |                    |         |                |             |                |               |
|                  |                             | Location : Water Main And Basement                      |                   |                    |         |                |             |                |               |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2019    | \$24,300       | 2           | \$1,400        | B             |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping                | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                  | Fixtures                    |   |                   |                    |         |                |             |                |               |
|                  | Generic                     | 100%  |                   |                    |         |                |             |                | B             |
| Fire Suppression |                             |   |                   |                    |         |                |             |                |               |
|                  | Sprinkler                   |   |                   |                    |         |                |             |                |               |
|                  | No Component                | 95%   |                   |                    |         |                |             |                | D             |
|                  | Generic                     | 5%  |                   |                    | 2031    | * *            | 1-2         | \$1,300        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 752 - Q (OLD J. H. S. 142)  
**Address** : 142-10 LINDEN BLVD  
**Borough** : QUEENS **Agency's Number** : Q752  
**Program / Asset #** : BOE0789.000 / 2630 **Yr Built/Renovated** : 1930 / 2002  
**Area Sq Ft** : 125,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-May-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 11972 **Lot** : 70 **BIN** : 4259200

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$160,200             | \$120,400             |
| Interior Architecture | \$218,800             | \$1,046,200           |
| Electrical            | \$46,000              | \$1,478,900           |
| Mechanical            | \$28,200              | \$947,800             |
| <b>Total</b>          | <b>\$453,300</b>      | <b>\$3,593,400</b>    |
| Priority A            | \$160,200             | \$120,400             |
| Priority B            | \$232,300             | \$2,517,100           |
| Priority C            | \$60,800              | \$955,900             |
| <b>Total</b>          | <b>\$453,300</b>      | <b>\$3,593,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$75,700         |                 | \$9,500         |                 |
| Interior Architecture | \$95,500         |                 | \$2,900         | \$13,600        |
| Electrical            | \$23,900         | \$10,000        | \$11,800        | \$10,600        |
| Mechanical            | \$26,400         | \$17,400        | \$27,700        | \$20,200        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$225,400</b> | <b>\$31,300</b> | <b>\$55,900</b> | <b>\$48,300</b> |
| Priority A            | \$75,700         |                 | \$9,500         |                 |
| Priority B            | \$91,400         | \$31,300        | \$43,500        | \$34,700        |
| Priority C            | \$58,300         |                 | \$2,900         | \$13,600        |
| <b>Total</b>          | <b>\$225,400</b> | <b>\$31,300</b> | <b>\$55,900</b> | <b>\$48,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 752 - Q (OLD J. H. S. 142)

## Asset # : 2630

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |    |     |          |      |    |   |          |   |
|------------------------|----|-----|----------|------|----|---|----------|---|
| Cast Stone/Terra Cotta | 5% |     |          | LIFE | ** | 5 | \$39,100 | A |
| Copper/Terne           | 2% | Now | \$22,100 | 2058 | ** |   |          | A |

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Gymnasium Wall Facing Fourth Floor Roof*

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 5%  |  |  | LIFE | ** | 5 | \$5,000  | A |
| Masonry: Brick     | 81% |  |  | LIFE | ** | 5 | \$81,100 | A |
| Masonry: Limestone | 2%  |  |  | LIFE | ** | 5 | \$1,500  | A |
| Pre-Cast Concrete  | 5%  |  |  | LIFE | ** | 5 | \$16,300 | A |

## Windows

|             |     |  |  |      |    |   |          |   |
|-------------|-----|--|--|------|----|---|----------|---|
| Aluminum    | 95% |  |  | 2039 | ** | 5 | \$47,300 | A |
| Glass Block | 5%  |  |  | LIFE | ** | 5 | \$3,100  | A |

## Parapets

|                        |     |  |  |      |    |      |          |   |
|------------------------|-----|--|--|------|----|------|----------|---|
| Cast Stone/Terra Cotta | 10% |  |  | LIFE | ** | 5-10 | \$49,400 | A |
| Copper/Terne           | 5%  |  |  | 2058 | ** | 5    | \$4,200  | A |
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5-10 | \$95,100 | A |
| Metal Rail             | 5%  |  |  | 2036 | ** | 5-10 | \$15,700 | A |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR)          | 97% |  |  | 2028 | ** | 10 | \$77,300 | A |
| IRMA/Protected Membrane | 3%  |  |  | 2023 |    | 10 | \$2,400  | A |

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2032 | ** | 5 | \$5,100  | C |
| Terrazzo     | 10% |  |  | LIFE | ** | 5 | \$26,600 | C |
| Vinyl Tile   | 40% |  |  | 2023 |    | 3 | \$34,100 | C |
| Vinyl Tile   | 12% |  |  | 2018 |    | 3 | \$10,200 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Various Rooms In 1950 Wing*

*Explanation : 9x9 Tiles*

|      |     |  |  |      |    |   |           |   |
|------|-----|--|--|------|----|---|-----------|---|
| Wood | 35% |  |  | 2038 | ** | 5 | \$111,800 | C |
|------|-----|--|--|------|----|---|-----------|---|

## Interior Walls

|                     |     |  |  |      |    |      |          |   |
|---------------------|-----|--|--|------|----|------|----------|---|
| Ceramic Tile        | 3%  |  |  | 2026 | ** | 5    | \$5,800  | C |
| Masonry: Brick      | 10% |  |  | LIFE | ** | 10   | \$5,800  | C |
| Marble Panels       | 5%  |  |  | LIFE | ** | 10   | \$3,900  | C |
| Plaster             | 57% |  |  | LIFE | ** | 5-10 | \$93,900 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** | 10   | \$24,200 | C |

## Ceilings

|                  |     |  |  |      |    |      |           |   |
|------------------|-----|--|--|------|----|------|-----------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5-10 | \$21,300  | B |
| Gypsum Board     | 5%  |  |  | LIFE | ** | 5-10 | \$29,200  | B |
| Plaster          | 85% |  |  | LIFE | ** | 5-10 | \$248,400 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 752 - Q (OLD J. H. S. 142)**  
**Asset # : 2630**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |                   |                          |   |                           |                       |                    |                       |                      |
| Service Equipment            |                   |                          |   |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 50%               |                          |   | 2033                      | * *                   | 5                  | \$200                 | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Electrical Room</i>                                 |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : One 4000 Amps Main Disconnect Switch</i>         |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 50%               |                          |   | 2043                      | * *                   | 5                  | \$200                 | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Electrical Room</i>                                 |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : One 400 Amps Main Disconnect Switch</i>          |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |                   |                          |   |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 100%              |                          |   | 2033                      | * *                   | 5                  | \$500                 | B                    |
| Raceway                      |                   |                          |   |                           |                       |                    |                       |                      |
| Conduit                      | 70%               |                          |   | 2033                      | * *                   | 1                  |                       | B                    |
| Conduit                      | 30%               |                          |   | 2043                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |                   |                          |   |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 10%               |                          |   | 2031                      | * *                   | 5                  | \$200                 | B                    |
| Molded Case Bkrs             | 60%               |                          |   | 2031                      | * *                   | 5                  | \$1,600               | B                    |
| Molded Case Bkrs             | 30%               |                          |   | 2039                      | * *                   | 5                  | \$800                 | B                    |
| Wiring                       |                   |                          |   |                           |                       |                    |                       |                      |
| Braided Cloth                | 30%               | 2-4                      | \$46,000  | 2048                      | * *                   | 1                  |                       | B                    |
|                              |                   |                          | <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>     |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Throughout</i>                                      |                           |                       |                    |                       |                      |
| Thermoplastic                | 50%               |                          |   | 2033                      | * *                   | 1                  |                       | B                    |
| Thermoplastic                | 20%               |                          |   | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |                   |                          |   |                           |                       |                    |                       |                      |
| Locally Mounted              | 70%               |                          |   | 2036                      | * *                   | 5                  | \$500                 | B                    |
| Locally Mounted              | 30%               |                          |   | 2028                      | * *                   | 5                  | \$200                 | B                    |
| Ground                       |                   |                          |   |                           |                       |                    |                       |                      |
| Grounding Devices            |                   |                          |   |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |   | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| Stand-by Power               |                   |                          |   |                           |                       |                    |                       |                      |
| Transfer Switches            |                   |                          |   |                           |                       |                    |                       |                      |
| Automatic                    | 100%              |                          |   | 2028                      | * *                   | 1                  | \$31,600              | B                    |
| Generators                   |                   |                          |   |                           |                       |                    |                       |                      |
| Diesel                       | 100%              |                          |   | 2026                      | * *                   | 1                  | \$39,600              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : One 150 Kw</i>                                   |                           |                       |                    |                       |                      |
| Batteries                    |                   |                          |   |                           |                       |                    |                       |                      |
| Nickel Cadmium               | 100%              |                          |   | 2016                      | \$600                 | 5                  | \$22,800              | B                    |
| Fuel Storage                 |                   |                          |   |                           |                       |                    |                       |                      |
| Main Tank                    | 100%              |                          |   | 2038                      | * *                   | 5                  | \$3,400               | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>  |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : One 275 Gals</i>                                 |                           |                       |                    |                       |                      |
| Lighting                     |                   |                          |   |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P. S. 752 - Q (OLD J. H. S. 142)**  
**Asset # : 2630**

| Electrical                  |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting                    |            |                   |  |                    |                |             |                |               |
| Interior Lighting           |            |                   |  |                    |                |             |                |               |
| Fluorescent                 | 80%        |                   |  | 2023               | \$820,800      | 10          | \$83,500       | B             |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Throughout                                      |                    |                |             |                |               |
|                             |            |                   | Explanation : T-12 Lamps                                   |                    |                |             |                |               |
| Fluorescent                 | 15%        |                   |  | 2023               | \$153,900      | 10          | \$15,700       | B             |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Basement And Hallways                           |                    |                |             |                |               |
|                             |            |                   | Explanation : T-8 Lamps                                    |                    |                |             |                |               |
| HID                         | 5%         |                   |  | 2023               | \$23,800       | 10          | \$200          | B             |
| Egress Lighting             |            |                   |  |                    |                |             |                |               |
| Emergency, Service          | 50%        |                   |  | 2023               | \$9,400        | 1           |                | B             |
| Exit, Battery               | 50%        |                   |  | 2028               | * *            | 10          | \$3,800        | B             |
| Exterior Lighting           |            |                   |  |                    |                |             |                |               |
| HID                         | 100%       |                   |  | 2023               | \$42,700       | 10          | \$300          | B             |
| Alarm                       |            |                   |  |                    |                |             |                |               |
| Security System             |            |                   |  |                    |                |             |                |               |
| No Component                | 70%        |                   |  |                    |                |             |                | D             |
| Generic                     | 30%        |                   |  | 2033               | * *            | 1           | \$11,500       | B             |
| Fire/Smoke Detection        |            |                   |  |                    |                |             |                |               |
| No Component                | 70%        |                   |  |                    |                |             |                | D             |
| Generic                     | 30%        |                   |  | 2023               | \$362,400      | 1-3         | \$19,500       | B             |
| Mechanical                  |            | Current Repair    |  | Future Replacement |                | Maintenance |                |               |
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |  |                    |                |             |                |               |
| Energy Source               |            |                   |  |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |  | 2043               | * *            | 1           |                | B             |
|                             |            |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |               |
|                             |            |                   | Location : Basement Vault                                  |                    |                |             |                |               |
|                             |            |                   | Explanation : (1) 10,000 Gallon Tank                       |                    |                |             |                |               |
| Conversion Equipment        |            |                   |  |                    |                |             |                |               |
| Steam Boiler                | 100%       |                   |  | 2036               | * *            | 1           | \$112,800      | B             |
|                             |            |                   | Repairs In Progress, Extent : Light, Area Affected : 33%   |                    |                |             |                |               |
|                             |            |                   | Location : Boiler Room, 1 Of 3 Boilers Being Retubed       |                    |                |             |                |               |
|                             |            |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |             |                |               |
|                             |            |                   | Location : Basement  |                    |                |             |                |               |
|                             |            |                   | Explanation : 3 Dual Fuel Steam Boilers                    |                    |                |             |                |               |
| Distribution                |            |                   |  |                    |                |             |                |               |
| Steam Piping/Pump           | 100%       |                   |  | 2033               | * *            | 4           | \$5,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 752 - Q (OLD J. H. S. 142)**  
**Asset # : 2630**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 25%  |                          |                       | 2018                      | \$174,900             | 1                  | \$17,600              | B                    |
|                              | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                       |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator           | 50%  |                          |                       | 2021                      | \$612,800             | 1                  | \$18,400              | B                    |
|                              | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                     |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat           | 25%  |                          |                       | 2028                      | * *                   | 1                  | \$9,200               | B                    |
| <b>Air Conditioning</b>      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%   |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 60%  |                          |                       | 2021                      | \$160,100             | 1                  |                       | B                    |
| No Component                 | 40%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%   |                          |                       | LIFE                      | * *                   | 2-5                | \$100,500             | B                    |
| Exhaust Fans                 |  |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 20%  |                          |                       | 2018                      | \$28,700              | 2                  | \$700                 | B                    |
|                              | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                       |                          |                       |                           |                       |                    |                       |                      |
| Roof                         | 20%  |                          |                       | 2018                      | \$20,600              | 2                  | \$700                 | B                    |
|                              | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Roof</i>   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 60%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |  |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper                 | 100%   |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |  |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired                    | 100%   |                          |                       | 2018                      | \$30,200              | 2                  | \$1,700               | B                    |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)            |  |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%   |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer           |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | 2028                      | * *                   | 1                  | \$7,000               | B                    |
| Fixtures                     |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |  |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 752 - Q (OLD J. H. S. 142)

Asset # : 2630

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Hydraulic             | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : Throughout</i>                                   |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 1 Unit</i>                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| No Component          | 80%        |  |                |                    |                |             |                | D             |
| Generic               | 20%        |  |                | 2033               | * *            | 1-2         | \$6,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 76 - BX  
**Address** : 900 ADEE AVENUE @BRONXWOOD AVENUE  
**Borough** : BRONX **Agency's Number** : X076  
**Program / Asset #** : BOE0217.000 / 143 **Yr Built/Renovated** : 1932 / 2012  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4552 **Lot** : 10 **BIN** : 2054933

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$114,300        | \$45,400           |
| Interior Architecture |  | \$197,500        | \$164,100          |
| Electrical            |  | \$80,600         | \$297,200          |
| Mechanical            |  | \$210,000        | \$603,700          |
| <b>Total</b>          |  | <b>\$602,500</b> | <b>\$1,110,400</b> |
| Priority A            |  | \$114,300        | \$45,400           |
| Priority B            |  | \$290,600        | \$942,100          |
| Priority C            |  | \$197,500        | \$123,000          |
| <b>Total</b>          |  | <b>\$602,500</b> | <b>\$1,110,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture | \$24,100        | \$10,000        |                 |                |
| Interior Architecture | \$9,200         | \$15,500        | \$5,200         |                |
| Electrical            | \$10,800        | \$200           | \$100           |                |
| Mechanical            | \$14,000        | \$16,700        | \$15,000        | \$8,800        |
| <b>Total</b>          | <b>\$58,100</b> | <b>\$42,400</b> | <b>\$20,200</b> | <b>\$8,800</b> |
| Priority A            | \$24,100        | \$10,000        |                 |                |
| Priority B            | \$32,000        | \$22,100        | \$15,000        | \$8,800        |
| Priority C            | \$2,100         | \$10,400        | \$5,200         |                |
| <b>Total</b>          | <b>\$58,100</b> | <b>\$42,400</b> | <b>\$20,200</b> | <b>\$8,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - BX

## Asset # : 143

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2040    | **                 | 10          | \$6,600        | A             |  |
| Masonry: Brick  | 60%        | Now               | \$114,300      | LIFE    | **                 | 5           | \$34,000       | A             |  |
| Vertical Cracks, Extent : Moderate, Area Affected : 10%                     |            |                   |                |         |                    |             |                |               |  |
| Location : At Northeast Corner  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 25%                   |            |                   |                |         |                    |             |                |               |  |
| Location : Northeast Corner   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Incomplete Repairs, Corner Is Covered With Protective Netting |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 20%        |                   |                | LIFE    | **                 | 5           | \$11,300       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                |            |                   |                |         |                    |             |                |               |  |
| Location : South Facade Facing Schoolyard                                   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,100        | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5           | \$4,300        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2045    | **                 | 5           | \$20,000       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5           | \$7,700        | A             |  |
| Masonry: Limestone  | 10%        |                   |                | LIFE    | **                 | 5           | \$1,100        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 95%        | Now               | \$24,100       | 2025    | **                 |             |                | A             |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%                 |            |                   |                |         |                    |             |                |               |  |
| Location : Over Room 402  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Room 402   |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2048    | **                 | 10          | \$5,900        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$18,100       | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2029    | **                 | 5           | \$4,100        | C             |  |
| Vinyl Tile  | 25%        |                   |                | 2015    | \$197,500          | 3           | \$7,800        | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%                  |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs, Corridors  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units   |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 50%        |                   |                | 2025    | **                 | 3           | \$15,500       | C             |  |
| Wood  | 10%        |                   |                | 2035    | **                 | 5           | \$15,500       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2023    | \$123,000          | 5           | \$4,200        | C             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels   | 3%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster   | 82%        |                   |                | LIFE    | **                 | 5           | \$20,500       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - BX

## Asset # : 143

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |         |      |    |   |          |   |
|----------------------|-----|-----|---------|------|----|---|----------|---|
| AcousTileConcealSpLn | 10% |     |         | 2025 | ** | 5 | \$10,300 | B |
| Exposed Concrete     | 10% |     |         | LIFE | ** | 5 | \$1,300  | B |
| Plaster              | 75% |     |         | LIFE | ** | 5 | \$38,600 | B |
| Plaster              | 5%  | Now | \$7,100 | LIFE | ** | 5 | \$2,600  | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Room 402

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Room 402

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Protector Rated @ 3000 Amperes.

## Switchgear / Switchboard

|               |      |  |  |      |  |   |       |   |
|---------------|------|--|--|------|--|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 |  | 5 | \$200 | B |
|---------------|------|--|--|------|--|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2020 |    | 1 |  | B |
| Conduit | 10% |  |  | 2040 | ** | 1 |  | B |

## Panelboards

|                |    |     |         |      |    |   |       |   |
|----------------|----|-----|---------|------|----|---|-------|---|
| Fused Disc Sw  | 5% |     |         | 2019 |    | 5 | \$100 | B |
| Fused Knife Sw | 5% | 2-4 | \$5,100 | 2045 | ** | 5 |       | B |

Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 10% |  |  | 2036 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 80% |  |  | 2019 |    | 5 | \$1,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 90% | 2-4 | \$80,600 | 2045 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 10% |  |  | 2040 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |     |         |      |    |   |       |   |
|-----------------|-----|-----|---------|------|----|---|-------|---|
| Locally Mounted | 80% |     |         | 2033 | ** | 5 | \$300 | B |
| Locally Mounted | 20% | 2-4 | \$4,200 | 2040 | ** | 5 |       | B |

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Mech Room

## Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - BX

## Asset # : 143

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

|      |     |       |      |    |   |       |   |
|------|-----|-------|------|----|---|-------|---|
| 100% | 2-4 | \$900 | LIFE | ** | 5 | \$800 | B |
|------|-----|-------|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded And Connected To Metal Water Pipe.

## Lighting

## Interior Lighting

## Fluorescent

|     |  |  |      |    |    |          |   |
|-----|--|--|------|----|----|----------|---|
| 98% |  |  | 2028 | ** | 10 | \$49,800 | B |
|-----|--|--|------|----|----|----------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

## HID

|    |  |  |      |    |    |  |   |
|----|--|--|------|----|----|--|---|
| 2% |  |  | 2028 | ** | 10 |  | B |
|----|--|--|------|----|----|--|---|

## Egress Lighting

## Emergency, Service

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 50% |  |  | 2025 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

## Exit, Service

|     |  |  |      |    |   |  |   |
|-----|--|--|------|----|---|--|---|
| 50% |  |  | 2025 | ** | 1 |  | B |
|-----|--|--|------|----|---|--|---|

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Fuel Oil No 4

|      |  |  |      |    |   |          |   |
|------|--|--|------|----|---|----------|---|
| 100% |  |  | 2040 | ** | 5 | \$17,200 | B |
|------|--|--|------|----|---|----------|---|

## Conversion Equipment

## Steam Boiler

|      |  |  |      |    |   |          |   |
|------|--|--|------|----|---|----------|---|
| 100% |  |  | 2033 | ** | 1 | \$54,900 | B |
|------|--|--|------|----|---|----------|---|

Repairs In Progress, Extent : Light, Area Affected : 10%

Location : One Unit Being Retubed

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units

## Distribution

## Steam Piping/Pump

|      |     |          |      |  |           |   |         |   |
|------|-----|----------|------|--|-----------|---|---------|---|
| 100% | 0-2 | \$88,200 | 2020 |  | \$441,000 | 4 | \$2,700 | B |
|------|-----|----------|------|--|-----------|---|---------|---|

Corroded, Extent : Severe, Area Affected : 20%

Location : Condensate Return Lines

## Terminal Devices

## Air Handler

|     |     |         |      |  |          |   |         |   |
|-----|-----|---------|------|--|----------|---|---------|---|
| 20% | Now | \$6,800 | 2020 |  | \$68,100 | 1 | \$6,200 | B |
|-----|-----|---------|------|--|----------|---|---------|---|

Leak Evident, Extent : Moderate, Area Affected : 10%

Location : Steam Coils In Air Handlers

## Convactor/Radiator

|     |  |  |      |    |   |          |   |
|-----|--|--|------|----|---|----------|---|
| 70% |  |  | 2025 | ** | 1 | \$12,600 | B |
|-----|--|--|------|----|---|----------|---|

## Fan Coil Unit/Heat

|     |  |  |      |  |          |   |         |   |
|-----|--|--|------|--|----------|---|---------|---|
| 10% |  |  | 2020 |  | \$94,600 | 1 | \$1,800 | B |
|-----|--|--|------|--|----------|---|---------|---|

## Air Conditioning

## Energy Source

## Electricity

|      |  |  |      |    |   |  |   |
|------|--|--|------|----|---|--|---|
| 100% |  |  | 2036 | ** | 1 |  | B |
|------|--|--|------|----|---|--|---|

## Conversion Equipment

## Window/Wall Unit

|     |  |  |      |  |          |   |  |   |
|-----|--|--|------|--|----------|---|--|---|
| 40% |  |  | 2015 |  | \$51,900 | 1 |  | B |
|-----|--|--|------|--|----------|---|--|---|

## No Component

|     |  |  |  |  |  |  |  |   |
|-----|--|--|--|--|--|--|--|---|
| 60% |  |  |  |  |  |  |  | D |
|-----|--|--|--|--|--|--|--|---|

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 76 - BX

## Asset # : 143

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$30,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2015               | \$69,800       | 2           | \$1,700        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping                                       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2018               | \$14,700       | 2           | \$800          | B             |
| HW Heat Exchanger                                      |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2020               | \$19,600       | 4           | \$5,500        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                     |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                     |            |                   |                |                    |                |             |                |               |
| No Component   | 60%        |                   |                |                    |                |             |                | D             |
| Generic  | 40%        |                   |                | 2025               | * *            | 1           | \$1,400        | B             |
| Other Observation, Extent : Light, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Water Main Only                        |            |                   |                |                    |                |             |                |               |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 78 - BX  
**Address** : 1400 NEEDHAM AVENUE @FISH AVE.  
**Borough** : BRONX **Agency's Number** : X078  
**Program / Asset #** : BOE0219.000 / 144 **Yr Built/Renovated** : 1924 / 2009  
**Area Sq Ft** : 91,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 4719 **Lot** : 1 **BIN** : 2060191

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,500              | \$67,900              |
| Interior Architecture | \$311,800             | \$95,200              |
| Electrical            | \$117,700             | \$1,042,100           |
| Mechanical            | \$61,200              | \$312,900             |
| <b>Total</b>          | <b>\$541,300</b>      | <b>\$1,518,100</b>    |
| Priority A            | \$50,500              | \$67,900              |
| Priority B            | \$178,900             | \$1,412,400           |
| Priority C            | \$311,800             | \$37,700              |
| <b>Total</b>          | <b>\$541,300</b>      | <b>\$1,518,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$7,500         |                 |
| Interior Architecture | \$27,700        | \$3,600         | \$2,200         |                 |
| Electrical            | \$14,300        | \$400           | \$100           |                 |
| Mechanical            | \$44,100        | \$61,100        | \$17,000        | \$10,800        |
| <b>Total</b>          | <b>\$86,200</b> | <b>\$65,100</b> | <b>\$26,800</b> | <b>\$10,800</b> |
| Priority A            |                 |                 | \$7,500         |                 |
| Priority B            | \$58,500        | \$61,500        | \$17,100        | \$10,800        |
| Priority C            | \$27,700        | \$3,600         | \$2,200         |                 |
| <b>Total</b>          | <b>\$86,200</b> | <b>\$65,100</b> | <b>\$26,800</b> | <b>\$10,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - BX

## Asset # : 144

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 2%         |                   |                | LIFE               | **             | 5           | \$11,800       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$67,900       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | **             | 5           | \$1,700        | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2036               | **             | 5           | \$15,100       | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$500          | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$6,300        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2025               | **             | 10          | \$50,500       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$25,200       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2029               | **             | 5           | \$5,800        | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$4,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | C             |
| Vinyl Tile  | 15%        |                   |                | 2025               | **             | 3           | \$6,500        | C             |
| Vinyl Tile  | 25%        |                   |                | 2015               | \$274,000      | 3           | \$10,800       | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Corridors                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units   |            |                   |                |                    |                |             |                |               |
| Wood  | 35%        |                   |                | 2035               | **             | 5           | \$75,500       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane  | 10%        | Now               | \$24,800       | LIFE               | **             | 5           | \$7,600        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Stairs   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 75%        |                   |                | LIFE               | **             | 5           | \$22,900       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$3,600        | B             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$57,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - BX

## Asset # : 144

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 2000a.        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2020               | \$93,900       | 5           | \$300          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2040               | * *            | 5           |                | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Fused Toggle Switch  | 10%        | 2-4               | \$13,600       | 2045               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$108,400      | 5           | \$1,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Locally Mounted  | 90%        |                   |                | 2018               | \$19,100       | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe.               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 96%        |                   |                | 2020               | \$665,100      | 10          | \$67,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$6,400        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2020               | \$13,900       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - BX

## Asset # : 144

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Fuel Oil No 4  | 100%       |                   |                | 2030    | * *                | 5           | \$23,800       | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 100%       |                   |                | 2025    | * *                | 1           | \$76,200       | B             |  |
| Repairs In Progress, Extent : Light, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : One Boiler Being Retubed                      |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                    |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       | Now               | \$61,200       | 2030    | * *                | 4           | \$3,800        | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |  |
| Location : 1st Floor, Vacuum Pump, Basement              |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 20%        |                   |                | 2020    | \$94,500           | 1           | \$9,500        | B             |  |
| Convactor/Radiator                                       | 70%        |                   |                | 2025    | * *                | 1           | \$17,400       | B             |  |
| Fan Coil Unit/Heat                                       | 10%        |                   |                | 2020    | \$131,200          | 1           | \$2,500        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2028    | * *                | 1           |                | B             |  |
| Conversion Equipment                                     |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit   | 10%        |                   |                | 2015    | \$18,000           | 1           |                | B             |  |
| No Component   | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE    | * *                | 2-5         | \$42,900       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 90%        |                   |                | 2020    | \$87,200           | 2           | \$2,100        | B             |  |
| Roof   | 10%        |                   |                | 2020    | \$7,000            | 2           | \$200          | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel  | 100%       | 0-2               | \$26,200       | 2025    | * *                | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Basement                                      |            |                   |                |         |                    |             |                |               |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2015    | \$20,400           | 2           | \$1,200        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping                                       |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)   |            |                   |                |         |                    |             |                |               |  |
| Submersible  | 100%       |                   |                | 2014    | \$6,200            | 4           | \$2,000        | B             |  |
| Fixtures   |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 78 - Q / ECC ANNEX  
**Address** : 48-09 CENTER BLVD  
**Borough** : QUEENS **Agency's Number** : LEASE-Q868  
**Program / Asset #** : BOE1064.000 / 14392 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 25,850 **Project Type** : EDUCATION  
**Date of Survey** : 17-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2  
**Block** : 18 **Lot** : 1 **BIN** : 4000019

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture |                       | \$36,600              |
| Electrical            |                       | \$440,500             |
| Mechanical            |                       | \$549,600             |
| <b>Total</b>          |                       | <b>\$1,026,700</b>    |
| Priority B            |                       | \$990,100             |
| Priority C            |                       | \$36,600              |
| <b>Total</b>          |                       | <b>\$1,026,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Interior Architecture |                 | \$19,400        | \$2,500         |                 |
| Electrical            | \$2,900         | \$5,200         | \$3,300         | \$3,200         |
| Mechanical            | \$4,900         | \$7,500         | \$5,100         | \$8,700         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$11,700</b> | <b>\$36,100</b> | <b>\$14,800</b> | <b>\$15,900</b> |
| Priority B            | \$11,700        | \$32,500        | \$12,300        | \$15,900        |
| Priority C            |                 | \$3,600         | \$2,500         |                 |
| <b>Total</b>          | <b>\$11,700</b> | <b>\$36,100</b> | <b>\$14,800</b> | <b>\$15,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - Q / ECC ANNEX

Asset # : 14392

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$3,500  | C |
| Ceramic Tile           | 5%  |  |  | 2031 | ** | 5 | \$1,600  | C |
| Vinyl Tile             | 90% |  |  | 2027 | ** | 3 | \$10,700 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2031 | ** | 5 | \$3,400  | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$1,400  | C |
| Gypsum Board          | 90% |  |  | LIFE | ** | 5 | \$36,600 | C |

## Ceilings

|                      |      |  |  |      |    |   |          |   |
|----------------------|------|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 100% |  |  | 2035 | ** | 5 | \$31,700 | B |
|----------------------|------|--|--|------|----|---|----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Rated @ 600 Amperes*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2030 | ** | 5 | \$100 | B |
| Molded Case Bkrs | 90% |  |  | 2030 | ** | 5 | \$500 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2027 | ** | 5 | \$100 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |         |   |
|-----------|------|--|--|------|----|---|---------|---|
| Automatic | 100% |  |  | 2027 | ** | 1 | \$6,500 | B |
|-----------|------|--|--|------|----|---|---------|---|

## Generators

|        |      |  |  |      |    |   |         |   |
|--------|------|--|--|------|----|---|---------|---|
| Diesel | 100% |  |  | 2025 | ** | 1 | \$8,200 | B |
|--------|------|--|--|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : 175kw*

## Batteries

|           |      |  |  |      |  |   |       |   |
|-----------|------|--|--|------|--|---|-------|---|
| Lead/Acid | 100% |  |  | 2015 |  | 5 | \$800 | B |
|-----------|------|--|--|------|--|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - Q / ECC ANNEX

## Asset # : 14392

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Stand-by Power

## Fuel Storage

Day Tank

50%

2030

\* \*

5

\$2,000

B

Main Tank

50%

2037

\* \*

5

\$300

B

## Lighting

## Interior Lighting

Fluorescent

100%

2022

\$190,700

10

\$19,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

Emergency, Service

50%

2022

\$1,800

1

B

Exit, Service

50%

2022

\$1,800

1

B

## Alarm

## Security System

No Component

70%

D

Generic

30%

2022

\$21,900

1

\$2,400

B

## Fire/Smoke Detection

Generic

100%

2022

\$249,800

1-3

\$13,100

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Conversion Equipment

Heat Exchanger

100%

2031

\* \*

1

\$10,500

B

## Distribution

Hot Wtr Piping/Pump

50%

2038

\* \*

4

\$800

B

Steam Piping/Pump

50%

2042

\* \*

4

\$800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Building**Explanation : Steam Is Provided To School From Building Steam Plant*

## Terminal Devices

Air Handler

80%

2027

\* \*

1

\$10,500

B

Convactor/Radiator

10%

2035

\* \*

1

\$700

B

Fan Coil Unit/Heat

10%

2027

\* \*

1

\$700

B

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Int Pkg Unit -

100%

2023

\$480,400

2

\$1,300

B

Heating/Cooling

## Distribution

Chilled Wtr Pipe/Pump

100%

2042

\* \*

4

\$1,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2nd Floor Garage Mechanical Room**Explanation : Condenser Water Pumps*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 78 - Q / ECC ANNEX

Asset # : 14392

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Water Cool Tower   | 100%       |                   |                | 2023               | \$69,200       | 2           | \$21,300       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |               |
| <i>Location : Second Floor Mechanical Equipment Room</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Cooling Tower Provides Condenser Water To Packaged Unit</i>         |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$11,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       | Now               | \$500          | 2027               | * *            | 2           | \$500          | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>                           |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor Mechanical Equipment Room; Defective Exhaust Fan Motor</i> |            |                   |                |                    |                |             |                |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2020               | \$5,600        | 2           | \$300          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Hydraulic  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe  |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2042               | * *            | 1-5         | \$5,300        | B             |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2042               | * *            | 1-2         | \$5,900        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 79 - BX  
**Address** : 125 EAST 181 STREET BTWN: CRESTON AVE - MORRIS AVE  
**Borough** : BRONX **Agency's Number** : X079  
**Program / Asset #** : BOE0220.000 / 449 **Yr Built/Renovated** : 1925 / 2010  
**Area Sq Ft** : 198,899 **Project Type** : EDUCATION  
**Date of Survey** : 29-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 3170 **Lot** : 1 **BIN** : 2013849

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$446,000             | \$235,000             |
| Interior Architecture | \$1,335,000           | \$1,205,400           |
| Electrical            | \$194,900             | \$1,182,800           |
| Mechanical            |                       | \$2,020,000           |
| <b>Total</b>          | <b>\$1,976,000</b>    | <b>\$4,643,200</b>    |
| Priority A            | \$446,000             | \$235,000             |
| Priority B            | \$401,400             | \$3,301,700           |
| Priority C            | \$1,128,600           | \$1,106,500           |
| <b>Total</b>          | <b>\$1,976,000</b>    | <b>\$4,643,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,000         |                 |                 |                 |
| Interior Architecture | \$51,800         | \$6,100         | \$11,400        | \$26,100        |
| Electrical            | \$35,300         | \$17,400        | \$16,800        | \$17,900        |
| Mechanical            | \$133,500        | \$24,400        | \$52,200        | \$25,600        |
| Elevators/Escalators  | \$14,800         | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$256,400</b> | <b>\$62,800</b> | <b>\$95,300</b> | <b>\$84,400</b> |
| Priority A            | \$21,000         |                 |                 |                 |
| Priority B            | \$183,600        | \$56,700        | \$83,800        | \$58,400        |
| Priority C            | \$51,800         | \$6,100         | \$11,400        | \$26,100        |
| <b>Total</b>          | <b>\$256,400</b> | <b>\$62,800</b> | <b>\$95,300</b> | <b>\$84,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE    | **                 | 5           | \$126,900      | A             |  |
| Cast Stone/Terra Cotta  | 2%         |                   |                | LIFE    | **                 | 5           | \$50,800       | A             |  |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |         |                    |             |                |               |  |
| Location : New Addition                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : Recent Installation                             |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 60%        | Now               | \$163,700      | LIFE    | **                 | 5           | \$97,500       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%   |            |                   |                |         |                    |             |                |               |  |
| Location : Outside Room 404 & Throughout                      |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Severe, Area Affected : 5%        |            |                   |                |         |                    |             |                |               |  |
| Location : Outside Classroom 404                              |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 30%        |                   |                | LIFE    | **                 | 5           | \$97,500       | A             |  |
| Recent Construction, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : New Addition                                       |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone  | 3%         |                   |                | LIFE    | **                 | 5           | \$7,300        | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 70%        | Now               | \$58,800       | 2039    | **                 | 5           | \$12,200       | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 25%        |                   |                | 2048    | **                 | 5           | \$8,700        | A             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout New Addition                            |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 2%         |                   |                | 2038    | **                 | 10          | \$4,400        | A             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : New Addition                                       |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 3%         |                   |                | 2032    | **                 | 10          | \$6,500        | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 7%         |                   |                | LIFE    | **                 | 5-10        | \$16,700       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout New Addition                            |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE    | **                 | 5-10        | \$7,200        | A             |  |
| Masonry: Brick  | 60%        |                   |                | LIFE    | **                 | 5-10        | \$34,500       | A             |  |
| Masonry: Brick  | 30%        |                   |                | LIFE    | **                 | 5-10        | \$17,200       | A             |  |
| Recent Construction, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout New Addition                            |            |                   |                |         |                    |             |                |               |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 70%        | Now               | \$41,800       | 2028    | **                 |             |                | A             |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 30%        |                   |                | 2033    | **                 | 10          | \$33,100       | A             |  |
| Recent Installation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : New Addition                                       |            |                   |                |         |                    |             |                |               |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        | Now               | \$18,600       | LIFE               | **             | 5           | \$53,300       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$12,200       | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$18,300       | C             |
| Terrazzo  | 10%        | Now               | \$14,600       | LIFE               | **             | 5           | \$19,000       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 2% |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                      |            |                   |                |                    |                |             |                |               |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$19,000       | C             |
| Vinyl Tile  | 40%        | Now               | \$92,900       | 2023               | \$928,600      | 3           | \$36,500       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout Building                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        |                   |                | 2033               | **             | 3           | \$18,300       | C             |
| Wood  | 5%         |                   |                | 2051               | **             | 5           | \$22,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 7%         | Now               | \$237,000      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 3%         |                   |                | LIFE               | **             | 10          | \$38,900       | C             |
| Ceramic Tile  | 3%         |                   |                | 2032               | **             | 5           | \$15,600       | C             |
| Ceramic Tile  | 12%        |                   |                | 2038               | **             | 5           | \$62,300       | C             |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5-10        | \$176,500      | C             |
| Masonry: Brick  | 15%        | Now               | \$264,500      | LIFE               | **             |             |                | C             |
| Spalling, Extent : Moderate, Area Affected : 2%             |            |                   |                |                    |                |             |                |               |
| Location : North Wall At Basement Level                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 2%    |            |                   |                |                    |                |             |                |               |
| Location : North Wall At Basement Level                     |            |                   |                |                    |                |             |                |               |
| Plaster   | 40%        | Now               | \$381,100      | LIFE               | **             | 5           | \$62,300       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2043               | **             | 5           | \$48,700       | B             |
| Exposed Concrete  | 15%        | Now               | \$70,400       | LIFE               | **             | 5           | \$5,700        | B             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : At Basement Perimeter                            |            |                   |                |                    |                |             |                |               |
| Plaster   | 65%        | Now               | \$136,000      | LIFE               | **             | 5           | \$98,900       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%  |                   |                | 2053               | * *            | 5           | \$500          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : Two 2000 Amps Main Disconnect Switch             |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 30%  |                   |                | 2053               | * *            | 5           | \$200          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                     |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch              |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2053               | * *            | 5           | \$700          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 95%  |                   |                | 2033               | * *            | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2053               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$19,200       | 5           | \$400          | B             |
| Molded Case Bkrs         | 85%  |                   |                | 2022               | \$163,200      | 5           | \$3,700        | B             |
| Molded Case Bkrs         | 5%   |                   |                | 2048               | * *            | 5           | \$200          | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Braided Cloth            | 50%  | 2-4               | \$100,900      | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                          | Location : Throughout  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 45%  |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2053               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 20%  |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Motor Control Center     | 70%  |                   |                | 2040               | * *            | 5           | \$3,100        | B             |
|                          | Variable Speed Drives, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Roof Top  |                   |                |                    |                |             |                |               |
| Motor Control Center     | 10%  |                   |                | 2028               | * *            | 5           | \$400          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$4,800        | B             |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2043               | * *            | 1           | \$50,200       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2038               | * *            | 1           | \$63,000       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                          | Location : Generator Room                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : One 200 Kw                                       |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2018               | \$600          | 5           | \$6,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Stand-by Power

## Fuel Storage

## Main Tank

|      |      |     |   |         |   |
|------|------|-----|---|---------|---|
| 100% | 2063 | * * | 5 | \$4,800 | B |
|------|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : One 275 Gals*

## Lighting

## Interior Lighting

## Fluorescent

|     |      |           |    |          |   |
|-----|------|-----------|----|----------|---|
| 63% | 2018 | \$924,300 | 10 | \$94,000 | B |
|-----|------|-----------|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Fluorescent

|     |      |     |    |          |   |
|-----|------|-----|----|----------|---|
| 30% | 2033 | * * | 10 | \$44,800 | B |
|-----|------|-----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : New Wing**Explanation : T-8 Lamps*

## Fluorescent

|    |      |     |    |         |   |
|----|------|-----|----|---------|---|
| 2% | 2033 | * * | 10 | \$3,000 | B |
|----|------|-----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby New Wing**Explanation : T-5 Lamps*

## HID

|    |      |          |    |       |   |
|----|------|----------|----|-------|---|
| 5% | 2018 | \$34,000 | 10 | \$300 | B |
|----|------|----------|----|-------|---|

## Egress Lighting

## Emergency, Service

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 15% | 2031 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

## Emergency, Battery

|     |      |          |    |          |   |
|-----|------|----------|----|----------|---|
| 35% | 2018 | \$23,600 | 10 | \$13,800 | B |
|-----|------|----------|----|----------|---|

## Exit, Service

|     |      |         |   |  |   |
|-----|------|---------|---|--|---|
| 35% | 2018 | \$9,400 | 1 |  | B |
|-----|------|---------|---|--|---|

## Exit, Service

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 15% | 2031 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

## Exterior Lighting

## HID

|     |      |          |    |       |   |
|-----|------|----------|----|-------|---|
| 70% | 2023 | \$47,500 | 10 | \$400 | B |
|-----|------|----------|----|-------|---|

## HID

|     |      |     |    |       |   |
|-----|------|-----|----|-------|---|
| 30% | 2031 | * * | 10 | \$200 | B |
|-----|------|-----|----|-------|---|

## Alarm

## Security System

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 70% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Generic

|     |      |     |   |          |   |
|-----|------|-----|---|----------|---|
| 30% | 2031 | * * | 1 | \$18,300 | B |
|-----|------|-----|---|----------|---|

## Fire/Smoke Detection

## No Component

|     |  |  |  |  |   |
|-----|--|--|--|--|---|
| 70% |  |  |  |  | D |
|-----|--|--|--|--|---|

## Generic

|     |      |     |     |          |   |
|-----|------|-----|-----|----------|---|
| 30% | 2031 | * * | 1-3 | \$30,100 | B |
|-----|------|-----|-----|----------|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

|      |      |     |   |  |   |
|------|------|-----|---|--|---|
| 100% | 2043 | * * | 1 |  | B |
|------|------|-----|---|--|---|

## Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Tanks Of 7500 Gals*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Hot Water Boiler               | 30%   |                   |                | 2040               | * *            | 1           | \$24,200       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                                | Location : Penthouse  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units Used To Provide Hydronic Loop               |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 70%   | Now               | \$12,600       | 2021               | \$632,400      | 1           | \$101,700      | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 5%               |                   |                |                    |                |             |                |               |
|                                | Location : Regulating Valve, Metering Valve Boiler                |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                                | Location : Basement   |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump            | 30%   |                   |                | 2045               | * *            | 4           | \$2,400        | B             |
| Steam Piping/Pump              | 70%   | Now               | \$18,100       | 2033               | * *            | 4           | \$5,600        | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 10%              |                   |                |                    |                |             |                |               |
|                                | Location : Steam Header   |                   |                |                    |                |             |                |               |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 5%             |                   |                |                    |                |             |                |               |
|                                | Location : Vacuum Condensate Pump                                 |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 14%   |                   |                | 2018               | \$140,100      | 1           | \$14,100       | B             |
| Convactor/Radiator             | 50%   |                   |                | 2021               | \$876,400      | 1           | \$26,300       | B             |
| Fan Coil Unit/Heat             | 6%  |                   |                | 2018               | \$166,700      | 1           | \$3,200        | B             |
| No Component                   | 30%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%             |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : Covered Under A C System                            |                   |                |                    |                |             |                |               |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 40%   |                   |                | 2031               | * *            | 2           | \$4,000        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Rtu With Built In Gas Furnace - Refrigerant 410-a |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 10%   |                   |                | 2021               | \$38,200       | 1           |                | B             |
| No Component                   | 50%   |                   |                |                    |                |             |                | D             |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 40%   |                   |                | LIFE               | * *            | 2           | \$105,900      | B             |
| No Component                   | 60%   |                   |                |                    |                |             |                | D             |

## Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 79 - BX

## Asset # : 449

| Mechanical                  | Current Repair |                      |  | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|--|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Ventilation                 |                |                      |  |                    |                |                |                |                  |
| Distribution                |                |                      |  |                    |                |                |                |                  |
| Ductwork/Diffusers          | 60%            | Now                  | \$19,200   | LIFE               | * *            | 2-5            | \$54,500       | B                |
|                             |                |                      | <i>Corroded, Extent : Severe, Area Affected : 70%</i>            |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>                                       |                    |                |                |                |                  |
| No Component                | 40%            |                      |  |                    |                |                |                | D                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 0%</i>     |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Roof</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : Covered Under AC Units</i>                      |                    |                |                |                |                  |
| Exhaust Fans                |                |                      |  |                    |                |                |                |                  |
| Interior                    | 60%            | Now                  | \$12,300   | 2018               | \$123,100      | 2              | \$2,400        | B                |
|                             |                |                      | <i>Not in Service, Extent : Severe, Area Affected : 30%</i>      |                    |                |                |                |                  |
|                             |                |                      | <i>Location : House Exhaust, Basement</i>                        |                    |                |                |                |                  |
| Roof                        | 10%            |                      |  | 2031               | * *            | 2              | \$500          | B                |
| No Component                | 30%            |                      |  |                    |                |                |                | D                |
| Plumbing                    |                |                      |  |                    |                |                |                |                  |
| H/C Water Piping            |                |                      |  |                    |                |                |                |                  |
| Brass/Copper                | 100%           |                      |  | 2033               | * *            | 1              |                | B                |
| Water Heater                |                |                      |  |                    |                |                |                |                  |
| Gas Fired                   | 100%           |                      |  | 2021               | \$43,200       | 2              | \$2,400        | B                |
| Sanitary Piping             |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 70%            | Now                  | \$14,100   | LIFE               | * *            | 1              |                | B                |
|                             |                |                      | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement</i>                                       |                    |                |                |                |                  |
| Cast Iron                   | 30%            |                      |  | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping          |                |                      |  |                    |                |                |                |                  |
| Cast Iron                   | 70%            | Now                  | \$18,100   | LIFE               | * *            | 1              |                | B                |
|                             |                |                      | <i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Location : School Yard</i>                                    |                    |                |                |                |                  |
| Cast Iron                   | 30%            |                      |  | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                |                |                      |  |                    |                |                |                |                  |
| Rigid Piping                | 100%           |                      |  | 2018               | \$10,300       | 4              | \$2,000        | B                |
| Backflow Preventer          |                |                      |  |                    |                |                |                |                  |
| Generic                     | 100%           |                      |  | 2031               | * *            | 1              | \$10,100       | B                |
| Fixtures                    |                |                      |  |                    |                |                |                |                  |
| Generic                     | 100%           |                      |  |                    |                |                |                | B                |
| Vertical Transport          |                |                      |  |                    |                |                |                |                  |
| Elevators                   |                |                      |  |                    |                |                |                |                  |
| Geared Traction             | 100%           |                      |  | LIFE               | * *            |                |                | C                |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                    |                |                |                |                  |
|                             |                |                      | <i>Location : Basement : 5th Floor</i>                           |                    |                |                |                |                  |
|                             |                |                      | <i>Explanation : 2 Units</i>                                     |                    |                |                |                |                  |
| Fire Suppression            |                |                      |  |                    |                |                |                |                  |
| Standpipe                   |                |                      |  |                    |                |                |                |                  |
| No Component                | 70%            |                      |  |                    |                |                |                | D                |
| Generic                     | 30%            |                      |  | 2049               | * *            | 1-5            | \$24,700       | B                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 79 - BX

Asset # : 449

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 65%        |                   |                |                    |                |             |                | D             |
| Generic                    | 35%        |                   |                | 2049               | * *            | 1-2         | \$16,000       | B             |
| Fire Pump                  |            |                   |                |                    |                |             |                |               |
| No Component               | 70%        |                   |                |                    |                |             |                | D             |
| Generic                    | 30%        |                   |                | 2036               | * *            | 1           | \$9,100        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 806 - BK PUPIL PERSONNEL & SERVICES  
**Address** : 362 SCHERMERHORN ST.  
**Borough** : BROOKLYN **Agency's Number** : K806  
**Program / Asset #** : BOE0664.000 / 311 **Yr Built/Renovated** : 1850 / 2001  
**Area Sq Ft** : 46,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 173 **Lot** : 23 **BIN** : 3000575

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$201,100             | \$47,300              |
| Interior Architecture | \$234,100             | \$47,500              |
| Electrical            |                       | \$252,900             |
| Mechanical            | \$54,700              | \$56,900              |
| <b>Total</b>          | <b>\$489,900</b>      | <b>\$404,600</b>      |
| Priority A            | \$201,100             | \$47,300              |
| Priority B            | \$110,100             | \$309,800             |
| Priority C            | \$178,700             | \$47,500              |
| <b>Total</b>          | <b>\$489,900</b>      | <b>\$404,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture |                 |                | \$23,200        |                |
| Interior Architecture | \$57,600        | \$1,200        |                 | \$5,000        |
| Electrical            | \$400           | \$100          | \$300           |                |
| Mechanical            | \$6,800         | \$5,200        | \$4,700         | \$4,400        |
| <b>Total</b>          | <b>\$64,800</b> | <b>\$6,500</b> | <b>\$28,200</b> | <b>\$9,400</b> |
| Priority A            |                 |                | \$23,200        |                |
| Priority B            | \$7,200         | \$5,300        | \$5,000         | \$4,400        |
| Priority C            | \$57,600        | \$1,200        |                 | \$5,000        |
| <b>Total</b>          | <b>\$64,800</b> | <b>\$6,500</b> | <b>\$28,200</b> | <b>\$9,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 806 - BK PUPIL PERSONNEL & SERVICES**  
**Asset # : 311**

| Architecture           |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |  |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 5%   |                   |                | LIFE    | **                 | 5           | \$21,700       | A             |  |
| Masonry: Brick         | 85%  | Now               | \$79,500       | LIFE    | **                 | 5           | \$47,300       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                   |                |         |                    |             |                |               |  |
|                        | Location : North Facade                                      |                   |                |         |                    |             |                |               |  |
|                        | Spalling, Extent : Moderate, Area Affected : 5%              |                   |                |         |                    |             |                |               |  |
|                        | Location : West Facade                                       |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |         |                    |             |                |               |  |
|                        | Location : West Facade Near Exit Door                        |                   |                |         |                    |             |                |               |  |
| Masonry: Brownstone    | 10%  | Now               | \$121,700      | LIFE    | **                 | 5           | \$4,200        | A             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Moderate, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout  |                   |                |         |                    |             |                |               |  |
| Windows                |  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%   |                   |                | 2043    | **                 | 5           | \$12,100       | A             |  |
| Parapets               |  |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 15%  |                   |                | LIFE    | **                 | 5           | \$1,100        | A             |  |
| Metal Cornice          | 80%  |                   |                | 2036    | **                 | 10          | \$18,300       | A             |  |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE    | **                 | 5           | \$2,200        | A             |  |
| Roof                   |  |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle        | 85%  |                   |                | 2030    | **                 | 10          | \$4,700        | A             |  |
|                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : South Facade                                      |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 15%  |                   |                | 2026    | **                 | 10          | \$5,000        | A             |  |
| Interior               |  |                   |                |         |                    |             |                |               |  |
| Floors                 |  |                   |                |         |                    |             |                |               |  |
| Asphalt Poured         | 5%   | Now               | \$16,500       | 2041    | **                 | 5           | \$600          | C             |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs B, C/d                                     |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Stair Landings                                    |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 10%  |                   |                | LIFE    | **                 | 5           | \$10,900       | C             |  |
| Ceramic Tile           | 5%   |                   |                | 2030    | **                 | 5           | \$2,500        | C             |  |
| Vinyl Tile             | 10%  | 2-4               | \$9,500        | 2021    | \$47,500           | 3           | \$1,900        | C             |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors   |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 20%          |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 70%  |                   |                | 2026    | **                 | 3           | \$17,400       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 806 - BK PUPIL PERSONNEL & SERVICES**  
**Asset # : 311**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile   | 10% | Now | \$27,200 | 2024 | ** | 5 | \$4,600  | C |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Stair C/d, Toilets</i>                                   |     |     |          |      |    |   |          |   |
| Gypsum Board   | 25% |     |          | LIFE | ** | 5 | \$13,800 | C |
| Masonry: Brick   | 15% | Now | \$94,000 | LIFE | ** |   |          | C |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Tank Room</i>  |     |     |          |      |    |   |          |   |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |     |     |          |      |    |   |          |   |
| <i>Location : Southeast Basement</i>                                   |     |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |     |     |          |      |    |   |          |   |
| <i>Location : Custodian Office</i>                                     |     |     |          |      |    |   |          |   |
| Plaster  | 50% | Now | \$84,700 | LIFE | ** | 5 | \$13,800 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |   |          |   |

## Ceilings

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In   | 10% |     |          | 2038 | ** | 5 | \$5,000  | B |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |     |     |          |      |    |   |          |   |
| <i>Location : Second Floor</i>   |     |     |          |      |    |   |          |   |
| Embossed Metal   | 70% | Now | \$55,400 | LIFE | ** | 5 | \$15,700 | B |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>    |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |   |          |   |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |   |          |   |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>           |     |     |          |      |    |   |          |   |
| <i>Location : Throughout</i>   |     |     |          |      |    |   |          |   |
| Exposed Concrete   | 10% |     |          | LIFE | ** | 5 | \$800    | B |
| Plaster  | 10% |     |          | LIFE | ** | 5 | \$3,100  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2031 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : One 1200 Amps Main Disconnect Switch</i>         |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 50% |  |  | 2031 | **       | 5 | \$100 | B |
| Fused Disc Sw | 50% |  |  | 2021 | \$44,700 | 5 | \$100 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 50% |  |  | 2021 | \$29,900 | 1 |  | B |
| Conduit | 50% |  |  | 2031 | **       | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 806 - BK PUPIL PERSONNEL & SERVICES**  
**Asset # : 311**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2029                      | **                    | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2029                      | **                    | 5                  | \$800                 | B                    |
| Molded Case Bkrs  | 15%               |                          |                       | 2020                      | \$10,200              | 5                  | \$200                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2031                      | **                    | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2026                      | **                    | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$600                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2021                      | \$168,100             | 10                 | \$30,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 20%               |                          |                       | 2021                      | \$2,800               | 10                 | \$1,600               | B                    |
| Exit, Service   | 30%               |                          |                       | 2021                      | \$1,700               | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2021                      | \$2,800               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2021                      | \$15,700              | 10                 | \$100                 | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                       | 100%              |                          |                       | 2041                      | **                    | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2034                      | **                    | 1                  | \$33,000              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              |                          |                       | 2031                      | **                    | 4                  | \$2,500               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 90%               |                          |                       | 2026                      | **                    | 1                  | \$9,700               | B                    |
| Fan Coil Unit/Heat  | 10%               |                          |                       | 2021                      | \$56,900              | 1                  | \$1,100               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2029                      | **                    | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 70%               |                          |                       | 2016                      | \$54,700              | 1                  |                       | B                    |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       | D                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 806 - BK PUPIL PERSONNEL & SERVICES**  
**Asset # : 311**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 10%               |                          |                       | LIFE                      | * *                   | 2-5                | \$1,900               | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 10%               |                          |                       | 2021                      | \$3,000               | 2                  | \$100                 | B                    |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 20%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 80%               |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2020                      | \$8,800               | 2                  | \$500                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250 Gallons</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$1,700               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside The Building On 3rd Avenue Side</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2026                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 81 - BX  
**Address** : 5550 RIVERDALE AVENUE @W. 256 STREET  
**Borough** : BRONX **Agency's Number** : X081  
**Program / Asset #** : BOE0222.000 / 451 **Yr Built/Renovated** : 1926 / 2008  
**Area Sq Ft** : 62,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3  
**Block** : 5850 **Lot** : 1550 **BIN** : 2084806

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$162,300             | \$125,900             |
| Interior Architecture | \$103,900             | \$519,600             |
| Electrical            | \$62,700              | \$733,600             |
| Mechanical            | \$85,400              | \$460,100             |
| <b>Total</b>          | <b>\$414,300</b>      | <b>\$1,839,200</b>    |
| Priority A            | \$162,300             | \$125,900             |
| Priority B            | \$148,100             | \$1,193,700           |
| Priority C            | \$103,900             | \$519,600             |
| <b>Total</b>          | <b>\$414,300</b>      | <b>\$1,839,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,900         |                 | \$6,700         |                 |
| Interior Architecture | \$1,900         | \$13,100        |                 | \$6,800         |
| Electrical            | \$21,600        | \$11,300        | \$100           |                 |
| Mechanical            | \$40,600        | \$7,500         | \$12,000        | \$7,500         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$31,900</b> | <b>\$18,700</b> | <b>\$14,300</b> |
| Priority A            | \$5,900         |                 | \$6,700         |                 |
| Priority B            | \$62,200        | \$24,600        | \$12,100        | \$7,500         |
| Priority C            | \$1,900         | \$7,300         |                 | \$6,800         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$31,900</b> | <b>\$18,700</b> | <b>\$14,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BX

## Asset # : 451

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 80%        |                   |                | LIFE    | * *                | 5           | \$30,000       | A             |  |
| Masonry: Fieldstone  | 15%        | Now               | \$56,100       | LIFE    | * *                | 5           | \$4,200        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium And Throughout                         |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium, Basement                              |            |                   |                |         |                    |             |                |               |  |
| Masonry: Marble  | 5%         |                   |                | LIFE    | * *                | 5           | \$1,400        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 85%        |                   |                | 2036    | * *                | 5           | \$13,300       | A             |  |
| Steel  | 15%        |                   |                | 2028    | * *                | 5           | \$29,400       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 65%        |                   |                | LIFE    | * *                | 5           | \$67,100       | A             |  |
| Repairs in Progress, Extent : Light, Area Affected : 40%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Roof                                   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 35%        | Now               | \$55,900       | LIFE    | * *                | 5           | \$5,900        | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle  | 20%        | Now               | \$5,900        | 2023    | \$58,800           |             |                | A             |  |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 5%         |                   |                | 2020    | \$19,800           | 10          | \$3,700        | A             |  |
| Copper/Terne   | 30%        | Now               | \$50,200       | 2035    | * *                |             |                | A             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : East Facade                                       |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Under Construction   | 45%        |                   |                |         |                    |             |                | D             |  |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BX

## Asset # : 451

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | * *            | 5           | \$17,000       | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2029               | * *            | 5           | \$3,900        | C             |
| Marble Panels          | 5%  |                   |                | LIFE               | * *            | 5           | \$2,900        | C             |
| Vinyl Tile             | 70%   | 0-2               | \$103,900      | 2020               | \$519,600      | 3           | \$20,400       | C             |
|                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Cafeteria  |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 60%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Vinyl Tiles                                 |                   |                |                    |                |             |                |               |
| Wood                   | 10%   |                   |                | 2055               | * *            | 5           | \$14,600       | C             |
|                        | Recent Replace Evident, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Gymnasium  |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   |                   |                | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                        | Location : Gym  |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 65%   |                   |                | LIFE               | * *            | 5           | \$15,300       | C             |
| SGFT/Glazed Masonry    | 20%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 15%   |                   |                | 2025               | * *            | 5           | \$11,600       | B             |
| Exposed Concrete       | 25%   |                   |                | LIFE               | * *            | 5           | \$3,000        | B             |
| Plaster                | 60%   |                   |                | LIFE               | * *            | 5           | \$29,000       | B             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                        | Location : Basement Stair                                       |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Rated @ 600 Amps                     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2040               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BX

## Asset # : 451

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 20%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Fused Knife Sw  | 20%        | 2-4               | \$20,300       | 2045               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 60%        |                   |                | 2019               | \$61,000       | 5           | \$800          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 70%        | 2-4               | \$62,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 20%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic   | 10%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 20%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Locally Mounted   | 20%        |                   |                | 2025               | * *            | 5           | \$100          | B             |
| Locally Mounted   | 60%        |                   |                | 2018               | \$12,700       | 5           | \$200          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                      |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2020               | \$459,800      | 10          | \$46,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                          |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2020               | \$4,300        | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 20%        |                   |                | 2025               | * *            | 10          | \$2,500        | B             |
| Emergency, Battery  | 20%        |                   |                | 2015               | \$4,300        | 10          | \$2,500        | B             |
| Exit, Service   | 40%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service   | 20%        |                   |                | 2015               | \$1,700        | 1           |                | B             |

| Mechanical |                             | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|-----------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating    |                             |                |                   |                |                    |                |             |                |               |
|            | Energy Source               |                |                   |                |                    |                |             |                |               |
|            | Interruptible Gas/Dual Fuel | 100%           |                   |                | 2040               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 81 - BX

## Asset # : 451

| Mechanical            | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |  |                   |                |                    |                |             |                |               |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%   |                   |                | 2033               | * *            | 1           | \$51,600       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%              |                   |                |                    |                |             |                |               |
|                       | Location : Basement Boiler Room                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | Now               | \$20,700       | 2040               | * *            | 4           | \$2,600        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 20%                 |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Pump, Boiler Room                                  |                   |                |                    |                |             |                |               |
|                       | Steam Traps Faulty, Extent : Severe, Area Affected : 70%             |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 40%  |                   |                | 2020               | \$128,000      | 1           | \$12,900       | B             |
| Convactor/Radiator    | 30%  |                   |                | 2025               | * *            | 1           | \$5,100        | B             |
| Fan Coil Unit/Heat    | 30%  |                   |                | 2020               | \$266,500      | 1           | \$5,100        | B             |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 70%  |                   |                | 2015               | \$85,400       | 1           |                | B             |
| No Component          | 30%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$29,000       | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 100%   | Now               | \$1,300        | 2020               | \$65,600       | 2           | \$1,300        | B             |
|                       | Noisy/Vibrating, Extent : Severe, Area Affected : 10%                |                   |                |                    |                |             |                |               |
|                       | Location : Cafeteria Exhaust Fan And All Filters Need To Be Replaced |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   | Now               | \$8,900        | 2025               | * *            | 1           |                | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 70%                 |                   |                |                    |                |             |                |               |
|                       | Location : Hot Water Valves Through The Building                     |                   |                |                    |                |             |                |               |
| Water Heater          |  |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%   |                   |                | 2018               | \$13,800       | 2           | \$800          | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   | Now               | \$2,100        | 2020               | \$10,300       | 4           | \$1,300        | B             |
|                       | Not in Service, Extent : Severe, Area Affected : 50%                 |                   |                |                    |                |             |                |               |
|                       | Location : Sub-basement  |                   |                |                    |                |             |                |               |
|                       | Recent Installation, Extent : Moderate, Area Affected : 100%         |                   |                |                    |                |             |                |               |
|                       | Location :   |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 811 - Q (OL 187-CMHC)  
**Address** : 61-25 MARATHON PKWY  
**Borough** : QUEENS **Agency's Number** : Q811  
**Program / Asset #** : BOE0896.000 / 1462 **Yr Built/Renovated** : 1953 /  
**Area Sq Ft** : 59,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8361 **Lot** : 1 **BIN** : 4173060

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$66,400              |                       |
| Interior Architecture |                       | \$663,800             |
| Electrical            | \$44,800              | \$734,100             |
| Mechanical            | \$46,400              | \$59,300              |
| <b>Total</b>          | <b>\$157,600</b>      | <b>\$1,457,200</b>    |
| Priority A            | \$66,400              |                       |
| Priority B            | \$91,200              | \$793,400             |
| Priority C            |                       | \$663,800             |
| <b>Total</b>          | <b>\$157,600</b>      | <b>\$1,457,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$3,300         | \$7,500         |                 |
| Interior Architecture | \$9,200         | \$9,000         |                 | \$8,100         |
| Electrical            | \$600           | \$13,600        |                 |                 |
| Mechanical            | \$13,200        | \$30,500        | \$13,200        | \$9,700         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$27,000</b> | <b>\$60,400</b> | <b>\$24,600</b> | <b>\$21,700</b> |
| Priority A            |                 | \$3,300         | \$7,500         |                 |
| Priority B            | \$17,800        | \$53,600        | \$17,200        | \$13,700        |
| Priority C            | \$9,200         | \$3,500         |                 | \$8,100         |
| <b>Total</b>          | <b>\$27,000</b> | <b>\$60,400</b> | <b>\$24,600</b> | <b>\$21,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5    | \$32,100 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5    | \$1,300  | A |
| Metal Panel        | 5%  |  |  | 2040 | ** | 5-10 | \$12,300 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$14,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$12,100 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$800    | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2025 | ** | 10 | \$66,400 | A |
| Copper/Terne   | 5%  |  |  | 2048 | ** | 10 | \$8,700  | A |

## Interior

## Floors

|              |     |  |  |      |           |   |          |   |
|--------------|-----|--|--|------|-----------|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2023 | \$49,200  | 5 | \$2,200  | C |
| Terrazzo     | 5%  |  |  | LIFE | **        | 5 | \$2,900  | C |
| Vinyl Tile   | 87% |  |  | 2020 | \$614,600 | 3 | \$32,200 | C |

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : 9x9 Units*

|      |    |  |  |      |    |   |         |   |
|------|----|--|--|------|----|---|---------|---|
| Wood | 5% |  |  | 2035 | ** | 5 | \$6,900 | C |
|------|----|--|--|------|----|---|---------|---|

## Interior Walls

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile         | 3%  |  |  | 2029 | ** | 5 | \$2,200  | C |
| Glazed Ceramic Panel | 5%  |  |  | LIFE | ** |   |          | C |
| Plaster              | 62% |  |  | LIFE | ** | 5 | \$13,900 | C |
| SGFT/Glazed Masonry  | 30% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTile,Adhered    | 15% |  |  | 2025 | ** | 5 | \$11,000 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2033 | ** | 5 | \$7,400  | B |
| Exposed Concrete     | 10% |  |  | LIFE | ** | 5 | \$1,200  | B |
| Plaster              | 65% |  |  | LIFE | ** | 5 | \$29,900 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1200 Amperes.*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2020 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |      |  |  |      |          |   |  |   |
|---------|------|--|--|------|----------|---|--|---|
| Conduit | 100% |  |  | 2020 | \$85,200 | 1 |  | B |
|---------|------|--|--|------|----------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 40%   |                   |                | 2019               | \$31,600       | 5           | \$400          | B             |
| Molded Case Bkrs      | 60%   |                   |                | 2019               | \$47,400       | 5           | \$800          | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Braided Cloth         | 50%   | 2-4               | \$44,800       | 2045               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Upper Floors   |                   |                |                    |                |             |                |               |
| Thermoplastic         | 50%   |                   |                | 2020               | \$44,800       | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 50%   |                   |                | 2018               | \$6,400        | 5           | \$200          | B             |
| Locally Mounted       | 50%   |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
|                       | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |                    |                |             |                |               |
|                       | Location :  |                   |                |                    |                |             |                |               |
|                       | Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible, Covered With Insulation. |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%   |                   |                | 2020               | \$424,100      | 10          | \$43,100       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-12 Lamps  |                   |                |                    |                |             |                |               |
| HID                   | 2%  |                   |                | 2020               | \$4,100        | 10          |                | B             |
| Incandescent          | 3%  |                   |                | 2015               | \$13,400       | 2           |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%   |                   |                | 2020               | \$4,100        | 1           |                | B             |
| Exit, Service         | 50%   |                   |                | 2020               | \$4,100        | 1           |                | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 4   | 100%       |                   |                | 2030               | * *            | 5           | \$15,300       | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2025               | * *            | 1           | \$49,100       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2030               | * *            | 4           | \$3,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2025               | * *            | 1           | \$6,100        | B             |
| Convactor/Radiator                                      | 80%        |                   |                | 2025               | * *            | 1           | \$12,800       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 811 - Q (OL 187-CMHC)

Asset # : 1462

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 20%        |                   |                | 2025               | **             | 1           | \$4,600        | B             |
| Window/Wall Unit  | 40%        |                   |                | 2015               | \$46,400       | 1           |                | B             |
| No Component  | 40%        |                   |                |                    |                |             |                | D             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 20%        |                   |                | 2040               | **             | 4           | \$500          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 20%        |                   |                | 2025               | **             | 1           | \$6,100        | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 20%        |                   |                | 2025               | **             | 2           | \$6,900        | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$27,600       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 95%        |                   |                | 2020               | \$59,300       | 2           | \$1,500        | B             |
| Roof  | 5%         |                   |                | 2020               | \$2,200        | 2           | \$100          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$13,100       | 2           | \$700          | B             |
| HW Heat Exchanger                                       |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       | Now               | \$3,500        | 2030               | **             | 4           | \$4,900        | B             |
| Leak Evident, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Inside Coil Leaks, Boiler Room               |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | **             | 1           | \$3,100        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | **             |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1-2 Floors                                   |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 811 - Q (OL 187-CMHC)**  
**Asset # : 1462**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 83 - BX  
**Address** : 950 RHINELANDER AVENUE @BOGART AVE.  
**Borough** : BRONX **Agency's Number** : X083  
**Program / Asset #** : BOE0224.000 / 443 **Yr Built/Renovated** : 1925 / 2004  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5  
**Block** : 4125 **Lot** : 1 **BIN** : 2045344

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$35,000         | \$148,900          |
| Interior Architecture |  | \$136,000        | \$931,300          |
| Electrical            |  |                  | \$963,300          |
| Mechanical            |  | \$244,100        | \$722,500          |
| <b>Total</b>          |  | <b>\$415,100</b> | <b>\$2,766,100</b> |
| Priority A            |  | \$35,000         | \$148,900          |
| Priority B            |  | \$380,100        | \$1,685,800        |
| Priority C            |  |                  | \$931,300          |
| <b>Total</b>          |  | <b>\$415,100</b> | <b>\$2,766,100</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$17,700        |                 |
| Interior Architecture | \$16,400        | \$9,800         |                 | \$11,300        |
| Electrical            | \$7,100         | \$20,900        |                 |                 |
| Mechanical            | \$70,800        | \$17,500        | \$14,400        | \$9,600         |
| <b>Total</b>          | <b>\$94,300</b> | <b>\$48,200</b> | <b>\$32,000</b> | <b>\$20,900</b> |
| Priority A            |                 |                 | \$17,700        |                 |
| Priority B            | \$77,900        | \$43,400        | \$14,400        | \$9,600         |
| Priority C            | \$16,400        | \$4,700         |                 | \$11,300        |
| <b>Total</b>          | <b>\$94,300</b> | <b>\$48,200</b> | <b>\$32,000</b> | <b>\$20,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX

## Asset # : 443

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%  |                   |                | LIFE               | **             | 5           | \$48,900       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%   |                   |                | LIFE               | **             | 5           | \$100,100      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Marble        | 5%  |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Stucco Cement          | 5%  |                   |                | 2033               | **             | 5           | \$15,600       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 100%  |                   |                | 2036               | **             | 5           | \$35,300       | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%   |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%   |                   |                | LIFE               | **             | 5           | \$8,200        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%  |                   |                | 2025               | **             | 10          | \$35,000       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |               |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%  |                   |                | 2023               | \$67,000       | 5           | \$3,000        | C             |
| Marble Panels          | 2%  |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Vinyl Tile             | 90%   |                   |                | 2020               | \$864,400      | 3           | \$45,300       | C             |
| Wood                   | 5%  |                   |                | 2035               | **             | 5           | \$9,400        | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 8%  |                   |                | 2029               | **             | 5           | \$10,000       | C             |
| Glass: Single Pane     | 2%  |                   |                | LIFE               | **             | 5           | \$1,900        | C             |
| Masonry: Brick         | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 3%  |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 77%   |                   |                | LIFE               | **             | 5           | \$29,000       | C             |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 10%   |                   |                | 2025               | **             | 5           | \$10,100       | B             |
| Exposed Concrete       | 70%   | Now               | \$136,000      | LIFE               | **             | 5           | \$11,000       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Basement                            |                   |                |                    |                |             |                |               |
| Plaster                | 20%   |                   |                | LIFE               | **             | 5           | \$12,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX

## Asset # : 443

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 2000a.        |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$89,400       | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$10,200       | 5           | \$200          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2019               | \$81,300       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2028               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2020               | \$80,600       | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2018               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted  | 30%        | Now               | \$6,400        | 2040               | * *            | 5           | \$100          | B             |
| Not Functioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Insulation                      |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2020               | \$576,700      | 10          | \$58,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps                                   |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2015               | \$8,400        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$12,100       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 70%        |                   |                | 2025               | * *            | 1           |                | B             |
|  |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX

## Asset # : 443

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Fuel Oil No 6  | 100%           | Now               | \$18,900       | 2030               | * *            | 5           | \$10,400       | B             |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2025               | * *            | 1           | \$66,800       | B             |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           | Now               | \$53,600       | 2030               | * *            | 4           | \$3,300        | B             |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>                                  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : Vacuum Pump, Traps, Basement, Throughout</i>  |                |                   |                |                    |                |             |                |               |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 15%            | Now               | \$6,200        | 2015               | \$62,100       | 1           | \$5,600        | B             |
| <i>Not in Service, Extent : Severe, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>                                   |                |                   |                |                    |                |             |                |               |
| Convactor/Radiator   | 60%            | Now               | \$43,500       | 2018               | \$435,100      | 1           | \$11,800       | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Thermostats, Throughout</i>                      |                |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 25%            | Now               | \$28,700       | 2020               | \$287,400      | 1           | \$4,900        | B             |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>                                     |                |                   |                |                    |                |             |                |               |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2036               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 5%             |                   |                | 2015               | \$7,900        | 1           |                | B             |
| No Component   | 95%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$37,500       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 100%           |                   |                | 2015               | \$84,900       | 2           | \$2,100        | B             |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%           |                   |                | 2025               | * *            | 1           |                | B             |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2030               | * *            | 4           | \$10,000       | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |                |                   |                |                    |                |             |                |               |
| Submersible  | 100%           |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Fixtures   |                |                   |                |                    |                |             |                |               |
| Generic  | 100%           |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 83 - BX ANNEX  
**Address** : 1840 BOGART AVENUE  
**Borough** : BRONX **Agency's Number** : X083  
**Program / Asset #** : BOE0224.010 / 13417 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 52,500 **Project Type** : EDUCATION  
**Date of Survey** : 25-Sep-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4125 **Lot** : 1 **BIN** : 2045344

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$88,900         | \$265,900        |
| Electrical            |  | \$39,300         |                  |
| <b>Total</b>          |  | <b>\$128,300</b> | <b>\$265,900</b> |
| Priority A            |  | \$88,900         | \$265,900        |
| Priority B            |  | \$39,300         |                  |
| <b>Total</b>          |  | <b>\$128,300</b> | <b>\$265,900</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,700        |                 | \$17,500        | \$13,600        |
| Interior Architecture |                 |                 | \$7,800         | \$29,800        |
| Electrical            | \$3,000         | \$8,700         | \$5,600         | \$3,000         |
| Mechanical            | \$13,500        | \$3,400         | \$20,400        | \$4,100         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$37,100</b> | <b>\$20,000</b> | <b>\$59,200</b> | <b>\$58,300</b> |
| Priority A            | \$12,700        |                 | \$17,500        | \$13,600        |
| Priority B            | \$24,400        | \$20,000        | \$33,900        | \$44,700        |
| Priority C            |                 |                 | \$7,800         |                 |
| <b>Total</b>          | <b>\$37,100</b> | <b>\$20,000</b> | <b>\$59,200</b> | <b>\$58,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX ANNEX

## Asset # : 13417

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |      |          |   |
|--------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick     | 88% |  |  | LIFE | ** | 5    | \$61,700 | A |
| Masonry: Limestone | 7%  |  |  | LIFE | ** | 5    | \$3,700  | A |
| Metal Panel        | 5%  |  |  | 2046 | ** | 5-10 | \$24,100 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$20,900 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |     |         |      |    |   |         |   |
|--------------------|-----|-----|---------|------|----|---|---------|---|
| Masonry: Limestone | 10% | Now | \$5,400 | LIFE | ** | 5 | \$1,100 | A |
|--------------------|-----|-----|---------|------|----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

*Explanation : Loose Flashing*

|            |     |  |  |      |    |      |           |   |
|------------|-----|--|--|------|----|------|-----------|---|
| Metal Rail | 90% |  |  | 2037 | ** | 5-10 | \$146,500 | A |
|------------|-----|--|--|------|----|------|-----------|---|

## Roof

|              |     |     |         |      |           |    |          |   |
|--------------|-----|-----|---------|------|-----------|----|----------|---|
| Metal Panel  | 5%  |     |         | 2037 | **        | 10 | \$3,200  | A |
| Roll Roofing | 95% | 0-2 | \$7,300 | 2021 | \$146,600 | 5  | \$27,300 | A |

*Blisters, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 3%  |  |  | 2033 | ** | 5 | \$2,000  | C |
| Terrazzo     | 3%  |  |  | LIFE | ** | 5 | \$1,600  | C |
| Vinyl Tile   | 94% |  |  | 2028 | ** | 3 | \$23,300 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 10% |  |  | 2033 | ** | 5 | \$8,200  | C |
| Concrete Masonry Unit  | 10% |  |  | LIFE | ** | 5 | \$3,300  | C |
| Gypsum Board           | 70% |  |  | LIFE | ** | 5 | \$34,600 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 90% |  |  | 2037 | ** | 5 | \$59,500 | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$8,300  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 2000a*

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw    | 80% |  |  | 2040 | ** | 5 | \$200 | B |
| Molded Case Bkrs | 20% |  |  | 2040 | ** | 5 | \$200 | B |

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX ANNEX

## Asset # : 13417

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2036               | **             | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2033               | **             | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Service Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | **             | 1           | \$13,300       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | **             | 1           | \$16,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Caterpillar Genset; No Available Ratings     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$9,600        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | **             | 5           | \$4,100        | B             |
| Main Tank  | 50%        |                   |                | 2048               | **             | 5           | \$700          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2025               | **             | 10          | \$39,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps And Cfl Lamps                      |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2025               | **             | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2025               | **             | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |                   |                |                    |                |             |                |               |
| Energy Source         |            |                   |                |                    |                |             |                |               |
| Natural Gas           | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Radiant Heater        | 100%       |                   |                | 2028               | * *            | 2           | \$20,500       | B             |
| Distribution          |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |                   |                | LIFE               | * *            | 2-5         | \$24,600       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 83 - BX ANNEX

## Asset # : 13417

| Mechanical                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |                   |                |                    |                |             |                |               |
| Terminal Devices               |            |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 100%       |                   |                | 2025               | * *            | 1           | \$14,300       | B             |
| Air Conditioning               |            |                   |                |                    |                |             |                |               |
| Energy Source                  |            |                   |                |                    |                |             |                |               |
| Electricity                    | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment           |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%       |                   |                | 2025               | * *            | 2           | \$2,700        | B             |
| Terminal Devices               |            |                   |                |                    |                |             |                |               |
| Fan Coil - Cool/Heat           | 100%       |                   |                | 2025               | * *            | 1           | \$14,300       | B             |
| Heat Rejection                 |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%       |                   |                | 2028               | * *            | 2           | \$30,800       | B             |
| Ventilation                    |            |                   |                |                    |                |             |                |               |
| Distribution                   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |                   |                | LIFE               | * *            | 2-5         | \$24,600       | B             |
| Exhaust Fans                   |            |                   |                |                    |                |             |                |               |
| Roof                           | 100%       |                   |                | 2028               | * *            | 2           | \$1,400        | B             |
| Plumbing                       |            |                   |                |                    |                |             |                |               |
| H/C Water Piping               |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater                   |            |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |                   |                | 2018               | \$11,700       | 2           | \$700          | B             |
| Sanitary Piping                |            |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |            |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |            |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures                       |            |                   |                |                    |                |             |                |               |
| Generic                        | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport             |            |                   |                |                    |                |             |                |               |
| Elevators                      |            |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%       |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 85 - BX  
**Address** : 2400 MARION AVENUE @E. 187 STREET  
**Borough** : BRONX **Agency's Number** : X085  
**Program / Asset #** : BOE0226.000 / 445 **Yr Built/Renovated** : 1933 / 2000  
**Area Sq Ft** : 99,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3024 **Lot** : 21 **BIN** : 2011054

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$931,800             | \$174,400             |
| Interior Architecture | \$1,113,000           | \$61,800              |
| Electrical            | \$91,600              | \$1,128,900           |
| Mechanical            | \$48,700              | \$541,700             |
| <b>Total</b>          | <b>\$2,185,100</b>    | <b>\$1,906,800</b>    |
| Priority A            | \$931,800             | \$174,400             |
| Priority B            | \$225,200             | \$1,732,400           |
| Priority C            | \$1,028,100           |                       |
| <b>Total</b>          | <b>\$2,185,100</b>    | <b>\$1,906,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$9,800         |                 | \$2,300         |                 |
| Interior Architecture | \$27,400        | \$6,200         | \$2,300         | \$8,900         |
| Electrical            | \$7,800         | \$22,800        |                 |                 |
| Mechanical            | \$33,800        | \$35,100        | \$21,200        | \$12,400        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$68,100</b> | <b>\$29,700</b> | <b>\$25,200</b> |
| Priority A            | \$9,800         |                 | \$2,300         |                 |
| Priority B            | \$45,500        | \$68,100        | \$25,100        | \$16,400        |
| Priority C            | \$27,400        |                 | \$2,300         | \$8,900         |
| <b>Total</b>          | <b>\$82,700</b> | <b>\$68,100</b> | <b>\$29,700</b> | <b>\$25,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX

## Asset # : 445

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 55%        |                   |                | LIFE               | **             | 5           | \$46,800       | A             |
| Masonry: Fieldstone  | 30%        |                   |                | LIFE               | **             | 5           | \$19,100       | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$9,600        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 15%        |                   |                | 2036               | **             | 5           | \$4,500        | A             |
| Wood   | 85%        | Now               | \$800,500      | 2045               | **             | 5           | \$127,600      | A             |
| Air Infiltration, Extent : Severe, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Severe, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        | Now               | \$36,300       | LIFE               | **             | 5           | \$10,900       | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        | Now               | \$95,000       | 2030               | **             |             |                | A             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 60%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Drains Clogged, Extent : Moderate, Area Affected : 50%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Ponding, Extent : Severe, Area Affected : 40%                  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Light, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 75%        | Now               | \$9,800        | 2025               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 2%          |            |                   |                |                    |                |             |                |               |
| Location : Room 417  |            |                   |                |                    |                |             |                |               |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX

## Asset # : 445

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |   |                   |                |                    |                |             |                |               |
| Floors                |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 3%  | Now               | \$49,600       | 2029               | * *            | 5           | \$1,900        | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Severe, Area Affected : 30%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Terrazzo              | 5%  |                   |                | LIFE               | * *            | 5           | \$4,900        | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 2%          |                   |                |                    |                |             |                |               |
|                       | Location : Lobby  |                   |                |                    |                |             |                |               |
| Vinyl Tile            | 15%   |                   |                | 2025               | * *            | 3           | \$7,000        | C             |
| Vinyl Tile            | 57%   | Now               | \$675,600      | 2030               | * *            | 3           | \$26,600       | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 50%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : 9 X 9 Tiles                                       |                   |                |                    |                |             |                |               |
| Wood                  | 20%   | 4+                | \$52,700       | 2035               | * *            | 5           | \$23,300       | C             |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Interior Walls        |   |                   |                |                    |                |             |                |               |
| Ceramic Tile          | 3%  | Now               | \$66,400       | 2029               | * *            | 5           | \$1,900        | C             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 60%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 25%   |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels         | 5%  | Now               | \$27,400       | LIFE               | * *            |             |                | C             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster               | 40%   | Now               | \$183,800      | LIFE               | * *            | 5           | \$15,000       | C             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : Stair Case, Throughout                               |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 27%   |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings              |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered     | 10%   |                   |                | 2025               | * *            | 5           | \$12,400       | B             |
| Exposed Concrete      | 10%   |                   |                | LIFE               | * *            | 5           | \$1,900        | B             |
| Plaster               | 80%   | Now               | \$84,900       | LIFE               | * *            | 5           | \$61,800       | B             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                       | Location : Room 421, 30 B And Throughout                        |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX

## Asset # : 445

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : One 2000 Amps Main Disconnect Switch   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$104,300      | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2020               | \$113,000      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2019               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2019               | \$94,800       | 5           | \$1,500        | B             |
| Molded Case Bkrs   | 15%        |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 5%         | 4+                | \$2,700        | 2036               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Panelboard Upgrade Needed For Gymnasium And Additional Power Outlets In All Classrooms |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$91,600       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 25%        |                   |                | 2020               | \$32,700       | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2018               | \$10,600       | 5           | \$300          | B             |
| Locally Mounted  | 30%        |                   |                | 2033               | * *            | 5           | \$200          | B             |
| Locally Mounted  | 20%        | 0-2               | \$4,200        | 2040               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Light, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                   |                | 2020               | \$711,700      | 10          | \$72,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$6,900        | 10          | \$100          | B             |
| Incandescent   | 3%         |                   |                | 2015               | \$22,500       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 20%        |                   |                | 2020               | \$2,800        | 1           |                | B             |
| Emergency, Battery   | 30%        |                   |                | 2020               | \$10,300       | 10          | \$6,000        | B             |
| Exit, Service  | 50%        |                   |                | 2020               | \$6,900        | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX

## Asset # : 445

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil  | 5%         |                   |                | 2040               | **             | 5           | \$1,300        | B             |
| Natural Gas   | 95%        |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | **             | 1           | \$82,400       | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       |                   |                | 2040               | **             | 4           | \$4,100        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2020               | \$153,300      | 1           | \$15,400       | B             |
| Convactor/Radiator  | 50%        |                   |                | 2025               | **             | 1           | \$13,500       | B             |
| Fan Coil Unit/Heat  | 20%        |                   |                | 2020               | \$283,700      | 1           | \$5,400        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 25%        |                   |                | 2015               | \$48,700       | 1           |                | B             |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$46,300       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2020               | \$104,700      | 2           | \$2,600        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       | Now               | \$14,200       | 2025               | **             | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 10%<br>Location : In Vault |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2015               | \$22,100       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Submersible   | 100%       |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2020               | \$9,200        | 1           | \$5,100        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 85 - BX MINISCHOOL  
**Address** : 2400 MARION AVENUE @E. 187 STREET  
**Borough** : BRONX **Agency's Number** : X885  
**Program / Asset #** : BOE0226.010 / 446 **Yr Built/Renovated** : 1982 /  
**Area Sq Ft** : 10,620 **Project Type** : EDUCATION  
**Date of Survey** : 25-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3024 **Lot** : 21 **BIN** : 2011054

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$107,900             |
| Interior Architecture | \$85,500              | \$122,300             |
| Mechanical            |                       | \$129,800             |
| <b>Total</b>          | <b>\$85,500</b>       | <b>\$360,000</b>      |
| Priority A            |                       | \$107,900             |
| Priority B            | \$85,500              | \$129,800             |
| Priority C            |                       | \$122,300             |
| <b>Total</b>          | <b>\$85,500</b>       | <b>\$360,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$20,900        |                 |                | \$1,000        |
| Interior Architecture | \$10,400        |                 |                | \$1,600        |
| Electrical            | \$4,600         | \$9,000         |                |                |
| Mechanical            | \$13,500        | \$2,800         | \$1,300        | \$500          |
| <b>Total</b>          | <b>\$49,400</b> | <b>\$11,800</b> | <b>\$1,300</b> | <b>\$3,100</b> |
| Priority A            | \$20,900        |                 |                | \$1,000        |
| Priority B            | \$18,100        | \$11,800        | \$1,300        | \$500          |
| Priority C            | \$10,400        |                 |                | \$1,600        |
| <b>Total</b>          | <b>\$49,400</b> | <b>\$11,800</b> | <b>\$1,300</b> | <b>\$3,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX MINISCHOOL

## Asset # : 446

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$10,800 2020 \$107,900 5 \$25,500 A  
*Deformed/Dented, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*  
*Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

## Windows

## Aluminum

100% 2042 \* \* 5 \$2,100 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Roof

## Metal Panel

100% Now \$10,100 2025 \* \* A  
*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

## Interior

## Floors

## Ceramic Tile

3% Now \$8,800 2035 \* \* 5 \$200 C  
*Broken/Missing Elements, Extent : Severe, Area Affected : 70%*  
*Location : Toilet Rooms*

## Vinyl Tile

97% 2020 \$122,300 3 \$6,400 C

## Interior Walls

## Ceramic Tile

3% 2023 \$10,300 5 \$400 C

## Concrete Masonry Unit

50% LIFE \* \* 5 \$2,300 C

## Metal Panel

47% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$85,500 2040 \* \* 5 \$6,400 B  
*Broken/Missing Elements, Extent : Severe, Area Affected : 70%*  
*Location : Throughout*  
*Loose/Delam Surface, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2020 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical And Mechanical Room*  
*Explanation : Ratings Is Not Available*

## Raceway

## Conduit

100% 2020 \$1,100 1 B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX MINISCHOOL

## Asset # : 446

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Panelboards

|                  |     |    |         |      |         |   |       |   |
|------------------|-----|----|---------|------|---------|---|-------|---|
| Fused Disc Sw    | 10% |    |         | 2019 | \$1,700 | 5 |       | B |
| Molded Case Bkrs | 90% | 4+ | \$4,600 | 2036 | * *     | 5 | \$100 | B |

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Additional Power Outlets Needed In All Classrooms*

## Wiring

|               |      |  |  |      |       |   |  |   |
|---------------|------|--|--|------|-------|---|--|---|
| Thermoplastic | 100% |  |  | 2020 | \$800 | 1 |  | B |
|---------------|------|--|--|------|-------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |         |   |       |   |
|-----------------|------|--|--|------|---------|---|-------|---|
| Locally Mounted | 100% |  |  | 2018 | \$4,500 | 5 | \$100 | B |
|-----------------|------|--|--|------|---------|---|-------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |         |   |
|-------------|-----|--|--|------|-----|----|---------|---|
| Fluorescent | 98% |  |  | 2025 | * * | 10 | \$7,900 | B |
| HID         | 2%  |  |  | 2020 |     | 10 |         | B |

## Egress Lighting

|                    |     |  |  |      |     |    |         |   |
|--------------------|-----|--|--|------|-----|----|---------|---|
| Emergency, Battery | 50% |  |  | 2025 | * * | 10 | \$1,100 | B |
| Exit, Service      | 50% |  |  | 2025 | * * | 1  |         | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Natural Gas | 100% |  |  | 2030 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|         |      |  |  |      |          |   |         |   |
|---------|------|--|--|------|----------|---|---------|---|
| Furnace | 100% |  |  | 2020 | \$12,300 | 1 | \$4,400 | B |
|---------|------|--|--|------|----------|---|---------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2028 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                        |      |     |          |      |           |   |       |   |
|------------------------|------|-----|----------|------|-----------|---|-------|---|
| Int Pkg Unit - Cooling | 100% | Now | \$13,000 | 2018 | \$129,800 | 2 | \$400 | B |
|------------------------|------|-----|----------|------|-----------|---|-------|---|

*Damaged, Extent : Moderate, Area Affected : 10%*

*Location : 1st Floor*

*Malfunctioning, Extent : Moderate, Area Affected : 10%*

*Location : 1st Floor*

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |         |   |
|--------------------|------|--|--|------|-----|-----|---------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$4,900 | B |
|--------------------|------|--|--|------|-----|-----|---------|---|

## Exhaust Fans

|      |      |  |  |      |         |   |       |   |
|------|------|--|--|------|---------|---|-------|---|
| Roof | 100% |  |  | 2020 | \$8,000 | 2 | \$300 | B |
|------|------|--|--|------|---------|---|-------|---|

## Plumbing

## H/C Water Piping

|                 |      |  |  |      |     |   |  |   |
|-----------------|------|--|--|------|-----|---|--|---|
| Galv Iron/Steel | 100% |  |  | 2025 | * * | 1 |  | B |
|-----------------|------|--|--|------|-----|---|--|---|

## Water Heater

|           |      |  |  |      |         |   |       |   |
|-----------|------|--|--|------|---------|---|-------|---|
| Gas Fired | 100% |  |  | 2015 | \$2,300 | 2 | \$100 | B |
|-----------|------|--|--|------|---------|---|-------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 85 - BX MINISCHOOL

Asset # : 446

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping       |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures              |            |                   |                |                    |                |             |                |               |
| Generic               | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 86 - BX  
**Address** : 2756 RESERVOIR AVENUE @W. 195 STREET  
**Borough** : BRONX **Agency's Number** : X086  
**Program / Asset #** : BOE0227.000 / 1093 **Yr Built/Renovated** : 1928 / 2004  
**Area Sq Ft** : 110,000 **Project Type** : EDUCATION  
**Date of Survey** : 02-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3247 **Lot** : 70 **BIN** : 2100971

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$723,500             | \$191,000             |
| Interior Architecture | \$358,700             | \$788,700             |
| Electrical            |                       | \$232,100             |
| Mechanical            | \$36,800              | \$1,223,500           |
| <b>Total</b>          | <b>\$1,118,900</b>    | <b>\$2,435,300</b>    |
| Priority A            | \$723,500             | \$191,000             |
| Priority B            | \$72,100              | \$1,519,900           |
| Priority C            | \$323,300             | \$724,300             |
| <b>Total</b>          | <b>\$1,118,900</b>    | <b>\$2,435,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,900         |                 | \$17,400        |                 |
| Interior Architecture | \$104,900        |                 | \$4,200         | \$9,500         |
| Electrical            | \$4,300          | \$3,600         | \$3,500         | \$2,600         |
| Mechanical            | \$45,200         | \$13,600        | \$20,700        | \$17,500        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$198,200</b> | <b>\$22,100</b> | <b>\$50,700</b> | <b>\$34,600</b> |
| Priority A            | \$38,900         |                 | \$17,400        |                 |
| Priority B            | \$87,100         | \$22,100        | \$29,200        | \$25,100        |
| Priority C            | \$72,200         |                 | \$4,200         | \$9,500         |
| <b>Total</b>          | <b>\$198,200</b> | <b>\$22,100</b> | <b>\$50,700</b> | <b>\$34,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX

## Asset # : 1093

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   | Now               | \$6,600        | LIFE               | * *            | 5           | \$25,400       | A             |
|                        | Water Penetration, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$283,500      | LIFE               | * *            | 5           | \$39,600       | A             |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 30%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  | Now               | \$289,900      | LIFE               | * *            | 5           | \$86,300       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | * *            | 5           | \$7,600        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 90%  |                   |                | 2039               | * *            | 5           | \$31,300       | A             |
| Wood                   | 10%  |                   |                | 2031               | * *            | 5           | \$34,800       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 5%   | Now               | \$12,900       | LIFE               | * *            | 5           | \$4,600        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$150,100      | LIFE               | * *            | 5           | \$11,200       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2028               | * *            | 10          | \$65,100       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Asphalt Poured         | 5%   | Now               | \$45,700       | 2043               | * *            | 5           | \$1,700        | C             |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                        | Location : 1st Floor Play Area                             |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | * *            | 5           | \$30,200       | C             |
| Ceramic Tile           | 3%   |                   |                | 2026               | * *            | 5           | \$4,100        | C             |
| Marble Panels          | 2%   |                   |                | LIFE               | * *            | 5           | \$4,100        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$10,800       | C             |
| Vinyl Tile             | 30%  |                   |                | 2023               | \$395,100      | 3           | \$20,700       | C             |
| Vinyl Tile             | 25%  | Now               | \$16,500       | 2018               | \$329,200      | 3           | \$13,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                            |                   |                |                    |                |             |                |               |
| Wood                   | 25%  | 4+                | \$146,500      | 2038               | * *            | 5           | \$32,400       | C             |
|                        | Deteriorated Finish, Extent : Severe, Area Affected : 40%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout                                      |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX

## Asset # : 1093

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|   |     |     |          |      |    |    |          |   |
|---|-----|-----|----------|------|----|----|----------|---|
| Cast in Place Concrete  | 5%  | Now | \$22,700 | LIFE | ** |    |          | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>    |     |     |          |      |    |    |          |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |    |          |   |
| Ceramic Tile  | 3%  |     |          | 2026 | ** | 5  | \$4,200  | C |
| Masonry: Brick  | 10% |     |          | LIFE | ** | 10 | \$4,200  | C |
| Marble Panels   | 2%  |     |          | LIFE | ** | 10 | \$1,100  | C |
| Plaster   | 65% | Now | \$83,000 | LIFE | ** | 5  | \$27,100 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>  |     |     |          |      |    |    |          |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |    |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>   |     |     |          |      |    |    |          |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |    |    |          |   |
| SGFT/Glazed Masonry   | 15% | Now | \$48,100 | LIFE | ** |    |          | C |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |    |          |   |
| <i>Location : Cafeteria And Play Room</i>                       |     |     |          |      |    |    |          |   |
| <i>Explanation : Vertical Cracks</i>                            |     |     |          |      |    |    |          |   |

## Ceilings

|   |     |     |          |      |    |      |          |   |
|---|-----|-----|----------|------|----|------|----------|---|
| AcousTileConcealSpLn  | 5%  | Now | \$2,600  | 2028 | ** | 5    | \$4,300  | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |      |          |   |
| Exposed Concrete  | 20% |     |          | LIFE | ** | 5-10 | \$34,300 | B |
| Plaster   | 75% | Now | \$35,400 | LIFE | ** | 5    | \$64,300 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |      |          |   |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |     |     |          |      |    |      |          |   |
| <i>Location : Throughout</i>  |     |     |          |      |    |      |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |     |  |  |      |    |   |       |   |
|---|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 50% |  |  | 2049 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                       |     |  |  |      |    |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>               |     |  |  |      |    |   |       |   |
| Fused Disc Sw   | 50% |  |  | 2049 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                       |     |  |  |      |    |   |       |   |
| <i>Explanation : One 600 Amps Main Disconnect Switch For Minischool</i> |     |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2049 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 80% |  |  | 2023 |    | 1 |  | B |
| Conduit | 20% |  |  | 2049 | ** | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX

## Asset # : 1093

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Panelboards           |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 5%   |                   |                | 2045               | * *            | 5           | \$100          | B             |
| Fused Disc Sw         | 10%  |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Molded Case Bkrs      | 85%  |                   |                | 2045               | * *            | 5           | \$2,000        | B             |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Thermoplastic         | 30%  |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic         | 70%  |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 80%  |                   |                | 2021               | \$26,400       | 5           | \$500          | B             |
| Motor Control Center  | 20%  |                   |                | 2036               | * *            | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | LIFE               | * *            | 5           | \$2,700        | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 94%  |                   |                | 2028               | * *            | 10          | \$79,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| HID                   | 4%   |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Incandescent          | 2%   |                   |                | 2018               | \$16,600       | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2028               | * *            | 10          | \$11,100       | B             |
| Exit, Service         | 50%  |                   |                | 2028               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2023               | \$37,600       | 10          | \$300          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1           | \$10,100       | B             |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 70%  |                   |                |                    |                |             |                | D             |
| Generic               | 30%  |                   |                | 2028               | * *            | 1-3         | \$16,700       | B             |
|                       |  |                   |                |                    |                |             |                |               |
| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |  |
| Heating   |            |                   |                |                    |                |             |                |               |  |
| Energy Source   |            |                   |                |                    |                |             |                |               |  |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2033               | * *            | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |  |
| Location : Basement                                     |            |                   |                |                    |                |             |                |               |  |
| Explanation : #2 Oil - One 5,000 Gallon Tank            |            |                   |                |                    |                |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX

## Asset # : 1093

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2028               | * *            | 1           | \$91,500       | B             |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement</i>  |                   |                |                    |                |             |                |               |
|                       | <i>Explanation : 3 Units</i>  |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  | Now               | \$36,800       | 2033               | * *            | 4           | \$4,600        | B             |
|                       | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>      |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   |                   |                | 2023               | \$113,500      | 1           | \$11,400       | B             |
| Convactor/Radiator    | 70%   |                   |                | 2021               | \$696,100      | 1           | \$20,900       | B             |
| Fan Coil Unit/Heat    | 10%   |                   |                | 2023               | \$157,600      | 1           | \$3,000        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 70%   |                   |                | 2018               | \$151,500      | 1           |                | B             |
| No Component          | 30%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$81,500       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 90%   | Now               | \$2,100        | 2018               | \$104,700      | 2           | \$2,100        | B             |
|                       | <i>Not in Service, Extent : Severe, Area Affected : 15%</i>             |                   |                |                    |                |             |                |               |
|                       | <i>Location : Basement, Auditorium Exhaust Fan</i>                      |                   |                |                    |                |             |                |               |
| Roof                  | 10%   |                   |                | 2023               | \$8,400        | 2           | \$300          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2018               | \$24,500       | 2           | \$1,400        | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2033               | * *            | 4           | \$9,200        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
|                       | <i>Low Consumption Fixtures, Extent : Moderate, Area Affected : 30%</i> |                   |                |                    |                |             |                |               |
|                       | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |               |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 86 - BX

Asset # : 1093

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |   |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|---|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |   |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |   |
| Elevators   |            |                   |                |                    |                |             |                |               |   |
| Geared Traction   | 100%       |                   |                | LIFE               |                | * *         |                | C             |   |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |   |
| Location : 1, 3, 5                                      |            |                   |                |                    |                |             |                |               |   |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |   |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |   |
| Sprinkler   |            |                   |                |                    |                |             |                |               |   |
| No Component  | 95%        |                   |                |                    |                |             |                | D             |   |
| Generic   | 5%         |                   |                | 2033               |                | * *         | 1-2            | \$1,300       | B |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 86 - BX MINISCHOOL  
**Address** : 2756 RESERVOIR AVENUE @W. 195 STREET  
**Borough** : BRONX **Agency's Number** : X886  
**Program / Asset #** : BOE0227.010 / 2691 **Yr Built/Renovated** : 1988 /  
**Area Sq Ft** : 11,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3247 **Lot** : 70 **BIN** : 2100971

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$62,900         |                  |
| Interior Architecture |  | \$44,200         | \$117,500        |
| <b>Total</b>          |  | <b>\$107,100</b> | <b>\$117,500</b> |
| Priority A            |  | \$62,900         |                  |
| Priority C            |  | \$44,200         | \$117,500        |
| <b>Total</b>          |  | <b>\$107,100</b> | <b>\$117,500</b> |

| EXPENSE               | FY 2014         | FY 2015      | FY 2016        | FY 2017        |
|-----------------------|-----------------|--------------|----------------|----------------|
| Exterior Architecture | \$64,400        |              |                |                |
| Interior Architecture | \$14,600        |              | \$500          | \$1,500        |
| Electrical            | \$300           | \$200        | \$300          | \$200          |
| Mechanical            | \$4,900         | \$600        | \$1,200        | \$600          |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$800</b> | <b>\$2,000</b> | <b>\$2,300</b> |
| Priority A            | \$64,400        |              |                |                |
| Priority B            | \$17,500        | \$800        | \$1,500        | \$800          |
| Priority C            | \$2,300         |              | \$500          | \$1,500        |
| <b>Total</b>          | <b>\$84,200</b> | <b>\$800</b> | <b>\$2,000</b> | <b>\$2,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX MINISCHOOL

Asset # : 2691

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

## Metal Panel

100% Now \$33,500 2033 \* \* 5 \$26,500 A  
*Deformed/Dented, Extent : Severe, Area Affected : 40%*  
*Location : Throughout*

## Windows

## Aluminum

95% Now \$29,600 2031 \* \* 5 \$1,000 A  
*Other Observation, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*  
*Explanation : Water Penetration From Wind Blown Rain*

## Glass Block

5% Now \$1,300 LIFE \* \* 5 \$100 A  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout*

## Roof

## Metal Panel

100% Now \$62,900 2028 \* \* A  
*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*  
*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%*  
*Location : At Drains*  
*Water Penetration, Extent : Moderate, Area Affected : 30%*  
*Location : At Drains*

## Interior

## Floors

## Panel/Paver: Cer/Brk

5% 2039 \* \* 5 \$1,500 C

## Quarry Tile

5% 2036 \* \* 5 \$1,000 C

## Vinyl Tile

90% 2023 \$117,500 3 \$6,200 C

## Interior Walls

## Gypsum Board

100% Now \$44,200 LIFE \* \* 5 \$7,300 C  
*Cracking/Crumbling, Extent : Severe, Area Affected : 20%*  
*Location : Throughout*

## Ceilings

## AcousTileSusp.Lay-In

85% Now \$7,500 2028 \* \* 5 \$5,600 B  
*Staining/Discoloring, Extent : Moderate, Area Affected : 10%*  
*Location : At Drains*  
*Water Penetration, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout & Near Drains*

## Exposed Struc: Steel

10% LIFE \* \* 10 \$2,700 B

## Metal Panel

5% Now \$2,200 LIFE \* \* 5 \$800 B  
*Deformed/Dented, Extent : Severe, Area Affected : 30%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Switchgear / Switchboard

## Fused Disc Sw

100% 2043 \* \* 5 B

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**DEPARTMENT OF EDUCATION - 040****P. S. 86 - BX MINISCHOOL****Asset # : 2691**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2039                      | * *                   | 5                  |                       | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2039                      | * *                   | 5                  | \$200                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2036                      | * *                   | 5                  | \$100                 | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2028                      | * *                   | 10                 | \$8,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2023                      | \$1,900               | 10                 | \$1,100               | B                    |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$800                 | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$100                 | 10                 |                       | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 40%               |                          |                       | 2028                      | * *                   | 1-3                | \$2,200               | B                    |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 5%                |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Natural Gas   | 95%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 95%               |                          |                       | 2023                      | \$12,100              | 1                  | \$4,300               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Ceiling Duct Mounted</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater  | 5%                |                          |                       | 2023                      | \$2,300               | 2                  | \$200                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallway</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 86 - BX MINISCHOOL

Asset # : 2691

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 100%  |                   |                | 2021               | \$5,700        | 2           | \$600          | B             |
|                                | R-22 Refrigerant, Extent : Light, Area Affected : 100%                          |                   |                |                    |                |             |                |               |
|                                | Location : A C Units Mechanical Room  |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%                         |                   |                |                    |                |             |                |               |
|                                | Location : Mechanical Room  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$8,100        | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 20%   |                   |                | 2023               | \$1,700        | 2           | \$100          | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%                           |                   |                |                    |                |             |                |               |
|                                | Location : Mechanical Room  |                   |                |                    |                |             |                |               |
|                                | Explanation : Fresh Air And Exhaust Are Provided Through A C Units              |                   |                |                    |                |             |                |               |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel                | 100%  |                   |                | 2036               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2018               | \$2,400        | 2           | \$100          | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  | Now               | \$1,500        | LIFE               | * *            | 1           |                | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 100%                           |                   |                |                    |                |             |                |               |
|                                | Location : Gutters And Leaders Are Leaking Throughout Perimeter Of The Building |                   |                |                    |                |             |                |               |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 87 - BX  
**Address** : 1935 BUSSING AVENUE  
**Borough** : BRONX **Agency's Number** : X087  
**Program / Asset #** : BOE0228.000 / 434 **Yr Built/Renovated** : 1931 / 2006  
**Area Sq Ft** : 43,000 **Project Type** : EDUCATION  
**Date of Survey** : 25-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 5018 **Lot** : 1 **BIN** : 2069061

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$309,400             | \$145,700             |
| Electrical            |  | \$117,200             | \$303,200             |
| Mechanical            |  |                       | \$167,600             |
| <b>Total</b>          |  | <b>\$426,500</b>      | <b>\$616,600</b>      |
| Priority B            |  | \$194,900             | \$470,900             |
| Priority C            |  | \$231,700             | \$145,700             |
| <b>Total</b>          |  | <b>\$426,500</b>      | <b>\$616,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 |                 | \$6,100         |
| Interior Architecture | \$97,500         | \$800           | \$4,000         | \$3,000         |
| Electrical            | \$72,500         | \$2,000         | \$18,500        | \$2,800         |
| Mechanical            | \$33,700         | \$12,700        | \$29,200        | \$5,200         |
| <b>Total</b>          | <b>\$203,800</b> | <b>\$15,600</b> | <b>\$51,700</b> | <b>\$17,100</b> |
| Priority A            |                  |                 |                 | \$6,100         |
| Priority B            | \$120,900        | \$14,800        | \$51,700        | \$8,000         |
| Priority C            | \$82,900         | \$800           |                 | \$3,000         |
| <b>Total</b>          | <b>\$203,800</b> | <b>\$15,600</b> | <b>\$51,700</b> | <b>\$17,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - BX

## Asset # : 434

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | * *            | 5           | \$29,600       | A             |
| Masonry: Granite   | 3%         |                   |                | LIFE               | * *            | 5           | \$700          | A             |
| Masonry: Limestone   | 7%         |                   |                | LIFE               | * *            | 5           | \$1,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2037               | * *            | 5           | \$12,200       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Snow Cover                                   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%      |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : Snow Cover                                   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | * *            | 5           | \$11,800       | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | * *            | 5           | \$1,600        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$800          | C             |
| Traffic Topping  | 10%        | Now               | \$14,600       | 2021               | \$145,700      | 5           | \$3,400        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Stairs,   |            |                   |                |                    |                |             |                |               |
| Wrinkling, Extent : Moderate, Area Affected : 20%          |            |                   |                |                    |                |             |                |               |
| Location : Stairs, Exits                                   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 45%        | Now               | \$23,200       | 2016               | \$231,700      | 3           | \$9,100        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Various   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile                                     |            |                   |                |                    |                |             |                |               |
| Wood   | 30%        |                   |                | 2024               | * *            | 5           | \$30,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | * *            | 5           | \$2,200        | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster  | 60%        | Now               | \$29,900       | LIFE               | * *            | 5           | \$9,800        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Third Floor                                     |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | * *            |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - BX

## Asset # : 434

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 15%        |                   |                | 2026               | * *            | 5           | \$8,000        | B             |
| Exposed Concrete   | 35%        | Now               | \$36,200       | LIFE               | * *            | 5           | \$2,900        | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Fiber Board  | 5%         | Now               | \$14,700       | 2026               | * *            |             |                | B             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Loose Units, Extent : Moderate, Area Affected : 15%          |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Plaster  | 45%        | Now               | \$41,500       | LIFE               | * *            | 5           | \$15,100       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Classrooms And Stair                  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Third Floor Classrooms & Stair                    |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       | 2-4               | \$16,000       | 2051               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 800 Amps                         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$74,500       | 2051               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical And Mech Room                         |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical And Mech Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 90%        |                   |                | 2021               | \$43,000       | 1           |                | B             |
| Conduit   | 10%        |                   |                | 2041               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - BX

## Asset # : 434

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2037               | **             | 5           |                | B             |
| Fused Knife Sw  | 15%        | 2-4               | \$11,900       | 2046               | **             | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Obsolete Equipment                            |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch   | 40%        | 2-4               | \$31,600       | 2046               | **             | 5           | \$200          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 30%        |                   |                | 2037               | **             | 5           | \$300          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2020               | \$7,900        | 5           | \$100          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Braided Cloth   | 90%        | 2-4               | \$42,700       | 2046               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 10%        |                   |                | 2041               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 50%        |                   |                | 2019               | \$6,400        | 5           | \$100          | B             |
| Locally Mounted   | 50%        |                   |                | 2034               | **             | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | **             | 5           | \$500          | B             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 10%        |                   |                | 2026               | **             | 10          | \$3,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : 1st Floor  |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-8                                      |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 80%        |                   |                | 2021               | \$260,300      | 10          | \$26,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Lamp T-12                                     |            |                   |                |                    |                |             |                |               |
| HID   | 1%         | Now               | \$1,500        | 2031               | **             |             |                | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Gym  |            |                   |                |                    |                |             |                |               |
| HID   | 4%         |                   |                | 2016               | \$6,000        | 10          |                | B             |
| Incandescent  | 5%         |                   |                | 2021               | \$16,300       | 2           |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 50%        |                   |                | 2026               | **             | 1           |                | B             |
| Exit, Battery   | 50%        |                   |                | 2026               | **             | 10          | \$1,200        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - BX

## Asset # : 434

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Exterior Lighting

## HID

60% Now \$8,800 2031 \* \*  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

B

## HID

40% 2016 \$5,900 10 B

## Alarm

## Fire/Smoke Detection

## Generic

100% 2026 \* \* 1-3 \$22,400 B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100% 2041 \* \* 1 B

## Conversion Equipment

## Steam Boiler

100% 2034 \* \* 1 \$35,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : Two Units*

## Distribution

## Steam Piping/Pump

30% 0-2 \$25,900 2031 \* \* 4 \$500 B  
*Other Observation, Extent : Severe, Area Affected : 30%*  
*Location : Above Gym*  
*Explanation : Producing Excessive Noise*

## Steam Piping/Pump

70% 2031 \* \* 4 \$1,900 B

## Terminal Devices

## Air Handler

20% 2021 \$44,400 1 \$4,500 B

## Convactor/Radiator

60% 2026 \* \* 1 \$7,000 B

## Fan Coil Unit/Heat

20% 2021 \$123,200 1 \$2,300 B

## Air Conditioning

## Energy Source

## Electricity

100% 2029 \* \* 1 B

## Conversion Equipment

## Window/Wall Unit

5% 2019 \$4,200 1 B

## Window/Wall Unit

25% 2016 \$21,200 1 B

## No Component

70% D

## Ventilation

## Distribution

## Ductwork/Diffusers

100% LIFE \* \* 2-5 \$20,100 B

## Exhaust Fans

## Interior

60% Now \$2,700 2021 \$27,300 2 \$500 B  
*Noisy/Vibrating, Extent : Severe, Area Affected : 40%*  
*Location : Basement*

## Roof

40% 2021 \$13,100 2 \$400 B

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## DEPARTMENT OF EDUCATION - 040

## P. S. 87 - BX

## Asset # : 434

| Mechanical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |                    |                |                   |                    |         |                |             |                |               |
|   | H/C Water Piping   |                |                   |                    |         |                |             |                |               |
|   | Brass/Copper       | 100%           |                   |                    | 2031    | * *            | 1           |                | B             |
|   | Water Heater       |                |                   |                    |         |                |             |                |               |
|   | Gas Fired          | 100%           |                   |                    | 2020    | \$9,600        | 2           | \$500          | B             |
|   | Sanitary Piping    |                |                   |                    |         |                |             |                |               |
|   | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|   | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|   | Cast Iron          | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|   | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|   | Submersible        | 100%           |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
|   | Fixtures           |                |                   |                    |         |                |             |                |               |
|   | Generic            | 100%           |                   |                    |         |                |             |                | B             |
| Obsolete Fixtures, Extent : Severe, Area Affected : 80% |                    |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                   |                    |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                    |                |                   |                    |         |                |             |                |               |
|   | Sprinkler          |                |                   |                    |         |                |             |                |               |
|   | No Component       | 90%            |                   |                    |         |                |             |                | D             |
|   | Generic            | 10%            |                   |                    | 2041    | * *            | 1-2         | \$1,000        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 88 - BX  
**Address** : 1340 SHERIDAN AVENUE BTWN: MARCY PL., EAST 170 ST.  
**Borough** : BRONX **Agency's Number** : X088  
**Program / Asset #** : BOE0229.000 / 2689 **Yr Built/Renovated** : 1924 / 2002  
**Area Sq Ft** : 23,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2830 **Lot** : 17 **BIN** : 2094535

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$220,900             |
| Electrical            |  | \$281,800             | \$242,500             |
| Mechanical            |  |                       | \$107,500             |
| <b>Total</b>          |  | <b>\$281,800</b>      | <b>\$570,800</b>      |
| Priority B            |  | \$281,800             | \$349,900             |
| Priority C            |  |                       | \$220,900             |
| <b>Total</b>          |  | <b>\$281,800</b>      | <b>\$570,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture |                  |                |                | \$18,200        |
| Interior Architecture | \$68,800         |                |                | \$2,900         |
| Electrical            | \$43,300         | \$1,100        | \$1,200        | \$9,100         |
| Mechanical            | \$5,500          | \$2,700        | \$5,800        | \$5,700         |
| <b>Total</b>          | <b>\$117,600</b> | <b>\$3,800</b> | <b>\$7,000</b> | <b>\$35,900</b> |
| Priority A            |                  |                |                | \$18,200        |
| Priority B            | \$57,700         | \$3,800        | \$7,000        | \$14,800        |
| Priority C            | \$59,900         |                |                | \$2,900         |
| <b>Total</b>          | <b>\$117,600</b> | <b>\$3,800</b> | <b>\$7,000</b> | <b>\$35,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 88 - BX

## Asset # : 2689

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$27,700 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$1,200  | A |
| Stucco Cement      | 5%  |  |  | 2027 | ** | 5 | \$3,800  | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2038 | ** | 5 | \$9,100 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick     | 95% |  |  | LIFE | ** | 5 | \$3,800 | A |
| Masonry: Limestone | 5%  |  |  | LIFE | ** | 5 | \$200   | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 95% |  |  | 2027 | ** | 10 | \$14,400 | A |
| Copper/Terne   | 5%  |  |  | 2057 | ** | 10 | \$1,900  | A |

## Interior

## Floors

|   |     |     |          |      |           |   |         |   |
|---|-----|-----|----------|------|-----------|---|---------|---|
| Cast in Place Concrete  | 5%  | Now | \$400    | LIFE | **        | 5 | \$3,200 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>   |     |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |           |   |         |   |
| Vinyl Tile  | 80% | Now | \$22,100 | 2022 | \$220,900 | 3 | \$8,700 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>  |     |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |           |   |         |   |
| Wood  | 15% | Now | \$9,200  | 2037 | **        | 5 | \$4,100 | C |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 30%</i> |     |     |          |      |           |   |         |   |
| <i>Location : Throughout</i>                                    |     |     |          |      |           |   |         |   |

## Interior Walls

|  |     |     |          |      |    |   |         |   |
|--|-----|-----|----------|------|----|---|---------|---|
| Concrete Masonry Unit  | 10% |     |          | LIFE | ** | 5 | \$1,400 | C |
| Masonry: Brick   | 5%  |     |          | LIFE | ** |   |         | C |
| Plaster  | 85% | Now | \$28,100 | LIFE | ** | 5 | \$9,200 | C |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |     |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>                                   |     |     |          |      |    |   |         |   |

## Ceilings

|   |     |     |         |      |    |   |          |   |
|---|-----|-----|---------|------|----|---|----------|---|
| Exposed Concrete  | 10% |     |         | LIFE | ** | 5 | \$500    | B |
| Plaster   | 90% | 0-2 | \$9,000 | LIFE | ** | 5 | \$16,300 | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> |     |     |         |      |    |   |          |   |
| <i>Location : Throughout</i>                                  |     |     |         |      |    |   |          |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |         |   |       |   |
|---|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$3,000 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |      |  |  |      |         |   |       |   |
| <i>Location : Electrical Room</i>                                     |      |  |  |      |         |   |       |   |
| <i>Explanation : One 400 Amps And 200 Amps Main Disconnect Switch</i> |      |  |  |      |         |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 88 - BX

## Asset # : 2689

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$59,600       | 2052               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 100%  |                   |                | 2022               | \$36,100       | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 10%   | 2-4               | \$5,600        | 2047               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Fused Toggle Switch      | 15%   | 2-4               | \$8,500        | 2047               | * *            | 5           |                | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Upper Floors                                     |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 75%   |                   |                | 2021               | \$42,300       | 5           | \$400          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 80%   | 2-4               | \$27,800       | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2022               | \$6,900        | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2020               | \$12,700       | 5           | \$100          | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 94%   |                   |                | 2022               | \$164,000      | 10          | \$16,700       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps                               |                   |                |                    |                |             |                |               |
| HID                      | 3%  |                   |                | 2017               | \$2,400        | 10          |                | B             |
| Incandescent             | 3%  |                   |                | 2017               | \$5,200        | 2           |                | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2022               | \$4,000        | 10          | \$2,300        | B             |
| Exit, Service            | 50%   |                   |                | 2022               | \$1,600        | 1           |                | B             |
| Alarm                    |   |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection     |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | 2017               | \$222,200      | 1-3         | \$12,000       | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2032               | * *            | 5           | \$6,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Sub Basement                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 1 - 6300 Gallon Tank                      |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 88 - BX

## Asset # : 2689

| Mechanical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Steam Boiler          | 100%  |                   |                | 2020               | \$107,500      | 1           | \$19,200       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Sub Basement                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 - Steam Boilers                         |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%  |                   |                | 2032               | * *            | 4           | \$1,000        | B             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 20%   | Now               | \$1,200        | 2022               | \$23,800       | 1           | \$2,200        | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor, Cafeteria                         |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 80%   |                   |                | 2027               | * *            | 1           | \$5,000        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2030               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 3%  | Now               | \$300          | 2020               | \$1,400        | 1           |                | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                     |                   |                |                    |                |             |                |               |
| No Component          | 97%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$10,800       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 70%   | Now               | \$900          | 2027               | * *            | 2           | \$300          | B             |
|                       | Malfunctioning, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Defective Fan Motor - Kitchen                |                   |                |                    |                |             |                |               |
| Roof                  | 30%   |                   |                | 2022               | \$5,300        | 2           | \$200          | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 2%  |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 98%   |                   |                | 2027               | * *            | 1           |                | B             |
| HW Heat Exchanger     |   |                   |                |                    |                |             |                |               |
| Low Temp              | 100%  |                   |                | 2032               | * *            | 4           | \$1,900        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2032               | * *            | 1-2         | \$300          | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 89 - BX  
**Address** : 980 MACE AVENUE @ WILLIAMSBRIDGE RD.  
**Borough** : BRONX **Agency's Number** : X089  
**Program / Asset #** : BOE0230.000 / 420 **Yr Built/Renovated** : 1927 / 2007  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4444 **Lot** : 16 **BIN** : 2051571

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$377,200             | \$187,900             |
| Interior Architecture | \$187,700             | \$605,400             |
| Electrical            | \$156,800             | \$275,800             |
| Mechanical            |                       | \$1,109,600           |
| <b>Total</b>          | <b>\$721,800</b>      | <b>\$2,178,800</b>    |
| Priority A            | \$377,200             | \$187,900             |
| Priority B            | \$277,200             | \$1,454,300           |
| Priority C            | \$67,300              | \$536,600             |
| <b>Total</b>          | <b>\$721,800</b>      | <b>\$2,178,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,800         |                 |                 |                 |
| Interior Architecture | \$94,100         |                 | \$3,100         | \$6,200         |
| Electrical            | \$28,400         | \$4,500         | \$5,900         | \$5,300         |
| Mechanical            | \$59,500         | \$12,100        | \$18,500        | \$11,400        |
| <b>Total</b>          | <b>\$228,800</b> | <b>\$16,600</b> | <b>\$27,500</b> | <b>\$22,800</b> |
| Priority A            | \$46,800         |                 |                 |                 |
| Priority B            | \$101,300        | \$16,600        | \$24,400        | \$16,600        |
| Priority C            | \$80,700         |                 | \$3,100         | \$6,200         |
| <b>Total</b>          | <b>\$228,800</b> | <b>\$16,600</b> | <b>\$27,500</b> | <b>\$22,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 89 - BX

## Asset # : 420

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 7%   |                   |                | LIFE               | **             | 5           | \$92,100       | A             |
| Masonry: Brick         | 40%  | Now               | \$226,300      | LIFE               | **             | 5           | \$33,700       | A             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Foundation  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 50%  |                   |                | LIFE               | **             | 5           | \$84,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Walls Facing School Yard                          |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Walls Facing School Yard                          |                   |                |                    |                |             |                |               |
|                        | Explanation : New Face Brick                                 |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 3%   |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2039               | **             | 5           | \$29,700       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | **             | 5-10        | \$35,900       | A             |
| Masonry: Brick         | 40%  |                   |                | LIFE               | **             | 5-10        | \$34,600       | A             |
| Masonry: Brick         | 45%  |                   |                | LIFE               | **             | 5-10        | \$38,900       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Parapets Facing School Yard                       |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  |                   |                | 2028               | **             | 10          | \$66,100       | A             |
| Copper/Terne           | 5%   |                   |                | 2051               | **             | 10          | \$8,700        | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 25%  |                   |                | LIFE               | **             | 5           | \$134,600      | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Boiler Room                                       |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$6,200        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$9,600        | C             |
| Vinyl Tile             | 25%  |                   |                | 2023               | \$293,300      | 3           | \$15,400       | C             |
| Vinyl Tile             | 15%  |                   |                | 2018               | \$176,000      | 3           | \$9,200        | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles                                      |                   |                |                    |                |             |                |               |
| Wood                   | 25%  |                   |                | 2038               | **             | 5           | \$57,700       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Glass: Single Pane     | 5%   |                   |                | LIFE               | **             | 5           | \$9,300        | C             |
| Gypsum Board           | 10%  |                   |                | LIFE               | **             | 5-10        | \$21,100       | C             |
| Masonry: Brick         | 15%  |                   |                | LIFE               | **             | 10          | \$5,600        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$2,500        | C             |
| Plaster                | 50%  |                   |                | LIFE               | **             | 5-10        | \$52,700       | C             |
| SGFT/Glazed Masonry    | 15%  |                   |                | LIFE               | **             | 10          | \$9,300        | C             |

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**DEPARTMENT OF EDUCATION - 040****P. S. 89 - BX****Asset # : 420**

| Architecture |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Interior****Ceilings**

Exposed Concrete  
Plaster

10%  
90%

LIFE  
LIFE

\* \*  
\* \*

5-10  
5-10

\$15,300  
\$189,200

B  
B

| Electrical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts****Service Equipment**

Fused Disc Sw

100%

2023

\$28,700

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Disconnect Switch Rated At 1600 Amps*

**Switchgear / Switchboard**

Fused Disc Sw

50%

2043

\* \*

5

\$200

B

Fused Knife Sw

50%

2-4

\$52,200

2053

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Obsolete Equipment*

**Raceway**

Conduit

90%

2023

\$107,100

1

B

Conduit

10%

2043

\* \*

1

B

**Panelboards**

Fused Disc Sw

10%

2039

\* \*

5

\$200

B

Fused Knife Sw

10%

2-4

\$13,600

2048

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : Obsolete Equipment*

Molded Case Bkrs

10%

2039

\* \*

5

\$200

B

Molded Case Bkrs

70%

2022

\$94,800

5

\$1,500

B

**Wiring**

Braided Cloth

80%

2-4

\$104,700

2048

\* \*

1

B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic

20%

2043

\* \*

1

B

**Motor Controllers**

Locally Mounted

25%

2036

\* \*

5

\$100

B

Locally Mounted

50%

2021

\$10,600

5

\$300

B

Locally Mounted

25%

2-4

\$5,300

2043

\* \*

5

\$100

B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 89 - BX

## Asset # : 420

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Ground

## Grounding Devices

## Generic

100% 2-4 \$900 LIFE \* \* 5 \$1,200 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded And Connected To Metal Water Pipe*

## Lighting

## Interior Lighting

## Fluorescent

98% 2028 \* \* 10 \$73,900 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

## HID

1% 2023 \$3,400 10 B

## Incandescent

1% 2023 \$7,400 2 B

## Egress Lighting

## Emergency, Battery

20% 2018 \$6,800 10 \$4,000 B

## Emergency, Battery

30% 2028 \* \* 10 \$6,000 B

## Exit, Service

20% 2018 \$2,700 1 B

## Exit, Service

30% 2028 \* \* 1 B

## Exterior Lighting

## HID

100% 2023 \$33,500 10 \$300 B

## Alarm

## Security System

## No Component

70% 2031 \* \* 1 \$9,000 D

## Generic

30% 2031 \* \* 1 \$9,000 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways*

*Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

## No Component

20% 2031 \* \* 1-3 \$39,600 D

## Generic

80% 2031 \* \* 1-3 \$39,600 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Classrooms, Hallways And Basement*

*Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual

100% 2043 \* \* 1 B

## Fuel

## Conversion Equipment

## Steam Boiler

100% 2036 \* \* 1 \$81,600 B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 2 Units*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P. S. 89 - BX

## Asset # : 420

| Mechanical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating               |  |                   |                |         |                    |             |                |               |  |
| Distribution          |  |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump     | 100%   | Now               | \$13,100       | 2033    | * *                | 4           | \$4,100        | B             |  |
|                       | Corroded, Extent : Moderate, Area Affected : 20%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Condensate Tank, Basement                     |                   |                |         |                    |             |                |               |  |
| Terminal Devices      |  |                   |                |         |                    |             |                |               |  |
| Air Handler           | 20%  | Now               | \$2,000        | 2018    | \$101,100          | 1           | \$9,200        | B             |  |
|                       | Broken, Extent : Moderate, Area Affected : 15%           |                   |                |         |                    |             |                |               |  |
|                       | Location : Flexible Connections, Basement                |                   |                |         |                    |             |                |               |  |
| Convactor/Radiator    | 80%  |                   |                | 2021    | \$708,700          | 1           | \$21,300       | B             |  |
| Air Conditioning      |  |                   |                |         |                    |             |                |               |  |
| Energy Source         |  |                   |                |         |                    |             |                |               |  |
| Electricity           | 100%   |                   |                | 2031    | * *                | 1           |                | B             |  |
| Conversion Equipment  |  |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit      | 15%  |                   |                | 2018    | \$28,900           | 1           |                | B             |  |
| No Component          | 85%  |                   |                |         |                    |             |                | D             |  |
| Ventilation           |  |                   |                |         |                    |             |                |               |  |
| Distribution          |  |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE    | * *                | 2-5         | \$72,600       | B             |  |
| Exhaust Fans          |  |                   |                |         |                    |             |                |               |  |
| Interior              | 100%   |                   |                | 2018    | \$103,700          | 2           | \$2,500        | B             |  |
| Plumbing              |  |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |  |                   |                |         |                    |             |                |               |  |
| Brass/Copper          | 30%  |                   |                | 2033    | * *                | 1           |                | B             |  |
| Galv Iron/Steel       | 70%  | Now               | \$3,900        | 2021    | \$196,100          | 1           |                | B             |  |
|                       | Corroded, Extent : Moderate, Area Affected : 60%         |                   |                |         |                    |             |                |               |  |
|                       | Location : Water Main, Basement                          |                   |                |         |                    |             |                |               |  |
| Water Heater          |  |                   |                |         |                    |             |                |               |  |
| Gas Fired             | 100%   |                   |                | 2018    | \$21,800           | 2           | \$1,200        | B             |  |
| Sanitary Piping       |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |  |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%   | Now               | \$2,600        | LIFE    | * *                | 1           |                | B             |  |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |         |                    |             |                |               |  |
|                       | Location : Outside Building                              |                   |                |         |                    |             |                |               |  |
| Sump Pump(s)          |  |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%   |                   |                | 2023    | \$10,300           | 4           | \$2,000        | B             |  |
| Fixtures              |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                |         |                    |             |                | B             |  |
| Fire Suppression      |  |                   |                |         |                    |             |                |               |  |
| Sprinkler             |  |                   |                |         |                    |             |                |               |  |
| No Component          | 97%  |                   |                |         |                    |             |                | D             |  |
| Generic               | 3%   |                   |                | 2023    | \$32,900           | 1-2         | \$700          | B             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 90 - BX  
**Address** : 1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S  
**Borough** : BRONX **Agency's Number** : X090  
**Program / Asset #** : BOE0231.000 / 421 **Yr Built/Renovated** : 1928 / 2000  
**Area Sq Ft** : 92,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2456 **Lot** : 100 **BIN** : 2002745

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$290,000             | \$75,100              |
| Interior Architecture | \$606,100             | \$113,400             |
| Electrical            | \$91,600              | \$747,100             |
| Mechanical            | \$194,300             | \$299,200             |
| <b>Total</b>          | <b>\$1,182,000</b>    | <b>\$1,234,800</b>    |
| Priority A            | \$290,000             | \$75,100              |
| Priority B            | \$581,800             | \$1,100,100           |
| Priority C            | \$310,200             | \$59,600              |
| <b>Total</b>          | <b>\$1,182,000</b>    | <b>\$1,234,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$63,300         |                 |                 |                 |
| Interior Architecture | \$33,000         | \$1,700         |                 | \$10,100        |
| Electrical            | \$18,200         | \$5,800         | \$4,200         | \$40,700        |
| Mechanical            | \$28,100         | \$11,300        | \$22,000        | \$11,300        |
| <b>Total</b>          | <b>\$142,600</b> | <b>\$18,900</b> | <b>\$26,300</b> | <b>\$62,200</b> |
| Priority A            | \$63,300         |                 |                 |                 |
| Priority B            | \$46,200         | \$18,900        | \$26,300        | \$57,800        |
| Priority C            | \$33,000         |                 |                 | \$4,300         |
| <b>Total</b>          | <b>\$142,600</b> | <b>\$18,900</b> | <b>\$26,300</b> | <b>\$62,200</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX

## Asset # : 421

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$252,300      | LIFE               | * *            | 5           | \$75,100       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%   | Now               | \$24,800       | LIFE               | * *            | 5           | \$3,000        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        |  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2038               | * *            | 5           | \$27,900       | A             |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  | Now               | \$37,700       | LIFE               | * *            | 5           | \$11,300       | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%   | Now               | \$1,200        | LIFE               | * *            | 5           | \$3,700        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        |  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%  | Now               | \$33,600       | 2027               | * *            |             |                | A             |
|                        | Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Over Rooms 404, 411                               |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Over Rooms 404, 411, 455                          |                   |                |                    |                |             |                |               |
| Copper/Terne           | 5%   | Now               | \$3,700        | 2050               | * *            |             |                | A             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        |  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | * *            | 5           | \$25,300       | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | * *            | 5           | \$4,500        | C             |
| Vinyl Tile             | 15%  | Now               | \$16,500       | 2017               | \$165,200      | 3           | \$6,500        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                              |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 15%  | Now               | \$16,500       | 2027               | * *            | 3           | \$6,500        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 12x12 Tiles                            |                   |                |                    |                |             |                |               |
| Wood                   | 55%  |                   |                | 2037               | * *            | 5           | \$119,200      | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX

## Asset # : 421

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                |     |     |          |      |     |   |          |   |
|----------------|-----|-----|----------|------|-----|---|----------|---|
| Masonry: Brick | 15% |     |          | LIFE | * * |   |          | C |
| Marble Panels  | 5%  |     |          | LIFE | * * |   |          | C |
| Plaster        | 80% | Now | \$85,400 | LIFE | * * | 5 | \$27,900 | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : 4th Floor, Classrooms, Stair(s) &amp; Around Auditorium Windows

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : 4th Floor, Classrooms, Stair Tower

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered    | 10% |     |           | 2027 | * * | 5 | \$11,500 | B |
| AcousTileSusp.Lay-In | 3%  |     |           | 2035 | * * | 5 | \$3,400  | B |
| Exposed Concrete     | 12% |     |           | LIFE | * * | 5 | \$2,200  | B |
| Plaster              | 75% | Now | \$295,900 | LIFE | * * | 5 | \$53,800 | B |

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : 4th Floor, Classrooms, Stair(s)

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Bulkheads, Rooms 404, 411, 455

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 1600 Amps Main Disconnect Switch

## Transformers

|          |      |     |          |      |     |   |       |   |
|----------|------|-----|----------|------|-----|---|-------|---|
| Dry Type | 100% | 2-4 | \$13,900 | 2042 | * * | 5 | \$100 | B |
|----------|------|-----|----------|------|-----|---|-------|---|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Switchgear / Switchboard

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 70% |  |  | 2052 | * *      | 5 | \$200 | B |
| Molded Case Bkrs | 30% |  |  | 2022 | \$31,300 | 5 | \$600 | B |

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2022 | \$95,200 | 1 |  | B |
| Conduit | 20% |  |  | 2052 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | * * | 5 | \$100   | B |
| Molded Case Bkrs | 10% |  |  | 2030 | * * | 5 | \$200   | B |
| Molded Case Bkrs | 85% |  |  | 2047 | * * | 5 | \$1,700 | B |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX

## Asset # : 421

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |  |                   |                |                    |                |             |                |               |
| Wiring                |  |                   |                |                    |                |             |                |               |
| Braided Cloth         | 70%  | 2-4               | \$91,600       | 2047               | * *            | 1           |                | B             |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
| Thermoplastic         | 10%  |                   |                | 2032               | * *            | 1           |                | B             |
| Thermoplastic         | 20%  |                   |                | 2052               | * *            | 1           |                | B             |
| Motor Controllers     |  |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%   |                   |                | 2027               | * *            | 5           | \$500          | B             |
| Ground                |  |                   |                |                    |                |             |                |               |
| Grounding Devices     |  |                   |                |                    |                |             |                |               |
| Generic               | 50%  |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Generic               | 50%  |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 85%  |                   |                | 2022               | \$591,700      | 10          | \$60,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2030               | * *            | 10          | \$7,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Incandescent          | 5%   |                   |                | 2017               | \$34,800       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%  |                   |                | 2022               | \$16,000       | 10          | \$9,300        | B             |
| Exit, Service         | 50%  |                   |                | 2022               | \$6,400        | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$31,400       | 10          | \$200          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2030               | * *            | 1-3         | \$46,500       | B             |

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                            | 100%       |                   |                | 2042               | * *            | 1           |                |               |
| Other Observation, Extent : Light, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Gas Line Not Connected;                  |            |                   |                |                    |                |             |                |               |
| 1 - 10,000 Gallon Tank                                 |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX

## Asset # : 421

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |                |                   |                |                    |                |             |                |               |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%           |                   |                | 2035               | * *            | 1           | \$76,600       | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Basement</i>   |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 - Steam Boilers</i>   |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%           |                   |                | 2042               | * *            | 4           | \$5,700        | B             |
| Terminal Devices   |                |                   |                |                    |                |             |                |               |
| Air Handler  | 20%            |                   |                | 2022               | \$94,900       | 1           | \$9,600        | B             |
| Convactor/Radiator   | 70%            | Now               | \$116,400      | 2027               | * *            | 1           | \$15,700       | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Classrooms And Hallways ( Defective Steam Traps, Defective Thermostats And Terminal Unit Control Valves )</i> |                |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat   | 10%            |                   |                | 2022               | \$131,800      | 1           | \$2,500        | B             |
| Air Conditioning   |                |                   |                |                    |                |             |                |               |
| Energy Source  |                |                   |                |                    |                |             |                |               |
| Electricity  | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 40%            |                   |                | 2020               | \$72,400       | 1           |                | B             |
| No Component   | 60%            |                   |                |                    |                |             |                | D             |
| Ventilation  |                |                   |                |                    |                |             |                |               |
| Distribution   |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%           |                   |                | LIFE               | * *            | 2-5         | \$43,100       | B             |
| Exhaust Fans   |                |                   |                |                    |                |             |                |               |
| Interior   | 80%            |                   |                | 2017               | \$77,900       | 2           | \$1,900        | B             |
| Roof   | 20%            | Now               | \$1,400        | 2022               | \$14,000       | 2           | \$400          | B             |
| <i>Malfunctioning, Extent : Light, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Roof ( Defective Kitchen Exhaust Fan Motor )</i>   |                |                   |                |                    |                |             |                |               |
| Plumbing   |                |                   |                |                    |                |             |                |               |
| H/C Water Piping   |                |                   |                |                    |                |             |                |               |
| Brass/Copper   | 5%             |                   |                | 2032               | * *            | 1           |                | B             |
| Galv Iron/Steel  | 95%            |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |                |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%           |                   |                | 2021               | \$20,500       | 2           | \$1,200        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |               |
| <i>Explanation : 400 Gallon Capacity</i>   |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger  |                |                   |                |                    |                |             |                |               |
| Low Temp   | 100%           |                   |                | 2032               | * *            | 4           | \$7,700        | B             |
| Sanitary Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$9,600        | LIFE               | * *            | 1           |                | B             |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Girls 2nd Floor Toilet Room, Staff 3rd Floor Toilet Room And Other Locations</i>   |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%           | Now               | \$6,100        | LIFE               | * *            | 1           |                | B             |
| <i>Cracked, Extent : Light, Area Affected : 5%</i>   |                |                   |                |                    |                |             |                |               |
| <i>Location : Roof Drains At Exit F, 3rd Floor Gym Exit, Classroom 403</i>   |                |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S. 90 - BX

Asset # : 421

| Mechanical       |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Plumbing         |  |                |           |                    |      |                |       |                |          |
|                  | Sump Pump(s)   |                |           |                    |      |                |       |                |          |
|                  | Rigid Piping   | 100%           |           |                    | 2032 | * *            | 4     | \$1,300        | B        |
|                  | Sewage Ejector(s)                                      |                |           |                    |      |                |       |                |          |
|                  | Electric   | 100%           |           |                    | 2032 | * *            | 4     | \$1,300        | B        |
|                  | Backflow Preventer                                     |                |           |                    |      |                |       |                |          |
|                  | No Component   | 90%            |           |                    |      |                |       |                | D        |
|                  | Generic  | 10%            |           |                    | 2027 | * *            | 1     | \$500          | B        |
|                  | Other Observation, Extent : Light, Area Affected : 10% |                |           |                    |      |                |       |                |          |
|                  | Location : Boiler Room                                 |                |           |                    |      |                |       |                |          |
|                  | Explanation : For Boiler Only                          |                |           |                    |      |                |       |                |          |
|                  | Fixtures   |                |           |                    |      |                |       |                |          |
|                  | Generic  | 100%           |           |                    |      |                |       |                | B        |
| Fire Suppression |  |                |           |                    |      |                |       |                |          |
|                  | Sprinkler  |                |           |                    |      |                |       |                |          |
|                  | No Component   | 95%            |           |                    |      |                |       |                | D        |
|                  | Generic  | 5%             |           |                    | 2032 | * *            | 1-2   | \$1,100        | B        |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 90 - BX MINISCHOOL  
**Address** : 1116 SHERIDAN AVENUE BTWN: MC CLELLAN ST., EAST 166 S  
**Borough** : BRONX **Agency's Number** : X890  
**Program / Asset #** : BOE0231.010 / 422 **Yr Built/Renovated** : 1969 / 1997  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2456 **Lot** : 100 **BIN** : 2002745

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$56,000              |
| Interior Architecture |                       | \$128,200             |
| Electrical            | \$4,700               |                       |
| Mechanical            |                       | \$146,600             |
| <b>Total</b>          | <b>\$4,700</b>        | <b>\$330,900</b>      |
| Priority A            |                       | \$56,000              |
| Priority B            | \$4,700               | \$146,600             |
| Priority C            |                       | \$128,200             |
| <b>Total</b>          | <b>\$4,700</b>        | <b>\$330,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$5,800         | \$1,200        |                |                |
| Interior Architecture | \$57,700        |                | \$1,700        | \$100          |
| Electrical            | \$600           | \$800          | \$700          | \$2,300        |
| Mechanical            | \$2,400         | \$500          | \$2,800        | \$2,300        |
| <b>Total</b>          | <b>\$66,400</b> | <b>\$2,400</b> | <b>\$5,200</b> | <b>\$4,700</b> |
| Priority A            | \$5,800         | \$1,200        |                |                |
| Priority B            | \$32,000        | \$1,300        | \$3,500        | \$4,600        |
| Priority C            | \$28,700        |                | \$1,700        | \$100          |
| <b>Total</b>          | <b>\$66,400</b> | <b>\$2,400</b> | <b>\$5,200</b> | <b>\$4,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX MINISCHOOL

## Asset # : 422

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |     |         |      |    |   |          |   |
|------------------------|-----|-----|---------|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |     |         | LIFE | ** | 5 | \$3,800  | A |
| Metal Panel            | 95% | Now | \$5,800 | 2032 | ** | 5 | \$27,400 | A |

Deformed/Dented, Extent : Light, Area Affected : 10%

Location : Throughout

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2030 | ** | 5 | \$2,400 | A |
|----------|------|--|--|------|----|---|---------|---|

## Roof

|             |      |  |  |      |    |    |          |   |
|-------------|------|--|--|------|----|----|----------|---|
| Metal Panel | 100% |  |  | 2039 | ** | 10 | \$56,000 | A |
|-------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|              |    |     |          |      |    |   |       |   |
|--------------|----|-----|----------|------|----|---|-------|---|
| Ceramic Tile | 5% | Now | \$16,600 | 2037 | ** | 5 | \$400 | C |
|--------------|----|-----|----------|------|----|---|-------|---|

Cracking/Crumbling, Extent : Severe, Area Affected : 100%

Location : Throughout

|            |     |  |  |      |           |   |         |   |
|------------|-----|--|--|------|-----------|---|---------|---|
| Vinyl Tile | 90% |  |  | 2022 | \$128,200 | 3 | \$5,000 | C |
|------------|-----|--|--|------|-----------|---|---------|---|

|            |    |     |         |      |    |   |       |   |
|------------|----|-----|---------|------|----|---|-------|---|
| Vinyl Tile | 5% | Now | \$7,100 | 2032 | ** | 3 | \$300 | C |
|------------|----|-----|---------|------|----|---|-------|---|

Cracking/Crumbling, Extent : Severe, Area Affected : 100%

Location : Throughout

## Interior Walls

|                       |     |     |         |      |    |   |         |   |
|-----------------------|-----|-----|---------|------|----|---|---------|---|
| Concrete Masonry Unit | 50% | Now | \$5,000 | LIFE | ** | 5 | \$2,600 | C |
|-----------------------|-----|-----|---------|------|----|---|---------|---|

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

|             |     |  |  |      |    |  |  |   |
|-------------|-----|--|--|------|----|--|--|---|
| Metal Panel | 50% |  |  | LIFE | ** |  |  | C |
|-------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |      |     |          |      |    |   |         |   |
|----------------------|------|-----|----------|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 100% | Now | \$29,000 | 2027 | ** | 5 | \$7,200 | B |
|----------------------|------|-----|----------|------|----|---|---------|---|

Cracking/Crumbling, Extent : Moderate, Area Affected : 40%

Location : Throughout

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 |  | B |
|---------------|------|--|--|------|----|---|--|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical And Electrical Room

Explanation : One 600 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Raceway

|         |     |  |  |      |         |   |  |   |
|---------|-----|--|--|------|---------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$1,000 | 1 |  | B |
|---------|-----|--|--|------|---------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2052 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|               |    |  |  |      |       |   |  |   |
|---------------|----|--|--|------|-------|---|--|---|
| Fused Disc Sw | 5% |  |  | 2021 | \$800 | 5 |  | B |
|---------------|----|--|--|------|-------|---|--|---|

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 75% |  |  | 2021 | \$12,700 | 5 | \$200 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 20% |  |  | 2047 | ** | 5 | \$100 | B |
|------------------|-----|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX MINISCHOOL

## Asset # : 422

| Electrical           |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts      |                    |   |                   |                    |         |                |             |                |               |
| Wiring               |                    |   |                   |                    |         |                |             |                |               |
|                      | Thermoplastic      | 90%   |                   |                    | 2022    | \$700          | 1           |                | B             |
|                      | Thermoplastic      | 10%   |                   |                    | 2052    | * *            | 1           |                | B             |
| Motor Controllers    |                    |   |                   |                    |         |                |             |                |               |
|                      | Locally Mounted    | 100%  |                   |                    | 2020    | \$4,500        | 5           | \$100          | B             |
| Ground               |                    |   |                   |                    |         |                |             |                |               |
| Grounding Devices    |                    |   |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%  |                   |                    | LIFE    | * *            | 5           | \$100          | B             |
| Lighting             |                    |   |                   |                    |         |                |             |                |               |
| Interior Lighting    |                    |   |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 5%  |                   |                    | 2017    | \$4,700        | 10          | \$500          | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 5%  |                   |                    |         |                |             |                |               |
|                      |                    | Location : Mechanical Room                                |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Using T-12 Lamps                            |                   |                    |         |                |             |                |               |
|                      | Fluorescent        | 95%   |                   |                    | 2030    | * *            | 10          | \$8,700        | B             |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 95% |                   |                    |         |                |             |                |               |
|                      |                    | Location : Throughout                                     |                   |                    |         |                |             |                |               |
|                      |                    | Explanation : Using T-8 Lamps                             |                   |                    |         |                |             |                |               |
| Egress Lighting      |                    |   |                   |                    |         |                |             |                |               |
|                      | Emergency, Battery | 50%   |                   |                    | 2027    | * *            | 10          | \$1,200        | B             |
|                      | Exit, Service      | 50%   |                   |                    | 2027    | * *            | 1           |                | B             |
| Exterior Lighting    |                    |   |                   |                    |         |                |             |                |               |
|                      | HID                | 100%  |                   |                    | 2027    | * *            | 10          |                | B             |
| Alarm                |                    |   |                   |                    |         |                |             |                |               |
| Fire/Smoke Detection |                    |   |                   |                    |         |                |             |                |               |
|                      | Generic            | 100%  |                   |                    | 2030    | * *            | 1-3         | \$6,100        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2042               | * *            | 1           |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Furnace   | 100%       |                   |                | 2032               | * *            | 1           | \$5,000        |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2 - Gas Fired Hot Air Furnaces            |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 100%       |                   |                | 2020               | \$146,600      | 2           | \$600          |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 100%       |                   |                | 2022               | \$22,700       | 2           | \$7,000        |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 90 - BX MINISCHOOL

## Asset # : 422

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,600        | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2022               | \$12,600       | 2           | \$300          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Electric   | 100%       | Now               | \$400          | 2017               | \$1,800        | 4           | \$100          | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Janitor's Closet ( Defective Controls )</i>      |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 91 - BX  
**Address** : 2200 AQUEDUCT AVENUE @W. 182 STREET  
**Borough** : BRONX **Agency's Number** : X091  
**Program / Asset #** : BOE0232.000 / 198 **Yr Built/Renovated** : 1929 / 1999  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4  
**Block** : 3208 **Lot** : 1 **BIN** : 2014505

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$44,500         | \$51,000         |
| Interior Architecture |  |                  | \$280,100        |
| Electrical            |  | \$80,600         | \$287,500        |
| Mechanical            |  | \$344,700        | \$188,700        |
| <b>Total</b>          |  | <b>\$469,900</b> | <b>\$807,400</b> |
| Priority A            |  | \$44,500         | \$51,000         |
| Priority B            |  | \$425,400        | \$522,500        |
| Priority C            |  |                  | \$233,800        |
| <b>Total</b>          |  | <b>\$469,900</b> | <b>\$807,400</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,000        |
| Interior Architecture | \$4,700         | \$23,300        | \$1,600         | \$2,600         |
| Electrical            | \$11,600        | \$200           | \$100           |                 |
| Mechanical            | \$27,000        | \$8,300         | \$15,100        | \$9,000         |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$31,800</b> | <b>\$16,800</b> | <b>\$21,600</b> |
| Priority A            |                 |                 |                 | \$10,000        |
| Priority B            | \$38,600        | \$8,500         | \$15,200        | \$9,000         |
| Priority C            | \$4,700         | \$23,300        | \$1,600         | \$2,600         |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$31,800</b> | <b>\$16,800</b> | <b>\$21,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX

## Asset # : 198

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$22,200       | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$25,500       | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$25,500       | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : North Facade,East Facade</i>                           |            |                   |                |                    |                |             |                |               |
| <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : East Facade,North Facade</i>                           |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2042               | **             | 5           | \$20,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$6,600        | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$3,800        | A             |
| <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : East Facade,North Facade</i>                           |            |                   |                |                    |                |             |                |               |
| <i>Sidewalk Shed Below, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : East Facade,North Facade</i>                           |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2025               | **             | 10          | \$44,500       | A             |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$5,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$36,300       | C             |
| Ceramic Tile   | 5%         |                   |                | 2029               | **             | 5           | \$4,100        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$3,200        | C             |
| Vinyl Tile   | 15%        |                   |                | 2025               | **             | 3           | \$4,700        | C             |
| Vinyl Tile   | 25%        |                   |                | 2020               | \$197,500      | 3           | \$10,400       | C             |
| Wood   | 30%        |                   |                | 2035               | **             | 5           | \$46,600       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$20,000       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$1,300        | B             |
| Plaster  | 90%        |                   |                | LIFE               | **             | 5           | \$46,300       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX

## Asset # : 198

| Electrical               |                     | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System                   | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                     |  |                   |                |                    |                |             |                |               |
| Service Equipment        | Fused Disc Sw       | 100%   |                   |                | 2020               | \$28,700       | 5           | \$200          | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          |                     | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Main Service Switch Rated @ 1600 Amperes     |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard | Fused Disc Sw       | 100%   |                   |                | 2020               | \$89,400       | 5           | \$200          | B             |
| Raceway                  | Conduit             | 90%  |                   |                | 2020               | \$76,700       | 1           |                | B             |
|                          | Conduit             | 10%  |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards              | Fused Disc Sw       | 10%  |                   |                | 2019               | \$10,200       | 5           | \$100          | B             |
|                          | Fused Toggle Switch | 10%  | 2-4               | \$10,200       | 2045               | * *            | 5           | \$100          | B             |
|                          |                     | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          |                     | Location : Upper Floors                                    |                   |                |                    |                |             |                |               |
|                          | Molded Case Bkrs    | 70%  |                   |                | 2019               | \$71,100       | 5           | \$1,000        | B             |
|                          | Molded Case Bkrs    | 10%  |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Wiring                   | Braided Cloth       | 90%  | 2-4               | \$80,600       | 2045               | * *            | 1           |                | B             |
|                          |                     | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          |                     | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          | Thermoplastic       | 10%  |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers        | Locally Mounted     | 80%  |                   |                | 2018               | \$17,000       | 5           | \$300          | B             |
|                          | Locally Mounted     | 20%  |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Ground                   |                     |  |                   |                |                    |                |             |                |               |
| Grounding Devices        | Generic             | 100%   | 2-4               | \$900          | LIFE               | * *            | 5           | \$800          | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          |                     | Location : Basement  |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : Corroded                                     |                   |                |                    |                |             |                |               |
| Lighting                 |                     |  |                   |                |                    |                |             |                |               |
| Interior Lighting        | Fluorescent         | 99%  |                   |                | 2028               | * *            | 10          | \$50,300       | B             |
|                          |                     | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          |                     | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                          |                     | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
|                          | HID                 | 1%   |                   |                | 2028               | * *            | 10          |                | B             |
| Egress Lighting          | Emergency, Battery  | 50%  |                   |                | 2028               | * *            | 10          | \$6,700        | B             |
|                          | Exit, Service       | 50%  |                   |                | 2028               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX

## Asset # : 198

| Mechanical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating   |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler  | 100%       |                   |                | 2033    | * *                | 1           | \$54,900       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 2 Units                                   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump                                       | 100%       | Now               | \$44,100       | 2030    | * *                | 4           | \$2,700        | B             |  |
| Leak Evident, Extent : Severe, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Vacuum Pump, Basement                        |            |                   |                |         |                    |             |                |               |  |
| Terminal Devices  |            |                   |                |         |                    |             |                |               |  |
| Air Handler   | 40%        |                   |                | 2015    | \$136,200          | 1           | \$13,700       | B             |  |
| Convactor/Radiator                                      | 50%        |                   |                | 2025    | * *                | 1           | \$9,000        | B             |  |
| Fan Coil Unit/Heat                                      | 10%        |                   |                | 2015    | \$94,600           | 1           | \$1,800        | B             |  |
| Air Conditioning  |            |                   |                |         |                    |             |                |               |  |
| Energy Source   |            |                   |                |         |                    |             |                |               |  |
| Electricity   | 100%       |                   |                | 2028    | * *                | 1           |                | B             |  |
| Conversion Equipment                                    |            |                   |                |         |                    |             |                |               |  |
| Window/Wall Unit  | 10%        |                   |                | 2018    | \$13,000           | 1           |                | B             |  |
| No Component  | 90%        |                   |                |         |                    |             |                | D             |  |
| Ventilation   |            |                   |                |         |                    |             |                |               |  |
| Distribution  |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE    | * *                | 2-5         | \$30,900       | B             |  |
| Exhaust Fans  |            |                   |                |         |                    |             |                |               |  |
| Interior  | 100%       |                   |                | 2015    | \$69,800           | 2           | \$1,700        | B             |  |
| Plumbing  |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping  |            |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel   | 100%       | 2-4               | \$18,900       | 2018    | \$188,700          | 1           |                | B             |  |
| Corroded, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                   |            |                   |                |         |                    |             |                |               |  |
| Water Heater  |            |                   |                |         |                    |             |                |               |  |
| Gas Fired   | 100%       |                   |                | 2018    | \$14,700           | 2           | \$800          | B             |  |
| HW Heat Exchanger                                       |            |                   |                |         |                    |             |                |               |  |
| Low Temp  | 100%       |                   |                | 2040    | * *                | 4           | \$5,500        | B             |  |
| Sanitary Piping   |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping                                      |            |                   |                |         |                    |             |                |               |  |
| Cast Iron   | 100%       |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)  |            |                   |                |         |                    |             |                |               |  |
| Rigid Piping  | 100%       |                   |                | 2025    | * *                | 4           | \$1,300        | B             |  |
| Fixtures  |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                |         |                    |             |                | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 91 - BX MINISCHOOL  
**Address** : 2200 AQUEDUCT AVENUE @ W. 182 STREET  
**Borough** : BRONX **Agency's Number** : X891  
**Program / Asset #** : BOE0232.010 / 3027 **Yr Built/Renovated** : 1969 / 2000  
**Area Sq Ft** : 6,130 **Project Type** : EDUCATION  
**Date of Survey** : 28-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3208 **Lot** : 1 **BIN** : 2014505

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  |                       | \$69,100              |
| Electrical            |  |                       | \$41,500              |
| Mechanical            |  |                       | \$74,900              |
| <b>Total</b>          |  |                       | <b>\$185,500</b>      |
| Priority B            |  |                       | \$116,400             |
| Priority C            |  |                       | \$69,100              |
| <b>Total</b>          |  |                       | <b>\$185,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$8,400         |                | \$600          |                |
| Interior Architecture | \$12,400        |                |                | \$900          |
| Electrical            | \$300           | \$200          | \$300          | \$300          |
| Mechanical            | \$6,600         | \$300          | \$700          | \$300          |
| <b>Total</b>          | <b>\$27,700</b> | <b>\$500</b>   | <b>\$1,600</b> | <b>\$1,500</b> |
| Priority A            | \$8,400         |                | \$600          |                |
| Priority B            | \$9,400         | \$500          | \$1,000        | \$500          |
| Priority C            | \$10,000        |                |                | \$900          |
| <b>Total</b>          | <b>\$27,700</b> | <b>\$500</b>   | <b>\$1,600</b> | <b>\$1,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX MINISCHOOL

Asset # : 3027

| Architecture   |                       | Current Repair   |           |                | Future Replacement |                | Maintenance |                |          |
|----------------|-----------------------|--|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component             | % of   | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                | Type                  | Total  | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |
| Exterior       |                       |  |           |                |                    |                |             |                |          |
|                | Exterior Walls        |  |           |                |                    |                |             |                |          |
|                | Concrete Masonry Unit | 50%  | Now       | \$6,800        | LIFE               | * *            | 5           | \$2,500        | A        |
|                |                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                | Metal Panel           | 50%  | Now       | \$1,600        | 2043               | * *            | 5           | \$7,400        | A        |
|                |                       | Deformed/Dented, Extent : Light, Area Affected : 10%       |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
| Windows        |                       |  |           |                |                    |                |             |                |          |
|                | Aluminum              | 100%   |           |                | 2031               | * *            | 5           | \$1,200        | A        |
| Roof           |                       |  |           |                |                    |                |             |                |          |
|                | Modified Bitumen      | 100%   |           |                | 2028               | * *            | 10          | \$15,600       | A        |
| Interior       |                       |  |           |                |                    |                |             |                |          |
|                | Floors                |  |           |                |                    |                |             |                |          |
|                | Ceramic Tile          | 5%   | Now       | \$400          | 2032               | * *            | 5           | \$200          | C        |
|                |                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                | Vinyl Tile            | 95%  |           |                | 2018               | \$69,100       | 3           | \$3,600        | C        |
|                |                       | Other Observation, Extent : Moderate, Area Affected : 100% |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                |                       | Explanation : 9x9 Units                                    |           |                |                    |                |             |                |          |
| Interior Walls |                       |  |           |                |                    |                |             |                |          |
|                | Concrete Masonry Unit | 35%  | 2-4       | \$4,500        | LIFE               | * *            | 5           | \$900          | C        |
|                |                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
|                | Metal Panel           | 65%  | Now       | \$4,200        | LIFE               | * *            |             |                | C        |
|                |                       | Deformed/Dented, Extent : Light, Area Affected : 10%       |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |
| Ceilings       |                       |  |           |                |                    |                |             |                |          |
|                | AcousTileSusp.Lay-In  | 100%   | Now       | \$2,500        | 2028               | * *            | 5           | \$3,700        | B        |
|                |                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |           |                |                    |                |             |                |          |
|                |                       | Location : Throughout                                      |           |                |                    |                |             |                |          |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2033               | * *            | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 400 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2031               | * *            | 5           |                | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2031               | * *            | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX MINISCHOOL

## Asset # : 3027

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2028               | * *            | 5           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$100          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2031               | * *            | 10          | \$4,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2031               | * *            | 10          | \$600          | B             |
| Exit, Service  | 50%        |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2023               | \$100          | 10          |                | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 30%        |                   |                |                    |                |             |                | D             |
| Generic  | 70%        |                   |                | 2023               | \$41,500       | 1-3         | \$2,200        | B             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Natural Gas   | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Furnace   | 100%       |                   |                | 2031               | * *            | 1           | \$2,500        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit Ceiling Duct Mounted               |            |                   |                |                    |                |             |                |               |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling                                  | 100%       | Now               | \$3,700        | 2021               | \$74,900       | 2           | \$300          | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : A C Control System                           |            |                   |                |                    |                |             |                |               |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : A C Unit, Mechanical Room                    |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 91 - BX MINISCHOOL

## Asset # : 3027

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$4,500        | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2023               | \$6,400        | 2           | \$200          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2036               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       | 0-2               | \$900          | 2023               | \$900          | 4           |                | B             |
| On Extended Life, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Room                              |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 92 - BX  
**Address** : 700 EAST 179 STREET BTWN: CROTONA AVE - CLINTON AVE  
**Borough** : BRONX **Agency's Number** : X092  
**Program / Asset #** : BOE0233.000 / 423 **Yr Built/Renovated** : 1930 / 2009  
**Area Sq Ft** : 87,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3092 **Lot** : 14 **BIN** : 2012620

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$278,500             | \$126,000             |
| Interior Architecture | \$398,200             | \$546,400             |
| Electrical            | \$369,900             | \$459,100             |
| Mechanical            |                       | \$444,600             |
| <b>Total</b>          | <b>\$1,046,600</b>    | <b>\$1,576,000</b>    |
| Priority A            | \$278,500             | \$126,000             |
| Priority B            | \$476,800             | \$964,700             |
| Priority C            | \$291,300             | \$485,300             |
| <b>Total</b>          | <b>\$1,046,600</b>    | <b>\$1,576,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$71,900         |                 |                 | \$1,400         |
| Interior Architecture | \$22,800         |                 | \$3,300         | \$5,700         |
| Electrical            | \$4,100          | \$2,000         | \$2,200         | \$3,200         |
| Mechanical            | \$38,900         | \$10,800        | \$14,700        | \$12,600        |
| <b>Total</b>          | <b>\$137,700</b> | <b>\$12,800</b> | <b>\$20,200</b> | <b>\$22,900</b> |
| Priority A            | \$71,900         |                 |                 | \$1,400         |
| Priority B            | \$54,900         | \$12,800        | \$16,900        | \$15,800        |
| Priority C            | \$10,900         |                 | \$3,300         | \$5,700         |
| <b>Total</b>          | <b>\$137,700</b> | <b>\$12,800</b> | <b>\$20,200</b> | <b>\$22,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - BX

## Asset # : 423

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$58,400       | A             |
| Masonry: Brick  | 90%        | Now               | \$226,100      | LIFE               | **             | 5           | \$67,300       | A             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Foundation, Boiler Room</i>                           |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$26,400       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5-10        | \$31,900       | A             |
| Copper/Terne  | 5%         |                   |                | 2067               | **             | 5           | \$2,700        | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5-10        | \$61,400       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$7,100        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        |                   |                | 2028               | **             | 10          | \$58,700       | A             |
| Copper/Terne  | 5%         |                   |                | 2051               | **             | 10          | \$7,700        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$95,600       | C             |
| Ceramic Tile  | 3%         |                   |                | 2026               | **             | 5           | \$3,300        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$8,500        | C             |
| Vinyl Tile  | 42%        |                   |                | 2023               | \$437,500      | 3           | \$22,900       | C             |
| Wood  | 30%        | Now               | \$139,000      | 2038               | **             | 5           | \$30,700       | C             |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Classrooms</i>  |            |                   |                |                    |                |             |                |               |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Classrooms</i>  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2026               | **             | 5           | \$3,300        | C             |
| Masonry: Brick  | 15%        | Now               | \$56,100       | LIFE               | **             |             |                | C             |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Gymnasium</i>   |            |                   |                |                    |                |             |                |               |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |               |
| <i>Location : Gymnasium</i>   |            |                   |                |                    |                |             |                |               |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 10          | \$900          | C             |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5-10        | \$74,800       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5-10        | \$13,600       | B             |
| Plaster   | 90%        |                   |                | LIFE               | **             | 5-10        | \$167,900      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - BX

## Asset # : 423

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 1600 Amps     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$104,300      | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$13,600       | 5           | \$200          | B             |
| Fused Disc Sw  | 5%         |                   |                | 2039               | **             | 5           | \$100          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2022               | \$108,400      | 5           | \$1,500        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2039               | **             | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 90%        | 2-4               | \$117,700      | 2048               | **             | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2043               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 70%        |                   |                | 2021               | \$14,800       | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2036               | **             | 5           | \$100          | B             |
| Locally Mounted  | 10%        | Now               | \$2,100        | 2043               | **             | 5           |                | B             |
| Not Functioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | **             | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2031               | **             | 10          | \$65,600       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2031               | **             | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2028               | **             | 10          | \$8,800        | B             |
| Exit, Service  | 50%        |                   |                | 2028               | **             | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2018               | \$29,700       | 10          | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - BX

## Asset # : 423

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Security System

No Component

70%

D

Generic

30%

2023

\$73,700

1

\$8,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only*

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2-4

\$252,200

2033

\* \*

1-3

\$12,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Obsolete Equipment, Alarm Bells And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2043

\* \*

1

B

## Conversion Equipment

Steam Boiler

100%

2036

\* \*

1

\$72,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2033

\* \*

4

\$3,600

B

## Terminal Devices

Air Handler

50%

2018

\$224,500

1

\$22,600

B

Convactor/Radiator

50%

Now

\$19,700

2028

\* \*

1

\$10,600

B

*Leak Evident, Extent : Moderate, Area Affected : 8%**Location : Various Locations*

## Air Conditioning

## Energy Source

Electricity

100%

2031

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

20%

2018

\$34,200

1

B

No Component

80%

D

## Ventilation

## Distribution

Ductwork/Diffusers

50%

Now

\$7,200

LIFE

\* \*

2-5

\$20,400

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Roof Cap*

No Component

50%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 92 - BX

## Asset # : 423

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 50%        | Now               | \$2,300        | 2018               | \$46,000       | 2           | \$900          | B             |
| <i>Not in Service, Extent : Severe, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 4th Floor Exhaust Fan, Basement</i>           |            |                   |                |                    |                |             |                |               |
| No Component  | 50%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2033               | **             | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2021               | \$174,100      | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$19,400       | 2           | \$1,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2033               | **             | 1-2         | \$600          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 93 - BX  
**Address** : 1535 STORY AVENUE @ELDER AVE.  
**Borough** : BRONX **Agency's Number** : X093  
**Program / Asset #** : BOE0234.000 / 424 **Yr Built/Renovated** : 1930 / 2006  
**Area Sq Ft** : 78,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3652 **Lot** : 1 **BIN** : 2097341

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$60,300              |
| Interior Architecture | \$466,900             | \$456,100             |
| Electrical            | \$591,900             | \$226,100             |
| Mechanical            | \$161,000             | \$74,300              |
| <b>Total</b>          | <b>\$1,219,800</b>    | <b>\$816,800</b>      |
| Priority A            |                       | \$60,300              |
| Priority B            | \$752,900             | \$352,100             |
| Priority C            | \$466,900             | \$404,400             |
| <b>Total</b>          | <b>\$1,219,800</b>    | <b>\$816,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,800        | \$6,900         |                 | \$11,800        |
| Interior Architecture | \$11,700        | \$15,300        |                 | \$3,300         |
| Electrical            | \$700           | \$23,500        | \$100           |                 |
| Mechanical            | \$29,800        | \$15,600        | \$15,500        | \$9,600         |
| <b>Total</b>          | <b>\$74,100</b> | <b>\$61,300</b> | <b>\$15,600</b> | <b>\$24,800</b> |
| Priority A            | \$31,800        | \$6,900         |                 | \$11,800        |
| Priority B            | \$38,900        | \$39,100        | \$15,600        | \$9,600         |
| Priority C            | \$3,300         | \$15,300        |                 | \$3,300         |
| <b>Total</b>          | <b>\$74,100</b> | <b>\$61,300</b> | <b>\$15,600</b> | <b>\$24,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BX

## Asset # : 424

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$26,200       | A             |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$60,300       | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$10,900       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2042    | **                 | 5           | \$23,700       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 85%        |                   |                | LIFE    | **                 | 5           | \$8,600        | A             |  |
| Masonry: Brick   | 5%         | Now               | \$3,400        | LIFE    | **                 | 5           | \$500          | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |               |  |
| Location : Parapet Over Canopy At Exit 4/5                     |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Over Canopy At Exit 4/5                             |            |                   |                |         |                    |             |                |               |  |
| Metal Security Bars  | 5%         |                   |                | 2048    | **                 |             |                | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,200        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        | Now               | \$28,500       | 2028    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Main Roof   |            |                   |                |         |                    |             |                |               |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2055    | **                 | 10          | \$6,900        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$10,700       | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2023    | \$65,100           | 5           | \$2,900        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$3,800        | C             |  |
| Vinyl Tile   | 27%        |                   |                | 2020    | \$252,100          | 3           | \$13,200       | C             |  |
| Vinyl Tile   | 50%        |                   |                | 2015    | \$466,900          | 3           | \$18,400       | C             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Units  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2035    | **                 | 5           | \$18,400       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 3%         |                   |                | 2023    | \$87,200           | 5           | \$3,000        | C             |  |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE    | **                 | 5           | \$2,000        | C             |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Marble Panels  | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 80%        |                   |                | LIFE    | **                 | 5           | \$23,700       | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 15%        |                   |                | 2033    | **                 | 5           | \$14,600       | B             |  |
| Plaster  | 80%        |                   |                | LIFE    | **                 | 5           | \$48,700       | B             |  |
| Plaster  | 5%         | Now               | \$8,400        | LIFE    | **                 | 5           | \$3,000        | B             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Exit 4/5  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Exit 4/5  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BX

## Asset # : 424

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 1800 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 80%        |                   |                | 2020               | \$71,500       | 5           | \$200          | B             |
| Fused Disc Sw  | 20%        |                   |                | 2040               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 80%        |                   |                | 2020               | \$68,200       | 1           |                | B             |
| Conduit  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2019               | \$86,400       | 5           | \$1,400        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2036               | * *            | 5           | \$200          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2020               | \$9,000        | 1           |                | B             |
| Thermoplastic  | 20%        |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2018               | \$4,200        | 5           | \$100          | B             |
| Locally Mounted  | 80%        |                   |                | 2033               | * *            | 5           | \$300          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 15%        |                   |                | 2025               | * *            | 10          | \$9,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 80%        |                   |                | 2015               | \$472,200      | 10          | \$48,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2015               | \$8,200        | 10          | \$100          | B             |
| Incandescent   | 2%         |                   |                | 2015               | \$11,800       | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 30%        |                   |                | 2025               | * *            | 1           |                | B             |
| Emergency, Battery   | 20%        |                   |                | 2025               | * *            | 10          | \$3,200        | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BX

## Asset # : 424

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 90%        |                   |                | 2046               | **             | 1           |                | B             |
| Interruptible Gas/Dual Fuel                              | 10%        |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2033               | **             | 1           | \$64,900       | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       | Now               | \$10,400       | 2040               | **             | 4           | \$3,200        | B             |
| Leak Evident, Extent : Light, Area Affected : 2%         |            |                   |                |                    |                |             |                |               |
| Location : Traps   |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 40%        | Now               | \$8,100        | 2015               | \$161,000      | 1           | \$14,600       | B             |
| Broken, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Convactor/Radiator                                       | 60%        |                   |                | 2025               | **             | 1           | \$12,700       | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit   | 10%        |                   |                | 2018               | \$15,300       | 1           |                | B             |
| No Component   | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | **             | 2-5         | \$36,500       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 90%        |                   |                | 2020               | \$74,300       | 2           | \$1,800        | B             |
| Roof   | 10%        |                   |                | 2015               | \$5,900        | 2           | \$200          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2025               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$17,400       | 2           | \$1,000        | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2030               | **             | 4           | \$9,700        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2020               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 93 - BX MINISCHOOL  
**Address** : 1535 STORY AVENUE @ELDER AVE.  
**Borough** : BRONX **Agency's Number** : X893  
**Program / Asset #** : BOE0234.010 / 425 **Yr Built/Renovated** : 1972 / 2006  
**Area Sq Ft** : 12,120 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3652 **Lot** : 1 **BIN** : 2097341

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$248,700        |                  |
| Interior Architecture |  | \$97,600         | \$139,600        |
| Electrical            |  | \$95,400         |                  |
| Mechanical            |  | \$148,100        |                  |
| <b>Total</b>          |  | <b>\$589,800</b> | <b>\$139,600</b> |
| Priority A            |  | \$248,700        |                  |
| Priority B            |  | \$341,100        |                  |
| Priority C            |  |                  | \$139,600        |
| <b>Total</b>          |  | <b>\$589,800</b> | <b>\$139,600</b> |

| EXPENSE               | FY 2014        | FY 2015         | FY 2016        | FY 2017        |
|-----------------------|----------------|-----------------|----------------|----------------|
| Exterior Architecture |                |                 |                |                |
| Interior Architecture | \$1,800        |                 |                | \$1,800        |
| Electrical            | \$1,000        | \$12,900        |                |                |
| Mechanical            | \$700          | \$3,200         | \$1,500        | \$500          |
| <b>Total</b>          | <b>\$3,600</b> | <b>\$16,100</b> | <b>\$1,500</b> | <b>\$2,400</b> |
| Priority A            |                |                 |                |                |
| Priority B            | \$1,700        | \$16,100        | \$1,500        | \$500          |
| Priority C            | \$1,800        |                 |                | \$1,800        |
| <b>Total</b>          | <b>\$3,600</b> | <b>\$16,100</b> | <b>\$1,500</b> | <b>\$2,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P. S. 93 - BX MINISCHOOL**  
**Asset # : 425**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

Exterior Walls  
Metal Panel

100% 2046 \* \* 5-10 \$106,900 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Windows

## Aluminum

100% Now \$114,400 2045 \* \* 5 \$1,200 A  
*Air Infiltration, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Deteriorated Finish, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Thermally Inefficient, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

## Roof

## Metal Panel

100% 2037 \* \* 10 \$56,600 A  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

## Interior

## Floors

## Ceramic Tile

3% 2023 \$10,000 5 \$500 C

## Vinyl Tile

97% 2020 \$139,600 3 \$7,300 C

## Interior Walls

## Ceramic Tile

3% 2023 \$11,800 5 \$400 C

## Concrete Masonry Unit

25% LIFE \* \* 5 \$1,300 C

## Metal Panel

72% LIFE \* \* C

## Ceilings

## AcousTileSusp.Lay-In

100% Now \$97,600 2040 \* \* 5 \$7,300 B  
*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*  
*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*  
*Worn/Eroded, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2020 \$3,000 5 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Mechanical Room*  
*Explanation : Two 200 Amps Main Disconnect Switch*

## Raceway

## Conduit

100% 2020 \$1,100 1 B

## Panelboards

## Molded Case Bkrs

100% 2019 \$16,900 5 \$300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 93 - BX MINISCHOOL

## Asset # : 425

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2020               | \$800          | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$4,500        | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2015               | \$95,400       | 10          | \$9,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T12 Lamps                              |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2015               | \$1,700        | 10          | \$1,000        | B             |
| Exit, Service  | 60%        |                   |                | 2015               | \$1,000        | 1           |                | B             |

| Mechanical             |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Natural Gas            | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Furnace                | 100%       |                   |                | 2020               | \$14,100       | 1           | \$5,000        | B             |
| Air Conditioning       |            |                   |                |                    |                |             |                |               |
| Energy Source          |            |                   |                |                    |                |             |                |               |
| Electricity            | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Cooling | 100%       |                   |                | 2014               | \$148,100      | 2           | \$600          | B             |
| Ventilation            |            |                   |                |                    |                |             |                |               |
| Distribution           |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers     | 100%       |                   |                | LIFE               | * *            | 2-5         | \$5,600        | B             |
| Exhaust Fans           |            |                   |                |                    |                |             |                |               |
| Interior               | 100%       |                   |                | 2020               | \$12,700       | 2           | \$300          | B             |
| Plumbing               |            |                   |                |                    |                |             |                |               |
| H/C Water Piping       |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel        | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater           |            |                   |                |                    |                |             |                |               |
| Gas Fired              | 100%       |                   |                | 2015               | \$2,700        | 2           | \$200          | B             |
| Sanitary Piping        |            |                   |                |                    |                |             |                |               |
| Cast Iron              | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Fixtures               |            |                   |                |                    |                |             |                |               |
| Generic                | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S. 93 - BX MINISCHOOL**  
**Asset # : 425**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 94 - BX  
**Address** : 3530 KINGS COLLEGE PLACE @E. 211 STREET  
**Borough** : BRONX **Agency's Number** : X094  
**Program / Asset #** : BOE0235.000 / 426 **Yr Built/Renovated** : 1929 / 2003  
**Area Sq Ft** : 66,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3356 **Lot** : 36 **BIN** : 2018628

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$128,000             | \$91,900              |
| Interior Architecture | \$340,800             | \$663,900             |
| Electrical            | \$103,400             | \$889,100             |
| Mechanical            |                       | \$720,000             |
| <b>Total</b>          | <b>\$572,200</b>      | <b>\$2,364,900</b>    |
| Priority A            | \$128,000             | \$91,900              |
| Priority B            | \$223,000             | \$1,652,800           |
| Priority C            | \$221,100             | \$620,200             |
| <b>Total</b>          | <b>\$572,200</b>      | <b>\$2,364,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$82,400         |                |                 |                 |
| Interior Architecture | \$62,300         |                | \$6,400         | \$2,100         |
| Electrical            | \$1,800          | \$1,500        | \$1,800         | \$2,500         |
| Mechanical            | \$29,900         | \$8,300        | \$12,400        | \$9,000         |
| <b>Total</b>          | <b>\$176,500</b> | <b>\$9,900</b> | <b>\$20,700</b> | <b>\$13,600</b> |
| Priority A            | \$82,400         |                |                 |                 |
| Priority B            | \$38,900         | \$9,900        | \$14,200        | \$11,500        |
| Priority C            | \$55,200         |                | \$6,400         | \$2,100         |
| <b>Total</b>          | <b>\$176,500</b> | <b>\$9,900</b> | <b>\$20,700</b> | <b>\$13,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX

## Asset # : 426

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 7%         |                   |                | LIFE               | **             | 5           | \$66,600       | A             |
| Masonry: Brick   | 25%        | Now               | \$51,200       | LIFE               | **             | 5           | \$15,200       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : East Facade   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Old Coal Bunker, Boiler Room, Foundation, Rooms 452 And 359 |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$79,200       | A             |
| Masonry: Limestone   | 3%         |                   |                | LIFE               | **             | 5           | \$2,700        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2039               | **             | 5           | \$19,800       | A             |
| Wood   | 5%         | Now               | \$32,700       | 2048               | **             | 5           | \$5,200        | A             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 50%                  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 2%         |                   |                | LIFE               | **             | 5-10        | \$4,000        | A             |
| Copper/Terne   | 3%         |                   |                | 2058               | **             | 5           | \$1,000        | A             |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5-10        | \$43,700       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2028               | **             | 10          | \$37,100       | A             |
| Copper/Terne   | 5%         |                   |                | 2051               | **             | 10          | \$4,900        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$90,700       | C             |
| Mosaic Tile  | 5%         |                   |                | 2021               | \$377,900      | 5           | \$10,400       | C             |
| Vinyl Tile   | 20%        |                   |                | 2023               | \$158,000      | 3           | \$8,300        | C             |
| Wood   | 50%        | Now               | \$175,800      | 2038               | **             | 5           | \$38,900       | C             |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%            |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Corridor, Gymnasium, Room 421                  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%                  |            |                   |                |                    |                |             |                |               |
| Location : Fourth Floor Corridor, Gymnasium, Room 421                  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                   |                | 2026               | **             | 5           | \$2,500        | C             |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 10          | \$5,000        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 10%              |            |                   |                |                    |                |             |                |               |
| Location : Old Coal Bunker   |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 10          | \$700          | C             |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5-10        | \$49,700       | C             |
| Plaster  | 5%         | Now               | \$15,300       | LIFE               | **             | 5           | \$1,300        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Room 452  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%              |            |                   |                |                    |                |             |                |               |
| Location : Room 452  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX

## Asset # : 426

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior              |  |                   |                |                    |                |             |                |               |
| Ceilings              |  |                   |                |                    |                |             |                |               |
| Exposed Concrete      | 15%  | Now               | \$47,600       | LIFE               | * *            | 5           | \$1,900        | B             |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Steel Beam In Boiler Room                       |                   |                |                    |                |             |                |               |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
| Plaster               | 5%   | Now               | \$7,100        | LIFE               | * *            | 5           | \$2,600        | B             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Room 454  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                       | Location : Room 454  |                   |                |                    |                |             |                |               |
| Plaster               | 80%  |                   |                | LIFE               | * *            | 5-10        | \$113,200      | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1600 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$89,400       | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2022               | \$15,200       | 5           | \$200          | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2031               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2022               | \$76,200       | 5           | \$1,100        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 70%        | 2-4               | \$62,700       | 2048               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 30%        |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 80%        |                   |                | 2021               | \$17,000       | 5           | \$300          | B             |
| Locally Mounted  | 20%        |                   |                | 2036               | * *            | 5           | \$100          | B             |

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX

## Asset # : 426

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible, Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

80%

2018

\$399,500

10

\$40,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

15%

2028

\* \*

10

\$7,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : T-8 Lamps*

Incandescent

5%

2018

\$25,000

2

\$100

B

Egress Lighting

Emergency, Service

50%

2023

\$4,600

1

B

Exit, Service

50%

2023

\$4,600

1

B

Exterior Lighting

HID

100%

2023

\$22,500

10

\$200

B

## Alarm

Security System

No Component

70%

D

Generic

30%

2018

\$55,900

1

\$6,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System Only , Motion Sensors*

Fire/Smoke Detection

No Component

70%

D

Generic

30%

2018

\$191,300

1-3

\$10,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Alarm Bells*

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

Energy Source

Interruptible Gas/Dual

100%

2043

\* \*

1

B

Fuel

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX

## Asset # : 426

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2036               | * *            | 1           | \$54,900       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2033               | * *            | 4           | \$2,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 20%        |                   |                | 2018               | \$68,100       | 1           | \$6,900        | B             |
| Convactor/Radiator                                      | 50%        |                   |                | 2021               | \$298,300      | 1           | \$9,000        | B             |
| Fan Coil Unit/Heat                                      | 30%        |                   |                | 2018               | \$283,700      | 1           | \$5,400        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2031               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 10%        |                   |                | 2018               | \$13,000       | 1           |                | B             |
| No Component  | 90%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$48,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2018               | \$69,800       | 2           | \$1,700        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       | Now               | \$3,800        | 2033               | * *            | 1           |                | B             |
| Corroded, Extent : Severe, Area Affected : 5%           |            |                   |                |                    |                |             |                |               |
| Location : Water Main, Basement                         |            |                   |                |                    |                |             |                |               |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$14,700       | 2           | \$800          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2031               | * *            | 4           | \$2,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| No Component  | 97%        |                   |                |                    |                |             |                | D             |
| Generic   | 3%         |                   |                | 2023               | \$22,100       | 1-2         | \$500          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 94 - BX ANNEX  
**Address** : 268 EAST 211 STREET  
**Borough** : BRONX **Agency's Number** : X361  
**Program / Asset #** : BOE0235.020 / 14575 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 51,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3356 **Lot** : 36 **BIN** : 2115241

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$235,900             | \$253,700             |
| Interior Architecture | \$86,200              | \$152,500             |
| Electrical            |                       | \$38,300              |
| <b>Total</b>          | <b>\$322,100</b>      | <b>\$444,500</b>      |
| Priority A            | \$235,900             | \$253,700             |
| Priority B            |                       | \$143,700             |
| Priority C            | \$86,200              | \$47,000              |
| <b>Total</b>          | <b>\$322,100</b>      | <b>\$444,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$60,100        | \$10,900        |                 |                 |
| Electrical            | \$2,400         | \$2,300         | \$1,900         | \$1,600         |
| Mechanical            | \$18,000        | \$5,800         | \$7,700         | \$6,200         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$92,300</b> | <b>\$30,800</b> | <b>\$21,400</b> | <b>\$19,600</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$71,700        | \$19,900        | \$21,400        | \$19,600        |
| Priority C            | \$20,600        | \$10,900        |                 |                 |
| <b>Total</b>          | <b>\$92,300</b> | <b>\$30,800</b> | <b>\$21,400</b> | <b>\$19,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX ANNEX

## Asset # : 14575

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

55%

LIFE

\* \*

5

\$104,400

A

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : New Building Completed In 2010.*

Metal Panel

5%

2053

\* \*

5-10

\$32,600

A

Pre-Cast Concrete

35%

LIFE

\* \*

5

\$215,800

A

Window Wall

5%

2053

\* \*

5

\$17,800

A

## Windows

Aluminum

95%

2048

\* \*

5

\$19,900

A

Metal Louvers

5%

2038

\* \*

10

\$6,500

A

## Parapets

Masonry: Brick

50%

LIFE

\* \*

5-10

\$42,700

A

Pre-Cast Concrete

50%

LIFE

\* \*

5

\$78,600

A

## Roof

Copper/Terne

10%

2063

\* \*

10

\$15,100

A

IRMA/Protected

90%

2033

\* \*

10

\$54,300

A

Membrane

## Interior

## Floors

Cast in Place Concrete

5%

LIFE

\* \*

5

\$27,100

C

Ceramic Tile

5%

2038

\* \*

5

\$6,200

C

Quarry Tile

5%

2043

\* \*

5

\$9,300

C

Sheet Vinyl/Rubber

15%

2033

\* \*

5

\$27,900

C

Vinyl Tile

70%

2033

\* \*

3

\$32,600

C

## Interior Walls

Ceramic Tile

15%

2038

\* \*

5

\$16,800

C

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$9,000

C

Gypsum Board

70%

LIFE

\* \*

5-10

\$133,300

C

Metal Panel

5%

LIFE

\* \*

10

\$2,500

C

## Ceilings

AcousTileSusp.Lay-In

85%

2043

\* \*

5

\$105,400

B

Exposed Struc: Steel

5%

LIFE

\* \*

10

\$12,400

B

Gypsum Board

10%

LIFE

\* \*

5-10

\$42,600

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2049

\* \*

5

\$200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

Fused Disc Sw

100%

2049

\* \*

5

\$200

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX ANNEX

## Asset # : 14575

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts       |   |                   |                |                    |                |             |                |               |
| Raceway               |   |                   |                |                    |                |             |                |               |
| Conduit               | 100%  |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards           |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs      | 100%  |                   |                | 2045               | * *            | 5           | \$1,100        | B             |
| Wiring                |   |                   |                |                    |                |             |                |               |
| Thermoplastic         | 100%  |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers     |   |                   |                |                    |                |             |                |               |
| Locally Mounted       | 100%  |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Ground                |   |                   |                |                    |                |             |                |               |
| Grounding Devices     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%   |                   |                | 2031               | * *            | 10          | \$36,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%  |                   |                | 2031               | * *            | 10          | \$1,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : 1st Floor  |                   |                |                    |                |             |                |               |
|                       | Explanation : Cfl Compact Fluorescent Light Fixtures              |                   |                |                    |                |             |                |               |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 50%   |                   |                | 2031               | * *            | 10          | \$5,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                                |                   |                |                    |                |             |                |               |
|                       | Explanation : Some Light Fixtures Equipped With Battery Pack      |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%   |                   |                | 2031               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2031               | * *            | 10          | \$100          | B             |
| Lightning Protection  |   |                   |                |                    |                |             |                |               |
| Arresters/Cabling     |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2058               | * *            | 5           | \$1,200        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Roof   |                   |                |                    |                |             |                |               |
|                       | Explanation : Steel   |                   |                |                    |                |             |                |               |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 60%   |                   |                |                    |                |             |                | D             |
| Generic               | 40%   |                   |                | 2031               | * *            | 1           | \$6,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%        |                   |                |                    |                |             |                |               |
|                       | Location : Hallways And Outside                                   |                   |                |                    |                |             |                |               |
|                       | Explanation : CCTV Surveillance System And Intrusion Alarm System |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX ANNEX

## Asset # : 14575

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Alarm

## Fire/Smoke Detection

No Component

60%

Generic

40%

2031

\* \*

1-3

\$10,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

B

## Conversion Equipment

Furnace

70%

2031

\* \*

1

\$14,500

B

*Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 4 Roof Top Package Units*

Hot Water Boiler

30%

2040

\* \*

1

\$6,200

B

*Other Observation, Extent : Light, Area Affected : 30%**Location : Penthouse**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

30%

2045

\* \*

4

\$600

B

No Component

70%

D

## Terminal Devices

Convactor/Radiator

30%

2040

\* \*

1

\$4,100

B

No Component

70%

D

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2031

\* \*

2

\$2,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 4 Roof Top Package Units*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$36,800

B

## Exhaust Fans

Roof

100%

2031

\* \*

2

\$1,300

B

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S. 94 - BX ANNEX

## Asset # : 14575

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2022               | \$11,100       | 2           | \$600          | B             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : Penthouse                                    |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2031               | * *            | 1           | \$2,600        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : (2) C-3 (1) C-1                              |                |                    |                |             |                |               |
|                       |            | Explanation : 3 Units                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2049               | * *            | 1-2         | \$11,700       | B             |
| Fire Pump             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2036               | * *            | 1           | \$7,800        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 96 - BX  
**Address** : 650 WARING AVENUE @BARKER AVE.  
**Borough** : BRONX **Agency's Number** : X096  
**Program / Asset #** : BOE0237.000 / 429 **Yr Built/Renovated** : 1930 / 2001  
**Area Sq Ft** : 68,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 4341 **Lot** : 13 **BIN** : 2049999

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$246,000             | \$52,600              |
| Interior Architecture | \$40,000              | \$377,900             |
| Electrical            | \$161,100             | \$219,500             |
| Mechanical            | \$40,100              | \$177,200             |
| <b>Total</b>          | <b>\$487,200</b>      | <b>\$827,100</b>      |
| Priority A            | \$246,000             | \$52,600              |
| Priority B            | \$201,200             | \$436,500             |
| Priority C            | \$40,000              | \$338,100             |
| <b>Total</b>          | <b>\$487,200</b>      | <b>\$827,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$2,100         | \$4,200         |                 | \$2,100         |
| Electrical            | \$700           | \$100           |                 | \$100           |
| Mechanical            | \$8,500         | \$8,000         | \$14,400        | \$8,700         |
| <b>Total</b>          | <b>\$11,300</b> | <b>\$12,400</b> | <b>\$14,400</b> | <b>\$10,900</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$9,200         | \$12,400        | \$14,400        | \$8,800         |
| Priority C            | \$2,100         |                 |                 | \$2,100         |
| <b>Total</b>          | <b>\$11,300</b> | <b>\$12,400</b> | <b>\$14,400</b> | <b>\$10,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - BX

## Asset # : 429

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                    | 5%         |                   |                | LIFE               | **             | 5           | \$22,800       | A             |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$52,600       | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$198,700      | 2036               | **             | 5           | \$10,300       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 70%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                     |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$7,900        | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 98%        |                   |                | 2025               | **             | 10          | \$47,300       | A             |
| Copper/Terne  | 2%         |                   |                | 2048               | **             | 10          | \$2,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                    | 25%        |                   |                | LIFE               | **             | 5           | \$46,700       | C             |
| Ceramic Tile  | 2%         |                   |                | 2023               | \$37,800       | 5           | \$1,700        | C             |
| Marble Panels   | 1%         |                   |                | LIFE               | **             | 5           | \$600          | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Vinyl Tile  | 20%        |                   |                | 2020               | \$162,800      | 3           | \$8,500        | C             |
| Other Observation, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Auditorium                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                 |            |                   |                |                    |                |             |                |               |
| Wood  | 50%        |                   |                | 2035               | **             | 5           | \$80,100       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 2%         |                   |                | 2023               | \$50,700       | 5           | \$1,700        | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE               | **             | 5           | \$1,300        | C             |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 79%        |                   |                | LIFE               | **             | 5           | \$20,400       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2025               | **             | 5           | \$8,500        | B             |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$2,000        | B             |
| Plaster   | 75%        |                   |                | LIFE               | **             | 5           | \$39,800       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - BX

## Asset # : 429

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2020               | \$28,700       | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Rated At 1200 Amps              |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw   | 100%       | 2-4               | \$89,400       | 2050               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2020               | \$76,700       | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 90%        |                   |                | 2019               | \$91,500       | 5           | \$1,300        | B             |
| Molded Case Bkrs   | 10%        |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 80%        | 2-4               | \$71,700       | 2045               | * *            | 1           |                | B             |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2030               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2018               | \$21,200       | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$800          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$51,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2030               | * *            | 10          |                | B             |
| Recent Installation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Outside The Building                            |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 40%        |                   |                | 2028               | * *            | 10          | \$5,500        | B             |
| Exit, LED  | 60%        |                   |                | 2055               | * *            | 1           |                | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 96 - BX

## Asset # : 429

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | * *            | 1           | \$56,600       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2040               | * *            | 4           | \$2,800        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 30%        |                   |                | 2020               | \$105,300      | 1           | \$10,600       | B             |
| Convactor/Radiator                                      | 70%        |                   |                | 2033               | * *            | 1           | \$12,900       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 30%        |                   |                | 2015               | \$40,100       | 1           |                | B             |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$31,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2020               | \$71,900       | 2           | \$1,800        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2025               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2018               | \$15,100       | 2           | \$900          | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S. 97 - BX  
**Address** : 1375 MACE AVENUE BTWN: FISH AVE., SEYMOUR AVE.  
**Borough** : BRONX **Agency's Number** : X097  
**Program / Asset #** : BOE0238.000 / 430 **Yr Built/Renovated** : 1931 / 1999  
**Area Sq Ft** : 36,000 **Project Type** : EDUCATION  
**Date of Survey** : 09-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4474 **Lot** : 1 **BIN** : 2052739

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$83,200              |                       |
| Interior Architecture |  | \$75,600              |                       |
| Electrical            |  | \$104,400             | \$126,000             |
| Mechanical            |  |                       | \$131,000             |
| <b>Total</b>          |  | <b>\$263,100</b>      | <b>\$256,900</b>      |
| Priority A            |  | \$83,200              |                       |
| Priority B            |  | \$158,400             | \$256,900             |
| Priority C            |  | \$21,600              |                       |
| <b>Total</b>          |  | <b>\$263,100</b>      | <b>\$256,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$50,000         |                 |                |                 |
| Interior Architecture | \$13,600         | \$5,800         | \$700          | \$2,500         |
| Electrical            | \$54,700         | \$500           | \$700          | \$47,000        |
| Mechanical            | \$5,700          | \$4,500         | \$7,700        | \$11,600        |
| <b>Total</b>          | <b>\$123,900</b> | <b>\$10,800</b> | <b>\$9,100</b> | <b>\$61,100</b> |
| Priority A            | \$50,000         |                 |                |                 |
| Priority B            | \$60,400         | \$5,000         | \$8,400        | \$60,800        |
| Priority C            | \$13,600         | \$5,800         | \$700          | \$300           |
| <b>Total</b>          | <b>\$123,900</b> | <b>\$10,800</b> | <b>\$9,100</b> | <b>\$61,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BX

## Asset # : 430

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$83,200       | LIFE               | * *            | 5           | \$24,700       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 10%        | Now               | \$17,300       | LIFE               | * *            | 5           | \$2,100        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2044               | * *            | 5           | \$10,200       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 40%        | Now               | \$15,500       | LIFE               | * *            | 5           | \$2,300        | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Strair C   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | * *            | 5           | \$2,900        | A             |
| Masonry: Limestone  | 10%        | Now               | \$3,500        | LIFE               | * *            | 5           | \$700          | A             |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       | Now               | \$8,600        | 2030               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Light, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2031               | * *            | 5           | \$1,400        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | * *            | 5           | \$700          | C             |
| Vinyl Tile  | 90%        |                   |                | 2030               | * *            | 3           | \$15,300       | C             |
| Vinyl Tile  | 5%         | Now               | \$2,200        | 2017               | \$21,600       | 3           | \$800          | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Rooms 205, 217 And Cafeteria                     |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BX

## Asset # : 430

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                        |    |     |         |      |    |  |  |   |
|------------------------|----|-----|---------|------|----|--|--|---|
| Cast in Place Concrete | 5% | 2-4 | \$7,400 | LIFE | ** |  |  | C |
|------------------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

|              |    |  |  |      |    |   |         |   |
|--------------|----|--|--|------|----|---|---------|---|
| Ceramic Tile | 3% |  |  | 2025 | ** | 5 | \$1,400 | C |
|--------------|----|--|--|------|----|---|---------|---|

|                |     |  |  |      |    |  |  |   |
|----------------|-----|--|--|------|----|--|--|---|
| Masonry: Brick | 10% |  |  | LIFE | ** |  |  | C |
|----------------|-----|--|--|------|----|--|--|---|

|               |    |     |         |      |    |  |  |   |
|---------------|----|-----|---------|------|----|--|--|---|
| Marble Panels | 2% | 2-4 | \$4,000 | LIFE | ** |  |  | C |
|---------------|----|-----|---------|------|----|--|--|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 80% |  |  | LIFE | ** | 5 | \$10,900 | C |
|---------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                   |     |  |  |      |    |   |         |   |
|-------------------|-----|--|--|------|----|---|---------|---|
| AcousTile,Adhered | 10% |  |  | 2027 | ** | 5 | \$4,500 | B |
|-------------------|-----|--|--|------|----|---|---------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 20% |  |  | LIFE | ** | 5 | \$1,400 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 70% | 0-2 | \$54,000 | LIFE | ** | 5 | \$19,700 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |         |   |       |   |
|---------------|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$5,200 | 5 | \$100 | B |
|---------------|------|--|--|------|---------|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Amps And One 400 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$59,600 | 5 | \$100 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$32,500 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

## Panelboards

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Knife Sw | 30% | 2-4 | \$16,900 | 2047 | ** | 5 | \$100 | B |
|----------------|-----|-----|----------|------|----|---|-------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Obsolete Equipment*

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Molded Case Bkrs | 60% |  |  | 2021 | \$33,900 | 5 | \$500 | B |
|------------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |    |   |       |   |
|------------------|-----|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | ** | 5 | \$100 | B |
|------------------|-----|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BX

## Asset # : 430

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Braided Cloth  | 75%        | 2-4               | \$26,000       | 2047               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Insulation Aged                              |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 10%        |                   |                | 2042               | * *            | 1           |                | B             |
| Thermoplastic  | 15%        |                   |                | 2022               | \$5,200        | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 20%        |                   |                | 2035               | * *            | 5           |                | B             |
| Locally Mounted  | 80%        | 2-4               | \$10,200       | 2042               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : On Extended Life                             |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       | 2-4               | \$900          | LIFE               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Corroded                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 99%        |                   |                | 2027               | * *            | 10          | \$27,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Incandescent   | 1%         |                   |                | 2017               | \$2,700        | 2           |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2027               | * *            | 10          | \$3,600        | B             |
| Exit, Service  | 50%        |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2017               | \$12,300       | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2017               | \$104,400      | 1-3         | \$5,600        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S. 97 - BX

## Asset # : 430

| Mechanical       |                      | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|----------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component            | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                 | Total  | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                      |  |           |                    |      |                |       |                |          |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Steam Boiler         | 100%   | Now       | \$3,400            | 2035 | * *            | 1     | \$27,000       | B        |
|                  |                      | Broken, Extent : Moderate, Area Affected : 2%            |           |                    |      |                |       |                |          |
|                  |                      | Location : Boiler Door Hinge                             |           |                    |      |                |       |                |          |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                      |           |                    |      |                |       |                |          |
|                  |                      | Explanation : 2 Units                                    |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Steam Piping/Pump    | 100%   |           |                    | 2032 | * *            | 4     | \$1,500        | B        |
|                  | Terminal Devices     |  |           |                    |      |                |       |                |          |
|                  | Air Handler          | 50%  |           |                    | 2022 | \$92,900       | 1     | \$9,400        | B        |
|                  | Convactor/Radiator   | 50%  |           |                    | 2027 | * *            | 1     | \$4,900        | B        |
| Air Conditioning |                      |  |           |                    |      |                |       |                |          |
|                  | Energy Source        |  |           |                    |      |                |       |                |          |
|                  | Electricity          | 100%   |           |                    | 2038 | * *            | 1     |                | B        |
|                  | Conversion Equipment |  |           |                    |      |                |       |                |          |
|                  | Window/Wall Unit     | 10%  |           |                    | 2017 | \$7,100        | 1     |                | B        |
|                  | No Component         | 90%  |           |                    |      |                |       |                | D        |
| Ventilation      |                      |  |           |                    |      |                |       |                |          |
|                  | Distribution         |  |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%   |           |                    | LIFE | * *            | 2-5   | \$16,900       | B        |
|                  | Exhaust Fans         |  |           |                    |      |                |       |                |          |
|                  | Interior             | 100%   |           |                    | 2022 | \$38,100       | 2     | \$900          | B        |
| Plumbing         |                      |  |           |                    |      |                |       |                |          |
|                  | H/C Water Piping     |  |           |                    |      |                |       |                |          |
|                  | Brass/Copper         | 5%   |           |                    | 2032 | * *            | 1     |                | B        |
|                  | Galv Iron/Steel      | 95%  |           |                    | 2027 | * *            | 1     |                | B        |
|                  | Water Heater         |  |           |                    |      |                |       |                |          |
|                  | Gas Fired            | 100%   |           |                    | 2021 | \$8,000        | 2     | \$500          | B        |
|                  |                      | Other Observation, Extent : Light, Area Affected : 100%  |           |                    |      |                |       |                |          |
|                  |                      | Location : Basement                                      |           |                    |      |                |       |                |          |
|                  |                      | Explanation : One Unit - 250 Gals                        |           |                    |      |                |       |                |          |
|                  | Sanitary Piping      |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Storm Drain Piping   |  |           |                    |      |                |       |                |          |
|                  | Cast Iron            | 100%   |           |                    | LIFE | * *            | 1     |                | B        |
|                  | Sump Pump(s)         |  |           |                    |      |                |       |                |          |
|                  | Rigid Piping         | 100%   |           |                    | 2022 | \$10,300       | 4     | \$2,000        | B        |
|                  | Fixtures             |  |           |                    |      |                |       |                |          |
|                  | Generic              | 100%   |           |                    |      |                |       |                | B        |
|                  |                      | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                      | Location : Throughout                                    |           |                    |      |                |       |                |          |
| Fire Suppression |                      |  |           |                    |      |                |       |                |          |
|                  | Sprinkler            |  |           |                    |      |                |       |                |          |
|                  | No Component         | 98%  |           |                    |      |                |       |                | D        |
|                  | Generic              | 2%   |           |                    | 2032 | * *            | 1-2   | \$200          | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 208 - Q  
**Address** : 74-30 COMMONWEALTH BOULEVARD  
**Borough** : QUEENS **Agency's Number** : Q208  
**Program / Asset #** : BOE1041.000 / 13595 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 180,358 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7870 **Lot** : 70 **BIN** : 4529898

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$84,400              | \$112,000             |
| Interior Architecture |                       | \$254,700             |
| Electrical            | \$131,300             |                       |
| Mechanical            |                       | \$75,700              |
| <b>Total</b>          | <b>\$215,700</b>      | <b>\$442,400</b>      |
| Priority A            | \$84,400              | \$112,000             |
| Priority B            | \$131,300             | \$241,400             |
| Priority C            |                       | \$89,100              |
| <b>Total</b>          | <b>\$215,700</b>      | <b>\$442,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$13,800         | \$31,000        |
| Interior Architecture | \$2,200         |                 | \$20,700         |                 |
| Electrical            | \$10,300        | \$28,200        | \$19,100         | \$10,300        |
| Mechanical            | \$68,600        | \$40,200        | \$73,400         | \$40,200        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$88,900</b> | <b>\$76,300</b> | <b>\$134,800</b> | <b>\$89,400</b> |
| Priority A            |                 |                 | \$13,800         | \$31,000        |
| Priority B            | \$86,700        | \$76,300        | \$100,300        | \$58,400        |
| Priority C            | \$2,200         |                 | \$20,700         |                 |
| <b>Total</b>          | <b>\$88,900</b> | <b>\$76,300</b> | <b>\$134,800</b> | <b>\$89,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$112,000      | A             |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$28,300       | A             |
| Window Wall  | 3%         |                   |                | 2046               | **             | 5           | \$14,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2036               | **             | 5           | \$13,500       | A             |
| Metal Louvers  | 3%         |                   |                | 2033               | **             | 10          | \$2,600        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 93%        |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Fiberglass Panel   | 10%        |                   |                | 2033               | **             | 1           |                | A             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance Side                              |            |                   |                |                    |                |             |                |               |
| Explanation : Canopies Along Building Perimeter            |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 75%        |                   |                | 2025               | **             | 10          | \$84,400       | A             |
| Metal Panel  | 15%        |                   |                | 2037               | **             | 10          | \$31,000       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$48,300       | C             |
| Ceramic Tile   | 2%         |                   |                | 2029               | **             | 5           | \$4,400        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Vinyl Tile   | 75%        |                   |                | 2025               | **             | 3           | \$62,100       | C             |
| Wood   | 10%        |                   |                | 2048               | **             | 5           | \$41,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 65%        |                   |                | LIFE               | **             | 5           | \$40,800       | C             |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Gypsum Board   | 8%         |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2033               | **             | 5           | \$11,000       | B             |
| AcousTileSusp.Lay-In                                       | 75%        |                   |                | 2033               | **             | 5           | \$165,600      | B             |
| Exposed Struc: Steel                                       | 15%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$13,800       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Under 600 Volts       |            |                   |                |                    |                |             |                |               |
| Service Equipment     |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw         | 100%       |                   |                | 2040               | **             | 5           | \$700          |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2033               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 750kva,480/277v                          |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$700          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2036               | * *            | 5           | \$3,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 90%        |                   |                | 2033               | * *            | 5           | \$3,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$45,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$57,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 625 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$32,900       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$13,700       | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$2,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2025               | * *            | 10          | \$131,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2048               | * *            | 5           | \$4,400        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 90%        |                   |                | 2050               | **             | 1           |                | B             |
| Interruptible Gas/Dual Fuel                              | 10%        |                   |                | 2050               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2040               | **             | 1           | \$146,300      | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2050               | **             | 4           | \$10,900       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 80%        |                   |                | 2030               | **             | 1           | \$73,100       | B             |
| Convactor/Radiator                                       | 20%        |                   |                | 2040               | **             | 1           | \$9,600        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                              | 100%       |                   |                | 2028               | **             | 1           | \$68,500       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 100%       |                   |                | 2046               | **             | 4           | \$10,900       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 100%       |                   |                | 2028               | **             | 1           | \$91,400       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 100%       |                   |                | 2028               | **             | 2           | \$102,800      | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | **             | 2-5         | \$82,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2028               | **             | 2           | \$3,600        | B             |
| Roof   | 20%        |                   |                | 2028               | **             | 2           | \$900          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$39,200       | 2           | \$2,200        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2025               | **             | 1           | \$9,100        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 208 - Q

Asset # : 13595

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B,1,2,3**Explanation : Two*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 89 - M  
**Address** : 201 WARREN STREET  
**Borough** : MANHATTAN **Agency's Number** : M089  
**Program / Asset #** : BOE0962.000 / 4468 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,3,5,ph  
**Block** : 16 **Lot** : 220 **BIN** : 1085459

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$330,400             |
| Interior Architecture |                       | \$100,300             |
| Electrical            | \$73,400              |                       |
| <b>Total</b>          | <b>\$73,400</b>       | <b>\$430,700</b>      |
| Priority A            |                       | \$330,400             |
| Priority B            | \$73,400              | \$45,300              |
| Priority C            |                       | \$55,000              |
| <b>Total</b>          | <b>\$73,400</b>       | <b>\$430,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$4,200         |                  |                 | \$13,200        |
| Interior Architecture |                 | \$65,500         | \$7,400         | \$9,000         |
| Electrical            | \$8,300         | \$10,500         | \$8,300         | \$18,800        |
| Mechanical            | \$45,700        | \$26,800         | \$52,100        | \$25,200        |
| Elevators/Escalators  | \$9,900         | \$9,900          | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$68,100</b> | <b>\$112,600</b> | <b>\$77,600</b> | <b>\$76,100</b> |
| Priority A            | \$4,200         |                  |                 | \$13,200        |
| Priority B            | \$63,900        | \$87,200         | \$70,200        | \$53,800        |
| Priority C            |                 | \$25,500         | \$7,400         | \$9,000         |
| <b>Total</b>          | <b>\$68,100</b> | <b>\$112,600</b> | <b>\$77,600</b> | <b>\$76,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$43,500       | A             |
| Granite Panels  | 3%         |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Pre-Cast Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$3,000        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 85%        |                   |                | 2038               | **             | 5           | \$9,400        | A             |
| Glass Block   | 15%        |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$4,700        | A             |
| Pre-Cast Concrete   | 10%        | Now               | \$4,200        | LIFE               | **             | 5           | \$3,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Coping   |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 70%        |                   |                | 2022               | \$286,900      | 10          | \$30,800       | A             |
| Insul Miss/Displaced, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor                                   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 30%        |                   |                | 2027               | **             | 10          | \$13,200       | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Courtyard  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2021               | \$36,500       | 3           | \$9,300        | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$27,000       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$6,200        | C             |
| Vinyl Tile  | 70%        |                   |                | 2027               | **             | 3           | \$32,400       | C             |
| Wood  | 10%        |                   |                | 2050               | **             | 5           | \$23,200       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$8,600        | C             |
| Concrete Masonry Unit   | 80%        |                   |                | LIFE               | **             | 5           | \$55,000       | C             |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$6,400        | C             |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$5,200        | C             |
| Operable Wall   | 3%         |                   |                | 2042               | **             | 5           | \$18,000       | C             |
| SGFT/Glazed Masonry   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 25%        |                   |                | 2035               | **             | 5           | \$37,800       | B             |
| AcousTileSusp.Lay-In  | 35%        |                   |                | 2035               | **             | 5           | \$42,300       | B             |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 30%        |                   |                | LIFE               | **             | 5           | \$45,300       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1600 Amperes     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2038               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2038               | * *            | 5           | \$1,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2035               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 90%        |                   |                | 2035               | * *            | 5           | \$1,900        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Pump Room                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Metal Water Pipe                |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$24,000       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$30,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Generator Rated @ 400 Kw                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2017               | \$600          | 5           | \$17,300       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2038               | * *            | 5           | \$7,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 50 Gallons Tank Capacity                     |            |                   |                |                    |                |             |                |               |
| Main Tank  | 50%        |                   |                | 2050               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : First Floor                                     |            |                   |                |                    |                |             |                |               |
| Explanation : 550 Gallons Tank Capacity                    |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 92%  |                   |                | 2027               | * *            | 10          | \$69,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                         |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                    |                   |                |                    |                |             |                |               |
| Fluorescent           | 5%   |                   |                | 2027               | * *            | 10          | \$3,800        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Lobby   |                   |                |                    |                |             |                |               |
|                       | Explanation : Compact Fluorescent Light                    |                   |                |                    |                |             |                |               |
| HID                   | 2%   |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent          | 1%   |                   |                | 2027               | * *            | 2           |                | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exit, Service         | 50%  |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 10%  |                   |                | 2027               | * *            | 10          | \$700          | B             |
| HID                   | 10%  |                   |                | 2027               | * *            | 10          |                | B             |
| No Component          | 80%  |                   |                |                    |                |             |                | D             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Security System       |  |                   |                |                    |                |             |                |               |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Generic               | 40%  |                   |                | 2027               | * *            | 1           | \$11,600       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm System Only, Motion Sensors  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Generic               | 40%  |                   |                | 2027               | * *            | 1-3         | \$19,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Hallways  |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights, Bells, Manual Pull Stations   |                   |                |                    |                |             |                |               |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2048               | * *            | 1           |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 7,500 Gallon Tank For #2 Fuel         |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

| Mechanical                | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                   |   |                   |                |                    |                |             |                |               |
| Conversion Equipment      |   |                   |                |                    |                |             |                |               |
| Hot Water Boiler          | 100%  |                   |                | 2039               | * *            | 1           | \$40,900       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump       | 100%  |                   |                | 2044               | * *            | 4           | \$4,100        | B             |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator        | 60%   |                   |                | 2039               | * *            | 1           | \$16,000       | B             |
| Induction Unit            | 40%   |                   |                | 2035               | * *            | 1           | \$10,700       | B             |
| Air Conditioning          |   |                   |                |                    |                |             |                |               |
| Energy Source             |   |                   |                |                    |                |             |                |               |
| Electricity               | 100%  |                   |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment      |   |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 100%  |                   |                | 2035               | * *            | 1           | \$89,400       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Chiller Room                                 |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Chillers / R-123 Refrigerant            |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%  |                   |                | 2042               | * *            | 4           | \$6,100        | B             |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 60%   |                   |                | 2027               | * *            | 1           | \$30,700       | B             |
| Fan Coil - Cool/Heat      | 40%   |                   |                | 2030               | * *            | 1           | \$10,700       | B             |
| Heat Rejection            |   |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 100%  |                   |                | 2026               | * *            | 2           | \$83,000       | B             |
| Ventilation               |   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%  |                   |                | LIFE               | * *            | 2-5         | \$46,000       | B             |
| Exhaust Fans              |   |                   |                |                    |                |             |                |               |
| Interior                  | 90%   |                   |                | 2030               | * *            | 2           | \$2,300        | B             |
| Roof                      | 10%   |                   |                | 2030               | * *            | 2           | \$300          | B             |
| Plumbing                  |   |                   |                |                    |                |             |                |               |
| H/C Water Piping          |   |                   |                |                    |                |             |                |               |
| Brass/Copper              | 100%  |                   |                | 2048               | * *            | 1           |                | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Ist Floor                                    |                   |                |                    |                |             |                |               |
|                           | Explanation : Triplex Booster Pumps                     |                   |                |                    |                |             |                |               |
| Water Heater              |   |                   |                |                    |                |             |                |               |
| Gas Fired                 | 100%  |                   |                | 2021               | \$21,900       | 2           | \$1,200        | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Mechanical Room                              |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 - 600 Gallon Units                      |                   |                |                    |                |             |                |               |
| Sanitary Piping           |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping        |   |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 89 - M

Asset # : 4468

| Mechanical            |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |  |                |                    |                |             |                |               |
| Backflow Preventer    |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2030               | * *            | 1           | \$5,100        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |
| Vertical Transport    |            |  |                |                    |                |             |                |               |
| Elevators             |            |  |                |                    |                |             |                |               |
| Geared Traction       | 100%       |  |                | LIFE               | * *            |             |                | C             |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                    |                |             |                |               |
|                       |            | <i>Location : 1 To 5</i>                                       |                |                    |                |             |                |               |
|                       |            | <i>Explanation : 2 Units</i>                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |  |                |                    |                |             |                |               |
| Standpipe             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2048               | * *            | 1-5         | \$41,700       | B             |
| Sprinkler             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2048               | * *            | 1-2         | \$23,200       | B             |
| Fire Pump             |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                | 2035               | * *            | 1           | \$15,400       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 176 - M  
**Address** : 4862 BROADWAY  
**Borough** : MANHATTAN **Agency's Number** : M176  
**Program / Asset #** : BOE0964.000 / 4478 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 76,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2234 **Lot** : 7 **BIN** : 1064900

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$80,700              |                       |
| Interior Architecture | \$129,400             | \$90,600              |
| Electrical            | \$57,500              | \$734,400             |
| <b>Total</b>          | <b>\$267,600</b>      | <b>\$825,000</b>      |
| Priority A            | \$80,700              |                       |
| Priority B            | \$149,200             | \$825,000             |
| Priority C            | \$37,700              |                       |
| <b>Total</b>          | <b>\$267,600</b>      | <b>\$825,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,700        |                 |                 |
| Interior Architecture | \$43,100        | \$6,100         |                 | \$9,900         |
| Electrical            | \$7,800         | \$10,300        | \$9,000         | \$8,400         |
| Mechanical            | \$23,500        | \$21,500        | \$24,700        | \$28,300        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$78,400</b> | <b>\$60,500</b> | <b>\$37,600</b> | <b>\$50,500</b> |
| Priority A            |                 | \$18,700        |                 |                 |
| Priority B            | \$39,800        | \$35,800        | \$37,600        | \$40,600        |
| Priority C            | \$38,600        | \$6,100         |                 | \$9,900         |
| <b>Total</b>          | <b>\$78,400</b> | <b>\$60,500</b> | <b>\$37,600</b> | <b>\$50,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 176 - M

## Asset # : 4478

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Glass Block  | 2%         |                   |                | LIFE    | **                 | 5           | \$400          | A             |  |
| Masonry: Brick   | 78%        | Now               | \$44,800       | LIFE    | **                 | 5           | \$26,600       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Stucco Cement  | 10%        |                   |                | 2035    | **                 | 5           | \$8,500        | A             |  |
| Weathering Steel   | 5%         |                   |                | LIFE    | **                 | 1           |                | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 95%        |                   |                | 2038    | **                 | 5           | \$8,100        | A             |  |
| Glass Block  | 5%         |                   |                | LIFE    | **                 | 5           | \$300          | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$4,500        | A             |  |
| Metal Rail   | 5%         |                   |                | 2035    | **                 | 5-10        | \$4,500        | A             |  |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,600        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane  | 85%        |                   |                | 2027    | **                 | 10          | \$35,900       | A             |  |
| Metal Panel  | 15%        |                   |                | 2035    | **                 | 10          | \$11,600       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$21,600       | C             |  |
| Ceramic Tile   | 3%         | Now               | \$3,300        | 2031    | **                 | 5           | \$1,500        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout |            |                   |                |         |                    |             |                |               |  |
| Quarry Tile  | 2%         |                   |                | 2035    | **                 | 5           | \$3,000        | C             |  |
| Vinyl Tile   | 80%        | Now               | \$37,700       | 2027    | **                 | 3           | \$29,600       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2050    | **                 | 5           | \$9,300        | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         | Now               | \$10,100       | 2031    | **                 | 5           | \$3,400        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 35%        |                   |                | LIFE    | **                 | 5           | \$19,200       | C             |  |
| Glass Block  | 2%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,200        | C             |  |
| Plaster  | 10%        | 0-2               | \$25,200       | LIFE    | **                 | 5           | \$4,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 7%<br>Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 33%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood   | 5%         |                   |                | LIFE    | **                 | 5           | \$27,500       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 176 - M

## Asset # : 4478

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTile,Adhered

10%

0-2

\$2,900

2035

\* \*

5

\$4,800

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

AcousTileSusp.Lay-In

5%

Now

\$1,600

2035

\* \*

5

\$2,400

B

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Gypsum Board

75%

Now

\$91,700

LIFE

\* \*

5

\$90,600

B

*Broken/Missing Elements, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Metal Panel

10%

LIFE

\* \*

5

\$12,100

B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2042

\* \*

5

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 4000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2042

\* \*

5

\$300

B

## Raceway

Conduit

100%

2042

\* \*

1

B

## Panelboards

Fused Disc Sw

10%

2038

\* \*

5

\$100

B

Molded Case Bkrs

90%

2038

\* \*

5

\$1,500

B

## Wiring

Thermoplastic

100%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2035

\* \*

5

\$400

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$900

B

## Stand-by Power

## Transfer Switches

Automatic

100%

2035

\* \*

1

\$19,200

B

## Generators

Diesel

100%

2031

\* \*

1

\$24,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Penthouse Generator Room*  
*Explanation : One 250 Kw*

## Batteries

Lead/Acid

100%

2015

\$600

5

\$2,300

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 176 - M

## Asset # : 4478

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Stand-by Power        |   |                   |                |                    |                |             |                |               |
| Fuel Storage          |   |                   |                |                    |                |             |                |               |
| Day Tank              | 50%   |                   |                | 2038               | * *            | 5           | \$6,100        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : One 40 Gallons                              |                   |                |                    |                |             |                |               |
| Main Tank             | 50%   |                   |                | 2050               | * *            | 5           | \$1,000        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                       |                   |                |                    |                |             |                |               |
|                       | Explanation : One 10,000 Gallons                          |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 95%   |                   |                | 2027               | * *            | 10          | \$57,500       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building                        |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps                                   |                   |                |                    |                |             |                |               |
| HID                   | 3%  |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent          | 2%  |                   |                | 2022               |                |             |                | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%   |                   |                | 2022               | \$5,500        | 1           |                | B             |
| Exit, Service         | 50%   |                   |                | 2022               | \$5,500        | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2022               | \$734,400      | 1-3         | \$38,400       | B             |

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Vault  |                   |                |                    |                |             |                |               |
|                             | Explanation : 1 - 10,000 Gallon Tank For #2 Fuel        |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$65,500       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                     |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers                                 |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%  |                   |                | 2042               | * *            | 4           | \$4,900        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%   |                   |                | 2027               | * *            | 1           | \$8,200        | B             |
| Convactor/Radiator          | 80%   |                   |                | 2035               | * *            | 1           | \$17,100       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller   | 100%       |                   |                | 2027               | * *            | 1           | \$30,600       | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : Roof   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 100%       |                   |                | 2042               | * *            | 4           | \$4,900        | B             |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout<br>Explanation : Piping Serves Evaporator Coils    |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%       |                   |                | 2027               | * *            | 1           | \$40,900       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$36,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2027               | * *            | 2           | \$2,000        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2020               | \$17,500       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Boiler Room<br>Explanation : Two 400 Gallon Hot Water Heaters |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2027               | * *            | 1           | \$4,100        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : C-4<br>Explanation : One Unit                                 |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 176 - M

Asset # : 4478

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Standpipe |            |                   |                |                    |                |             |                |               |
| Generic                    | 100%       |                   |                | 2042               | * *            | 1-5         | \$33,300       | B             |
| Sprinkler                  |            |                   |                |                    |                |             |                |               |
| No Component               | 90%        |                   |                |                    |                |             |                | D             |
| Generic                    | 10%        |                   |                | 2042               | * *            | 1-2         | \$1,800        | B             |
| Fire Pump                  |            |                   |                |                    |                |             |                |               |
| Generic                    | 100%       |                   |                | 2031               | * *            | 1           | \$12,400       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 194 - BX  
**Address** : 1301 ZEREGA AVENUE @WATERBURY AVENUE  
**Borough** : BRONX **Agency's Number** : X194  
**Program / Asset #** : BOE1029.000 / 13582 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 175,103 **Project Type** : EDUCATION  
**Date of Survey** : 17-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3834 **Lot** : 70 **BIN** : 2103494

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$170,200             | \$137,800             |
| Interior Architecture | \$91,100              | \$148,500             |
| Electrical            |                       | \$128,800             |
| Mechanical            |                       | \$73,500              |
| <b>Total</b>          | <b>\$261,300</b>      | <b>\$488,600</b>      |
| Priority A            | \$170,200             | \$137,800             |
| Priority B            | \$91,100              | \$293,400             |
| Priority C            |                       | \$57,300              |
| <b>Total</b>          | <b>\$261,300</b>      | <b>\$488,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$22,300         |                 |                  | \$43,700         |
| Interior Architecture |                  | \$15,400        | \$21,400         | \$10,900         |
| Electrical            | \$5,500          | \$9,900         | \$6,300          | \$15,900         |
| Mechanical            | \$73,700         | \$37,400        | \$79,100         | \$37,400         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$109,500</b> | <b>\$70,600</b> | <b>\$114,800</b> | <b>\$115,700</b> |
| Priority A            | \$22,300         |                 |                  | \$43,700         |
| Priority B            | \$87,200         | \$55,200        | \$93,300         | \$61,200         |
| Priority C            |                  | \$15,400        | \$21,400         | \$10,900         |
| <b>Total</b>          | <b>\$109,500</b> | <b>\$70,600</b> | <b>\$114,800</b> | <b>\$115,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 194 - BX

## Asset # : 13582

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        | 0-2               | \$170,200      | LIFE               | **             | 5           | \$101,300      | A             |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Northeast Corner                                    |            |                   |                |                    |                |             |                |               |
| Weepholes Not Funct, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$36,600       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2042               | **             | 5           | \$42,400       | A             |
| Glass Block  | 2%         |                   |                | LIFE               | **             | 5           | \$600          | A             |
| Metal Louvers  | 3%         |                   |                | 2033               | **             | 10          | \$8,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$16,400       | A             |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Explanation : Coping Is Pitched Towards Street                 |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 10%        |                   |                | 2037               | **             | 5-10        | \$37,000       | A             |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$12,900       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       | 0-2               | \$22,300       | 2028               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : Various Locations Throughout                        |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2021               | \$63,400       | 3           | \$16,100       | C             |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$23,500       | C             |
| Ceramic Tile   | 5%         |                   |                | 2033               | **             | 5           | \$10,700       | C             |
| Vinyl Tile   | 80%        |                   |                | 2028               | **             | 3           | \$64,300       | C             |
| Wood   | 5%         |                   |                | 2055               | **             | 5           | \$20,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 2%         |                   |                | 2033               | **             | 5           | \$3,500        | C             |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$7,000        | C             |
| Folding Partition  | 5%         |                   |                | 2042               | **             | 5           | \$21,700       | C             |
| Gypsum Board   | 55%        |                   |                | LIFE               | **             | 5           | \$57,300       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Wood   | 3%         |                   |                | LIFE               | **             | 5           | \$20,900       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 85%        |                   |                | 2037               | **             | 5           | \$182,300      | B             |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Rooms 327, 402                                      |            |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5           | \$26,800       | B             |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Stair A - D   |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 194 - BX

## Asset # : 13582

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2046               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protectors Rated @ 4000 And 1200 Amperes                               |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 90%        |                   |                | 2046               | * *            | 5           | \$600          | B             |
| Molded Case Bkrs  | 10%        |                   |                | 2046               | * *            | 5           | \$400          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2042               | * *            | 5           | \$200          | B             |
| Molded Case Bkrs  | 95%        |                   |                | 2042               | * *            | 5           | \$3,600        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 10%        |                   |                | 2037               | * *            | 5           | \$100          | B             |
| Motor Control Center  | 90%        |                   |                | 2037               | * *            | 5           | \$3,500        | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%   |            |                   |                |                    |                |             |                |               |
| Location :  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected To Main Water Pipe; Point Of Contact Not Visible Covered With Insulation. |            |                   |                |                    |                |             |                |               |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2033               | * *            | 1           | \$55,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Penthouse  |            |                   |                |                    |                |             |                |               |
| Explanation : 625 Kva Caterpillar Genset  |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2015               | \$600          | 5           | \$5,300        | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2042               | * *            | 5           | \$13,300       | B             |
| Main Tank   | 50%        |                   |                | 2055               | * *            | 5           | \$2,100        | B             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 98%        |                   |                | 2028               | * *            | 10          | \$128,800      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building  |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps  |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Exit, Service   | 100%       |                   |                | 2028               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel                             | 100%       |                   |                | 2046               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2033               | **             | 1           | \$142,100      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump                                     | 60%        |                   |                | 2042               | **             | 4           | \$6,400        | B             |
| Steam Piping/Pump                                       | 40%        |                   |                | 2046               | **             | 4           | \$4,200        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 40%        |                   |                | 2028               | **             | 1           | \$35,500       | B             |
| Convactor/Radiator                                      | 60%        |                   |                | 2037               | **             | 1           | \$27,800       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2045               | **             | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller                               | 100%       |                   |                | 2033               | **             | 1           | \$155,200      | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2046               | **             | 4           | \$10,600       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Water Cool Tower  | 100%       |                   |                | 2024               | **             | 2           | \$144,200      | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | **             | 2-5         | \$79,900       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 100%       |                   |                | 2028               | **             | 2           | \$4,400        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$38,000       | 2           | \$2,100        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | **             | 1           | \$8,800        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 194 - BX

Asset # : 13582

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : C,I-4**Explanation : Two Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 217 - M  
**Address** : 645 MAIN ST., ROOSEVELT ISLAND  
**Borough** : MANHATTAN **Agency's Number** : M271  
**Program / Asset #** : BOE0985.000 / 4150 **Yr Built/Renovated** : 1992 / 2011  
**Area Sq Ft** : 95,800 **Project Type** : EDUCATION  
**Date of Survey** : 17-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1373 **Lot** : 1 **BIN** : 1084848

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$84,900              | \$123,500             |
| Electrical            |                       | \$1,264,800           |
| Mechanical            |                       | \$275,300             |
| <b>Total</b>          | <b>\$84,900</b>       | <b>\$1,663,500</b>    |
| Priority A            | \$84,900              | \$123,500             |
| Priority B            |                       | \$1,540,000           |
| <b>Total</b>          | <b>\$84,900</b>       | <b>\$1,663,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$20,500         |
| Interior Architecture |                 | \$26,100        | \$1,900         | \$9,400          |
| Electrical            | \$8,500         | \$19,500        | \$9,300         | \$10,000         |
| Mechanical            | \$28,600        | \$44,900        | \$30,900        | \$53,000         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$45,000</b> | <b>\$98,300</b> | <b>\$50,000</b> | <b>\$100,800</b> |
| Priority A            |                 |                 |                 | \$20,500         |
| Priority B            | \$45,000        | \$78,000        | \$48,100        | \$70,900         |
| Priority C            |                 | \$20,400        | \$1,900         | \$9,400          |
| <b>Total</b>          | <b>\$45,000</b> | <b>\$98,300</b> | <b>\$50,000</b> | <b>\$100,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 217 - M

## Asset # : 4150

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$38,600       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE               | **             | 5           | \$46,300       | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Sidewalk Shed in Use, Extent : Moderate, Area Affected : 75%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 10%        |                   |                | 2042               | **             | 5-10        | \$53,100       | A             |
| Window Wall   | 20%        | Now               | \$84,900       | 2042               | **             | 5           | \$28,900       | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 12%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 30%        |                   |                | 2038               | **             | 5           | \$9,100        | A             |
| Glass Block   | 15%        |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Metal Louvers   | 5%         |                   |                | 2031               | **             | 10          | \$9,500        | A             |
| Under Construction  | 50%        |                   |                |                    |                |             |                | D             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 25%        |                   |                | 2027               | **             | 5-10        | \$9,900        | A             |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$700          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 3%         |                   |                | 2042               | **             | 10          | \$7,000        | A             |
| Under Construction  | 97%        |                   |                |                    |                |             |                | D             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 10%        |                   |                | 2021               | \$74,400       | 3           | \$18,900       | C             |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$13,800       | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | **             | 5           | \$3,800        | C             |
| Sheet Vinyl/Rubber  | 10%        |                   |                | 2027               | **             | 5           | \$18,900       | C             |
| Terrazzo  | 15%        |                   |                | LIFE               | **             | 5           | \$14,700       | C             |
| Vinyl Tile  | 52%        |                   |                | 2027               | **             | 3           | \$24,500       | C             |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$11,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$2,900        | C             |
| Gypsum Board  | 35%        |                   |                | LIFE               | **             | 5           | \$30,800       | C             |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE               | **             |             |                | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 217 - M

## Asset # : 4150

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2035 | ** | 5 | \$11,400 | B |
| Exposed Concrete     | 15% |  |  | LIFE | ** | 5 | \$2,700  | B |
| Exposed Concrete     | 65% |  |  | LIFE | ** | 5 | \$11,600 | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$14,200 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 100% |  |  | 2032 | ** | 5 | \$400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>  |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Bolted Pressure Switches Rated @ 4000 Amperes And 2500 Amperes</i> |      |  |  |      |    |   |       |   |

## Transformers

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Dry Type  | 100% |  |  | 2027 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Generator Room</i>                                  |      |  |  |      |    |   |       |   |
| <i>Explanation : 750 Kva, 460/208/120volts</i>                    |      |  |  |      |    |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 95% |  |  | 2030 | ** | 5 | \$2,000 | B |

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 10% |  |  | 2027 | ** | 5 | \$100   | B |
| Motor Control Center | 90% |  |  | 2027 | ** | 5 | \$1,900 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,200 | B |
|---------|------|--|--|------|----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2027 | ** | 1 | \$24,200 | B |
|-----------|------|--|--|------|----|---|----------|---|

## Generators

|   |      |  |  |      |    |   |          |   |
|---|------|--|--|------|----|---|----------|---|
| Diesel  | 100% |  |  | 2025 | ** | 1 | \$30,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |          |   |
| <i>Location : Generator Room</i>                                  |      |  |  |      |    |   |          |   |
| <i>Explanation : Rated @ 175 Kw</i>                               |      |  |  |      |    |   |          |   |

## Batteries

|           |      |  |  |      |  |   |         |   |
|-----------|------|--|--|------|--|---|---------|---|
| Lead/Acid | 100% |  |  | 2015 |  | 5 | \$2,900 | B |
|-----------|------|--|--|------|--|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 217 - M

## Asset # : 4150

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Stand-by Power

## Fuel Storage

## Day Tank

100%

2030

\* \*

5

\$15,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : No Nameplate Capacity Rating*

## Lighting

## Interior Lighting

## Fluorescent

86%

2022

\$652,000

10

\$66,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

10%

2022

\$75,800

10

\$7,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Compact Fluorescent Lights Cfl*

## HID

2%

2022

\$7,000

10

\$100

B

## Incandescent

2%

2022

\$15,200

2

B

## Egress Lighting

## Exit, Service

100%

2022

\$13,900

1

B

## Exterior Lighting

## HID

100%

2022

\$32,700

10

\$200

B

## Alarm

## Security System

## No Component

70%

D

## Generic

30%

2030

\* \*

1

\$8,800

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm System, Motion Sensors*

## Fire/Smoke Detection

## No Component

50%

D

## Generic

50%

2022

\$462,900

1-3

\$24,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Electricity

100%

2042

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 217 - M

## Asset # : 4150

| Mechanical                |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                   |  |                   |                |                    |                |             |                |               |
| Conversion Equipment      |  |                   |                |                    |                |             |                |               |
| Hot Water Boiler          | 90%  |                   |                | 2035               | * *            | 1           | \$37,500       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 90%       |                   |                |                    |                |             |                |               |
|                           | Location : Second Floor Mechanical Equipment Room            |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 - Electric Hot Water Boilers                 |                   |                |                    |                |             |                |               |
| Radiant Heater            | 10%  |                   |                | 2027               | * *            | 2           | \$3,900        | B             |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump       | 100%   |                   |                | 2038               | * *            | 4           | \$6,200        | B             |
| Terminal Devices          |  |                   |                |                    |                |             |                |               |
| Air Handler               | 60%  |                   |                | 2027               | * *            | 1           | \$31,300       | B             |
| Fan Coil Unit/Heat        | 40%  |                   |                | 2027               | * *            | 1           | \$10,900       | B             |
| Air Conditioning          |  |                   |                |                    |                |             |                |               |
| Energy Source             |  |                   |                |                    |                |             |                |               |
| Electricity               | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment      |  |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 100%   |                   |                | 2031               | * *            | 1           | \$91,100       | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                           | Location : First Floor Machanical Equipment Room             |                   |                |                    |                |             |                |               |
|                           | Explanation : 350 Tons - R12 Refrigerant                     |                   |                |                    |                |             |                |               |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%   |                   |                | 2042               | * *            | 4           | \$6,200        | B             |
| Terminal Devices          |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 60%  |                   |                | 2027               | * *            | 1           | \$31,300       | B             |
| Fan Coil - Cool/Heat      | 40%  |                   |                | 2027               | * *            | 1           | \$10,900       | B             |
| Heat Rejection            |  |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 100%   |                   |                | 2023               | \$275,300      | 2           | \$84,600       | B             |
| Ventilation               |  |                   |                |                    |                |             |                |               |
| Distribution              |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%   |                   |                | LIFE               | * *            | 2-5         | \$46,900       | B             |
| Exhaust Fans              |  |                   |                |                    |                |             |                |               |
| Interior                  | 20%  |                   |                | 2027               | * *            | 2           | \$500          | B             |
| Roof                      | 80%  |                   |                | 2027               | * *            | 2           | \$2,100        | B             |
| Plumbing                  |  |                   |                |                    |                |             |                |               |
| H/C Water Piping          |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel           | 100%   |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater              |  |                   |                |                    |                |             |                |               |
| Gas Fired                 | 100%   |                   |                | 2022               | \$22,300       | 2           | \$1,300        | B             |
|                           | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Second Floor Mechanical Equipment Room            |                   |                |                    |                |             |                |               |
| Sanitary Piping           |  |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping        |  |                   |                |                    |                |             |                |               |
| Cast Iron                 | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)              |  |                   |                |                    |                |             |                |               |
| Rigid Piping              | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)         |  |                   |                |                    |                |             |                |               |
| Electric                  | 100%   |                   |                | 2027               | * *            | 4           | \$2,000        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 217 - M

Asset # : 4150

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2027               | * *            | 1           | \$5,200        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : C-4  |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2042               | * *            | 1-5         | \$42,500       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| No Component          | 75%        |   |                |                    |                |             |                | D             |
| Generic               | 25%        |   |                | 2042               | * *            | 1-2         | \$5,900        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 235 (218) - BX  
**Address** : 1220 GERARD AVE. @E. 167 ST.  
**Borough** : BRONX **Agency's Number** : X235  
**Program / Asset #** : BOE1007.000 / 4514 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 125,458 **Project Type** : EDUCATION  
**Date of Survey** : 26-Jan-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2480 **Lot** : 8 **BIN** : 2097130

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,400              | \$204,200             |
| Interior Architecture |                       | \$35,800              |
| Electrical            | \$89,400              |                       |
| <b>Total</b>          | <b>\$139,800</b>      | <b>\$240,000</b>      |
| Priority A            | \$50,400              | \$204,200             |
| Priority B            | \$89,400              |                       |
| Priority C            |                       | \$35,800              |
| <b>Total</b>          | <b>\$139,800</b>      | <b>\$240,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 | \$9,600         |                  |
| Interior Architecture |                 | \$7,200         | \$14,400        | \$58,600         |
| Electrical            | \$7,100         | \$19,800        | \$8,500         | \$7,100          |
| Mechanical            | \$51,000        | \$24,300        | \$47,600        | \$25,000         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$63,200</b> | <b>\$91,900</b> | <b>\$102,600</b> |
| Priority A            |                 |                 | \$9,600         |                  |
| Priority B            | \$70,000        | \$56,000        | \$67,900        | \$102,600        |
| Priority C            |                 | \$7,200         | \$14,400        |                  |
| <b>Total</b>          | <b>\$70,000</b> | <b>\$63,200</b> | <b>\$91,900</b> | <b>\$102,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 235 (218) - BX

Asset # : 4514

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Glass Block       | 5%  |  |  | LIFE | ** | 5 | \$3,800  | A |
| Masonry: Brick    | 80% |  |  | LIFE | ** | 5 | \$96,000 | A |
| Pre-Cast Concrete | 15% |  |  | LIFE | ** | 5 | \$58,500 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2036 | ** | 5 | \$19,300 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |      |         |   |
|-------------------|-----|--|--|------|----|------|---------|---|
| Masonry: Brick    | 85% |  |  | LIFE | ** | 5    | \$5,700 | A |
| Metal Rail        | 5%  |  |  | 2033 | ** | 5-10 | \$6,000 | A |
| Pre-Cast Concrete | 10% |  |  | LIFE | ** | 5    | \$4,200 | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 65% |  |  | 2025 | ** | 10 | \$50,400 | A |
| Metal Panel    | 35% |  |  | 2033 | ** | 10 | \$49,700 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$16,800 | C |
| Ceramic Tile           | 10% |  |  | 2033 | ** | 5 | \$15,400 | C |
| Terrazzo               | 5%  |  |  | LIFE | ** | 5 | \$6,000  | C |
| Vinyl Tile             | 75% |  |  | 2028 | ** | 3 | \$43,200 | C |
| Wood                   | 5%  |  |  | 2055 | ** | 5 | \$14,400 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2033 | ** | 5 | \$8,500  | C |
| Concrete Masonry Unit | 30% |  |  | LIFE | ** | 5 | \$20,500 | C |
| Glass Block           | 5%  |  |  | LIFE | ** |   |          | C |
| Gypsum Board          | 35% |  |  | LIFE | ** | 5 | \$35,800 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 15% |  |  | LIFE | ** |   |          | C |
| Wood                  | 5%  |  |  | LIFE | ** | 5 | \$34,100 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2037 | ** | 5 | \$48,000 | B |
| AcousTileSusp.Lay-In | 45% |  |  | 2037 | ** | 5 | \$69,100 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 15% |  |  | LIFE | ** | 5 | \$28,800 | B |
| Metal Panel          | 5%  |  |  | LIFE | ** | 5 | \$9,600  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Multiple Main Services Rated @ 2500 &amp; 2000 &amp; 1200 Amps

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 235 (218) - BX

## Asset # : 4514

| Electrical   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |
| Raceway  |            |                    |                |                    |                |             |                |               |
| Conduit  | 100%       |                    |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                    |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                    |                | 2036               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs   | 70%        |                    |                | 2036               | * *            | 5           | \$1,900        | B             |
| Wiring   |            |                    |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                    |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                    |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                    |                | 2033               | * *            | 5           | \$700          | B             |
| Ground   |            |                    |                |                    |                |             |                |               |
| Grounding Devices  |            |                    |                |                    |                |             |                |               |
| Generic  | 100%       |                    |                | LIFE               | * *            | 5           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                    |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                    |                |                    |                |             |                |               |
| Stand-by Power   |            |                    |                |                    |                |             |                |               |
| Transfer Switches  |            |                    |                |                    |                |             |                |               |
| Automatic  | 100%       |                    |                | 2033               | * *            | 1           | \$31,700       | B             |
| Generators   |            |                    |                |                    |                |             |                |               |
| Diesel   | 100%       |                    |                | 2029               | * *            | 1           | \$39,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                    |                |                    |                |             |                |               |
| Explanation : 300 Kw & Genset                              |            |                    |                |                    |                |             |                |               |
| Batteries  |            |                    |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                    |                | 2015               | \$600          | 5           | \$22,900       | B             |
| Fuel Storage   |            |                    |                |                    |                |             |                |               |
| Main Tank  | 100%       |                    |                | 2048               | * *            | 5           | \$3,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                    |                |                    |                |             |                |               |
| Explanation : 5000 Gals.                                   |            |                    |                |                    |                |             |                |               |
| Lighting   |            |                    |                |                    |                |             |                |               |
| Interior Lighting  |            |                    |                |                    |                |             |                |               |
| Fluorescent  | 95%        |                    |                | 2025               | * *            | 10          | \$89,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                    |                |                    |                |             |                |               |
| Explanation : Lamp T-8 100%                                |            |                    |                |                    |                |             |                |               |
| HID  | 5%         |                    |                | 2025               | * *            | 10          | \$200          | B             |
| Egress Lighting  |            |                    |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                    |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                    |                | 2025               | * *            | 1           |                | B             |
| Mechanical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                    |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 235 (218) - BX

## Asset # : 4514

| Mechanical       |  | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|--|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component  | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type   | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |  |                |           |                    |      |                |       |                |          |
|                  | Energy Source  |                |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel  | 100%           |           |                    | 2046 | **             | 1     |                | B        |
|                  | Conversion Equipment   |                |           |                    |      |                |       |                |          |
|                  | Steam Boiler   | 100%           |           |                    | 2037 | **             | 1     | \$101,800      | B        |
|                  | Other Observation, Extent : Light, Area Affected : 100%                        |                |           |                    |      |                |       |                |          |
|                  | Location : Basement  |                |           |                    |      |                |       |                |          |
|                  | Explanation : 2 Heat Exchangers Convert Steam To Hot Water For Heating Devices |                |           |                    |      |                |       |                |          |
|                  | Distribution   |                |           |                    |      |                |       |                |          |
|                  | Hot Wtr Piping/Pump  | 90%            |           |                    | 2042 | **             | 4     | \$6,800        | B        |
|                  | Steam Piping/Pump  | 10%            |           |                    | 2046 | **             | 4     | \$800          | B        |
|                  | Terminal Devices   |                |           |                    |      |                |       |                |          |
|                  | Air Handler  | 30%            |           |                    | 2028 | **             | 1     | \$19,100       | B        |
|                  | Convactor/Radiator   | 20%            |           |                    | 2037 | **             | 1     | \$6,600        | B        |
|                  | Induction Unit   | 50%            |           |                    | 2033 | **             | 1     | \$16,600       | B        |
| Air Conditioning |  |                |           |                    |      |                |       |                |          |
|                  | Energy Source  |                |           |                    |      |                |       |                |          |
|                  | Electricity  | 100%           |           |                    | 2042 | **             | 1     |                | B        |
|                  | Conversion Equipment   |                |           |                    |      |                |       |                |          |
|                  | Reciprocating Compr/Chiller  | 100%           |           |                    | 2028 | **             | 1     | \$47,600       | B        |
|                  | Distribution   |                |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump  | 100%           |           |                    | 2046 | **             | 4     | \$7,600        | B        |
|                  | Terminal Devices   |                |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht  | 30%            |           |                    | 2028 | **             | 1     | \$19,100       | B        |
|                  | Induction Unit   | 70%            |           |                    | 2028 | **             | 1     | \$23,300       | B        |
|                  | Heat Rejection   |                |           |                    |      |                |       |                |          |
|                  | Remote Air Cond  | 100%           |           |                    | 2028 | **             | 2     | \$71,500       | B        |
| Ventilation      |  |                |           |                    |      |                |       |                |          |
|                  | Distribution   |                |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers   | 100%           |           |                    | LIFE | **             | 2-5   | \$57,200       | B        |
|                  | Exhaust Fans   |                |           |                    |      |                |       |                |          |
|                  | Interior   | 70%            |           |                    | 2028 | **             | 2     | \$2,200        | B        |
|                  | Roof   | 30%            |           |                    | 2028 | **             | 2     | \$1,000        | B        |
| Plumbing         |  |                |           |                    |      |                |       |                |          |
|                  | H/C Water Piping   |                |           |                    |      |                |       |                |          |
|                  | Brass/Copper   | 100%           | Now       | \$7,000            | 2046 | **             | 1     |                | B        |
|                  | Leak Evident, Extent : Light, Area Affected : 2%                               |                |           |                    |      |                |       |                |          |
|                  | Location : Drinking Fountains Leaking  |                |           |                    |      |                |       |                |          |
|                  | Other Observation, Extent : Moderate, Area Affected : 50%                      |                |           |                    |      |                |       |                |          |
|                  | Location : 1st Floor - Room101   |                |           |                    |      |                |       |                |          |
|                  | Explanation : 1 Of 2 Water Mains Does Not Hold                                 |                |           |                    |      |                |       |                |          |
|                  | Water Heater   |                |           |                    |      |                |       |                |          |
|                  | Gas Fired  | 100%           |           |                    | 2019 | \$27,200       | 2     | \$1,500        | B        |
|                  | Sanitary Piping  |                |           |                    |      |                |       |                |          |
|                  | Cast Iron  | 100%           |           |                    | LIFE | **             | 1     |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I. S. 235 (218) - BX

Asset # : 4514

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%   |                   |                | 2025               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                | 2028               | * *            | 1           | \$6,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 70%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 70% |                   |                |                    |                |             |                |               |
|                       | Location : B-4   |                   |                |                    |                |             |                |               |
|                       | Explanation : Two Units                                |                   |                |                    |                |             |                |               |
| Hydraulic             | 30%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 30% |                   |                |                    |                |             |                |               |
|                       | Location : B-2   |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit                                 |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 266 - Q  
**Address** : 74-10 COMMONWEALTH BOULEVARD  
**Borough** : QUEENS **Agency's Number** : Q266  
**Program / Asset #** : BOE1035.000 / 13588 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 180,358 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7870 **Lot** : 74 **BIN** : 4529900

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$74,300              | \$112,000             |
| Interior Architecture |                       | \$229,000             |
| Electrical            | \$131,300             |                       |
| Mechanical            |                       | \$75,700              |
| <b>Total</b>          | <b>\$205,600</b>      | <b>\$416,800</b>      |
| Priority A            | \$74,300              | \$112,000             |
| Priority B            | \$131,300             | \$221,500             |
| Priority C            |                       | \$83,300              |
| <b>Total</b>          | <b>\$205,600</b>      | <b>\$416,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$13,800         | \$27,200        |
| Interior Architecture | \$1,900         |                 | \$18,200         |                 |
| Electrical            | \$10,300        | \$28,200        | \$19,100         | \$10,300        |
| Mechanical            | \$68,600        | \$42,500        | \$73,400         | \$40,200        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$88,700</b> | <b>\$78,600</b> | <b>\$132,300</b> | <b>\$85,600</b> |
| Priority A            |                 |                 | \$13,800         | \$27,200        |
| Priority B            | \$86,700        | \$78,600        | \$100,300        | \$58,400        |
| Priority C            | \$1,900         |                 | \$18,200         |                 |
| <b>Total</b>          | <b>\$88,700</b> | <b>\$78,600</b> | <b>\$132,300</b> | <b>\$85,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$112,000      | A             |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$28,300       | A             |
| Window Wall  | 3%         |                   |                | 2046               | **             | 5           | \$14,000       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 97%        |                   |                | 2036               | **             | 5           | \$13,500       | A             |
| Metal Louvers  | 3%         |                   |                | 2033               | **             | 10          | \$2,600        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 93%        |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Pre-Cast Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$5,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Fiberglass Panel   | 10%        |                   |                | 2029               | **             | 1           |                | A             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Main Entrance Side                              |            |                   |                |                    |                |             |                |               |
| Explanation : Canopies Along Building Perimeter            |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 75%        |                   |                | 2025               | **             | 10          | \$74,300       | A             |
| Metal Panel  | 15%        |                   |                | 2037               | **             | 10          | \$27,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                   |                | LIFE               | **             | 5           | \$42,500       | C             |
| Ceramic Tile   | 2%         |                   |                | 2029               | **             | 5           | \$3,900        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Vinyl Tile   | 75%        |                   |                | 2025               | **             | 3           | \$54,700       | C             |
| Wood   | 10%        |                   |                | 2048               | **             | 5           | \$36,400       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 65%        |                   |                | LIFE               | **             | 5           | \$40,800       | C             |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$2,400        | C             |
| Gypsum Board   | 8%         |                   |                | LIFE               | **             | 5           | \$7,500        | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 5%         |                   |                | 2033               | **             | 5           | \$9,700        | B             |
| AcousTileSusp.Lay-In                                       | 75%        |                   |                | 2033               | **             | 5           | \$145,800      | B             |
| Exposed Struc: Steel                                       | 15%        |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$12,100       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2033               | * *            | 5           | \$600          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 750 Kva                                  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2040               | * *            | 5           | \$700          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2036               | * *            | 5           | \$3,900        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2040               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 10%        |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Motor Control Center                                       | 90%        |                   |                | 2033               | * *            | 5           | \$3,600        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2033               | * *            | 1           | \$45,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2029               | * *            | 1           | \$57,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 4th Floor                                       |            |                   |                |                    |                |             |                |               |
| Explanation : One 150 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$32,900       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2036               | * *            | 5           | \$13,700       | B             |
| Main Tank  | 50%        |                   |                | 2048               | * *            | 5           | \$2,200        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 97%        |                   |                | 2025               | * *            | 10          | \$131,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : Using T8 Lamps                               |            |                   |                |                    |                |             |                |               |
| HID  | 3%         |                   |                | 2025               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2025               | * *            | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2048               | * *            | 5           | \$4,400        | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Fuel Oil   | 10%        |                   |                | 2050               | **             | 5           | \$4,600        | B             |
| Interruptible Gas/Dual Fuel                              | 90%        |                   |                | 2046               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Steam Boiler   | 100%       |                   |                | 2037               | **             | 1           | \$146,300      | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Boilers                                  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump  | 100%       |                   |                | 2046               | **             | 4           | \$10,900       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 80%        |                   |                | 2028               | **             | 1           | \$73,100       | B             |
| Convactor/Radiator                                       | 20%        |                   |                | 2037               | **             | 1           | \$9,600        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Conversion Equipment                                     |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                              | 100%       |                   |                | 2028               | **             | 1           | \$68,500       | B             |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                    | 100%       |                   |                | 2046               | **             | 4           | \$10,900       | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                      | 100%       |                   |                | 2028               | **             | 1           | \$91,400       | B             |
| Heat Rejection   |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                       | 100%       |                   |                | 2028               | **             | 2           | \$102,800      | B             |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                       | 100%       |                   |                | LIFE               | **             | 2-5         | \$82,300       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 80%        |                   |                | 2028               | **             | 2           | \$3,600        | B             |
| Roof   | 20%        |                   |                | 2028               | **             | 2           | \$900          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2037               | **             | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2019               | \$39,200       | 2           | \$2,200        | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Storm Drain Piping                                       |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2028               | **             | 4           | \$1,300        | B             |
| Backflow Preventer                                       |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | **             | 1           | \$9,100        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 266 - Q

Asset # : 13588

| Mechanical                  |               | Current Repair       |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|---------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B,1,2,3**Explanation : Two Elevators*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I. S. 270 - Q  
**Address** : 233-15 MERRICK BOULEVARD  
**Borough** : QUEENS **Agency's Number** : Q270  
**Program / Asset #** : BOE1037.000 / 13590 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 87,428 **Project Type** : EDUCATION  
**Date of Survey** : 11-Feb-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,PH  
**Block** : 12973 **Lot** : 1 **BIN** : 4529511

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$74,900              | \$81,600              |
| Interior Architecture | \$42,800              | \$42,800              |
| Electrical            |                       | \$63,600              |
| Mechanical            | \$70,400              |                       |
| <b>Total</b>          | <b>\$188,100</b>      | <b>\$188,100</b>      |
| Priority A            | \$74,900              | \$81,600              |
| Priority B            | \$113,200             | \$106,500             |
| <b>Total</b>          | <b>\$188,100</b>      | <b>\$188,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$6,400         |                 |                 | \$21,200        |
| Interior Architecture |                 | \$5,000         | \$8,700         |                 |
| Electrical            | \$14,900        | \$14,600        | \$5,300         | \$9,500         |
| Mechanical            | \$33,000        | \$18,900        | \$37,000        | \$19,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$62,200</b> | <b>\$46,400</b> | <b>\$58,900</b> | <b>\$58,100</b> |
| Priority A            | \$6,400         |                 |                 | \$21,200        |
| Priority B            | \$55,800        | \$41,400        | \$50,200        | \$36,900        |
| Priority C            |                 | \$5,000         | \$8,700         |                 |
| <b>Total</b>          | <b>\$62,200</b> | <b>\$46,400</b> | <b>\$58,900</b> | <b>\$58,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick         | 80% |  |  | LIFE | ** | 5 | \$81,600 | A |
| Panel/Paver: Limestone | 20% |  |  | LIFE | ** | 5 | \$15,300 | A |

## Windows

|  |      |     |          |      |    |   |         |   |
|--|------|-----|----------|------|----|---|---------|---|
| Aluminum   | 100% | Now | \$37,000 | 2042 | ** | 5 | \$7,700 | A |
| <i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 25%</i> |      |     |          |      |    |   |         |   |
| <i>Location : Throughout</i>                                     |      |     |          |      |    |   |         |   |

## Parapets

|                   |     |  |  |      |    |      |          |   |
|-------------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick    | 80% |  |  | LIFE | ** | 5    | \$10,300 | A |
| Metal Rail        | 15% |  |  | 2037 | ** | 5-10 | \$34,900 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$4,000  | A |

## Roof

|   |     |     |         |      |    |    |          |   |
|---|-----|-----|---------|------|----|----|----------|---|
| Built-Up (BUR)  | 80% |     |         | 2025 | ** | 10 | \$37,900 | A |
| Metal Panel   | 20% | Now | \$6,400 | 2037 | ** |    |          | A |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |     |     |         |      |    |    |          |   |
| <i>Location : Over Gymnasium</i>                                      |     |     |         |      |    |    |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |     |     |         |      |    |    |          |   |
| <i>Location : Gymnasium</i>   |     |     |         |      |    |    |          |   |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$23,400 | C |
| Ceramic Tile           | 20% |  |  | 2033 | ** | 5 | \$21,400 | C |
| Vinyl Tile             | 65% |  |  | 2028 | ** | 3 | \$26,100 | C |
| Wood                   | 5%  |  |  | 2055 | ** | 5 | \$10,000 | C |

## Interior Walls

|  |     |  |  |      |    |   |          |   |
|--|-----|--|--|------|----|---|----------|---|
| Ceramic Tile   | 15% |  |  | 2033 | ** | 5 | \$18,200 | C |
| Concrete Masonry Unit  | 50% |  |  | LIFE | ** | 5 | \$24,300 | C |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> |     |  |  |      |    |   |          |   |
| <i>Location : Gymnasium</i>                                  |     |  |  |      |    |   |          |   |

|                     |     |  |  |      |    |   |         |   |
|---------------------|-----|--|--|------|----|---|---------|---|
| Gypsum Board        | 10% |  |  | LIFE | ** | 5 | \$7,300 | C |
| SGFT/Glazed Masonry | 25% |  |  | LIFE | ** |   |         | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 80% |  |  | 2037 | ** | 5 | \$85,600 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 10% |  |  | LIFE | ** | 5 | \$13,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |    |   |       |   |
|---|------|--|--|------|----|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2046 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |    |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 2000 Amperes.</i>    |      |  |  |      |    |   |       |   |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 100%       |                   |                | 2046    | **                 | 5           | \$300          | B             |  |
| Raceway  |            |                   |                |         |                    |             |                |               |  |
| Conduit  | 100%       |                   |                | 2046    | **                 | 1           |                | B             |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 10%        |                   |                | 2042    | **                 | 5           | \$200          | B             |  |
| Molded Case Bkrs   | 90%        |                   |                | 2042    | **                 | 5           | \$1,700        | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 100%       |                   |                | 2046    | **                 | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 100%       |                   |                | 2037    | **                 | 5           | \$500          | B             |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       |                   |                | LIFE    | **                 | 5           | \$1,100        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Connected To Main Water Pipe.                          |            |                   |                |         |                    |             |                |               |  |
| Stand-by Power   |            |                   |                |         |                    |             |                |               |  |
| Transfer Switches  |            |                   |                |         |                    |             |                |               |  |
| Automatic  | 100%       |                   |                | 2037    | **                 | 1           | \$22,100       | B             |  |
| Generators   |            |                   |                |         |                    |             |                |               |  |
| Diesel   | 100%       |                   |                | 2033    | **                 | 1           | \$27,700       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Penthouse   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Detroit Diesel Genset; No Nameplate Ratings Available. |            |                   |                |         |                    |             |                |               |  |
| Batteries  |            |                   |                |         |                    |             |                |               |  |
| Nickel Cadmium   | 100%       |                   |                | 2015    | \$600              | 5           | \$16,000       | B             |  |
| Fuel Storage   |            |                   |                |         |                    |             |                |               |  |
| Day Tank   | 50%        |                   |                | 2042    | **                 | 5           | \$6,600        | B             |  |
| Main Tank  | 50%        |                   |                | 2055    | **                 | 5           | \$1,100        | B             |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 97%        |                   |                | 2028    | **                 | 10          | \$63,600       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                                   |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps And Cfl                                      |            |                   |                |         |                    |             |                |               |  |
| HID  | 3%         |                   |                | 2028    | **                 | 10          | \$100          | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Exit, Service  | 100%       |                   |                | 2028    | **                 | 1           |                | B             |  |
| Lightning Protection   |            |                   |                |         |                    |             |                |               |  |
| Arresters/Cabling  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 50%        | Now               | \$9,900        | 2060    | **                 | 5           | \$500          | B             |  |
| Other Observation, Extent : Severe, Area Affected : 100%             |            |                   |                |         |                    |             |                |               |  |
| Location : Roof  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Some Of The Rods Are Loose And Disconnected.           |            |                   |                |         |                    |             |                |               |  |
| Generic  | 50%        |                   |                | 2055    | **                 | 5           | \$1,100        | B             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating   |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Interruptible Gas/Dual<br>Fuel                          | 100%           |                      |                | 2046               | * *            | 1              |                | B                |
| Conversion Equipment                                    |                |                      |                |                    |                |                |                |                  |
| Steam Boiler  | 100%           |                      |                | 2037               | * *            | 1              | \$70,900       | B                |
| Other Observation, Extent : Light, Area Affected : 100% |                |                      |                |                    |                |                |                |                  |
| Location : Basement                                     |                |                      |                |                    |                |                |                |                  |
| Explanation : 2 Units                                   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Steam Piping/Pump                                       | 100%           |                      |                | 2040               | * *            | 4              | \$3,500        | B                |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler   | 50%            | Now                  | \$4,400        | 2028               | * *            | 1              | \$19,900       | B                |
| Malfunctioning, Extent : Moderate, Area Affected : 10%  |                |                      |                |                    |                |                |                |                  |
| Location : Pneumatic Controls                           |                |                      |                |                    |                |                |                |                  |
| Convactor/Radiator                                      | 50%            |                      |                | 2033               | * *            | 1              | \$11,600       | B                |
| Air Conditioning  |                |                      |                |                    |                |                |                |                  |
| Energy Source   |                |                      |                |                    |                |                |                |                  |
| Electricity   | 100%           |                      |                | 2042               | * *            | 1              |                | B                |
| Conversion Equipment                                    |                |                      |                |                    |                |                |                |                  |
| Reciprocating<br>Compr/Chiller                          | 100%           |                      |                | 2028               | * *            | 1              | \$33,200       | B                |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Chilled Wtr Pipe/Pump                                   | 100%           |                      |                | 2046               | * *            | 4              | \$5,300        | B                |
| Terminal Devices  |                |                      |                |                    |                |                |                |                  |
| Air Handler/Cool/Ht                                     | 100%           |                      |                | 2028               | * *            | 1              | \$44,300       | B                |
| Heat Rejection  |                |                      |                |                    |                |                |                |                  |
| Air Condenser Unit                                      | 100%           |                      |                | 2028               | * *            | 2              | \$49,900       | B                |
| Ventilation   |                |                      |                |                    |                |                |                |                  |
| Distribution  |                |                      |                |                    |                |                |                |                  |
| Ductwork/Diffusers                                      | 100%           | Now                  | \$70,400       | LIFE               | * *            | 2-5            | \$39,900       | B                |
| Loose, Extent : Severe, Area Affected : 10%             |                |                      |                |                    |                |                |                |                  |
| Location : Roof Penetration Area                        |                |                      |                |                    |                |                |                |                  |
| Exhaust Fans  |                |                      |                |                    |                |                |                |                  |
| Roof  | 100%           |                      |                | 2028               | * *            | 2              | \$2,200        | B                |
| Plumbing  |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping  |                |                      |                |                    |                |                |                |                  |
| Galv Iron/Steel   | 100%           |                      |                | 2037               | * *            | 1              |                | B                |
| Water Heater  |                |                      |                |                    |                |                |                |                  |
| Gas Fired   | 100%           |                      |                | 2019               | \$19,000       | 2              | \$1,100        | B                |
| Sanitary Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                                      |                |                      |                |                    |                |                |                |                  |
| Cast Iron   | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |                  |
| Rigid Piping  | 100%           |                      |                | 2028               | * *            | 4              | \$1,300        | B                |
| Sewage Ejector(s)                                       |                |                      |                |                    |                |                |                |                  |
| Electric  | 100%           |                      |                | 2025               | * *            | 4              | \$1,300        | B                |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I. S. 270 - Q

Asset # : 13590

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$4,400        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : C-ph</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./I.S. 187 - M  
**Address** : 349 CABRINI BOULEVARD  
**Borough** : MANHATTAN **Agency's Number** : M187  
**Program / Asset #** : BOE0110.000 / 1634 **Yr Built/Renovated** : 1930 / 2004  
**Area Sq Ft** : 67,000 **Project Type** : EDUCATION  
**Date of Survey** : 27-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2179 **Lot** : 365 **BIN** : 1064371

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$53,000              |
| Interior Architecture | \$104,800             | \$255,800             |
| Electrical            | \$552,000             | \$384,200             |
| Mechanical            |                       | \$397,400             |
| <b>Total</b>          | <b>\$656,800</b>      | <b>\$1,090,300</b>    |
| Priority A            |                       | \$53,000              |
| Priority B            | \$656,800             | \$781,600             |
| Priority C            |                       | \$255,800             |
| <b>Total</b>          | <b>\$656,800</b>      | <b>\$1,090,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,800        |                 | \$4,400         |                 |
| Interior Architecture | \$5,300         | \$4,700         | \$35,500        |                 |
| Electrical            | \$2,200         | \$2,700         | \$30,600        | \$2,100         |
| Mechanical            | \$14,700        | \$9,700         | \$25,400        | \$8,300         |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$17,100</b> | <b>\$95,700</b> | <b>\$10,400</b> |
| Priority A            | \$31,800        |                 | \$4,400         |                 |
| Priority B            | \$16,900        | \$12,400        | \$63,700        | \$10,400        |
| Priority C            | \$5,300         | \$4,700         | \$27,600        |                 |
| <b>Total</b>          | <b>\$54,100</b> | <b>\$17,100</b> | <b>\$95,700</b> | <b>\$10,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./I.S. 187 - M

## Asset # : 1634

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$22,500       | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$48,900       | A             |
| Masonry: Brick  | 7%         |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$1,300        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$19,600       | 2037               | **             | 5           | \$10,200       | A             |
| Crrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$6,700        | A             |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$6,900        | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$5,400        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 95%        | Now               | \$12,200       | 2026               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Various Locations                                  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | 2026               | **             | 10          | \$4,400        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$55,200       | C             |
| Ceramic Tile  | 5%         |                   |                | 2030               | **             | 5           | \$4,200        | C             |
| Terrazzo  | 5%         |                   |                | LIFE               | **             | 5           | \$3,300        | C             |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Vestibule  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2021               | \$200,500      | 3           | \$7,900        | C             |
| Other Observation, Extent : Light, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Wood  | 35%        |                   |                | 2036               | **             | 5           | \$55,200       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2024               | **             | 5           | \$4,200        | C             |
| Concrete Masonry Unit   | 5%         | Now               | \$3,200        | LIFE               | **             | 5           | \$1,700        | C             |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Basement On Playground Side                        |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$5,100        | C             |
| Masonry: Brick  | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 65%        |                   |                | LIFE               | **             | 5           | \$16,500       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S./I.S. 187 - M

## Asset # : 1634

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |    |           |      |     |   |          |   |
|----------------------|-----|----|-----------|------|-----|---|----------|---|
| AcousTileConcealSpLn | 15% |    |           | 2026 | * * | 5 | \$15,700 | B |
| Exposed Concrete     | 65% | 4+ | \$104,800 | LIFE | * * | 5 | \$8,500  | B |

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Basement Under Front Steps*

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Plaster | 20% |  |  | LIFE | * * | 5 | \$10,500 | B |
|---------|-----|--|--|------|-----|---|----------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2031 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2031 | * * | 5 | \$200 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 20% |  |  | 2031 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2021 | \$68,200 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

## Panelboards

|               |     |  |  |      |          |   |       |   |
|---------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2020 | \$10,200 | 5 | \$100 | B |
|---------------|-----|--|--|------|----------|---|-------|---|

|                  |     |  |  |      |     |   |       |   |
|------------------|-----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 15% |  |  | 2029 | * * | 5 | \$200 | B |
|------------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 75% |  |  | 2020 | \$76,200 | 5 | \$1,100 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

## Wiring

|               |     |     |          |      |     |   |  |   |
|---------------|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth | 80% | 2-4 | \$71,700 | 2046 | * * | 1 |  | B |
|---------------|-----|-----|----------|------|-----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 20% |  |  | 2031 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 70% |  |  | 2026 | * * | 5 | \$300 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 30% |  |  | 2019 | \$6,400 | 5 | \$100 | B |
|-----------------|-----|--|--|------|---------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S./I.S. 187 - M

## Asset # : 1634

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Interior Lighting

## Fluorescent

86%

2016

\$436,000

10

\$44,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Upper Floors**Explanation : Using T12 Lamps*

## Fluorescent

10%

2021

\$50,700

10

\$5,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Using T8 Lamps*

## HID

3%

2021

\$7,000

10

\$100

B

## Incandescent

1%

2016

\$5,100

2

B

## Egress Lighting

## Emergency, Battery

50%

2021

\$11,700

10

\$6,800

B

## Exit, Service

50%

2021

\$4,700

1

B

## Exterior Lighting

## HID

100%

2016

\$22,900

10

\$200

B

## Alarm

## Security System

## Generic

100%

2021

\$189,100

1

\$20,500

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

## Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

B

## Conversion Equipment

## Steam Boiler

100%

2026

\* \*

1

\$55,800

B

## Distribution

## Steam Piping/Pump

100%

2031

\* \*

4

\$4,200

B

## Terminal Devices

## Air Handler

25%

2021

\$86,400

1

\$8,700

B

## Convactor/Radiator

50%

2026

\* \*

1

\$9,100

B

## Fan Coil Unit/Heat

25%

2021

\$240,000

1

\$4,600

B

## Air Conditioning

## Energy Source

## Electricity

100%

2037

\* \*

1

B

## Conversion Equipment

## Window/Wall Unit

10%

2016

\$13,200

1

B

## No Component

90%

D

## Ventilation

## Distribution

## Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$31,400

B

## Exhaust Fans

## Interior

100%

2021

\$70,900

2

\$1,700

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./I.S. 187 - M

Asset # : 1634

| Mechanical |                                  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type                   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                                  |                |                   |                    |         |                |             |                |               |
|            | H/C Water Piping<br>Brass/Copper | 100%           |                   |                    | 2041    | * *            | 1           |                | B             |
|            | Water Heater<br>Gas Fired        | 100%           |                   |                    | 2019    | \$14,900       | 2           | \$800          | B             |
|            | Sanitary Piping<br>Cast Iron     | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping<br>Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Sump Pump(s)<br>Submersible      | 100%           |                   |                    | 2014    | \$6,200        | 4           | \$2,000        | B             |
|            | Fixtures<br>Generic              | 100%           |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./M. S. 3 - BX  
**Address** : 2100 LAFONTAINE AVENUE BTWN: E.180 ST. - E.181 ST  
**Borough** : BRONX **Agency's Number** : X003  
**Program / Asset #** : BOE0993.000 / 4483 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 80,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p,4  
**Block** : 3062 **Lot** : 43 **BIN** : 2099356

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$161,500             | \$52,900              |
| Electrical            |  | \$60,000              |                       |
| Mechanical            |  |                       | \$161,000             |
| <b>Total</b>          |  | <b>\$221,500</b>      | <b>\$213,900</b>      |
| Priority A            |  | \$161,500             | \$52,900              |
| Priority B            |  | \$60,000              | \$161,000             |
| <b>Total</b>          |  | <b>\$221,500</b>      | <b>\$213,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,900          |                 |                 |                 |
| Interior Architecture | \$43,500         | \$20,300        | \$600           |                 |
| Electrical            | \$25,900         | \$14,100        | \$4,900         | \$5,200         |
| Mechanical            | \$33,100         | \$31,300        | \$19,300        | \$31,700        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$111,400</b> | <b>\$69,600</b> | <b>\$28,700</b> | <b>\$40,800</b> |
| Priority A            | \$4,900          |                 |                 |                 |
| Priority B            | \$81,200         | \$60,300        | \$28,100        | \$40,800        |
| Priority C            | \$25,300         | \$9,300         | \$600           |                 |
| <b>Total</b>          | <b>\$111,400</b> | <b>\$69,600</b> | <b>\$28,700</b> | <b>\$40,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 3 - BX

## Asset # : 4483

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   | Now               | \$88,900       | LIFE               | **             | 5           | \$52,900       | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%<br>Location : Rooms 107, 407, 412, 425   |                   |                |                    |                |             |                |               |
| Metal Panel             | 5%  | Now               | \$1,200        | 2042               | **             | 5           | \$5,500        | A             |
|                         | Loose/Miss Fasteners, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | **             | 5           | \$9,500        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 95%   |                   |                | 2038               | **             | 5           | \$17,000       | A             |
| Metal Louvers           | 5%  |                   |                | 2031               | **             | 10          | \$5,600        | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 30%   |                   |                | LIFE               | **             | 5           | \$1,000        | A             |
| Masonry: Brick          | 40%   |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Metal Rail              | 20%   | Now               | \$600          | 2035               | **             | 5           | \$4,300        | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 5%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Panel/Paver: Limestone  | 10%   | Now               | \$1,900        | LIFE               | **             | 5           | \$300          | A             |
|                         | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 95%   | Now               | \$72,600       | 2027               | **             |             |                | A             |
|                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%<br>Location : Over Library<br>Water Penetration, Extent : Light, Area Affected : 5%<br>Location : Over Library, Room 407 And Stair 2 |                   |                |                    |                |             |                |               |
| Modified Bitumen        | 5%  | Now               | \$1,200        | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Light, Area Affected : 5%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$9,600        | C             |
| Ceramic Tile            | 5%  | Now               | \$9,700        | 2031               | **             | 5           | \$2,200        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 85%   |                   |                | 2027               | **             | 3           | \$27,900       | C             |
| Wood                    | 5%  | Now               | \$4,600        | 2050               | **             | 5           | \$4,100        | C             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%<br>Location : Throughout   |                   |                |                    |                |             |                |               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

| Architecture   |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|----------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System         | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior       |  |                |                   |                    |         |                |             |                |               |
| Interior Walls |  |                |                   |                    |         |                |             |                |               |
|                | Ceramic Tile   | 5%             |                   |                    | 2031    | **             | 5           | \$1,100        | C             |
|                | Concrete Masonry Unit                                    | 45%            | 0-2               | \$7,800            | LIFE    | **             | 5           | \$4,100        | C             |
|                | Water Penetration, Extent : Light, Area Affected : 10%   |                |                   |                    |         |                |             |                |               |
|                | Location : Throughout Rooms 107, 407, 412, 425           |                |                   |                    |         |                |             |                |               |
|                | Gypsum Board   | 15%            | 0-2               | \$3,100            | LIFE    | **             | 5           | \$2,100        | C             |
|                | Water Penetration, Extent : Moderate, Area Affected : 5% |                |                   |                    |         |                |             |                |               |
|                | Location : Throughout Rooms 107, 407, 412, 425           |                |                   |                    |         |                |             |                |               |
|                | SGFT/Glazed Masonry                                      | 35%            |                   |                    | LIFE    | **             |             |                | C             |
| Ceilings       |  |                |                   |                    |         |                |             |                |               |
|                | AcousTileConcealSpLn                                     | 20%            |                   |                    | 2035    | **             | 5           | \$22,100       | B             |
|                | AcousTileSusp.Lay-In                                     | 60%            | Now               | \$7,100            | 2035    | **             | 5           | \$26,500       | B             |
|                | Water Penetration, Extent : Moderate, Area Affected : 5% |                |                   |                    |         |                |             |                |               |
|                | Location : Room 407                                      |                |                   |                    |         |                |             |                |               |
|                | Gypsum Board   | 20%            | Now               | \$11,200           | LIFE    | **             | 5           | \$22,100       | B             |
|                | Water Penetration, Extent : Light, Area Affected : 5%    |                |                   |                    |         |                |             |                |               |
|                | Location : Stair 2 And Library                           |                |                   |                    |         |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 2000 Amps                       |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$200          | B             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 25%        |                   |                | 2038               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 75%        |                   |                | 2038               | * *            | 5           | \$1,300        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |

## Ground

## Grounding Devices

Generic

100%

LIFE

\*\*

5

\$1,000

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Connected With Main Water Pipe*

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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 3 - BX

## Asset # : 4483

| Electrical   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power   |            |                    |                |                    |                |             |                |               |
| Transfer Switches Automatic                                | 100%       | Now                | \$23,100       | 2042               | * *            | 1           | \$18,200       | B             |
| Other Observation, Extent : Severe, Area Affected : 100%   |            |                    |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                    |                |                    |                |             |                |               |
| Explanation : Not Working, Relay Problem                   |            |                    |                |                    |                |             |                |               |
| Generators   |            |                    |                |                    |                |             |                |               |
| Diesel   | 100%       |                    |                | 2031               | * *            | 1           | \$25,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                    |                |                    |                |             |                |               |
| Explanation : 250 Kva, Caterpillar Genset                  |            |                    |                |                    |                |             |                |               |
| Batteries  |            |                    |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                    |                | 2015               | \$600          | 5           | \$14,600       | B             |
| Fuel Storage   |            |                    |                |                    |                |             |                |               |
| Day Tank   | 10%        |                    |                | 2038               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Gen Room  |            |                    |                |                    |                |             |                |               |
| Explanation : 50 Gals                                      |            |                    |                |                    |                |             |                |               |
| Main Tank  | 90%        |                    |                | 2050               | * *            | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Basement  |            |                    |                |                    |                |             |                |               |
| Explanation : 275 Gals                                     |            |                    |                |                    |                |             |                |               |
| Lighting   |            |                    |                |                    |                |             |                |               |
| Interior Lighting Fluorescent                              | 100%       |                    |                | 2027               | * *            | 10          | \$60,000       | B             |
| Other Observation, Extent : Moderate, Area Affected : 99%  |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                    |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                    |                |                    |                |             |                |               |
| Egress Lighting  |            |                    |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                    |                | 2022               | \$5,400        | 1           |                | B             |
| Exit, Battery  | 50%        |                    |                | 2022               | \$27,100       | 10          | \$2,200        | B             |
| Exterior Lighting  |            |                    |                |                    |                |             |                |               |
| HID  | 100%       |                    |                | 2022               | \$27,300       | 10          | \$200          | B             |
| Alarm  |            |                    |                |                    |                |             |                |               |
| Security System  |            |                    |                |                    |                |             |                |               |
| No Component   | 95%        |                    |                |                    |                |             |                | D             |
| Generic  | 5%         |                    |                | 2027               | * *            | 1           | \$1,200        | B             |
| Fire/Smoke Detection                                       |            |                    |                |                    |                |             |                |               |
| No Component   | 95%        |                    |                |                    |                |             |                | D             |
| Generic  | 5%         |                    |                | 2027               | * *            | 1-3         | \$2,000        | B             |
| Mechanical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 3 - BX

## Asset # : 4483

| Mechanical                  |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%  |                   |                | 2042               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                             | Location : Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : Oil # 2, 5000 Gal Tank  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%  |                   |                | 2035               | * *            | 1           | \$64,900       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                             | Location : Basement   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Boilers   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 20%   |                   |                | 2038               | * *            | 4           | \$1,000        | B             |
|                             | Other Observation, Extent : Severe, Area Affected : 100%                    |                   |                |                    |                |             |                |               |
|                             | Location : Throughout   |                   |                |                    |                |             |                |               |
|                             | Explanation : For Perimeter Radiators                                       |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 80%   |                   |                | 2042               | * *            | 4           | \$3,900        | B             |
| Terminal Devices            |   |                   |                |                    |                |             |                |               |
| Air Handler                 | 40%   | Now               | \$3,200        | 2022               | \$161,000      | 1           | \$14,600       | B             |
|                             | Corroded, Extent : Moderate, Area Affected : 10%                            |                   |                |                    |                |             |                |               |
|                             | Location : Air Handler, Penthouse   |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                             | Location : Air Handlers   |                   |                |                    |                |             |                |               |
|                             | Explanation : Used For Heating And Cooling                                  |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 60%   |                   |                | 2027               | * *            | 1           | \$12,700       | B             |
| Air Conditioning            |   |                   |                |                    |                |             |                |               |
| Energy Source               |   |                   |                |                    |                |             |                |               |
| Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%  | Now               | \$5,100        | 2027               | * *            | 1           | \$27,300       | B             |
|                             | Malfunctioning, Extent : Moderate, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                             | Location : A C Control System, V A V, And Thermostatic Controls. Throughout |                   |                |                    |                |             |                |               |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                             | Location : Chillers , Pent House  |                   |                |                    |                |             |                |               |
|                             | Repairs In Progress, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                             | Location : One Of The Chillers, Reciprocating Compressor                    |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                             | Location : Pent House   |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units About 150 Tons Each                                   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%  |                   |                | 2042               | * *            | 4           | \$4,800        | B             |
| Heat Rejection              |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%  |                   |                | 2027               | * *            | 2           | \$45,600       | B             |
| Ventilation                 |   |                   |                |                    |                |             |                |               |
| Distribution                |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%  |                   |                | LIFE               | * *            | 2-5         | \$36,500       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Ventilation   |                |                   |                |                    |                |             |                |               |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Roof  | 10%            |                   |                | 2027               | * *            | 2           | \$200          | B             |
| No Component  | 90%            |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%                 |                |                   |                |                    |                |             |                |               |
| Location : 3rd Floor And Penthouse                                    |                |                   |                |                    |                |             |                |               |
| Explanation : Counted With Heating                                    |                |                   |                |                    |                |             |                |               |
| Plumbing  |                |                   |                |                    |                |             |                |               |
| H/C Water Piping  |                |                   |                |                    |                |             |                |               |
| Brass/Copper  | 80%            |                   |                | 2042               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 20%            |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater  |                |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%           |                   |                | 2020               | \$17,400       | 2           | \$1,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%               |                |                   |                |                    |                |             |                |               |
| Location : 2 Heaters  |                |                   |                |                    |                |             |                |               |
| Explanation : Basement  |                |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |                |                   |                |                    |                |             |                |               |
| Low Temp  | 100%           |                   |                | 2042               | * *            | 4           | \$9,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100%               |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                |                   |                |                    |                |             |                |               |
| Explanation : Working Off Steam And Used For Hot Water Heating System |                |                   |                |                    |                |             |                |               |
| Sanitary Piping   |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           | Now               | \$8,100        | LIFE               | * *            | 1           |                | B             |
| Leak Evident, Extent : Moderate, Area Affected : 20%                  |                |                   |                |                    |                |             |                |               |
| Location : Sewage Leaking Into Boiler Room, Basement                  |                |                   |                |                    |                |             |                |               |
| Repairs In Progress, Extent : Light, Area Affected : 20%              |                |                   |                |                    |                |             |                |               |
| Location : Basement   |                |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |                |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%           |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |                |                   |                |                    |                |             |                |               |
| Submersible   | 100%           |                   |                | 2015               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)   |                |                   |                |                    |                |             |                |               |
| Electric  | 100%           |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Backflow Preventer  |                |                   |                |                    |                |             |                |               |
| No Component  | 35%            |                   |                |                    |                |             |                | D             |
| Generic   | 65%            |                   |                | 2027               | * *            | 1           | \$2,600        | B             |
| Fixtures  |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                |                    |                |             |                | B             |
| Vertical Transport  |                |                   |                |                    |                |             |                |               |
| Elevators   |                |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%           |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%               |                |                   |                |                    |                |             |                |               |
| Location : Basement : 4th Floor                                       |                |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit  |                |                   |                |                    |                |             |                |               |
| Fire Suppression  |                |                   |                |                    |                |             |                |               |
| Standpipe   |                |                   |                |                    |                |             |                |               |
| Generic   | 100%           |                   |                | 2042               | * *            | 1-5         | \$33,100       | B             |

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## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 3 - BX

Asset # : 4483

| Mechanical                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler |            |                   |                |                    |                |             |                |               |
| No Component               | 95%        |                   |                |                    |                |             |                | D             |
| Generic                    | 5%         |                   |                | 2042               | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./M. S. 15 - BX  
**Address** : 2195 ANDREWS AVENUE  
**Borough** : BRONX **Agency's Number** : X015  
**Program / Asset #** : BOE0994.000 / 4485 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 135,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4  
**Block** : 3224 **Lot** : 9 **BIN** : 2096013

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$45,500              |
| Interior Architecture | \$56,000              | \$195,200             |
| Electrical            | \$322,200             |                       |
| Mechanical            |                       | \$720,900             |
| <b>Total</b>          | <b>\$378,200</b>      | <b>\$961,600</b>      |
| Priority A            |                       | \$45,500              |
| Priority B            | \$322,200             | \$763,800             |
| Priority C            | \$56,000              | \$152,300             |
| <b>Total</b>          | <b>\$378,200</b>      | <b>\$961,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$59,200         |                 |                 | \$3,800          |
| Interior Architecture |                  | \$41,000        | \$6,300         | \$22,900         |
| Electrical            | \$7,700          | \$12,100        | \$8,700         | \$12,500         |
| Mechanical            | \$97,900         | \$38,400        | \$61,100        | \$62,500         |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$172,700</b> | <b>\$99,400</b> | <b>\$84,000</b> | <b>\$109,600</b> |
| Priority A            | \$59,200         |                 |                 | \$3,800          |
| Priority B            | \$113,500        | \$90,600        | \$77,700        | \$82,900         |
| Priority C            |                  | \$8,800         | \$6,300         | \$22,900         |
| <b>Total</b>          | <b>\$172,700</b> | <b>\$99,400</b> | <b>\$84,000</b> | <b>\$109,600</b> |



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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 15 - BX

## Asset # : 4485

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE    | **                 | 5           | \$15,200       | A             |  |
| Concrete Masonry Unit                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$1,900        | A             |  |
| Masonry: Brick  | 75%        | 2-4               | \$30,600       | LIFE    | **                 | 5           | \$45,500       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE    | **                 | 5           | \$29,600       | A             |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 95%        |                   |                | 2038    | **                 | 5           | \$14,300       | A             |  |
| Metal Louvers   | 5%         |                   |                | 2031    | **                 | 10          | \$4,700        | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit                                       | 40%        |                   |                | LIFE    | **                 | 5           | \$4,000        | A             |  |
| Masonry: Brick  | 45%        |                   |                | LIFE    | **                 | 5           | \$4,000        | A             |  |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE    | **                 | 5           | \$8,400        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Asphalt Shingle   | 45%        | 0-2               | \$6,800        | 2031    | **                 |             |                | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                     | 50%        | 2-4               | \$21,800       | 2027    | **                 |             |                | A             |  |
| Paver Block Ballast, Extent : Light, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen  | 5%         |                   |                | 2027    | **                 | 10          | \$3,800        | A             |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Carpet  | 10%        |                   |                | 2021    | \$103,700          | 3           | \$26,300       | C             |  |
| Cast in Place Concrete                                      | 15%        |                   |                | LIFE    | **                 | 5           | \$57,600       | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$5,300        | C             |  |
| Vinyl Tile  | 67%        | 0-2               | \$56,000       | 2027    | **                 | 3           | \$44,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         |                   |                | 2057    | **                 | 5           | \$16,500       | C             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$7,300        | C             |  |
| Concrete Masonry Unit                                       | 47%        |                   |                | LIFE    | **                 | 5           | \$45,900       | C             |  |
| Gypsum Board  | 15%        |                   |                | LIFE    | **                 | 5           | \$22,000       | C             |  |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood  | 5%         |                   |                | LIFE    | **                 | 5           | \$48,800       | C             |  |
| Ceilings  |            |                   |                |         |                    |             |                |               |  |
| AcousTileConcealSpLn  | 30%        |                   |                | 2035    | **                 | 5           | \$64,400       | B             |  |
| Exposed Concrete  | 35%        |                   |                | LIFE    | **                 | 5           | \$9,400        | B             |  |
| Exposed Struc: Steel  | 15%        |                   |                | LIFE    | **                 |             |                | B             |  |
| Gypsum Board  | 20%        |                   |                | LIFE    | **                 | 5           | \$42,900       | B             |  |

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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 15 - BX

## Asset # : 4485

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Service Size 3000 Amps                       |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2035               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Various Kva Such As 30, 50, 75 Ratings       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2042               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2038               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2038               | * *            | 5           | \$2,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 5%         |                   |                | 2035               | * *            | 5           |                | B             |
| Motor Control Center                                       | 95%        |                   |                | 2035               | * *            | 5           | \$2,900        | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2035               | * *            | 1           | \$34,100       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2031               | * *            | 1           | \$42,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 450 Kw, Caterpillar Genset                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2017               | \$600          | 5           | \$4,100        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2050               | * *            | 5           | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 225 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2027               | * *            | 10          | \$107,500      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 15 - BX

## Asset # : 4485

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

|                    |      |  |  |      |          |    |       |   |
|--------------------|------|--|--|------|----------|----|-------|---|
| Egress Lighting    |      |  |  |      |          |    |       |   |
| Emergency, Service | 50%  |  |  | 2027 | * *      | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2027 | * *      | 1  |       | B |
| Exterior Lighting  |      |  |  |      |          |    |       |   |
| HID                | 100% |  |  | 2017 | \$46,100 | 10 | \$400 | B |

## Alarm

|  |     |     |           |      |     |     |         |   |
|--|-----|-----|-----------|------|-----|-----|---------|---|
| Security System  |     |     |           |      |     |     |         |   |
| No Component   | 90% |     |           |      |     |     |         | D |
| Generic  | 10% | Now | \$38,100  | 2032 | * * | 1   | \$3,700 | B |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i> |     |     |           |      |     |     |         |   |
| <i>Location : Throughout</i>                                 |     |     |           |      |     |     |         |   |
| Fire/Smoke Detection   |     |     |           |      |     |     |         |   |
| No Component   | 90% |     |           |      |     |     |         | D |
| Generic  | 10% | Now | \$130,400 | 2032 | * * | 1-3 | \$6,200 | B |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i> |     |     |           |      |     |     |         |   |
| <i>Location : Throughout</i>                                 |     |     |           |      |     |     |         |   |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

|  |      |  |  |      |     |   |           |   |
|--|------|--|--|------|-----|---|-----------|---|
| Energy Source  |      |  |  |      |     |   |           |   |
| Interruptible Gas/Dual Fuel                                    | 100% |  |  | 2042 | * * | 1 |           | B |
| Conversion Equipment   |      |  |  |      |     |   |           |   |
| Steam Boiler   | 100% |  |  | 2035 | * * | 1 | \$116,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |           |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |     |   |           |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |     |   |           |   |
| Distribution   |      |  |  |      |     |   |           |   |
| Hot Wtr Piping/Pump  | 30%  |  |  | 2038 | * * | 4 | \$2,600   | B |
| Steam Piping/Pump  | 70%  |  |  | 2042 | * * | 4 | \$6,100   | B |
| Terminal Devices   |      |  |  |      |     |   |           |   |
| Air Handler  | 60%  |  |  | 2027 | * * | 1 | \$43,600  | B |
| Convactor/Radiator   | 30%  |  |  | 2027 | * * | 1 | \$11,400  | B |
| Fan Coil Unit/Heat   | 10%  |  |  | 2027 | * * | 1 | \$3,800   | B |

## Air Conditioning

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Energy Source |      |  |  |      |     |   |  |   |
| Electricity   | 100% |  |  | 2038 | * * | 1 |  | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 15 - BX

## Asset # : 4485

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller   | 100%       | Now               | \$22,700       | 2022               | \$453,800      | 1           | \$49,000       | B             |
| R-22 Refrigerant, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Roof   |            |                   |                |                    |                |             |                |               |
| Explanation : #3, #5 & #6 Have 4 Compressors Out Of Service Compressors Have Burnt Out Frequently - Possibly Undersized |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 100%       |                   |                | 2042               | * *            | 4           | \$8,700        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%       |                   |                | 2027               | * *            | 1           | \$72,600       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit  | 100%       |                   |                | 2022               | \$267,100      | 2           | \$81,700       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$23,100       | LIFE               | * *            | 2-5         | \$65,400       | B             |
| Other Observation, Extent : Severe, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Classrooms   |            |                   |                |                    |                |             |                |               |
| Explanation : System Not Balanced Properly  |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2027               | * *            | 2           | \$3,300        | B             |
| Roof  | 10%        |                   |                | 2027               | * *            | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2021               | \$31,100       | 2           | \$1,800        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2017               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : (1) B-4 (1) 1-2  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2042               | * *            | 1-5         | \$59,200       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 15 - BX

Asset # : 4485

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Fire Suppression Sprinkler                              |            |                   |                |                    |                |             |                |               |
| No Component  | 75%        |                   |                |                    |                |             |                | D             |
| Generic   | 25%        |                   |                | 2032               | * *            | 1-2         | \$8,200        | B             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       | 0-2               | \$2,000        | 2031               | * *            | 1           | \$19,700       | B             |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Pump, Basement Water Meter Room</i>       |            |                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./M. S. 20 - BX  
**Address** : 3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY. - E..202 ST.  
**Borough** : BRONX **Agency's Number** : X020  
**Program / Asset #** : BOE0995.000 / 4489 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 130,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3330 **Lot** : 1 **BIN** : 2086851

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$70,000              | \$49,700              |
| Interior Architecture |                       | \$131,000             |
| Electrical            | \$99,400              |                       |
| Mechanical            | \$60,800              | \$481,900             |
| <b>Total</b>          | <b>\$230,300</b>      | <b>\$662,600</b>      |
| Priority A            | \$70,000              | \$49,700              |
| Priority B            | \$160,200             | \$481,900             |
| Priority C            |                       | \$131,000             |
| <b>Total</b>          | <b>\$230,300</b>      | <b>\$662,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$70,100         |                  |                 |                 |
| Interior Architecture |                  | \$51,800         | \$4,200         |                 |
| Electrical            | \$11,600         | \$15,000         | \$14,200        | \$12,500        |
| Mechanical            | \$62,400         | \$52,200         | \$51,800        | \$64,900        |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$152,000</b> | <b>\$126,900</b> | <b>\$78,100</b> | <b>\$85,300</b> |
| Priority A            | \$70,100         |                  |                 |                 |
| Priority B            | \$81,800         | \$95,700         | \$73,900        | \$85,300        |
| Priority C            |                  | \$31,200         | \$4,200         |                 |
| <b>Total</b>          | <b>\$152,000</b> | <b>\$126,900</b> | <b>\$78,100</b> | <b>\$85,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 20 - BX

## Asset # : 4489

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$49,700       | A             |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$28,500       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       | Now               | \$70,000       | 2038               | **             | 5           | \$7,300        | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 45%        |                   |                | LIFE               | **             | 5           | \$4,400        | A             |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Pre-Cast Concrete   | 10%        | Now               | \$1,700        | LIFE               | **             | 5           | \$5,400        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Copings  |            |                   |                |                    |                |             |                |               |
| Open Joints, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Copings  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Copings  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Asphalt Shingle   | 60%        | Now               | \$34,700       | 2031               | **             |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Spaces                                  |            |                   |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Mechanical Spaces                                  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                       | 40%        | Now               | \$33,700       | 2027               | **             |             |                | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Flat Roofs   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads B And C, Room 168                        |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 10%        |                   |                | 2021               | \$99,900       | 3           | \$25,300       | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$37,000       | C             |
| Ceramic Tile  | 5%         |                   |                | 2031               | **             | 5           | \$8,400        | C             |
| Vinyl Tile  | 70%        |                   |                | 2027               | **             | 3           | \$44,400       | C             |
| Wood  | 5%         |                   |                | 2050               | **             | 5           | \$15,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit   | 50%        |                   |                | LIFE               | **             | 5           | \$47,000       | C             |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5           | \$21,200       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$47,000       | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileConcealSpLn | 20% |  |  | 2035 | * * | 5 | \$41,300 | B |
| Exposed Concrete     | 50% |  |  | LIFE | * * | 5 | \$12,900 | B |
| Exposed Struc: Steel | 15% |  |  | LIFE | * * |   |          | B |

*Water Penetration, Extent : Light, Area Affected : 10%**Location : Mechanical Spaces*

|              |     |  |  |      |     |   |          |   |
|--------------|-----|--|--|------|-----|---|----------|---|
| Gypsum Board | 15% |  |  | LIFE | * * | 5 | \$31,000 | B |
|--------------|-----|--|--|------|-----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Bolted Pressure Contact Switches Rated @ 3000 Amperes Each*

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2035 | * * | 5 | \$400 | B |
|----------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room And Penthouse**Explanation : 2- 1000 Kva , 480/277v And 1-75 Kva, 1-37 Kva*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$500 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2042 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2038 | * * | 5 | \$200 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2038 | * * | 5 | \$2,500 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2042 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |     |   |       |   |
|-----------------|-----|--|--|------|-----|---|-------|---|
| Locally Mounted | 10% |  |  | 2035 | * * | 5 | \$100 | B |
|-----------------|-----|--|--|------|-----|---|-------|---|

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Motor Control Center | 90% |  |  | 2035 | * * | 5 | \$2,600 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered**With Insulation*

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2035 | * * | 1 | \$32,800 | B |
|-----------|------|--|--|------|-----|---|----------|---|

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 20 - BX

## Asset # : 4489

| Electrical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power        |   |                   |                |                    |                |             |                |               |
| Generators            |   |                   |                |                    |                |             |                |               |
| Diesel                | 100%  |                   |                | 2031               | * *            | 1           | \$41,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room   |                   |                |                    |                |             |                |               |
|                       | Explanation : Generator Rated @500 Kva  |                   |                |                    |                |             |                |               |
| Batteries             |   |                   |                |                    |                |             |                |               |
| Lead/Acid             | 100%  |                   |                | 2016               | \$600          | 5           | \$3,900        | B             |
| Fuel Storage          |   |                   |                |                    |                |             |                |               |
| Day Tank              | 50%   |                   |                | 2038               | * *            | 5           | \$10,500       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Penthouse  |                   |                |                    |                |             |                |               |
|                       | Explanation : 175 Gallons Capacity  |                   |                |                    |                |             |                |               |
| Main Tank             | 50%   |                   |                | 2050               | * *            | 5           | \$1,700        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : 500 Gallons Capacity  |                   |                |                    |                |             |                |               |
| Lighting              |   |                   |                |                    |                |             |                |               |
| Interior Lighting     |   |                   |                |                    |                |             |                |               |
| Fluorescent           | 96%   |                   |                | 2027               | * *            | 10          | \$99,400       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : T-8 Lamps   |                   |                |                    |                |             |                |               |
| HID                   | 2%  |                   |                | 2027               | * *            | 10          | \$100          | B             |
| Incandescent          | 2%  |                   |                | 2022               | \$20,400       | 2           | \$100          | B             |
| Egress Lighting       |   |                   |                |                    |                |             |                |               |
| Emergency, Service    | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout The Building  |                   |                |                    |                |             |                |               |
|                       | Explanation : Emergency Lights Thru The Generator System                        |                   |                |                    |                |             |                |               |
| Exit, Service         | 50%   |                   |                | 2027               | * *            | 1           |                | B             |
| Exterior Lighting     |   |                   |                |                    |                |             |                |               |
| HID                   | 100%  |                   |                | 2027               | * *            | 10          | \$300          | B             |
| Alarm                 |   |                   |                |                    |                |             |                |               |
| Security System       |   |                   |                |                    |                |             |                |               |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Generic               | 30%   |                   |                | 2027               | * *            | 1           | \$11,900       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Intrusion Alarm Only, Motion Sensors                              |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |   |                   |                |                    |                |             |                |               |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Generic               | 50%   |                   |                | 2027               | * *            | 1-3         | \$32,800       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                       | Location : Hallways   |                   |                |                    |                |             |                |               |
|                       | Explanation : Strobe Lights , Manual Pull Station, Smoke Detectors, Alarm Bells |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 20 - BX

## Asset # : 4489

| Mechanical                  | Current Repair |  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |                |  |                |                    |                |             |                |               |
| Energy Source               |                |  |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%           |  |                | 2042               | * *            | 1           |                | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100%                |                |                    |                |             |                |               |
|                             |                | Location : Basement Vault  |                |                    |                |             |                |               |
|                             |                | Explanation : 1 - 5000 Gallon Tank                                     |                |                    |                |             |                |               |
| Conversion Equipment        |                |  |                |                    |                |             |                |               |
| Steam Boiler                | 100%           |  |                | 2035               | * *            | 1           | \$112,000      | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100%                |                |                    |                |             |                |               |
|                             |                | Location : Basement  |                |                    |                |             |                |               |
|                             |                | Explanation : 2 Dual Fuel Steam Boilers                                |                |                    |                |             |                |               |
| Distribution                |                |  |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 1%             | 0-2  | \$6,500        | 2047               | * *            | 4           | \$100          | B             |
|                             |                | Broken, Extent : Moderate, Area Affected : 30%                         |                |                    |                |             |                |               |
|                             |                | Location : Basement, 1 Of 3 Defective Hot Water Pump, Blown Pump Seals |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 49%            |  |                | 2038               | * *            | 4           | \$4,100        | B             |
| Steam Piping/Pump           | 2%             | Now  | \$18,000       | 2052               | * *            | 4           | \$100          | B             |
|                             |                | Corroded, Extent : Moderate, Area Affected : 40%                       |                |                    |                |             |                |               |
|                             |                | Location : Attic, 3 Of 9 Corroded Vacuum Pump Tanks                    |                |                    |                |             |                |               |
| Steam Piping/Pump           | 48%            |  |                | 2042               | * *            | 4           | \$4,000        | B             |
| Terminal Devices            |                |  |                |                    |                |             |                |               |
| Air Handler                 | 50%            |  |                | 2027               | * *            | 1           | \$35,000       | B             |
| Convactor/Radiator          | 25%            | Now  | \$60,800       | 2035               | * *            | 1           | \$8,200        | B             |
|                             |                | Broken, Extent : Severe, Area Affected : 20%                           |                |                    |                |             |                |               |
|                             |                | Location : Thermostats   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat          | 25%            |  |                | 2022               | \$481,900      | 1           | \$9,100        | B             |
| Air Conditioning            |                |  |                |                    |                |             |                |               |
| Energy Source               |                |  |                |                    |                |             |                |               |
| Electricity                 | 100%           |  |                | 2044               | * *            | 1           |                | B             |
| Conversion Equipment        |                |  |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%           |  |                | 2027               | * *            | 1           | \$52,400       | B             |
|                             |                | Other Observation, Extent : Light, Area Affected : 100%                |                |                    |                |             |                |               |
|                             |                | Location : Penthouse Roof  |                |                    |                |             |                |               |
|                             |                | Explanation : R22 Refrigerant  |                |                    |                |             |                |               |
| Terminal Devices            |                |  |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%           |  |                | 2027               | * *            | 1           | \$69,900       | B             |
| Heat Rejection              |                |  |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%           |  |                | 2027               | * *            | 2           | \$78,700       | B             |
| Ventilation                 |                |  |                |                    |                |             |                |               |
| Distribution                |                |  |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%           |  |                | LIFE               | * *            | 2-5         | \$63,000       | B             |
| Exhaust Fans                |                |  |                |                    |                |             |                |               |
| Interior                    | 80%            |  |                | 2027               | * *            | 2           | \$2,800        | B             |
| Roof                        | 20%            |  |                | 2027               | * *            | 2           | \$700          | B             |

## Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P. S./M. S. 20 - BX

Asset # : 4489

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper                        | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Water Heater<br>Gas Fired                               | 100%       |                   |                | 2020               | \$30,000       | 2           | \$1,700        | B             |
| Sanitary Piping<br>Cast Iron                            | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron                         | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Submersible                             | 100%       |                   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
| Backflow Preventer<br>Generic                           | 100%       |                   |                | 2027               | * *            | 1           | \$7,000        | B             |
| Fixtures<br>Generic                                     | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators<br>Hydraulic                                  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Through 4th Floor; 1st To 2nd Floor |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe<br>Generic                                    | 100%       |                   |                | 2042               | * *            | 1-5         | \$57,000       | B             |
| Sprinkler<br>Generic                                    | 100%       |                   |                | 2042               | * *            | 1-2         | \$31,700       | B             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./M. S. 20 - BX MINISCHOOL  
**Address** : 3050 WEBSTER AVENUE BTWN: MOSHOLU PKWY - E. 202 ST.  
**Borough** : BRONX **Agency's Number** : X020  
**Program / Asset #** : BOE0995.010 / 14639 **Yr Built/Renovated** : 1996 /  
**Area Sq Ft** : 12,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3330 **Lot** : 1 **BIN** : 2086851

| CAPITAL               | FY 2014 - 2017 | FY 2018 - 2023   |
|-----------------------|----------------|------------------|
| Exterior Architecture |                | \$181,700        |
| <b>Total</b>          |                | <b>\$181,700</b> |
| Priority A            |                | \$181,700        |
| <b>Total</b>          |                | <b>\$181,700</b> |

| EXPENSE               | FY 2014      | FY 2015        | FY 2016        | FY 2017         |
|-----------------------|--------------|----------------|----------------|-----------------|
| Exterior Architecture |              |                |                | \$27,400        |
| Interior Architecture |              | \$9,000        | \$700          |                 |
| Electrical            | \$600        | \$800          | \$600          | \$11,200        |
| <b>Total</b>          | <b>\$600</b> | <b>\$9,800</b> | <b>\$1,300</b> | <b>\$38,600</b> |
| Priority A            |              |                |                | \$27,400        |
| Priority B            | \$600        | \$8,000        | \$600          | \$11,200        |
| Priority C            |              | \$1,800        | \$700          |                 |
| <b>Total</b>          | <b>\$600</b> | <b>\$9,800</b> | <b>\$1,300</b> | <b>\$38,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 20 - BX MINISCHOOL

Asset # : 14639

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Cast in Place Concrete

5%

LIFE

\* \*

5

\$3,800

A

Metal Panel

95%

2042

\* \*

5-10

\$100,500

A

## Windows

Aluminum

100%

2038

\* \*

5

\$2,400

A

## Roof

Single Ply Membrane

100%

2022

\$108,600

10

\$30,600

A

## Interior

## Floors

Ceramic Tile

5%

2031

\* \*

5

\$700

C

Vinyl Tile

95%

2027

\* \*

3

\$5,300

C

## Interior Walls

Ceramic Tile

5%

2031

\* \*

5

\$700

C

Gypsum Board

95%

LIFE

\* \*

5

\$7,500

C

*Vinyl Covering, Extent : Moderate, Area Affected : 100%**Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In

100%

2035

\* \*

5

\$14,500

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Switchgear / Switchboard

Molded Case Bkrs

100%

2042

\* \*

5

\$300

B

## Raceway

Conduit

100%

2042

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2038

\* \*

5

\$300

B

## Wiring

Thermoplastic

100%

2042

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2035

\* \*

5

\$100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

B

## Lighting

## Interior Lighting

Fluorescent

100%

2027

\* \*

10

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Egress Lighting

Emergency, Battery

50%

2027

\* \*

10

\$1,200

B

Exit, Service

50%

2027

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 20 - BX MINISCHOOL

Asset # : 14639

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

Exterior Lighting

HID

100%

2017

\$200

10

B

## Alarm

Fire/Smoke Detection

Generic

100%

2027

\* \*

1-3

\$6,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detectors, Strobe Lights And Manual Pull Station*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

Energy Source

Not Accessible

100%

D

Conversion Equipment

Not Accessible

100%

D

Distribution

Not Accessible

100%

D

Terminal Devices

Not Accessible

100%

D

## Air Conditioning

Energy Source

Not Accessible

100%

D

Conversion Equipment

Not Accessible

100%

D

Distribution

Not Accessible

100%

D

Terminal Devices

Not Accessible

100%

D

Heat Rejection

Not Accessible

100%

D

## Ventilation

Distribution

Not Accessible

100%

D

Exhaust Fans

Not Accessible

100%

D

## Plumbing

H/C Water Piping

Not Accessible

100%

D

Water Heater

Not Accessible

100%

D

HW Heat Exchanger

Not Accessible

100%

D

Sanitary Piping

Not Accessible

100%

D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P. S./M. S. 20 - BX MINISCHOOL**  
**Asset # : 14639**

| Mechanical       |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                    |                |                   |                    |         |                |             |                |               |
|                  | Storm Drain Piping |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Sump Pump(s)       |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Sewage Ejector(s)  |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Backflow Preventer |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Fixtures           |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
| Fire Suppression |                    |                |                   |                    |         |                |             |                |               |
|                  | Standpipe          |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Sprinkler          |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |
|                  | Fire Pump          |                |                   |                    |         |                |             |                |               |
|                  | Not Accessible     | 100%           |                   |                    |         |                |             |                | D             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P. S./M. S. 306 - BX  
**Address** : 40 WEST TREMONT AVENUE  
**Borough** : BRONX **Agency's Number** : X306  
**Program / Asset #** : BOE0998.000 / 4479 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 169,000 **Project Type** : EDUCATION  
**Date of Survey** : 13-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,3  
**Block** : 2862 **Lot** : 14 **BIN** : 2098721

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$110,800             | \$224,500             |
| Interior Architecture | \$64,500              | \$304,600             |
| Electrical            | \$114,600             | \$1,438,700           |
| Mechanical            |                       | \$75,300              |
| <b>Total</b>          | <b>\$289,900</b>      | <b>\$2,043,200</b>    |
| Priority A            | \$110,800             | \$224,500             |
| Priority B            | \$179,100             | \$1,672,600           |
| Priority C            |                       | \$146,100             |
| <b>Total</b>          | <b>\$289,900</b>      | <b>\$2,043,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$5,300          |                  |                 |                  |
| Interior Architecture |                  | \$42,600         | \$13,100        |                  |
| Electrical            | \$8,200          | \$32,700         | \$13,500        | \$17,900         |
| Mechanical            | \$98,300         | \$66,000         | \$60,500        | \$81,800         |
| Elevators/Escalators  | \$9,900          | \$9,900          | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$121,700</b> | <b>\$151,100</b> | <b>\$97,000</b> | <b>\$109,600</b> |
| Priority A            | \$5,300          |                  |                 |                  |
| Priority B            | \$116,400        | \$108,500        | \$83,900        | \$109,600        |
| Priority C            |                  | \$42,600         | \$13,100        |                  |
| <b>Total</b>          | <b>\$121,700</b> | <b>\$151,100</b> | <b>\$97,000</b> | <b>\$109,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 306 - BX

## Asset # : 4479

| Architecture                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|----------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                         |  |                   |                |                    |                |             |                |               |
| Exterior Walls                   |  |                   |                |                    |                |             |                |               |
| Masonry: Brick                   | 100%   |                   |                | LIFE               | **             | 5           | \$81,500       | A             |
|                                  | Recent Repair Evident, Extent : Light, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                                  | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                          |  |                   |                |                    |                |             |                |               |
| Aluminum                         | 95%  |                   |                | 2038               | **             | 5           | \$18,700       | A             |
| Metal Louvers                    | 5%   |                   |                | 2031               | **             | 10          | \$6,200        | A             |
| Parapets                         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete           | 40%  |                   |                | LIFE               | **             | 5           | \$38,500       | A             |
| Masonry: Brick                   | 45%  |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Metal Security Bars              | 10%  |                   |                | 2050               | **             |             |                | A             |
| Pre-Cast Concrete                | 5%   |                   |                | LIFE               | **             | 5           | \$2,900        | A             |
| Roof                             |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane          | 80%  | Now               | \$58,300       | 2027               | **             |             |                | A             |
|                                  | Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                                  | Location : Over Library  |                   |                |                    |                |             |                |               |
|                                  | Vegetation Growth, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                  | Location : Over Library  |                   |                |                    |                |             |                |               |
|                                  | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                  | Location : Gymnasium, Principals Office,                       |                   |                |                    |                |             |                |               |
|                                  | Other Observation, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                                  | Location : Flat Roof   |                   |                |                    |                |             |                |               |
|                                  | Explanation : Section Of Roof Was Covered With Snow.           |                   |                |                    |                |             |                |               |
| Metal Panel                      | 5%   | Now               | \$5,300        | 2035               | **             |             |                | A             |
|                                  | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                                  | Location : Lobby   |                   |                |                    |                |             |                |               |
|                                  | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                  | Location : Lobby   |                   |                |                    |                |             |                |               |
| Skylight, Plastic Sloped Glazing | 5%   |                   |                | 2035               | **             | 1           |                | A             |
|                                  | 10%  | Now               | \$52,500       | LIFE               | **             | 5           | \$104,400      | A             |
|                                  | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                                  | Location : Over Main Corridor On First Floor                   |                   |                |                    |                |             |                |               |
|                                  | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                                  | Location : Over Main Corridor On First Floor                   |                   |                |                    |                |             |                |               |
| Interior                         |  |                   |                |                    |                |             |                |               |
| Floors                           |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete           | 5%   |                   |                | LIFE               | **             | 5           | \$24,000       | C             |
| Ceramic Tile                     | 5%   |                   |                | 2031               | **             | 5           | \$11,000       | C             |
| Vinyl Tile                       | 80%  |                   |                | 2027               | **             | 3           | \$65,900       | C             |
| Wood                             | 10%  |                   |                | 2050               | **             | 5           | \$41,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 306 - BX

## Asset # : 4479

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 5%  |  |  | 2031 | ** | 5 | \$15,300 | C |
| Concrete Masonry Unit | 35% |  |  | LIFE | ** | 5 | \$42,800 | C |
| Glass: Single Pane    | 2%  |  |  | LIFE | ** | 5 | \$4,600  | C |
| Gypsum Board          | 23% |  |  | LIFE | ** | 5 | \$42,200 | C |
| Masonry: Brick        | 5%  |  |  | LIFE | ** |   |          | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |          | C |
| Wood                  | 5%  |  |  | LIFE | ** | 5 | \$61,100 | C |

## Ceilings

|  |     |  |  |      |    |   |           |   |
|--|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In   | 60% |  |  | 2035 | ** | 5 | \$129,000 | B |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i> |     |  |  |      |    |   |           |   |
| <i>Location : Lobby, Principals Office</i>                   |     |  |  |      |    |   |           |   |
| Exposed Struc: Steel   | 5%  |  |  | LIFE | ** |   |           | B |
| Gypsum Board   | 35% |  |  | LIFE | ** | 5 | \$94,100  | B |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|  |     |  |  |      |    |   |       |   |
|--|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw  | 40% |  |  | 2032 | ** | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i> |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |     |  |  |      |    |   |       |   |
| <i>Explanation : Two 5000 Amps Main Disconnect Switch</i>        |     |  |  |      |    |   |       |   |
| Fused Disc Sw  | 20% |  |  | 2032 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |     |  |  |      |    |   |       |   |
| <i>Explanation : One 2500 Amps Main Disconnect Switch</i>        |     |  |  |      |    |   |       |   |
| Fused Disc Sw  | 20% |  |  | 2032 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |     |  |  |      |    |   |       |   |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>        |     |  |  |      |    |   |       |   |
| Fused Disc Sw  | 20% |  |  | 2032 | ** | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> |     |  |  |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                |     |  |  |      |    |   |       |   |
| <i>Explanation : One 1600 Amps Main Disconnect Switch</i>        |     |  |  |      |    |   |       |   |

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2027 | ** | 5 | \$500 | B |
|----------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 40% |  |  | 2032 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 60% |  |  | 2032 | ** | 5 | \$2,200 | B |

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2032 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2030 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 95% |  |  | 2030 | ** | 5 | \$3,500 | B |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 306 - BX

## Asset # : 4479

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2027               | * *            | 5           | \$900          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$2,000        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2027               | * *            | 1           | \$42,700       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       | Now               | \$114,600      | 2037               | * *            | 1           | \$48,200       | B             |
| Not in Service, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 500 Kw                                   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$30,800       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2037               | * *            | 5           | \$4,300        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 270 Gals                                 |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 87%        |                   |                | 2022               | \$1,151,300    | 10          | \$117,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 77%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 5%         |                   |                | 2022               | \$66,200       | 10          | \$6,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Lobby And Auditorium                            |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 5%         |                   |                | 2022               | \$30,600       | 10          | \$200          | B             |
| Incandescent   | 3%         |                   |                | 2022               | \$39,700       | 2           | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Service   | 50%        |                   |                | 2022               | \$12,200       | 1           |                | B             |
| Exit, Service  | 50%        |                   |                | 2022               | \$12,200       | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2022               | \$57,700       | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 50%        |                   |                |                    |                |             |                | D             |
| Generic  | 50%        |                   |                | 2027               | * *            | 1-3         | \$42,700       | B             |

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## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 306 - BX

## Asset # : 4479

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   | Now               | \$34,400       | 2048               | * *            | 1           |                | B             |
|                             | Not in Service, Extent : Severe, Area Affected : 10%<br>Location : Gas Main Installation Never Completed<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Vault<br>Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Heat Exchanger              | 25%  |                   |                | 2031               | * *            | 1           | \$18,200       | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 Heat Exchangers  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 75%  |                   |                | 2035               | * *            | 1           | \$109,200      | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 Boilers  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump         | 80%  |                   |                | 2038               | * *            | 4           | \$8,700        | B             |
| Steam Piping/Pump           | 20%  |                   |                | 2042               | * *            | 4           | \$2,200        | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  | Now               | \$9,000        | 2027               | * *            | 1           | \$16,400       | B             |
|                             | Other Observation, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Explanation : Control Issues Cause Over Heating Of Spaces  |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%  |                   |                | 2035               | * *            | 1           | \$38,000       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller | 100%   |                   |                | 2027               | * *            | 1           | \$68,100       | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : 4 Chillers  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 100%   |                   |                | 2042               | * *            | 4           | \$10,900       | B             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%   |                   |                | 2027               | * *            | 1           | \$90,900       | B             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit          | 100%   |                   |                | 2027               | * *            | 2           | \$102,300      | B             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$81,900       | B             |
| Exhaust Fans                |  |                   |                |                    |                |             |                |               |
| Roof                        | 100%   |                   |                | 2027               | * *            | 2           | \$4,500        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P. S./M. S. 306 - BX

## Asset # : 4479

| Mechanical                       | Current Repair |   |                | Future Replacement |                | Maintenance |                | Priority Code |
|----------------------------------|----------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type            | % of Total     | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing                         |                |   |                |                    |                |             |                |               |
| H/C Water Piping<br>Brass/Copper | 100%           |   |                | 2032               | * *            | 1           |                | B             |
|                                  |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |                | Location : Basement                                     |                |                    |                |             |                |               |
|                                  |                | Explanation : Duplex Booster Pump                       |                |                    |                |             |                |               |
| Water Heater<br>Gas Fired        | 100%           |   |                | 2020               | \$39,000       | 2           | \$2,200        | B             |
|                                  |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |                | Location : Basement                                     |                |                    |                |             |                |               |
|                                  |                | Explanation : 1 - 200 Gallon Unit                       |                |                    |                |             |                |               |
| HW Heat Exchanger<br>Low Temp    | 100%           |   |                | 2042               | * *            | 4           | \$21,800       | B             |
| Sanitary Piping<br>Cast Iron     | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping<br>Cast Iron  | 100%           |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)<br>Submersible      | 100%           |   |                | 2016               | \$6,200        | 4           | \$1,300        | B             |
|                                  |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |                | Location : Basement                                     |                |                    |                |             |                |               |
|                                  |                | Explanation : 2 Locations - Single Pumps                |                |                    |                |             |                |               |
| Sewage Ejector(s)<br>Electric    | 100%           |   |                | 2027               | * *            | 4           | \$2,000        | B             |
|                                  |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |                | Location : Basement                                     |                |                    |                |             |                |               |
|                                  |                | Explanation : Duplex Pumps                              |                |                    |                |             |                |               |
| Backflow Preventer<br>Generic    | 100%           |   |                | 2027               | * *            | 1           | \$9,100        | B             |
| Fixtures<br>Generic              | 100%           |   |                |                    |                |             |                | B             |
| Vertical Transport<br>Elevators  |                |   |                |                    |                |             |                |               |
| Geared Traction                  | 100%           |   |                | LIFE               | * *            |             |                | C             |
|                                  |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                  |                | Location : B To 5, 1 To 5                               |                |                    |                |             |                |               |
|                                  |                | Explanation : Two Units                                 |                |                    |                |             |                |               |
| Fire Suppression<br>Standpipe    |                |   |                |                    |                |             |                |               |
| Generic                          | 100%           |   |                | 2042               | * *            | 1-5         | \$74,100       | B             |
| Sprinkler                        |                |   |                |                    |                |             |                |               |
| No Component                     | 80%            |   |                |                    |                |             |                | D             |
| Generic                          | 20%            |   |                | 2042               | * *            | 1-2         | \$8,200        | B             |
| Fire Pump                        |                |   |                |                    |                |             |                |               |
| Generic                          | 100%           |   |                | 2031               | * *            | 1           | \$27,500       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. / I.S. 210 - M TWENTYFIRST CENTURY ACADEMY  
**Address** : 501-503 WEST 152 STREET  
**Borough** : MANHATTAN **Agency's Number** : M210  
**Program / Asset #** : BOE1054.000 / 14324 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 73,767 **Project Type** : EDUCATION  
**Date of Survey** : 14-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,P  
**Block** : 2084 **Lot** : 29 **BIN** : 1087824

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$39,700              | \$145,500             |
| Interior Architecture | \$36,100              | \$36,100              |
| Electrical            |                       | \$54,300              |
| <b>Total</b>          | <b>\$75,800</b>       | <b>\$235,800</b>      |
| Priority A            | \$39,700              | \$145,500             |
| Priority B            | \$36,100              | \$90,400              |
| <b>Total</b>          | <b>\$75,800</b>       | <b>\$235,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$19,100        |
| Interior Architecture | \$10,500        | \$3,400         |                 | \$27,600        |
| Electrical            | \$9,900         | \$10,100        | \$10,700        | \$10,700        |
| Mechanical            | \$12,900        | \$7,700         | \$14,400        | \$6,500         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$43,200</b> | <b>\$31,000</b> | <b>\$35,000</b> | <b>\$73,800</b> |
| Priority A            |                 |                 |                 | \$19,100        |
| Priority B            | \$32,700        | \$27,600        | \$35,000        | \$27,100        |
| Priority C            | \$10,500        | \$3,400         |                 | \$27,600        |
| <b>Total</b>          | <b>\$43,200</b> | <b>\$31,000</b> | <b>\$35,000</b> | <b>\$73,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**P.S. / I.S. 210 - M TWENTYFIRST CENTURY ACADEMY**  
**Asset # : 14324**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                   | 60%        |                   |                | LIFE               | **             | 5           | \$39,700       | A             |
| Masonry: Fieldstone                                     | 10%        |                   |                | LIFE               | **             | 5           | \$7,900        | A             |
| Metal/Glass Curt Wall                                   | 10%        |                   |                | LIFE               | **             | 5           | \$19,800       | A             |
| Metal Panel   | 20%        |                   |                | 2052               | **             | 5-10        | \$145,500      | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2047               | **             | 5           | \$15,500       | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                  | 10%        |                   |                | LIFE               | **             | 5           | \$15,200       | A             |
| Concrete Masonry Unit                                   | 45%        |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Stucco Cement   | 45%        |                   |                | 2042               | **             | 5           | \$22,700       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                 | 50%        |                   |                | 2030               | **             | 10          | \$21,400       | A             |
| Plaza Roof: Stone Panels                                | 50%        |                   |                | 2048               | **             |             |                | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2023               | \$26,700       | 3           | \$9,000        | C             |
| Cast in Place Concrete                                  | 5%         |                   |                | LIFE               | **             | 5           | \$9,900        | C             |
| Ceramic Tile  | 5%         |                   |                | 2037               | **             | 5           | \$4,500        | C             |
| Quarry Tile   | 5%         |                   |                | 2042               | **             | 5           | \$6,800        | C             |
| Sheet Vinyl/Rubber                                      | 5%         |                   |                | 2030               | **             | 5           | \$6,800        | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Gym                                       |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 73%        |                   |                | 2032               | **             | 3           | \$33,000       | C             |
| Wood  | 2%         |                   |                | 2062               | **             | 5           | \$3,400        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 25%        |                   |                | 2037               | **             | 5           | \$19,600       | C             |
| Concrete Masonry Unit                                   | 5%         |                   |                | LIFE               | **             | 5           | \$1,600        | C             |
| Gypsum Board  | 70%        |                   |                | LIFE               | **             | 5           | \$32,900       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                    | 80%        |                   |                | 2042               | **             | 5           | \$72,300       | B             |
| Exposed Struc: Steel                                    | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$11,300       | B             |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$5,600        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\*\*

5

\$300

B

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Three 4000 Amps Main Disconnect Switch

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P.S. / I.S. 210 - M TWENTYFIRST CENTURY ACADEMY**  
**Asset # : 14324**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2044               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2044               | * *            | 5           | \$1,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2048               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2039               | * *            | 5           | \$400          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$900          | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2039               | * *            | 1           | \$18,600       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2035               | * *            | 1           | \$23,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Kva                                  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2016               | \$600          | 5           | \$2,200        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2057               | * *            | 5           | \$1,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : One 275 Gallons                              |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 88%        |                   |                | 2030               | * *            | 10          | \$48,700       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-8 Lamps                              |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 10%        |                   |                | 2030               | * *            | 10          | \$5,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Using T-5 Lamps                              |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2030               | * *            | 10          |                | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Emergency, Battery   | 50%        |                   |                | 2030               | * *            | 10          | \$7,300        | B             |
| Exit, LED  | 50%        |                   |                | 2057               | * *            | 1           |                | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | * *            | 10          | \$200          | B             |

**Lightning Protection**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P.S. / I.S. 210 - M TWENTYFIRST CENTURY ACADEMY**  
**Asset # : 14324**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lightning Protection</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2057                      | * *                   | 5                  | \$1,800               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 60%               |                          |                       | 2030                      | * *                   | 1                  | \$13,600              | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2030                      | * *                   | 1-3                | \$37,300              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 20%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Natural Gas   | 80%               |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 80%               |                          |                       | 2030                      | * *                   | 1                  | \$23,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Units</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater  | 20%               |                          |                       | 2030                      | * *                   | 2                  | \$5,600               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fan Coil Unit/Heat  | 10%               | Now                      | \$2,100               | 2030                      | * *                   | 1                  | \$1,800               | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2044                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$3,700               | B                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$33,700              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$1,900               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$16,000              | 2                  | \$900                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P.S. / I.S. 210 - M TWENTYFIRST CENTURY ACADEMY**  
**Asset # : 14324**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2030    | * *            | 1           | \$3,700        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-5, Roof                                    |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-5         | \$30,500       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-2         | \$16,900       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2035    | * *            | 1           | \$11,300       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. / I.S. 263 - M  
**Address** : 202 SHERMAN AVENUE  
**Borough** : MANHATTAN **Agency's Number** : M263  
**Program / Asset #** : BOE1108.000 / 14564 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 20,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2226 **Lot** : 29 **BIN** : 1081910

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014        | FY 2015        | FY 2016         | FY 2017         |
|-----------------------|----------------|----------------|-----------------|-----------------|
| Exterior Architecture |                |                |                 | \$1,500         |
| Interior Architecture | \$2,900        |                |                 | \$18,600        |
| Electrical            | \$500          | \$400          | \$400           | \$900           |
| Mechanical            | \$1,300        | \$800          | \$8,400         | \$800           |
| Elevators/Escalators  | \$3,900        | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$8,600</b> | <b>\$5,100</b> | <b>\$12,700</b> | <b>\$25,700</b> |
| Priority A            |                |                |                 | \$1,500         |
| Priority B            | \$5,800        | \$5,100        | \$12,700        | \$15,800        |
| Priority C            | \$2,900        |                |                 | \$8,400         |
| <b>Total</b>          | <b>\$8,600</b> | <b>\$5,100</b> | <b>\$12,700</b> | <b>\$25,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 263 - M

## Asset # : 14564

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |      |         |   |
|-------------------|-----|--|--|------|----|------|---------|---|
| Masonry: Brick    | 85% |  |  | LIFE | ** | 5    | \$5,400 | A |
| Metal Panel       | 2%  |  |  | 2052 | ** | 5-10 | \$900   | A |
| Granite Panels    | 5%  |  |  | LIFE | ** | 5    | \$200   | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$1,000 | A |
| Window Wall       | 3%  |  |  | 2052 | ** | 5    | \$700   | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$1,900 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 90% |  |  | LIFE | ** | 5 | \$20,500 | A |
| Pre-Cast Concrete      | 10% |  |  | LIFE | ** | 5 | \$1,400  | A |

## Roof

|                          |     |  |  |      |    |    |         |   |
|--------------------------|-----|--|--|------|----|----|---------|---|
| IRMA/Protected Membrane  | 50% |  |  | 2032 | ** | 10 | \$9,300 | A |
| Plaza Roof: Stone Panels | 50% |  |  | 2052 | ** |    |         | A |

## Interior

## Floors

|                        |    |  |  |      |    |   |         |   |
|------------------------|----|--|--|------|----|---|---------|---|
| Cast in Place Concrete | 5% |  |  | LIFE | ** | 5 | \$2,800 | C |
| Traffic Topping        | 2% |  |  | 2032 | ** | 5 | \$700   | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Science Lab

Explanation : Liquid Applied Floor Coating

|            |     |  |  |      |    |   |          |   |
|------------|-----|--|--|------|----|---|----------|---|
| Vinyl Tile | 88% |  |  | 2032 | ** | 3 | \$11,400 | C |
| Wood       | 5%  |  |  | 2062 | ** | 5 | \$2,400  | C |

## Interior Walls

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 22% |  |  | 2037 | ** | 5 | \$8,000 | C |
| Concrete Masonry Unit | 8%  |  |  | LIFE | ** | 5 | \$1,200 | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | ** | 5 | \$700   | C |

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Gymnasium

Explanation : Acoustic Cmu

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 65% |  |  | LIFE | ** | 5 | \$14,100 | C |
|--------------|-----|--|--|------|----|---|----------|---|

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 80% |  |  | 2042 | ** | 5 | \$20,400 | B |
| Exposed Struc: Steel | 15% |  |  | LIFE | ** |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$1,600  | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Rated At 3000 Amps

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 263 - M

## Asset # : 14564

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2052               | * *            | 5           | \$100          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 15%        |                   |                | 2047               | * *            | 5           | \$100          | B             |
| Molded Case Bkrs   | 85%        |                   |                | 2047               | * *            | 5           | \$400          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2042               | * *            | 5           | \$100          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2032               | * *            | 10          | \$15,900       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps & Compact                          |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, LED  | 50%        |                   |                | 2062               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2032               | * *            | 10          | \$600          | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2032               | * *            | 10          | \$100          | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2062               | * *            | 5           | \$200          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1           | \$1,200        | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| No Component   | 70%        |                   |                |                    |                |             |                | D             |
| Generic  | 30%        |                   |                | 2032               | * *            | 1-3         | \$3,100        | B             |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Natural Gas

100%

2052

\* \*

1

B

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 263 - M

## Asset # : 14564

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2047               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%  |                   |                | 2032               | * *            | 2           | \$1,100        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 5 Units Provide Heating With Gas Furnace And Cooling R-407c |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2           | \$22,600       | B             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 15%   |                   |                | 2032               | * *            | 2           | \$100          | B             |
| No Component                   | 85%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%                     |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : Provided Through The A C Units                              |                   |                |                    |                |             |                |               |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2052               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2022               | \$4,600        | 2           | \$300          | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)                   |   |                   |                |                    |                |             |                |               |
| Rigid Piping                   | 100%  |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)              |   |                   |                |                    |                |             |                |               |
| Electric                       | 100%  |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2032               | * *            | 1           | \$1,100        | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |               |
|                                | Location : Basement : 3rd Floor   |                   |                |                    |                |             |                |               |
|                                | Explanation : One Unit  |                   |                |                    |                |             |                |               |
| Fire Suppression               |   |                   |                |                    |                |             |                |               |
| Sprinkler                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2052               | * *            | 1-2         | \$4,900        | B             |
| Fire Pump                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  | Now               | \$300          | 2037               | * *            | 1           | \$2,900        | B             |
|                                | Leak Evident, Extent : Moderate, Area Affected : 2%                       |                   |                |                    |                |             |                |               |
|                                | Location : Basement Fire Sprinkler Room                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. / I.S. 276 - M  
**Address** : 55 BATTERY PLACE  
**Borough** : MANHATTAN **Agency's Number** : M276  
**Program / Asset #** : BOE1109.000 / 14565 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 136,534 **Project Type** : EDUCATION  
**Date of Survey** : 08-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,8,P  
**Block** : 16 **Lot** : 40 **BIN** : 1087945

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$102,800             |
| Interior Architecture | \$111,800             | \$224,700             |
| Electrical            |                       | \$102,500             |
| <b>Total</b>          | <b>\$111,800</b>      | <b>\$429,900</b>      |
| Priority A            |                       | \$102,800             |
| Priority B            | \$58,500              | \$202,800             |
| Priority C            | \$53,300              | \$124,300             |
| <b>Total</b>          | <b>\$111,800</b>      | <b>\$429,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$8,800          |
| Interior Architecture | \$16,700        |                 |                 | \$36,500         |
| Electrical            | \$8,800         | \$8,800         | \$8,800         | \$16,000         |
| Mechanical            | \$21,500        | \$20,600        | \$55,600        | \$32,400         |
| Elevators/Escalators  | \$23,700        | \$23,700        | \$23,700        | \$23,700         |
| <b>Total</b>          | <b>\$70,700</b> | <b>\$53,100</b> | <b>\$88,100</b> | <b>\$117,500</b> |
| Priority A            |                 |                 |                 | \$8,800          |
| Priority B            | \$54,000        | \$53,100        | \$88,100        | \$72,200         |
| Priority C            | \$16,700        |                 |                 | \$36,500         |
| <b>Total</b>          | <b>\$70,700</b> | <b>\$53,100</b> | <b>\$88,100</b> | <b>\$117,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 276 - M

## Asset # : 14565

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 80% |  |  | LIFE | ** | 5 | \$46,200 | A |
| Masonry: Limestone    | 10% |  |  | LIFE | ** | 5 | \$4,300  | A |
| Metal/Glass Curt Wall | 10% |  |  | LIFE | ** | 5 | \$10,800 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$17,700 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$20,000 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$2,800  | A |

## Roof

|                          |     |  |  |      |    |    |          |   |
|--------------------------|-----|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane  | 98% |  |  | 2032 | ** | 10 | \$56,600 | A |
| Plaza Roof: Stone Panels | 2%  |  |  | 2052 | ** |    |          | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 3%  |  |  | LIFE | ** | 5 | \$11,000 | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$8,400  | C |
| Quarry Tile            | 2%  |  |  | 2042 | ** | 5 | \$5,000  | C |
| Traffic Topping        | 5%  |  |  | 2032 | ** | 5 | \$10,500 | C |
| Vinyl Tile             | 80% |  |  | 2032 | ** | 3 | \$66,900 | C |
| Wood                   | 5%  |  |  | 2062 | ** | 5 | \$15,700 | C |

## Interior Walls

|                       |     |  |  |      |    |   |           |   |
|-----------------------|-----|--|--|------|----|---|-----------|---|
| Ceramic Tile          | 45% |  |  | 2037 | ** | 5 | \$106,600 | C |
| Concrete Masonry Unit | 3%  |  |  | LIFE | ** | 5 | \$2,800   | C |
| Gypsum Board          | 50% |  |  | LIFE | ** | 5 | \$71,100  | C |
| Wood                  | 2%  |  |  | LIFE | ** | 5 | \$18,900  | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 70% |  |  | 2042 | ** | 5 | \$117,000 | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 20% |  |  | LIFE | ** | 5 | \$41,800  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room, Basement*

*Explanation : Service Rated At 4000 & 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2047 | ** | 5 | \$3,000 | B |
|------------------|------|--|--|------|----|---|---------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 276 - M

## Asset # : 14565

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2052               | **             | 1           |                | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,700        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Water Main                                   |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2042               | **             | 1           | \$34,500       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2037               | **             | 1           | \$43,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 300 Kw, Cummins                              |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Lead/Acid  | 100%       |                   |                | 2017               | \$600          | 5           | \$4,100        | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 10%        |                   |                | 2047               | **             | 5           | \$2,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 60 Gals                                      |            |                   |                |                    |                |             |                |               |
| Main Tank  | 90%        |                   |                | 2062               | **             | 5           | \$3,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : 200 Gals                                     |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2032               | **             | 10          | \$102,500      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Lamps: T-8 & Compact                         |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2032               | **             | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2032               | **             | 10          | \$3,800        | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2032               | **             | 10          | \$400          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| No Component   | 75%        |                   |                |                    |                |             |                | D             |
| Generic  | 25%        |                   |                | 2032               | **             | 1           | \$10,500       | B             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 276 - M

## Asset # : 14565

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Natural Gas                    | 100%  |                   |                | 2052               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Hot Water Boiler               | 100%  |                   |                | 2042               | * *            | 1           | \$55,400       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                | Location : Penthouse  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump            | 100%  |                   |                | 2047               | * *            | 4           | \$8,300        | B             |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 80%   |                   |                | 2042               | * *            | 1           | \$28,900       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                | Location : Hydronic Loop Perimeter Heating  |                   |                |                    |                |             |                |               |
|                                | Explanation : Throughout The Building   |                   |                |                    |                |             |                |               |
| No Component                   | 20%   |                   |                |                    |                |             |                | D             |
|                                | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |                    |                |             |                |               |
|                                | Location : Covered Under A C Air Handlers   |                   |                |                    |                |             |                |               |
|                                | Explanation : Hot Water Coils   |                   |                |                    |                |             |                |               |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 50%   |                   |                | 2047               | * *            | 1           |                | B             |
| Natural Gas                    | 50%   |                   |                | 2052               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller    | 20%   |                   |                | 2032               | * *            | 1           | \$10,400       | B             |
|                                | Other Observation, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : One Unit, R-407c Refrigerant  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 80%   |                   |                | 2032               | * *            | 2           | \$5,500        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 80%  |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Units With Gas Furnace R-407c  |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump          | 20%   |                   |                | 2052               | * *            | 4           | \$1,100        | B             |
| Ductwork/Diffusers             | 80%   |                   |                | LIFE               | * *            | 2           | \$116,300      | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                                | Location : Throughout   |                   |                |                    |                |             |                |               |
|                                | Explanation : No Return Duct, Dropped Ceiling Space Is Used As A Air Return Path To The A C Units |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 20%   |                   |                | 2032               | * *            | 1           | \$13,800       | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 20%   |                   |                | LIFE               | * *            | 2-5         | \$12,500       | B             |
| No Component                   | 80%   |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. / I.S. 276 - M

## Asset # : 14565

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 20%        |                   |                | 2032               | * *            | 2           | \$700          | B             |
| No Component  | 80%        |                   |                |                    |                |             |                | D             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2022               | \$29,600       | 2           | \$1,700        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                    |            |                   |                |                    |                |             |                |               |
| Explanation : One Tank Of About 600 Gallons             |            |                   |                |                    |                |             |                |               |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Located In Elevator Shaft                    |            |                   |                |                    |                |             |                |               |
| Explanation : One Unit                                  |            |                   |                |                    |                |             |                |               |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2032               | * *            | 1           | \$6,900        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Geared Traction   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : 1st : 8th Floor                              |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                   |            |                   |                |                    |                |             |                |               |
| Fire Suppression  |            |                   |                |                    |                |             |                |               |
| Standpipe   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2052               | * *            | 1-5         | \$56,400       | B             |
| Sprinkler   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2052               | * *            | 1-2         | \$31,400       | B             |
| Fire Pump   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2037               | * *            | 1           | \$20,900       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 233 - Q  
**Address** : 114-43 142 STREET  
**Borough** : QUEENS **Agency's Number** : Q875  
**Program / Asset #** : BOE0789.010 / 2939 **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 16,500 **Project Type** : EDUCATION  
**Date of Survey** : 21-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 11972 **Lot** : 70 **BIN** : 4259200

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$133,600             | \$144,400             |
| Interior Architecture | \$44,600              | \$175,400             |
| Electrical            |                       | \$176,900             |
| <b>Total</b>          | <b>\$178,200</b>      | <b>\$496,700</b>      |
| Priority A            | \$133,600             | \$144,400             |
| Priority B            |                       | \$176,900             |
| Priority C            | \$44,600              | \$175,400             |
| <b>Total</b>          | <b>\$178,200</b>      | <b>\$496,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$11,100        |                |                |                |
| Interior Architecture | \$36,600        |                | \$800          | \$4,600        |
| Electrical            | \$500           | \$400          | \$600          | \$500          |
| Mechanical            | \$5,800         | \$800          | \$2,200        | \$800          |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$1,200</b> | <b>\$3,600</b> | <b>\$5,900</b> |
| Priority A            | \$11,100        |                |                |                |
| Priority B            | \$31,300        | \$1,200        | \$2,800        | \$1,300        |
| Priority C            | \$11,600        |                | \$800          | \$4,600        |
| <b>Total</b>          | <b>\$54,000</b> | <b>\$1,200</b> | <b>\$3,600</b> | <b>\$5,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 233 - Q

Asset # : 2939

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cement-Fiber Panel  | 95%        |                   |                | 2028               | **             | 10          | \$105,000      | A             |
| Glazed Ceramic Panel  | 5%         |                   |                | LIFE               | **             | 5           | \$16,600       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 5%         | Now               | \$1,400        | 2039               | **             | 5           | \$100          | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Kitchen Window                                     |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : At Kitchen Window                                  |            |                   |                |                    |                |             |                |               |
| Aluminum  | 90%        |                   |                | 2039               | **             | 5           | \$2,700        | A             |
| Glass Block   | 5%         |                   |                | LIFE               | **             | 5           | \$200          | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 90%        | Now               | \$133,600      | 2036               | **             |             |                | A             |
| Drains Clogged, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : At Gutters   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Corridor, Gymnasium, Girls Restroom                |            |                   |                |                    |                |             |                |               |
| Modified Bitumen  | 10%        |                   |                | 2023               |                | 10          | \$5,500        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         |                   |                | 2019               |                | 3           | \$2,200        | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$1,100        | C             |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$1,600        | C             |
| Vinyl Tile  | 85%        |                   |                | 2023               |                | 3           | \$9,200        | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$2,400        | C             |
| Gypsum Board  | 10%        | Now               | \$8,700        | LIFE               | **             | 5           | \$2,900        | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Kitchen  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |               |
| Location : Kitchen  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Kitchen  |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 85%        |                   |                | LIFE               | **             | 5-10        | \$69,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 15%        |                   |                | 2028               | **             | 5           | \$3,200        | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Girls Restroom                                     |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$7,400        | B             |
| Metal Panel   | 75%        |                   |                | LIFE               | **             | 5           | \$40,600       | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium, Corridor                                |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



## DEPARTMENT OF EDUCATION - 040

## P.S. 233 - Q

## Asset # : 2939

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 800 Amperes             |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2033               | * *            | 5           | \$100          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 5%         |                   |                | 2031               | * *            | 5           |                | B             |
| Molded Case Bkrs  | 95%        |                   |                | 2031               | * *            | 5           | \$300          | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2028               | * *            | 5           | \$100          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Not Accessible  | 100%       |                   |                |                    |                |             |                | D             |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 99%        |                   |                | 2023               | \$129,100      | 10          | \$13,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                                |            |                   |                |                    |                |             |                |               |
| Explanation : T-12 Lamps  |            |                   |                |                    |                |             |                |               |
| HID   | 1%         |                   |                | 2023               | \$600          | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Battery  | 50%        |                   |                | 2023               | \$3,000        | 10          | \$1,700        | B             |
| Exit, Service   | 50%        |                   |                | 2023               | \$1,200        | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2023               | \$5,600        | 10          |                | B             |
| Alarm   |            |                   |                |                    |                |             |                |               |
| Security System   |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2023               | \$14,000       | 1           | \$1,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Intrusion Alarm System                              |            |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |            |                   |                |                    |                |             |                |               |
| No Component  | 70%        |                   |                |                    |                |             |                | D             |
| Generic   | 30%        |                   |                | 2018               | \$47,800       | 1-3         | \$2,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : Strobe Lights, Manual Pull Stations And Alarm Bells |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 233 - Q

Asset # : 2939

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Furnace  | 100%       |                   |                | 2023               | \$20,200       | 1           | \$7,200        | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Attic</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 3 Units</i>                                   |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment   |            |                   |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling                                 | 100%       |                   |                | 2024               | * *            | 2           | \$900          | B             |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : 3 Units In Attic</i>                             |            |                   |                |                    |                |             |                |               |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$12,800       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 100%       |                   |                | 2028               | * *            | 2           | \$400          | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Brass/Copper   | 100%       |                   |                | 2033               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$3,800        | 2           | \$200          | B             |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2028               | * *            | 1           | \$900          | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

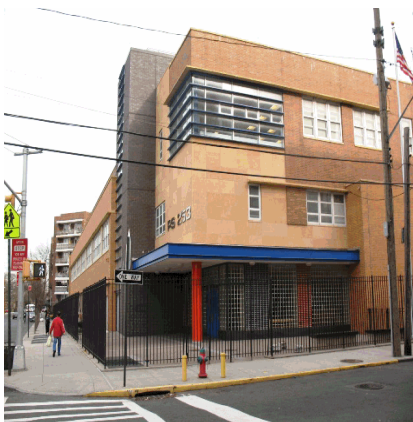
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 253 - Q  
**Address** : 1307 CENTRAL AVENUE  
**Borough** : QUEENS **Agency's Number** : Q253  
**Program / Asset #** : BOE1045.000 / 14258 **Yr Built/Renovated** : 2004 /  
**Area Sq Ft** : 98,266 **Project Type** : EDUCATION  
**Date of Survey** : 02-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 15541 **Lot** : 1 **BIN** : 4297972

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$67,100              | \$283,300             |
| Interior Architecture |                       | \$90,200              |
| Electrical            |                       | \$72,300              |
| <b>Total</b>          | <b>\$67,100</b>       | <b>\$445,800</b>      |
| Priority A            | \$67,100              | \$283,300             |
| Priority B            |                       | \$162,500             |
| <b>Total</b>          | <b>\$67,100</b>       | <b>\$445,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$10,500        |                 | \$9,200         |
| Interior Architecture | \$6,000         |                 | \$12,000        |                 |
| Electrical            | \$5,600         | \$7,000         | \$5,800         | \$7,100         |
| Mechanical            | \$36,900        | \$21,400        | \$40,500        | \$21,400        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$60,300</b> | <b>\$50,700</b> | <b>\$70,100</b> | <b>\$49,500</b> |
| Priority A            |                 | \$10,500        |                 | \$9,200         |
| Priority B            | \$54,300        | \$40,300        | \$58,100        | \$40,300        |
| Priority C            | \$6,000         |                 | \$12,000        |                 |
| <b>Total</b>          | <b>\$60,300</b> | <b>\$50,700</b> | <b>\$70,100</b> | <b>\$49,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S. 253 - Q

## Asset # : 14258

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Glass Block       | 5%  |  |  | LIFE | ** | 5 | \$3,500  | A |
| Masonry: Brick    | 75% |  |  | LIFE | ** | 5 | \$83,800 | A |
| Pre-Cast Concrete | 15% |  |  | LIFE | ** | 5 | \$54,500 | A |
| Window Wall       | 5%  |  |  | 2040 | ** | 5 | \$21,000 | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$18,400 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| Masonry: Brick    | 45% |  |  | LIFE | ** | 5    | \$7,200   | A |
| Metal Rail        | 50% |  |  | 2033 | ** | 5-10 | \$145,000 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$5,000   | A |

## Roof

|                |      |  |  |      |    |    |          |   |
|----------------|------|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2025 | ** | 10 | \$67,100 | A |
|----------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile | 10% |  |  | 2029 | ** | 5 | \$12,000 | C |
| Vinyl Tile   | 80% |  |  | 2025 | ** | 3 | \$36,100 | C |
| Wood         | 10% |  |  | 2048 | ** | 5 | \$22,600 | C |

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Concrete Masonry Unit | 60% |  |  | LIFE | ** | 5 | \$26,300 | C |
| Gypsum Board          | 40% |  |  | LIFE | ** | 5 | \$26,300 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 70% |  |  | 2033 | ** | 5 | \$84,200 | B |
| AcousTileSusp.Lay-In | 5%  |  |  | 2033 | ** | 5 | \$6,000  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |          | B |

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Gnerator Room At Roof

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 15% |  |  | LIFE | ** | 5 | \$22,600 | B |
|--------------|-----|--|--|------|----|---|----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2050 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Disconnect Switch Rated @1600 Amps

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2037 | ** | 5 | \$300 | B |
|----------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2@ 480/277

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. 253 - Q

## Asset # : 14258

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2042               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2042               | * *            | 5           | \$1,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2037               | * *            | 1           | \$24,800       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2033               | * *            | 1           | \$31,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Generator Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 63 Kw  |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Main Tank  | 100%       |                   |                | 2055               | * *            | 5           | \$2,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | * *            | 10          | \$72,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2028               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2028               | * *            | 10          | \$2,700        | B             |

| Mechanical                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                     |            |                   |                |                    |                |             |                |               |
| Energy Source               |            |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%       |                   |                | 2046               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. 253 - Q

## Asset # : 14258

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component                   | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating          |                             |   |                   |                    |         |                |             |                |               |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Steam Boiler                | 100%  |                   |                    | 2037    | **             | 1           | \$79,700       | B             |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                  |                             | Location : Basement Boiler Room                         |                   |                    |         |                |             |                |               |
|                  |                             | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Steam Piping/Pump           | 100%  |                   |                    | 2046    | **             | 4           | \$6,000        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler                 | 60%   |                   |                    | 2028    | **             | 1           | \$29,900       | B             |
|                  | Convactor/Radiator          | 40%   |                   |                    | 2037    | **             | 1           | \$10,400       | B             |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |               |
|                  | Energy Source               |   |                   |                    |         |                |             |                |               |
|                  | Electricity                 | 100%  |                   |                    | 2042    | **             | 1           |                | B             |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |               |
|                  | Reciprocating Compr/Chiller | 100%  |                   |                    | 2028    | **             | 1           | \$37,300       | B             |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Chilled Wtr Pipe/Pump       | 100%  |                   |                    | 2046    | **             | 4           | \$6,000        | B             |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |               |
|                  | Air Handler/Cool/Ht         | 100%  |                   |                    | 2028    | **             | 1           | \$49,800       | B             |
|                  | Heat Rejection              |   |                   |                    |         |                |             |                |               |
|                  | Air Condenser Unit          | 100%  |                   |                    | 2028    | **             | 2           | \$56,000       | B             |
| Ventilation      |                             |   |                   |                    |         |                |             |                |               |
|                  | Distribution                |   |                   |                    |         |                |             |                |               |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$44,800       | B             |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |               |
|                  | Interior                    | 50%   |                   |                    | 2028    | **             | 2           | \$1,200        | B             |
|                  | Roof                        | 50%   |                   |                    | 2028    | **             | 2           | \$1,200        | B             |
| Plumbing         |                             |   |                   |                    |         |                |             |                |               |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |               |
|                  | Brass/Copper                | 40%   |                   |                    | 2046    | **             | 1           |                | B             |
|                  | Galv Iron/Steel             | 60%   |                   |                    | 2037    | **             | 1           |                | B             |
|                  | Water Heater                |   |                   |                    |         |                |             |                |               |
|                  | Gas Fired                   | 100%  |                   |                    | 2019    | \$21,300       | 2           | \$1,200        | B             |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |               |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                | B             |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |               |
|                  | Rigid Piping                | 100%  |                   |                    | 2028    | **             | 4           | \$1,300        | B             |
|                  | Sewage Ejector(s)           |   |                   |                    |         |                |             |                |               |
|                  | Electric                    | 100%  |                   |                    | 2028    | **             | 4           | \$1,300        | B             |
|                  | Backflow Preventer          |   |                   |                    |         |                |             |                |               |
|                  | Generic                     | 100%  |                   |                    | 2028    | **             | 1           | \$5,000        | B             |
|                  | Fixtures                    |   |                   |                    |         |                |             |                |               |
|                  | Generic                     | 100%  |                   |                    |         |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 253 - Q

Asset # : 14258

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : (2) B,1,2,3,Ph (1) B,1,2,3**Explanation : 3 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 254 - Q  
**Address** : 84-40 101ST STREET  
**Borough** : QUEENS **Agency's Number** : Q254  
**Program / Asset #** : BOE1046.000 / 14259 **Yr Built/Renovated** : 2004 /  
**Area Sq Ft** : 98,266 **Project Type** : EDUCATION  
**Date of Survey** : 09-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 9177 **Lot** : 23 **BIN** : 4191296

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$89,200              | \$98,800              |
| Interior Architecture | \$54,100              | \$54,100              |
| Electrical            |                       | \$72,300              |
| <b>Total</b>          | <b>\$143,400</b>      | <b>\$225,200</b>      |
| Priority A            | \$89,200              | \$98,800              |
| Priority B            | \$54,100              | \$126,400             |
| <b>Total</b>          | <b>\$143,400</b>      | <b>\$225,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$6,500         | \$9,200         |
| Interior Architecture |                 | \$5,600         | \$12,300        |                 |
| Electrical            | \$5,600         | \$15,800        | \$6,000         | \$10,700        |
| Mechanical            | \$37,400        | \$21,900        | \$41,000        | \$21,900        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$51,200</b> | <b>\$73,700</b> | <b>\$49,700</b> |
| Priority A            |                 |                 | \$6,500         | \$9,200         |
| Priority B            | \$50,800        | \$45,600        | \$54,800        | \$40,500        |
| Priority C            |                 | \$5,600         | \$12,300        |                 |
| <b>Total</b>          | <b>\$50,800</b> | <b>\$51,200</b> | <b>\$73,700</b> | <b>\$49,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



## DEPARTMENT OF EDUCATION - 040

## P.S. 254 - Q

## Asset # : 14259

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                    |                |                    |                |             |                |               |
| Exterior Walls   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         |                    |                | LIFE               | **             | 5           | \$11,600       | A             |
| Masonry: Brick   | 85%        |                    |                | LIFE               | **             | 5           | \$98,800       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%      |            |                    |                |                    |                |             |                |               |
| Location : New Building Built In 2004                          |            |                    |                |                    |                |             |                |               |
| Metal Panel  | 7%         |                    |                | 2046               | **             | 5-10        | \$56,000       | A             |
| Pre-Cast Concrete  | 3%         |                    |                | LIFE               | **             | 5           | \$11,300       | A             |
| Window Wall  | 3%         |                    |                | 2046               | **             | 5           | \$13,100       | A             |
| Windows  |            |                    |                |                    |                |             |                |               |
| Aluminum   | 90%        |                    |                | 2042               | **             | 5           | \$18,400       | A             |
| Glass Block  | 7%         |                    |                | LIFE               | **             | 5           | \$900          | A             |
| Metal Louvers  | 3%         |                    |                | 2033               | **             | 10          | \$3,800        | A             |
| Parapets   |            |                    |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                    |                | LIFE               | **             | 5           | \$10,900       | A             |
| Pre-Cast Concrete  | 5%         |                    |                | LIFE               | **             | 5           | \$3,600        | A             |
| Roof   |            |                    |                |                    |                |             |                |               |
| Modified Bitumen   | 100%       | 0-2                | \$48,500       | 2025               | **             |             |                | A             |
| Blisters, Extent : Moderate, Area Affected : 20%               |            |                    |                |                    |                |             |                |               |
| Location : Over Penthouses                                     |            |                    |                |                    |                |             |                |               |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |            |                    |                |                    |                |             |                |               |
| Location : Along Penthouses                                    |            |                    |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 35%       |            |                    |                |                    |                |             |                |               |
| Location : Throughout  |            |                    |                |                    |                |             |                |               |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                    |                | LIFE               | **             | 5           | \$13,200       | C             |
| Ceramic Tile   | 3%         |                    |                | 2033               | **             | 5           | \$3,600        | C             |
| Terrazzo   | 5%         |                    |                | LIFE               | **             | 5           | \$4,700        | C             |
| Vinyl Tile   | 82%        |                    |                | 2028               | **             | 3           | \$37,000       | C             |
| Wood   | 5%         |                    |                | 2055               | **             | 5           | \$11,300       | C             |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         |                    |                | 2033               | **             | 5           | \$3,700        | C             |
| Concrete Masonry Unit  | 60%        |                    |                | LIFE               | **             | 5           | \$29,600       | C             |
| Masonry: Brick   | 5%         |                    |                | LIFE               | **             |             |                | C             |
| SGFT/Glazed Masonry  | 30%        |                    |                | LIFE               | **             |             |                | C             |
| Wood   | 2%         |                    |                | LIFE               | **             | 5           | \$9,900        | C             |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 90%        |                    |                | 2037               | **             | 5           | \$108,300      | B             |
| Exposed Struc: Steel   | 3%         |                    |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 7%         |                    |                | LIFE               | **             | 5           | \$10,500       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. 254 - Q

## Asset # : 14259

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%

2046

\* \*

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 4000 Amperes*

## Switchgear / Switchboard

## Fused Disc Sw

95%

2046

\* \*

5

\$300

B

## Molded Case Bkrs

5%

2046

\* \*

5

\$100

B

## Raceway

## Conduit

100%

2046

\* \*

1

B

## Panelboards

## Fused Disc Sw

10%

2042

\* \*

5

\$200

B

## Molded Case Bkrs

90%

2042

\* \*

5

\$1,900

B

## Wiring

## Thermoplastic

100%

2046

\* \*

1

B

## Motor Controllers

## Locally Mounted

100%

2037

\* \*

5

\$500

B

## Ground

## Grounding Devices

## Not Accessible

100%

D

## Stand-by Power

## Transfer Switches

## Automatic

100%

2037

\* \*

1

\$24,800

B

## Generators

## Diesel

100%

2033

\* \*

1

\$31,100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Caterpillar Genset Rated @ 450 Kw.*

## Batteries

## Nickel Cadmium

100%

2015

\$600

5

\$17,900

B

## Fuel Storage

## Day Tank

50%

2042

\* \*

5

\$7,500

B

## Main Tank

50%

2055

\* \*

5

\$1,200

B

## Lighting

## Interior Lighting

## Fluorescent

98%

2028

\* \*

10

\$72,300

B

## HID

2%

2028

\* \*

10

\$100

B

## Egress Lighting

## Exit, Service

100%

2030

\* \*

1

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2046

\* \*

1

B

## Fuel

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S. 254 - Q

## Asset # : 14259

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2037               | * *            | 1           | \$79,700       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                  |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump                                       | 100%       |                   |                | 2046               | * *            | 4           | \$6,000        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 80%        |                   |                | 2028               | * *            | 1           | \$39,800       | B             |
| Convactor/Radiator                                      | 20%        |                   |                | 2037               | * *            | 1           | \$5,200        | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2042               | * *            | 1           |                | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Reciprocating Compr/Chiller                             | 100%       |                   |                | 2028               | * *            | 1           | \$37,300       | B             |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump                                   | 100%       |                   |                | 2046               | * *            | 4           | \$6,000        | B             |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht                                     | 100%       |                   |                | 2028               | * *            | 1           | \$49,800       | B             |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Air Condenser Unit                                      | 100%       |                   |                | 2028               | * *            | 2           | \$56,000       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers                                      | 100%       |                   |                | LIFE               | * *            | 2-5         | \$44,800       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 40%        |                   |                | 2028               | * *            | 2           | \$1,000        | B             |
| Roof  | 60%        |                   |                | 2028               | * *            | 2           | \$1,500        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 100%       |                   |                | 2046               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$21,300       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Sewage Ejector(s)                                       |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2028               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$5,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 254 - Q

Asset # : 14259

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-4**Explanation : 2 Units*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 273 - Q  
**Address** : 88-07 102ND STREET  
**Borough** : QUEENS **Agency's Number** : Q273  
**Program / Asset #** : BOE1112.000 / 14568 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 33,789 **Project Type** : EDUCATION  
**Date of Survey** : 30-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 9288 **Lot** : 101 **BIN** : 4000000

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$39,600              |
| Interior Architecture |                       | \$37,200              |
| <b>Total</b>          |                       | <b>\$76,800</b>       |
| Priority A            |                       | \$39,600              |
| Priority C            |                       | \$37,200              |
| <b>Total</b>          |                       | <b>\$76,800</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$3,900         |
| Interior Architecture | \$4,900         |                 |                 | \$37,500        |
| Electrical            | \$300           | \$300           | \$300           | \$900           |
| Mechanical            | \$3,800         | \$2,400         | \$6,600         | \$2,400         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$16,900</b> | <b>\$10,600</b> | <b>\$14,800</b> | <b>\$52,600</b> |
| Priority A            |                 |                 |                 | \$3,900         |
| Priority B            | \$12,000        | \$10,600        | \$14,800        | \$30,900        |
| Priority C            | \$4,900         |                 |                 | \$17,900        |
| <b>Total</b>          | <b>\$16,900</b> | <b>\$10,600</b> | <b>\$14,800</b> | <b>\$52,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## P.S. 273 - Q

## Asset # : 14568

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

Masonry: Brick

95%

LIFE

\* \*

5

\$39,600

A

Masonry: Limestone

5%

LIFE

\* \*

5

\$1,600

A

## Windows

Aluminum

100%

2047

\* \*

5

\$7,800

A

## Parapets

Cast Stone/Terra Cotta

10%

LIFE

\* \*

5

\$4,400

A

Masonry: Brick

90%

LIFE

\* \*

5

\$5,100

A

## Roof

IRMA/Protected

100%

2032

\* \*

10

\$27,100

A

Membrane

## Interior

## Floors

Ceramic Tile

5%

2037

\* \*

5

\$2,100

C

Vinyl Tile

95%

2032

\* \*

3

\$19,700

C

## Interior Walls

Ceramic Tile

25%

2037

\* \*

5

\$23,800

C

Concrete Masonry Unit

10%

LIFE

\* \*

5

\$3,800

C

Gypsum Board

65%

LIFE

\* \*

5

\$37,200

C

## Ceilings

AcousTileSusp.Lay-In

95%

2042

\* \*

5

\$39,300

B

Exposed Struc: Steel

5%

LIFE

\* \*

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Stairs**Explanation : Over Stairways*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2052

\* \*

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1600 Amps*

## Switchgear / Switchboard

Fused Disc Sw

100%

2052

\* \*

5

\$100

B

## Raceway

Conduit

100%

2052

\* \*

1

B

## Panelboards

Molded Case Bkrs

100%

2047

\* \*

5

\$700

B

## Wiring

Thermoplastic

100%

2052

\* \*

1

B

## Motor Controllers

Locally Mounted

100%

2042

\* \*

5

\$200

B

## Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S. 273 - Q

## Asset # : 14568

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Ground

## Grounding Devices

## Generic

100%

LIFE

\* \*

5

\$400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Water Main*

## Lighting

## Interior Lighting

## Fluorescent

100%

2032

\* \*

10

\$25,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 & Compact*

## Egress Lighting

## Exit, Service

50%

2032

\* \*

1

B

## Exit, Battery

50%

2032

\* \*

10

\$900

B

## Exterior Lighting

## HID

100%

2030

\* \*

10

\$100

B

## Alarm

## Security System

## No Component

90%

D

## Generic

10%

2032

\* \*

1

\$1,000

B

## Fire/Smoke Detection

## No Component

90%

D

## Generic

10%

2032

\* \*

1-3

\$1,800

B

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Electricity

10%

2052

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Building Was First Occupied Sept 2010*

## Natural Gas

90%

2052

\* \*

1

B

## Conversion Equipment

## Furnace

90%

2032

\* \*

1

\$12,300

B

*Other Observation, Extent : Light, Area Affected : 90%**Location : Roof**Explanation : 4 Roof Top Units*

## Radiant Heater

10%

2032

\* \*

2

\$1,300

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Staircases And Hallways**Explanation : 16 Eletrical Radiants*

## Air Conditioning

## Energy Source

## Electricity

100%

2047

\* \*

1

B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 273 - Q

Asset # : 14568

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%  |                   |                | 2032               | * *            | 2           | \$1,700        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : Roof   |                   |                |                    |                |             |                |               |
|                                | Explanation : 4 Roof Top Units                          |                   |                |                    |                |             |                |               |
| Ventilation                    |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$15,400       | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Roof                           | 100%  |                   |                | 2032               | * *            | 2           | \$900          | B             |
| Plumbing                       |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%  |                   |                | 2052               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 100%  |                   |                | 2022               | \$7,300        | 2           | \$400          | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping             |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sewage Ejector(s)              |   |                   |                |                    |                |             |                |               |
| Electric                       | 100%  |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
| Backflow Preventer             |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2032               | * *            | 1           | \$1,700        | B             |
| Fixtures                       |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport             |   |                   |                |                    |                |             |                |               |
| Elevators                      |   |                   |                |                    |                |             |                |               |
| Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                                | Location : C-4  |                   |                |                    |                |             |                |               |
|                                | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression               |   |                   |                |                    |                |             |                |               |
| Sprinkler                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2052               | * *            | 1-2         | \$7,800        | B             |
| Fire Pump                      |   |                   |                |                    |                |             |                |               |
| Generic                        | 100%  |                   |                | 2037               | * *            | 1           | \$5,200        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 280 - Q  
**Address** : 34-20 94TH STREET  
**Borough** : QUEENS **Agency's Number** : Q280  
**Program / Asset #** : BOE1113.000 / 14569 **Yr Built/Renovated** : 1939 / 2010  
**Area Sq Ft** : 27,918 **Project Type** : EDUCATION  
**Date of Survey** : 29-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1454 **Lot** : 18 **BIN** : 4035799

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Interior Architecture |  | \$551,000             |                       |
| <b>Total</b>          |  | <b>\$551,000</b>      |                       |
| Priority B            |  | \$135,700             |                       |
| Priority C            |  | \$415,300             |                       |
| <b>Total</b>          |  | <b>\$551,000</b>      |                       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$15,200        |                |                |                 |
| Interior Architecture | \$40,200        | \$200          | \$900          | \$4,500         |
| Electrical            |                 |                |                | \$100           |
| Mechanical            | \$14,300        | \$3,300        | \$5,800        | \$13,500        |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$3,500</b> | <b>\$6,700</b> | <b>\$18,100</b> |
| Priority A            | \$15,200        |                |                |                 |
| Priority B            | \$14,300        | \$3,300        | \$5,800        | \$13,600        |
| Priority C            | \$40,200        | \$200          | \$900          | \$4,500         |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$3,500</b> | <b>\$6,700</b> | <b>\$18,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S. 280 - Q

## Asset # : 14569

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 100%       |                   |                | LIFE    | **                 | 5           | \$8,900        | A             |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Explanation : This Building Was Formerly A Private School - Recently Converted To City Public School |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 90%        |                   |                | 2038    | **                 | 5           | \$2,300        | A             |  |
| Steel  | 10%        | 2-4               | \$15,200       | 2047    | **                 | 5           | \$1,600        | A             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Corrosion/Rusting, Extent : Severe, Area Affected : 70%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 90%        |                   |                | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Masonry: Limestone   | 10%        |                   |                | LIFE    | **                 | 5           | \$400          | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 100%       |                   |                | 2030    | **                 | 10          | \$25,900       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 5%         |                   |                | 2023    | \$10,700           | 3           | \$3,600        | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | **                 | 5           | \$1,800        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$1,400        | C             |  |
| Vinyl Tile   | 80%        | Now               | \$83,000       | 2017    | \$276,700          | 3           | \$10,900       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 30%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 5%         |                   |                | 2027    | **                 | 3           | \$700          | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 20%        | Now               | \$29,700       | 2031    | **                 | 5           | \$5,000        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 10%        | 4+                | \$9,600        | LIFE    | **                 | 5           | \$2,000        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5           | \$3,000        | C             |  |
| Plaster  | 60%        | 0-2               | \$55,600       | LIFE    | **                 | 5           | \$9,100        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| Exposed Struc: Steel   | 10%        | 4+                | \$80,800       | LIFE    | **                 |             |                | B             |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 90%        | 0-2               | \$54,900       | LIFE    | **                 | 5           | \$20,000       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S. 280 - Q

Asset # : 14569

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2052               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 40%        |                   |                | 2047               | * *            | 5           | \$200          | B             |
| Under Construction   | 60%        |                   |                |                    |                |             |                | D             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2052               | * *            | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2032               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2032               | * *            | 10          | \$22,200       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2032               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2032               | * *            | 10          | \$800          | B             |
| Exterior Lighting  |            |                   |                |                    |                |             |                |               |
| HID  | 100%       |                   |                | 2030               | * *            | 10          | \$100          | B             |
| Alarm  |            |                   |                |                    |                |             |                |               |
| Security System  |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |
| Fire/Smoke Detection                                       |            |                   |                |                    |                |             |                |               |
| Under Construction   | 100%       |                   |                |                    |                |             |                | D             |

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 2   | 100%       |                   |                | 2042               | * *            | 5           | \$7,500        | B             |
| Conversion Equipment                                    |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       |                   |                | 2035               | * *            | 1           | \$24,000       | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit                                    |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

P.S. 280 - Q

Asset # : 14569

| Mechanical            |            | Current Repair                                 |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                              | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |            |  |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%       |  |                | 2032               | * *            | 4           | \$1,200        | B             |
| Terminal Devices      |            |  |                |                    |                |             |                |               |
| Convactor/Radiator    | 100%       |  |                | 2027               | * *            | 1           | \$7,900        | B             |
| Ventilation           |            |  |                |                    |                |             |                |               |
| Distribution          |            |  |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |  |                | LIFE               | * *            | 2-5         | \$13,500       | B             |
| Exhaust Fans          |            |  |                |                    |                |             |                |               |
| Roof                  | 100%       |  |                | 2022               | \$22,000       | 2           | \$800          | B             |
| Plumbing              |            |  |                |                    |                |             |                |               |
| H/C Water Piping      |            |  |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |  |                | 2032               | * *            | 1           |                | B             |
| Water Heater          |            |  |                |                    |                |             |                |               |
| Gas Fired             | 100%       |  |                | 2017               | \$6,400        | 2           | \$400          | B             |
| Sanitary Piping       |            |  |                |                    |                |             |                |               |
| Cast Iron             | 100%       |  |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |  |                |                    |                |             |                |               |
| Rigid Piping          | 100%       | 0-2  | \$10,300       | 2032               | * *            | 4           | \$1,300        | B             |
|                       |            | Corroded, Extent : Severe, Area Affected : 40% |                |                    |                |             |                |               |
|                       |            | Location : Housing Assembly, Boiler Room       |                |                    |                |             |                |               |
| Sewage Ejector(s)     |            |  |                |                    |                |             |                |               |
| Electric              | 100%       |  |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |            |  |                |                    |                |             |                |               |
| Generic               | 100%       |  |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL  
**Address** : 265 WARWICK STREET  
**Borough** : BROOKLYN **Agency's Number** : K089  
**Program / Asset #** : BOE1105.000 / 14561 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 52,080 **Project Type** : EDUCATION  
**Date of Survey** : 26-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 3952 **Lot** : 47 **BIN** : 3087940

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$150,500             |
| Interior Architecture | \$55,800              | \$99,500              |
| Electrical            |                       | \$37,900              |
| <b>Total</b>          | <b>\$55,800</b>       | <b>\$287,900</b>      |
| Priority A            |                       | \$150,500             |
| Priority B            | \$55,800              | \$93,700              |
| Priority C            |                       | \$43,700              |
| <b>Total</b>          | <b>\$55,800</b>       | <b>\$287,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,500        |
| Interior Architecture | \$13,200        | \$3,100         |                 | \$30,300        |
| Electrical            | \$1,000         | \$700           | \$700           | \$2,800         |
| Mechanical            | \$6,500         | \$4,400         | \$9,300         | \$4,400         |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$32,500</b> | <b>\$20,000</b> | <b>\$21,900</b> | <b>\$59,800</b> |
| Priority A            |                 |                 |                 | \$10,500        |
| Priority B            | \$19,300        | \$16,900        | \$21,900        | \$19,000        |
| Priority C            | \$13,200        | \$3,100         |                 | \$30,300        |
| <b>Total</b>          | <b>\$32,500</b> | <b>\$20,000</b> | <b>\$21,900</b> | <b>\$59,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**P.S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL**  
**Asset # : 14561**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Exterior**

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| <b>Exterior Walls</b>   |      |  |  |      |    |    |          |   |
| Masonry: Brick          | 95%  |  |  | LIFE | ** | 5  | \$90,100 | A |
| Masonry: Limestone      | 5%   |  |  | LIFE | ** | 5  | \$3,600  | A |
| <b>Windows</b>          |      |  |  |      |    |    |          |   |
| Aluminum                | 100% |  |  | 2047 | ** | 5  | \$21,000 | A |
| <b>Parapets</b>         |      |  |  |      |    |    |          |   |
| Masonry: Brick          | 90%  |  |  | LIFE | ** | 5  | \$11,200 | A |
| Masonry: Limestone      | 10%  |  |  | LIFE | ** | 5  | \$1,600  | A |
| <b>Roof</b>             |      |  |  |      |    |    |          |   |
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10 | \$60,400 | A |

**Interior**

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| <b>Floors</b>          |     |  |  |      |    |   |           |   |
| Carpet                 | 5%  |  |  | 2024 | ** | 3 | \$9,300   | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$13,600  | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$6,200   | C |
| Vinyl Tile             | 85% |  |  | 2032 | ** | 3 | \$52,700  | C |
| <b>Interior Walls</b>  |     |  |  |      |    |   |           |   |
| Ceramic Tile           | 25% |  |  | 2037 | ** | 5 | \$28,000  | C |
| Concrete Masonry Unit  | 10% |  |  | LIFE | ** | 5 | \$4,500   | C |
| Gypsum Board           | 65% |  |  | LIFE | ** | 5 | \$43,700  | C |
| <b>Ceilings</b>        |     |  |  |      |    |   |           |   |
| AcousTileSusp.Lay-In   | 90% |  |  | 2042 | ** | 5 | \$111,600 | B |
| Exposed Struc: Steel   | 5%  |  |  | LIFE | ** |   |           | B |
| Metal Panel            | 5%  |  |  | LIFE | ** | 5 | \$7,800   | B |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

|   |      |  |  |      |    |   |         |   |
|---|------|--|--|------|----|---|---------|---|
| <b>Service Equipment</b>  |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2052 | ** | 5 | \$200   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |      |  |  |      |    |   |         |   |
| <i>Location : Electrical Room</i>   |      |  |  |      |    |   |         |   |
| <i>Explanation : One 2000 Amps And One 1600 Amps Main Disconnect Switch</i> |      |  |  |      |    |   |         |   |
| <b>Switchgear / Switchboard</b>   |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2052 | ** | 5 | \$200   | B |
| <b>Raceway</b>  |      |  |  |      |    |   |         |   |
| Conduit   | 100% |  |  | 2052 | ** | 1 |         | B |
| <b>Panelboards</b>  |      |  |  |      |    |   |         |   |
| Fused Disc Sw   | 15%  |  |  | 2047 | ** | 5 | \$100   | B |
| Molded Case Bkrs  | 85%  |  |  | 2047 | ** | 5 | \$1,000 | B |
| <b>Wiring</b>   |      |  |  |      |    |   |         |   |
| Thermoplastic   | 100% |  |  | 2052 | ** | 1 |         | B |

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**DEPARTMENT OF EDUCATION - 040**  
**P.S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL**  
**Asset # : 14561**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 30%               |                          |                       | 2042                      | **                    | 5                  | \$100                 | B                    |
| Motor Control Center   | 70%               |                          |                       | 2042                      | **                    | 5                  | \$800                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof Mechanical Equipment</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Vfd Connected To Mcc And It Is Hooked-up To Bms Control</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$600                 | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 97%               |                          |                       | 2032                      | **                    | 10                 | \$37,900              | B                    |
| HID  | 3%                |                          |                       | 2032                      | **                    | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2032                      | **                    | 10                 | \$100                 | B                    |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2062                      | **                    | 5                  | \$1,300               | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2032                      | **                    | 1-3                | \$8,100               | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2048                      | **                    | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 80%               |                          |                       | 2030                      | **                    | 1                  | \$16,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Roof Top Package Units</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Water Boiler   | 20%               |                          |                       | 2039                      | **                    | 1                  | \$4,200               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 20%               |                          |                       | 2044                      | **                    | 4                  | \$400                 | B                    |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       | D                    |

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**DEPARTMENT OF EDUCATION - 040**  
**P.S. 89 - BK CYPRESS HILLS COMMUNITY SCHOOL**  
**Asset # : 14561**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convector/Radiator  | 20%               |                          |                       | 2039                      | * *                   | 1                  | \$2,800               | B                    |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2044                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling  | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$2,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Explanation : 4 Rtu's</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$23,800              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof  | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$1,300               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$11,300              | 2                  | \$600                 | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,000               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$2,600               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : (2) B-4 (1) B-1</i><br><i>Explanation : 3 Units</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2048                      | * *                   | 1-2                | \$12,000              | B                    |
| Fire Pump   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$8,000               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S. 971 - BK / EARLY CHILDHOOD CENTER  
**Address** : 6214 4TH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K971  
**Program / Asset #** : BOE1106.000 / 14562 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 43,087 **Project Type** : EDUCATION  
**Date of Survey** : 13-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 5799 **Lot** : 38 **BIN** : 3143927

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$44,900              |
| Interior Architecture |                       | \$62,500              |
| <b>Total</b>          |                       | <b>\$107,300</b>      |
| Priority A            |                       | \$44,900              |
| Priority C            |                       | \$62,500              |
| <b>Total</b>          |                       | <b>\$107,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$4,600         |
| Interior Architecture | \$5,300         | \$1,300         |                 | \$51,000        |
| Electrical            | \$1,200         | \$1,000         | \$1,000         | \$2,400         |
| Mechanical            | \$4,700         | \$3,300         | \$8,100         | \$3,300         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$19,100</b> | <b>\$13,500</b> | <b>\$17,000</b> | <b>\$69,200</b> |
| Priority A            |                 |                 |                 | \$4,600         |
| Priority B            | \$13,800        | \$12,200        | \$17,000        | \$36,100        |
| Priority C            | \$5,300         | \$1,300         |                 | \$28,600        |
| <b>Total</b>          | <b>\$19,100</b> | <b>\$13,500</b> | <b>\$17,000</b> | <b>\$69,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P.S. 971 - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14562**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Exterior**

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| Exterior Walls          |      |  |  |      |    |    |          |   |
| Masonry: Brick          | 100% |  |  | LIFE | ** | 5  | \$44,900 | A |
| Windows                 |      |  |  |      |    |    |          |   |
| Aluminum                | 95%  |  |  | 2047 | ** | 5  | \$5,500  | A |
| Metal Louvers           | 5%   |  |  | 2037 | ** | 10 | \$1,800  | A |
| Parapets                |      |  |  |      |    |    |          |   |
| Masonry: Brick          | 90%  |  |  | LIFE | ** | 5  | \$8,100  | A |
| Masonry: Limestone      | 10%  |  |  | LIFE | ** | 5  | \$1,100  | A |
| Roof                    |      |  |  |      |    |    |          |   |
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10 | \$18,400 | A |

**Interior**

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Floors                 |     |  |  |      |    |   |          |   |
| Carpet                 | 5%  |  |  | 2024 | ** | 3 | \$4,000  | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$5,800  | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$2,600  | C |
| Quarry Tile            | 5%  |  |  | 2042 | ** | 5 | \$4,000  | C |
| Vinyl Tile             | 80% |  |  | 2032 | ** | 3 | \$21,100 | C |
| Interior Walls         |     |  |  |      |    |   |          |   |
| Cast in Place Concrete | 4%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 25% |  |  | 2037 | ** | 5 | \$40,000 | C |
| Concrete Masonry Unit  | 5%  |  |  | LIFE | ** | 5 | \$3,200  | C |
| Gypsum Board           | 65% |  |  | LIFE | ** | 5 | \$62,500 | C |
| Marble Panels          | 1%  |  |  | LIFE | ** |   |          | C |
| Ceilings               |     |  |  |      |    |   |          |   |
| AcousTileSusp.Lay-In   | 85% |  |  | 2042 | ** | 5 | \$44,800 | B |
| Gypsum Board           | 10% |  |  | LIFE | ** | 5 | \$6,600  | B |
| Metal Panel            | 5%  |  |  | LIFE | ** | 5 | \$3,300  | B |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

|  |      |  |  |      |    |   |       |   |
|--|------|--|--|------|----|---|-------|---|
| Service Equipment  |      |  |  |      |    |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$200 | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |    |   |       |   |
| Location : Electrical Room                                 |      |  |  |      |    |   |       |   |
| Explanation : Service At 3000 Amps                         |      |  |  |      |    |   |       |   |
| Switchgear / Switchboard                                   |      |  |  |      |    |   |       |   |
| Fused Disc Sw  | 100% |  |  | 2052 | ** | 5 | \$200 | B |
| Raceway  |      |  |  |      |    |   |       |   |
| Conduit  | 100% |  |  | 2052 | ** | 1 |       | B |
| Panelboards  |      |  |  |      |    |   |       |   |
| Fused Disc Sw  | 10%  |  |  | 2047 | ** | 5 | \$100 | B |
| Molded Case Bkrs   | 90%  |  |  | 2047 | ** | 5 | \$800 | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P.S. 971 - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14562**

| Electrical   |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |                 |                |                   |                    |         |                |             |                |               |
| Wiring   |                 |                |                   |                    |         |                |             |                |               |
|  | Thermoplastic   | 100%           |                   |                    | 2052    | * *            | 1           |                | B             |
| Motor Controllers  |                 |                |                   |                    |         |                |             |                |               |
|  | Locally Mounted | 100%           |                   |                    | 2042    | * *            | 5           | \$200          | B             |
| Ground   |                 |                |                   |                    |         |                |             |                |               |
| Grounding Devices  |                 |                |                   |                    |         |                |             |                |               |
|  | Generic         | 100%           |                   |                    | LIFE    | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : Basement  |                 |                |                   |                    |         |                |             |                |               |
| Explanation : Main Water Pipe                              |                 |                |                   |                    |         |                |             |                |               |
| Lighting   |                 |                |                   |                    |         |                |             |                |               |
| Interior Lighting  |                 |                |                   |                    |         |                |             |                |               |
|  | Fluorescent     | 100%           |                   |                    | 2032    | * *            | 10          | \$32,300       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : Throughout                                      |                 |                |                   |                    |         |                |             |                |               |
| Explanation : T-8 Tubes & Compact Bulbs                    |                 |                |                   |                    |         |                |             |                |               |
| Egress Lighting  |                 |                |                   |                    |         |                |             |                |               |
|  | Exit, Service   | 50%            |                   |                    | 2032    | * *            | 1           |                | B             |
|  | Exit, Battery   | 50%            |                   |                    | 2032    | * *            | 10          | \$1,200        | B             |
| Exterior Lighting  |                 |                |                   |                    |         |                |             |                |               |
|  | HID             | 100%           |                   |                    | 2032    | * *            | 10          | \$100          | B             |
| Lightning Protection                                       |                 |                |                   |                    |         |                |             |                |               |
| Arresters/Cabling  |                 |                |                   |                    |         |                |             |                |               |
|  | Generic         | 100%           |                   |                    | 2062    | * *            | 5           | \$1,000        | B             |
| Alarm  |                 |                |                   |                    |         |                |             |                |               |
| Security System  |                 |                |                   |                    |         |                |             |                |               |
|  | No Component    | 70%            |                   |                    |         |                |             |                | D             |
|  | Generic         | 30%            |                   |                    | 2032    | * *            | 1           | \$4,000        | B             |
| Fire/Smoke Detection                                       |                 |                |                   |                    |         |                |             |                |               |
|  | No Component    | 70%            |                   |                    |         |                |             |                | D             |
|  | Generic         | 30%            |                   |                    | 2032    | * *            | 1-3         | \$6,700        | B             |
| Mechanical   |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |                 |                |                   |                    |         |                |             |                |               |
| Energy Source  |                 |                |                   |                    |         |                |             |                |               |
|  | Natural Gas     | 100%           |                   |                    | 2052    | * *            | 1           |                | B             |
| Conversion Equipment                                       |                 |                |                   |                    |         |                |             |                |               |
|  | Furnace         | 100%           |                   |                    | 2032    | * *            | 1           | \$17,500       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |                 |                |                   |                    |         |                |             |                |               |
| Location : Roof  |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 4 Roof Top Package Units                     |                 |                |                   |                    |         |                |             |                |               |
| Air Conditioning   |                 |                |                   |                    |         |                |             |                |               |
| Energy Source  |                 |                |                   |                    |         |                |             |                |               |
|  | Electricity     | 100%           |                   |                    | 2047    | * *            | 1           |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P.S. 971 - BK / EARLY CHILDHOOD CENTER**  
**Asset # : 14562**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |               |
|                    | Ext Pkg Unit - Heating/Cooling | 100%  |                   |                    | 2032    | * *            | 2           | \$2,200        | B             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 4 Rtu's |                   |                    |         |                |             |                |               |
| Ventilation        |                                |   |                   |                    |         |                |             |                |               |
|                    | Distribution                   |   |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | * *            | 2-5         | \$19,700       | B             |
|                    | Exhaust Fans                   |   |                   |                    |         |                |             |                |               |
|                    | Roof                           | 100%  |                   |                    | 2032    | * *            | 2           | \$1,100        | B             |
| Plumbing           |                                |   |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping               |   |                   |                    |         |                |             |                |               |
|                    | Brass/Copper                   | 100%  |                   |                    | 2052    | * *            | 1           |                | B             |
|                    | Water Heater                   |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired                      | 100%  |                   |                    | 2022    | \$9,400        | 2           | \$500          | B             |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |               |
|                    | Electric                       | 100%  |                   |                    | 2032    | * *            | 4           | \$1,300        | B             |
|                    | Backflow Preventer             |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2032    | * *            | 1           | \$2,200        | B             |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |               |
|                    | Elevators                      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic                      | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : B-4<br>Explanation : 2 Units  |                   |                    |         |                |             |                |               |
| Fire Suppression   |                                |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2052    | * *            | 1-2         | \$9,900        | B             |
|                    | Fire Pump                      |   |                   |                    |         |                |             |                |               |
|                    | Generic                        | 100%  |                   |                    | 2037    | * *            | 1           | \$6,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S./I.S. 189 - BX  
**Address** : 3441 STEENWICK AVENUE @REEDS MILL LA.  
**Borough** : BRONX **Agency's Number** : X189  
**Program / Asset #** : BOE1051.000 / 14264 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 178,835 **Project Type** : EDUCATION  
**Date of Survey** : 30-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 5263 **Lot** : 115 **BIN** : 2115403

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  | \$148,000             | \$68,100              |
| Interior Architecture |  | \$55,300              | \$404,500             |
| Electrical            |  |                       | \$130,200             |
| Mechanical            |  |                       | \$75,100              |
| <b>Total</b>          |  | <b>\$203,200</b>      | <b>\$677,900</b>      |
| Priority A            |  | \$148,000             | \$68,100              |
| Priority B            |  | \$55,300              | \$371,100             |
| Priority C            |  |                       | \$238,700             |
| <b>Total</b>          |  | <b>\$203,200</b>      | <b>\$677,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$19,600        | \$23,300        |
| Electrical            |                 |                 | \$700           | \$3,600         |
| Mechanical            | \$12,800        | \$6,400         | \$24,100        | \$6,400         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$20,700</b> | <b>\$14,300</b> | <b>\$52,300</b> | <b>\$41,300</b> |
| Priority A            |                 |                 | \$19,600        | \$23,300        |
| Priority B            | \$20,700        | \$14,300        | \$32,600        | \$17,900        |
| <b>Total</b>          | <b>\$20,700</b> | <b>\$14,300</b> | <b>\$52,300</b> | <b>\$41,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S./I.S. 189 - BX

## Asset # : 14264

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                |     |  |  |      |    |      |           |   |
|----------------|-----|--|--|------|----|------|-----------|---|
| Glass Block    | 10% |  |  | LIFE | ** | 5    | \$6,500   | A |
| Masonry: Brick | 65% |  |  | LIFE | ** | 5    | \$68,100  | A |
| Metal Panel    | 15% |  |  | 2046 | ** | 5-10 | \$108,000 | A |
| Window Wall    | 10% |  |  | 2046 | ** | 5    | \$39,300  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2042 | ** | 5 | \$33,100 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                   |     |  |  |      |    |   |          |   |
|-------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick    | 50% |  |  | LIFE | ** | 5 | \$5,800  | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5 | \$3,700  | A |
| Stucco Cement     | 45% |  |  | 2037 | ** | 5 | \$13,600 | A |

## Roof

|                         |      |    |          |      |    |  |  |   |
|-------------------------|------|----|----------|------|----|--|--|---|
| IRMA/Protected Membrane | 100% | 4+ | \$69,400 | 2028 | ** |  |  | A |
|-------------------------|------|----|----------|------|----|--|--|---|

*Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%*

*Location : Surrounding Drains*

## Interior

## Interior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile          | 20% |  |  | 2033 | ** | 5 | \$82,600 | C |
| Concrete Masonry Unit | 30% |  |  | LIFE | ** | 5 | \$49,600 | C |
| Fiberglass Panel      | 5%  |  |  | LIFE | ** |   |          | C |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Auditorium*

*Explanation : Tectum Panels*

|              |     |  |  |      |    |   |           |   |
|--------------|-----|--|--|------|----|---|-----------|---|
| Gypsum Board | 43% |  |  | LIFE | ** | 5 | \$106,600 | C |
| Metal Panel  | 2%  |  |  | LIFE | ** |   |           | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 40% |  |  | 2037 | ** | 5 | \$88,400  | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2037 | ** | 5 | \$22,100  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | ** |   |           | B |
| Gypsum Board         | 40% |  |  | LIFE | ** | 5 | \$110,500 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2046 | ** | 5 | \$700 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2046 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2042 | ** | 5 | \$300   | B |
| Molded Case Bkrs | 90% |  |  | 2042 | ** | 5 | \$3,500 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S./I.S. 189 - BX

## Asset # : 14264

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Under 600 Volts

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2046 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Locally Mounted      | 20% |  |  | 2037 | * * | 5 | \$200   | B |
| Motor Control Center | 80% |  |  | 2037 | * * | 5 | \$3,200 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$2,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Lighting

## Interior Lighting

|             |     |  |  |      |     |    |           |   |
|-------------|-----|--|--|------|-----|----|-----------|---|
| Fluorescent | 97% |  |  | 2028 | * * | 10 | \$130,200 | B |
|-------------|-----|--|--|------|-----|----|-----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T-8 Lamps*

|     |    |  |  |      |     |    |       |   |
|-----|----|--|--|------|-----|----|-------|---|
| HID | 3% |  |  | 2028 | * * | 10 | \$100 | B |
|-----|----|--|--|------|-----|----|-------|---|

## Egress Lighting

|                    |     |  |  |      |     |   |  |   |
|--------------------|-----|--|--|------|-----|---|--|---|
| Emergency, Service | 50% |  |  | 2028 | * * | 1 |  | B |
| Exit, LED          | 50% |  |  | 2055 | * * | 1 |  | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

|             |     |  |  |      |     |   |  |   |
|-------------|-----|--|--|------|-----|---|--|---|
| Electricity | 30% |  |  | 2046 | * * | 1 |  | B |
| Natural Gas | 70% |  |  | 2046 | * * | 1 |  | B |

## Conversion Equipment

|         |     |  |  |      |     |   |          |   |
|---------|-----|--|--|------|-----|---|----------|---|
| Furnace | 70% |  |  | 2028 | * * | 1 | \$50,800 | B |
|---------|-----|--|--|------|-----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 70%*

*Location : Roof*

*Explanation : 8 Exterior Units*

|                |     |  |  |      |     |   |          |   |
|----------------|-----|--|--|------|-----|---|----------|---|
| Radiant Heater | 30% |  |  | 2028 | * * | 2 | \$20,400 | B |
|----------------|-----|--|--|------|-----|---|----------|---|

## Air Conditioning

## Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2042 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

## Conversion Equipment

|                                |      |  |  |      |     |   |         |   |
|--------------------------------|------|--|--|------|-----|---|---------|---|
| Ext Pkg Unit - Heating/Cooling | 100% |  |  | 2028 | * * | 2 | \$9,000 | B |
|--------------------------------|------|--|--|------|-----|---|---------|---|

## Ventilation

## Distribution

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$81,600 | B |
|--------------------|------|--|--|------|-----|-----|----------|---|

## Exhaust Fans

|      |      |  |  |      |     |   |         |   |
|------|------|--|--|------|-----|---|---------|---|
| Roof | 100% |  |  | 2028 | * * | 2 | \$4,500 | B |
|------|------|--|--|------|-----|---|---------|---|

## Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## P.S./I.S. 189 - BX

## Asset # : 14264

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 60%        |                   |                | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 40%        |                   |                | 2037               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$38,800       | 2           | \$2,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping                                      |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer                                      |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$9,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                      |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Floors 1-4                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S./I.S. 295 - Q  
**Address** : 222-14 JAMAICA AVENUE  
**Borough** : QUEENS **Agency's Number** : Q295  
**Program / Asset #** : BOE1050.000 / 14263 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 98,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 10813 **Lot** : 5 **BIN** : 4854268

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$70,000              | \$341,200             |
| Interior Architecture | \$82,600              | \$186,300             |
| Electrical            |                       | \$72,100              |
| <b>Total</b>          | <b>\$152,600</b>      | <b>\$599,600</b>      |
| Priority A            | \$70,000              | \$341,200             |
| Priority B            | \$82,600              | \$154,700             |
| Priority C            |                       | \$103,700             |
| <b>Total</b>          | <b>\$152,600</b>      | <b>\$599,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$30,300         |                 |                 |
| Interior Architecture |                 | \$56,100         |                 |                 |
| Electrical            |                 | \$1,700          |                 |                 |
| Mechanical            | \$21,400        | \$4,300          | \$23,700        | \$4,300         |
| Elevators/Escalators  | \$11,800        | \$11,800         | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$33,300</b> | <b>\$104,200</b> | <b>\$35,500</b> | <b>\$16,200</b> |
| Priority A            |                 | \$30,300         |                 |                 |
| Priority B            | \$33,300        | \$17,800         | \$35,500        | \$16,200        |
| Priority C            |                 | \$56,100         |                 |                 |
| <b>Total</b>          | <b>\$33,300</b> | <b>\$104,200</b> | <b>\$35,500</b> | <b>\$16,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 295 - Q

Asset # : 14263

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                    |                |                    |                |             |                |               |
| Exterior Walls   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 5%         |                    |                | LIFE               | **             | 5           | \$31,100       | A             |
| Masonry: Brick   | 55%        |                    |                | LIFE               | **             | 5           | \$68,400       | A             |
| Efflorescence, Extent : Light, Area Affected : 40%         |            |                    |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                    |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                    |                | 2050               | **             | 5-10        | \$85,500       | A             |
| Window Wall  | 30%        |                    |                | 2050               | **             | 5           | \$140,000      | A             |
| Windows  |            |                    |                |                    |                |             |                |               |
| Aluminum   | 100%       |                    |                | 2045               | **             | 5           | \$13,900       | A             |
| Parapets   |            |                    |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                    |                | LIFE               | **             | 5           | \$6,600        | A             |
| Pre-Cast Concrete  | 45%        |                    |                | LIFE               | **             | 5           | \$37,400       | A             |
| Pre-Cast Concrete  | 5%         |                    |                | LIFE               | **             | 5           | \$4,200        | A             |
| Roof   |            |                    |                |                    |                |             |                |               |
| IRMA/Protected Membrane                                    | 100%       |                    |                | 2028               | **             | 10          | \$99,100       | A             |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                    |                | LIFE               | **             | 5           | \$42,500       | C             |
| Ceramic Tile   | 20%        |                    |                | 2035               | **             | 5           | \$38,900       | C             |
| Vinyl Tile   | 65%        |                    |                | 2030               | **             | 3           | \$47,400       | C             |
| Wood   | 5%         |                    |                | 2055               | **             | 5           | \$18,200       | C             |
| Misaligned/Bulging, Extent : Light, Area Affected : 20%    |            |                    |                |                    |                |             |                |               |
| Location : Gymnasium                                       |            |                    |                |                    |                |             |                |               |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 10%        |                    |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 15%        |                    |                | 2035               | **             | 5           | \$23,500       | C             |
| Concrete Masonry Unit                                      | 10%        |                    |                | LIFE               | **             | 5           | \$6,300        | C             |
| Gypsum Board   | 65%        |                    |                | LIFE               | **             | 5           | \$61,200       | C             |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                       | 85%        |                    |                | 2040               | **             | 5           | \$165,200      | B             |
| Exposed Struc: Steel                                       | 5%         |                    |                | LIFE               | **             |             |                | B             |
| Gypsum Board   | 10%        |                    |                | LIFE               | **             | 5           | \$24,300       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                      | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |
| Service Equipment  |            |                    |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                    |                | 2050               | **             | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                    |                |                    |                |             |                |               |
| Explanation : Main Disconnect Switch Rated At 600 Amps     |            |                    |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                    |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                    |                | 2050               | **             | 5           | \$400          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 295 - Q

Asset # : 14263

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2050               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 20%        |                   |                | 2045               | * *            | 5           | \$400          | B             |
| Molded Case Bkrs   | 80%        |                   |                | 2045               | * *            | 5           | \$1,700        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2050               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2040               | * *            | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$1,200        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2030               | * *            | 10          | \$72,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T8 Lamps & Compact Bulbs                     |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2030               | * *            | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 50%        |                   |                | 2030               | * *            | 1           |                | B             |
| Exit, Battery  | 50%        |                   |                | 2030               | * *            | 10          | \$2,700        | B             |
| Mechanical   |            |                   |                |                    |                |             |                |               |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 90%        |                   |                | 2046               | * *            | 1           |                | B             |
| Natural Gas  | 10%        |                   |                | 2046               | * *            | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Furnace  | 90%        |                   |                | 2028               | * *            | 1           | \$35,800       | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units                                      |            |                   |                |                    |                |             |                |               |
| Radiant Heater   | 10%        |                   |                | 2028               | * *            | 2           | \$3,700        | B             |
| Other Observation, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Staircases                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Electrical Radiant                           |            |                   |                |                    |                |             |                |               |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2042               | * *            | 1           |                | B             |

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## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 295 - Q

Asset # : 14263

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Conversion Equipment                                      |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling                            | 100%       |                   |                | 2028               | * *            | 2           | \$5,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Main Roof                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 4 Units. Control System Is Under Repair     |            |                   |                |                    |                |             |                |               |
| Heat Rejection  |            |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%       |                   |                | 2028               | * *            | 2           | \$55,900       | B             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | * *            | 2-5         | \$44,700       | B             |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Roof  | 100%       |                   |                | 2028               | * *            | 2           | \$2,500        | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Brass/Copper  | 30%        |                   |                | 2046               | * *            | 1           |                | B             |
| Galv Iron/Steel   | 70%        |                   |                | 2037               | * *            | 1           |                | B             |
| Water Heater  |            |                   |                |                    |                |             |                |               |
| Gas Fired   | 100%       |                   |                | 2019               | \$21,300       | 2           | \$1,200        | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       | Now               | \$4,000        | LIFE               | * *            | 1           |                | B             |
| Blockage /Clogged, Extent : Moderate, Area Affected : 5%  |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium                                      |            |                   |                |                    |                |             |                |               |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | 2028               | * *            | 1           | \$5,000        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport  |            |                   |                |                    |                |             |                |               |
| Elevators   |            |                   |                |                    |                |             |                |               |
| Hydraulic   | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : (2) B-4 (1) B-1                                |            |                   |                |                    |                |             |                |               |
| Explanation : 3 Units                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)  
**Address** : 210 CHESTER STREET BTWN: SUTTER AVE., BLAKE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K263  
**Program / Asset #** : BOE0555.000 / 2618 **Yr Built/Renovated** : 1955 / 2000  
**Area Sq Ft** : 131,000 **Project Type** : EDUCATION  
**Date of Survey** : 29-Nov-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3542 **Lot** : 1 **BIN** : 3081442

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$116,300             | \$86,200              |
| Interior Architecture | \$92,700              | \$220,500             |
| Electrical            | \$1,372,600           | \$938,700             |
| Mechanical            |                       | \$336,700             |
| <b>Total</b>          | <b>\$1,581,500</b>    | <b>\$1,582,100</b>    |
| Priority A            | \$116,300             | \$86,200              |
| Priority B            | \$1,372,600           | \$1,275,400           |
| Priority C            | \$92,700              | \$220,500             |
| <b>Total</b>          | <b>\$1,581,500</b>    | <b>\$1,582,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 | \$9,200          |
| Interior Architecture | \$39,500         | \$11,800        | \$6,500         | \$47,300         |
| Electrical            | \$67,600         | \$3,300         | \$5,200         | \$22,500         |
| Mechanical            | \$36,100         | \$16,600        | \$31,700        | \$78,400         |
| <b>Total</b>          | <b>\$143,200</b> | <b>\$31,800</b> | <b>\$43,300</b> | <b>\$157,300</b> |
| Priority A            |                  |                 |                 | \$9,200          |
| Priority B            | \$103,600        | \$19,900        | \$36,900        | \$132,000        |
| Priority C            | \$39,500         | \$11,800        | \$6,500         | \$16,100         |
| <b>Total</b>          | <b>\$143,200</b> | <b>\$31,800</b> | <b>\$43,300</b> | <b>\$157,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)**  
**Asset # : 2618**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%  |                   |                | LIFE               | **             | 5           | \$24,500       | A             |
| Masonry: Brick          | 88%   |                   |                | LIFE               | **             | 5           | \$86,200       | A             |
| Metal Panel             | 5%  |                   |                | 2042               | **             | 5-10        | \$33,700       | A             |
| Granite Panels          | 2%  |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 100%  |                   |                | 2038               | **             | 5           | \$38,900       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Masonry: Brick          | 90%   |                   |                | LIFE               | **             | 5           | \$3,400        | A             |
| Pre-Cast Concrete       | 10%   |                   |                | LIFE               | **             | 5           | \$2,400        | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Copper/Terne            | 3%  |                   |                | 2050               | **             | 10          | \$9,000        | A             |
| IRMA/Protected Membrane | 97%   |                   |                | 2027               | **             | 10          | \$116,300      | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%   |                   |                | LIFE               | **             | 5           | \$56,500       | C             |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$8,600        | C             |
| Terrazzo                | 5%  |                   |                | LIFE               | **             | 5           | \$6,700        | C             |
|                         | Horizontal Cracks, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                         | Location : Lobby  |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 55%   |                   |                | 2027               | **             | 3           | \$35,500       | C             |
| Vinyl Tile              | 10%   |                   |                | 2022               | \$164,000      | 3           | \$6,500        | C             |
|                         | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |               |
|                         | Location : Various Areas  |                   |                |                    |                |             |                |               |
|                         | Explanation : 9x9 Tiles   |                   |                |                    |                |             |                |               |
| Wood                    | 10%   |                   |                | 2037               | **             | 5           | \$32,300       | C             |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 30%             |                   |                |                    |                |             |                |               |
|                         | Location : 201, 301, Gymnasium                                  |                   |                |                    |                |             |                |               |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile            | 3%  | Now               | \$17,800       | 2025               | **             | 5           | \$3,000        | C             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Toilets, Throughout                                  |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%   |                   |                | LIFE               | **             | 5           | \$8,000        | C             |
| Glazed Ceramic Panel    | 7%  | 2-4               | \$21,800       | LIFE               | **             |             |                | C             |
|                         | Vertical Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                         | Location : Entry Vestibule                                      |                   |                |                    |                |             |                |               |
| Plaster                 | 50%   |                   |                | LIFE               | **             | 5           | \$30,100       | C             |
| SGFT/Glazed Masonry     | 20%   | Now               | \$92,700       | LIFE               | **             |             |                | C             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |               |
|                         | Location : Stair Landings at Window Sills                       |                   |                |                    |                |             |                |               |
| Ceilings                |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered       | 40%   |                   |                | 2027               | **             | 5           | \$62,300       | B             |
| Exposed Concrete        | 30%   |                   |                | LIFE               | **             | 5           | \$7,300        | B             |
| Plaster                 | 30%   |                   |                | LIFE               | **             | 5           | \$29,200       | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)**  
**Asset # : 2618**

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  | 2-4               | \$32,600       | 2052               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Knife Sw           | 100%  | 2-4               | \$134,100      | 2052               | * *            | 5           | \$200          | B             |
|                          | Obsolete Equipment, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 100%  |                   |                | 2022               | \$170,300      | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 5%  |                   |                | 2021               | \$8,500        | 5           | \$100          | B             |
| Fused Knife Sw           | 15%   | 2-4               | \$25,400       | 2047               | * *            | 5           | \$200          | B             |
|                          | On Extended Life, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                          | Location : Boiler And Fan Room                              |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 80%   |                   |                | 2021               | \$135,500      | 5           | \$2,300        | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 90%   | 2-4               | \$161,500      | 2047               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 90%     |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 10%   |                   |                | 2022               | \$17,900       | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 80%   |                   |                | 2020               | \$26,400       | 5           | \$600          | B             |
| Locally Mounted          | 20%   | 2-4               | \$6,600        | 2042               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 90%   |                   |                |                    |                |             |                |               |
|                          | Location : Mech Room  |                   |                |                    |                |             |                |               |
|                          | Explanation : On Extended Life                              |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$1,600        | B             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 84%   |                   |                | 2017               | \$870,900      | 10          | \$88,600       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent              | 10%   |                   |                | 2027               | * *            | 10          | \$10,500       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |               |
|                          | Location : Third Floor                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-8 Lamps Three Classroom 3rd Floor     |                   |                |                    |                |             |                |               |
| Incandescent             | 6%  |                   |                | 2017               | \$62,200       | 2           | \$200          | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Service       | 50%   |                   |                | 2017               | \$9,500        | 1           |                | B             |
| Exit, Service            | 50%   |                   |                | 2017               | \$9,500        | 1           |                | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2017               | \$44,700       | 10          | \$300          | B             |

**Alarm**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)**  
**Asset # : 2618**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection

No Component

50%

Generic

50%

2022

\$632,900

1-3

\$33,100

D

B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Fuel Oil No 2

100%

2032

\* \*

5

\$35,600

B

Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$114,000

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Boilers*

Distribution

Steam Piping/Pump

100%

Now

\$18,300

2032

\* \*

4

\$5,700

B

*Leak Evident, Extent : Severe, Area Affected : 30%**Location : Vacuum Pump Basement*

Terminal Devices

Air Handler

30%

2022

\$212,100

1

\$21,400

B

Convactor/Radiator

70%

2027

\* \*

1

\$26,100

B

**Air Conditioning**

Energy Source

Electricity

100%

2030

\* \*

1

B

Conversion Equipment

Window/Wall Unit

5%

2017

\$13,500

1

B

No Component

95%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$64,100

B

Exhaust Fans

Interior

50%

2022

\$72,500

2

\$1,800

B

Roof

50%

2022

\$52,100

2

\$1,800

B

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2032

\* \*

1

B

Water Heater

Gas Fired

100%

2017

\$30,500

2

\$1,700

B

HW Heat Exchanger

Low Temp

100%

2032

\* \*

4

\$11,400

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**P.S./I.S. 323 - BK (FORMER I.S. 263 - BK)**  
**Asset # : 2618**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing         |                |                |                   |                    |         |                |             |                |               |
|                  | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                  | Rigid Piping   | 100%           |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
| Fixtures         |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,600        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : P.S./I.S. 499 - Q  
**Address** : 148-20 REEVES AVENUE  
**Borough** : QUEENS  
**Program / Asset #** : BOE1047.000 / 14260  
**Area Sq Ft** : 116,214  
**Date of Survey** : 19-Nov-2008  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,ph  
**Block** : 6507      **Lot** : 150      **BIN** : 4467571  
**Agency's Number** : Q499  
**Yr Built/Renovated** : 2004 /  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$198,100             |
| Interior Architecture |                       | \$92,000              |
| Electrical            |                       | \$85,500              |
| <b>Total</b>          |                       | <b>\$375,600</b>      |
| Priority A            |                       | \$198,100             |
| Priority B            |                       | \$85,500              |
| Priority C            |                       | \$92,000              |
| <b>Total</b>          |                       | <b>\$375,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$33,700         | \$18,000        |
| Interior Architecture |                 | \$10,200        | \$14,200         | \$17,800        |
| Electrical            | \$6,600         | \$20,000        | \$7,000          | \$12,600        |
| Mechanical            | \$38,700        | \$20,900        | \$42,400         | \$23,300        |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900          | \$9,900         |
| <b>Total</b>          | <b>\$55,200</b> | <b>\$61,000</b> | <b>\$107,300</b> | <b>\$81,600</b> |
| Priority A            |                 |                 | \$33,700         | \$18,000        |
| Priority B            | \$55,200        | \$50,800        | \$59,300         | \$63,500        |
| Priority C            |                 | \$10,200        | \$14,200         |                 |
| <b>Total</b>          | <b>\$55,200</b> | <b>\$61,000</b> | <b>\$107,300</b> | <b>\$81,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 499 - Q

Asset # : 14260

| Architecture  |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|---|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                     | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                    |                |                    |                |             |                |               |
| Exterior Walls  |            |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit                                     | 7%         |                    |                | LIFE               | **             | 5           | \$4,600        | A             |
| Masonry: Brick  | 65%        |                    |                | LIFE               | **             | 5           | \$68,800       | A             |
| Recent Construction, Extent : Light, Area Affected : 100% |            |                    |                |                    |                |             |                |               |
| Location : New Building built in 2004                     |            |                    |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                    |                | 2046               | **             | 5-10        | \$36,400       | A             |
| Pre-Cast Concrete   | 20%        |                    |                | LIFE               | **             | 5           | \$68,800       | A             |
| Window Wall   | 3%         |                    |                | 2046               | **             | 5           | \$11,900       | A             |
| Windows   |            |                    |                |                    |                |             |                |               |
| Aluminum  | 90%        |                    |                | 2042               | **             | 5           | \$20,900       | A             |
| Metal Louvers   | 5%         |                    |                | 2033               | **             | 10          | \$7,300        | A             |
| Metal Louvers   | 5%         |                    |                | 2033               | **             | 10          | \$7,300        | A             |
| Parapets  |            |                    |                |                    |                |             |                |               |
| Concrete Masonry Unit                                     | 15%        |                    |                | LIFE               | **             | 5           | \$2,300        | A             |
| Masonry: Brick  | 50%        |                    |                | LIFE               | **             | 5           | \$6,900        | A             |
| Metal Panel   | 5%         |                    |                | 2046               | **             | 5           | \$2,700        | A             |
| Metal Rail  | 5%         |                    |                | 2037               | **             | 5-10        | \$12,500       | A             |
| Pre-Cast Concrete   | 25%        |                    |                | LIFE               | **             | 5           | \$21,700       | A             |
| Roof  |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                    |                | 2028               | **             | 10          | \$60,600       | A             |
| Interior  |            |                    |                |                    |                |             |                |               |
| Floors  |            |                    |                |                    |                |             |                |               |
| Carpet  | 5%         |                    |                | 2021               | \$42,100       | 3           | \$10,700       | C             |
| Cast in Place Concrete                                    | 7%         |                    |                | LIFE               | **             | 5           | \$21,800       | C             |
| Ceramic Tile  | 3%         |                    |                | 2033               | **             | 5           | \$4,300        | C             |
| Vinyl Tile  | 80%        |                    |                | 2028               | **             | 3           | \$42,700       | C             |
| Wood  | 5%         |                    |                | 2055               | **             | 5           | \$13,300       | C             |
| Interior Walls  |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete                                    | 2%         |                    |                | LIFE               | **             |             |                | C             |
| Concrete Masonry Unit                                     | 35%        |                    |                | LIFE               | **             | 5           | \$36,800       | C             |
| Glass: Single Pane  | 3%         |                    |                | LIFE               | **             | 5           | \$5,900        | C             |
| Gypsum Board  | 35%        |                    |                | LIFE               | **             | 5           | \$55,200       | C             |
| SGFT/Glazed Masonry                                       | 25%        |                    |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In                                      | 25%        |                    |                | 2037               | **             | 5           | \$35,600       | B             |
| Exposed Concrete  | 10%        |                    |                | LIFE               | **             | 5           | \$2,200        | B             |
| Exposed Concrete  | 55%        |                    |                | LIFE               | **             | 5           | \$12,200       | B             |
| Gypsum Board  | 5%         |                    |                | LIFE               | **             | 5           | \$8,900        | B             |
| Metal Panel   | 5%         |                    |                | LIFE               | **             | 5           | \$8,900        | B             |
| Electrical  |            |                    |                |                    |                |             |                |               |
| Current Repair  |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type                                     | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 499 - Q

Asset # : 14260

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Protector Rated @ 4000 A.       |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2046               | **             | 5           | \$400          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2046               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2042               | **             | 5           | \$2,500        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2046               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2037               | **             | 5           | \$600          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,400        | B             |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2037               | **             | 1           | \$29,400       | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Diesel   | 100%       |                   |                | 2033               | **             | 1           | \$36,800       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse                                       |            |                   |                |                    |                |             |                |               |
| Explanation : 450kw Caterpillar Genset                     |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2015               | \$600          | 5           | \$21,200       | B             |
| Fuel Storage   |            |                   |                |                    |                |             |                |               |
| Day Tank   | 50%        |                   |                | 2042               | **             | 5           | \$8,800        | B             |
| Main Tank  | 50%        |                   |                | 2055               | **             | 5           | \$1,400        | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2028               | **             | 10          | \$85,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout The Building                         |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps                                    |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2028               | **             | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, Service  | 100%       |                   |                | 2028               | **             | 1           |                | B             |
| Lightning Protection                                       |            |                   |                |                    |                |             |                |               |
| Arresters/Cabling  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2055               | **             | 5           | \$2,800        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Roof  |            |                   |                |                    |                |             |                |               |
| Explanation : Steel Lightning Rods                         |            |                   |                |                    |                |             |                |               |

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## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 499 - Q

Asset # : 14260

| Mechanical       |                             | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|------------------|-----------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System           | Component                   | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                  | Type                        | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating          |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |           |                    | 2050 | **             | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Hot Water Boiler            | 100%  |           |                    | 2040 | **             | 1     | \$47,100       | B        |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                  |                             | Location : Boiler Room                                  |           |                    |      |                |       |                |          |
|                  |                             | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Hot Wtr Piping/Pump         | 100%  |           |                    | 2045 | **             | 4     | \$4,700        | B        |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Air Handler                 | 80%   |           |                    | 2030 | **             | 1     | \$47,100       | B        |
|                  | Convactor/Radiator          | 20%   |           |                    | 2040 | **             | 1     | \$6,200        | B        |
| Air Conditioning |                             |   |           |                    |      |                |       |                |          |
|                  | Energy Source               |   |           |                    |      |                |       |                |          |
|                  | Electricity                 | 100%  |           |                    | 2045 | **             | 1     |                | B        |
|                  | Conversion Equipment        |   |           |                    |      |                |       |                |          |
|                  | Reciprocating Compr/Chiller | 100%  |           |                    | 2030 | **             | 1     | \$44,100       | B        |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Chilled Wtr Pipe/Pump       | 100%  |           |                    | 2050 | **             | 4     | \$7,000        | B        |
|                  | Terminal Devices            |   |           |                    |      |                |       |                |          |
|                  | Air Handler/Cool/Ht         | 100%  |           |                    | 2030 | **             | 1     | \$58,900       | B        |
|                  | Heat Rejection              |   |           |                    |      |                |       |                |          |
|                  | Air Condenser Unit          | 100%  |           |                    | 2030 | **             | 2     | \$66,300       | B        |
| Ventilation      |                             |   |           |                    |      |                |       |                |          |
|                  | Distribution                |   |           |                    |      |                |       |                |          |
|                  | Ductwork/Diffusers          | 100%  |           |                    | LIFE | **             | 2-5   | \$53,000       | B        |
|                  | Exhaust Fans                |   |           |                    |      |                |       |                |          |
|                  | Interior                    | 80%   |           |                    | 2030 | **             | 2     | \$2,400        | B        |
|                  | Roof                        | 20%   |           |                    | 2030 | **             | 2     | \$600          | B        |
| Plumbing         |                             |   |           |                    |      |                |       |                |          |
|                  | H/C Water Piping            |   |           |                    |      |                |       |                |          |
|                  | Brass/Copper                | 100%  |           |                    | 2050 | **             | 1     |                | B        |
|                  | Water Heater                |   |           |                    |      |                |       |                |          |
|                  | Gas Fired                   | 100%  |           |                    | 2020 | \$25,200       | 2     | \$1,400        | B        |
|                  | Sanitary Piping             |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Storm Drain Piping          |   |           |                    |      |                |       |                |          |
|                  | Cast Iron                   | 100%  |           |                    | LIFE | **             | 1     |                | B        |
|                  | Sump Pump(s)                |   |           |                    |      |                |       |                |          |
|                  | Rigid Piping                | 100%  |           |                    | 2030 | **             | 4     | \$2,000        | B        |
|                  | Sewage Ejector(s)           |   |           |                    |      |                |       |                |          |
|                  | Electric                    | 100%  |           |                    | 2030 | **             | 4     | \$2,000        | B        |
|                  | Backflow Preventer          |   |           |                    |      |                |       |                |          |
|                  | Generic                     | 100%  |           |                    | 2030 | **             | 1     | \$5,900        | B        |

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## DEPARTMENT OF EDUCATION - 040

P.S./I.S. 499 - Q

Asset # : 14260

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Plumbing              |            |   |                |                    |                |             |                |               |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Geared Traction       | 100%       |   |                | LIFE               |                | * *         |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : B-4  |                |                    |                |             |                |               |
|                       |            | Explanation : 2 Units                                   |                |                    |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PARK EAST HIGH SCHOOL - M  
**Address** : 234 EAST 105 STREET 2ND - 3RD AVES.  
**Borough** : MANHATTAN **Agency's Number** : M495  
**Program / Asset #** : BOE0134.000 / 1626 **Yr Built/Renovated** : 1928 / 2001  
**Area Sq Ft** : 55,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1654 **Lot** : 33 **BIN** : 1075643

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$347,800             | \$55,400              |
| Interior Architecture | \$349,900             | \$351,900             |
| Electrical            | \$454,700             | \$216,900             |
| Mechanical            |                       | \$191,600             |
| <b>Total</b>          | <b>\$1,152,500</b>    | <b>\$815,800</b>      |
| Priority A            | \$347,800             | \$55,400              |
| Priority B            | \$493,200             | \$408,400             |
| Priority C            | \$311,400             | \$351,900             |
| <b>Total</b>          | <b>\$1,152,500</b>    | <b>\$815,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$22,800        |                 |                 |
| Interior Architecture | \$89,800         |                 |                 | \$6,600         |
| Electrical            | \$2,800          | \$26,800        |                 |                 |
| Mechanical            | \$57,600         | \$14,500        | \$10,100        | \$5,500         |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$155,200</b> | <b>\$69,000</b> | <b>\$15,100</b> | <b>\$17,100</b> |
| Priority A            |                  | \$22,800        |                 |                 |
| Priority B            | \$80,600         | \$46,200        | \$15,100        | \$10,500        |
| Priority C            | \$74,500         |                 |                 | \$6,600         |
| <b>Total</b>          | <b>\$155,200</b> | <b>\$69,000</b> | <b>\$15,100</b> | <b>\$17,100</b> |



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**PARK EAST HIGH SCHOOL - M**  
**Asset # : 1626**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 5%         |                   |                | 2040               | **             | 10          | \$3,100        | A             |
| Masonry: Brick  | 95%        |                   |                | LIFE               | **             | 5           | \$25,400       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       | Now               | \$347,800      | 2045               | **             | 5           | \$55,400       | A             |
| Air Infiltration, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 30% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 60%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 50%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Metal Rail  | 5%         |                   |                | 2033               | **             | 5-10        | \$1,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 100%       |                   |                | 2025               | **             | 10          | \$22,800       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Carpet  | 5%         | Now               | \$19,600       | 2022               | \$19,600       | 3           | \$5,000        | C             |
| Staining/Discoloring, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 70%             |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        | Now               | \$5,100        | LIFE               | **             | 5           | \$14,500       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Concrete Stair Steps @ Stair B To Basement           |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         | Now               | \$14,700       | 2029               | **             | 5           | \$1,700        | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Quarry Tile   | 10%        |                   |                | 2033               | **             | 5           | \$10,000       | C             |
| Vinyl Tile  | 40%        | Now               | \$12,600       | 2020               | \$252,900      | 3           | \$10,000       | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 20%        | Now               | \$12,600       | 2015               | \$126,500      | 3           | \$5,000        | C             |
| Broken/Missing Elements, Extent : Light, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Light, Area Affected : 80%                |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : 3rd And 4th Floors                                   |            |                   |                |                    |                |             |                |               |
| Explanation : 9 X 9 Tiles                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2048               | **             | 5           | \$12,400       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**PARK EAST HIGH SCHOOL - M**  
**Asset # : 1626**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 5%                | Now                      | \$9,900               | 2023                      | \$99,000              | 5                  | \$1,700               | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$2,700               | C                    |
| Plaster  | 75%               | Now                      | \$185,000             | LIFE                      | **                    | 5                  | \$15,100              | C                    |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$26,900              | C                    |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered  | 15%               | Now                      | \$15,200              | 2025                      | **                    | 5                  | \$4,200               | B                    |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Cafeteria And 3rd And 5th Floors</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In   | 5%                |                          |                       | 2033                      | **                    | 5                  | \$2,800               | B                    |
| Plaster  | 80%               | Now                      | \$38,500              | LIFE                      | **                    | 5                  | \$28,000              | B                    |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$16,000              | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 800 Amps Main Disconnect Switch</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2020                      | \$89,400              | 5                  | \$200                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 80%               |                          |                       | 2020                      | \$68,200              | 1                  |                       | B                    |
| Conduit   | 20%               |                          |                       | 2030                      | **                    | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2028                      | **                    | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 20%               |                          |                       | 2028                      | **                    | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 75%               |                          |                       | 2019                      | \$59,300              | 5                  | \$900                 | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**PARK EAST HIGH SCHOOL - M**  
**Asset # : 1626**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$71,700              | 2045                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 20%               |                          |                       | 2025                      | * *                   | 5                  | \$100                 | B                    |
| Locally Mounted   | 80%               |                          |                       | 2018                      | \$10,200              | 5                  | \$200                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 0-2                      | \$900                 | LIFE                      | * *                   | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               |                          |                       | 2025                      | * *                   | 10                 | \$4,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Stairway And Bath Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 77%               |                          |                       | 2015                      | \$307,700             | 10                 | \$31,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T12 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               | 2-4                      | \$40,000              | 2030                      | * *                   |                    |                       | B                    |
| <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4th Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2015                      | \$1,900               | 10                 |                       | B                    |
| Incandescent  | 2%                |                          |                       | 2015                      | \$8,000               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2015                      | \$9,200               | 10                 | \$5,400               | B                    |
| Exit, Service   | 30%               |                          |                       | 2015                      | \$2,200               | 1                  |                       | B                    |
| Exit, Service   | 20%               | Now                      | \$1,500               | 2030                      | * *                   | 1                  |                       | B                    |
| <i>Not Functioning, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2                | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$13,700              | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PARK EAST HIGH SCHOOL - M**  
**Asset # : 1626**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger   | 20%               |                          |                       | 2023                      | \$2,200               | 1                  | \$4,400               | B                    |
| Steam Boiler   | 80%               | Now                      | \$9,800               | 2025                      | * *                   | 1                  | \$31,600              | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Burner Malfunctioning</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hot Wtr Piping/Pump  | 20%               |                          |                       | 2028                      | * *                   | 4                  | \$400                 | B                    |
| Steam Piping/Pump  | 80%               | 0-2                      | \$28,200              | 2030                      | * *                   | 4                  | \$1,800               | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 10%               |                          |                       | 2020                      | \$27,300              | 1                  | \$2,700               | B                    |
| Convactor/Radiator   | 70%               |                          |                       | 2025                      | * *                   | 1                  | \$10,000              | B                    |
| Fan Coil Unit/Heat   | 20%               |                          |                       | 2020                      | \$151,400             | 1                  | \$2,900               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 2%                |                          |                       | 2015                      | \$2,100               | 1                  |                       | B                    |
| No Component   | 98%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$24,700              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2020                      | \$40,200              | 2                  | \$1,400               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$15,100              | 2025                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$6,600               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1 - 5 Floors</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PARK WEST HIGH SCHOOL - M  
**Address** : 525 W. 50 ST BTWN: 10 AVE., 11 AVE.  
**Borough** : MANHATTAN **Agency's Number** : M535  
**Program / Asset #** : BOE0140.000 / 1631 **Yr Built/Renovated** : 1978 / 2002  
**Area Sq Ft** : 430,853 **Project Type** : EDUCATION  
**Date of Survey** : 10-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,P  
**Block** : 1079 **Lot** : 29 **BIN** : 1083802

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$76,700              | \$523,400             |
| Interior Architecture | \$184,400             | \$4,727,600           |
| Electrical            | \$1,643,200           | \$2,212,500           |
| Mechanical            | \$5,286,400           | \$6,375,600           |
| <b>Total</b>          | <b>\$7,190,700</b>    | <b>\$13,839,000</b>   |
| Priority A            | \$76,700              | \$523,400             |
| Priority B            | \$7,114,000           | \$9,045,800           |
| Priority C            |                       | \$4,269,900           |
| <b>Total</b>          | <b>\$7,190,700</b>    | <b>\$13,839,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$18,100         | \$7,200          |                  | \$1,300          |
| Interior Architecture |                  | \$59,200         | \$59,700         | \$26,600         |
| Electrical            | \$31,700         | \$34,500         | \$52,000         | \$34,000         |
| Mechanical            | \$92,600         | \$152,700        | \$194,600        | \$159,100        |
| Elevators/Escalators  | \$9,900          | \$9,900          | \$9,900          | \$9,900          |
| <b>Total</b>          | <b>\$152,300</b> | <b>\$263,500</b> | <b>\$316,100</b> | <b>\$230,900</b> |
| Priority A            | \$18,100         | \$7,200          |                  | \$1,300          |
| Priority B            | \$134,200        | \$223,600        | \$256,500        | \$203,000        |
| Priority C            |                  | \$32,700         | \$59,700         | \$26,600         |
| <b>Total</b>          | <b>\$152,300</b> | <b>\$263,500</b> | <b>\$316,100</b> | <b>\$230,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**PARK WEST HIGH SCHOOL - M**  
**Asset # : 1631**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |         |                    |             |                |               |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$152,300      | A             |
| Concrete Masonry Unit   | 20%        |                   |                | LIFE    | **                 | 5           | \$38,100       | A             |
| Masonry: Brick  | 60%        |                   |                | LIFE    | **                 | 5           | \$182,800      | A             |
| Mosaic Tile   | 5%         | Now               | \$39,200       | 2042    | **                 |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |
| Location : South Facade   |            |                   |                |         |                    |             |                |               |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE    | **                 | 5           | \$49,500       | A             |
| Windows   |            |                   |                |         |                    |             |                |               |
| Aluminum  | 97%        |                   |                | 2044    | **                 | 5           | \$36,200       | A             |
| Metal Louvers   | 3%         |                   |                | 2031    | **                 | 10          | \$7,000        | A             |
| Parapets  |            |                   |                |         |                    |             |                |               |
| Concrete Masonry Unit   | 35%        |                   |                | LIFE    | **                 | 5           | \$5,200        | A             |
| Masonry: Brick  | 45%        |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |
| Metal Panel   | 5%         |                   |                | 2042    | **                 | 5           | \$2,600        | A             |
| Metal Rail  | 5%         |                   |                | 2035    | **                 | 5-10        | \$11,900       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$8,300        | A             |
| Roof  |            |                   |                |         |                    |             |                |               |
| IRMA/Protected Membrane   | 75%        | Now               | \$37,500       | 2027    | **                 |             |                | A             |
| Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5%      |            |                   |                |         |                    |             |                |               |
| Location : Near Mechanical Equipment On East And West Roof      |            |                   |                |         |                    |             |                |               |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 2%     |            |                   |                |         |                    |             |                |               |
| Location : Near Mechanical Equipment                            |            |                   |                |         |                    |             |                |               |
| Paver: Asphalt  | 25%        |                   |                | 2031    | **                 | 10          | \$100,600      | A             |
| Other Observation, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |               |
| Location : Plaza Roof   |            |                   |                |         |                    |             |                |               |
| Explanation : Expansion Joint Repair In Progress                |            |                   |                |         |                    |             |                |               |
| Interior  |            |                   |                |         |                    |             |                |               |
| Floors  |            |                   |                |         |                    |             |                |               |
| Carpet  | 7%         |                   |                | 2018    | \$235,200          | 3           | \$59,700       | C             |
| Cast in Place Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$124,300      | C             |
| Ceramic Tile  | 3%         |                   |                | 2031    | **                 | 5           | \$17,100       | C             |
| Quarry Tile   | 3%         |                   |                | 2035    | **                 | 5           | \$25,600       | C             |
| Vinyl Tile  | 72%        |                   |                | 2022    | \$3,900,500        | 3           | \$153,500      | C             |
| Wood  | 5%         |                   |                | 2037    | **                 | 5           | \$53,300       | C             |
| Interior Walls  |            |                   |                |         |                    |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 |             |                | C             |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE    | **                 |             |                | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |
| Location : Auditorium   |            |                   |                |         |                    |             |                |               |
| Explanation : Precast Acoustical Panels In Auditorium           |            |                   |                |         |                    |             |                |               |
| Concrete Masonry Unit   | 60%        |                   |                | LIFE    | **                 | 5           | \$154,800      | C             |
| Glass: Single Pane  | 2%         |                   |                | LIFE    | **                 | 5           | \$9,700        | C             |
| Metal Panel   | 8%         |                   |                | LIFE    | **                 |             |                | C             |
| Plaster   | 20%        |                   |                | LIFE    | **                 | 5           | \$38,700       | C             |
| Wood  | 2%         |                   |                | LIFE    | **                 | 5           | \$51,600       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**PARK WEST HIGH SCHOOL - M**  
**Asset # : 1631**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |           |   |
|----------------------|-----|-----|-----------|------|-----|---|-----------|---|
| AcousTileConcealSpLn | 45% | Now | \$184,400 | 2027 | * * | 5 | \$149,400 | B |
|----------------------|-----|-----|-----------|------|-----|---|-----------|---|

*Broken/Missing Elements, Extent : Severe, Area Affected : 15%*

*Location : Corridors, Custodian Office, Basement*

|                      |     |  |  |      |     |   |          |   |
|----------------------|-----|--|--|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 10% |  |  | 2035 | * * | 5 | \$53,100 | B |
| Exposed Concrete     | 5%  |  |  | LIFE | * * | 5 | \$4,200  | B |
| Exposed Struc: Steel | 10% |  |  | LIFE | * * |   |          | B |

*Other Observation, Extent : Moderate, Area Affected : 10%*

*Location : Mechanical Rooms*

*Explanation : Missing Fire Protection*

|             |     |  |  |      |           |   |          |   |
|-------------|-----|--|--|------|-----------|---|----------|---|
| Fiber Board | 5%  |  |  | 2022 | \$241,800 |   |          | B |
| Metal Panel | 5%  |  |  | LIFE | * *       | 5 | \$33,200 | B |
| Plaster     | 20% |  |  | LIFE | * *       | 5 | \$66,400 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |         |   |
|---------------|------|--|--|------|-----|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2042 | * * | 5 | \$1,600 | B |
|---------------|------|--|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : (4) 4000 Amps, (2) 1600 Amps And (1) 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |         |   |
|---------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$357,600 | 5 | \$1,300 | B |
| Fused Disc Sw | 20% |  |  | 2042 | * *       | 5 | \$300   | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$536,600 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2021 | \$27,700  | 5 | \$400   | B |
| Molded Case Bkrs | 15% |  |  | 2038 | * *       | 5 | \$1,400 | B |
| Molded Case Bkrs | 80% |  |  | 2021 | \$442,600 | 5 | \$7,500 | B |

## Wiring

|               |     |  |  |      |           |   |  |   |
|---------------|-----|--|--|------|-----------|---|--|---|
| Thermoplastic | 90% |  |  | 2022 | \$544,700 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2042 | * *       | 1 |  | B |

## Motor Controllers

|                 |     |  |  |      |          |   |         |   |
|-----------------|-----|--|--|------|----------|---|---------|---|
| Locally Mounted | 70% |  |  | 2020 | \$69,300 | 5 | \$1,700 | B |
| Locally Mounted | 30% |  |  | 2035 | * *      | 5 | \$700   | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$5,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |          |   |           |   |
|-----------|------|--|--|------|----------|---|-----------|---|
| Automatic | 100% |  |  | 2020 | \$23,100 | 1 | \$108,800 | B |
|-----------|------|--|--|------|----------|---|-----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**PARK WEST HIGH SCHOOL - M**  
**Asset # : 1631**

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power Generators    |   |                          |                       |                           |                       |                    |                       |                      |
| Diesel                       | 100%  |                          |                       | 2018                      | \$114,600             | 1                  | \$136,500             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Generator Room</i>                                  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Rating Is Not Available</i>                      |                          |                       |                           |                       |                    |                       |                      |
| Batteries                    |   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid                    | 100%  |                          |                       | 2014                      | \$600                 | 5                  | \$13,100              | B                    |
| Fuel Storage                 |   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank                     | 50%   |                          |                       | 2021                      | \$15,700              | 5                  | \$35,200              | B                    |
| Main Tank                    | 50%   |                          |                       | 2025                      | * *                   | 5                  | \$5,600               | B                    |
| Lighting                     |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 95%   |                          |                       | 2027                      | * *                   | 10                 | \$330,900             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 5%  |                          |                       | 2027                      | * *                   | 10                 | \$17,400              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Auditorium</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-5 Lamps</i>                                    |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting              |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 50%   |                          |                       | 2027                      | * *                   | 10                 | \$45,900              | B                    |
| Exit, Service                | 50%   |                          |                       | 2022                      | \$31,500              | 1                  |                       | B                    |
| Exterior Lighting            |   |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%  |                          |                       | 2022                      | \$147,100             | 10                 | \$1,100               | B                    |
| Alarm                        |   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection         |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%   | Now                      | \$1,249,000           | 2032                      | * *                   | 1-3                | \$59,300              | B                    |
|                              | <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6                | 100%   |                          |                       | 2032                      | * *                   | 5                  | \$117,700             | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Vault</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 2 - 20,000 Gallon Tanks For #6 Fuel</i>       |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%   | 2-4                      | \$2,108,200           | 2042                      | * *                   | 1                  | \$338,900             | B                    |
|                              | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room, 4 Boilers</i>                       |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PARK WEST HIGH SCHOOL - M**  
**Asset # : 1631**

| Mechanical                |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                   |   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump         | 100%  | Now               | \$907,100      | 2032               | **             | 4           | \$18,800       | B             |
|                           | Leak Evident, Extent : Severe, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                           | Location : Throughout                                   |                   |                |                    |                |             |                |               |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler               | 50%   |                   |                | 2017               | \$1,167,500    | 1           | \$117,600      | B             |
| Convactor/Radiator        | 25%   |                   |                | 2020               | \$1,022,600    | 1           | \$30,700       | B             |
| Fan Coil Unit/Heat        | 25%   |                   |                | 2022               | \$1,621,000    | 1           | \$30,700       | B             |
| Air Conditioning          |   |                   |                |                    |                |             |                |               |
| Energy Source             |   |                   |                |                    |                |             |                |               |
| Electricity               | 30%   |                   |                | 2038               | **             | 1           |                | B             |
| Natural Gas               | 30%   |                   |                | 2042               | **             | 1           |                | B             |
| Steam/HW System           | 40%   |                   |                | 2022               | \$50,400       | 1           |                | B             |
| Conversion Equipment      |   |                   |                |                    |                |             |                |               |
| Absorption                | 40%   |                   |                | 2018               | \$571,100      | 1           | \$164,500      | B             |
| Chiller/Steam/HW          |   |                   |                |                    |                |             |                |               |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Basement, Roof                               |                   |                |                    |                |             |                |               |
|                           | Explanation : 2 Steam Driven Units, 2 Gas Fired Units   |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller | 20%   |                   |                | 2025               | **             | 1           | \$82,300       | B             |
|                           | R-22 Refrigerant, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                           | Location : 2 Units On Roof                              |                   |                |                    |                |             |                |               |
| Window/Wall Unit          | 40%   |                   |                | 2017               | \$356,100      | 1           |                | B             |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump     | 100%  |                   |                | 2032               | **             | 4           | \$18,800       | B             |
| Terminal Devices          |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht       | 50%   |                   |                | 2022               | \$1,713,400    | 1           | \$117,600      | B             |
| Fan Coil - Cool/Heat      | 50%   |                   |                | 2027               | **             | 1           | \$61,500       | B             |
| Heat Rejection            |   |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 50%   | 2-4               | \$621,500      | 2027               | **             | 2           | \$152,900      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Roof   |                   |                |                    |                |             |                |               |
|                           | Explanation : Serves Steam Driven Unit                  |                   |                |                    |                |             |                |               |
| Water Cool Tower          | 50%   |                   |                | 2023               | \$621,500      | 2           | \$191,100      | B             |
|                           | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                           | Location : Roof   |                   |                |                    |                |             |                |               |
|                           | Explanation : Serves Gas Fired Unit                     |                   |                |                    |                |             |                |               |
| Ventilation               |   |                   |                |                    |                |             |                |               |
| Distribution              |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers        | 100%  |                   |                | LIFE               | **             | 2-5         | \$211,800      | B             |
| Exhaust Fans              |   |                   |                |                    |                |             |                |               |
| Interior                  | 20%   |                   |                | 2022               | \$95,700       | 2           | \$2,300        | B             |
| Roof                      | 80%   |                   |                | 2022               | \$275,500      | 2           | \$9,400        | B             |
| Plumbing                  |   |                   |                |                    |                |             |                |               |
| H/C Water Piping          |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel           | 100%  |                   |                | 2027               | **             | 1           |                | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**PARK WEST HIGH SCHOOL - M**  
**Asset # : 1631**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| Water Heater Electric                                    | 100%       | Now               | \$67,200       | 2022               | \$67,200       | 4           | \$2,300        | B             |
| Not in Service, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : 1- 30 Gallon Unit In Boiler Room              |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger Low Temp                               | 100%       |                   |                | 2022               | \$134,400      | 4           | \$56,500       | B             |
| Sanitary Piping Cast Iron                                | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron                             | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping                                | 100%       |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Various                                       |            |                   |                |                    |                |             |                |               |
| Explanation : Multiple Duplex Units                      |            |                   |                |                    |                |             |                |               |
| Sewage Ejector(s) Electric                               | 100%       |                   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Fixtures Generic   | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport                                       |            |                   |                |                    |                |             |                |               |
| Elevators Hydraulic                                      | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : B-5   |            |                   |                |                    |                |             |                |               |
| Explanation : Two Units                                  |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Standpipe Generic  | 100%       | Now               | \$300          | 2032               | * *            | 1-5         | \$135,000      | B             |
| Other Observation, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Explanation : Handles Missing From Standpipe Valves      |            |                   |                |                    |                |             |                |               |
| Sprinkler No Component                                   | 80%        |                   |                |                    |                |             |                | D             |
| Generic  | 20%        |                   |                | 2032               | * *            | 1-2         | \$21,300       | B             |
| Fire Pump Generic  | 100%       |                   |                | 2025               | * *            | 1           | \$71,100       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PAUL ROBESON HIGH SCHOOL - BK  
**Address** : 150 ALBANY AVE @BERGEN ST.  
**Borough** : BROOKLYN **Agency's Number** : K625  
**Program / Asset #** : BOE0651.000 / 689 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 144,000 **Project Type** : EDUCATION  
**Date of Survey** : 17-Dec-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 1223 **Lot** : 42 **BIN** : 3030837

| CAPITAL               |  | FY 2014 - 2017     | FY 2018 - 2023   |
|-----------------------|--|--------------------|------------------|
| Exterior Architecture |  | \$1,518,400        | \$321,400        |
| Interior Architecture |  |                    | \$110,000        |
| Electrical            |  | \$95,300           |                  |
| Mechanical            |  |                    | \$325,000        |
| <b>Total</b>          |  | <b>\$1,613,700</b> | <b>\$756,400</b> |
| Priority A            |  | \$1,518,400        | \$321,400        |
| Priority B            |  | \$95,300           | \$399,300        |
| Priority C            |  |                    | \$35,700         |
| <b>Total</b>          |  | <b>\$1,613,700</b> | <b>\$756,400</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  | \$10,000        | \$19,300        | \$28,900        |
| Interior Architecture | \$25,300         |                 | \$15,900        |                 |
| Electrical            | \$8,200          | \$22,300        | \$14,700        | \$8,200         |
| Mechanical            | \$60,700         | \$27,400        | \$32,800        | \$28,100        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$102,100</b> | <b>\$67,600</b> | <b>\$90,500</b> | <b>\$73,100</b> |
| Priority A            |                  | \$10,000        | \$19,300        | \$28,900        |
| Priority B            | \$89,000         | \$57,600        | \$55,300        | \$44,200        |
| Priority C            | \$13,100         |                 | \$15,900        |                 |
| <b>Total</b>          | <b>\$102,100</b> | <b>\$67,600</b> | <b>\$90,500</b> | <b>\$73,100</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**PAUL ROBESON HIGH SCHOOL - BK**  
**Asset # : 689**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE    | **                 | 5           | \$58,000       | A             |  |
| Masonry: Brick   | 50%        | Now               | \$249,700      | LIFE    | **                 | 5           | \$74,300       | A             |  |
| Water Penetration, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Basement                                 |            |                   |                |         |                    |             |                |               |  |
| Masonry: Granite   | 5%         |                   |                | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Masonry: Limestone   | 40%        |                   |                | LIFE    | **                 | 5           | \$44,600       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 75%        | 2-4               | \$906,600      | 2045    | **                 | 5           | \$144,500      | A             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Thermally Inefficient, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Split/Cracked, Extent : Moderate, Area Affected : 15%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 10%        |                   |                | 2036    | **                 | 5           | \$38,500       | A             |  |
| Wood   | 15%        |                   |                | 2042    | **                 | 5           | \$57,800       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 40%        |                   |                | LIFE    | **                 | 5           | \$3,600        | A             |  |
| Masonry: Brick   | 20%        |                   |                | LIFE    | **                 | 5           | \$1,800        | A             |  |
| Masonry: Limestone   | 30%        |                   |                | LIFE    | **                 | 5           | \$3,400        | A             |  |
| Pre-Cast Concrete  | 10%        |                   |                | LIFE    | **                 | 5           | \$5,600        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 70%        | 0-2               | \$302,800      | 2030    | **                 |             |                | A             |  |
| Ponding, Extent : Moderate, Area Affected : 30%                |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne   | 5%         |                   |                | 2035    | **                 | 10          | \$10,000       | A             |  |
| Copper/Terne   | 10%        |                   |                | 2048    | **                 | 10          | \$20,000       | A             |  |
| Plaza Roof: Stone Panels                                       | 15%        | Now               | \$59,400       | 2040    | **                 |             |                | A             |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Corridor, Cafeteria                        |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Basement Corridor, Cafeteria                        |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 7%         |                   |                | LIFE    | **                 | 5           | \$24,300       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2029    | **                 | 5           | \$7,900        | C             |  |
| Quarry Tile  | 3%         |                   |                | 2033    | **                 | 5           | \$7,100        | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$6,200        | C             |  |
| Vinyl Tile   | 80%        |                   |                | 2025    | **                 | 3           | \$47,600       | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**PAUL ROBESON HIGH SCHOOL - BK**  
**Asset # : 689**

| Architecture |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Interior Walls

|                       |     |     |         |      |    |   |          |   |
|-----------------------|-----|-----|---------|------|----|---|----------|---|
| Concrete Masonry Unit | 10% |     |         | LIFE | ** | 5 | \$7,900  | C |
| Gypsum Board          | 10% |     |         | LIFE | ** | 5 | \$11,900 | C |
| Masonry: Brick        | 5%  |     |         | LIFE | ** |   |          | C |
| Marble Panels         | 5%  |     |         | LIFE | ** |   |          | C |
| Plaster               | 5%  |     |         | LIFE | ** | 5 | \$3,000  | C |
| Plaster               | 50% |     |         | LIFE | ** | 5 | \$29,700 | C |
| Plaster               | 5%  | Now | \$9,100 | LIFE | ** | 5 | \$3,000  | C |

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Teachers Lunch Room

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Teachers Lunch Room

|                     |     |  |  |      |    |  |  |   |
|---------------------|-----|--|--|------|----|--|--|---|
| SGFT/Glazed Masonry | 10% |  |  | LIFE | ** |  |  | C |
|---------------------|-----|--|--|------|----|--|--|---|

## Ceilings

|                      |     |     |          |      |    |   |         |   |
|----------------------|-----|-----|----------|------|----|---|---------|---|
| AcousTileConcealSpLn | 10% | Now | \$12,200 | 2025 | ** | 5 | \$9,900 | B |
|----------------------|-----|-----|----------|------|----|---|---------|---|

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%

Location : Cafeteria

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Cafeteria

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Cafeteria

|                      |    |  |  |      |    |   |         |   |
|----------------------|----|--|--|------|----|---|---------|---|
| AcousTileSusp.Lay-In | 5% |  |  | 2033 | ** | 5 | \$7,900 | B |
|----------------------|----|--|--|------|----|---|---------|---|

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| Gypsum Board | 10% |  |  | LIFE | ** | 5 | \$19,800 | B |
|--------------|-----|--|--|------|----|---|----------|---|

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Basement Corridor

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 75% |  |  | LIFE | ** | 5 | \$74,400 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2033 | ** | 5 | \$400 | B |
|----------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 208/460

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4000 Amps &amp; Main Fused Disconnect Switch In The Switchboard

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2040 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 15% |  |  | 2036 | ** | 5 | \$400 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2036 | ** | 5 | \$2,700 | B |
|------------------|-----|--|--|------|----|---|---------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PAUL ROBESON HIGH SCHOOL - BK**  
**Asset # : 689**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2033                      | * *                   | 5                  | \$600                 | B                    |
| Motor Control Center  | 20%               |                          |                       | 2033                      | * *                   | 5                  | \$600                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Metal Water Pipe</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$36,400              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$45,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250 Kw Genset</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$26,300              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2036                      | * *                   | 5                  | \$9,800               | B                    |
| Main Tank   | 50%               |                          |                       | 2048                      | * *                   | 5                  | \$1,600               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2025                      | * *                   | 10                 | \$95,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2025                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$105,100             | B                    |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%              |                          |                       | 2040                      | * *                   | 4                  | \$5,200               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**PAUL ROBESON HIGH SCHOOL - BK**  
**Asset # : 689**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 40%               |                          |                       | 2025                      | **                    | 1                  | \$26,300              | B                    |
| Convactor/Radiator  | 60%               |                          |                       | 2025                      | **                    | 1                  | \$20,600              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2036                      | **                    | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Reciprocating Compr/Chiller   | 40%               | Now                      | \$8,200               | 2025                      | **                    | 1                  | \$17,700              | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 25%<br/>Location : 1 Unit In Basement</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling  | 40%               |                          |                       | 2025                      | **                    | 2                  | \$2,600               | B                    |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump   | 40%               |                          |                       | 2040                      | **                    | 4                  | \$2,100               | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht   | 40%               |                          |                       | 2025                      | **                    | 1                  | \$26,300              | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Condenser Unit  | 40%               |                          |                       | 2025                      | **                    | 2                  | \$29,600              | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$59,100              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2025                      | **                    | 2                  | \$2,600               | B                    |
| Roof  | 20%               |                          |                       | 2020                      | \$19,200              | 2                  | \$700                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 10%               |                          |                       | 2040                      | **                    | 1                  |                       | B                    |
| Galv Iron/Steel   | 90%               | 0-2                      | \$32,500              | 2018                      | \$325,000             | 1                  |                       | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 20%<br/>Location : Main Shut Off And Check Valves</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              | Now                      | \$1,400               | 2019                      | \$28,100              | 2                  | \$1,300               | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%<br/>Location : Tank Is Leaking</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2025                      | **                    | 4                  | \$1,300               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2025                      | **                    | 1                  | \$6,500               | B                    |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PAUL ROBESON HIGH SCHOOL - BK**  
**Asset # : 689**

| Mechanical         |                 | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |  |                   |                |                    |                |             |                |               |
|                    | Fixtures        |  |                   |                |                    |                |             |                |               |
|                    | Generic         | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport |                 |  |                   |                |                    |                |             |                |               |
|                    | Elevators       |  |                   |                |                    |                |             |                |               |
|                    | Geared Traction | 100%   |                   |                | LIFE               |                | * *         |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |               |
|                    |                 | Location : B, M, 1-4   |                   |                |                    |                |             |                |               |
|                    |                 | Explanation : Two Units. 1 Unit Is Frequently Down Due To Electrical Problem |                   |                |                    |                |             |                |               |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

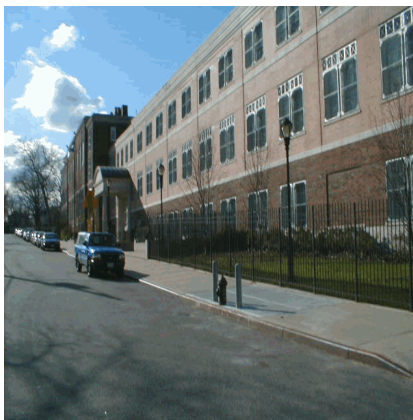
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PORT RICHMOND HIGH SCHOOL - SI  
**Address** : 30 INNIS ST. 85 ST. JOSEPHS AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : R445  
**Program / Asset #** : BOE0949.000 / 1200 **Yr Built/Renovated** : 1927 / 2010  
**Area Sq Ft** : 240,604 **Project Type** : EDUCATION  
**Date of Survey** : 02-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1121 **Lot** : 1 **BIN** : 5026076

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$228,900             | \$977,200             |
| Interior Architecture | \$624,700             | \$143,700             |
| Electrical            |                       | \$2,551,800           |
| Mechanical            | \$506,100             | \$553,200             |
| <b>Total</b>          | <b>\$1,359,700</b>    | <b>\$4,226,000</b>    |
| Priority A            | \$228,900             | \$977,200             |
| Priority B            | \$731,500             | \$3,204,600           |
| Priority C            | \$399,300             | \$44,100              |
| <b>Total</b>          | <b>\$1,359,700</b>    | <b>\$4,226,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$47,100         |                 | \$22,200         |                  |
| Interior Architecture | \$177,200        |                 | \$13,600         | \$38,100         |
| Electrical            | \$45,200         | \$19,200        | \$32,700         | \$19,500         |
| Mechanical            | \$174,800        | \$56,100        | \$92,300         | \$62,200         |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800         |
| <b>Total</b>          | <b>\$456,100</b> | <b>\$87,200</b> | <b>\$172,700</b> | <b>\$131,600</b> |
| Priority A            | \$47,100         |                 | \$22,200         |                  |
| Priority B            | \$268,500        | \$87,200        | \$136,900        | \$93,500         |
| Priority C            | \$140,500        |                 | \$13,600         | \$38,100         |
| <b>Total</b>          | <b>\$456,100</b> | <b>\$87,200</b> | <b>\$172,700</b> | <b>\$131,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | * *            | 5           | \$159,700      | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 66%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 10%        | 0-2               | \$6,700        | LIFE               | * *            | 5           | \$10,000       | A             |
| Diagonal Cracks, Extent : Light, Area Affected : 2%             |            |                   |                |                    |                |             |                |               |
| Location : Penthouse  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | * *            | 5           | \$4,500        | A             |
| Masonry: Limestone  | 5%         | 0-2               | \$62,700       | LIFE               | * *            | 5           | \$3,700        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 2%         | 0-2               | \$1,400        | LIFE               | * *            | 5           | \$6,500        | A             |
| Expansion Jnt Failure, Extent : Light, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 98%        |                   |                | 2048               | * *            | 5           | \$42,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Louvers   | 2%         | Now               | \$5,800        | 2032               | * *            |             |                | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 15%        |                   |                | LIFE               | * *            | 5           | \$39,400       | A             |
| Masonry: Brick  | 10%        | Now               | \$4,200        | LIFE               | * *            | 5           | \$1,300        | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 60%        |                   |                | LIFE               | * *            | 5-10        | \$52,200       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | * *            | 5-10        | \$7,800        | A             |
| Metal Rail  | 10%        |                   |                | 2036               | * *            | 5-10        | \$23,000       | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 60%        | Now               | \$41,800       | 2023               | \$835,100      |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 3%         |                   |                | 2036               | * *            | 10          | \$8,200        | A             |
| Modified Bitumen  | 35%        |                   |                | 2028               | * *            | 10          | \$52,300       | A             |
| Skylight, Plastic   | 2%         |                   |                | 2036               | * *            | 1           |                | A             |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 5%         |                   |                | 2019    | \$85,800           | 3           | \$29,000       | C             |  |
| Cast in Place Concrete                                       | 5%         | Now               | \$22,100       | LIFE    | **                 | 5           | \$31,700       | C             |  |
| Water Penetration, Extent : Light, Area Affected : 20%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Basement                               |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | **                 | 5           | \$14,500       | C             |  |
| Terrazzo   | 15%        |                   |                | LIFE    | **                 | 5           | \$68,000       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 65%        | Now               | \$179,800      | 2028    | **                 | 3           | \$70,700       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         |                   |                | 2051    | **                 | 5           | \$27,200       | C             |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         | 4+                | \$47,900       | LIFE    | **                 |             |                | C             |  |
| Water Penetration, Extent : Light, Area Affected : 2%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Basement                               |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE    | **                 | 5           | \$11,800       | C             |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$50,000       | C             |  |
| Marble Panels  | 3%         | Now               | \$15,400       | LIFE    | **                 |             |                | C             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Plaster  | 50%        | Now               | \$134,900      | LIFE    | **                 | 5           | \$44,100       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE    | **                 | 10          | \$36,800       | C             |  |
| Wood   | 2%         |                   |                | LIFE    | **                 | 5           | \$47,000       | C             |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 10%        | Now               | \$7,400        | 2036    | **                 | 5           | \$12,300       | B             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| AcousTileSusp.Lay-In   | 10%        | Now               | \$8,200        | 2036    | **                 | 5           | \$12,300       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 25%        | 4+                | \$118,100      | LIFE    | **                 | 5           | \$9,600        | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Fiber Board  | 10%        |                   |                | 2028    | **                 |             |                | B             |  |
| Gypsum Board   | 20%        |                   |                | LIFE    | **                 | 5-10        | \$168,500      | B             |  |
| Plaster  | 25%        | Now               | \$21,100       | LIFE    | **                 | 5           | \$38,300       | B             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Air Circuit Breaker      | 25%  |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 4000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Air Circuit Breaker      | 25%  |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 3000 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Air Circuit Breaker      | 25%  |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 2500 Amps Main Disconnect Switch         |                   |                |                    |                |             |                |               |
| Air Circuit Breaker      | 25%  |                   |                | 2049               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 800 Amps Main Disconnect Switch For Tcu  |                   |                |                    |                |             |                |               |
| Transformers             |  |                   |                |                    |                |             |                |               |
| Dry Type                 | 50%  |                   |                | 2028               | * *            | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |               |
|                          | Explanation : One 500 Kva Ratings                          |                   |                |                    |                |             |                |               |
| Dry Type                 | 50%  |                   |                | 2021               | \$7,000        | 5           | \$400          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 750 Kva Ratings                          |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 80%  |                   |                | 2033               | * *            | 5           | \$700          | B             |
| Fused Disc Sw            | 20%  |                   |                | 2023               | \$59,600       | 5           | \$200          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 85%  |                   |                | 2023               | \$337,800      | 1           |                | B             |
| Conduit                  | 5%   |                   |                | 2049               | * *            | 1           |                | B             |
| Conduit                  | 10%  |                   |                | 2033               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%  |                   |                | 2022               | \$36,100       | 5           | \$500          | B             |
| Molded Case Bkrs         | 90%  |                   |                | 2031               | * *            | 5           | \$4,700        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 75%  |                   |                | 2023               | \$302,600      | 1           |                | B             |
| Thermoplastic            | 20%  |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 5%   |                   |                | 2049               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 30%  |                   |                | 2021               | \$19,800       | 5           | \$400          | B             |
| Motor Control Center     | 70%  |                   |                | 2028               | * *            | 5           | \$3,800        | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$5,800        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| Electrical            |  | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power        |  |                    |                |                    |                |             |                |               |
| Transfer Switches     |  |                    |                |                    |                |             |                |               |
| Automatic             | 100%   |                    |                | 2028               | * *            | 1           | \$60,800       | B             |
| Generators            |  |                    |                |                    |                |             |                |               |
| Diesel                | 100%   |                    |                | 2026               | * *            | 1           | \$76,200       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                    |                |             |                |               |
|                       | Location : Roof  |                    |                |                    |                |             |                |               |
|                       | Explanation : One 250 Kva Kohler                           |                    |                |                    |                |             |                |               |
| Batteries             |  |                    |                |                    |                |             |                |               |
| Nickel Cadmium        | 100%   |                    |                | 2016               | \$600          | 5           | \$43,900       | B             |
| Fuel Storage          |  |                    |                |                    |                |             |                |               |
| Day Tank              | 50%  |                    |                | 2031               | * *            | 5           | \$18,000       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                    |                |             |                |               |
|                       | Location : Roof  |                    |                |                    |                |             |                |               |
|                       | Explanation : One 50 Gal Tank                              |                    |                |                    |                |             |                |               |
| Main Tank             | 50%  |                    |                | 2038               | * *            | 5           | \$2,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                    |                |             |                |               |
|                       | Location : Basement  |                    |                |                    |                |             |                |               |
|                       | Explanation : One 250 Gal Tank                             |                    |                |                    |                |             |                |               |
| Lighting              |  |                    |                |                    |                |             |                |               |
| Interior Lighting     |  |                    |                |                    |                |             |                |               |
| Fluorescent           | 90%  |                    |                | 2023               | \$1,573,400    | 10          | \$160,100      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                    |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                    |                |                    |                |             |                |               |
| Fluorescent           | 6%   |                    |                | 2028               | * *            | 10          | \$10,700       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                    |                |                    |                |             |                |               |
|                       | Location : Auditorium, Hallway And Lobby                   |                    |                |                    |                |             |                |               |
|                       | Explanation : T-5 Lamps                                    |                    |                |                    |                |             |                |               |
| HID                   | 3%   |                    |                | 2023               | \$24,300       | 10          | \$200          | B             |
| Incandescent          | 1%   |                    |                | 2018               | \$17,500       | 2           |                | B             |
| Egress Lighting       |  |                    |                |                    |                |             |                |               |
| Emergency, Service    | 50%  |                    |                | 2018               | \$16,100       | 1           |                | B             |
| Exit, Service         | 50%  |                    |                | 2018               | \$16,100       | 1           |                | B             |
| Exterior Lighting     |  |                    |                |                    |                |             |                |               |
| HID                   | 100%   |                    |                | 2018               | \$82,200       | 10          | \$600          | B             |
| Alarm                 |  |                    |                |                    |                |             |                |               |
| Security System       |  |                    |                |                    |                |             |                |               |
| No Component          | 70%  |                    |                |                    |                |             |                | D             |
| Generic               | 30%  |                    |                | 2028               | * *            | 1           | \$22,100       | B             |
| Fire/Smoke Detection  |  |                    |                |                    |                |             |                |               |
| No Component          | 70%  |                    |                |                    |                |             |                | D             |
| Generic               | 30%  |                    |                | 2028               | * *            | 1-3         | \$36,500       | B             |
| Mechanical            |  |                    |                |                    |                |             |                |               |
| Current Repair        |  | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type | % of Total   | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                     |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : 2 Units Of 10,000 Gals Each                |                   |                |                    |                |             |                |               |
|                             |  |                   |                |                    |                |             |                |               |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Steam Boiler                | 100%   | Now               | \$21,500       | 2028               | * *            | 1           | \$173,000      | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                             | Location : Control Valves, Basement                      |                   |                |                    |                |             |                |               |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                             | Location : Basement                                      |                   |                |                    |                |             |                |               |
|                             | Explanation : 4 Units                                    |                   |                |                    |                |             |                |               |
|                             |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump           | 100%   | Now               | \$77,200       | 2033               | * *            | 4           | \$9,600        | B             |
|                             | Steam Traps Faulty, Extent : Severe, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                             | Location : Throughout                                    |                   |                |                    |                |             |                |               |
|                             |  |                   |                |                    |                |             |                |               |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler                 | 20%  | Now               | \$11,900       | 2023               | \$238,400      | 1           | \$21,600       | B             |
|                             | Malfunctioning, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                             | Location : Controls, Throughout                          |                   |                |                    |                |             |                |               |
| Convactor/Radiator          | 80%  |                   |                | 2028               | * *            | 1           | \$50,200       | B             |
| Air Conditioning            |  |                   |                |                    |                |             |                |               |
| Energy Source               |  |                   |                |                    |                |             |                |               |
| Electricity                 | 100%   |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment        |  |                   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller   | 60%  |                   |                | 2032               | * *            | 1           | \$126,000      | B             |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                             | Location : Chiller                                       |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling      | 20%  |                   |                | 2028               | * *            | 2           | \$2,400        | B             |
| Window/Wall Unit            | 20%  |                   |                | 2018               | \$90,900       | 1           |                | B             |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump       | 60%  |                   |                | 2043               | * *            | 4           | \$8,600        | B             |
| No Component                | 40%  |                   |                |                    |                |             |                | D             |
| Terminal Devices            |  |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht         | 100%   |                   |                | 2028               | * *            | 1           | \$120,100      | B             |
| Heat Rejection              |  |                   |                |                    |                |             |                |               |
| Water Cool Tower            | 60%  | Now               | \$76,200       | 2017               | \$380,800      | 2           | \$93,700       | B             |
|                             | Corroded, Extent : Severe, Area Affected : 30%           |                   |                |                    |                |             |                |               |
|                             | Location : Roof  |                   |                |                    |                |             |                |               |
| No Component                | 40%  |                   |                |                    |                |             |                | D             |
| Ventilation                 |  |                   |                |                    |                |             |                |               |
| Distribution                |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$171,200      | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI**  
**Asset # : 1200**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Ventilation                  |                   |                          |  |                           |                       |                    |                       |                      |
| Exhaust Fans                 |                   |                          |  |                           |                       |                    |                       |                      |
| Roof                         | 100%              | Now                      | \$8,800  | 2023                      | \$175,800             | 2                  | \$4,800               | B                    |
|                              |                   |                          | <i>Broken, Extent : Moderate, Area Affected : 10%</i>                                      |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Roof Exhaust Fan</i>   |                           |                       |                    |                       |                      |
| Plumbing                     |                   |                          |  |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |                          |  |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |                          |  | 2028                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |                   |                          |  |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              |                          |  | 2033                      | * *                   | 4                  | \$19,200              | B                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>   |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 2 Units</i>   |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |                          |  |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |                          |  | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |                          |  |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              | 0-2                      | \$10,300   | 2033                      | * *                   | 4                  | \$1,300               | B                    |
|                              |                   |                          | <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>                           |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Basement</i>   |                           |                       |                    |                       |                      |
| Sewage Ejector(s)            |                   |                          |  |                           |                       |                    |                       |                      |
| Electric                     | 100%              |                          |  | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Backflow Preventer           |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                 | 50%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                      | 50%               |                          |  | 2023                      | \$10,700              | 1                  | \$6,000               | B                    |
| Fixtures                     |                   |                          |  |                           |                       |                    |                       |                      |
| Generic                      | 100%              |                          |  |                           |                       |                    |                       | B                    |
| Vertical Transport           |                   |                          |  |                           |                       |                    |                       |                      |
| Elevators                    |                   |                          |  |                           |                       |                    |                       |                      |
| Hydraulic                    | 100%              |                          |  | LIFE                      | * *                   |                    |                       | C                    |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Location : Freight Basement : 1st Floor And Pass From 1st : 4th Floor</i>               |                           |                       |                    |                       |                      |
|                              |                   |                          | <i>Explanation : 3 Elevator Units - One Freight And 2 Passenger Plus One Handicap Lift</i> |                           |                       |                    |                       |                      |
| Fire Suppression             |                   |                          |  |                           |                       |                    |                       |                      |
| Sprinkler                    |                   |                          |  |                           |                       |                    |                       |                      |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       | D                    |
| Generic                      | 10%               |                          |  | 2033                      | * *                   | 1-2                | \$5,400               | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PORT RICHMOND HIGH SCHOOL - SI FIELD HOUSE  
**Address** : 39 INNIS ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R445  
**Program / Asset #** : BOE0949.010 / 2944 **Yr Built/Renovated** : 1927 /  
**Area Sq Ft** : 4,800 **Project Type** : EDUCATION  
**Date of Survey** : 02-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1121 **Lot** : 1 **BIN** : 5026076

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$92,300              |                       |
| Electrical            |                       | \$114,200             |
| Mechanical            | \$78,100              | \$351,200             |
| <b>Total</b>          | <b>\$170,500</b>      | <b>\$465,400</b>      |
| Priority A            | \$92,300              |                       |
| Priority B            | \$78,100              | \$465,400             |
| <b>Total</b>          | <b>\$170,500</b>      | <b>\$465,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$25,500         |                |                |                |
| Interior Architecture | \$101,300        |                |                |                |
| Electrical            | \$6,800          |                |                |                |
| Mechanical            | \$57,000         | \$1,900        | \$3,000        | \$1,900        |
| <b>Total</b>          | <b>\$190,600</b> | <b>\$1,900</b> | <b>\$3,100</b> | <b>\$1,900</b> |
| Priority A            | \$25,500         |                |                |                |
| Priority B            | \$73,400         | \$1,900        | \$3,100        | \$1,900        |
| Priority C            | \$91,700         |                |                |                |
| <b>Total</b>          | <b>\$190,600</b> | <b>\$1,900</b> | <b>\$3,100</b> | <b>\$1,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI FIELD HOUSE**  
**Asset # : 2944**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 100%   | Now               | \$35,200       | LIFE               | * *            | 5           | \$10,500       | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Horizontal Cracks, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows                |  |                   |                |                    |                |             |                |               |
| Wood                   | 100%   | Now               | \$16,500       | 2048               | * *            | 5           | \$2,600        | A             |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 50%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  | Now               | \$1,200        | LIFE               | * *            | 5           | \$1,000        | A             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  | Now               | \$7,800        | LIFE               | * *            | 5           | \$1,200        | A             |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   | 2-4               | \$57,100       | 2033               | * *            |             |                | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 10%               |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 55%            |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 100%   |                   |                | LIFE               | * *            | 5           | \$49,300       | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 20%  | Now               | \$34,900       | LIFE               | * *            |             |                | C             |
|                        | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                        | Location : Basement  |                   |                |                    |                |             |                |               |
| Plaster                | 15%  | Now               | \$14,700       | LIFE               | * *            | 5           | \$2,400        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 65%  |                   |                | LIFE               | * *            | 10          | \$17,400       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Plaster                | 100%   | Now               | \$9,700        | LIFE               | * *            | 5           | \$7,000        | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI FIELD HOUSE**  
**Asset # : 2944**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2023                      | \$29,800              | 5                  |                       | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2023                      | \$8,600               | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 40%               |                          |                       | 2022                      | \$6,800               | 5                  |                       | B                    |
| Molded Case Bkrs  | 50%               |                          |                       | 2022                      | \$8,500               | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2031                      | * *                   | 5                  |                       | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | Now                      | \$6,700               | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2023                      | \$1,900               | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2021                      | \$12,700              | 5                  |                       | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2023                      | \$114,200             | 10                 | \$11,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2023                      | \$2,900               | 10                 |                       | B                    |
| Incandescent  | 5%                |                          |                       | 2018                      | \$6,300               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2023                      | \$1,200               | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$1,200               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2018                      | \$1,600               | 10                 |                       | B                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2   | 100%              |                          |                       | 2023                      | \$39,500              | 5                  | \$4,400               | B                    |
| <i>Buried Tank(s), Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Field House Yard</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**PORT RICHMOND HIGH SCHOOL - SI FIELD HOUSE**  
**Asset # : 2944**

| Mechanical  |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|-------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System      | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating     |                      |   |                   |                |                    |                |             |                |               |
|             | Conversion Equipment |   |                   |                |                    |                |             |                |               |
|             | Steam Boiler         | 100%  | 0-2               | \$78,100       | 2043               | * *            | 1           | \$12,600       | B             |
|             |                      | On Extended Life, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |               |
|             |                      | Location : Boiler                                       |                   |                |                    |                |             |                |               |
|             |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|             |                      | Location : Mechanical Room                              |                   |                |                    |                |             |                |               |
|             |                      | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |
|             | Distribution         |   |                   |                |                    |                |             |                |               |
|             | Steam Piping/Pump    | 100%  | Now               | \$22,400       | 2023               | \$112,100      | 4           | \$700          | B             |
|             |                      | Corroded, Extent : Severe, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|             |                      | Location : Basement                                     |                   |                |                    |                |             |                |               |
|             | Terminal Devices     |   |                   |                |                    |                |             |                |               |
|             | Convactor/Radiator   | 100%  |                   |                | 2021               | \$151,600      | 1           | \$4,600        | B             |
| Ventilation |                      |   |                   |                |                    |                |             |                |               |
|             | Distribution         |   |                   |                |                    |                |             |                |               |
|             | Ductwork/Diffusers   | 100%  |                   |                | LIFE               | * *            | 2-5         | \$12,400       | B             |
|             | Exhaust Fans         |   |                   |                |                    |                |             |                |               |
|             | Interior             | 100%  | 0-2               | \$17,700       | 2033               | * *            | 2           | \$300          | B             |
|             |                      | Broken, Extent : Severe, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|             |                      | Location : Locker Room                                  |                   |                |                    |                |             |                |               |
| Plumbing    |                      |   |                   |                |                    |                |             |                |               |
|             | H/C Water Piping     |   |                   |                |                    |                |             |                |               |
|             | Galv Iron/Steel      | 100%  |                   |                | 2021               | \$47,900       | 1           |                | B             |
|             | HW Heat Exchanger    |   |                   |                |                    |                |             |                |               |
|             | Low Temp             | 100%  | Now               | \$1,500        | 2023               | \$5,000        | 4           | \$1,400        | B             |
|             |                      | Leak Evident, Extent : Severe, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|             |                      | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|             | Sanitary Piping      |   |                   |                |                    |                |             |                |               |
|             | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|             | Storm Drain Piping   |   |                   |                |                    |                |             |                |               |
|             | Cast Iron            | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
|             | Sump Pump(s)         |   |                   |                |                    |                |             |                |               |
|             | Rigid Piping         | 100%  | Now               | \$10,300       | 2033               | * *            | 4           | \$1,300        | B             |
|             |                      | Broken, Extent : Severe, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|             |                      | Location : Boiler Room                                  |                   |                |                    |                |             |                |               |
|             | Fixtures             |   |                   |                |                    |                |             |                |               |
|             | Generic              | 100%  |                   |                |                    |                |             |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : PROSPECT HEIGHTS HIGH SCHOOL -BK  
**Address** : 883 CLASSON AVE. BTWN: UNION ST., PRESIDENT ST.  
**Borough** : BROOKLYN **Agency's Number** : K440  
**Program / Asset #** : BOE0628.000 / 1225 **Yr Built/Renovated** : 1924 / 2006  
**Area Sq Ft** : 246,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1187 **Lot** : 1 **BIN** : 3029686

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$498,500        | \$605,300          |
| Interior Architecture |  | \$149,200        | \$259,100          |
| Electrical            |  | \$201,500        | \$166,800          |
| Mechanical            |  |                  | \$623,300          |
| <b>Total</b>          |  | <b>\$849,200</b> | <b>\$1,654,400</b> |
| Priority A            |  | \$498,500        | \$605,300          |
| Priority B            |  | \$266,700        | \$908,600          |
| Priority C            |  | \$84,000         | \$140,500          |
| <b>Total</b>          |  | <b>\$849,200</b> | <b>\$1,654,400</b> |

| EXPENSE               | FY 2014          | FY 2015          | FY 2016          | FY 2017          |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$17,300         | \$20,900         |                  | \$4,900          |
| Interior Architecture | \$20,300         | \$13,600         | \$11,800         | \$22,000         |
| Electrical            | \$15,500         | \$18,300         | \$15,500         | \$39,600         |
| Mechanical            | \$111,900        | \$75,000         | \$62,800         | \$94,700         |
| Elevators/Escalators  | \$14,800         | \$14,800         | \$14,800         | \$14,800         |
| <b>Total</b>          | <b>\$179,900</b> | <b>\$142,600</b> | <b>\$104,900</b> | <b>\$176,000</b> |
| Priority A            | \$17,300         | \$20,900         |                  | \$4,900          |
| Priority B            | \$142,300        | \$108,100        | \$93,100         | \$149,100        |
| Priority C            | \$20,300         | \$13,600         | \$11,800         | \$22,000         |
| <b>Total</b>          | <b>\$179,900</b> | <b>\$142,600</b> | <b>\$104,900</b> | <b>\$176,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PROSPECT HEIGHTS HIGH SCHOOL -BK**  
**Asset # : 1225**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                   | 2%         | Now               | \$17,300       | LIFE               | **             | 5           | \$26,800       | A             |
| Water Penetration, Extent : Light, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$240,900      | A             |
| Masonry: Limestone                                       | 8%         | Now               | \$134,500      | LIFE               | **             | 5           | \$16,100       | A             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Steel  | 25%        | Now               | \$100,200      | 2038               | **             | 5           | \$107,200      | A             |
| Air Infiltration, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Light, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Wood   | 75%        | Now               | \$161,300      | 2038               | **             | 5           | \$257,200      | A             |
| Air Infiltration, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Hardware Missing, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$8,900        | A             |
| Masonry: Limestone                                       | 10%        |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Metal Panel  | 20%        |                   |                | 2042               | **             | 5           | \$9,800        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 35%        |                   |                | 2027               | **             | 10          | \$39,900       | A             |
| IRMA/Protected Membrane                                  | 55%        |                   |                | 2027               | **             | 10          | \$62,600       | A             |
| Metal Panel  | 10%        |                   |                | 2035               | **             | 10          | \$20,900       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                   | 10%        |                   |                | LIFE               | **             | 5           | \$59,300       | C             |
| Ceramic Tile   | 10%        |                   |                | 2035               | **             | 5           | \$27,100       | C             |
| Quarry Tile  | 10%        |                   |                | 2039               | **             | 5           | \$40,700       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$10,600       | C             |
| Vinyl Tile   | 65%        | Now               | \$84,000       | 2030               | **             | 3           | \$66,100       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                    |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 7%         |                   |                | 2031               | **             | 5           | \$23,700       | C             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 80%        |                   |                | LIFE               | **             | 5           | \$81,200       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PROSPECT HEIGHTS HIGH SCHOOL -BK**  
**Asset # : 1225**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |           |   |
|----------------------|-----|-----|----------|------|----|---|-----------|---|
| Exposed Concrete     | 10% |     |          | LIFE | ** | 5 | \$4,200   | B |
| Exposed Struc: Steel | 5%  |     |          | LIFE | ** |   |           | B |
| Gypsum Board         | 10% |     |          | LIFE | ** | 5 | \$33,900  | B |
| Metal Panel          | 5%  |     |          | LIFE | ** | 5 | \$16,900  | B |
| Plaster              | 70% | Now | \$65,200 | LIFE | ** | 5 | \$118,600 | B |

Spalling, Extent : Light, Area Affected : 5%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 5%

Location : Throughout

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$900 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Electrical Services Rated @ 2000 Amps Each

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2035 | ** | 5 | \$800 | B |
|----------|------|--|--|------|----|---|-------|---|

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$900 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 80% |  |  | 2042 | **       | 1 |  | B |
| Conduit | 20% |  |  | 2022 | \$79,500 | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 5%  |  |  | 2038 | ** | 5 | \$200   | B |
| Molded Case Bkrs | 95% |  |  | 2038 | ** | 5 | \$5,100 | B |

## Wiring

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 10% | 2-4 | \$40,400 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Explanation : Insulation Aged

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 90% |  |  | 2042 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |         |   |
|-----------------|-----|--|--|------|---------|---|---------|---|
| Locally Mounted | 95% |  |  | 2035 | **      | 5 | \$1,300 | B |
| Locally Mounted | 5%  |  |  | 2020 | \$3,300 | 5 | \$100   | B |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,000 | B |
|---------|------|--|--|------|----|---|---------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Main Water Pipe

## Stand-by Power

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PROSPECT HEIGHTS HIGH SCHOOL -BK**  
**Asset # : 1225**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$62,100              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$77,900              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Onan Genset - No Rating Available            |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$44,900              | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 50%               |                          |                       | 2038                      | * *                   | 5                  | \$16,800              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 50 Gallon                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 50%               |                          |                       | 2050                      | * *                   | 5                  | \$2,700               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 275 Gallon                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 97%               |                          |                       | 2027                      | * *                   | 10                 | \$161,100             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-12 And T-8 Lamps                           |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2027                      | * *                   | 10                 | \$100                 | B                    |
| Incandescent   | 2%                |                          |                       | 2027                      | * *                   | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$84,000              | 10                 | \$600                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2027                      | * *                   | 1                  | \$3,800               | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2027                      | * *                   | 1-3                | \$12,400              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**PROSPECT HEIGHTS HIGH SCHOOL -BK**  
**Asset # : 1225**

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Heating</b>  |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Interruptible Gas/Dual Fuel   | 100%           |                   |                | 2042               | * *            | 1           |                | B             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Vault; Faulty Gas Leak Detection Panel In Custodian's Office</i><br><i>Explanation : 1- 15,000 Gallon Tank</i>                               |                |                   |                |                    |                |             |                |               |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%           | Now               | \$20,100       | 2035               | * *            | 1           | \$161,600      | B             |
| <i>Damaged, Extent : Moderate, Area Affected : 33%</i><br><i>Location : Burnt Out Burner Control Panel</i><br><i>Malfunctioning, Extent : Light, Area Affected : 33%</i><br><i>Location : Defective Feed Water Valve On Boiler #2</i> |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%           | Now               | \$28,800       | 2032               | * *            | 4           | \$8,900        | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i><br><i>Location : South Basement Fan Room - 1 Of 2 Defective Condensate Return Pump, 1 Of 2 Condensate Return Pump Motors</i>   |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler   | 40%            |                   |                | 2022               | \$445,400      | 1           | \$44,900       | B             |
| Convactor/Radiator  | 60%            |                   |                | 2027               | * *            | 1           | \$35,200       | B             |
| <b>Air Conditioning</b>   |                |                   |                |                    |                |             |                |               |
| Energy Source   |                |                   |                |                    |                |             |                |               |
| Electricity   | 100%           |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment  |                |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling  | 30%            | Now               | \$14,300       | 2027               | * *            | 2           | \$2,700        | B             |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i><br><i>Location : Roof - 1 Of 2 Defective Compressor</i>   |                |                   |                |                    |                |             |                |               |
| Window/Wall Unit  | 20%            |                   |                | 2020               | \$84,900       | 1           |                | B             |
| No Component  | 50%            |                   |                |                    |                |             |                | D             |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump   | 30%            | Now               | \$7,600        | 2042               | * *            | 4           | \$2,700        | B             |
| <i>Damaged, Extent : Moderate, Area Affected : 66%</i><br><i>Location : 1 Of 3 Chilled Water Pumps - Cracked Pump Housing; 1 Of 3 Chilled Water Pump - Defective Pump Bearings</i>  |                |                   |                |                    |                |             |                |               |
| No Component  | 70%            |                   |                |                    |                |             |                | D             |
| Terminal Devices  |                |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 100%           |                   |                | 2027               | * *            | 1           | \$112,200      | B             |
| Heat Rejection  |                |                   |                |                    |                |             |                |               |
| Remote Air Cond   | 100%           |                   |                | 2027               | * *            | 2           | \$126,200      | B             |
| <b>Ventilation</b>  |                |                   |                |                    |                |             |                |               |
| Distribution  |                |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$101,000      | B             |
| Exhaust Fans  |                |                   |                |                    |                |             |                |               |
| Interior  | 60%            |                   |                | 2032               | * *            | 2           | \$3,400        | B             |
| Roof  | 40%            |                   |                | 2030               | * *            | 2           | \$2,200        | B             |
| <b>Plumbing</b>   |                |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**PROSPECT HEIGHTS HIGH SCHOOL -BK**  
**Asset # : 1225**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping<br>Galv Iron/Steel  | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater<br>Gas Fired  | 100%              |                          |                       | 2020                      | \$48,100              | 2                  | \$2,700               | B                    |
| HW Heat Exchanger<br>Low Temp  | 100%              | Now                      | \$1,300               | 2032                      | * *                   | 4                  | \$18,000              | B                    |
| <i>Damaged, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Swimming Pool Mechanical Room - Defective Thermostatic Control Valve</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping<br>Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Light, Area Affected : 2%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : South Side Slop Sink Line</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)<br>Rigid Piping   | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Pool Filter/Treatment<br>Sand  | 100%              | 4+                       | \$9,000               | 2027                      | * *                   | 4                  |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Swimming Pool Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Sand Filter Requires Sand</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sewage Ejector(s)<br>Electric  | 100%              |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Backflow Preventer<br>Generic  | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$11,200              | B                    |
| Fixtures<br>Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators<br>Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-5</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Elevators, 1 Hoist</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe<br>Generic   | 100%              |                          |                       | 2042                      | * *                   | 1-5                | \$91,500              | B                    |
| Sprinkler<br>No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 20%               |                          |                       | 2042                      | * *                   | 1-2                | \$10,200              | B                    |
| Fire Pump<br>Generic   | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$33,900              | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : QUEENS GATEWAY TO HEALTH SCI. -Q  
**Address** : 160-20 GOETHALS AVENUE  
**Borough** : QUEENS **Agency's Number** : Q695  
**Program / Asset #** : BOE1115.000 / 14571 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 127,000 **Project Type** : EDUCATION  
**Date of Survey** : 12-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 6858 **Lot** : 1 **BIN** : 4439814

| <b>CAPITAL</b>        |   | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|---|-----------------------|-----------------------|
| Exterior Architecture |   |                       | \$61,500              |
| Electrical            |   |                       | \$93,400              |
| <b>Total</b>          |   |                       | <b>\$154,900</b>      |
| Priority              | A |                       | \$61,500              |
| Priority              | B |                       | \$93,400              |
| <b>Total</b>          |   |                       | <b>\$154,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$3,500         |
| Interior Architecture | \$5,600         |                 |                 | \$55,500        |
| Electrical            | \$10,700        | \$10,100        | \$10,200        | \$19,500        |
| Mechanical            | \$13,900        | \$9,700         | \$22,400        | \$9,700         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$27,700</b> | <b>\$40,500</b> | <b>\$96,000</b> |
| Priority              | A               |                 |                 | \$3,500         |
| Priority              | B               | \$32,500        | \$27,700        | \$67,000        |
| Priority              | C               | \$5,600         |                 | \$25,500        |
| <b>Total</b>          | <b>\$38,100</b> | <b>\$27,700</b> | <b>\$40,500</b> | <b>\$96,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**QUEENS GATEWAY TO HEALTH SCI. -Q**  
**Asset # : 14571**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 90% |  |  | LIFE | ** | 5 | \$61,500 | A |
| Metal/Glass Curt Wall | 10% |  |  | LIFE | ** | 5 | \$12,800 | A |

## Windows

|          |      |  |  |      |    |   |         |   |
|----------|------|--|--|------|----|---|---------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$6,900 | A |
|----------|------|--|--|------|----|---|---------|---|

## Parapets

|                    |     |  |  |      |    |   |       |   |
|--------------------|-----|--|--|------|----|---|-------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$900 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$100 | A |

## Roof

|                         |     |  |  |      |    |    |          |   |
|-------------------------|-----|--|--|------|----|----|----------|---|
| Copper/Terne            | 5%  |  |  | 2062 | ** | 10 | \$2,600  | A |
| IRMA/Protected Membrane | 95% |  |  | 2032 | ** | 10 | \$19,500 | A |

## Interior

## Floors

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$6,600  | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$3,000  | C |
| Quarry Tile            | 5%  |  |  | 2042 | ** | 5 | \$4,500  | C |
| Vinyl Tile             | 75% |  |  | 2032 | ** | 3 | \$22,500 | C |
| Wood                   | 10% |  |  | 2062 | ** | 5 | \$11,200 | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 25% |  |  | 2037 | ** | 5 | \$21,100 | C |
| Concrete Masonry Unit  | 10% |  |  | LIFE | ** | 5 | \$3,400  | C |
| Gypsum Board           | 60% |  |  | LIFE | ** | 5 | \$30,300 | C |

## Ceilings

|                      |      |  |  |      |    |   |          |   |
|----------------------|------|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 100% |  |  | 2042 | ** | 5 | \$59,900 | B |
|----------------------|------|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 3000 Amps And Two 1200 Amps Main Disconnect Switch*

## Transformers

|          |      |  |  |      |    |   |       |   |
|----------|------|--|--|------|----|---|-------|---|
| Dry Type | 100% |  |  | 2042 | ** | 5 | \$400 | B |
|----------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 750 Kva 208hv-480y/277lv*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS GATEWAY TO HEALTH SCI. -Q**  
**Asset # : 14571**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 15%               |                          |                       | 2047                      | **                    | 5                  | \$400                 | B                    |
| Molded Case Bkrs   | 85%               |                          |                       | 2047                      | **                    | 5                  | \$2,300               | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 30%               |                          |                       | 2042                      | **                    | 5                  | \$200                 | B                    |
| Motor Control Center   | 70%               |                          |                       | 2042                      | **                    | 5                  | \$2,000               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Roof Mechanical Room  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : Vfd Hook-up To Mcc And All The Equipment Control Under Bms |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,500               | B                    |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2042                      | **                    | 1                  | \$32,100              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2037                      | **                    | 1                  | \$40,200              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room - Outside                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 400 Kw   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$3,800               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2062                      | **                    | 5                  | \$3,100               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room - Outside                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 275 Gals   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 88%               |                          |                       | 2032                      | **                    | 10                 | \$83,900              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 10%               |                          |                       | 2032                      | **                    | 10                 | \$9,500               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100%               |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Lobby, Hallway And Gym  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-5 Lamps  |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 2%                |                          |                       | 2032                      | **                    | 2                  |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2032                      | **                    | 10                 | \$300                 | B                    |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS GATEWAY TO HEALTH SCI. -Q**  
**Asset # : 14571**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Lightning Protection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$3,100               | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2032                      | * *                   | 1                  | \$11,700              | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2032                      | * *                   | 1-3                | \$19,800              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$51,500              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 7 Roof Top Package Units</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                 | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$6,400               | B                    |
| Ventilation  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$57,900              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2032                      | * *                   | 2                  | \$3,200               | B                    |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 50%               |                          |                       | 2022                      | \$9,200               | 4                  | \$500                 | B                    |
| Gas Fired  | 50%               |                          |                       | 2022                      | \$13,800              | 2                  | \$800                 | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2032                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2032                      | * *                   | 1                  | \$6,400               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS GATEWAY TO HEALTH SCI. -Q**  
**Asset # : 14571**

| Mechanical         |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                |   |                   |                    |         |                |             |                |               |
|                    | Fixtures       |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                |   |                   |                    |         |                |             |                |               |
|                    | Elevators      |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic      | 100%  |                   |                    | LIFE    | **             |             |                | C             |
|                    |                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                | Location : B-4  |                   |                    |         |                |             |                |               |
|                    |                | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler      |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    | 2052    | **             | 1-2         | \$29,200       | B             |
|                    | Fire Pump      |   |                   |                    |         |                |             |                |               |
|                    | Generic        | 100%  |                   |                    | 2037    | **             | 1           | \$19,400       | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : QUEENS OUTREACH CENTER - Q  
**Address** : 138-11 35 AVENUE  
**Borough** : QUEENS **Agency's Number** : Q023  
**Program / Asset #** : BOE0686.000 / 4421 **Yr Built/Renovated** : 1900 / 2001  
**Area Sq Ft** : 21,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,etc  
**Block** : 4956 **Lot** : 55 **BIN** : 4112106

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Electrical     | \$111,900             | \$124,400             |
| <b>Total</b>   | <b>\$111,900</b>      | <b>\$124,400</b>      |
| Priority B     | \$111,900             | \$124,400             |
| <b>Total</b>   | <b>\$111,900</b>      | <b>\$124,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$45,600         |                | \$4,300         | \$1,500        |
| Interior Architecture | \$67,300         |                | \$4,600         | \$1,800        |
| Electrical            | \$25,600         | \$1,100        | \$34,000        | \$1,400        |
| Mechanical            | \$3,000          | \$2,900        | \$7,200         | \$2,500        |
| <b>Total</b>          | <b>\$141,600</b> | <b>\$4,100</b> | <b>\$50,100</b> | <b>\$7,100</b> |
| Priority A            | \$45,600         |                | \$4,300         | \$1,500        |
| Priority B            | \$28,700         | \$4,100        | \$45,900        | \$3,900        |
| Priority C            | \$67,300         |                |                 | \$1,800        |
| <b>Total</b>          | <b>\$141,600</b> | <b>\$4,100</b> | <b>\$50,100</b> | <b>\$7,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS OUTREACH CENTER - Q**  
**Asset # : 4421**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta | 3%  |                   |                | LIFE    | **                 | 5           | \$2,800        | A             |  |
| Masonry: Brick         | 96%   | Now               | \$19,300       | LIFE    | **                 | 5           | \$11,500       | A             |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Foundation, Exit 1, Sprinkler Control Valve Room     |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone     | 1%  | Now               | \$15,000       | LIFE    | **                 | 5           | \$100          | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Window Sills At Basement Windows                     |                   |                |         |                    |             |                |               |  |
|                        | Loose/Delam Surface, Extent : Severe, Area Affected : 25%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Window Sills At Basement windows                     |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 100%  |                   |                | 2037    | **                 | 5           | \$2,900        | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 25%   |                   |                | 2056    | **                 | 5           | \$3,900        | A             |  |
| Wood Cornice           | 75%   | Now               | \$11,400       | 2031    | **                 | 5           | \$14,000       | A             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 50%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Modified Bitumen       | 10%   |                   |                | 2026    | **                 | 10          | \$2,300        | A             |  |
| Slate                  | 90%   |                   |                | LIFE    | **                 |             |                | A             |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%   | Now               | \$24,300       | LIFE    | **                 | 5           | \$11,600       | C             |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Basement   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 5%  | Now               | \$12,600       | 2031    | **                 | 3           | \$500          | C             |  |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs   |                   |                |         |                    |             |                |               |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Stairs, Room 106                                     |                   |                |         |                    |             |                |               |  |
|                        | Explanation : 9x9 Units   |                   |                |         |                    |             |                |               |  |
| Vinyl Tile             | 45%   |                   |                | 2026    | **                 | 3           | \$6,000        | C             |  |
| Vinyl Tile             | 5%  |                   |                | 2029    | **                 | 3           | \$700          | C             |  |
| Wood                   | 25%   | Now               | \$28,100       | 2036    | **                 | 5           | \$6,200        | C             |  |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors  |                   |                |         |                    |             |                |               |  |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%           |                   |                |         |                    |             |                |               |  |
|                        | Location : Corridors  |                   |                |         |                    |             |                |               |  |
| Interior Walls         |   |                   |                |         |                    |             |                |               |  |
| Ceramic Tile           | 5%  |                   |                | 2024    | **                 | 5           | \$1,200        | C             |  |
| Masonry: Brick         | 25%   |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster                | 70%   |                   |                | LIFE    | **                 | 5           | \$4,900        | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS OUTREACH CENTER - Q**  
**Asset # : 4421**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| AcousTileSusp.Lay-In | 35% |  |  | 2026 | * * | 5 | \$9,300 | B |
| Metal Panel          | 10% |  |  | LIFE | * * | 5 | \$3,300 | B |
| Plaster              | 55% |  |  | LIFE | * * | 5 | \$9,100 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |         |   |       |   |
|---|------|--|--|------|---------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$3,000 | 5 | \$100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |         |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |         |   |       |   |
| <i>Explanation : Main Service Switch Rated @ 600 Amperes</i>      |      |  |  |      |         |   |       |   |

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$59,600 | 5 | \$100 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 70% |  |  | 2021 | \$25,300 | 1 |  | B |
| Conduit | 30% |  |  | 2041 | * *      | 1 |  | B |

## Panelboards

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 10% |  |  | 2037 | * *      | 5 |       | B |
| Molded Case Bkrs | 20% |  |  | 2037 | * *      | 5 | \$100 | B |
| Molded Case Bkrs | 70% |  |  | 2020 | \$39,500 | 5 | \$300 | B |

## Wiring

|   |     |     |          |      |     |   |  |   |
|---|-----|-----|----------|------|-----|---|--|---|
| Braided Cloth   | 70% | 2-4 | \$24,300 | 2046 | * * | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |     |   |  |   |

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 30% |  |  | 2041 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |     |  |  |      |         |   |       |   |
|-----------------|-----|--|--|------|---------|---|-------|---|
| Locally Mounted | 80% |  |  | 2034 | * *     | 5 | \$100 | B |
| Locally Mounted | 20% |  |  | 2019 | \$2,500 | 5 |       | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$300 | B |
|---------|------|--|--|------|-----|---|-------|---|

## Lighting

## Interior Lighting

|   |     |  |  |      |     |    |         |   |
|---|-----|--|--|------|-----|----|---------|---|
| Fluorescent   | 25% |  |  | 2026 | * * | 10 | \$4,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |     |    |         |   |
| <i>Location : Basement</i>  |     |  |  |      |     |    |         |   |
| <i>Explanation : T- 8 Lamps</i>                                   |     |  |  |      |     |    |         |   |

|   |     |  |  |      |           |    |          |   |
|---|-----|--|--|------|-----------|----|----------|---|
| Fluorescent   | 70% |  |  | 2016 | \$111,900 | 10 | \$11,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |     |  |  |      |           |    |          |   |
| <i>Location : Upper Floors</i>                                    |     |  |  |      |           |    |          |   |
| <i>Explanation : T12 Lamps</i>                                    |     |  |  |      |           |    |          |   |

|              |    |  |  |      |         |   |  |   |
|--------------|----|--|--|------|---------|---|--|---|
| Incandescent | 5% |  |  | 2016 | \$8,000 | 2 |  | B |
|--------------|----|--|--|------|---------|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**QUEENS OUTREACH CENTER - Q**  
**Asset # : 4421**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |      |  |  |      |         |    |         |   |
|--------------------|------|--|--|------|---------|----|---------|---|
| Egress Lighting    |      |  |  |      |         |    |         |   |
| Emergency, Battery | 40%  |  |  | 2026 | * *     | 10 | \$1,700 | B |
| Exit, Service      | 40%  |  |  | 2026 | * *     | 1  |         | B |
| Exit, Service      | 20%  |  |  | 2016 | \$600   | 1  |         | B |
| Exterior Lighting  |      |  |  |      |         |    |         |   |
| HID                | 100% |  |  | 2016 | \$7,200 | 10 | \$100   | B |

**Alarm**

|   |      |  |  |      |     |     |          |   |
|---|------|--|--|------|-----|-----|----------|---|
| Security System   |      |  |  |      |     |     |          |   |
| Under Construction  | 100% |  |  |      |     |     |          | D |
| Fire/Smoke Detection  |      |  |  |      |     |     |          |   |
| Generic   | 100% |  |  | 2026 | * * | 1-3 | \$10,900 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |     |          |   |
| <i>Location : Throughout The Building</i>                         |      |  |  |      |     |     |          |   |
| <i>Explanation : Fire Alarm System Is Functional</i>              |      |  |  |      |     |     |          |   |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Interruptible Gas/Dual Fuel                                    | 100% |  |  | 2041 | * * | 1 |          | B |
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2034 | * * | 1 | \$17,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |     |   |          |   |
| Distribution   |      |  |  |      |     |   |          |   |
| Steam Piping/Pump  | 100% |  |  | 2031 | * * | 4 | \$1,300  | B |
| Terminal Devices   |      |  |  |      |     |   |          |   |
| Convactor/Radiator   | 100% |  |  | 2026 | * * | 1 | \$5,700  | B |

**Air Conditioning**

|                      |      |  |  |      |         |   |  |   |
|----------------------|------|--|--|------|---------|---|--|---|
| Energy Source        |      |  |  |      |         |   |  |   |
| Electricity          | 100% |  |  | 2029 | * *     | 1 |  | B |
| Conversion Equipment |      |  |  |      |         |   |  |   |
| Window/Wall Unit     | 10%  |  |  | 2016 | \$4,200 | 1 |  | B |
| No Component         | 90%  |  |  |      |         |   |  | D |

**Ventilation**

|                    |     |  |  |      |          |     |         |   |
|--------------------|-----|--|--|------|----------|-----|---------|---|
| Distribution       |     |  |  |      |          |     |         |   |
| Ductwork/Diffusers | 50% |  |  | LIFE | * *      | 2-5 | \$4,900 | B |
| No Component       | 50% |  |  |      |          |     |         | D |
| Exhaust Fans       |     |  |  |      |          |     |         |   |
| Interior           | 50% |  |  | 2021 | \$11,200 | 2   | \$300   | B |
| No Component       | 50% |  |  |      |          |     |         | D |

**Plumbing**

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**DEPARTMENT OF EDUCATION - 040**  
**QUEENS OUTREACH CENTER - Q**  
**Asset # : 4421**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 60%            |                   |                    | 2041    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel   | 40%            |                   |                    | 2026    | * *            | 1           |                | B             |
| Water Heater       |   |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2019    | \$4,700        | 2           | \$300          | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Basement                                     |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 250 Gallons                               |                |                   |                    |         |                |             |                |               |
| Sanitary Piping    |   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping |   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)       |   |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping  | 100%           |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
| Fixtures           |   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
| Sprinkler          |   |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 90%            |                   |                    |         |                |             |                | D             |
|                    | Generic   | 10%            |                   |                    | 2031    | * *            | 1-2         | \$500          | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : QUEENS VOCATIONAL TECH. H.S. - Q  
**Address** : 37-02 47TH AVE.  
**Borough** : QUEENS **Agency's Number** : Q600  
**Program / Asset #** : BOE0890.000 / 1456 **Yr Built/Renovated** : 1929 / 2005  
**Area Sq Ft** : 163,050 **Project Type** : EDUCATION  
**Date of Survey** : 07-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 228 **Lot** : 20 **BIN** : 4003259

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$98,100              | \$196,300             |
| Interior Architecture | \$651,000             | \$390,400             |
| Electrical            |                       | \$532,800             |
| Mechanical            | \$123,200             | \$678,600             |
| <b>Total</b>          | <b>\$872,400</b>      | <b>\$1,798,000</b>    |
| Priority A            | \$98,100              | \$196,300             |
| Priority B            | \$123,200             | \$1,258,100           |
| Priority C            | \$651,000             | \$343,700             |
| <b>Total</b>          | <b>\$872,400</b>      | <b>\$1,798,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$7,900         |                 |
| Interior Architecture |                 | \$7,400         | \$8,600         | \$34,900        |
| Electrical            | \$9,300         | \$25,800        | \$9,900         | \$17,600        |
| Mechanical            | \$48,500        | \$16,800        | \$27,900        | \$17,500        |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$65,600</b> | <b>\$57,900</b> | <b>\$62,200</b> | <b>\$77,900</b> |
| Priority A            |                 |                 | \$7,900         |                 |
| Priority B            | \$65,600        | \$50,500        | \$45,700        | \$77,900        |
| Priority C            |                 | \$7,400         | \$8,600         |                 |
| <b>Total</b>          | <b>\$65,600</b> | <b>\$57,900</b> | <b>\$62,200</b> | <b>\$77,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS VOCATIONAL TECH. H.S. - Q**  
**Asset # : 1456**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$33,500       | A             |
| Recent Repair Evident, Extent : Light, Area Affected : 20%<br>Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 48%        | Now               | \$60,100       | LIFE               | **             | 5           | \$35,800       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Foundation At East Facade Of 2005 Addition   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        | A             |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 50%        |                   |                | 2036               | **             | 5           | \$15,800       | A             |
| Aluminum   | 50%        | Now               | \$38,000       | 2042               | **             | 5           | \$7,900        | A             |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25%<br>Location : East Facade Windows Of 2005 Addition<br>Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : East Facade Windows Of 2005 Addition |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$3,100        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$400          | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,200        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 45%        |                   |                | 2028               | **             | 10          | \$36,500       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : 1929 Wing   |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2048               | **             | 10          | \$10,100       | A             |
| IRMA/Protected Membrane  | 45%        |                   |                | 2028               | **             | 10          | \$36,500       | A             |
| Water Penetration, Extent : Moderate, Area Affected : 5%<br>Location : Computer Room   |            |                   |                |                    |                |             |                |               |
| Sloped Glazing   | 5%         |                   |                | LIFE               | **             | 5           | \$54,000       | A             |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**QUEENS VOCATIONAL TECH. H.S. - Q**  
**Asset # : 1456**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$21,500              | C                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Oil Tank Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                |                          |                       | 2023                      | \$130,700             | 5                  | \$5,900               | C                    |
| Ceramic Tile  | 2%                |                          |                       | 2033                      | * *                   | 5                  | \$3,900               | C                    |
| Terrazzo  | 2%                |                          |                       | LIFE                      | * *                   | 5                  | \$3,100               | C                    |
| Terrazzo  | 3%                |                          |                       | LIFE                      | * *                   | 5                  | \$4,600               | C                    |
| Vinyl Tile  | 30%               |                          |                       | 2015                      | \$562,300             | 3                  | \$22,100              | C                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Classrooms In 1929 Wing</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 9x9 Units</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 35%               |                          |                       | 2028                      | * *                   | 3                  | \$25,800              | C                    |
| Wood  | 15%               |                          |                       | 2035                      | * *                   | 5                  | \$55,300              | C                    |
| Wood  | 5%                |                          |                       | 2055                      | * *                   | 5                  | \$18,400              | C                    |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 3%                |                          |                       | 2023                      | \$176,100             | 5                  | \$6,000               | C                    |
| Ceramic Tile  | 5%                |                          |                       | 2033                      | * *                   | 5                  | \$10,000              | C                    |
| Concrete Masonry Unit   | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$8,000               | C                    |
| Folding Partition   | 5%                | Now                      | \$51,800              | 2042                      | * *                   | 5                  | \$12,500              | C                    |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Gypsum Board  | 27%               |                          |                       | LIFE                      | * *                   | 5                  | \$32,300              | C                    |
| Masonry: Brick  | 4%                |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Marble Panels   | 3%                |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Plaster   | 40%               |                          |                       | LIFE                      | * *                   | 5                  | \$23,900              | C                    |
| Under Construction  | 3%                |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 42%               |                          |                       | 2037                      | * *                   | 5                  | \$69,800              | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Computer Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | B                    |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | * *                   |                    |                       | B                    |
| Plaster   | 45%               |                          |                       | LIFE                      | * *                   | 5                  | \$46,700              | B                    |
| Under Construction  | 3%                |                          |                       |                           |                       |                    |                       | D                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2046                      | * *                   | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Main Service Protectors Rated @3000 Ampere Each.</i> |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**QUEENS VOCATIONAL TECH. H.S. - Q**  
**Asset # : 1456**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2046                      | * *                   | 5                  | \$600                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2042                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 90%               |                          |                       | 2042                      | * *                   | 5                  | \$3,200               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2046                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$900                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$41,200              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$51,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Courtyard</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Detroit Diesel Genset Rated @ 110kw</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$29,800              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2042                      | * *                   | 5                  | \$12,200              | B                    |
| Main Tank   | 50%               |                          |                       | 2055                      | * *                   | 5                  | \$1,900               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 35%               |                          |                       | 2020                      | \$414,600             | 10                 | \$42,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Old Sections</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 63%               |                          |                       | 2028                      | * *                   | 10                 | \$75,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : New Sections</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2020                      | \$11,000              | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 35%               |                          |                       | 2028                      | * *                   | 10                 | \$11,100              | B                    |
| Exit, Service   | 65%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS VOCATIONAL TECH. H.S. - Q**  
**Asset # : 1456**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 40%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Interruptible Gas/Dual Fuel                                    | 60%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace  | 40%               |                          |                       | 2025                      | * *                   | 1                  | \$26,100              | B                    |
| Steam Boiler   | 60%               |                          |                       | 2025                      | * *                   | 1                  | \$78,200              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 60%               | Now                      | \$31,400              | 2030                      | * *                   | 4                  | \$3,900               | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room, Throughout</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Vacuum Pump, Thermostats Leak</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 10%               |                          |                       | 2020                      | \$80,800              | 1                  | \$8,100               | B                    |
| Convactor/Radiator   | 70%               |                          |                       | 2025                      | * *                   | 1                  | \$29,800              | B                    |
| Fan Coil Unit/Heat   | 20%               |                          |                       | 2020                      | \$448,700             | 1                  | \$8,500               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                 | 60%               |                          |                       | 2025                      | * *                   | 2                  | \$4,900               | B                    |
| Window/Wall Unit   | 40%               |                          |                       | 2014                      | \$123,200             | 1                  |                       | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$73,300              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2020                      | \$149,100             | 2                  | \$3,700               | B                    |
| Roof   | 10%               |                          |                       | 2020                      | \$11,900              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2018                      | \$34,900              | 2                  | \$2,000               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2025                      | * *                   | 4                  | \$1,300               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**QUEENS VOCATIONAL TECH. H.S. - Q**  
**Asset # : 1456**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2025    | * *            | 1           | \$8,100        | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-4  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : RALPH MCKEE VOCATIONAL H.S. - SI  
**Address** : 290 ST MARK'S PLACE @ WALL ST.  
**Borough** : STATEN ISLAND **Agency's Number** : R600  
**Program / Asset #** : BOE0954.000 / 1204 **Yr Built/Renovated** : 1935 / 1999  
**Area Sq Ft** : 145,856 **Project Type** : EDUCATION  
**Date of Survey** : 27-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 19 **Lot** : 4 **BIN** : 5000314

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$202,800             | \$177,800             |
| Interior Architecture | \$585,200             | \$1,159,400           |
| Electrical            | \$104,600             | \$485,200             |
| Mechanical            | \$206,700             | \$478,600             |
| <b>Total</b>          | <b>\$1,099,300</b>    | <b>\$2,301,000</b>    |
| Priority A            | \$202,800             | \$177,800             |
| Priority B            | \$477,300             | \$1,024,100           |
| Priority C            | \$419,200             | \$1,099,000           |
| <b>Total</b>          | <b>\$1,099,300</b>    | <b>\$2,301,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 |                  |                 |                 |
| Interior Architecture | \$8,800         | \$35,900         |                 | \$8,800         |
| Electrical            | \$12,700        | \$18,000         | \$8,300         | \$8,300         |
| Mechanical            | \$29,100        | \$47,700         | \$26,000        | \$16,500        |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$58,500</b> | <b>\$109,500</b> | <b>\$42,200</b> | <b>\$41,500</b> |
| Priority A            |                 |                  |                 |                 |
| Priority B            | \$49,700        | \$87,500         | \$42,200        | \$32,700        |
| Priority C            | \$8,800         | \$22,000         |                 | \$8,800         |
| <b>Total</b>          | <b>\$58,500</b> | <b>\$109,500</b> | <b>\$42,200</b> | <b>\$41,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**RALPH MCKEE VOCATIONAL H.S. - SI**  
**Asset # : 1204**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 55%        |                   |                | LIFE               | **             | 5           | \$36,700       | A             |
| Masonry: Granite  | 10%        |                   |                | LIFE               | **             | 5           | \$5,000        | A             |
| Masonry: Limestone  | 30%        |                   |                | LIFE               | **             | 5           | \$15,000       | A             |
| Granite Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Wood  | 100%       |                   |                | 2036               | **             | 5           | \$282,300      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        |                   |                | LIFE               | **             | 5           | \$5,200        | A             |
| Masonry: Limestone  | 15%        |                   |                | LIFE               | **             | 5           | \$1,200        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 85%        |                   |                | 2025               | **             | 10          | \$61,600       | A             |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             |             |                | A             |
| Copper/Terne  | 5%         |                   |                | 2048               | **             | 10          | \$9,100        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE               | **             | 5           | \$38,500       | C             |
| Ceramic Tile  | 5%         |                   |                | 2023               | \$194,800      | 5           | \$8,800        | C             |
| Terrazzo  | 10%        |                   |                | LIFE               | **             | 5           | \$13,700       | C             |
| Vinyl Tile  | 40%        |                   |                | 2020               | \$670,700      | 3           | \$35,200       | C             |
| Vinyl Tile  | 25%        |                   |                | 2015               | \$419,200      | 3           | \$16,500       | C             |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Hallways   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Size Tiles                                |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        |                   |                | 2035               | **             | 5           | \$33,000       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         |                   |                | 2023               | \$157,500      | 5           | \$5,300        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 70%        |                   |                | LIFE               | **             | 5           | \$37,400       | C             |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 15%        |                   |                | 2025               | **             | 5           | \$27,900       | B             |
| Embossed Metal  | 10%        |                   |                | LIFE               | **             | 5           | \$6,700        | B             |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$2,300        | B             |
| Plaster   | 65%        | Now               | \$166,000      | LIFE               | **             | 5           | \$60,400       | B             |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**RALPH MCKEE VOCATIONAL H.S. - SI**  
**Asset # : 1204**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$500                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Disconnect Switch Rated At 4000 Amps</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | * *                   | 5                  | \$500                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2020                      | \$170,300             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 20%               |                          |                       | 2019                      | \$33,900              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2019                      | \$135,500             | 5                  | \$2,500               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2020                      | \$179,400             | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2018                      | \$33,000              | 5                  | \$800                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Covered With Insulation</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$36,800              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$46,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 100 Kva</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$4,400               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2025                      | * *                   | 10                 | \$104,600             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-8</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2025                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 30%               |                          |                       | 2020                      | \$5,800               | 1                  |                       | B                    |
| Exit, Service   | 30%               |                          |                       | 2015                      | \$5,800               | 1                  |                       | B                    |
| Exit, Battery   | 40%               |                          |                       | 2025                      | * *                   | 10                 | \$3,200               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**RALPH MCKEE VOCATIONAL H.S. - SI**  
**Asset # : 1204**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler   | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$116,600             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$8,700               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 20%               | Now                      | \$2,900               | 2020                      | \$144,500             | 1                  | \$13,100              | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Convector/Radiator   | 70%               |                          |                       | 2025                      | * *                   | 1                  | \$26,600              | B                    |
| Fan Coil Unit/Heat   | 10%               |                          |                       | 2020                      | \$200,700             | 1                  | \$3,800               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 75%               |                          |                       | 2015                      | \$206,700             | 1                  |                       | B                    |
| No Component   | 25%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$65,600              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               |                          |                       | 2020                      | \$133,400             | 2                  | \$3,300               | B                    |
| Roof   | 10%               |                          |                       | 2020                      | \$10,700              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 20%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 80%               |                          |                       | 2025                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2015                      | \$31,200              | 2                  | \$1,800               | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$17,500              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              | Now                      | \$2,100               | 2025                      | * *                   | 4                  | \$1,300               | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**RALPH MCKEE VOCATIONAL H.S. - SI**  
**Asset # : 1204**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                 |                |                   |                    |         |                |             |                |               |
| Location : (1) B-5 (1) B-4                              |                 |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                 |                |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : REGION 3/ROC C - Q  
**Address** : 30-48 LINDEN PLACE  
**Borough** : QUEENS **Agency's Number** : Q859  
**Program / Asset #** : BOE1052.000 / 14267 **Yr Built/Renovated** : 1955 / 1993  
**Area Sq Ft** : 93,000 **Project Type** : EDUCATION  
**Date of Survey** : 16-Oct-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 4370 **Lot** : 50 **BIN** : 4100749

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$42,400              | \$35,800              |
| Interior Architecture |                       | \$249,200             |
| Electrical            | \$76,100              |                       |
| <b>Total</b>          | <b>\$118,500</b>      | <b>\$285,000</b>      |
| Priority A            | \$42,400              | \$35,800              |
| Priority B            | \$76,100              | \$101,200             |
| Priority C            |                       | \$148,000             |
| <b>Total</b>          | <b>\$118,500</b>      | <b>\$285,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$24,600        | \$8,900         |                 |                 |
| Interior Architecture | \$3,200         |                 | \$15,000        |                 |
| Electrical            |                 | \$600           | \$1,000         |                 |
| Mechanical            | \$14,300        | \$28,400        | \$20,900        | \$28,400        |
| Elevators/Escalators  | \$11,800        | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$53,900</b> | <b>\$49,700</b> | <b>\$48,800</b> | <b>\$40,200</b> |
| Priority A            | \$24,600        | \$8,900         |                 |                 |
| Priority B            | \$26,200        | \$40,800        | \$33,800        | \$40,200        |
| Priority C            | \$3,200         |                 | \$15,000        |                 |
| <b>Total</b>          | <b>\$53,900</b> | <b>\$49,700</b> | <b>\$48,800</b> | <b>\$40,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**REGION 3/ROC C - Q**  
**Asset # : 14267**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                |     |     |          |      |     |   |          |   |
|----------------|-----|-----|----------|------|-----|---|----------|---|
| Masonry: Brick | 80% |     |          | LIFE | * * | 5 | \$35,800 | A |
| Window Wall    | 20% | 0-2 | \$24,600 | 2040 | * * | 5 | \$16,800 | A |

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

## Parapets

|                |     |  |  |      |     |   |          |   |
|----------------|-----|--|--|------|-----|---|----------|---|
| Masonry: Brick | 50% |  |  | LIFE | * * | 5 | \$4,600  | A |
| Metal Panel    | 45% |  |  | 2040 | * * | 5 | \$16,100 | A |
| Metal Panel    | 5%  |  |  | 2040 | * * | 5 | \$1,800  | A |

## Roof

|                |      |  |  |      |     |    |          |   |
|----------------|------|--|--|------|-----|----|----------|---|
| Built-Up (BUR) | 100% |  |  | 2025 | * * | 10 | \$42,400 | A |
|----------------|------|--|--|------|-----|----|----------|---|

*Ponding, Extent : Light, Area Affected : 10%*

*Location : North*

## Interior

## Floors

|                        |     |  |  |      |          |   |          |   |
|------------------------|-----|--|--|------|----------|---|----------|---|
| Carpet                 | 10% |  |  | 2019 | \$74,900 | 3 | \$19,000 | C |
| Cast in Place Concrete | 30% |  |  | LIFE | * *      | 5 | \$83,200 | C |
| Ceramic Tile           | 5%  |  |  | 2029 | * *      | 5 | \$6,300  | C |
| Vinyl Tile             | 55% |  |  | 2025 | * *      | 3 | \$26,100 | C |

## Interior Walls

|                       |     |  |  |      |     |   |          |   |
|-----------------------|-----|--|--|------|-----|---|----------|---|
| Concrete Masonry Unit | 25% |  |  | LIFE | * * | 5 | \$14,400 | C |
| Gypsum Board          | 75% |  |  | LIFE | * * | 5 | \$64,900 | C |

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTileSusp.Lay-In | 80% |  |  | 2033 | * * | 5 | \$101,200 | B |
| Exposed Concrete     | 15% |  |  | LIFE | * * | 5 | \$3,000   | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | * * |   |           | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Electrical Service Rated @ 3000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2030 | * * | 5 | \$300 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 60% |  |  | 2040 | * * | 1 |  | B |
| Conduit | 40% |  |  | 2030 | * * | 1 |  | B |

## Panelboards

|                  |      |  |  |      |     |   |         |   |
|------------------|------|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2036 | * * | 5 | \$2,000 | B |
|------------------|------|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2040 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## REGION 3/ROC C - Q

Asset # : 14267

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2025               | **             | 5           | \$500          | B             |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | **             | 5           | \$1,100        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Water Main                                      |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe               |            |                   |                |                    |                |             |                |               |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 98%        |                   |                | 2025               | **             | 10          | \$76,100       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 & T-12 & Compact Lamps                   |            |                   |                |                    |                |             |                |               |
| HID  | 2%         |                   |                | 2020               | \$7,100        | 10          | \$100          | B             |
| Egress Lighting  |            |                   |                |                    |                |             |                |               |
| Exit, LED  | 80%        |                   |                | 2035               | **             | 1           |                | B             |
| Exit, Battery  | 20%        |                   |                | 2020               | \$14,000       | 10          | \$1,100        | B             |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating  |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 5%         |                   |                | 2040               | **             | 1           |                | B             |
| Natural Gas  | 95%        |                   |                | 2040               | **             | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Hot Water Boiler   | 95%        |                   |                | 2033               | **             | 1           | \$39,900       | B             |
| Other Observation, Extent : Light, Area Affected : 95%     |            |                   |                |                    |                |             |                |               |
| Location : 6th Floor Penthouse                             |            |                   |                |                    |                |             |                |               |
| Explanation : 12 Small Units                               |            |                   |                |                    |                |             |                |               |
| Radiant Heater   | 5%         |                   |                | 2025               | **             | 2           | \$2,000        | B             |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler  | 95%        |                   |                | 2025               | **             | 1           | \$49,800       | B             |
| Fan Coil Unit/Heat   | 5%         |                   |                | 2025               | **             | 1           | \$1,400        | B             |
| Air Conditioning   |            |                   |                |                    |                |             |                |               |
| Energy Source  |            |                   |                |                    |                |             |                |               |
| Electricity  | 100%       |                   |                | 2036               | **             | 1           |                | B             |
| Conversion Equipment                                       |            |                   |                |                    |                |             |                |               |
| Heat Pump  | 100%       |                   |                | 2021               | \$3,500        | 2           | \$5,200        | B             |
| Other Observation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Explanation : 33 Units                                     |            |                   |                |                    |                |             |                |               |
| Terminal Devices   |            |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht  | 100%       |                   |                | 2025               | **             | 1           | \$52,400       | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**REGION 3/ROC C - Q**  
**Asset # : 14267**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Air Conditioning   |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 100%              |                          |                       | 2025                      | * *                   | 2                  | \$59,000              | B                    |
| Ventilation  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$47,200              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 100%              |                          |                       | 2025                      | * *                   | 2                  | \$2,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Ahu</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Plumbing   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 50%               |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 50%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$22,500              | 2                  | \$1,300               | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| Vertical Transport   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-6</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : REGIONAL OPERATIONS CENTER - BK  
**Address** : 131 LIVINGSTON STREET BTWN: BOREUM PL., SMITH ST.  
**Borough** : BROOKLYN **Agency's Number** : K802  
**Program / Asset #** : BOE0660.000 / 335 **Yr Built/Renovated** : 1907 / 2010  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,6  
**Block** : 154 **Lot** : 1 **BIN** : 3000420

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,186,300           | \$334,500             |
| Interior Architecture | \$469,100             | \$186,600             |
| Electrical            | \$720,700             | \$225,000             |
| Mechanical            |                       | \$904,100             |
| <b>Total</b>          | <b>\$2,376,100</b>    | <b>\$1,650,200</b>    |
| Priority A            | \$1,186,300           | \$334,500             |
| Priority B            | \$818,200             | \$1,170,800           |
| Priority C            | \$371,600             | \$144,900             |
| <b>Total</b>          | <b>\$2,376,100</b>    | <b>\$1,650,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$21,500         | \$14,200        |                 | \$2,100          |
| Interior Architecture | \$44,200         | \$33,300        | \$9,500         | \$4,200          |
| Electrical            | \$21,100         | \$8,600         | \$6,800         | \$52,600         |
| Mechanical            | \$18,700         | \$24,600        | \$24,400        | \$37,200         |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$117,400</b> | <b>\$92,500</b> | <b>\$52,500</b> | <b>\$107,900</b> |
| Priority A            | \$21,500         | \$14,200        |                 | \$2,100          |
| Priority B            | \$71,700         | \$45,000        | \$43,000        | \$101,700        |
| Priority C            | \$24,100         | \$33,300        | \$9,500         | \$4,200          |
| <b>Total</b>          | <b>\$117,400</b> | <b>\$92,500</b> | <b>\$52,500</b> | <b>\$107,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**REGIONAL OPERATIONS CENTER - BK**  
**Asset # : 335**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        | Now               | \$168,700      | LIFE               | **             | 5           | \$141,600      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : South Facade                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        | Now               | \$974,400      | LIFE               | **             | 5           | \$145,000      | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Courtyard, West Facade                            |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : Courtyard   |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         | Now               | \$21,500       | 2032               | **             | 5           | \$17,000       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Elevator And Stair Bulkheads                      |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Elevator And Stair Bulkheads                      |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Elevator And Stair Bulkheads                      |            |                   |                |                    |                |             |                |               |
| Metal Coiling Doors  | 5%         |                   |                | 2035               | **             | 5           | \$28,300       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 90%        |                   |                | 2038               | **             | 5           | \$33,300       | A             |
| Glass Block  | 10%        | Now               | \$43,200       | LIFE               | **             | 5           | \$2,300        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Penthouse   |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$9,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                   |                | 2052               | **             | 5           | \$4,200        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 95%        |                   |                | 2032               | **             | 10          | \$47,900       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2062               | **             | 10          | \$6,300        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**REGIONAL OPERATIONS CENTER - BK**  
**Asset # : 335**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |     |          |      |           |   |           |   |
|------------------------|-----|-----|----------|------|-----------|---|-----------|---|
| Carpet                 | 50% |     |          | 2021 | \$394,000 | 3 | \$100,000 | C |
| Cast in Place Concrete | 15% |     |          | LIFE | **        | 5 | \$43,700  | C |
| Ceramic Tile           | 5%  |     |          | 2031 | **        | 5 | \$6,700   | C |
| Terrazzo               | 5%  | Now | \$20,000 | LIFE | **        | 5 | \$5,200   | C |

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

|            |     |  |  |      |           |   |          |   |
|------------|-----|--|--|------|-----------|---|----------|---|
| Vinyl Tile | 25% |  |  | 2017 | \$317,600 | 3 | \$16,700 | C |
|------------|-----|--|--|------|-----------|---|----------|---|

## Interior Walls

|               |     |     |          |      |    |   |          |   |
|---------------|-----|-----|----------|------|----|---|----------|---|
| Ceramic Tile  | 5%  |     |          | 2031 | ** | 5 | \$12,300 | C |
| Metal Panel   | 15% |     |          | LIFE | ** |   |          | C |
| Marble Panels | 5%  | Now | \$53,900 | LIFE | ** |   |          | C |

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 70% |  |  | LIFE | ** | 5 | \$51,800 | C |
| Wood    | 5%  |  |  | LIFE | ** | 5 | \$49,400 | C |

## Ceilings

|                   |     |     |          |      |    |   |          |   |
|-------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTile,Adhered | 25% | Now | \$20,100 | 2027 | ** | 5 | \$16,700 | B |
|-------------------|-----|-----|----------|------|----|---|----------|---|

Broken/Missing Elements, Extent : Light, Area Affected : 20%

Location : Throughout

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 10% |  |  | LIFE | ** | 5 | \$2,100 | B |
|------------------|-----|--|--|------|----|---|---------|---|

|             |     |     |          |      |    |   |          |   |
|-------------|-----|-----|----------|------|----|---|----------|---|
| Metal Panel | 15% | Now | \$97,500 | LIFE | ** | 5 | \$25,000 | B |
|-------------|-----|-----|----------|------|----|---|----------|---|

Broken/Missing Elements, Extent : Severe, Area Affected : 30%

Location : Throughout

|         |     |  |  |      |    |   |          |   |
|---------|-----|--|--|------|----|---|----------|---|
| Plaster | 50% |  |  | LIFE | ** | 5 | \$41,700 | B |
|---------|-----|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$500 | B |
|---------------|------|--|--|------|----|---|-------|---|

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amps And 1000 Amps Main Disconnect Switch

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 20% |  |  | 2042 | ** | 5 | \$100 | B |
|---------------|-----|--|--|------|----|---|-------|---|

|                |     |     |           |      |    |   |       |   |
|----------------|-----|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw | 80% | 2-4 | \$119,200 | 2052 | ** | 5 | \$200 | B |
|----------------|-----|-----|-----------|------|----|---|-------|---|

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$94,300 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 10% |  |  | 2042 | ** | 1 |  | B |
|---------|-----|--|--|------|----|---|--|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**REGIONAL OPERATIONS CENTER - BK**  
**Asset # : 335**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2021                      | \$14,700              | 5                  | \$200                 | B                    |
| Fused Knife Sw  | 10%               | 2-4                      | \$14,700              | 2047                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 20%               |                          |                       | 2021                      | \$29,400              | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 60%               |                          |                       | 2038                      | * *                   | 5                  | \$1,600               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 80%               | 2-4                      | \$173,700             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2020                      | \$101,300             | 5                  | \$500                 | B                    |
| Locally Mounted   | 20%               |                          |                       | 2035                      | * *                   | 5                  | \$100                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,500               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 30%               |                          |                       | 2027                      | * *                   | 10                 | \$24,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 68%               |                          |                       | 2017                      | \$305,700             | 10                 | \$55,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 2%                |                          |                       | 2017                      | \$9,000               | 2                  |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2017                      | \$18,500              | 10                 | \$10,800              | B                    |
| Exit, Service   | 50%               |                          |                       | 2017                      | \$7,400               | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$42,000              | 10                 | \$300                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 20%               |                          |                       | 2030                      | * *                   | 1                  | \$7,500               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2030                      | * *                   | 1-3                | \$62,100              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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**DEPARTMENT OF EDUCATION - 040**  
**REGIONAL OPERATIONS CENTER - BK**  
**Asset # : 335**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel   | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement Vault</i><br><i>Explanation : 1 - 6,000 Gallon And 1 - 4,000 Gallon Tank</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2039                      | * *                   | 1                  | \$88,300              | B                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 1% Now            |                          | \$1,000               | 2042                      | * *                   | 4                  |                       | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i><br><i>Location : Gas Meter Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 99%               |                          |                       | 2032                      | * *                   | 4                  | \$4,400               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$28,800              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling  | 50%               |                          |                       | 2023                      | \$654,000             | 2                  | \$2,800               | B                    |
| Window/Wall Unit  | 50%               |                          |                       | 2020                      | \$104,400             | 1                  |                       | B                    |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Cool Tower  | 50%               |                          |                       | 2023                      | \$145,800             | 2                  | \$44,800              | B                    |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$49,700              | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 50%               |                          |                       | 2022                      | \$31,500              | 2                  | \$1,400               | B                    |
| Roof  | 50%               |                          |                       | 2027                      | * *                   | 2                  | \$1,400               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2020                      | \$23,600              | 2                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Boiler Room</i><br><i>Explanation : 225 Gal</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**REGIONAL OPERATIONS CENTER - BK**  
**Asset # : 335**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 90%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 10%   |                   |                    | 2030    | * *            | 1           | \$600          | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 10%      |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room                                      |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : Boiler Only                                   |                   |                    |         |                |             |                |               |
| Fixtures           |                    |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%     |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-6  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                       |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1-5         | \$46,700       | B             |
| Sprinkler          |                    |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 60%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 40%   |                   |                    | 2032    | * *            | 1-2         | \$10,000       | B             |
|                    |                    | No Backflow Preventer, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement   |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX  
**Address** : 1180 REVEREND JAMES A POLITE AVE  
**Borough** : BRONX **Agency's Number** : X099  
**Program / Asset #** : BOE1098.000 / 14449 **Yr Built/Renovated** : 1940 / 2009  
**Area Sq Ft** : 74,742 **Project Type** : EDUCATION  
**Date of Survey** : 22-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2692 **Lot** : 14 **BIN** : 2005276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$430,900             |                       |
| Interior Architecture | \$50,100              | \$50,100              |
| Electrical            |                       | \$83,100              |
| <b>Total</b>          | <b>\$481,000</b>      | <b>\$133,200</b>      |
| Priority A            | \$430,900             |                       |
| Priority B            |                       | \$83,100              |
| Priority C            | \$50,100              | \$50,100              |
| <b>Total</b>          | <b>\$481,000</b>      | <b>\$133,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,400        |                 | \$5,200         | \$3,700         |
| Interior Architecture | \$19,300        |                 |                 | \$3,000         |
| Electrical            | \$11,100        | \$10,000        | \$12,700        | \$11,400        |
| Mechanical            | \$9,300         | \$17,500        | \$14,100        | \$9,300         |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$27,500</b> | <b>\$32,000</b> | <b>\$27,400</b> |
| Priority A            | \$34,400        |                 | \$5,200         | \$3,700         |
| Priority B            | \$20,400        | \$27,500        | \$26,800        | \$20,700        |
| Priority C            | \$19,300        |                 |                 | \$3,000         |
| <b>Total</b>          | <b>\$74,200</b> | <b>\$27,500</b> | <b>\$32,000</b> | <b>\$27,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**  
**Asset # : 14449**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 88%   | Now               | \$88,400       | LIFE               | * *            | 5           | \$26,300       | A             |
|                       | Horizontal Cracks, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads And Throughout                               |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  | Now               | \$37,500       | LIFE               | * *            | 5           | \$1,100        | A             |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Horizontal Bands At North And South Ends, Window Sills |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Window Sills   |                   |                |                    |                |             |                |               |
| Metal Panel           | 7%  | Now               | \$1,700        | 2031               | * *            | 5           | \$3,900        | A             |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                       | Location : North And South Ends                                   |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 95%   |                   |                | 2037               | * *            | 5           | \$7,400        | A             |
| Wood                  | 5%  | Now               | \$12,300       | 2046               | * *            | 5           | \$2,000        | A             |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Split/Cracked, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Worn/Eroded, Extent : Moderate, Area Affected : 50%               |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%   | Now               | \$66,100       | LIFE               | * *            | 5           | \$5,000        | A             |
|                       | Diagonal Cracks, Extent : Moderate, Area Affected : 10%           |                   |                |                    |                |             |                |               |
|                       | Location : West Facade  |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%  | Now               | \$3,700        | LIFE               | * *            | 5           | \$400          | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                       | Location : Coping   |                   |                |                    |                |             |                |               |
|                       | Caulking Deteriorated, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : Coping   |                   |                |                    |                |             |                |               |
| Metal Cornice         | 5%  | Now               | \$3,300        | 2036               | * *            |             |                | A             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : North End  |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |               |
|                       | Location : North And South Ends                                   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence     | 10%   | Now               | \$1,800        | 2026               | * *            | 5           | \$2,000        | A             |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                       | Location : North And South Ends                                   |                   |                |                    |                |             |                |               |
|                       | Deteriorated Finish, Extent : Moderate, Area Affected : 50%       |                   |                |                    |                |             |                |               |
|                       | Location : North And South Ends                                   |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**  
**Asset # : 14449**

| Architecture   |            | Current Repair     |                | Future Replacement |                | Maintenance |                |               |
|--|------------|--------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                    |                |                    |                |             |                |               |
| Roof   |            |                    |                |                    |                |             |                |               |
| Built-Up (BUR)   | 85%        | Now                | \$238,800      | 2031               | * *            |             |                | A             |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>  |            |                    |                |                    |                |             |                |               |
| <i>Location : Over Third Floor</i>                                     |            |                    |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                    |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                    |                |                    |                |             |                |               |
| Roll Roofing   | 5%         | Now                | \$11,600       | 2023               | \$11,600       | 5           | \$2,200        | A             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |            |                    |                |                    |                |             |                |               |
| <i>Location : Bulkheads</i>  |            |                    |                |                    |                |             |                |               |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                    |                |                    |                |             |                |               |
| <i>Location : Bulkheads</i>  |            |                    |                |                    |                |             |                |               |
| Single Ply Membrane  | 10%        |                    |                | 2026               | * *            | 10          | \$5,200        | A             |
| Interior   |            |                    |                |                    |                |             |                |               |
| Floors   |            |                    |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        | Now                | \$7,400        | LIFE               | * *            | 5           | \$21,300       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                    |                |                    |                |             |                |               |
| <i>Location : Basement Stair</i>                                       |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                    |                | 2034               | * *            | 5           | \$4,900        | C             |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>     |            |                    |                |                    |                |             |                |               |
| <i>Location : Restrooms</i>  |            |                    |                |                    |                |             |                |               |
| Traffic Topping  | 5%         |                    |                | 2029               | * *            | 5           | \$6,100        | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                    |                |                    |                |             |                |               |
| <i>Location : Auditorium</i>   |            |                    |                |                    |                |             |                |               |
| Vinyl Tile   | 25%        |                    |                | 2029               | * *            | 3           | \$12,100       | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                    |                |                    |                |             |                |               |
| <i>Location : Corridors</i>  |            |                    |                |                    |                |             |                |               |
| Wood   | 55%        |                    |                | 2049               | * *            | 5           | \$100,200      | C             |
| Interior Walls   |            |                    |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                    |                | 2034               | * *            | 5           | \$6,800        | C             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                    |                |                    |                |             |                |               |
| <i>Location : Restrooms</i>  |            |                    |                |                    |                |             |                |               |
| Plaster  | 70%        |                    |                | LIFE               | * *            | 5           | \$28,400       | C             |
| SGFT/Glazed Masonry  | 25%        |                    |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                    |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 25%        |                    |                | 2038               | * *            | 5           | \$23,800       | B             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |            |                    |                |                    |                |             |                |               |
| <i>Location : Corridors</i>  |            |                    |                |                    |                |             |                |               |
| Exposed Concrete   | 55%        |                    |                | LIFE               | * *            | 5           | \$8,200        | B             |
| Plaster  | 20%        |                    |                | LIFE               | * *            | 5           | \$11,900       | B             |
| Electrical   |            |                    |                |                    |                |             |                |               |
| Current Repair   |            | Future Replacement |                | Maintenance        |                |             |                |               |
| System Component Type  | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                    |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**  
**Asset # : 14449**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2047                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Switch Rated @ 2500 Amperes</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2047                      | * *                   | 5                  | \$300                 | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 80%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conduit  | 20%               |                          |                       | 2021                      | \$17,000              | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 2%                |                          |                       | 2020                      | \$2,000               | 5                  |                       | B                    |
| Molded Case Bkrs   | 96%               |                          |                       | 2043                      | * *                   | 5                  | \$1,600               | B                    |
| Molded Case Bkrs   | 2%                |                          |                       | 2020                      | \$2,000               | 5                  |                       | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 95%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Thermoplastic  | 5%                |                          |                       | 2021                      | \$4,500               | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$400                 | B                    |
| <i>Variable Speed Drives, Extent : Moderate, Area Affected : 100%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected To Main Water Pipe; Point Of Contact Not Visible Covered With Insulation.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic  | 100%              |                          |                       | 2038                      | * *                   | 1                  | \$18,900              | B                    |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$23,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Diesel Genset Rated @ 255 Kw</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$2,300               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2056                      | * *                   | 5                  | \$1,900               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$59,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**  
**Asset # : 14449**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 20%               |                          |                       | 2021                      | \$5,400               | 10                 | \$3,100               | B                    |
| Exit, Service   | 80%               |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2029                      | * *                   | 10                 | \$200                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$22,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance Cameras Appear To Be In Good Working Condition</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2029                      | * *                   | 1-3                | \$38,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Fire Alarm System Is Functional</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 20%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Interruptible Gas/Dual Fuel   | 80%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Furnace   | 20%               | Now                      | \$900                 | 2029                      | * *                   | 1                  | \$5,800               | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 20%</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : @ Boiler Exhaust</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Air Intake Located Too Near Boiler Exhaust</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 80%               |                          |                       | 2038                      | * *                   | 1                  | \$51,500              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 80%               |                          |                       | 2031                      | * *                   | 4                  | \$3,800               | B                    |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       | D                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 30%               |                          |                       | 2029                      | * *                   | 1                  | \$12,100              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2026                      | * *                   | 1                  | \$14,700              | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2037                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**REV. JAMES A. POLITE AVENUE SCHOOL CAMPUS - BX**  
**Asset # : 14449**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                    |         |                |             |                |               |
|                    | Conversion Equipment                                    |                |                   |                    |         |                |             |                |               |
|                    | Window/Wall Unit  | 20%            |                   |                    | 2020    | \$30,400       | 1           |                | B             |
|                    | No Component  | 80%            |                   |                    |         |                |             |                | D             |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$36,200       | B             |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Interior  | 60%            |                   |                    | 2029    | * *            | 2           | \$1,200        | B             |
|                    | Roof  | 40%            |                   |                    | 2029    | * *            | 2           | \$800          | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 25%            |                   |                    | 2047    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel   | 75%            |                   |                    | 2026    | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2020    | \$17,200       | 2           | \$1,000        | B             |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)  |                |                   |                    |         |                |             |                |               |
|                    | Submersible   | 100%           |                   |                    | 2015    | \$6,200        | 4           | \$2,000        | B             |
|                    | Backflow Preventer                                      |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2029    | * *            | 1           | \$4,000        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : B-3  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 1 Unit                                    |                |                   |                    |         |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : RICHMOND HILL HIGH SCHOOL - Q  
**Address** : 89-30 114TH STREET  
**Borough** : QUEENS **Agency's Number** : Q475  
**Program / Asset #** : BOE0884.000 / 1476 **Yr Built/Renovated** : 1929 / 2000  
**Area Sq Ft** : 210,000 **Project Type** : EDUCATION  
**Date of Survey** : 22-Aug-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5  
**Block** : 9321 **Lot** : 1 **BIN** : 4195688

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,190,200        | \$339,600          |
| Interior Architecture | \$1,144,200        | \$633,600          |
| Electrical            | \$275,500          | \$1,390,900        |
| Mechanical            | \$972,100          | \$2,372,400        |
| <b>Total</b>          | <b>\$3,582,000</b> | <b>\$4,736,500</b> |
| Priority A            | \$1,190,200        | \$339,600          |
| Priority B            | \$1,247,600        | \$3,883,300        |
| Priority C            | \$1,144,200        | \$513,600          |
| <b>Total</b>          | <b>\$3,582,000</b> | <b>\$4,736,500</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$18,300        |                 |                 |
| Interior Architecture |                 | \$18,600        |                 |                 |
| Electrical            | \$2,200         | \$800           | \$100           |                 |
| Mechanical            | \$53,600        | \$52,200        | \$47,300        | \$25,600        |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$60,600</b> | <b>\$94,800</b> | <b>\$52,300</b> | <b>\$30,600</b> |
| Priority A            |                 | \$18,300        |                 |                 |
| Priority B            | \$60,600        | \$64,000        | \$52,300        | \$30,600        |
| Priority C            |                 | \$12,600        |                 |                 |
| <b>Total</b>          | <b>\$60,600</b> | <b>\$94,800</b> | <b>\$52,300</b> | <b>\$30,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**RICHMOND HILL HIGH SCHOOL - Q**  
**Asset # : 1476**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Copper/Terne  | 5%         |                   |                | 2055    | **                 | 10          | \$18,300       | A             |  |
| Masonry: Brick  | 85%        |                   |                | LIFE    | **                 | 5           | \$132,600      | A             |  |
| Masonry: Limestone  | 10%        | 0-2               | \$39,200       | LIFE    | **                 | 5           | \$11,700       | A             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%          |            |                   |                |         |                    |             |                |               |  |
| Location : At Exit Doors  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%        |            |                   |                |         |                    |             |                |               |  |
| Location : At Exit Doors  |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 30%        | Now               | \$446,400      | 2028    | **                 | 5           | \$9,300        | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Metal Louvers   | 3%         |                   |                | 2029    | **                 | 10          | \$11,600       | A             |  |
| Wood  | 67%        | Now               | \$649,200      | 2028    | **                 | 5           | \$207,000      | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 95%        |                   |                | LIFE    | **                 | 5           | \$26,400       | A             |  |
| Masonry: Limestone  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,700        | A             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 50%        |                   |                | 2025    | **                 | 10          | \$55,500       | A             |  |
| Paver: Asphalt  | 10%        |                   |                | 2029    | **                 | 10          | \$16,600       | A             |  |
| Skylight, Metal/Glass   | 5%         |                   |                | 2030    | **                 | 10          | \$18,500       | A             |  |
| Slate   | 35%        |                   |                | LIFE    | **                 |             |                | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 50%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 25%        |                   |                | LIFE    | **                 | 5           | \$131,300      | C             |  |
| Ceramic Tile  | 5%         | Now               | \$53,200       | 2023    | \$265,900          | 5           | \$6,000        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |            |                   |                |         |                    |             |                |               |  |
| Location : Pool And Restrooms At B22                            |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%    |            |                   |                |         |                    |             |                |               |  |
| Location : Pool   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 3%         |                   |                | LIFE    | **                 | 5           | \$5,600        | C             |  |
| Vinyl Tile  | 42%        |                   |                | 2015    | \$960,900          | 3           | \$37,800       | C             |  |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Size Tiles                                    |            |                   |                |         |                    |             |                |               |  |
| Wood  | 25%        |                   |                | 2035    | **                 | 5           | \$112,500      | C             |  |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**RICHMOND HILL HIGH SCHOOL - Q**  
**Asset # : 1476**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

## Ceramic Tile

|   |     |          |      |    |   |         |   |
|---|-----|----------|------|----|---|---------|---|
| 5%  | Now | \$73,900 | 2029 | ** | 5 | \$6,300 | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |     |          |      |    |   |         |   |
| <i>Location : Pool And Restrooms At B22</i>                         |     |          |      |    |   |         |   |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> |     |          |      |    |   |         |   |
| <i>Location : Pool And Restrooms At B22</i>                         |     |          |      |    |   |         |   |

## Glass: Single Pane

## Masonry: Brick

## Marble Panels

## Plaster

|  |      |     |   |          |   |
|--|------|-----|---|----------|---|
| 2%   | LIFE | * * | 5 | \$3,800  | C |
| 10%  | LIFE | * * |   |          | C |
| 3%   | LIFE | * * |   |          | C |
| 80%  | LIFE | * * | 5 | \$60,200 | C |
| Recent Repair Evident, Extent : Light, Area Affected : 20% |      |     |   |          |   |
| Location : Throughout                                      |      |     |   |          |   |

## Ceilings

## AcousTile,Adhered

## Exposed Concrete

## Plaster

|  |      |    |   |           |   |
|--|------|----|---|-----------|---|
| 5%   | 2025 | ** | 5 | \$12,000  | B |
| 15%  | LIFE | ** | 5 | \$5,600   | B |
| 80%  | LIFE | ** | 5 | \$120,000 | B |
| Recent Repair Evident, Extent : Light, Area Affected : 20% |      |    |   |           |   |
| Location : Throughout                                      |      |    |   |           |   |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

|   |      |          |   |       |   |
|---|------|----------|---|-------|---|
| 100%  | 2020 | \$65,100 | 5 | \$800 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |          |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |          |   |       |   |
| <i>Explanation : Main Service Protector Rated @ 3500a.</i>        |      |          |   |       |   |

## Switchgear / Switchboard

## Fused Disc Sw

|      |  |  |      |           |   |       |   |
|------|--|--|------|-----------|---|-------|---|
| 100% |  |  | 2020 | \$298,000 | 5 | \$800 | B |
|------|--|--|------|-----------|---|-------|---|

## Raceway

## Conduit

## Conduit

|     |  |  |      |           |   |  |   |
|-----|--|--|------|-----------|---|--|---|
| 95% |  |  | 2020 | \$377,600 | 1 |  | B |
| 5%  |  |  | 2040 | **        | 1 |  | B |

## Panelboards

## Fused Disc Sw

## Molded Case Bkrs

## Molded Case Bkrs

|     |  |  |      |           |   |         |   |
|-----|--|--|------|-----------|---|---------|---|
| 5%  |  |  | 2019 | \$18,100  | 5 | \$200   | B |
| 90% |  |  | 2019 | \$325,200 | 5 | \$4,100 | B |
| 5%  |  |  | 2036 | **        | 5 | \$200   | B |

## Wiring

## Braided Cloth

|   |     |           |      |    |   |  |   |
|---|-----|-----------|------|----|---|--|---|
| 30%   | 2-4 | \$121,100 | 2045 | ** | 1 |  | B |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |           |      |    |   |  |   |
| <i>Location : Throughout The Building</i>                       |     |           |      |    |   |  |   |

## Thermoplastic

## Thermoplastic

|     |  |  |      |           |   |  |   |
|-----|--|--|------|-----------|---|--|---|
| 65% |  |  | 2020 | \$262,300 | 1 |  | B |
| 5%  |  |  | 2040 | **        | 1 |  | B |

## Motor Controllers

## Locally Mounted

## Locally Mounted

|     |  |  |      |          |   |         |   |
|-----|--|--|------|----------|---|---------|---|
| 95% |  |  | 2018 | \$62,700 | 5 | \$1,100 | B |
| 5%  |  |  | 2033 | **       | 5 | \$100   | B |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**RICHMOND HILL HIGH SCHOOL - Q**  
**Asset # : 1476**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Ground

Grounding Devices  
Not Accessible

100%

D

## Lighting

Interior Lighting  
Fluorescent

98%

2025

\* \*

10

\$154,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T8 Lamps*

HID

2%

2020

\$14,300

10

\$100

B

Egress Lighting

Emergency, Battery

40%

2020

\$28,500

10

\$16,600

B

Exit, Service

60%

2020

\$17,100

1

B

**Mechanical**

| System Component Type |  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
|-----------------------|--|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|
|-----------------------|--|------------|-------------------|----------------|---------|----------------|-------------|----------------|---------------|

## Heating

Energy Source

Fuel Oil No 6

100%

2030

\* \*

5

\$53,200

B

Conversion Equipment

Steam Boiler

100%

2018

\$953,800

1

\$170,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

0-2

\$136,800

2030

\* \*

4

\$8,500

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Condensate Return Lines*

Terminal Devices

Air Handler

20%

2015

\$211,300

1

\$21,300

B

Convactor/Radiator

70%

2018

\$1,295,400

1

\$38,900

B

Fan Coil Unit/Heat

10%

Now

\$29,300

2015

\$293,400

1

\$5,000

B

*Broken, Extent : Moderate, Area Affected : 10%**Location : Various*

## Air Conditioning

Energy Source

Electricity

100%

2028

\* \*

1

B

Conversion Equipment

Window/Wall Unit

20%

2018

\$80,600

1

B

No Component

80%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$95,800

B

Exhaust Fans

Interior

90%

2015

\$194,900

2

\$4,800

B

Roof

10%

2020

\$15,600

2

\$500

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**RICHMOND HILL HIGH SCHOOL - Q**  
**Asset # : 1476**

| Mechanical         |                       | Current Repair |                   |   | Future Replacement |                | Maintenance |                |               |
|--------------------|-----------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                       |                |                   |   |                    |                |             |                |               |
|                    | H/C Water Piping      |                |                   |   |                    |                |             |                |               |
|                    | Galv Iron/Steel       | 100%           |                   |   | 2025               | * *            | 1           |                | B             |
|                    | HW Heat Exchanger     |                |                   |   |                    |                |             |                |               |
|                    | Low Temp              | 100%           |                   |   | 2040               | * *            | 4           | \$17,000       | B             |
|                    |                       |                |                   | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                    |                       |                |                   | Location : One For Pool, One For Kitchen, One For Bldg. |                    |                |             |                |               |
|                    |                       |                |                   | Explanation : Three Units                               |                    |                |             |                |               |
|                    | Sanitary Piping       |                |                   |   |                    |                |             |                |               |
|                    | Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
|                    | Storm Drain Piping    |                |                   |   |                    |                |             |                |               |
|                    | Cast Iron             | 100%           |                   |   | LIFE               | * *            | 1           |                | B             |
|                    | Sump Pump(s)          |                |                   |   |                    |                |             |                |               |
|                    | Rigid Piping          | 100%           |                   |   | 2020               | \$10,300       | 4           | \$1,300        | B             |
|                    | Pool Filter/Treatment |                |                   |   |                    |                |             |                |               |
|                    | Sand                  | 100%           | 2-4               | \$135,700   | 2025               | * *            | 4           |                | B             |
|                    |                       |                |                   | Corroded, Extent : Moderate, Area Affected : 60%        |                    |                |             |                |               |
|                    |                       |                |                   | Location : Scupper Lines, Circulating Lines And Pumps   |                    |                |             |                |               |
|                    | Backflow Preventer    |                |                   |   |                    |                |             |                |               |
|                    | Generic               | 100%           |                   |   | 2025               | * *            | 1           | \$10,600       | B             |
|                    | Fixtures              |                |                   |   |                    |                |             |                |               |
|                    | Generic               | 100%           |                   |   |                    |                |             |                | B             |
| Vertical Transport |                       |                |                   |   |                    |                |             |                |               |
|                    | Elevators             |                |                   |   |                    |                |             |                |               |
|                    | Geared Traction       | 100%           |                   |   | LIFE               | * *            |             |                | C             |
|                    |                       |                |                   | Other Observation, Extent : Light, Area Affected : 100% |                    |                |             |                |               |
|                    |                       |                |                   | Location : B-5  |                    |                |             |                |               |
|                    |                       |                |                   | Explanation : One Unit Plus Sidewalk Hoist              |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SAMUEL GOMPERS HIGH SCHOOL - BX  
**Address** : 455 SOUTHERN BLVD. @E. 145 STREET  
**Borough** : BRONX **Agency's Number** : X655  
**Program / Asset #** : BOE0335.000 / 326 **Yr Built/Renovated** : 1935 / 2008  
**Area Sq Ft** : 164,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2576 **Lot** : 26 **BIN** : 2003883

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$216,800        | \$173,500          |
| Interior Architecture |  | \$248,900        | \$1,186,900        |
| Electrical            |  |                  | \$1,120,800        |
| Mechanical            |  | \$32,800         |                    |
| <b>Total</b>          |  | <b>\$498,500</b> | <b>\$2,481,200</b> |
| Priority A            |  | \$216,800        | \$173,500          |
| Priority B            |  | \$215,500        | \$1,199,200        |
| Priority C            |  | \$66,100         | \$1,108,600        |
| <b>Total</b>          |  | <b>\$498,500</b> | <b>\$2,481,200</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$66,500         |                 | \$3,800         |                 |
| Interior Architecture | \$76,800         |                 | \$4,900         | \$12,400        |
| Electrical            | \$9,400          | \$9,900         | \$12,800        | \$9,000         |
| Mechanical            | \$64,800         | \$51,700        | \$65,300        | \$57,000        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$225,300</b> | <b>\$69,500</b> | <b>\$94,800</b> | <b>\$86,300</b> |
| Priority A            | \$66,500         |                 | \$3,800         |                 |
| Priority B            | \$82,100         | \$69,500        | \$86,000        | \$73,900        |
| Priority C            | \$76,800         |                 | \$4,900         | \$12,400        |
| <b>Total</b>          | <b>\$225,300</b> | <b>\$69,500</b> | <b>\$94,800</b> | <b>\$86,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL GOMPERS HIGH SCHOOL - BX**  
**Asset # : 326**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 90%  |                   |                | LIFE               | **             | 5           | \$134,900      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Granite       | 5%   |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Masonry: Limestone     | 5%   |                   |                | LIFE               | **             | 5           | \$5,600        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 85%  |                   |                | 2039               | **             | 5           | \$27,000       | A             |
| Wood                   | 15%  | Now               | \$149,400      | 2048               | **             | 5           | \$23,800       | A             |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Split/Cracked, Extent : Moderate, Area Affected : 25%          |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  |                   |                | LIFE               | **             | 5-10        | \$33,200       | A             |
| Masonry: Limestone     | 25%  |                   |                | LIFE               | **             | 5-10        | \$21,200       | A             |
| Metal Rail             | 5%   |                   |                | 2036               | **             | 5-10        | \$6,300        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 80%  |                   |                | 2031               | **             | 10          | \$65,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne           | 20%  |                   |                | 2058               | **             | 10          | \$40,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Over Gymnasium                                      |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%   |                   |                | LIFE               | **             | 5           | \$43,300       | C             |
| Ceramic Tile           | 5%   |                   |                | 2026               | **             | 5           | \$9,900        | C             |
| Terrazzo               | 5%   |                   |                | LIFE               | **             | 5           | \$15,500       | C             |
| Vinyl Tile             | 25%  |                   |                | 2023               | \$471,400      | 3           | \$24,700       | C             |
| Vinyl Tile             | 25%  |                   |                | 2018               | \$471,400      | 3           | \$24,700       | C             |
|                        | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9x9 Tiles  |                   |                |                    |                |             |                |               |
| Wood                   | 35%  |                   |                | 2038               | **             | 5           | \$129,800      | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             | 10          | \$6,000        | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             | 10          | \$4,000        | C             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5-10        | \$102,200      | C             |
| SGFT/Glazed Masonry    | 25%  |                   |                | LIFE               | **             | 10          | \$25,000       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 25%  |                   |                | LIFE               | **             | 5-10        | \$52,200       | B             |
| Plaster                | 75%  |                   |                | LIFE               | **             | 5-10        | \$215,400      | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL GOMPERS HIGH SCHOOL - BX**  
**Asset # : 326**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Disconnect Switch Rated At 3000 Amps</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2043                      | * *                   | 5                  | \$600                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 20%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conduit   | 80%               |                          |                       | 2023                      | \$136,200             | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2045                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 20%               |                          |                       | 2039                      | * *                   | 5                  | \$700                 | B                    |
| Molded Case Bkrs  | 60%               |                          |                       | 2031                      | * *                   | 5                  | \$2,100               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2045                      | * *                   | 5                  | \$400                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 80%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2036                      | * *                   | 5                  | \$500                 | B                    |
| Locally Mounted   | 30%               |                          |                       | 2040                      | * *                   | 5                  | \$300                 | B                    |
| Motor Control Center  | 20%               |                          |                       | 2040                      | * *                   | 5                  | \$700                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 75%               |                          |                       | 2023                      | \$893,700             | 10                 | \$90,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Classrooms</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 25%               |                          |                       | 2028                      | * *                   | 10                 | \$30,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors And Basement</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$16,000              | B                    |
| Exit, Service   | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2028                      | * *                   | 10                 | \$400                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2031                      | * *                   | 1                  | \$15,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside And Hallways</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV Surveillance System</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL GOMPERS HIGH SCHOOL - BX**  
**Asset # : 326**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection  
 Generic

100%

2028

\* \*

1-3

\$82,800

B

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source  
 Natural Gas

100%

2043

\* \*

1

B

Conversion Equipment  
 Steam Boiler

100%

2040

\* \*

1

\$131,100

B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 3 Units*

**Distribution**

Steam Piping/Pump

100%

2049

\* \*

4

\$6,500

B

**Terminal Devices**

Air Handler

50%

2031

\* \*

1

\$40,900

B

Convactor/Radiator

50%

2040

\* \*

1

\$21,400

B

**Air Conditioning**

Energy Source  
 Electricity

50%

2039

\* \*

1

B

Natural Gas

50%

2049

\* \*

1

B

Conversion Equipment  
 Absorption  
 Chiller/Direct Fire

60%

2031

\* \*

1

\$85,900

B

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Units Using Lithium Bromide - Water As A Refrigerant*

Ext Pkg Unit - Cooling

40%

2028

\* \*

2

\$3,300

B

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Roof*

**Distribution**

Chilled Wtr Pipe/Pump

60%

2049

\* \*

4

\$3,900

B

*Recent Installation, Extent : Light, Area Affected : 90%*  
*Location : Basement A C Room*

Ductwork/Diffusers

40%

LIFE

\* \*

2

\$86,000

B

**Terminal Devices**

Air Handler/Cool/Ht

90%

2028

\* \*

1

\$73,700

B

No Component

10%

D

**Heat Rejection**

Water Cool Tower

60%

2027

\* \*

2

\$79,800

B

No Component

40%

D

**Ventilation****Distribution**

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$116,700

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL GOMPERS HIGH SCHOOL - BX**

**Asset # : 326**

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |  |                   |                    |         |                |             |                |               |
|                    | Exhaust Fans       |  |                   |                    |         |                |             |                |               |
|                    | Interior           | 90%  |                   |                    | 2028    | * *            | 2           | \$3,700        | B             |
|                    |                    | Recent Installation, Extent : Light, Area Affected : 90% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Throughout                                    |                   |                    |         |                |             |                |               |
|                    | Roof               | 10%  |                   |                    | 2023    | \$12,000       | 2           | \$400          | B             |
| Plumbing           |                    |  |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping   |  |                   |                    |         |                |             |                |               |
|                    | Galv Iron/Steel    | 100%   |                   |                    | 2036    | * *            | 1           |                | B             |
|                    | Water Heater       |  |                   |                    |         |                |             |                |               |
|                    | Electric           | 50%  |                   |                    | 2018    | \$11,700       | 4           | \$600          | B             |
|                    | Gas Fired          | 50%  |                   |                    | 2018    | \$17,500       | 2           | \$1,000        | B             |
|                    | Sanitary Piping    |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%   |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 80%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 20%  |                   |                    | 2023    | \$2,900        | 1           | \$1,600        | B             |
|                    | Fixtures           |  |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |               |
|                    | Elevators          |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : (1) C,B,1,2,3 (1) C,B - Operating By Chain    |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%   |                   |                    | 2033    | * *            | 1-2         | \$1,900        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SAMUEL J. TILDEN HIGH SCHOOL -BK  
**Address** : 5800 TILDEN AVE. BTWN: EAST 59 ST., EAST 58 ST.  
**Borough** : BROOKLYN **Agency's Number** : K415  
**Program / Asset #** : BOE0624.000 / 686 **Yr Built/Renovated** : 1930 / 2003  
**Area Sq Ft** : 245,000 **Project Type** : EDUCATION  
**Date of Survey** : 30-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4742 **Lot** : 1 **BIN** : 3104598

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$205,400             | \$126,100             |
| Interior Architecture | \$41,600              | \$311,700             |
| Electrical            | \$252,800             | \$794,500             |
| Mechanical            | \$1,992,100           | \$561,400             |
| <b>Total</b>          | <b>\$2,491,900</b>    | <b>\$1,793,700</b>    |
| Priority A            | \$205,400             | \$126,100             |
| Priority B            | \$2,244,900           | \$1,433,900           |
| Priority C            | \$41,600              | \$233,700             |
| <b>Total</b>          | <b>\$2,491,900</b>    | <b>\$1,793,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture |                  |                  |                 |                  |
| Interior Architecture | \$52,700         | \$52,200         | \$22,300        |                  |
| Electrical            | \$24,000         | \$58,400         | \$24,500        | \$97,100         |
| Mechanical            | \$55,900         | \$27,300         | \$44,200        | \$27,300         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$140,600</b> | <b>\$145,800</b> | <b>\$98,900</b> | <b>\$132,300</b> |
| Priority A            |                  |                  |                 |                  |
| Priority B            | \$87,900         | \$131,000        | \$76,700        | \$132,300        |
| Priority C            | \$52,700         | \$14,800         | \$22,300        |                  |
| <b>Total</b>          | <b>\$140,600</b> | <b>\$145,800</b> | <b>\$98,900</b> | <b>\$132,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL J. TILDEN HIGH SCHOOL -BK**  
**Asset # : 686**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$39,700       | A             |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           | \$86,400       | A             |
| Masonry: Limestone   | 10%        | Now               | \$63,800       | LIFE               | **             | 5           | \$7,600        | A             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                   |            |                   |                |                    |                |             |                |               |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2038               | **             | 5           | \$42,200       | A             |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$5,000        | A             |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5           | \$12,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 93%        |                   |                | 2027               | **             | 10          | \$141,600      | A             |
| Metal, Corrugated  | 5%         |                   |                | 2035               | **             | 1           |                | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2042               | **             | 10          | \$10,200       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               | **             | 5           | \$129,300      | C             |
| Ceramic Tile   | 10%        |                   |                | 2031               | **             | 5           | \$29,600       | C             |
| Terrazzo   | 15%        | Now               | \$26,600       | LIFE               | **             | 5           | \$34,600       | C             |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 40%        |                   |                | 2027               | **             | 3           | \$44,300       | C             |
| Wood   | 15%        |                   |                | 2050               | **             | 5           | \$83,100       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$15,000       | C             |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 5%         | Now               | \$26,200       | LIFE               | **             |             |                | C             |
| <i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : 57th Street Lobby</i>                            |            |                   |                |                    |                |             |                |               |
| Plaster  | 70%        |                   |                | LIFE               | **             | 5           | \$62,900       | C             |
| SGFT/Glazed Masonry  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 25%        |                   |                | 2035               | **             | 5           | \$62,400       | B             |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2035               | **             | 5           | \$12,500       | B             |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$5,900        | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                | B             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$78,000       | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL J. TILDEN HIGH SCHOOL -BK**  
**Asset # : 686**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>       |  |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment            |  |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 30%  |                          |                       | 2022                      | \$19,500              | 5                  | \$300                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Electrical Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 5000 Amps Main Disconnect Switch</i>                  |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 70%  |                          |                       | 2042                      | * *                   | 5                  | \$600                 | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Electrical Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 2500 Amps And One 800 Amps Main Disconnect Switch</i> |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard     |  |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 60%  |                          |                       | 2048                      | * *                   | 5                  | \$500                 | B                    |
| Fused Disc Sw                | 40%  |                          |                       | 2022                      | \$119,200             | 5                  | \$400                 | B                    |
| Raceway                      |  |                          |                       |                           |                       |                    |                       |                      |
| Conduit                      | 80%  |                          |                       | 2022                      | \$318,000             | 1                  |                       | B                    |
| Conduit                      | 20%  |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Panelboards                  |  |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw                | 5%   |                          |                       | 2021                      | \$18,100              | 5                  | \$200                 | B                    |
| Molded Case Bkrs             | 55%  |                          |                       | 2021                      | \$198,700             | 5                  | \$2,900               | B                    |
| Molded Case Bkrs             | 40%  |                          |                       | 2044                      | * *                   | 5                  | \$2,100               | B                    |
| Wiring                       |  |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth                | 20%  | 2-4                      | \$80,700              | 2047                      | * *                   | 1                  |                       | B                    |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Various Locations</i>  |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic                | 10%  |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Thermoplastic                | 70%  |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers            |  |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted              | 30%  |                          |                       | 2020                      | \$19,800              | 5                  | \$400                 | B                    |
| Locally Mounted              | 10%  |                          |                       | 2035                      | * *                   | 5                  | \$100                 | B                    |
| Locally Mounted              | 60%  |                          |                       | 2027                      | * *                   | 5                  | \$800                 | B                    |
| Ground                       |  |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | LIFE                      | * *                   | 5                  | \$3,000               | B                    |
| Stand-by Power               |  |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches            |  |                          |                       |                           |                       |                    |                       |                      |
| Automatic                    | 100%   |                          |                       | 2027                      | * *                   | 1                  | \$61,900              | B                    |
| Generators                   |  |                          |                       |                           |                       |                    |                       |                      |
| Diesel                       | 100%   |                          |                       | 2025                      | * *                   | 1                  | \$77,600              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Generator Room</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : One 175 Kw</i>  |                          |                       |                           |                       |                    |                       |                      |
| Batteries                    |  |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium               | 100%   |                          |                       | 2015                      | \$600                 | 5                  | \$44,700              | B                    |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL J. TILDEN HIGH SCHOOL -BK**  
**Asset # : 686**

| Electrical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Stand-by Power        |  |                   |                |                    |                |             |                |               |
| Fuel Storage          |  |                   |                |                    |                |             |                |               |
| Day Tank              | 50%  |                   |                | 2030               | * *            | 5           | \$18,300       | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Generator Room                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 50 Gallon Tank                           |                   |                |                    |                |             |                |               |
| Main Tank             | 50%  |                   |                | 2037               | * *            | 5           | \$2,900        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Basement  |                   |                |                    |                |             |                |               |
|                       | Explanation : One 275 Gallon Tank                          |                   |                |                    |                |             |                |               |
| Lighting              |  |                   |                |                    |                |             |                |               |
| Interior Lighting     |  |                   |                |                    |                |             |                |               |
| Fluorescent           | 92%  |                   |                | 2027               | * *            | 10          | \$166,600      | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-8 Lamps                              |                   |                |                    |                |             |                |               |
| Fluorescent           | 3%   |                   |                | 2027               | * *            | 10          | \$5,400        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Auditorium                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Using T-5 Lamps                              |                   |                |                    |                |             |                |               |
| HID                   | 3%   |                   |                | 2027               | * *            | 10          | \$200          | B             |
| Incandescent          | 2%   |                   |                | 2022               | \$35,600       | 2           | \$100          | B             |
| Egress Lighting       |  |                   |                |                    |                |             |                |               |
| Emergency, Battery    | 40%  |                   |                | 2017               | \$32,800       | 10          | \$19,100       | B             |
| Exit, Service         | 60%  |                   |                | 2017               | \$19,700       | 1           |                | B             |
| Exterior Lighting     |  |                   |                |                    |                |             |                |               |
| HID                   | 100%   |                   |                | 2022               | \$83,700       | 10          | \$600          | B             |
| Alarm                 |  |                   |                |                    |                |             |                |               |
| Fire/Smoke Detection  |  |                   |                |                    |                |             |                |               |
| No Component          | 20%  |                   |                |                    |                |             |                | D             |
| Generic               | 80%  |                   |                | 2027               | * *            | 1-3         | \$99,000       | B             |

| <b>Mechanical</b>                         |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>              | <b>% of Total</b>                                       | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating                                   |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source Interruptible Gas/Dual Fuel | 100%  |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
|   | Other Observation, Extent : Light, Area Affected : 100% |                          |                       |                           |                       |                    |                       |                      |
|   | Location : Fuel Vault                                   |                          |                       |                           |                       |                    |                       |                      |
|   | Explanation : Two 15,000 Gallon Tanks #2 Fuel Oil       |                          |                       |                           |                       |                    |                       |                      |
|   | 4 - Steam Boiler  |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL J. TILDEN HIGH SCHOOL -BK**  
**Asset # : 686**

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Heating</b>                 |   |                   |                |                    |                |             |                |               |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%  | Now               | \$21,900       | 2035               | * *            | 1           | \$176,200      | B             |
|                                | <i>Other Observation, Extent : Light, Area Affected : 5%</i>  |                   |                |                    |                |             |                |               |
|                                | <i>Location : Boiler Room</i>   |                   |                |                    |                |             |                |               |
|                                | <i>Explanation : Leaking Tubes</i>  |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%  | Now               | \$78,600       | 2042               | * *            | 4           | \$9,800        | B             |
|                                | <i>Leak Evident, Extent : Light, Area Affected : 5%</i>   |                   |                |                    |                |             |                |               |
|                                | <i>Location : Piping Near Pool Filter, Vacuum Condensate Pumps And Near Hw Heat Exchanger</i>                     |                   |                |                    |                |             |                |               |
| Terminal Devices               |   |                   |                |                    |                |             |                |               |
| Air Handler                    | 10%   |                   |                | 2022               | \$121,400      | 1           | \$12,200       | B             |
| Convactor/Radiator             | 40%   |                   |                | 2027               | * *            | 1           | \$25,600       | B             |
| Fan Coil Unit/Heat             | 50%   |                   |                | 2017               | \$1,685,600    | 1           | \$32,000       | B             |
| <b>Air Conditioning</b>        |   |                   |                |                    |                |             |                |               |
| Energy Source                  |   |                   |                |                    |                |             |                |               |
| Electricity                    | 100%  |                   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment           |   |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 5%  |                   |                | 2027               | * *            | 2           | \$600          | B             |
| Window/Wall Unit               | 30%   | Now               | \$55,500       | 2020               | \$138,900      | 1           |                | B             |
|                                | <i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |               |
|                                | <i>Location : Throughout Classrooms</i>   |                   |                |                    |                |             |                |               |
| No Component                   | 65%   |                   |                |                    |                |             |                | D             |
| <b>Ventilation</b>             |   |                   |                |                    |                |             |                |               |
| Distribution                   |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | * *            | 2-5         | \$110,100      | B             |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |               |
| Interior                       | 95%   |                   |                | 2022               | \$236,500      | 2           | \$5,800        | B             |
| Roof                           | 5%  |                   |                | 2027               | * *            | 2           | \$300          | B             |
| <b>Plumbing</b>                |   |                   |                |                    |                |             |                |               |
| H/C Water Piping               |   |                   |                |                    |                |             |                |               |
| Brass/Copper                   | 2%  |                   |                | 2052               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 98%   |                   |                | 2035               | * *            | 1           |                | B             |
| Water Heater                   |   |                   |                |                    |                |             |                |               |
| Gas Fired                      | 70%   |                   |                | 2017               | \$36,700       | 2           | \$2,100        | B             |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                |                    |                |             |                |               |
|                                | <i>Location : Boiler Room And Pool Filter Room</i>  |                   |                |                    |                |             |                |               |
|                                | <i>Explanation : 1,000 Gal Tank Serving Locker Rooms Only / Gas Fired Back Up In Boiler Room For Seasonal Use</i> |                   |                |                    |                |             |                |               |
| Gas Fired                      | 30%   | Now               | \$15,700       | 2022               | \$15,700       | 2           | \$700          | B             |
|                                | <i>Damaged, Extent : Severe, Area Affected : 30%</i>  |                   |                |                    |                |             |                |               |
|                                | <i>Location : Basement Next To Pool</i>   |                   |                |                    |                |             |                |               |
| HW Heat Exchanger              |   |                   |                |                    |                |             |                |               |
| Low Temp                       | 100%  |                   |                | 2042               | * *            | 4           | \$29,400       | B             |
| Sanitary Piping                |   |                   |                |                    |                |             |                |               |
| Cast Iron                      | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SAMUEL J. TILDEN HIGH SCHOOL -BK**  
**Asset # : 686**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2032               | * *            | 4           | \$1,300        | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                    |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment |   |                   |                |                    |                |             |                |               |
| Sand                  | 100%  | Now               | \$135,700      | 2027               | * *            | 4           |                | B             |
|                       | Corroded, Extent : Moderate, Area Affected : 20%          |                   |                |                    |                |             |                |               |
|                       | Location : Filter Room                                    |                   |                |                    |                |             |                |               |
|                       | Leak Evident, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |               |
|                       | Location : Pool Filter Room                               |                   |                |                    |                |             |                |               |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 50%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement To 3                                  |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                      |                   |                |                    |                |             |                |               |
| Hydraulic             | 50%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                       | Location : Basement To First                              |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                      |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 95%   |                   |                |                    |                |             |                | D             |
| Generic               | 5%  |                   |                | 2032               | * *            | 1-2         | \$2,800        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)  
**Address** : 49 FLATBUSH AVE. EXT. BTWN: CONCORD ST., CHAPEL ST.  
**Borough** : BROOKLYN **Agency's Number** : K805  
**Program / Asset #** : BOE0663.000 / 336 **Yr Built/Renovated** : 1921 / 2010  
**Area Sq Ft** : 173,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,8  
**Block** : 2106 **Lot** : 9 **BIN** : 3059161

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|--|------------------|--------------------|
| Exterior Architecture |  | \$84,600         | \$1,386,500        |
| Interior Architecture |  | \$277,200        | \$289,800          |
| Electrical            |  | \$75,800         | \$1,414,200        |
| Mechanical            |  | \$213,900        | \$930,600          |
| <b>Total</b>          |  | <b>\$651,500</b> | <b>\$4,021,000</b> |
| Priority A            |  | \$84,600         | \$1,386,500        |
| Priority B            |  | \$477,600        | \$2,415,100        |
| Priority C            |  | \$89,300         | \$219,500          |
| <b>Total</b>          |  | <b>\$651,500</b> | <b>\$4,021,000</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$33,100         | \$800           |                 | \$26,300         |
| Interior Architecture | \$1,200          | \$28,200        | \$15,000        | \$1,200          |
| Electrical            | \$34,900         | \$19,200        | \$19,200        | \$42,500         |
| Mechanical            | \$30,400         | \$24,500        | \$38,100        | \$22,200         |
| Elevators/Escalators  | \$23,700         | \$23,700        | \$23,700        | \$23,700         |
| <b>Total</b>          | <b>\$123,200</b> | <b>\$96,400</b> | <b>\$96,000</b> | <b>\$115,900</b> |
| Priority A            | \$33,100         | \$800           |                 | \$26,300         |
| Priority B            | \$89,000         | \$67,400        | \$81,000        | \$88,400         |
| Priority C            | \$1,200          | \$28,200        | \$15,000        | \$1,200          |
| <b>Total</b>          | <b>\$123,200</b> | <b>\$96,400</b> | <b>\$96,000</b> | <b>\$115,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**  
**Asset # : 336**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 65%   |                   |                | LIFE    | **                 | 5           | \$872,300      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 20%   |                   |                | LIFE    | **                 | 5           | \$53,700       | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2042    | **                 | 5-10        | \$92,300       | A             |  |
| Stucco Cement          | 10%   | Now               | \$84,600       | 2035    | **                 | 5           | \$33,600       | A             |  |
|                        | Spalling, Extent : Light, Area Affected : 10%                 |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 5%  | Now               | \$13,000       | 2038    | **                 | 5           | \$1,400        | A             |  |
|                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria  |                   |                |         |                    |             |                |               |  |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |         |                    |             |                |               |  |
|                        | Location : Cafeteria  |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   |                   |                | 2038    | **                 | 5           | \$51,300       | A             |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 90%   |                   |                | LIFE    | **                 | 5           | \$109,900      | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 5%  |                   |                | 2042    | **                 | 5           | \$2,300        | A             |  |
| Stucco Cement          | 5%  |                   |                | 2035    | **                 | 5           | \$1,500        | A             |  |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%    |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 95%   | Now               | \$14,200       | 2022    | \$283,500          |             |                | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 5%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Skylight, Plastic      | 5%  | Now               | \$5,900        | 2035    | **                 | 1           |                | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Interior               |   |                   |                |         |                    |             |                |               |  |
| Floors                 |   |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete | 20%   |                   |                | LIFE    | **                 | 5           | \$82,000       | C             |  |
| Ceramic Tile           | 3%  |                   |                | 2031    | **                 | 5           | \$5,600        | C             |  |
| Panel/Paver: Cer/Brk   | 2%  |                   |                | 2030    | **                 | 5           | \$8,400        | C             |  |
| Vinyl Tile             | 5%  |                   |                | 2017    | \$89,300           | 3           | \$4,700        | C             |  |
| Vinyl Tile             | 50%   |                   |                | 2027    | **                 | 3           | \$35,200       | C             |  |
| Vinyl Tile             | 15%   |                   |                | 2030    | **                 | 3           | \$10,500       | C             |  |
| Wood                   | 5%  |                   |                | 2050    | **                 | 5           | \$17,600       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**

**Asset # : 336**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Interior**

**Interior Walls**

|               |     |  |  |      |    |   |           |   |
|---------------|-----|--|--|------|----|---|-----------|---|
| Ceramic Tile  | 7%  |  |  | 2031 | ** | 5 | \$24,300  | C |
| Gypsum Board  | 66% |  |  | LIFE | ** | 5 | \$137,400 | C |
| Marble Panels | 2%  |  |  | LIFE | ** |   |           | C |
| Plaster       | 25% |  |  | LIFE | ** | 5 | \$26,000  | C |

**Ceilings**

|                      |     |     |           |      |    |   |          |   |
|----------------------|-----|-----|-----------|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 75% | Now | \$187,800 | 2035 | ** | 5 | \$70,300 | B |
|----------------------|-----|-----|-----------|------|----|---|----------|---|

*Broken/Missing Elements, Extent : Light, Area Affected : 20%*

*Location : Throughout*

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Exposed Concrete | 25% |  |  | LIFE | ** | 5 | \$7,300 | B |
|------------------|-----|--|--|------|----|---|---------|---|

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

**Service Equipment**

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amps And 1600 Amps Main Disconnect Switch*

**Switchgear / Switchboard**

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | ** | 5 | \$600 | B |
|---------------|------|--|--|------|----|---|-------|---|

**Raceway**

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 50% |  |  | 2032 | **        | 1 |  | B |
| Conduit | 50% |  |  | 2022 | \$108,500 | 1 |  | B |

**Panelboards**

|                |     |     |          |      |    |   |       |   |
|----------------|-----|-----|----------|------|----|---|-------|---|
| Fused Disc Sw  | 10% |     |          | 2030 | ** | 5 | \$300 | B |
| Fused Knife Sw | 10% | 2-4 | \$16,900 | 2047 | ** | 5 | \$200 | B |

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 20% |  |  | 2021 | \$33,900 | 5 | \$800   | B |
| Molded Case Bkrs | 60% |  |  | 2030 | **       | 5 | \$2,300 | B |

**Wiring**

|               |     |     |          |      |    |   |  |   |
|---------------|-----|-----|----------|------|----|---|--|---|
| Braided Cloth | 30% | 2-4 | \$75,800 | 2047 | ** | 1 |  | B |
|---------------|-----|-----|----------|------|----|---|--|---|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Upper Floors*

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Thermoplastic | 70% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

**Motor Controllers**

|                      |     |  |  |      |    |   |         |   |
|----------------------|-----|--|--|------|----|---|---------|---|
| Locally Mounted      | 20% |  |  | 2027 | ** | 5 | \$200   | B |
| Motor Control Center | 80% |  |  | 2027 | ** | 5 | \$3,100 | B |

**Ground**

**Grounding Devices**

|         |      |  |  |      |    |   |         |   |
|---------|------|--|--|------|----|---|---------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,100 | B |
|---------|------|--|--|------|----|---|---------|---|

**Stand-by Power**

**Transfer Switches**

|           |      |  |  |      |    |   |          |   |
|-----------|------|--|--|------|----|---|----------|---|
| Automatic | 100% |  |  | 2039 | ** | 1 | \$43,700 | B |
|-----------|------|--|--|------|----|---|----------|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**

**Asset # : 336**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$54,800              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Generator Room                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 360 Kw                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$5,200               | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank  | 100%              |                          |                       | 2057                      | * *                   | 5                  | \$3,700               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 275 Gals                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 84%               |                          |                       | 2022                      | \$531,100             | 10                 | \$96,500              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout The Building                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-12 Lamps                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 10%               |                          |                       | 2027                      | * *                   | 10                 | \$11,500              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 5%                |                          |                       | 2027                      | * *                   | 10                 | \$5,700               | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Top Floor Hallway                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-5 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 1%                |                          |                       | 2022                      | \$5,200               | 10                 |                       | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2022                      | \$26,000              | 10                 | \$15,100              | B                    |
| Exit, Service  | 50%               |                          |                       | 2022                      | \$10,400              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$59,100              | 10                 | \$500                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$53,000              | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 35%               |                          |                       | 2022                      | \$585,100             | 1-3                | \$30,600              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**

**Asset # : 336**

| Mechanical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Heating  |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Natural Gas  | 20%        |                   |                | 2048    | **                 | 1           |                | B             |  |
| Interruptible Gas/Dual Fuel  | 80%        |                   |                | 2048    | **                 | 1           |                | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement Vault<br>Explanation : 1 - 10,000 Gallon Tank |            |                   |                |         |                    |             |                |               |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Furnace  | 20%        |                   |                | 2030    | **                 | 1           | \$12,400       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 4 - Gas Fired Roof Top Units     |            |                   |                |         |                    |             |                |               |  |
| Steam Boiler   | 80%        |                   |                | 2039    | **                 | 1           | \$99,400       | B             |  |
| Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 2 - Steam Boilers            |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Steam Piping/Pump  | 100%       |                   |                | 2032    | **                 | 4           | \$6,200        | B             |  |
| Terminal Devices   |            |                   |                |         |                    |             |                |               |  |
| Air Handler  | 30%        |                   |                | 2022    | \$231,100          | 1           | \$23,300       | B             |  |
| Convactor/Radiator   | 60%        |                   |                | 2020    | \$596,800          | 1           | \$24,300       | B             |  |
| Fan Coil Unit/Heat   | 10%        |                   |                | 2017    | \$213,900          | 1           | \$4,100        | B             |  |
| Air Conditioning   |            |                   |                |         |                    |             |                |               |  |
| Energy Source  |            |                   |                |         |                    |             |                |               |  |
| Electricity  | 100%       |                   |                | 2038    | **                 | 1           |                | B             |  |
| Conversion Equipment   |            |                   |                |         |                    |             |                |               |  |
| Ext Pkg Unit - Heating/Cooling   | 25%        |                   |                | 2030    | **                 | 2           | \$1,900        | B             |  |
| Window/Wall Unit   | 35%        | Now               | \$5,100        | 2020    | \$102,800          | 1           |                | B             |  |
| Malfunctioning, Extent : Light, Area Affected : 5%<br>Location : Various Locations, Multiple Mechanical Defects              |            |                   |                |         |                    |             |                |               |  |
| No Component   | 40%        |                   |                |         |                    |             |                | D             |  |
| Ventilation  |            |                   |                |         |                    |             |                |               |  |
| Distribution   |            |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE    | **                 | 2-5         | \$69,900       | B             |  |
| Exhaust Fans   |            |                   |                |         |                    |             |                |               |  |
| Interior   | 10%        |                   |                | 2022    | \$8,900            | 2           | \$400          | B             |  |
| Roof   | 90%        |                   |                | 2030    | **                 | 2           | \$3,500        | B             |  |
| Plumbing   |            |                   |                |         |                    |             |                |               |  |
| H/C Water Piping   |            |                   |                |         |                    |             |                |               |  |
| Brass/Copper   | 5%         |                   |                | 2048    | **                 | 1           |                | B             |  |
| Galv Iron/Steel  | 95%        |                   |                | 2027    | **                 | 1           |                | B             |  |
| Water Heater   |            |                   |                |         |                    |             |                |               |  |
| Gas Fired  | 100%       |                   |                | 2021    | \$33,200           | 2           | \$1,900        | B             |  |
| Sanitary Piping  |            |                   |                |         |                    |             |                |               |  |
| Cast Iron  | 100%       |                   |                | LIFE    | **                 | 1           |                | B             |  |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SCIENCE SKILLS CENTER H.S. (BROOKLYN AREA OFFICE - BK)**

**Asset # : 336**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 95%   |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Plastic/PVC        | 5%  |                   |                    | 2042    | * *            | 1           |                | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2030    | * *            | 1           | \$7,700        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-8  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 3 Units, 1 Is Undergoing Renovation       |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-5         | \$63,300       | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-2         | \$35,200       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SEWARD PARK HIGH SCHOOL - M  
**Address** : 350 GRAND ST. BTWN: ESSEX ST., LUDLOW ST.  
**Borough** : MANHATTAN **Agency's Number** : M445  
**Program / Asset #** : BOE0124.000 / 2769 **Yr Built/Renovated** : 1930 / 2004  
**Area Sq Ft** : 261,600 **Project Type** : EDUCATION  
**Date of Survey** : 24-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5,6  
**Block** : 408 **Lot** : 30 **BIN** : 1005283

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,059,900           | \$393,000             |
| Interior Architecture | \$1,366,000           | \$456,400             |
| Electrical            | \$1,756,000           | \$1,024,400           |
| Mechanical            | \$831,500             | \$554,900             |
| <b>Total</b>          | <b>\$6,013,500</b>    | <b>\$2,428,700</b>    |
| Priority A            | \$2,059,900           | \$393,000             |
| Priority B            | \$3,209,700           | \$1,714,200           |
| Priority C            | \$743,900             | \$321,500             |
| <b>Total</b>          | <b>\$6,013,500</b>    | <b>\$2,428,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$7,100         |                 | \$29,700         |
| Interior Architecture | \$41,300        | \$19,800        |                 | \$19,700         |
| Electrical            | \$11,000        | \$11,200        | \$8,900         | \$48,000         |
| Mechanical            | \$11,700        | \$15,200        | \$36,100        | \$20,500         |
| Elevators/Escalators  | \$17,800        | \$17,800        | \$17,800        | \$17,800         |
| <b>Total</b>          | <b>\$81,800</b> | <b>\$71,100</b> | <b>\$62,800</b> | <b>\$135,700</b> |
| Priority A            |                 | \$7,100         |                 | \$29,700         |
| Priority B            | \$40,500        | \$44,200        | \$62,800        | \$86,300         |
| Priority C            | \$41,300        | \$19,800        |                 | \$19,700         |
| <b>Total</b>          | <b>\$81,800</b> | <b>\$71,100</b> | <b>\$62,800</b> | <b>\$135,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SEWARD PARK HIGH SCHOOL - M**  
**Asset # : 2769**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE               | **             | 5           | \$51,600       | A             |
| Masonry: Brick   | 53%        |                   |                | LIFE               | **             | 5           | \$70,100       | A             |
| Masonry: Granite   | 30%        | Now               | \$267,600      | LIFE               | **             | 5           | \$29,700       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : Corners   |            |                   |                |                    |                |             |                |               |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : South Corner                                      |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5           | \$9,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Wood   | 100%       | Now               | \$1,701,700    | 2047               | **             | 5           | \$271,300      | A             |
| Air Infiltration, Extent : Severe, Area Affected : 50%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Severe, Area Affected : 35%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout Window Lintels                         |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Masonry: Limestone   | 15%        |                   |                | LIFE               | **             | 5           | \$1,500        | A             |
| Metal Security Bars  | 10%        |                   |                | 2037               | **             |             |                | A             |
| Metal: Cage/Fence  | 20%        |                   |                | 2035               | **             | 5-10        | \$12,200       | A             |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 32%        |                   |                | 2027               | **             | 10          | \$29,700       | A             |
| Copper/Terne   | 3%         |                   |                | 2050               | **             | 10          | \$7,000        | A             |
| Paver: Asphalt   | 65%        |                   |                | 2025               | **             | 10          | \$90,600       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 25%        |                   |                | LIFE               | **             | 5           | \$172,600      | C             |
| Ceramic Tile   | 5%         |                   |                | 2035               | **             | 5           | \$15,800       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boys And Girls Restrooms                          |            |                   |                |                    |                |             |                |               |
| Mosaic Tile  | 3%         |                   |                | 2027               | **             | 5           | \$23,700       | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$12,300       | C             |
| Vinyl Tile   | 20%        |                   |                | 2017               | \$601,500      | 3           | \$31,600       | C             |
| Vinyl Tile   | 10%        |                   |                | 2030               | **             | 3           | \$11,800       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor Corridor                              |            |                   |                |                    |                |             |                |               |
| Wood   | 27%        |                   |                | 2037               | **             | 5           | \$159,700      | C             |
| Wood   | 5%         | Now               | \$33,500       | 2037               | **             | 5           | \$14,800       | C             |
| Deteriorated Finish, Extent : Severe, Area Affected : 50%    |            |                   |                |                    |                |             |                |               |
| Location : 6th Floor Gym                                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SEWARD PARK HIGH SCHOOL - M**  
**Asset # : 2769**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |     |          |      |     |  |  |   |
|------------------------|----|-----|----------|------|-----|--|--|---|
| Cast in Place Concrete | 3% | Now | \$62,500 | LIFE | * * |  |  | C |
|------------------------|----|-----|----------|------|-----|--|--|---|

*Paint Peeling, Extent : Moderate, Area Affected : 25%**Location : Filter Room**Water Penetration, Extent : Moderate, Area Affected : 15%**Location : Filter Room*

|                |     |  |  |      |     |   |          |   |
|----------------|-----|--|--|------|-----|---|----------|---|
| Ceramic Tile   | 5%  |  |  | 2025 | * * | 5 | \$16,000 | C |
| Masonry: Brick | 15% |  |  | LIFE | * * |   |          | C |
| Marble Panels  | 5%  |  |  | LIFE | * * |   |          | C |
| Plaster        | 69% |  |  | LIFE | * * | 5 | \$66,200 | C |
| Plaster        | 3%  |  |  | LIFE | * * | 5 | \$2,900  | C |

## Ceilings

|                   |     |     |           |      |     |   |          |   |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTile,Adhered | 13% | Now | \$208,900 | 2042 | * * | 5 | \$17,300 | B |
|-------------------|-----|-----|-----------|------|-----|---|----------|---|

*Loose/Delam Surface, Extent : Severe, Area Affected : 25%**Location : Cafeteria**Staining/Discoloring, Extent : Moderate, Area Affected : 50%**Location : Cafeteria**Worn/Eroded, Extent : Moderate, Area Affected : 25%**Location : Cafeteria*

|                  |    |     |          |      |     |   |         |   |
|------------------|----|-----|----------|------|-----|---|---------|---|
| Exposed Concrete | 5% | Now | \$51,400 | LIFE | * * | 5 | \$2,100 | B |
|------------------|----|-----|----------|------|-----|---|---------|---|

*Exposed Reinforcement, Extent : Severe, Area Affected : 5%**Location : Filter Room**Paint Peeling, Extent : Moderate, Area Affected : 25%**Location : Filter Room*

|             |     |     |           |      |     |   |           |   |
|-------------|-----|-----|-----------|------|-----|---|-----------|---|
| Metal Panel | 1%  |     |           | LIFE | * * | 5 | \$3,300   | B |
| Plaster     | 79% | Now | \$361,900 | LIFE | * * | 5 | \$131,600 | B |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : 4th Floor, 5th Floor, Stair(s)*

|         |    |  |  |      |     |   |         |   |
|---------|----|--|--|------|-----|---|---------|---|
| Plaster | 2% |  |  | LIFE | * * | 5 | \$3,300 | B |
|---------|----|--|--|------|-----|---|---------|---|

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |   |
|---------------|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw | 100% |  |  | 2022 | \$65,100 | 5 | \$1,000 | B |
|---------------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated @ 5000 Amperes*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |   |
|---------------|-----|--|--|------|-----------|---|-------|---|
| Fused Disc Sw | 80% |  |  | 2022 | \$238,400 | 5 | \$800 | B |
| Fused Disc Sw | 20% |  |  | 2042 | * *       | 5 | \$200 | B |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 95% |  |  | 2022 | \$377,600 | 1 |  | B |
| Conduit | 5%  |  |  | 2042 | * *       | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**SEWARD PARK HIGH SCHOOL - M**  
**Asset # : 2769**

| Electrical   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts  |            |                   |                |         |                    |             |                |               |  |
| Panelboards  |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw  | 20%        |                   |                | 2021    | \$72,300           | 5           | \$1,000        | B             |  |
| Molded Case Bkrs   | 75%        |                   |                | 2030    | * *                | 5           | \$4,300        | B             |  |
| Molded Case Bkrs   | 5%         |                   |                | 2038    | * *                | 5           | \$300          | B             |  |
| Wiring   |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth  | 75%        | 2-4               | \$302,600      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic  | 20%        |                   |                | 2032    | * *                | 1           |                | B             |  |
| Thermoplastic  | 5%         |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers  |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted  | 75%        |                   |                | 2020    | \$49,500           | 5           | \$1,100        | B             |  |
| Locally Mounted  | 20%        |                   |                | 2035    | * *                | 5           | \$300          | B             |  |
| Locally Mounted  | 5%         | Now               | \$3,300        | 2042    | * *                | 5           |                | B             |  |
| Not Functioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : Basement  |            |                   |                |         |                    |             |                |               |  |
| Ground   |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices  |            |                   |                |         |                    |             |                |               |  |
| Generic  | 100%       | 0-2               | \$900          | LIFE    | * *                | 5           | \$3,200        | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Water Service Room                              |            |                   |                |         |                    |             |                |               |  |
| Explanation : Ground Bus Bar Is Painted                    |            |                   |                |         |                    |             |                |               |  |
| Lighting   |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting  |            |                   |                |         |                    |             |                |               |  |
| Fluorescent  | 98%        |                   |                | 2027    | * *                | 10          | \$189,500      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                         |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| HID  | 1%         |                   |                | 2017    | \$8,800            | 10          | \$100          | B             |  |
| Incandescent   | 1%         |                   |                | 2017    | \$19,000           | 2           |                | B             |  |
| Egress Lighting  |            |                   |                |         |                    |             |                |               |  |
| Emergency, Service   | 45%        |                   |                | 2027    | * *                | 1           |                | B             |  |
| Emergency, Battery   | 5%         | Now               | \$4,400        | 2032    | * *                |             |                | B             |  |
| Not Functioning, Extent : Moderate, Area Affected : 100%   |            |                   |                |         |                    |             |                |               |  |
| Location : 1st Floor                                       |            |                   |                |         |                    |             |                |               |  |
| Exit, Service  | 25%        |                   |                | 2017    | \$8,700            | 1           |                | B             |  |
| Exit, Service  | 25%        |                   |                | 2027    | * *                | 1           |                | B             |  |
| Exterior Lighting  |            |                   |                |         |                    |             |                |               |  |
| HID  | 100%       |                   |                | 2030    | * *                | 10          | \$700          | B             |  |
| Alarm  |            |                   |                |         |                    |             |                |               |  |
| Security System  |            |                   |                |         |                    |             |                |               |  |
| No Component   | 70%        |                   |                |         |                    |             |                | D             |  |
| Generic  | 30%        |                   |                | 2022    | \$221,500          | 1           | \$24,000       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Hallways  |            |                   |                |         |                    |             |                |               |  |
| Explanation : CCTV And Intrusion Alarm System              |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**SEWARD PARK HIGH SCHOOL - M**  
**Asset # : 2769**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

## Fire/Smoke Detection

No Component

50%

Generic

50% 2-4

\$1,263,900

2032

\* \*

1-3

\$60,100

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement, Hallways**Explanation : Obsolete Fire Alarm Control Panel. Pull Station And Alarm Bells Only*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Utility Steam

100%

2032

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : Steam From Con Ed*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2035

\* \*

5

\$12,500

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Condensate Is Mixed With Cold Water To Cool It Down Before Discharge To Sewer. Wastes Energy And Water*

## Distribution

Steam Piping/Pump

100%

Now

\$167,900

2032

\* \*

4

\$10,400

B

*Steam Traps Faulty, Extent : Severe, Area Affected : 60%**Location : Various Areas*

## Terminal Devices

Air Handler

30%

Now

\$7,800

2032

\* \*

1

\$35,300

B

*Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Pneumatic Control Valves, Various Areas*

Convactor/Radiator

70%

Now

\$159,000

2027

\* \*

1

\$43,000

B

*Malfunctioning, Extent : Severe, Area Affected : 40%**Location : Thermostats Throughout***Air Conditioning**

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2015

\$247,100

1

B

No Component

50%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

Now

\$41,500

LIFE

\* \*

2-5

\$117,600

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Flex Joints, 6th Floor Fan Room**Needs Cleaning, Extent : Severe, Area Affected : 100%**Location : Throughout*

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**DEPARTMENT OF EDUCATION - 040**  
**SEWARD PARK HIGH SCHOOL - M**  
**Asset # : 2769**

| Mechanical   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Ventilation  |                |                      |                |                    |                |                |                |                  |
| Exhaust Fans   |                |                      |                |                    |                |                |                |                  |
| Interior   | 100%           |                      |                | 2030               | * *            | 2              | \$6,500        | B                |
| Plumbing   |                |                      |                |                    |                |                |                |                  |
| H/C Water Piping   |                |                      |                |                    |                |                |                |                  |
| Brass/Copper   | 70%            |                      |                | 2022               | \$502,600      | 1              |                | B                |
| Galv Iron/Steel  | 30%            | Now                  | \$43,100       | 2027               | * *            | 1              |                | B                |
| <i>Corroded, Extent : Severe, Area Affected : 15%</i>                  |                |                      |                |                    |                |                |                |                  |
| <i>Location : Pool Pump Room, Sub Basement</i>                         |                |                      |                |                    |                |                |                |                  |
| Water Heater   |                |                      |                |                    |                |                |                |                  |
| Electric   | 100%           |                      |                | 2017               | \$37,300       | 4              | \$1,300        | B                |
| HW Heat Exchanger  |                |                      |                |                    |                |                |                |                  |
| Low Temp   | 90%            |                      |                | 2032               | * *            | 4              | \$18,800       | B                |
| Low Temp   | 10%            | Now                  | \$2,200        | 2032               | * *            | 4              | \$2,100        | B                |
| <i>Other Observation, Extent : Severe, Area Affected : 40%</i>         |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>   |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : Heat Exchanger For Pool Area Out Of Service</i>       |                |                      |                |                    |                |                |                |                  |
| Sanitary Piping  |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping   |                |                      |                |                    |                |                |                |                  |
| Cast Iron  | 100%           |                      |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)   |                |                      |                |                    |                |                |                |                  |
| Rigid Piping   | 100%           |                      |                | 2017               | \$10,300       | 4              | \$1,300        | B                |
| Pool Filter/Treatment  |                |                      |                |                    |                |                |                |                  |
| Sand   | 100%           | Now                  | \$135,700      | 2035               | * *            | 4              |                | B                |
| <i>Corroded, Extent : Severe, Area Affected : 40%</i>                  |                |                      |                |                    |                |                |                |                  |
| <i>Location : Filters In Sub Basement</i>                              |                |                      |                |                    |                |                |                |                  |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>            |                |                      |                |                    |                |                |                |                  |
| <i>Location : Basement</i>   |                |                      |                |                    |                |                |                |                  |
| Fixtures   |                |                      |                |                    |                |                |                |                  |
| Generic  | 100%           |                      |                |                    |                |                |                | B                |
| Vertical Transport   |                |                      |                |                    |                |                |                |                  |
| Elevators  |                |                      |                |                    |                |                |                |                  |
| Gearless Traction  | 100%           |                      |                | LIFE               | * *            |                |                | C                |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                |                      |                |                    |                |                |                |                  |
| <i>Location : (2) 1 - 5 &amp; (1) B - 5 ( Currently Under Repair )</i> |                |                      |                |                    |                |                |                |                  |
| <i>Explanation : 3 Units</i>   |                |                      |                |                    |                |                |                |                  |
| Fire Suppression   |                |                      |                |                    |                |                |                |                  |
| Sprinkler  |                |                      |                |                    |                |                |                |                  |
| No Component   | 95%            |                      |                |                    |                |                |                | D                |
| Generic  | 5%             |                      |                | 2032               | * *            | 1-2            | \$3,000        | B                |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SHEEPSHEAD BAY HIGH SCHOOL - BK  
**Address** : 3000 AVENUE X @ BATCHELDER ST.  
**Borough** : BROOKLYN **Agency's Number** : K495  
**Program / Asset #** : BOE0640.000 / 2817 **Yr Built/Renovated** : 1959 / 2003  
**Area Sq Ft** : 300,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Sep-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 7425 **Lot** : 2 **BIN** : 3203631

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023      |
|-----------------------|--------------------|---------------------|
| Exterior Architecture | \$546,700          | \$2,392,500         |
| Interior Architecture | \$1,481,500        | \$1,931,200         |
| Electrical            | \$242,100          | \$4,711,600         |
| Mechanical            | \$65,500           | \$1,103,600         |
| <b>Total</b>          | <b>\$2,335,800</b> | <b>\$10,138,900</b> |
| Priority A            | \$546,700          | \$2,392,500         |
| Priority B            | \$567,200          | \$5,930,900         |
| Priority C            | \$1,221,900        | \$1,815,500         |
| <b>Total</b>          | <b>\$2,335,800</b> | <b>\$10,138,900</b> |

| EXPENSE               | FY 2014          | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$25,700        |                 |
| Interior Architecture | \$92,700         |                 | \$14,800        | \$39,600        |
| Electrical            | \$10,000         | \$5,100         | \$5,700         | \$9,300         |
| Mechanical            | \$34,900         | \$16,000        | \$34,900        | \$34,300        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$149,400</b> | <b>\$32,900</b> | <b>\$92,900</b> | <b>\$95,000</b> |
| Priority A            |                  |                 | \$25,700        |                 |
| Priority B            | \$76,200         | \$32,900        | \$52,400        | \$55,400        |
| Priority C            | \$73,200         |                 | \$14,800        | \$39,600        |
| <b>Total</b>          | <b>\$149,400</b> | <b>\$32,900</b> | <b>\$92,900</b> | <b>\$95,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**SHEEPSHEAD BAY HIGH SCHOOL - BK**  
**Asset # : 2817**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | * *            | 5           | \$92,600       | A             |
| Masonry: Brick   | 60%        |                   |                | LIFE               | * *            | 5           | \$222,300      | A             |
| Metal/Glass Curt Wall  | 35%        |                   |                | LIFE               | * *            | 5           | \$243,100      | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$112,500      | 2045               | * *            | 5           | \$11,700       | A             |
| Hardware Missing, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 40%        | Now               | \$73,600       | LIFE               | * *            | 5           | \$5,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Rail   | 60%        |                   |                | 2028               | * *            | 5-10        | \$149,500      | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 68%        |                   |                | 2023               | \$1,773,500    | 10          | \$190,500      | A             |
| IRMA/Protected Membrane  | 25%        | 2-4               | \$81,500       | 2028               | * *            |             |                | A             |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria   |            |                   |                |                    |                |             |                |               |
| Vegetation Growth, Extent : Moderate, Area Affected : 30%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 5%         |                   |                | 2036               | * *            | 10          | \$25,700       | A             |
| Skylight, Metal/Glass  | 2%         |                   |                | 2043               | * *            | 10          | \$18,700       | A             |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SHEEPSHEAD BAY HIGH SCHOOL - BK**  
**Asset # : 2817**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$173,100      | C             |
| Ceramic Tile   | 5%         |                   |                | 2032               | **             | 5           | \$19,800       | C             |
| Quarry Tile  | 5%         |                   |                | 2036               | **             | 5           | \$29,700       | C             |
| Terrazzo   | 5%         | 0-2               | \$29,600       | LIFE               | **             | 5           | \$15,500       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        |                   |                | 2023               | \$754,400      | 3           | \$39,600       | C             |
| Vinyl Tile   | 20%        | Now               | \$754,400      | 2033               | **             | 3           | \$29,700       | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium, Corridor(s)</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Loose Units, Extent : Moderate, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |               |
| <i>Location : Auditorium, Corridor(s)</i>                              |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 20%        | Now               | \$75,400       | 2018               | \$754,400      | 3           | \$29,700       | C             |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Basement, Second And Third Floors - 9x9 Tiles</i>        |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         | Now               | \$125,900      | 2038               | **             | 5           | \$18,600       | C             |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Weight Room, Gymnastics Gym</i>                          |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | 2038               | **             | 5           | \$74,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$53,900       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$6,700        | C             |
| Operable Wall  | 5%         |                   |                | 2043               | **             | 5           | \$78,600       | C             |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5-10        | \$190,800      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             | 10          | \$56,100       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 10%        | Now               | \$11,200       | 2028               | **             | 5           | \$18,500       | B             |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2028               | **             | 5           | \$115,600      | B             |
| Embossed Metal   | 5%         |                   |                | LIFE               | **             | 5           | \$16,600       | B             |
| Exposed Concrete   | 45%        |                   |                | LIFE               | **             | 5-10        | \$208,100      | B             |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             | 10          | \$37,000       | B             |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5-10        | \$63,600       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$65,100       | 5           | \$1,100        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Main Disconnect Switch Rated At 1200 Amps</i>    |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**SHEEPSHEAD BAY HIGH SCHOOL - BK**  
**Asset # : 2817**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2049                      | * *                   | 5                  | \$6,500               | B                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 90%               |                          |                       | 2023                      | \$357,700             | 1                  |                       | B                    |
| Conduit   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$300                 | B                    |
| Fused Disc Sw   | 10%               |                          |                       | 2022                      | \$36,100              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2022                      | \$289,100             | 5                  | \$5,200               | B                    |
| Molded Case Bkrs  | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$300                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 60%               | 2-4                      | \$242,100             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2023                      | \$121,100             | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 75%               |                          |                       | 2021                      | \$49,500              | 5                  | \$1,200               | B                    |
| Locally Mounted   | 25%               |                          |                       | 2028                      | * *                   | 5                  | \$400                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Painted</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2023                      | \$2,384,000           | 10                 | \$242,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2023                      | \$21,900              | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2023                      | \$109,700             | 10                 | \$8,900               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2023                      | \$102,400             | 10                 | \$800                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2023                      | \$84,700              | 1                  | \$9,200               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2023                      | \$869,700             | 1-3                | \$46,800              | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**SHEEPSHEAD BAY HIGH SCHOOL - BK**  
**Asset # : 2817**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 2                | 100%   |                          |                       | 2033                      | * *                   | 5                  | \$81,900              | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       | D                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>                                   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Steam Boilers</i>                           |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%   |                          |                       | 2033                      | * *                   | 4                  | \$13,100              | B                    |
| Terminal Devices             |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 40%  |                          |                       | 2023                      | \$650,300             | 1                  | \$65,500              | B                    |
| Convactor/Radiator           | 50%  |                          |                       | 2036                      | * *                   | 1                  | \$42,800              | B                    |
| Fan Coil Unit/Heat           | 10%  |                          |                       | 2028                      | * *                   | 1                  | \$8,600               | B                    |
| <b>Air Conditioning</b>      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%   |                          |                       | 2039                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 30%  |                          |                       | 2018                      | \$186,000             | 1                  |                       | B                    |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%   |                          |                       | LIFE                      | * *                   | 2-5                | \$233,500             | B                    |
| Exhaust Fans                 |  |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 50%  |                          |                       | 2028                      | * *                   | 2                  | \$4,100               | B                    |
| Roof                         | 50%  |                          |                       | 2023                      | \$119,900             | 2                  | \$4,100               | B                    |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |  |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%   |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |  |                          |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%   |                          |                       | 2033                      | * *                   | 4                  | \$26,200              | B                    |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)            |  |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%   |                          |                       | 2023                      | \$10,300              | 4                  | \$2,000               | B                    |
| Backflow Preventer           |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       | 2023                      | \$29,200              | 1                  | \$16,300              | B                    |
| Fixtures                     |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%   |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |  |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SHEEPSHEAD BAY HIGH SCHOOL - BK**

**Asset # : 2817**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |               |
| Elevators          |                 |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 80%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 80% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-3   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 2 Units                                  |                   |                    |         |                |             |                |               |
|                    | Hydraulic       | 20%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 20% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-1   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 1 Unit                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |  |                   |                    |         |                |             |                |               |
| Sprinkler          |                 |  |                   |                    |         |                |             |                |               |
|                    | No Component    | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic         | 5%   |                   |                    | 2033    | * *            | 1-2         | \$3,700        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SHIRLEY CHISHOLM CAMPUS - BK  
**Address** : 965 EAST 107TH STREET BTWN: FLATLANDS AVE. - AVENUE J  
**Borough** : BROOKLYN **Agency's Number** : K366  
**Program / Asset #** : BOE1090.000 / 14441 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 56,255 **Project Type** : EDUCATION  
**Date of Survey** : 12-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,PH  
**Block** : 8215 **Lot** : 12 **BIN** : 3230691

| <b>CAPITAL</b>        |  | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|--|-----------------------|-----------------------|
| Exterior Architecture |  |                       | \$110,300             |
| Interior Architecture |  |                       | \$49,500              |
| Electrical            |  |                       | \$42,200              |
| <b>Total</b>          |  |                       | <b>\$202,000</b>      |
| Priority A            |  |                       | \$110,300             |
| Priority B            |  |                       | \$42,200              |
| Priority C            |  |                       | \$49,500              |
| <b>Total</b>          |  |                       | <b>\$202,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 |                 | \$8,800          |
| Interior Architecture | \$6,900         |                 |                 | \$73,700         |
| Electrical            | \$4,700         | \$4,400         | \$4,400         | \$8,500          |
| Mechanical            | \$6,600         | \$3,700         | \$9,500         | \$3,700          |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$26,100</b> | <b>\$16,000</b> | <b>\$21,800</b> | <b>\$102,600</b> |
| Priority A            |                 |                 |                 | \$8,800          |
| Priority B            | \$19,200        | \$16,000        | \$21,800        | \$48,700         |
| Priority C            | \$6,900         |                 |                 | \$45,100         |
| <b>Total</b>          | <b>\$26,100</b> | <b>\$16,000</b> | <b>\$21,800</b> | <b>\$102,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**SHIRLEY CHISHOLM CAMPUS - BK**  
**Asset # : 14441**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                       |     |  |  |      |    |   |          |   |
|-----------------------|-----|--|--|------|----|---|----------|---|
| Masonry: Brick        | 95% |  |  | LIFE | ** | 5 | \$75,100 | A |
| Masonry: Limestone    | 4%  |  |  | LIFE | ** | 5 | \$2,400  | A |
| Metal/Glass Curt Wall | 1%  |  |  | LIFE | ** | 5 | \$1,500  | A |

## Windows

|          |      |  |  |      |    |   |          |   |
|----------|------|--|--|------|----|---|----------|---|
| Aluminum | 100% |  |  | 2047 | ** | 5 | \$17,600 | A |
|----------|------|--|--|------|----|---|----------|---|

## Parapets

|                    |     |  |  |      |    |   |         |   |
|--------------------|-----|--|--|------|----|---|---------|---|
| Masonry: Brick     | 90% |  |  | LIFE | ** | 5 | \$4,100 | A |
| Masonry: Limestone | 10% |  |  | LIFE | ** | 5 | \$600   | A |

## Roof

|                         |      |  |  |      |    |    |          |   |
|-------------------------|------|--|--|------|----|----|----------|---|
| IRMA/Protected Membrane | 100% |  |  | 2032 | ** | 10 | \$35,100 | A |
|-------------------------|------|--|--|------|----|----|----------|---|

## Interior

## Floors

|                 |     |  |  |      |    |   |          |   |
|-----------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile    | 5%  |  |  | 2037 | ** | 5 | \$3,400  | C |
| Terrazzo        | 3%  |  |  | LIFE | ** | 5 | \$1,600  | C |
| Traffic Topping | 10% |  |  | 2032 | ** | 5 | \$8,600  | C |
| Vinyl Tile      | 80% |  |  | 2032 | ** | 3 | \$27,600 | C |
| Wood            | 2%  |  |  | 2062 | ** | 5 | \$2,600  | C |

## Interior Walls

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** |   |          | C |
| Ceramic Tile           | 20% |  |  | 2037 | ** | 5 | \$27,500 | C |
| Concrete Masonry Unit  | 5%  |  |  | LIFE | ** | 5 | \$2,700  | C |
| Folding Partition      | 10% |  |  | 2047 | ** | 5 | \$34,400 | C |
| Gypsum Board           | 60% |  |  | LIFE | ** | 5 | \$49,500 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileSusp.Lay-In | 83% |  |  | 2042 | ** | 5 | \$57,200 | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 5%  |  |  | 2032 | ** |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$4,300  | B |
| Metal Panel          | 2%  |  |  | LIFE | ** | 5 | \$1,700  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Service @ 1200 & 2000 Amps*

## Switchgear / Switchboard

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2052 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SHIRLEY CHISHOLM CAMPUS - BK**  
**Asset # : 14441**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 20%               |                          |                       | 2047                      | **                    | 5                  | \$200                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2047                      | **                    | 5                  | \$1,000               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2042                      | **                    | 5                  | \$300                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Water Main</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2042                      | **                    | 1                  | \$14,200              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$17,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Rear Yard</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 240 Kw</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$1,700               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2062                      | **                    | 5                  | \$1,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 275 Gals</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 100%              |                          |                       | 2032                      | **                    | 10                 | \$42,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamps: T-8 &amp; Compact</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 50%               |                          |                       | 2032                      | **                    | 1                  |                       | B                    |
| Exit, Battery   | 50%               |                          |                       | 2032                      | **                    | 10                 | \$1,600               | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | **                    | 10                 | \$100                 | B                    |
| <b>Lightning Protection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2062                      | **                    | 5                  | \$1,400               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 25%               |                          |                       | 2032                      | **                    | 1                  | \$4,300               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SHIRLEY CHISHOLM CAMPUS - BK**  
**Asset # : 14441**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Alarm

## Fire/Smoke Detection

No Component

70%

2032

\* \*

1-3

\$8,800

D

Generic

30%

B

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

## Energy Source

Natural Gas

100%

2048

\* \*

1

B

## Conversion Equipment

Furnace

100%

2030

\* \*

1

\$22,800

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 5 - Gas Fired Roof Top Packaged Units*

## Terminal Devices

Fan Coil Unit/Heat

10%

2030

\* \*

1

\$1,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Stairwells And Vestibules**Explanation : Cabinet Unit Heaters*

No Component

90%

D

## Air Conditioning

## Energy Source

Electricity

100%

2044

\* \*

1

B

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\* \*

2

\$2,800

B

## Terminal Devices

Direct Expansion

10%

2030

\* \*

1

B

No Component

90%

D

## Heat Rejection

Air Condenser Unit

10%

2030

\* \*

2

\$3,200

B

No Component

90%

D

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$25,700

B

## Exhaust Fans

Roof

100%

2030

\* \*

2

\$1,400

B

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2048

\* \*

1

B

## Water Heater

Gas Fired

100%

2021

\$12,200

2

\$700

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SHIRLEY CHISHOLM CAMPUS - BK**  
**Asset # : 14441**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2030    | * *            | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2030    | * *            | 1           | \$2,800        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement Thru Roof Level                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2048    | * *            | 1-2         | \$12,900       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SKILLMAN H.S. - Q  
**Address** : 24-30 SKILLMAN AVE.  
**Borough** : QUEENS **Agency's Number** : LEASE-Q667  
**Program / Asset #** : BOE1084.000 / 14430 **Yr Built/Renovated** :  
**Area Sq Ft** : 45,804 **Project Type** : EDUCATION  
**Date of Survey** : 03-Feb-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 100 **Lot** : 1 **BIN** : 4000744

| CAPITAL               |  | FY 2014 - 2017   | FY 2018 - 2023   |
|-----------------------|--|------------------|------------------|
| Exterior Architecture |  | \$586,300        | \$212,100        |
| Interior Architecture |  |                  | \$50,000         |
| <b>Total</b>          |  | <b>\$586,300</b> | <b>\$262,200</b> |
| Priority A            |  | \$586,300        | \$212,100        |
| Priority C            |  |                  | \$50,000         |
| <b>Total</b>          |  | <b>\$586,300</b> | <b>\$262,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$22,300        |                 |                 | \$6,000         |
| Electrical            | \$7,500         | \$7,400         | \$49,800        | \$7,300         |
| Mechanical            | \$9,500         | \$4,400         | \$27,500        | \$4,400         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$15,800</b> | <b>\$81,300</b> | <b>\$21,600</b> |
| Priority A            |                 |                 |                 |                 |
| Priority B            | \$24,500        | \$15,800        | \$81,300        | \$15,700        |
| Priority C            | \$18,800        |                 |                 | \$6,000         |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$15,800</b> | <b>\$81,300</b> | <b>\$21,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SKILLMAN H.S. - Q**  
**Asset # : 14430**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 95%        | 0-2               | \$529,000      | LIFE               | * *            | 5           | \$52,500       | A             |
| <i>Efflorescence, Extent : Moderate, Area Affected : 100%</i>                             |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations</i>   |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations.</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Small Vertical Cracks In Various Bricks.</i>                             |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 5%         | 0-2               | \$4,600        | LIFE               | * *            | 5           | \$2,800        | A             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |               |
| <i>Location : At Stairways A &amp; B.</i>   |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Brick Walls Appear To Be Holding Moisture And Wicking To The Inside.</i> |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2043               | * *            | 5           | \$4,600        | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Metal Rail  | 100%       |                   |                | 2038               | * *            | 5-10        | \$156,900      | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane   | 100%       |                   |                | 2026               | * *            | 10          | \$52,600       | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$6,100        | C             |
| Quarry Tile   | 5%         |                   |                | 2038               | * *            | 5           | \$4,200        | C             |
| Traffic Topping   | 5%         |                   |                | 2029               | * *            | 5           | \$3,500        | C             |
| Vinyl Tile  | 85%        |                   |                | 2029               | * *            | 3           | \$23,800       | C             |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2034               | * *            | 5           | \$4,600        | C             |
| Concrete Masonry Unit   | 5%         | Now               | \$8,800        | LIFE               | * *            | 5           | \$1,900        | C             |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 100%</i>                              |            |                   |                |                    |                |             |                |               |
| <i>Location : Wall In Stairway B.</i>   |            |                   |                |                    |                |             |                |               |
| Gypsum Board  | 90%        |                   |                | LIFE               | * *            | 5           | \$50,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In  | 80%        |                   |                | 2038               | * *            | 5           | \$44,900       | B             |
| Exposed Concrete  | 5%         |                   |                | LIFE               | * *            | 5           | \$400          | B             |
| Gypsum Board  | 10%        | Now               | \$3,500        | LIFE               | * *            | 5           | \$7,000        | B             |
| <i>Loose/Delam Surface, Extent : Light, Area Affected : 2%</i>                            |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairway's A &amp; B</i>  |            |                   |                |                    |                |             |                |               |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 3%</i>                          |            |                   |                |                    |                |             |                |               |
| <i>Location : Stairways A &amp; B.</i>  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | * *            | 5           | \$3,500        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## SKILLMAN H.S. - Q

Asset # : 14430

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment                                       |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2000 Amps                                 |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 2000 Amps.                                |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs  | 100%       |                   |                | 2037               | * *            | 5           | \$1,000        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2041               | * *            | 1           |                | B             |
| Motor Controllers                                       |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2034               | * *            | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices                                       |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | * *            | 5           | \$600          | B             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches                                       |            |                   |                |                    |                |             |                |               |
| Automatic   | 90%        |                   |                | 2034               | * *            | 1           | \$10,400       | B             |
| Other Observation, Extent : Light, Area Affected : 90%  |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 600 Amps. Main                            |            |                   |                |                    |                |             |                |               |
| Automatic   | 5%         |                   |                | 2034               | * *            | 1           | \$600          | B             |
| Other Observation, Extent : Light, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Adjacent To Electrical Room                  |            |                   |                |                    |                |             |                |               |
| Explanation : 60 Amps. Fire Alarm System                |            |                   |                |                    |                |             |                |               |
| Automatic   | 5%         |                   |                | 2034               | * *            | 1           | \$600          | B             |
| Other Observation, Extent : Light, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                              |            |                   |                |                    |                |             |                |               |
| Explanation : 30 Amps. Sprinkler System                 |            |                   |                |                    |                |             |                |               |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2030               | * *            | 1           | \$14,500       | B             |
| Other Observation, Extent : Light, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Outside Enclosure (western Side)             |            |                   |                |                    |                |             |                |               |
| Explanation : 135 Kw / 169kva                           |            |                   |                |                    |                |             |                |               |
| Use for life safety purposes.                           |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2015               | \$600          | 5           | \$1,400        | B             |

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## DEPARTMENT OF EDUCATION - 040

## SKILLMAN H.S. - Q

Asset # : 14430

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Stand-by Power

## Fuel Storage

## Main Tank

|  |      |     |   |         |   |
|--|------|-----|---|---------|---|
| 100%   | 2049 | * * | 5 | \$1,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |         |   |
| <i>Location : Under Engine Plate.</i>                          |      |     |   |         |   |
| <i>Explanation : 280 Gallons.</i>                              |      |     |   |         |   |

## Lighting

## Interior Lighting

## Fluorescent

|  |      |     |    |          |   |
|--|------|-----|----|----------|---|
| 100%   | 2026 | * * | 10 | \$34,400 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |    |          |   |
| <i>Location : Throughout</i>                                   |      |     |    |          |   |
| <i>Explanation : T-8 Type</i>                                  |      |     |    |          |   |

## Egress Lighting

## Emergency, Battery

|  |      |     |    |         |   |
|--|------|-----|----|---------|---|
| 100%   | 2026 | * * | 10 | \$9,100 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |      |     |    |         |   |
| <i>Location : Throughout</i>   |      |     |    |         |   |
| <i>Explanation : Distributed Throughout the Floors And Staircases.</i> |      |     |    |         |   |

## Exterior Lighting

## HID

|      |      |     |    |       |   |
|------|------|-----|----|-------|---|
| 100% | 2026 | * * | 10 | \$100 | B |
|------|------|-----|----|-------|---|

## Alarm

## Security System

## Generic

|   |      |     |   |          |   |
|---|------|-----|---|----------|---|
| 100%  | 2026 | * * | 1 | \$14,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |      |     |   |          |   |
| <i>Location : Throughout</i>  |      |     |   |          |   |
| <i>Explanation : Cameras Internet Protocol Digital Video System</i> |      |     |   |          |   |

## Fire/Smoke Detection

## Generic

|      |      |     |     |          |   |
|------|------|-----|-----|----------|---|
| 100% | 2026 | * * | 1-3 | \$23,800 | B |
|------|------|-----|-----|----------|---|

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Heating

## Energy Source

## Electricity

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 10% | 2041 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

## Natural Gas

|     |      |     |   |  |   |
|-----|------|-----|---|--|---|
| 90% | 2041 | * * | 1 |  | B |
|-----|------|-----|---|--|---|

## Conversion Equipment

## Furnace

|  |      |     |   |          |   |
|--|------|-----|---|----------|---|
| 90%  | 2026 | * * | 1 | \$16,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |     |   |          |   |
| <i>Location : Roof</i>   |      |     |   |          |   |
| <i>Explanation : Gas Fired Heating / Cooling Units On Roof</i> |      |     |   |          |   |

## Heat Exchanger

|  |      |     |   |         |   |
|--|------|-----|---|---------|---|
| 10%  | 2030 | * * | 1 | \$1,900 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |      |     |   |         |   |
| <i>Location : Various</i>  |      |     |   |         |   |
| <i>Explanation : Electric Unit Heaters In Stairwells And Other Locations</i> |      |     |   |         |   |

## Distribution

## Ductwork/Diffusers

|      |      |     |     |          |   |
|------|------|-----|-----|----------|---|
| 100% | LIFE | * * | 2-5 | \$20,900 | B |
|------|------|-----|-----|----------|---|

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## DEPARTMENT OF EDUCATION - 040

## SKILLMAN H.S. - Q

Asset # : 14430

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority Code |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Heating                        |            |   |                |                    |                |             |                |               |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat             | 10%        |   |                | 2026               | * *            | 1           | \$1,200        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%               |                |                    |                |             |                |               |
|                                |            | Location : Throughout   |                |                    |                |             |                |               |
|                                |            | Explanation : Electric Unit Heaters In Stairwells And Other Locations |                |                    |                |             |                |               |
| No Component                   | 90%        |   |                |                    |                |             |                | D             |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 100%       |   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 100%       |   |                | 2026               | * *            | 2           | \$2,300        | B             |
|                                |            | R-22 Refrigerant, Extent : Light, Area Affected : 100%                |                |                    |                |             |                |               |
|                                |            | Location : Roof   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2           | \$48,800       | B             |
| Heat Rejection                 |            |   |                |                    |                |             |                |               |
| Air Condenser Unit             | 100%       |   |                | 2026               | * *            | 2           | \$26,100       | B             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2-5         | \$20,900       | B             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Roof                           | 100%       |   |                | 2026               | * *            | 2           | \$1,200        | B             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Brass/Copper                   | 100%       |   |                | 2041               | * *            | 1           |                | B             |
| Water Heater                   |            |   |                |                    |                |             |                |               |
| Gas Fired                      | 100%       |   |                | 2019               | \$9,900        | 2           | \$600          | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%               |                |                    |                |             |                |               |
|                                |            | Location : Mechanical Equipment Room                                  |                |                    |                |             |                |               |
|                                |            | Explanation : Indirect Fired, 175 Gallon Storage                      |                |                    |                |             |                |               |
| Sanitary Piping                |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 10%                |                |                    |                |             |                |               |
|                                |            | Location : Kitchen  |                |                    |                |             |                |               |
|                                |            | Explanation : 3 In Floor Grease Traps                                 |                |                    |                |             |                |               |
| Storm Drain Piping             |            |   |                |                    |                |             |                |               |
| Cast Iron                      | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Backflow Preventer             |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                | 2026               | * *            | 1           | \$2,300        | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100%               |                |                    |                |             |                |               |
|                                |            | Location : Meter Room   |                |                    |                |             |                |               |
|                                |            | Explanation : 1 Domestic, 1 Fire                                      |                |                    |                |             |                |               |
| Fixtures                       |            |   |                |                    |                |             |                |               |
| Generic                        | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport             |            |   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**SKILLMAN H.S. - Q**  
**Asset # : 14430**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
|   | Hydraulic      | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : 1 - 2  |                |                |                   |                    |         |                |             |                |               |
| Explanation : 1 Unit                                    |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                |                |                   |                    |         |                |             |                |               |
|   | Generic        | 100%           |                   |                    | 2041    | * *            | 1-2         | \$10,500       | B             |
| Fire Pump   |                |                |                   |                    |         |                |             |                |               |
|   | Generic        | 100%           |                   |                    | 2030    | * *            | 1           | \$7,000        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SOUTH BRONX EDUCATIONAL CAMPUS  
**Address** : 750 CONCOURSE VILLAGE WE BTWN: EAST 156 ST.  
**Borough** : BRONX **Agency's Number** : X156  
**Program / Asset #** : BOE0293.000 / 388 **Yr Built/Renovated** : 1972 / 2008  
**Area Sq Ft** : 95,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2443 **Lot** : 79 **BIN** : 2002454

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$200,900             | \$531,400             |
| Interior Architecture | \$37,500              | \$1,472,900           |
| Electrical            | \$704,400             | \$403,100             |
| Mechanical            | \$150,500             | \$584,300             |
| <b>Total</b>          | <b>\$1,093,300</b>    | <b>\$2,991,700</b>    |
| Priority A            | \$200,900             | \$531,400             |
| Priority B            | \$892,300             | \$1,487,500           |
| Priority C            |                       | \$972,700             |
| <b>Total</b>          | <b>\$1,093,300</b>    | <b>\$2,991,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$7,500         | \$17,900        |                 | \$12,500        |
| Interior Architecture | \$9,400         |                 | \$14,600        |                 |
| Electrical            | \$600           | \$1,000         | \$1,500         | \$48,500        |
| Mechanical            | \$11,300        | \$3,300         | \$17,500        | \$17,700        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$32,700</b> | <b>\$26,100</b> | <b>\$37,500</b> | <b>\$82,600</b> |
| Priority A            | \$7,500         | \$17,900        |                 | \$12,500        |
| Priority B            | \$15,800        | \$8,200         | \$22,900        | \$70,100        |
| Priority C            | \$9,400         |                 | \$14,600        |                 |
| <b>Total</b>          | <b>\$32,700</b> | <b>\$26,100</b> | <b>\$37,500</b> | <b>\$82,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS**  
**Asset # : 388**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        | Now               | \$200,900      | LIFE               | * *            | 5           | \$59,800       | A             |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |               |
| <i>Location : Window Openings</i>                                   |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 10%        |                   |                | 2042               | * *            | 5-10        | \$45,700       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2044               | * *            | 5           | \$14,900       | A             |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        |                   |                | LIFE               | * *            | 5           | \$8,200        | A             |
| Metal Rail  | 15%        |                   |                | 2035               | * *            | 5-10        | \$29,500       | A             |
| Pre-Cast Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$6,800        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 93%        |                   |                | 2022               | \$398,000      | 10          | \$73,600       | A             |
| Copper/Terne  | 5%         |                   |                | 2050               | * *            | 10          | \$9,900        | A             |
| Modified Bitumen  | 2%         |                   |                | 2022               | \$11,500       | 10          | \$1,600        | A             |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | * *            | 5           | \$18,400       | C             |
| Ceramic Tile  | 3%         |                   |                | 2031               | * *            | 5           | \$3,600        | C             |
| Slate   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,400        | C             |
| Vinyl Tile  | 85%        |                   |                | 2022               | \$972,700      | 3           | \$38,300       | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 9x9 Units</i>                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 3%         | Now               | \$9,400        | 2031               | * *            | 5           | \$1,600        | C             |
| <i>Loose Units, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |               |
| <i>Location : Restrooms</i>   |            |                   |                |                    |                |             |                |               |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : First Floor Mens Restroom</i>                         |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | * *            | 5           | \$4,200        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | * *            |             |                | C             |
| Plaster   | 57%        |                   |                | LIFE               | * *            | 5           | \$18,200       | C             |
| SGFT/Glazed Masonry   | 25%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 50%        |                   |                | 2020               | \$462,700      | 5           | \$75,000       | B             |
| Exposed Concrete  | 50%        |                   |                | LIFE               | * *            | 5           | \$9,400        | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS**  
**Asset # : 388**

| Electrical               |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System                   | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |                    |   |                   |                    |         |                |             |                |               |
| Transformers             |                    |   |                   |                    |         |                |             |                |               |
|                          | Dry Type           | 50%   |                   |                    | 2020    | \$7,000        | 5           | \$100          | B             |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                          |                    | Location : Electrical Room  |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : No Nameplate Ratings  |                   |                    |         |                |             |                |               |
|                          | Dry Type           | 50%   |                   |                    | 2035    | * *            | 5           | \$100          | B             |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                          |                    | Location : Basement   |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : 300 Kva   |                   |                    |         |                |             |                |               |
| Switchgear / Switchboard |                    |   |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw      | 80%   |                   |                    | 2022    | \$83,400       | 5           | \$300          | B             |
|                          | Fused Disc Sw      | 20%   |                   |                    | 2042    | * *            | 5           | \$100          | B             |
| Raceway                  |                    |   |                   |                    |         |                |             |                |               |
|                          | Conduit            | 90%   |                   |                    | 2022    | \$107,100      | 1           |                | B             |
|                          | Conduit            | 10%   |                   |                    | 2042    | * *            | 1           |                | B             |
| Panelboards              |                    |   |                   |                    |         |                |             |                |               |
|                          | Fused Disc Sw      | 20%   |                   |                    | 2021    | \$27,100       | 5           | \$400          | B             |
|                          | Molded Case Bkrs   | 10%   |                   |                    | 2038    | * *            | 5           | \$200          | B             |
|                          | Molded Case Bkrs   | 70%   |                   |                    | 2021    | \$94,800       | 5           | \$1,400        | B             |
| Wiring                   |                    |   |                   |                    |         |                |             |                |               |
|                          | Thermoplastic      | 90%   |                   |                    | 2022    | \$117,700      | 1           |                | B             |
|                          | Thermoplastic      | 10%   |                   |                    | 2042    | * *            | 1           |                | B             |
| Motor Controllers        |                    |   |                   |                    |         |                |             |                |               |
|                          | Locally Mounted    | 100%  |                   |                    | 2020    | \$21,200       | 5           | \$500          | B             |
| Ground                   |                    |   |                   |                    |         |                |             |                |               |
|                          | Grounding Devices  |   |                   |                    |         |                |             |                |               |
|                          | Not Accessible     | 100%  |                   |                    |         |                |             |                | D             |
|                          |                    | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |               |
|                          |                    | Location : Basement   |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : Connected To Main Water Pipe, Point Of Contact Not Visible; Covered With Insulation |                   |                    |         |                |             |                |               |
| Lighting                 |                    |   |                   |                    |         |                |             |                |               |
|                          | Interior Lighting  |   |                   |                    |         |                |             |                |               |
|                          | Fluorescent        | 80%   |                   |                    | 2017    | \$578,600      | 10          | \$58,900       | B             |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                          |                    | Location : Throughout The Building  |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : T-12 Lamps  |                   |                    |         |                |             |                |               |
|                          | Fluorescent        | 18%   |                   |                    | 2027    | * *            | 10          | \$13,200       | B             |
|                          |                    | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                    |         |                |             |                |               |
|                          |                    | Location : Corridors, Stairs And Offices  |                   |                    |         |                |             |                |               |
|                          |                    | Explanation : T-8 Lamps   |                   |                    |         |                |             |                |               |
|                          | Incandescent       | 2%  |                   |                    | 2017    | \$14,500       | 2           |                | B             |
| Egress Lighting          |                    |   |                   |                    |         |                |             |                |               |
|                          | Emergency, Battery | 50%   |                   |                    | 2017    | \$16,600       | 10          | \$9,700        | B             |
|                          | Exit, Service      | 50%   |                   |                    | 2017    | \$6,700        | 1           |                | B             |
| Exterior Lighting        |                    |   |                   |                    |         |                |             |                |               |
|                          | HID                | 100%  |                   |                    | 2027    | * *            | 10          | \$200          | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS**  
**Asset # : 388**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Alarm

|                      |      |  |  |      |          |   |         |   |
|----------------------|------|--|--|------|----------|---|---------|---|
| Security System      |      |  |  |      |          |   |         |   |
| No Component         | 80%  |  |  |      |          |   |         | D |
| Generic              | 20%  |  |  | 2017 | \$53,600 | 1 | \$5,800 | B |
| Fire/Smoke Detection |      |  |  |      |          |   |         |   |
| Under Construction   | 100% |  |  |      |          |   |         | D |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

## Heating

|  |      |  |  |      |           |   |          |   |
|--|------|--|--|------|-----------|---|----------|---|
| Energy Source  |      |  |  |      |           |   |          |   |
| Electricity  | 100% |  |  | 2032 | **        | 1 |          | B |
| Conversion Equipment   |      |  |  |      |           |   |          |   |
| Radiant Heater   | 100% |  |  | 2022 | \$402,800 | 2 | \$37,200 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |           |   |          |   |
| <i>Location : Throughout Building</i>                          |      |  |  |      |           |   |          |   |
| <i>Explanation : About 120 Units</i>                           |      |  |  |      |           |   |          |   |
| Terminal Devices   |      |  |  |      |           |   |          |   |
| Air Handler  | 25%  |  |  | 2022 | \$123,300 | 1 | \$12,400 | B |
| Induction Unit   | 75%  |  |  | 2025 | **        | 1 | \$19,500 | B |

## Air Conditioning

|                      |      |  |  |      |           |   |  |   |
|----------------------|------|--|--|------|-----------|---|--|---|
| Energy Source        |      |  |  |      |           |   |  |   |
| Electricity          | 100% |  |  | 2030 | **        | 1 |  | B |
| Conversion Equipment |      |  |  |      |           |   |  |   |
| Window/Wall Unit     | 80%  |  |  | 2017 | \$150,500 | 1 |  | B |
| No Component         | 20%  |  |  |      |           |   |  | D |

## Ventilation

|                    |      |  |  |      |          |     |          |   |
|--------------------|------|--|--|------|----------|-----|----------|---|
| Distribution       |      |  |  |      |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | **       | 2-5 | \$44,700 | B |
| Exhaust Fans       |      |  |  |      |          |     |          |   |
| Interior           | 20%  |  |  | 2022 | \$20,200 | 2   | \$500    | B |
| Roof               | 80%  |  |  | 2022 | \$58,200 | 2   | \$2,000  | B |

## Plumbing

|                    |      |  |  |      |          |   |       |   |
|--------------------|------|--|--|------|----------|---|-------|---|
| H/C Water Piping   |      |  |  |      |          |   |       |   |
| Brass/Copper       | 100% |  |  | 2032 | **       | 1 |       | B |
| Water Heater       |      |  |  |      |          |   |       |   |
| Electric           | 100% |  |  | 2017 | \$14,200 | 4 | \$500 | B |
| Sanitary Piping    |      |  |  |      |          |   |       |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |       | B |
| Storm Drain Piping |      |  |  |      |          |   |       |   |
| Cast Iron          | 100% |  |  | LIFE | **       | 1 |       | B |
| Fixtures           |      |  |  |      |          |   |       |   |
| Generic            | 100% |  |  |      |          |   |       | B |

## Vertical Transport

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS**

**Asset # : 388**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
|   | Hydraulic      | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : 1st To 3rd Floor                             |                |                |                   |                    |         |                |             |                |               |
| Explanation : 1 Unit                                    |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                |                |                   |                    |         |                |             |                |               |
|   | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|   | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$1,100        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SOUTH BRONX EDUCATIONAL CAMPUS - BX  
**Address** : 701 ST. ANN'S AVE. BTWN: E.156 ST. - RAE ST.  
**Borough** : BRONX **Agency's Number** : X470  
**Program / Asset #** : BOE0331.000 / 349 **Yr Built/Renovated** : 1921 / 2004  
**Area Sq Ft** : 100,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2359 **Lot** : 240 **BIN** : 2001153

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$135,000             | \$179,000             |
| Interior Architecture | \$857,300             | \$98,400              |
| Electrical            | \$91,600              | \$1,194,900           |
| Mechanical            |                       | \$985,100             |
| <b>Total</b>          | <b>\$1,083,900</b>    | <b>\$2,457,400</b>    |
| Priority A            | \$135,000             | \$179,000             |
| Priority B            | \$175,900             | \$2,278,400           |
| Priority C            | \$773,000             |                       |
| <b>Total</b>          | <b>\$1,083,900</b>    | <b>\$2,457,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$72,800         |                 |                 |                 |
| Interior Architecture | \$58,700         |                 | \$6,100         | \$9,600         |
| Electrical            | \$3,200          | \$2,300         | \$2,800         | \$3,400         |
| Mechanical            | \$33,900         | \$12,500        | \$16,300        | \$10,700        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$178,400</b> | <b>\$24,700</b> | <b>\$35,000</b> | <b>\$33,600</b> |
| Priority A            | \$72,800         |                 |                 |                 |
| Priority B            | \$58,000         | \$24,700        | \$29,000        | \$24,000        |
| Priority C            | \$47,600         |                 | \$6,100         | \$9,600         |
| <b>Total</b>          | <b>\$178,400</b> | <b>\$24,700</b> | <b>\$35,000</b> | <b>\$33,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS - BX**  
**Asset # : 349**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete                                     | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$54,400              | A                    |
| Cast Stone/Terra Cotta                                     | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$85,000              | A                    |
| Masonry: Brick   | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$141,500             | A                    |
| Masonry: Brick   | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$43,500              | A                    |
| Stucco Cement  | 5%                |                          |                       | 2028                      | **                    | 5                  | \$13,600              | A                    |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum   | 100%              |                          |                       | 2039                      | **                    | 5                  | \$27,900              | A                    |
| Parapets   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Stone/Terra Cotta                                     | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$7,300               | A                    |
| Masonry: Brick   | 80%               |                          |                       | LIFE                      | **                    | 5-10               | \$28,100              | A                    |
| Masonry: Limestone   | 3%                |                          |                       | LIFE                      | **                    | 5-10               | \$1,900               | A                    |
| Metal Security Bars  | 10%               |                          |                       | 2038                      | **                    |                    |                       | A                    |
| Pre-Cast Concrete  | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$1,300               | A                    |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                      |
| Built-Up (BUR)   | 95%               |                          |                       | 2028                      | **                    | 10                 | \$44,000              | A                    |
| Copper/Terne   | 5%                |                          |                       | 2051                      | **                    | 10                 | \$5,800               | A                    |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile   | 3%                |                          |                       | 2026                      | **                    | 5                  | \$3,300               | C                    |
| Terrazzo   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$8,600               | C                    |
| Vinyl Tile   | 70%               | Now                      | \$735,100             | 2033                      | **                    | 3                  | \$28,900              | C                    |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Worn/Eroded, Extent : Moderate, Area Affected : 65%        |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout, Corridors, Classrooms, Cafeteria    |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile   | 17%               |                          |                       | 2028                      | **                    | 3                  | \$7,000               | C                    |
| Wood   | 5%                |                          |                       | 2038                      | **                    | 5                  | \$10,300              | C                    |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete                                     | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$17,200              | C                    |
| Ceramic Tile   | 3%                |                          |                       | 2026                      | **                    | 5                  | \$4,100               | C                    |
| Concrete Masonry Unit                                      | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$11,000              | C                    |
| Glazed Ceramic Panel                                       | 2%                |                          |                       | LIFE                      | **                    | 10                 | \$2,500               | C                    |
| Masonry: Brick   | 8%                |                          |                       | LIFE                      | **                    | 10                 | \$3,300               | C                    |
| Marble Panels  | 2%                |                          |                       | LIFE                      | **                    | 10                 | \$1,100               | C                    |
| Plaster  | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$58,500              | C                    |
| SGFT/Glazed Masonry  | 20%               |                          |                       | LIFE                      | **                    | 10                 | \$13,800              | C                    |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In                                       | 20%               |                          |                       | 2028                      | **                    | 5                  | \$22,000              | B                    |
| Exposed Struc: Steel                                       | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$11,000              | B                    |
| Fiber Board  | 5%                |                          |                       | 2023                      | \$50,100              |                    |                       | B                    |
| Plaster  | 70%               |                          |                       | LIFE                      | **                    | 5-10               | \$132,600             | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS - BX**

**Asset # : 349**

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Service Equipment        |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 25%   |                   |                | 2043               | * *            | 5           | \$100          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : Emergency Service Switch Rated @ 400 Amperes  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 75%   |                   |                | 2023               | \$21,500       | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
|                          | Explanation : 2- Main Service Switches No Ratings Available |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 70%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
| Molded Case Bkrs         | 30%   |                   |                | 2023               | \$31,300       | 5           | \$700          | B             |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 90%   |                   |                | 2023               | \$107,100      | 1           |                | B             |
| Conduit                  | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 60%   |                   |                | 2022               | \$81,300       | 5           | \$1,300        | B             |
| Molded Case Bkrs         | 30%   |                   |                | 2031               | * *            | 5           | \$700          | B             |
| Molded Case Bkrs         | 10%   |                   |                | 2039               | * *            | 5           | \$200          | B             |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Braided Cloth            | 70%   | 2-4               | \$91,600       | 2048               | * *            | 1           |                | B             |
|                          | Insulation Aged, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
| Thermoplastic            | 20%   |                   |                | 2033               | * *            | 1           |                | B             |
| Thermoplastic            | 10%   |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 50%   |                   |                | 2028               | * *            | 5           | \$300          | B             |
| Locally Mounted          | 25%   |                   |                | 2021               | \$5,300        | 5           | \$100          | B             |
| Locally Mounted          | 25%   |                   |                | 2036               | * *            | 5           | \$100          | B             |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Not Accessible           | 100%  |                   |                |                    |                |             |                | D             |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%   |                   |                | 2023               | \$650,500      | 10          | \$66,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                       |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps                                     |                   |                |                    |                |             |                |               |
| HID                      | 1%  |                   |                | 2018               | \$3,100        | 10          |                | B             |
| Incandescent             | 1%  |                   |                | 2018               | \$6,600        | 2           |                | B             |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%   |                   |                | 2023               | \$6,100        | 1           |                | B             |
| Exit, Battery            | 50%   |                   |                | 2023               | \$30,500       | 10          | \$2,500        | B             |
| Exterior Lighting        |   |                   |                |                    |                |             |                |               |
| HID                      | 100%  |                   |                | 2018               | \$34,100       | 10          | \$300          | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS - BX**

**Asset # : 349**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Alarm**

Security System

No Component

70%

D

Generic

30%

2028

\* \*

1

\$9,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Hallways And Outside*

*Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

D

Generic

30%

2023

\$289,900

1-3

\$15,600

B

| Mechanical |           | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2033

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$73,000

B

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

2043

\* \*

4

\$5,500

B

Terminal Devices

Air Handler

10%

2018

\$45,300

1

\$4,600

B

Convactor/Radiator

90%

2021

\$713,600

1

\$21,400

B

**Air Conditioning**

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Window/Wall Unit

80%

2018

\$138,100

1

B

No Component

20%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$65,000

B

Exhaust Fans

Interior

95%

2023

\$88,200

2

\$2,200

B

Roof

5%

2023

\$3,300

2

\$100

B

**Plumbing**

H/C Water Piping

Brass/Copper

25%

2049

\* \*

1

B

Galv Iron/Steel

75%

2028

\* \*

1

B

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH BRONX EDUCATIONAL CAMPUS - BX**

**Asset # : 349**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2021    | \$19,500       | 2           | \$1,100        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Basement                                     |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Unit, 225 Gals                        |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2028    | * *            | 4           | \$1,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 90%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 90%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-5  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 10%   |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 10%  |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-1  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 95%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 5%  |                   |                    | 2033    | * *            | 1-2         | \$1,000        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SOUTH SHORE HIGH SCHOOL - BK  
**Address** : 6565 FLATLANDS AVE @ RALPH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K515  
**Program / Asset #** : BOE0643.000 / 1206 **Yr Built/Renovated** : 1970 / 2011  
**Area Sq Ft** : 436,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7998 **Lot** : 5 **BIN** : 3224139

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,908,300           | \$3,248,800           |
| Interior Architecture | \$2,053,900           | \$2,486,000           |
| Electrical            | \$39,800              | \$2,783,200           |
| Mechanical            | \$267,400             | \$1,266,100           |
| <b>Total</b>          | <b>\$4,269,400</b>    | <b>\$9,784,100</b>    |
| Priority A            | \$1,908,300           | \$3,248,800           |
| Priority B            | \$889,700             | \$4,320,600           |
| Priority C            | \$1,471,400           | \$2,214,700           |
| <b>Total</b>          | <b>\$4,269,400</b>    | <b>\$9,784,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$27,800         |                 |                  |                  |
| Interior Architecture | \$69,900         |                 | \$18,100         | \$25,400         |
| Electrical            | \$47,600         | \$31,500        | \$33,900         | \$35,200         |
| Mechanical            | \$76,200         | \$56,300        | \$89,000         | \$75,500         |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800         |
| <b>Total</b>          | <b>\$233,400</b> | <b>\$99,700</b> | <b>\$152,900</b> | <b>\$148,000</b> |
| Priority A            | \$27,800         |                 |                  |                  |
| Priority B            | \$135,600        | \$99,700        | \$134,800        | \$122,600        |
| Priority C            | \$69,900         |                 | \$18,100         | \$25,400         |
| <b>Total</b>          | <b>\$233,400</b> | <b>\$99,700</b> | <b>\$152,900</b> | <b>\$148,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK**  
**Asset # : 1206**

| Architecture            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior                |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls          |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 10%   |                   |                | LIFE    | * *                | 5           | \$480,800      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel    | 20%   |                   |                | LIFE    | * *                | 5           | \$577,000      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 60%   |                   |                | LIFE    | * *                | 5           | \$369,300      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal/Glass Curt Wall   | 10%   |                   |                | LIFE    | * *                | 5           | \$115,400      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Windows                 |   |                   |                |         |                    |             |                |               |  |
| Aluminum                | 100%  | Now               | \$809,800      | 2039    | * *                | 5           | \$14,000       | A             |  |
|                         | Air Infiltration, Extent : Moderate, Area Affected : 60%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60% |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 60%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets                |   |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta  | 5%  |                   |                | LIFE    | * *                | 5-10        | \$38,200       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Glazed Ceramic Panel    | 10%   |                   |                | 2033    | * *                | 5-10        | \$28,500       | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick          | 85%   |                   |                | LIFE    | * *                | 5-10        | \$156,600      | A             |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roof                    |   |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane | 50%   | Now               | \$139,400      | 2023    | \$1,394,000        |             |                | A             |  |
|                         | Expansion Jnt Failure, Extent : Moderate, Area Affected : 80% |                   |                |         |                    |             |                |               |  |
|                         | Location : Over Toilets                                       |                   |                |         |                    |             |                |               |  |
|                         | Repairs in Progress, Extent : Light, Area Affected : 66%      |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Modified Bitumen        | 50%   | 0-2               | \$54,200       | 2023    | \$1,083,600        |             |                | A             |  |
|                         | Blisters, Extent : Light, Area Affected : 10%                 |                   |                |         |                    |             |                |               |  |
|                         | Location : Throughout   |                   |                |         |                    |             |                |               |  |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                         | Location : Above Gymnasium                                    |                   |                |         |                    |             |                |               |  |

**Interior**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK**  
**Asset # : 1206**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                | Now                      | \$32,100              | 2026                      | **                    | 5                  | \$14,500              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terrazzo  | 10%               | Now                      | \$86,800              | LIFE                      | **                    | 5                  | \$45,300              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Traffic Topping   | 20%               |                          |                       | 2028                      | **                    | 5                  | \$144,900             | C                    |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Laboratory Rooms</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 35%               | Now                      | \$386,700             | 2023                      | \$1,933,700           | 3                  | \$76,100              | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout 9x9 Tiles</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 25%               |                          |                       | 2028                      | **                    | 3                  | \$54,300              | C                    |
| Wood  | 5%                | Now                      | \$184,400             | 2051                      | **                    | 5                  | \$27,200              | C                    |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 30%</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 5%                | Now                      | \$39,500              | LIFE                      | **                    |                    |                       | C                    |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 5%                | Now                      | \$356,700             | 2032                      | **                    | 5                  | \$15,100              | C                    |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Concrete Masonry Unit   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$48,400              | C                    |
| Metal Panel   | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$13,600              | C                    |
| Plaster   | 50%               | Now                      | \$277,700             | LIFE                      | **                    | 5                  | \$90,800              | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| SGFT/Glazed Masonry   | 25%               | Now                      | \$139,600             | LIFE                      | **                    |                    |                       | C                    |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4th Floor Stair</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4th Floor Stair</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 30%               | Now                      | \$186,900             | 2028                      | **                    | 5                  | \$77,500              | B                    |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors Throughout</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exposed Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$64,600              | B                    |
| Plaster   | 60%               |                          |                       | LIFE                      | **                    | 5-10               | \$532,800             | B                    |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Under 600 Volts**

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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK**  
**Asset # : 1206**

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$97,700       | 5           | \$1,600        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : Multiple Main Disconnect Switches, 2 @ 4000 Amps And 2 @ 3000 Amps |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2023               | \$402,300      | 5           | \$1,400        | B             |
| Fused Disc Sw  | 10%        |                   |                | 2043               | * *            | 5           | \$200          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 90%        |                   |                | 2023               | \$536,600      | 1           |                | B             |
| Conduit  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 10%        |                   |                | 2022               | \$55,300       | 5           | \$800          | B             |
| Molded Case Bkrs   | 20%        |                   |                | 2039               | * *            | 5           | \$1,900        | B             |
| Molded Case Bkrs   | 70%        |                   |                | 2022               | \$387,300      | 5           | \$6,600        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 90%        |                   |                | 2023               | \$544,700      | 1           |                | B             |
| Thermoplastic  | 10%        |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 90%        |                   |                | 2021               | \$89,100       | 5           | \$2,200        | B             |
| Locally Mounted  | 10%        | 2-4               | \$9,900        | 2043               | * *            | 5           | \$100          | B             |
| On Extended Life, Extent : Moderate, Area Affected : 100%                        |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Ground   |            |                   |                |                    |                |             |                |               |
| Grounding Devices  |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | LIFE               | * *            | 5           | \$10,500       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Water Main  |            |                   |                |                    |                |             |                |               |
| Explanation : Connected With Main Water Pipe                                     |            |                   |                |                    |                |             |                |               |
| Stand-by Power   |            |                   |                |                    |                |             |                |               |
| Transfer Switches  |            |                   |                |                    |                |             |                |               |
| Automatic  | 100%       |                   |                | 2021               | \$23,100       | 1           | \$110,100      | B             |
| Generators   |            |                   |                |                    |                |             |                |               |
| Natural Gas  | 100%       |                   |                | 2019               | \$114,600      | 1           | \$138,100      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Generator Room  |            |                   |                |                    |                |             |                |               |
| Explanation : 55 Kilowatts   |            |                   |                |                    |                |             |                |               |
| Batteries  |            |                   |                |                    |                |             |                |               |
| Nickel Cadmium   | 100%       |                   |                | 2018               | \$600          | 5           | \$79,600       | B             |
| Lighting   |            |                   |                |                    |                |             |                |               |
| Interior Lighting  |            |                   |                |                    |                |             |                |               |
| Fluorescent  | 100%       |                   |                | 2028               | * *            | 10          | \$355,300      | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : T-8 Lamps  |            |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK**  
**Asset # : 1206**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                   |      |  |  |      |           |    |          |   |
|-------------------|------|--|--|------|-----------|----|----------|---|
| Egress Lighting   |      |  |  |      |           |    |          |   |
| Exit, Service     | 50%  |  |  | 2023 | \$32,100  | 1  |          | B |
| Exit, Battery     | 50%  |  |  | 2023 | \$160,600 | 10 | \$13,100 | B |
| Exterior Lighting |      |  |  |      |           |    |          |   |
| HID               | 100% |  |  | 2028 | * *       | 10 | \$1,100  | B |

**Alarm**

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |      |     |     |          | D |
| Generic              | 20% |  |  | 2028 | * * | 1   | \$26,700 | B |
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |      |     |     |          | D |
| Generic              | 20% |  |  | 2028 | * * | 1-3 | \$44,000 | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |     |          |      |           |   |           |   |
|--|------|-----|----------|------|-----------|---|-----------|---|
| Energy Source  |      |     |          |      |           |   |           |   |
| Fuel Oil No 6  | 100% |     |          | 2033 | * *       | 5 | \$120,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 2 Tanks Of 20,000 Gals Each</i>   |      |     |          |      |           |   |           |   |
| Conversion Equipment   |      |     |          |      |           |   |           |   |
| Steam Boiler   | 100% | Now | \$43,000 | 2028 | * *       | 1 | \$345,600 | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 25%</i><br><i>Location : One Out Of Four Boilers</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 4 Units</i> |      |     |          |      |           |   |           |   |
| Distribution   |      |     |          |      |           |   |           |   |
| Steam Piping/Pump  | 100% | Now | \$61,700 | 2043 | * *       | 4 | \$19,100  | B |
| <i>Leak Evident, Extent : Light, Area Affected : 15%</i><br><i>Location : Vacuum Condensate Pumps Throughout</i>   |      |     |          |      |           |   |           |   |
| Terminal Devices   |      |     |          |      |           |   |           |   |
| Air Handler  | 20%  | Now | \$23,800 | 2023 | \$476,300 | 1 | \$43,200  | B |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Throughout</i>  |      |     |          |      |           |   |           |   |
| Convactor/Radiator   | 80%  | Now | \$66,700 | 2028 | * *       | 1 | \$90,300  | B |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Throughout</i>  |      |     |          |      |           |   |           |   |

**Air Conditioning**

|                      |      |  |  |      |           |   |  |   |
|----------------------|------|--|--|------|-----------|---|--|---|
| Energy Source        |      |  |  |      |           |   |  |   |
| Electricity          | 100% |  |  | 2031 | * *       | 1 |  | B |
| Conversion Equipment |      |  |  |      |           |   |  |   |
| Window/Wall Unit     | 20%  |  |  | 2018 | \$181,600 | 1 |  | B |
| No Component         | 80%  |  |  |      |           |   |  | D |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK**  
**Asset # : 1206**

| Mechanical            |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Ventilation           |   |                   |                |         |                    |             |                |               |  |
| Distribution          |   |                   |                |         |                    |             |                |               |  |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE    | * *                | 2-5         | \$342,000      | B             |  |
| Exhaust Fans          |   |                   |                |         |                    |             |                |               |  |
| Interior              | 30%   | Now               | \$7,300        | 2023    | \$146,500          | 2           | \$2,900        | B             |  |
|                       | Broken, Extent : Moderate, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                       | Location : Fan Rooms                                    |                   |                |         |                    |             |                |               |  |
|                       | Other Observation, Extent : Light, Area Affected : 10%  |                   |                |         |                    |             |                |               |  |
|                       | Location : Fan Rooms                                    |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Pneumatic Control System                  |                   |                |         |                    |             |                |               |  |
| Roof                  | 70%   | Now               | \$12,300       | 2023    | \$245,800          | 2           | \$6,700        | B             |  |
|                       | Broken, Extent : Moderate, Area Affected : 10%          |                   |                |         |                    |             |                |               |  |
|                       | Location : Roof   |                   |                |         |                    |             |                |               |  |
| Plumbing              |   |                   |                |         |                    |             |                |               |  |
| H/C Water Piping      |   |                   |                |         |                    |             |                |               |  |
| Galv Iron/Steel       | 100%  |                   |                | 2028    | * *                | 1           |                | B             |  |
| HW Heat Exchanger     |   |                   |                |         |                    |             |                |               |  |
| Low Temp              | 100%  |                   |                | 2033    | * *                | 4           | \$38,400       | B             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Basement                                     |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 4 Units                                   |                   |                |         |                    |             |                |               |  |
| Sanitary Piping       |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Storm Drain Piping    |   |                   |                |         |                    |             |                |               |  |
| Cast Iron             | 100%  |                   |                | LIFE    | * *                | 1           |                | B             |  |
| Sump Pump(s)          |   |                   |                |         |                    |             |                |               |  |
| Rigid Piping          | 100%  |                   |                | 2028    | * *                | 4           | \$1,300        | B             |  |
| Backflow Preventer    |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                | 2028    | * *                | 1           | \$23,900       | B             |  |
| Fixtures              |   |                   |                |         |                    |             |                |               |  |
| Generic               | 100%  |                   |                |         |                    |             |                | B             |  |
| Vertical Transport    |   |                   |                |         |                    |             |                |               |  |
| Elevators             |   |                   |                |         |                    |             |                |               |  |
| Hydraulic             | 100%  |                   |                | LIFE    | * *                |             |                | C             |  |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : (2) 1-4, (1) B-1                             |                   |                |         |                    |             |                |               |  |
|                       | Explanation : 3 Units                                   |                   |                |         |                    |             |                |               |  |
| Fire Suppression      |   |                   |                |         |                    |             |                |               |  |
| Sprinkler             |   |                   |                |         |                    |             |                |               |  |
| No Component          | 95%   |                   |                |         |                    |             |                | D             |  |
| Generic               | 5%  |                   |                | 2033    | * *                | 1-2         | \$5,400        | B             |  |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE  
**Address** : 6565 FLATLANDS AVE RALPH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K515  
**Program / Asset #** : BOE0643.010 / 14641 **Yr Built/Renovated** : 1970 /  
**Area Sq Ft** : 4,900 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7998 **Lot** : 5 **BIN** : 3224139

| CAPITAL               |  | FY 2014 - 2017  | FY 2018 - 2023   |
|-----------------------|--|-----------------|------------------|
| Interior Architecture |  | \$44,700        | \$44,700         |
| Electrical            |  | \$47,300        | \$129,500        |
| <b>Total</b>          |  | <b>\$92,000</b> | <b>\$174,200</b> |
| Priority B            |  | \$47,300        | \$129,500        |
| Priority C            |  | \$44,700        | \$44,700         |
| <b>Total</b>          |  | <b>\$92,000</b> | <b>\$174,200</b> |

| EXPENSE               | FY 2014         | FY 2015        | FY 2016        | FY 2017        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$8,000         |                |                |                |
| Interior Architecture | \$44,300        |                |                | \$1,900        |
| Electrical            | \$27,000        | \$400          | \$400          | \$500          |
| Mechanical            | \$8,500         | \$1,500        | \$2,400        | \$1,200        |
| <b>Total</b>          | <b>\$87,800</b> | <b>\$1,900</b> | <b>\$2,800</b> | <b>\$3,600</b> |
| Priority A            | \$8,000         |                |                |                |
| Priority B            | \$59,000        | \$1,900        | \$2,800        | \$1,700        |
| Priority C            | \$20,800        |                |                | \$1,900        |
| <b>Total</b>          | <b>\$87,800</b> | <b>\$1,900</b> | <b>\$2,800</b> | <b>\$3,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 14641**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Exterior

## Exterior Walls

Masonry: Brick

75%

LIFE

\* \*

5

\$16,100

A

Metal Panel

25%

2043

\* \*

5-10

\$18,400

A

## Roof

Not Accessible

100%

D

## Interior

## Floors

Cast in Place Concrete

95%

LIFE

\* \*

5

\$89,400

C

Ceramic Tile

5%

2032

\* \*

5

\$1,100

C

## Interior Walls

Ceramic Tile

5%

2032

\* \*

5

\$2,700

C

Concrete Masonry Unit

95%

LIFE

\* \*

5

\$41,500

C

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

## Ceilings

Exposed Concrete

100%

LIFE

\* \*

5-10

\$26,900

B

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2023

\$1,600

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 100 Amps*

## Raceway

Conduit

100%

2023

\$9,500

1

B

## Panelboards

Molded Case Bkrs

100%

2022

\$16,900

5

\$100

B

## Wiring

Thermoplastic

100%

2023

\$9,600

1

B

## Lighting

## Interior Lighting

Fluorescent

100%

2018

\$129,500

10

\$13,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Egress Lighting

Exit, Service

100%

2018

\$2,400

1

B

## Exterior Lighting

HID

100%

2018

\$1,700

10

B

## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 14641**

| Electrical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Alarm**

Security System  
Generic

100% Now \$13,800 2033 \* \* 1 \$1,400 B  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Main Entrance*

Fire/Smoke Detection  
Generic

100% Now \$47,300 2033 \* \* 1-3 \$2,300 B  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating**

Energy Source  
Natural Gas

100% 2033 \* \* 1 B

Conversion Equipment  
Furnace

5% 2028 \* \* 1 \$400 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : First Floor*  
*Explanation : 2 Gas Fired Units*

Hot Water Boiler

95% 2028 \* \* 1 \$6,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100% 2031 \* \* 4 \$1,100 B

Terminal Devices

Convactor/Radiator

100% 2028 \* \* 1 \$4,700 B

**Air Conditioning**

Energy Source

Electricity

100% 2031 \* \* 1 B

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$12,700 B

Exhaust Fans

Roof

100% Now \$2,600 2023 \$13,000 2 \$400 B  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Roof*

**Plumbing**

H/C Water Piping

Brass/Copper

100% 2033 \* \* 1 B

Water Heater

Gas Fired

100% 2018 \$3,800 2 \$200 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK FIELDHOUSE**  
**Asset # : 14641**

| Mechanical |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing   |                    |   |                   |                    |         |                |             |                |               |
|            | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|            | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|            | Fixtures           |   |                   |                    |         |                |             |                |               |
|            | Generic            | 100%  |                   |                    |         |                |             |                | B             |
|            |                    | Not in Service, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |               |
|            |                    | Location : Showers Missing Heads                      |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING  
**Address** : 6565 FLATLANDS AVE @RALPH AVE  
**Borough** : BROOKLYN **Agency's Number** : K515  
**Program / Asset #** : BOE0643.020 / 14642 **Yr Built/Renovated** : 2002 /  
**Area Sq Ft** : 500 **Project Type** : EDUCATION  
**Date of Survey** : 03-Oct-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7998 **Lot** : 5 **BIN** : 3224139

**CAPITAL**

Total

Priority

Total

| EXPENSE               | FY 2014        | FY 2015 | FY 2016 | FY 2017 |
|-----------------------|----------------|---------|---------|---------|
| Exterior Architecture | \$1,100        |         |         |         |
| Interior Architecture | \$7,200        |         |         |         |
| <b>Total</b>          | <b>\$8,300</b> |         |         |         |
| Priority A            | \$1,100        |         |         |         |
| Priority B            | \$2,400        |         |         |         |
| Priority C            | \$4,800        |         |         |         |
| <b>Total</b>          | <b>\$8,300</b> |         |         |         |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SOUTH SHORE HIGH SCHOOL - BK STORAGE BUILDING**  
**Asset # : 14642**

| Architecture |                        | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|--------------|------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System       | Component              | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|              | Type                   | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Exterior     |                        |   |           |                    |      |                |       |                |          |
|              | Exterior Walls         |   |           |                    |      |                |       |                |          |
|              | Masonry: Brick         | 100%  |           |                    | LIFE | * *            | 5     | \$2,200        | A        |
|              |                        | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|              |                        | Location : Throughout                                   |           |                    |      |                |       |                |          |
|              |                        | Explanation : 20x25, Built 2002                         |           |                    |      |                |       |                |          |
| Roof         |                        |   |           |                    |      |                |       |                |          |
|              | Asphalt Shingle        | 100%  |           |                    | 2032 | * *            | 10    | \$500          | A        |
| Interior     |                        |   |           |                    |      |                |       |                |          |
|              | Floors                 |   |           |                    |      |                |       |                |          |
|              | Cast in Place Concrete | 100%  |           |                    | LIFE | * *            | 5     | \$9,600        | C        |
|              | Ceilings               |   |           |                    |      |                |       |                |          |
|              | Exposed Concrete       | 100%  |           |                    | LIFE | * *            | 5-10  | \$2,700        | B        |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : **SPRINGFIELD GARDENS H.S. - Q**  
**Address** : **143-10 SPRINGFIELD BLVD.**  
**Borough** : **QUEENS** **Agency's Number** : **Q420**  
**Program / Asset #** : **BOE0872.000 / 2759** **Yr Built/Renovated** : **1965 / 2006**  
**Area Sq Ft** : **272,000** **Project Type** : **EDUCATION**  
**Date of Survey** : **08-Sep-2009** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3**  
**Block** : **13057** **Lot** : **56** **BIN** : **4280845**

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$356,100             | \$306,800             |
| Interior Architecture | \$146,300             | \$279,200             |
| Electrical            | \$390,500             | \$2,816,600           |
| Mechanical            | \$149,500             | \$984,200             |
| <b>Total</b>          | <b>\$1,042,500</b>    | <b>\$4,386,800</b>    |
| Priority A            | \$356,100             | \$306,800             |
| Priority B            | \$592,500             | \$3,895,100           |
| Priority C            | \$93,900              | \$184,900             |
| <b>Total</b>          | <b>\$1,042,500</b>    | <b>\$4,386,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$31,100         |                 | \$32,700         |                 |
| Interior Architecture | \$58,300         |                 | \$33,600         | \$24,700        |
| Electrical            | \$17,400         | \$17,800        | \$17,100         | \$15,700        |
| Mechanical            | \$34,400         | \$54,400        | \$52,900         | \$37,900        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$145,000</b> | <b>\$76,100</b> | <b>\$140,300</b> | <b>\$82,200</b> |
| Priority A            | \$31,100         |                 | \$32,700         |                 |
| Priority B            | \$55,700         | \$76,100        | \$74,000         | \$57,500        |
| Priority C            | \$58,300         |                 | \$33,600         | \$24,700        |
| <b>Total</b>          | <b>\$145,000</b> | <b>\$76,100</b> | <b>\$140,300</b> | <b>\$82,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SPRINGFIELD GARDENS H.S. - Q**  
**Asset # : 2759**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 90%        |                   |                | LIFE               | **             | 5           | \$151,200      | A             |
| Metal Panel  | 5%         |                   |                | 2031               | **             | 5-10        | \$57,700       | A             |
| Window Wall  | 5%         |                   |                | 2041               | **             | 5           | \$31,500       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$102,000      | 2029               | **             | 5           | \$10,600       | A             |
| Caulking Deteriorated, Extent : Light, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 60%        |                   |                | LIFE               | **             | 5           | \$7,500        | A             |
| Metal Panel  | 5%         |                   |                | 2031               | **             | 5           | \$2,400        | A             |
| Wood Rail  | 35%        |                   |                | 2019               | \$54,400       | 5-10        | \$90,300       | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 100%       |                   |                | 2026               | **             | 10          | \$254,100      | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$117,700      | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$14,000       | C             |
| Traffic Topping  | 15%        |                   |                | 2026               | **             | 5           | \$67,300       | C             |
| Vinyl Tile   | 55%        |                   |                | 2026               | **             | 3           | \$98,700       | C             |
| Wood   | 10%        |                   |                | 2049               | **             | 5           | \$67,300       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%        |                   |                | LIFE               | **             | 5           | \$24,400       | C             |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$67,200       | C             |
| SGFT/Glazed Masonry  | 25%        | 0-2               | \$93,900       | LIFE               | **             |             |                | C             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : Over Door Heads Along Corridors - All Floors Throughout |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 25%        |                   |                | 2034               | **             | 5           | \$104,800      | B             |
| Exposed Concrete   | 60%        |                   |                | LIFE               | **             | 5           | \$31,400       | B             |
| Metal Panel  | 10%        |                   |                | LIFE               | **             | 5           | \$41,900       | B             |
| Plaster  | 5%         |                   |                | LIFE               | **             | 5           | \$10,500       | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2031               | * *            | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Two 3000 Amps Main Disconnect Switch         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 90%        |                   |                | 2021               | \$268,200      | 5           | \$900          | B             |
| Fused Disc Sw  | 10%        |                   |                | 2047               | * *            | 5           | \$100          | B             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**SPRINGFIELD GARDENS H.S. - Q**  
**Asset # : 2759**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 95%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conduit   | 5%                |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2037                      | * *                   | 5                  | \$300                 | B                    |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$36,100              | 5                  | \$500                 | B                    |
| Molded Case Bkrs  | 70%               |                          |                       | 2020                      | \$252,900             | 5                  | \$4,100               | B                    |
| Molded Case Bkrs  | 15%               |                          |                       | 2029                      | * *                   | 5                  | \$900                 | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$282,400             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 25%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 5%                |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2019                      | \$66,000              | 5                  | \$1,500               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$3,300               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2019                      | \$23,100              | 1                  | \$68,700              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$86,200              | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room Outside Building</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room Outside Building</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 169 Kva John Deere Genset</i>                |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              | 0-2                      | \$600                 | 2016                      | \$600                 | 5                  | \$4,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Leak Observed</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2021                      | \$1,945,400           | 10                 | \$197,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2021                      | \$50,000              | 10                 | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Sodium Type</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 5%                |                          |                       | 2016                      | \$108,100             | 2                  | \$300                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**SPRINGFIELD GARDENS H.S. - Q**  
**Asset # : 2759**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |     |  |  |      |          |    |         |   |
|--------------------|-----|--|--|------|----------|----|---------|---|
| Egress Lighting    |     |  |  |      |          |    |         |   |
| Emergency, Service | 40% |  |  | 2021 | \$15,900 | 1  |         | B |
| Emergency, Battery | 10% |  |  | 2029 | * *      | 10 | \$5,800 | B |
| Exit, Service      | 50% |  |  | 2026 | * *      | 1  |         | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Fuel Oil No 6  | 100% |  |  | 2031 | * * | 5 | \$74,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Field</i>  |      |  |  |      |     |   |          |   |
| <i>Explanation : There Is No Fieldhouse</i>                    |      |  |  |      |     |   |          |   |

|  |      |  |  |      |     |   |           |   |
|--|------|--|--|------|-----|---|-----------|---|
| Conversion Equipment   |      |  |  |      |     |   |           |   |
| Steam Boiler   | 100% |  |  | 2026 | * * | 1 | \$237,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |           |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |     |   |           |   |
| <i>Explanation : 4 Units</i>                                   |      |  |  |      |     |   |           |   |

|                   |      |  |  |      |     |   |          |   |
|-------------------|------|--|--|------|-----|---|----------|---|
| Distribution      |      |  |  |      |     |   |          |   |
| Steam Piping/Pump | 100% |  |  | 2031 | * * | 4 | \$17,800 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 40% |  |  | 2021 | \$589,600 | 1 | \$59,400 | B |
| Convactor/Radiator | 60% |  |  | 2026 | * *       | 1 | \$46,600 | B |

**Air Conditioning**

|                      |      |  |  |      |           |   |  |   |
|----------------------|------|--|--|------|-----------|---|--|---|
| Energy Source        |      |  |  |      |           |   |  |   |
| Electricity          | 100% |  |  | 2037 | * *       | 1 |  | B |
| Conversion Equipment |      |  |  |      |           |   |  |   |
| Window/Wall Unit     | 20%  |  |  | 2016 | \$112,400 | 1 |  | B |
| No Component         | 80%  |  |  |      |           |   |  | D |

**Ventilation**

|                    |      |  |  |      |           |     |           |   |
|--------------------|------|--|--|------|-----------|-----|-----------|---|
| Distribution       |      |  |  |      |           |     |           |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * *       | 2-5 | \$133,700 | B |
| Exhaust Fans       |      |  |  |      |           |     |           |   |
| Interior           | 20%  |  |  | 2021 | \$60,400  | 2   | \$1,500   | B |
| Roof               | 80%  |  |  | 2021 | \$173,900 | 2   | \$5,900   | B |

**Plumbing**

|                   |      |  |  |      |          |   |          |   |
|-------------------|------|--|--|------|----------|---|----------|---|
| H/C Water Piping  |      |  |  |      |          |   |          |   |
| Galv Iron/Steel   | 100% |  |  | 2034 | * *      | 1 |          | B |
| Water Heater      |      |  |  |      |          |   |          |   |
| Gas Fired         | 100% |  |  | 2019 | \$63,600 | 2 | \$3,600  | B |
| HW Heat Exchanger |      |  |  |      |          |   |          |   |
| Low Temp          | 100% |  |  | 2031 | * *      | 4 | \$35,700 | B |
| Sanitary Piping   |      |  |  |      |          |   |          |   |
| Cast Iron         | 100% |  |  | LIFE | * *      | 1 |          | B |

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**DEPARTMENT OF EDUCATION - 040**  
**SPRINGFIELD GARDENS H.S. - Q**  
**Asset # : 2759**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-4  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : STATEN ISLAND TECH H.S. - SI  
**Address** : 458 CLAWSON ST. @ LINDBERGH AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R440  
**Program / Asset #** : BOE0948.000 / 1199 **Yr Built/Renovated** : 1936 / 2011  
**Area Sq Ft** : 168,000 **Project Type** : EDUCATION  
**Date of Survey** : 08-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 4244 **Lot** : 1 **BIN** : 5107621

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$108,900             | \$208,100             |
| Interior Architecture | \$738,300             | \$1,005,300           |
| Electrical            | \$217,500             | \$1,363,900           |
| Mechanical            |                       | \$971,200             |
| <b>Total</b>          | <b>\$1,064,700</b>    | <b>\$3,548,500</b>    |
| Priority A            | \$108,900             | \$208,100             |
| Priority B            | \$328,500             | \$2,466,500           |
| Priority C            | \$627,300             | \$873,900             |
| <b>Total</b>          | <b>\$1,064,700</b>    | <b>\$3,548,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$115,500        |                 |                 |                 |
| Interior Architecture | \$61,400         |                 |                 | \$22,900        |
| Electrical            | \$2,600          |                 | \$600           | \$1,400         |
| Mechanical            | \$91,300         | \$19,500        | \$29,300        | \$19,500        |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800        |
| <b>Total</b>          | <b>\$282,600</b> | <b>\$31,300</b> | <b>\$41,800</b> | <b>\$55,600</b> |
| Priority A            | \$115,500        |                 |                 |                 |
| Priority B            | \$122,900        | \$31,300        | \$41,800        | \$32,800        |
| Priority C            | \$44,200         |                 |                 | \$22,900        |
| <b>Total</b>          | <b>\$282,600</b> | <b>\$31,300</b> | <b>\$41,800</b> | <b>\$55,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI**  
**Asset # : 1199**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 5%         | Now               | \$22,500       | LIFE    | * *                | 5           | \$17,400       | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%                                       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Severe, Area Affected : 30%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Areaways Surrounding Building   |            |                   |                |         |                    |             |                |               |  |
| Explanation : Cracking And Crumbling At Tie Beams Between Foundation Wall And Retaining Wall |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 20%        |                   |                | LIFE    | * *                | 5           | \$217,800      | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%                                   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | * *                | 5           | \$69,700       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%                                   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Limestone   | 25%        |                   |                | LIFE    | * *                | 5           | \$26,100       | A             |  |
| Recent Repair Evident, Extent : Light, Area Affected : 66%                                   |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2048    | * *                | 5           | \$30,500       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%                                 |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE    | * *                | 5-10        | \$25,200       | A             |  |
| Masonry: Brick   | 90%        | Now               | \$26,700       | LIFE    | * *                | 5           | \$8,000        | A             |  |
| Water Penetration, Extent : Light, Area Affected : 10%                                       |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 95%        |                   |                | 2028    | * *                | 10          | \$99,200       | A             |  |
| Skylight, Metal/Glass  | 5%         |                   |                | 2043    | * *                | 10          | \$17,400       | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | * *                | 5           | \$88,700       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2032    | * *                | 5           | \$10,100       | C             |  |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2039    | * *                | 5           | \$22,800       | C             |  |
| Vinyl Tile   | 40%        | Now               | \$38,600       | 2023    | \$772,600          | 3           | \$30,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                                      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 10%        | Now               | \$193,100      | 2033    | * *                | 3           | \$7,600        | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%                                   |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs 9x9 Tiles Throughout   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs  |            |                   |                |         |                    |             |                |               |  |
| Wood   | 30%        | Now               | \$128,900      | 2038    | * *                | 5           | \$57,000       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%                                    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI**  
**Asset # : 1199**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |               |
| <b>Interior Walls</b>   |                |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%            | Now               | \$133,800      | LIFE               | **             |             |                | C             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Old Coal Bunker</i>                                 |                |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%             |                   |                | 2032               | **             | 5           | \$10,300       | C             |
| Glazed Ceramic Panel  | 5%             |                   |                | LIFE               | **             | 10          | \$9,200        | C             |
| Masonry: Brick  | 5%             |                   |                | LIFE               | **             | 10          | \$3,100        | C             |
| Plaster   | 10%            | Now               | \$37,700       | LIFE               | **             | 5           | \$6,200        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |               |
| Plaster   | 45%            |                   |                | LIFE               | **             | 5-10        | \$78,500       | C             |
| SGFT/Glazed Masonry   | 20%            |                   |                | LIFE               | **             | 10          | \$20,500       | C             |
| <b>Ceilings</b>   |                |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn  | 20%            |                   |                | 2028               | **             | 5           | \$42,800       | B             |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Library</i>   |                |                   |                |                    |                |             |                |               |
| Exposed Concrete  | 20%            |                   |                | LIFE               | **             | 5-10        | \$42,800       | B             |
| Exposed Struc: Steel  | 5%             |                   |                | LIFE               | **             | 10          | \$17,100       | B             |
| Fiber Board   | 5%             |                   |                | 2023               | \$77,900       |             |                | B             |
| Plaster   | 50%            | Now               | \$73,500       | LIFE               | **             | 5           | \$53,500       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |               |

| Electrical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| <b>Under 600 Volts</b>  |                |                   |                |                    |                |             |                |               |
| <b>Service Equipment</b>  |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%           |                   |                | 2053               | **             | 5           | \$600          | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |                |                   |                |                    |                |             |                |               |
| <i>Explanation : One 4000 Amps Main Disconnect Switch</i>         |                |                   |                |                    |                |             |                |               |
| <b>Switchgear / Switchboard</b>                                   |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%           |                   |                | 2053               | **             | 5           | \$600          | B             |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |               |
| <b>Raceway</b>  |                |                   |                |                    |                |             |                |               |
| Conduit   | 90%            |                   |                | 2023               | \$153,200      | 1           |                | B             |
| Conduit   | 10%            |                   |                | 2053               | **             | 1           |                | B             |
| <b>Panelboards</b>  |                |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%            |                   |                | 2022               | \$19,200       | 5           | \$300          | B             |
| Molded Case Bkrs  | 20%            |                   |                | 2048               | **             | 5           | \$700          | B             |
| Molded Case Bkrs  | 70%            |                   |                | 2022               | \$134,400      | 5           | \$2,600        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI**  
**Asset # : 1199**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$125,600             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2053                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 20%               |                          |                       | 2023                      | \$35,900              | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 70%               |                          |                       | 2021                      | \$23,100              | 5                  | \$600                 | B                    |
| Locally Mounted   | 20%               |                          |                       | 2036                      | * *                   | 5                  | \$200                 | B                    |
| Motor Control Center  | 10%               |                          |                       | 2021                      | \$43,100              | 5                  | \$400                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$4,100               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 74%               |                          |                       | 2018                      | \$903,300             | 10                 | \$91,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2033                      | * *                   | 10                 | \$24,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement And Some Other Areas</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2018                      | \$17,000              | 10                 | \$100                 | B                    |
| Incandescent  | 3%                |                          |                       | 2018                      | \$36,600              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2018                      | \$11,200              | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2018                      | \$11,200              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2018                      | \$57,400              | 10                 | \$400                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       | D                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 10,000 Gal. Tank</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI**  
**Asset # : 1199**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |   |                   |                |                    |                |             |                |               |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Heat Exchanger        | 20%   |                   |                | 2026               | * *            | 1           | \$13,400       | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                       | Location : Basement   |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit  |                   |                |                    |                |             |                |               |
| Steam Boiler          | 80%   | Now               | \$12,000       | 2028               | * *            | 1           | \$96,700       | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 2%                         |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Feed Line   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Hot Wtr Piping/Pump   | 20%   | Now               | \$3,100        | 2031               | * *            | 4           | \$1,300        | B             |
|                       | Other Observation, Extent : Moderate, Area Affected : 2%                    |                   |                |                    |                |             |                |               |
|                       | Location : Heat Exchanger Room  |                   |                |                    |                |             |                |               |
|                       | Explanation : Noisy, Vibrating Circulation Pump                             |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 80%   | Now               | \$17,200       | 2033               | * *            | 4           | \$5,400        | B             |
|                       | Leak Evident, Extent : Moderate, Area Affected : 2%                         |                   |                |                    |                |             |                |               |
|                       | Location : Vacuum Condensate Pump   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler           | 30%   | Now               | \$12,500       | 2018               | \$249,700      | 1           | \$22,600       | B             |
|                       | Broken, Extent : Moderate, Area Affected : 10%                              |                   |                |                    |                |             |                |               |
|                       | Location : Fan Room   |                   |                |                    |                |             |                |               |
| Convactor/Radiator    | 50%   | Now               | \$14,600       | 2028               | * *            | 1           | \$19,700       | B             |
|                       | Cracked, Extent : Moderate, Area Affected : 2%                              |                   |                |                    |                |             |                |               |
|                       | Location : First Floor  |                   |                |                    |                |             |                |               |
| Fan Coil Unit/Heat    | 20%   |                   |                | 2023               | \$462,300      | 1           | \$8,800        | B             |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Energy Source         |   |                   |                |                    |                |             |                |               |
| Electricity           | 100%  |                   |                | 2039               | * *            | 1           |                | B             |
| Conversion Equipment  |   |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 30%   |                   |                | 2018               | \$95,200       | 1           |                | B             |
| No Component          | 70%   |                   |                |                    |                |             |                | D             |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 2%  |                   |                | 2031               | * *            | 1           | \$1,700        | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |               |
|                       | Location : T V Studio   |                   |                |                    |                |             |                |               |
|                       | Explanation : Using Steam Coil For Heating - Air Handler Is Ceiling Mounted |                   |                |                    |                |             |                |               |
| No Component          | 98%   |                   |                |                    |                |             |                | D             |
| Heat Rejection        |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 2%  |                   |                | 2031               | * *            | 2           | \$1,900        | B             |
| No Component          | 98%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI**  
**Asset # : 1199**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              | Now                      | \$26,700              | LIFE                      | * *                   | 2-5                | \$75,500              | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout Duct, Flexible Joints</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 75%               |                          |                       | 2023                      | \$128,000             | 2                  | \$3,100               | B                    |
| Roof   | 25%               | Now                      | \$600                 | 2018                      | \$30,700              | 2                  | \$800                 | B                    |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 20%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel  | 80%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2021                      | \$35,900              | 2                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit Of 900 Gals</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Sewage Ejector(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              | Now                      | \$2,100               | 2023                      | \$10,300              | 4                  | \$1,300               | B                    |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Ejector Motor</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 35%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1st: 3rd Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 65%               |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : One Unit From Basement :3rd Floor And The Other Unit Basement :2nd Floor</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2043                      | * *                   | 1-2                | \$1,900               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : STATEN ISLAND TECH H.S. - SI FIELD HOUSE  
**Address** : 458 CLAWSON ST. @ LINDBERGH AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R440  
**Program / Asset #** : BOE0948.010 / 2943 **Yr Built/Renovated** : 1963 / 2008  
**Area Sq Ft** : 3,600 **Project Type** : EDUCATION  
**Date of Survey** : 05-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4244 **Lot** : 1 **BIN** : 5107621

| CAPITAL      | FY 2014 - 2017 | FY 2018 - 2023  |
|--------------|----------------|-----------------|
| Electrical   |                | \$66,600        |
| <b>Total</b> |                | <b>\$66,600</b> |
| Priority B   |                | \$66,600        |
| <b>Total</b> |                | <b>\$66,600</b> |

| EXPENSE               | FY 2014         | FY 2015      | FY 2016        | FY 2017        |
|-----------------------|-----------------|--------------|----------------|----------------|
| Exterior Architecture | \$7,500         |              |                |                |
| Interior Architecture | \$53,000        |              |                | \$8,600        |
| Electrical            | \$3,000         |              |                |                |
| Mechanical            | \$3,300         | \$500        | \$2,600        | \$500          |
| <b>Total</b>          | <b>\$66,800</b> | <b>\$500</b> | <b>\$2,600</b> | <b>\$9,200</b> |
| Priority A            | \$7,500         |              |                |                |
| Priority B            | \$27,100        | \$500        | \$2,600        | \$600          |
| Priority C            | \$32,200        |              |                | \$8,600        |
| <b>Total</b>          | <b>\$66,800</b> | <b>\$500</b> | <b>\$2,600</b> | <b>\$9,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI FIELD HOUSE**

**Asset # : 2943**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%  |                   |                | LIFE               | * *            | 5           | \$14,900       | A             |
|                        | Paint Peeling, Extent : Moderate, Area Affected : 40%        |                   |                |                    |                |             |                |               |
|                        | Location : In Rear   |                   |                |                    |                |             |                |               |
| Metal Coiling Doors    | 5%   |                   |                | 2028               | * *            | 5           | \$1,200        | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2048               | * *            | 5           | \$3,900        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 100%   |                   |                | 2033               | * *            | 10          | \$19,600       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 60%  |                   |                | LIFE               | * *            | 5           | \$41,500       | C             |
| Ceramic Tile           | 30%  |                   |                | 2032               | * *            | 5           | \$4,700        | C             |
| Vinyl Tile             | 10%  |                   |                | 2023               | \$15,100       | 3           | \$800          | C             |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 30%  |                   |                | 2032               | * *            | 5           | \$12,000       | C             |
| Concrete Masonry Unit  | 70%  |                   |                | LIFE               | * *            | 5           | \$22,500       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 75%  |                   |                | LIFE               | * *            | 5-10        | \$14,800       | B             |
| Exposed Struc: Steel   | 25%  |                   |                | LIFE               | * *            | 10          | \$7,900        | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2023               | \$1,600        | 5           |                | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : One 200 Amps Main Disconnect Switch          |            |                   |                |                    |                |             |                |               |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$9,100        | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2022               | \$800          | 5           |                | B             |
| Molded Case Bkrs   | 95%        |                   |                | 2022               | \$16,100       | 5           | \$100          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2023               | \$9,100        | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 95%        |                   |                | 2021               | \$12,100       | 5           |                | B             |
| Locally Mounted  | 5%         |                   |                | 2036               | * *            | 5           |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**STATEN ISLAND TECH H.S. - SI FIELD HOUSE**

**Asset # : 2943**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Ground**

Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$100 | B |
|---------|------|--|--|------|-----|---|-------|---|

**Lighting**

Interior Lighting

|             |     |  |  |      |          |    |         |   |
|-------------|-----|--|--|------|----------|----|---------|---|
| Fluorescent | 30% |  |  | 2018 | \$28,600 | 10 | \$2,900 | B |
|-------------|-----|--|--|------|----------|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : T-12 Lamps*

|              |     |  |  |      |          |   |       |   |
|--------------|-----|--|--|------|----------|---|-------|---|
| Incandescent | 70% |  |  | 2018 | \$66,600 | 2 | \$200 | B |
|--------------|-----|--|--|------|----------|---|-------|---|

Egress Lighting

|               |      |  |  |      |         |   |  |   |
|---------------|------|--|--|------|---------|---|--|---|
| Exit, Service | 100% |  |  | 2018 | \$1,800 | 1 |  | B |
|---------------|------|--|--|------|---------|---|--|---|

Exterior Lighting

|     |      |  |  |      |         |    |  |   |
|-----|------|--|--|------|---------|----|--|---|
| HID | 100% |  |  | 2018 | \$1,200 | 10 |  | B |
|-----|------|--|--|------|---------|----|--|---|

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Natural Gas | 100% |  |  | 2033 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

Conversion Equipment

|         |      |  |  |      |          |   |         |   |
|---------|------|--|--|------|----------|---|---------|---|
| Furnace | 100% |  |  | 2023 | \$14,700 | 1 | \$5,200 | B |
|---------|------|--|--|------|----------|---|---------|---|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Mechanical Room*

*Explanation : One Unit*

Distribution

|                    |     |  |  |      |     |     |         |   |
|--------------------|-----|--|--|------|-----|-----|---------|---|
| Ductwork/Diffusers | 80% |  |  | LIFE | * * | 2-5 | \$7,500 | B |
|--------------------|-----|--|--|------|-----|-----|---------|---|

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 20% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

**Air Conditioning**

Energy Source

|             |      |  |  |      |     |   |  |   |
|-------------|------|--|--|------|-----|---|--|---|
| Electricity | 100% |  |  | 2039 | * * | 1 |  | B |
|-------------|------|--|--|------|-----|---|--|---|

Conversion Equipment

|                  |     |  |  |      |         |   |  |   |
|------------------|-----|--|--|------|---------|---|--|---|
| Window/Wall Unit | 25% |  |  | 2018 | \$6,200 | 1 |  | B |
|------------------|-----|--|--|------|---------|---|--|---|

|              |     |  |  |  |  |  |  |   |
|--------------|-----|--|--|--|--|--|--|---|
| No Component | 75% |  |  |  |  |  |  | D |
|--------------|-----|--|--|--|--|--|--|---|

**Plumbing**

H/C Water Piping

|              |      |  |  |      |     |   |  |   |
|--------------|------|--|--|------|-----|---|--|---|
| Brass/Copper | 100% |  |  | 2033 | * * | 1 |  | B |
|--------------|------|--|--|------|-----|---|--|---|

Water Heater

|           |     |  |  |      |         |   |       |   |
|-----------|-----|--|--|------|---------|---|-------|---|
| Gas Fired | 50% |  |  | 2021 | \$1,400 | 2 | \$100 | B |
|-----------|-----|--|--|------|---------|---|-------|---|

|           |     |  |  |      |         |   |       |   |
|-----------|-----|--|--|------|---------|---|-------|---|
| Gas Fired | 50% |  |  | 2016 | \$1,400 | 2 | \$100 | B |
|-----------|-----|--|--|------|---------|---|-------|---|

Sanitary Piping

|           |      |  |  |      |     |   |  |   |
|-----------|------|--|--|------|-----|---|--|---|
| Cast Iron | 100% |  |  | LIFE | * * | 1 |  | B |
|-----------|------|--|--|------|-----|---|--|---|

Storm Drain Piping

|           |      |  |  |      |     |   |  |   |
|-----------|------|--|--|------|-----|---|--|---|
| Cast Iron | 100% |  |  | LIFE | * * | 1 |  | B |
|-----------|------|--|--|------|-----|---|--|---|

Fixtures

|         |      |  |  |  |  |  |  |   |
|---------|------|--|--|--|--|--|--|---|
| Generic | 100% |  |  |  |  |  |  | B |
|---------|------|--|--|--|--|--|--|---|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : STERLING ALTERNATIVE H. S. - BK (P.S. 85 - BK)  
**Address** : 510 CLERMONT AVE.  
**Borough** : BROOKLYN **Agency's Number** : K085  
**Program / Asset #** : BOE0400.000 / 1082 **Yr Built/Renovated** : 1972 / 2010  
**Area Sq Ft** : 51,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 2008 **Lot** : 1 **BIN** : 3057521

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$40,400              |                       |
| Electrical            | \$393,600             | \$318,200             |
| Mechanical            | \$80,800              | \$53,000              |
| <b>Total</b>          | <b>\$514,700</b>      | <b>\$371,100</b>      |
| Priority A            | \$40,400              |                       |
| Priority B            | \$474,300             | \$371,100             |
| <b>Total</b>          | <b>\$514,700</b>      | <b>\$371,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,400        |                 |                 | \$3,400         |
| Interior Architecture | \$12,500        | \$2,400         | \$13,300        | \$10,000        |
| Electrical            | \$200           | \$500           | \$47,800        |                 |
| Mechanical            | \$13,400        | \$8,300         | \$15,900        | \$6,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$15,200</b> | <b>\$81,000</b> | <b>\$24,200</b> |
| Priority A            | \$12,400        |                 |                 | \$3,400         |
| Priority B            | \$17,600        | \$12,800        | \$81,000        | \$10,800        |
| Priority C            | \$12,500        | \$2,400         |                 | \$10,000        |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$15,200</b> | <b>\$81,000</b> | <b>\$24,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STERLING ALTERNATIVE H. S. - BK (P.S. 85 - BK)**  
**Asset # : 1082**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$30,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 5%  | Now               | \$3,000        | LIFE               | * *            | 5           | \$1,800        | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                        | Location : Bulkheads  |                   |                |                    |                |             |                |               |
| Metal Coiling Doors    | 5%  | Now               | \$5,500        | 2034               | * *            | 5           | \$2,800        | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : East Facade  |                   |                |                    |                |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | * *            | 5           | \$5,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 10%   |                   |                | 2043               | * *            | 5           | \$800          | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Aluminum               | 85%   |                   |                | 2037               | * *            | 5           | \$6,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Glass Block            | 5%  |                   |                | LIFE               | * *            | 5           | \$300          | A             |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 95%   |                   |                | LIFE               | * *            | 5           | \$5,500        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 5%  |                   |                | LIFE               | * *            | 5           | \$1,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 95%   |                   |                | 2026               | * *            | 10          | \$40,400       | A             |
| Metal Panel            | 5%  |                   |                | 2034               | * *            | 10          | \$3,900        | A             |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  |                   |                | LIFE               | * *            | 5           | \$7,100        | C             |
| Ceramic Tile           | 3%  |                   |                | 2030               | * *            | 5           | \$1,900        | C             |
| Terrazzo               | 2%  |                   |                | LIFE               | * *            | 5           | \$1,000        | C             |
| Vinyl Tile             | 80%   |                   |                | 2026               | * *            | 3           | \$25,800       | C             |
| Wood                   | 10%   |                   |                | 2049               | * *            | 5           | \$12,100       | C             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**STERLING ALTERNATIVE H. S. - BK (P.S. 85 - BK)**

**Asset # : 1082**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Interior**

**Interior Walls**

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Ceramic Tile          | 5%  |  |  | 2030 | ** | 5 | \$2,900 | C |
| Concrete Masonry Unit | 10% |  |  | LIFE | ** | 5 | \$2,300 | C |
| Folding Partition     | 5%  |  |  | 2037 | ** | 5 | \$7,100 | C |
| Plaster               | 55% |  |  | LIFE | ** | 5 | \$9,400 | C |
| SGFT/Glazed Masonry   | 25% |  |  | LIFE | ** |   |         | C |

**Ceilings**

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| AcousTileConcealSpLn | 25% |  |  | 2026 | ** | 5 | \$20,100 | B |
| AcousTileSusp.Lay-In | 10% |  |  | 2026 | ** | 5 | \$6,400  | B |
| Exposed Concrete     | 50% |  |  | LIFE | ** | 5 | \$5,000  | B |
| Plaster              | 15% |  |  | LIFE | ** | 5 | \$6,000  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts**

**Service Equipment**

|   |      |  |  |      |          |   |       |   |
|---|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw   | 100% |  |  | 2021 | \$16,000 | 5 | \$200 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Explanation : One 1600 Amps Main Disconnect Switch</i> |      |  |  |      |          |   |       |   |

**Switchgear / Switchboard**

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

**Raceway**

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 95% |  |  | 2021 | \$81,000 | 1 |  | B |
| Conduit | 5%  |  |  | 2031 | **       | 1 |  | B |

**Panelboards**

|                  |     |  |  |      |          |   |       |   |
|------------------|-----|--|--|------|----------|---|-------|---|
| Fused Disc Sw    | 5%  |  |  | 2020 | \$4,000  | 5 |       | B |
| Molded Case Bkrs | 10% |  |  | 2029 | **       | 5 | \$100 | B |
| Molded Case Bkrs | 85% |  |  | 2020 | \$67,200 | 5 | \$900 | B |

**Wiring**

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 90% |  |  | 2021 | \$80,600 | 1 |  | B |
| Thermoplastic | 10% |  |  | 2031 | **       | 1 |  | B |

**Motor Controllers**

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$12,700 | 5 | \$300 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

**Ground**

**Grounding Devices**

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$600 | B |
|---------|------|--|--|------|----|---|-------|---|

**Lighting**

**Interior Lighting**

|   |     |  |  |      |           |    |          |   |
|---|-----|--|--|------|-----------|----|----------|---|
| Fluorescent   | 92% |  |  | 2016 | \$357,200 | 10 | \$36,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Throughout The Building</i><br><i>Explanation : Usong T-12 Lamps</i> |     |  |  |      |           |    |          |   |

|              |    |  |  |      |          |    |       |   |
|--------------|----|--|--|------|----------|----|-------|---|
| HID          | 3% |  |  | 2016 | \$5,400  | 10 |       | B |
| Incandescent | 5% |  |  | 2016 | \$19,400 | 2  | \$100 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**STERLING ALTERNATIVE H. S. - BK (P.S. 85 - BK)**

**Asset # : 1082**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Lighting**

|                    |      |  |  |      |  |          |    |         |   |
|--------------------|------|--|--|------|--|----------|----|---------|---|
| Egress Lighting    |      |  |  |      |  |          |    |         |   |
| Emergency, Battery | 50%  |  |  | 2026 |  | * *      | 10 | \$5,200 | B |
| Exit, Service      | 50%  |  |  | 2026 |  | * *      | 1  |         | B |
| Exterior Lighting  |      |  |  |      |  |          |    |         |   |
| HID                | 100% |  |  | 2016 |  | \$17,400 | 10 | \$100   | B |

| Mechanical |           | Current Repair |           |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                | FY                 |                | (Yrs)       |                | Code     |

**Heating**

|  |      |  |  |      |  |     |   |          |   |
|--|------|--|--|------|--|-----|---|----------|---|
| Energy Source  |      |  |  |      |  |     |   |          |   |
| Fuel Oil No 4  | 100% |  |  | 2031 |  | * * | 5 | \$13,300 | B |
| Conversion Equipment   |      |  |  |      |  |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2026 |  | * * | 1 | \$42,700 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |  |     |   |          |   |
| <i>Location : Basement Boiler Room</i>                         |      |  |  |      |  |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |  |     |   |          |   |

|   |      |     |  |         |      |     |   |         |   |
|---|------|-----|--|---------|------|-----|---|---------|---|
| Distribution  |      |     |  |         |      |     |   |         |   |
| Steam Piping/Pump   | 100% | Now |  | \$6,900 | 2031 | * * | 4 | \$2,100 | B |
| <i>Repairs In Progress, Extent : Light, Area Affected : 50%</i>   |      |     |  |         |      |     |   |         |   |
| <i>Location : Condensate Pump, Boiler Room</i>                    |      |     |  |         |      |     |   |         |   |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i> |      |     |  |         |      |     |   |         |   |
| <i>Location : Basement Boiler Room</i>                            |      |     |  |         |      |     |   |         |   |

|                    |     |  |  |      |  |          |   |          |   |
|--------------------|-----|--|--|------|--|----------|---|----------|---|
| Terminal Devices   |     |  |  |      |  |          |   |          |   |
| Air Handler        | 20% |  |  | 2021 |  | \$53,000 | 1 | \$5,300  | B |
| Convactor/Radiator | 80% |  |  | 2026 |  | * *      | 1 | \$11,200 | B |

**Air Conditioning**

|                      |      |  |  |      |  |          |   |  |   |
|----------------------|------|--|--|------|--|----------|---|--|---|
| Energy Source        |      |  |  |      |  |          |   |  |   |
| Electricity          | 100% |  |  | 2037 |  | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |  |          |   |  |   |
| Window/Wall Unit     | 80%  |  |  | 2016 |  | \$80,800 | 1 |  | B |
| No Component         | 20%  |  |  |      |  |          |   |  | D |

**Ventilation**

|                    |      |  |  |      |  |          |     |          |   |
|--------------------|------|--|--|------|--|----------|-----|----------|---|
| Distribution       |      |  |  |      |  |          |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE |  | * *      | 2-5 | \$24,000 | B |
| Exhaust Fans       |      |  |  |      |  |          |     |          |   |
| Interior           | 20%  |  |  | 2021 |  | \$10,900 | 2   | \$300    | B |
| Roof               | 80%  |  |  | 2021 |  | \$31,200 | 2   | \$1,100  | B |

**Plumbing**

|                   |      |  |  |      |  |     |   |         |   |
|-------------------|------|--|--|------|--|-----|---|---------|---|
| H/C Water Piping  |      |  |  |      |  |     |   |         |   |
| Galv Iron/Steel   | 100% |  |  | 2026 |  | * * | 1 |         | B |
| HW Heat Exchanger |      |  |  |      |  |     |   |         |   |
| Low Temp          | 100% |  |  | 2031 |  | * * | 4 | \$6,400 | B |
| Sanitary Piping   |      |  |  |      |  |     |   |         |   |
| Cast Iron         | 100% |  |  | LIFE |  | * * | 1 |         | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**STERLING ALTERNATIVE H. S. - BK (P.S. 85 - BK)**

**Asset # : 1082**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2026    | * *            | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2021    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : C-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : One Unit                                  |                   |                    |         |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : STUYVESANT HIGH SCHOOL - M  
**Address** : 345 CHAMBERS ST.  
**Borough** : MANHATTAN **Agency's Number** : M475  
**Program / Asset #** : BOE0982.000 / 4147 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 412,697 **Project Type** : EDUCATION  
**Date of Survey** : 08-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,7,9,10,PH  
**Block** : 16 **Lot** : 215 **BIN** : 1084587

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$156,200             | \$760,000             |
| Interior Architecture | \$393,800             | \$757,600             |
| Electrical            | \$300,400             | \$182,800             |
| Mechanical            |                       | \$1,663,700           |
| <b>Total</b>          | <b>\$850,500</b>      | <b>\$3,364,100</b>    |
| Priority A            | \$156,200             | \$760,000             |
| Priority B            | \$646,900             | \$2,124,500           |
| Priority C            | \$47,400              | \$479,600             |
| <b>Total</b>          | <b>\$850,500</b>      | <b>\$3,364,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$48,500         |                  | \$52,000         | \$26,200         |
| Interior Architecture | \$48,000         | \$38,200         |                  | \$133,300        |
| Electrical            | \$72,100         | \$23,500         | \$30,200         | \$39,200         |
| Mechanical            | \$155,900        | \$99,900         | \$182,000        | \$116,700        |
| Elevators/Escalators  | \$96,400         | \$96,400         | \$96,400         | \$96,400         |
| <b>Total</b>          | <b>\$420,800</b> | <b>\$258,000</b> | <b>\$360,600</b> | <b>\$411,700</b> |
| Priority A            | \$48,500         |                  | \$52,000         | \$26,200         |
| Priority B            | \$324,300        | \$219,800        | \$308,600        | \$252,300        |
| Priority C            | \$48,000         | \$38,200         |                  | \$133,300        |
| <b>Total</b>          | <b>\$420,800</b> | <b>\$258,000</b> | <b>\$360,600</b> | <b>\$411,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STUYVESANT HIGH SCHOOL - M**  
**Asset # : 4147**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 7%         |                   |                | LIFE    | **                 | 5           | \$177,500      | A             |  |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE    | **                 | 5           | \$20,300       | A             |  |
| Masonry: Brick   | 70%        |                   |                | LIFE    | **                 | 5           | \$227,200      | A             |  |
| Metal Panel  | 5%         |                   |                | 2041    | **                 | 5-10        | \$111,600      | A             |  |
| Granite Panels   | 5%         | 0-2               | \$98,300       | LIFE    | **                 | 5           | \$12,200       | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Window Wall  | 3%         |                   |                | 2041    | **                 | 5           | \$36,500       | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 83%        |                   |                | 2037    | **                 | 5           | \$52,300       | A             |  |
| Glass Block  | 15%        |                   |                | LIFE    | **                 | 5           | \$5,900        | A             |  |
| Metal Louvers  | 2%         |                   |                | 2030    | **                 | 10          | \$7,900        | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 35%        |                   |                | LIFE    | **                 | 5           | \$81,000       | A             |  |
| Masonry: Brick   | 50%        | Now               | \$15,000       | LIFE    | **                 | 5           | \$11,200       | A             |  |
| Expansion Jnt Failure, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |               |  |
| Location : Bulkheads   |            |                   |                |         |                    |             |                |               |  |
| Metal Rail   | 12%        |                   |                | 2034    | **                 | 5-10        | \$48,600       | A             |  |
| Pre-Cast Concrete  | 3%         |                   |                | LIFE    | **                 | 5           | \$4,200        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 75%        | Now               | \$58,000       | 2021    | \$193,300          |             |                | A             |  |
| Broken Paver Blocks, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Roof  |            |                   |                |         |                    |             |                |               |  |
| Vegetation Growth, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Upper Roof  |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane                                      | 15%        |                   |                | 2026    | **                 | 10          | \$3,300        | A             |  |
| Metal Panel  | 10%        |                   |                | 2034    | **                 | 10          | \$4,100        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Carpet   | 2%         |                   |                | 2017    | \$59,700           | 3           | \$20,200       | C             |  |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$55,300       | C             |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Below Pool Area                                   |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile   | 5%         |                   |                | 2030    | **                 | 5           | \$25,300       | C             |  |
| Terrazzo   | 10%        |                   |                | LIFE    | **                 | 5           | \$39,500       | C             |  |
| Vinyl Tile   | 68%        |                   |                | 2026    | **                 | 3           | \$171,800      | C             |  |
| Wood   | 10%        |                   |                | 2049    | **                 | 5           | \$94,800       | C             |  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STUYVESANT HIGH SCHOOL - M**  
**Asset # : 4147**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|                        |    |  |      |     |  |  |   |
|------------------------|----|--|------|-----|--|--|---|
| Cast in Place Concrete | 5% |  | LIFE | * * |  |  | C |
|------------------------|----|--|------|-----|--|--|---|

*Water Penetration, Extent : Moderate, Area Affected : 20%*  
*Location : Area Below Pool In Basement*

|                       |     |  |      |     |   |           |   |
|-----------------------|-----|--|------|-----|---|-----------|---|
| Ceramic Tile          | 5%  |  | 2030 | * * | 5 | \$51,100  | C |
| Concrete Masonry Unit | 15% |  | LIFE | * * | 5 | \$61,400  | C |
| Folding Partition     | 2%  |  | 2037 | * * | 5 | \$51,100  | C |
| Gypsum Board          | 15% |  | LIFE | * * | 5 | \$92,000  | C |
| Granite Panels        | 7%  |  | LIFE | * * |   |           | C |
| Plaster               | 20% |  | LIFE | * * | 5 | \$61,400  | C |
| SGFT/Glazed Masonry   | 28% |  | LIFE | * * |   |           | C |
| Wood                  | 3%  |  | LIFE | * * | 5 | \$122,700 | C |

## Ceilings

|                      |     |     |           |      |     |           |         |   |
|----------------------|-----|-----|-----------|------|-----|-----------|---------|---|
| AcousTileSusp.Lay-In | 60% |     | 2034      | * *  | 5   | \$303,200 | B       |   |
| Exposed Concrete     | 10% |     | LIFE      | * *  | 5   | \$7,900   | B       |   |
| Exposed Concrete     | 5%  | Now | \$194,800 | LIFE | * * | 5         | \$3,900 | B |

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%*

*Location : Below Pool Area In Basement*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 5%*

*Location : Below Pool Area In Basement*

*Water Penetration, Extent : Severe, Area Affected : 20%*

*Location : Below Pool Area In Basement*

|                      |     |  |      |     |   |           |   |
|----------------------|-----|--|------|-----|---|-----------|---|
| Exposed Struc: Steel | 5%  |  | LIFE | * * |   |           | B |
| Gypsum Board         | 20% |  | LIFE | * * | 5 | \$126,300 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |      |     |   |         |   |
|---------------|------|--|------|-----|---|---------|---|
| Fused Disc Sw | 100% |  | 2031 | * * | 5 | \$1,500 | B |
|---------------|------|--|------|-----|---|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Four 5000 Amps Main Disconnect Switch*

## Transformers

|          |      |  |      |     |   |         |   |
|----------|------|--|------|-----|---|---------|---|
| Dry Type | 100% |  | 2026 | * * | 5 | \$1,300 | B |
|----------|------|--|------|-----|---|---------|---|

## Switchgear / Switchboard

|               |      |  |      |     |   |         |   |
|---------------|------|--|------|-----|---|---------|---|
| Fused Disc Sw | 100% |  | 2031 | * * | 5 | \$1,500 | B |
|---------------|------|--|------|-----|---|---------|---|

## Raceway

|         |     |     |          |      |     |   |   |
|---------|-----|-----|----------|------|-----|---|---|
| Conduit | 95% |     | 2041     | * *  | 1   |   | B |
| Conduit | 5%  | 0-2 | \$29,800 | 2051 | * * | 1 | B |

*Corroded, Extent : Severe, Area Affected : 100%*

*Location : Pool Filter Room*

## Panelboards

|                  |     |  |      |     |   |         |   |
|------------------|-----|--|------|-----|---|---------|---|
| Fused Disc Sw    | 15% |  | 2029 | * * | 5 | \$1,200 | B |
| Molded Case Bkrs | 85% |  | 2029 | * * | 5 | \$7,600 | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**STUYVESANT HIGH SCHOOL - M**  
**Asset # : 4147**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 10%               |                          |                       | 2026                      | * *                   | 5                  | \$200                 | B                    |
| Motor Control Center  | 90%               |                          |                       | 2026                      | * *                   | 5                  | \$8,300               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,000               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2034                      | * *                   | 1                  | \$104,200             | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2024                      | * *                   | 1                  | \$130,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof Penthouse</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1000 Kva Cummins Genset</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2014                      | \$600                 | 5                  | \$12,500              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$31,300              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof Penthouse</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 75 Gallon Tank</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 50%               |                          |                       | 2049                      | * *                   | 5                  | \$5,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 1000 Gallon Tank</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 92%               |                          |                       | 2026                      | * *                   | 10                 | \$284,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 5%                |                          |                       | 2026                      | * *                   | 10                 | \$15,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-12 Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2026                      | * *                   | 10                 | \$300                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 100%              |                          |                       | 2021                      | \$56,000              | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 90%               |                          |                       | 2021                      | \$126,800             | 10                 | \$1,000               | B                    |
| Incandescent  | 10%               |                          |                       | 2021                      | \$30,400              | 2                  | \$100                 | B                    |
| <b>Lightning Protection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STUYVESANT HIGH SCHOOL - M**  
**Asset # : 4147**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Lightning Protection  
Arresters/Cabling  
Generic

100% 2049 \* \* 5 \$10,000 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Roof*  
*Explanation : Steel*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

Heating

Energy Source  
Interruptible Gas/Dual  
Fuel

100% 2041 \* \* 1 B

Conversion Equipment  
Steam Boiler

100% 2034 \* \* 1 \$334,800 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump  
Steam Piping/Pump

80% 2037 \* \* 4 \$13,300 B  
20% 2041 \* \* 4 \$3,300 B

Terminal Devices

Air Handler  
Convactor/Radiator

20% 2021 \$415,200 1 \$41,800 B  
80% 2034 \* \* 1 \$87,400 B

Air Conditioning

Energy Source  
Electricity

100% 2037 \* \* 1 B

Conversion Equipment  
Centrifugal, Elec Chiller

85% 2030 \* \* 1 \$310,900 B  
*Other Observation, Extent : Light, Area Affected : 85%*  
*Location : Ac Room Basement*  
*Explanation : 2 Units*

Ext Pkg Unit - Cooling  
No Component

5% 2026 \* \* 2 \$1,000 B  
10% D

Distribution

Chilled Wtr Pipe/Pump  
No Component

85% 2041 \* \* 4 \$14,200 B  
15% D

Terminal Devices

Air Handler/Cool/Ht  
No Component

85% 2026 \* \* 1 \$177,700 B  
15% D

Heat Rejection

Water Cool Tower  
No Component

85% 2022 \$845,500 2 \$288,900 B  
15% D

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$188,300 B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**STUYVESANT HIGH SCHOOL - M**  
**Asset # : 4147**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 25%   |                   |                | 2026               | * *            | 2           | \$2,600        | B             |
| Roof                  | 75%   |                   |                | 2021               | \$229,600      | 2           | \$7,800        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%  |                   |                | 2041               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2019               | \$89,600       | 2           | \$5,100        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Pool Filter/Treatment |   |                   |                |                    |                |             |                |               |
| Sand                  | 100%  |                   |                | 2034               | * *            | 4           |                | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Electric              | 100%  |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2026               | * *            | 1           | \$20,900       | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : (2) B-12 (2) B-10                            |                   |                |                    |                |             |                |               |
|                       | Explanation : 4 Units Plus 1 Hydraulic Lifter           |                   |                |                    |                |             |                |               |
| Escalators            |   |                   |                |                    |                |             |                |               |
| Under 20' Rise        | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : 1-7  |                   |                |                    |                |             |                |               |
|                       | Explanation : 14 Units                                  |                   |                |                    |                |             |                |               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SUNSET PARK H.S. - BK  
**Address** : 153 35TH STREET  
**Borough** : BROOKLYN  
**Program / Asset #** : BOE1087.000 / 14438  
**Area Sq Ft** : 197,598  
**Date of Survey** : 22-Apr-2010  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 688      **Lot** : 26      **BIN** : 3394175  
**Agency's Number** : K564  
**Yr Built/Renovated** : 2009 /  
**Project Type** : EDUCATION  
**Landmark Status** : NONE

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|------------------|--------------------|
| Exterior Architecture |                  | \$428,600          |
| Interior Architecture | \$339,200        | \$925,700          |
| Electrical            |                  | \$143,800          |
| Mechanical            |                  | \$83,000           |
| <b>Total</b>          | <b>\$339,200</b> | <b>\$1,581,200</b> |
| Priority A            |                  | \$428,600          |
| Priority B            | \$189,500        | \$542,700          |
| Priority C            | \$149,700        | \$609,900          |
| <b>Total</b>          | <b>\$339,200</b> | <b>\$1,581,200</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016          | FY 2017         |
|-----------------------|-----------------|-----------------|------------------|-----------------|
| Exterior Architecture |                 |                 | \$31,500         |                 |
| Interior Architecture | \$12,600        |                 | \$79,000         | \$12,600        |
| Electrical            | \$12,800        | \$12,800        | \$22,500         | \$12,800        |
| Mechanical            | \$18,600        | \$27,800        | \$52,300         | \$24,800        |
| <b>Total</b>          | <b>\$44,000</b> | <b>\$40,600</b> | <b>\$185,200</b> | <b>\$50,200</b> |
| Priority A            |                 |                 | \$31,500         |                 |
| Priority B            | \$31,300        | \$40,600        | \$74,800         | \$37,600        |
| Priority C            | \$12,600        |                 | \$79,000         | \$12,600        |
| <b>Total</b>          | <b>\$44,000</b> | <b>\$40,600</b> | <b>\$185,200</b> | <b>\$50,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SUNSET PARK H.S. - BK**  
**Asset # : 14438**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

|                         |      |  |  |      |     |    |           |   |
|-------------------------|------|--|--|------|-----|----|-----------|---|
| Exterior Walls          |      |  |  |      |     |    |           |   |
| Masonry: Brick          | 100% |  |  | LIFE | * * | 5  | \$324,500 | A |
| Windows                 |      |  |  |      |     |    |           |   |
| Aluminum                | 100% |  |  | 2046 | * * | 5  | \$63,000  | A |
| Parapets                |      |  |  |      |     |    |           |   |
| Cast in Place Concrete  | 45%  |  |  | LIFE | * * | 5  | \$104,100 | A |
| Cast Stone/Terra Cotta  | 10%  |  |  | LIFE | * * | 5  | \$17,400  | A |
| Masonry: Brick          | 45%  |  |  | LIFE | * * | 5  | \$10,100  | A |
| Roof                    |      |  |  |      |     |    |           |   |
| IRMA/Protected Membrane | 90%  |  |  | 2031 | * * | 10 | \$19,900  | A |
| Skylight, Metal/Glass   | 10%  |  |  | 2051 | * * | 10 | \$7,400   | A |

## Interior

|                       |     |  |  |      |           |   |           |   |
|-----------------------|-----|--|--|------|-----------|---|-----------|---|
| Floors                |     |  |  |      |           |   |           |   |
| Carpet                | 5%  |  |  | 2023 | \$149,400 | 3 | \$50,500  | C |
| Traffic Topping       | 10% |  |  | 2031 | * *       | 5 | \$63,200  | C |
| Vinyl Tile            | 75% |  |  | 2031 | * *       | 3 | \$142,100 | C |
| Wood                  | 10% |  |  | 2061 | * *       | 5 | \$94,800  | C |
| Interior Walls        |     |  |  |      |           |   |           |   |
| Ceramic Tile          | 20% |  |  | 2036 | * *       | 5 | \$204,600 | C |
| Concrete Masonry Unit | 5%  |  |  | LIFE | * *       | 5 | \$20,500  | C |
| Gypsum Board          | 75% |  |  | LIFE | * *       | 5 | \$460,200 | C |
| Ceilings              |     |  |  |      |           |   |           |   |
| AcousTileSusp.Lay-In  | 75% |  |  | 2041 | * *       | 5 | \$379,000 | B |
| Exposed Struc: Steel  | 5%  |  |  | LIFE | * *       |   |           | B |
| Gypsum Board          | 20% |  |  | LIFE | * *       | 5 | \$126,300 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

|  |      |  |  |      |     |   |         |   |
|--|------|--|--|------|-----|---|---------|---|
| Service Equipment  |      |  |  |      |     |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2051 | * * | 5 | \$700   | B |
| Other Observation, Extent : Moderate, Area Affected : 100% |      |  |  |      |     |   |         |   |
| Location : Electrical Room                                 |      |  |  |      |     |   |         |   |
| Explanation : Two 4000 Amps Main Disconnect Switch         |      |  |  |      |     |   |         |   |
| Switchgear / Switchboard                                   |      |  |  |      |     |   |         |   |
| Fused Disc Sw  | 100% |  |  | 2051 | * * | 5 | \$700   | B |
| Raceway  |      |  |  |      |     |   |         |   |
| Conduit  | 100% |  |  | 2051 | * * | 1 |         | B |
| Panelboards  |      |  |  |      |     |   |         |   |
| Fused Disc Sw  | 5%   |  |  | 2046 | * * | 5 | \$200   | B |
| Molded Case Bkrs   | 95%  |  |  | 2046 | * * | 5 | \$4,100 | B |
| Wiring   |      |  |  |      |     |   |         |   |
| Thermoplastic  | 100% |  |  | 2051 | * * | 1 |         | B |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**SUNSET PARK H.S. - BK**  
**Asset # : 14438**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2041                      | * *                   | 5                  | \$1,100               | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,400               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2041                      | * *                   | 1                  | \$49,900              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$62,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 200 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$6,000               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2061                      | * *                   | 5                  | \$4,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 275 Gallon Tank</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 97%               |                          |                       | 2031                      | * *                   | 10                 | \$143,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 3%                |                          |                       | 2031                      | * *                   | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 50%               |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$500                 | B                    |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2031                      | * *                   | 1                  | \$6,100               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2031                      | * *                   | 1-3                | \$10,000              | B                    |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas   | 100%              |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF EDUCATION - 040

## SUNSET PARK H.S. - BK

Asset # : 14438

| Mechanical                        | Current Repair |   |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type       | % of<br>Total  | Fail Date<br>(Years)                                    | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Heating                           |                |   |                |                    |                |                |                |                  |
| Conversion Equipment              |                |   |                |                    |                |                |                |                  |
| Furnace                           | 100%           |   |                | 2029               | * *            | 1              | \$80,200       | B                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : Roof   |                |                    |                |                |                |                  |
|                                   |                | Explanation : 7 Roof Top Units - Heating & Cooling      |                |                    |                |                |                |                  |
| Air Conditioning                  |                |   |                |                    |                |                |                |                  |
| Energy Source                     |                |   |                |                    |                |                |                |                  |
| Electricity                       | 100%           |   |                | 2037               | * *            | 1              |                | B                |
| Conversion Equipment              |                |   |                |                    |                |                |                |                  |
| Ext Pkg Unit -<br>Heating/Cooling | 100%           |   |                | 2029               | * *            | 2              | \$10,000       | B                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : Roof   |                |                    |                |                |                |                  |
|                                   |                | Explanation : 7 Roof Top Units                          |                |                    |                |                |                |                  |
| Ventilation                       |                |   |                |                    |                |                |                |                  |
| Distribution                      |                |   |                |                    |                |                |                |                  |
| Ductwork/Diffusers                | 100%           |   |                | LIFE               | * *            | 2-5            | \$90,200       | B                |
| Exhaust Fans                      |                |   |                |                    |                |                |                |                  |
| Roof                              | 100%           |   |                | 2029               | * *            | 2              | \$5,000        | B                |
| Plumbing                          |                |   |                |                    |                |                |                |                  |
| H/C Water Piping                  |                |   |                |                    |                |                |                |                  |
| Brass/Copper                      | 100%           |   |                | 2051               | * *            | 1              |                | B                |
| Water Heater                      |                |   |                |                    |                |                |                |                  |
| Gas Fired                         | 100%           |   |                | 2020               | \$42,900       | 2              | \$2,400        | B                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : Penthouse                                    |                |                    |                |                |                |                  |
|                                   |                | Explanation : 1 Unit                                    |                |                    |                |                |                |                  |
| Sanitary Piping                   |                |   |                |                    |                |                |                |                  |
| Cast Iron                         | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Storm Drain Piping                |                |   |                |                    |                |                |                |                  |
| Cast Iron                         | 100%           |   |                | LIFE               | * *            | 1              |                | B                |
| Sump Pump(s)                      |                |   |                |                    |                |                |                |                  |
| Rigid Piping                      | 100%           |   |                | 2029               | * *            | 4              | \$1,300        | B                |
| Sewage Ejector(s)                 |                |   |                |                    |                |                |                |                  |
| Electric                          | 100%           |   |                | 2031               | * *            | 4              | \$2,000        | B                |
| Backflow Preventer                |                |   |                |                    |                |                |                |                  |
| Generic                           | 100%           |   |                | 2031               | * *            | 1              | \$10,000       | B                |
| Fixtures                          |                |   |                |                    |                |                |                |                  |
| Generic                           | 100%           |   |                |                    |                |                |                | B                |
| Vertical Transport                |                |   |                |                    |                |                |                |                  |
| Elevators                         |                |   |                |                    |                |                |                |                  |
| Geared Traction                   | 100%           |   |                | LIFE               | * *            |                |                | C                |
|                                   |                | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |                |                |                  |
|                                   |                | Location : (2) C-5 (1) B-1                              |                |                    |                |                |                |                  |
|                                   |                | Explanation : 3 Units                                   |                |                    |                |                |                |                  |
| Fire Suppression                  |                |   |                |                    |                |                |                |                  |

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**DEPARTMENT OF EDUCATION - 040**  
**SUNSET PARK H.S. - BK**  
**Asset # : 14438**

| Mechanical       |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |   |                   |                    |         |                |             |                |               |
|                  | Standpipe      |   |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%  |                   |                    | 2051    | * *            | 1-5         | \$81,700       | B             |
|                  |                | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |               |
|                  |                | Location : Out Side Of The Building                             |                   |                    |         |                |             |                |               |
|                  |                | Explanation : 3 Connections Are Located Outside Of The Building |                   |                    |         |                |             |                |               |
| Sprinkler        |                |   |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%  |                   |                    | 2051    | * *            | 1-2         | \$45,400       | B             |
| Fire Pump        |                |   |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%  |                   |                    | 2036    | * *            | 1           | \$30,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : SUSAN E. WAGNER HIGH SCHOOL - SI  
**Address** : 1200 MANOR RD @BRIELLE AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : R460  
**Program / Asset #** : BOE0952.000 / 1202 **Yr Built/Renovated** : 1968 / 2008  
**Area Sq Ft** : 320,000 **Project Type** : EDUCATION  
**Date of Survey** : 20-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 955 **Lot** : 1 **BIN** : 5113197

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$279,800             | \$1,994,800           |
| Interior Architecture | \$3,825,200           | \$265,500             |
| Electrical            | \$545,700             | \$7,926,900           |
| Mechanical            | \$1,532,500           | \$1,262,000           |
| <b>Total</b>          | <b>\$6,183,200</b>    | <b>\$11,449,200</b>   |
| Priority A            | \$279,800             | \$1,994,800           |
| Priority B            | \$2,607,200           | \$9,391,200           |
| Priority C            | \$3,296,200           | \$63,200              |
| <b>Total</b>          | <b>\$6,183,200</b>    | <b>\$11,449,200</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$21,300         |                 |                  |                  |
| Interior Architecture | \$33,700         |                 | \$62,000         | \$27,100         |
| Electrical            | \$47,500         | \$32,300        | \$62,100         | \$25,000         |
| Mechanical            | \$14,500         | \$59,100        | \$63,500         | \$45,800         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$121,000</b> | <b>\$95,300</b> | <b>\$191,500</b> | <b>\$101,800</b> |
| Priority A            | \$21,300         |                 |                  |                  |
| Priority B            | \$71,900         | \$95,300        | \$129,500        | \$74,700         |
| Priority C            | \$27,800         |                 | \$62,000         | \$27,100         |
| <b>Total</b>          | <b>\$121,000</b> | <b>\$95,300</b> | <b>\$191,500</b> | <b>\$101,800</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 80%  | 0-2               | \$115,500      | LIFE               | * *            | 5           | \$171,800      | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |               |
|                        | Location : Relieving Angles At Windows                         |                   |                |                    |                |             |                |               |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                        | Location : Mechanical Bulkhead                                 |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 20%  |                   |                | LIFE               | * *            | 5           | \$139,600      | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 100%   |                   |                | 2029               | * *            | 5           | \$26,600       | A             |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 75%  |                   |                | LIFE               | * *            | 5           | \$8,800        | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Rail             | 2%   |                   |                | 2034               | * *            | 5-10        | \$4,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete      | 23%  | 0-2               | \$5,400        | LIFE               | * *            | 5           | \$17,000       | A             |
|                        | Expansion Jnt Failure, Extent : Light, Area Affected : 50%     |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 95%  | 0-2               | \$164,300      | 2021               | \$1,643,400    |             |                | A             |
|                        | Ponding, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 5%   |                   |                | 2041               | * *            | 10          | \$39,900       | A             |
| Interior               |  |                   |                |                    |                |             |                |               |
| Floors                 |  |                   |                |                    |                |             |                |               |
| Carpet                 | 1%   |                   |                | 2017               | \$25,000       | 3           | \$8,400        | C             |
| Cast in Place Concrete | 1%   | 4+                | \$1,300        | LIFE               | * *            | 5           | \$9,200        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Various Locations                                   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 3%   |                   |                | 2024               | * *            | 5           | \$12,700       | C             |
| Terrazzo               | 10%  |                   |                | LIFE               | * *            | 5           | \$33,000       | C             |
| Vinyl Tile             | 80%  |                   |                | 2016               | \$3,218,900    | 3           | \$126,600      | C             |
|                        | Other Observation, Extent : Severe, Area Affected : 90%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
|                        | Explanation : 9 X 9 Tiles                                      |                   |                |                    |                |             |                |               |
| Wood                   | 5%   |                   |                | 2036               | * *            | 5           | \$39,600       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 3%         |                   |                | 2024               | **             | 5           | \$14,400       | C             |
| Concrete Masonry Unit  | 3%         | 4+                | \$10,900       | LIFE               | **             | 5           | \$5,700        | C             |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations</i>                            |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 44%        | Now               | \$77,300       | LIFE               | **             | 5           | \$63,200       | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : 220s, 260s And 280s</i>                          |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry  | 40%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 62%        |                   |                | 2026               | **             | 5           | \$305,800      | B             |
| AcousTileSusp.Lay-In   | 3%         |                   |                | 2034               | **             | 5           | \$11,800       | B             |
| Embossed Metal   | 15%        | Now               | \$376,100      | LIFE               | **             | 5           | \$26,600       | B             |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 75%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Hallways</i>                          |            |                   |                |                    |                |             |                |               |
| Plaster  | 20%        |                   |                | LIFE               | **             | 5           | \$49,300       | B             |
| Site Enclosure   |            |                   |                |                    |                |             |                |               |
| Fence/Gates  |            |                   |                |                    |                |             |                |               |
| Chain link   | 95%        |                   |                | 2041               | **             |             |                | C             |
| Iron Picket  | 5%         |                   |                | 2056               | **             |             |                | C             |
| Free Standing Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 100%       |                   |                | 2056               | **             |             |                | C             |
| Retaining Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 35%        |                   |                | 2056               | **             |             |                | C             |
| Masonry: Brick   | 65%        |                   |                | 2041               | **             |             |                | C             |
| Site Pavements   |            |                   |                |                    |                |             |                |               |
| On-Site Walkways   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 100%       |                   |                | 2034               | **             |             |                | C             |
| Parking/Driveway   |            |                   |                |                    |                |             |                |               |
| Asphalt  | 100%       |                   |                | 2030               | **             |             |                | C             |
| Playyard   |            |                   |                |                    |                |             |                |               |
| Traffic Topping  | 100%       |                   |                | 2026               | **             |             |                | C             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$65,100       | 5           | \$1,200        | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 1-3000a Mains Disconnect</i>                     |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2021               | \$298,000      | 5           | \$1,200        | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 85%               |                          |                       | 2021                      | \$337,800             | 1                  |                       | B                    |
| Conduit   | 15%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2020                      | \$36,100              | 5                  | \$600                 | B                    |
| Fused Disc Sw   | 5%                |                          |                       | 2037                      | * *                   | 5                  | \$300                 | B                    |
| Fused Toggle Switch   | 5%                |                          |                       | 2020                      | \$18,100              | 5                  | \$300                 | B                    |
| Molded Case Bkrs  | 55%               |                          |                       | 2020                      | \$198,700             | 5                  | \$3,800               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2037                      | * *                   | 5                  | \$700                 | B                    |
| Molded Case Bkrs  | 15%               |                          |                       | 2020                      | \$54,200              | 5                  | \$1,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Tripping Of Breakers Due To Capacity.</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 85%               | 2-4                      | \$343,000             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 15%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 30%               |                          |                       | 2019                      | \$19,800              | 5                  | \$500                 | B                    |
| Motor Control Center  | 70%               |                          |                       | 2019                      | \$603,600             | 5                  | \$5,000               | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 82%               |                          |                       | 2021                      | \$2,085,200           | 10                 | \$212,100             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-8 Lamps. Controlled By Switches.</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 5%                | Now                      | \$63,600              | 2031                      | * *                   |                    |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Missing Covers</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 10%               |                          |                       | 2026                      | * *                   | 10                 | \$25,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Lobby And Hallway</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Compact Fluorescent. Controlled By Switches.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2016                      | \$35,300              | 10                 | \$300                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Controlled By Switches.</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2021                      | \$58,500              | 10                 | \$34,100              | B                    |
| Exit, Service   | 45%               |                          |                       | 2021                      | \$21,100              | 1                  |                       | B                    |
| Exit, Service   | 5%                |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting<br>HID  | 95%               |                          |                       | 2016                      | \$103,800             | 10                 | \$800                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Exterior Walls</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Timer Controlled.</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 4%                |                          |                       | 2016                      | \$9,400               | 2                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof And Entry</i>                                |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Controlled By Switch.</i>                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 1%                | Now                      | \$2,400               | 2031                      | * *                   | 2                  |                       | B                    |
| <i>Damaged Fixtures, Extent : Light, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System<br>Generic                                      | 98%               |                          |                       | 2021                      | \$885,200             | 1                  | \$96,000              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : In Working Order.</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 2%                | Now                      | \$18,100              | 2031                      | * *                   | 1                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Security</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Not Communicating With Central Monitoring.</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection<br>Generic                                 | 100%              |                          |                       | 2021                      | \$3,092,100           | 1-3                | \$161,600             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : In Working Order.</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source<br>Fuel Oil No 6                                 | 100%              |                          |                       | 2031                      | * *                   | 5                  | \$87,400              | B                    |
| <i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (2) 15,000 Gallon Tank, Outside</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment<br>Steam Boiler                           | 100%              | Now                      | \$156,600             | 2026                      | * *                   | 1                  | \$251,700             | B                    |
| <i>Damaged, Extent : Severe, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : #1 And # 3, Forced Draft Fans, Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating               |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Steam Piping/Pump     | 100%   | 0-2               | \$898,300      | 2041               | * *            | 4           | \$13,900       | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                               |                   |                |                    |                |             |                |               |
| Terminal Devices      |  |                   |                |                    |                |             |                |               |
| Air Handler           | 35%  | Now               | \$121,400      | 2021               | \$607,000      | 1           | \$55,000       | B             |
|                       | Damaged, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                       | Location : Roof; Temperature Controls Malfunctioning |                   |                |                    |                |             |                |               |
| Convector/Radiator    | 60%  |                   |                | 2026               | * *            | 1           | \$54,800       | B             |
| Fan Coil Unit/Heat    | 5%   |                   |                | 2021               | \$240,800      | 1           | \$4,600        | B             |
|                       | Malfunctioning, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |               |
|                       | Location : Temperature Controls Malfunctioning       |                   |                |                    |                |             |                |               |
| Air Conditioning      |  |                   |                |                    |                |             |                |               |
| Energy Source         |  |                   |                |                    |                |             |                |               |
| Electricity           | 100%   |                   |                | 2037               | * *            | 1           |                | B             |
| Conversion Equipment  |  |                   |                |                    |                |             |                |               |
| Window/Wall Unit      | 40%  |                   |                | 2016               | \$264,500      | 1           |                | B             |
| No Component          | 60%  |                   |                |                    |                |             |                | D             |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Distribution          |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%   |                   |                | LIFE               | * *            | 2-5         | \$157,300      | B             |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Interior              | 45%  |                   |                | 2021               | \$160,000      | 2           | \$3,900        | B             |
| Roof                  | 55%  |                   |                | 2021               | \$140,700      | 2           | \$4,800        | B             |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%   | Now               | \$48,000       | 2026               | * *            | 1           |                | B             |
|                       | Leak Evident, Extent : Severe, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Basement                                  |                   |                |                    |                |             |                |               |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |               |
| Low Temp              | 100%   |                   |                | 2031               | * *            | 4           | \$41,900       | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |  |                   |                |                    |                |             |                |               |
| Submersible           | 100%   |                   |                | 2014               | \$6,200        | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |  |                   |                |                    |                |             |                |               |
| Electric              | 100%   |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |
| Vertical Transport    |  |                   |                |                    |                |             |                |               |
| Elevators             |  |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%   |                   |                | LIFE               | * *            |             |                | C             |
| Fire Suppression      |  |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**SUSAN E. WAGNER HIGH SCHOOL - SI**  
**Asset # : 1202**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 68%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 32%            |                   |                    | 2041    | * *            | 1-2         | \$25,300       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : TEACHERS PREPARATORY H. S. - BK  
**Address** : 226 BRISTOL ST. @BLAKE AVE.  
**Borough** : BROOKLYN **Agency's Number** : K697  
**Program / Asset #** : BOE0473.000 / 681 **Yr Built/Renovated** : 1914 / 2012  
**Area Sq Ft** : 89,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 3541 **Lot** : 1 **BIN** : 3081419

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$354,000             | \$92,000              |
| Interior Architecture | \$368,500             | \$46,000              |
| Electrical            |                       | \$58,900              |
| Mechanical            |                       | \$252,300             |
| <b>Total</b>          | <b>\$722,500</b>      | <b>\$449,200</b>      |
| Priority A            | \$354,000             | \$92,000              |
| Priority B            | \$119,000             | \$357,200             |
| Priority C            | \$249,500             |                       |
| <b>Total</b>          | <b>\$722,500</b>      | <b>\$449,200</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$73,800         |                 |                 |                 |
| Interior Architecture | \$186,800        |                 | \$11,000        | \$13,500        |
| Electrical            | \$10,300         | \$6,800         | \$10,500        | \$7,500         |
| Mechanical            | \$47,000         | \$11,800        | \$15,300        | \$10,200        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$322,900</b> | <b>\$23,600</b> | <b>\$41,800</b> | <b>\$36,100</b> |
| Priority A            | \$73,800         |                 |                 |                 |
| Priority B            | \$68,400         | \$23,600        | \$38,100        | \$22,600        |
| Priority C            | \$180,700        |                 | \$3,700         | \$13,500        |
| <b>Total</b>          | <b>\$322,900</b> | <b>\$23,600</b> | <b>\$41,800</b> | <b>\$36,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**TEACHERS PREPARATORY H. S. - BK**  
**Asset # : 681**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 20%  |                   |                | LIFE               | **             | 5           | \$38,700       | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 75%  | Now               | \$244,100      | LIFE               | **             | 5           | \$72,600       | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |               |
|                       | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |               |
|                       | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                       | Location : Roof Stair  |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 5%   |                   |                | LIFE               | **             | 5           | \$7,300        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 100%   | Now               | \$59,800       | 2039               | **             | 5           | \$12,400       | A             |
|                       | Air Infiltration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 20%  |                   |                | LIFE               | **             | 5-10        | \$6,300        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  | Now               | \$12,200       | LIFE               | **             | 5           | \$3,700        | A             |
|                       | Repairs in Progress, Extent : Light, Area Affected : 66%     |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Moderate, Area Affected : 20%             |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 75%  | Now               | \$50,100       | 2028               | **             |             |                | A             |
|                       | Air/Water Blisters, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Copper/Terne          | 5%   |                   |                | 2051               | **             | 10          | \$5,200        | A             |
| IRMA/Protected        | 15%  | Now               | \$5,800        | 2028               | **             |             |                | A             |
| Membrane              |  |                   |                |                    |                |             |                |               |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Sloped Glazing        | 5%   |                   |                | LIFE               | **             | 5           | \$54,900       | A             |

**Interior**

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**DEPARTMENT OF EDUCATION - 040**  
**TEACHERS PREPARATORY H. S. - BK**  
**Asset # : 681**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$42,900       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$4,900        | C             |
| Marble Panels   | 5%         | Now               | \$29,500       | LIFE               | **             | 5           | \$3,700        | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout Steps</i>                                |            |                   |                |                    |                |             |                |               |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$7,400        | C             |
| Vinyl Tile  | 65%        | 2-4               | \$30,400       | 2028               | **             | 3           | \$23,900       | C             |
| <i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Cafeteria</i>                                       |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | 4+                | \$20,800       | 2051               | **             | 5           | \$9,200        | C             |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 10          | \$15,300       | C             |
| Ceramic Tile  | 5%         |                   |                | 2032               | **             | 5           | \$6,100        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$9,800        | C             |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$20,800       | C             |
| Masonry: Brick  | 10%        | Now               | \$249,500      | LIFE               | **             |             |                | C             |
| <i>Water Penetration, Extent : Severe, Area Affected : 40%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Plaster   | 10%        | Now               | \$11,200       | LIFE               | **             | 5           | \$3,700        | C             |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>            |            |                   |                |                    |                |             |                |               |
| <i>Location : Library, Rooms 408 And 503</i>                      |            |                   |                |                    |                |             |                |               |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5-10        | \$52,000       | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 10%        |                   |                | 2036               | **             | 5           | \$9,800        | B             |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2036               | **             | 5           | \$4,900        | B             |
| Exposed Struc: Steel  | 5%         | Now               | \$55,800       | LIFE               | **             |             |                | B             |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Boiler Room Vaulted Ceilings</i>                    |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 5           | \$12,300       | B             |
| Plaster   | 75%        | Now               | \$63,200       | LIFE               | **             | 5           | \$46,000       | B             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**TEACHERS PREPARATORY H. S. - BK**  
**Asset # : 681**

| Electrical               |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |  |                   |                |                    |                |             |                |               |
| Service Equipment        |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : 2000 Amps                                    |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |  |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%   |                   |                | 2043               | * *            | 5           | \$300          | B             |
| Raceway                  |  |                   |                |                    |                |             |                |               |
| Conduit                  | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Panelboards              |  |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 100%   |                   |                | 2039               | * *            | 5           | \$1,900        | B             |
| Wiring                   |  |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Motor Controllers        |  |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%   |                   |                | 2036               | * *            | 5           | \$500          | B             |
| Ground                   |  |                   |                |                    |                |             |                |               |
| Grounding Devices        |  |                   |                |                    |                |             |                |               |
| Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : Water Main                                   |                   |                |                    |                |             |                |               |
| Stand-by Power           |  |                   |                |                    |                |             |                |               |
| Transfer Switches        |  |                   |                |                    |                |             |                |               |
| Automatic                | 100%   |                   |                | 2036               | * *            | 1           | \$22,500       | B             |
| Generators               |  |                   |                |                    |                |             |                |               |
| Diesel                   | 100%   |                   |                | 2032               | * *            | 1           | \$28,200       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Kitchen Roof                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : One 188 Kva Kohler                           |                   |                |                    |                |             |                |               |
| Batteries                |  |                   |                |                    |                |             |                |               |
| Lead/Acid                | 100%   |                   |                | 2017               | \$600          | 5           | \$2,700        | B             |
| Fuel Storage             |  |                   |                |                    |                |             |                |               |
| Day Tank                 | 50%  |                   |                | 2031               | * *            | 5           | \$6,100        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Kitchen Roof                                    |                   |                |                    |                |             |                |               |
|                          | Explanation : One 50 Gals                                  |                   |                |                    |                |             |                |               |
| Main Tank                | 50%  | Now               | \$100          | 2038               | * *            | 5           | \$500          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Basement  |                   |                |                    |                |             |                |               |
|                          | Explanation : One 468 Gals - Fuel Pump Not Functioning     |                   |                |                    |                |             |                |               |
| Lighting                 |  |                   |                |                    |                |             |                |               |
| Interior Lighting        |  |                   |                |                    |                |             |                |               |
| Fluorescent              | 98%  |                   |                | 2028               | * *            | 10          | \$58,900       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                          | Location : Throughout                                      |                   |                |                    |                |             |                |               |
|                          | Explanation : Using T-12 Lamps                             |                   |                |                    |                |             |                |               |
| HID                      | 2%   |                   |                | 2023               | \$5,500        | 10          |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**TEACHERS PREPARATORY H. S. - BK**  
**Asset # : 681**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |      |  |  |      |          |    |       |   |
|--------------------|------|--|--|------|----------|----|-------|---|
| Egress Lighting    |      |  |  |      |          |    |       |   |
| Emergency, Service | 50%  |  |  | 2028 | * *      | 1  |       | B |
| Exit, Service      | 50%  |  |  | 2028 | * *      | 1  |       | B |
| Exterior Lighting  |      |  |  |      |          |    |       |   |
| HID                | 100% |  |  | 2023 | \$30,400 | 10 | \$200 | B |

**Alarm**

|                      |     |  |  |      |     |     |          |   |
|----------------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |     |  |  |      |     |     |          |   |
| No Component         | 80% |  |  |      |     |     |          | D |
| Generic              | 20% |  |  | 2028 | * * | 1   | \$5,500  | B |
| Fire/Smoke Detection |     |  |  |      |     |     |          |   |
| No Component         | 70% |  |  |      |     |     |          | D |
| Generic              | 30% |  |  | 2028 | * * | 1-3 | \$13,500 | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |  |  |      |     |   |  |   |
|--|------|--|--|------|-----|---|--|---|
| Energy Source  |      |  |  |      |     |   |  |   |
| Interruptible Gas/Dual Fuel  | 100% |  |  | 2033 | * * | 1 |  | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : One Tank Of 10,000 Gals</i> |      |  |  |      |     |   |  |   |

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2036 | * * | 1 | \$65,000 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Basement</i><br><i>Explanation : 3 Units</i> |      |  |  |      |     |   |          |   |

|                   |      |  |  |      |     |   |         |   |
|-------------------|------|--|--|------|-----|---|---------|---|
| Distribution      |      |  |  |      |     |   |         |   |
| Steam Piping/Pump | 100% |  |  | 2043 | * * | 4 | \$4,900 | B |

|                    |     |  |  |      |           |   |          |   |
|--------------------|-----|--|--|------|-----------|---|----------|---|
| Terminal Devices   |     |  |  |      |           |   |          |   |
| Air Handler        | 25% |  |  | 2023 | \$100,700 | 1 | \$10,100 | B |
| Convactor/Radiator | 70% |  |  | 2028 | * *       | 1 | \$14,800 | B |
| Fan Coil Unit/Heat | 5%  |  |  | 2023 | \$55,900  | 1 | \$1,100  | B |

**Air Conditioning**

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2039 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 30%  |  |  | 2018 | \$46,100 | 1 |  | B |
| No Component         | 70%  |  |  |      |          |   |  | D |

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**TEACHERS PREPARATORY H. S. - BK**  
**Asset # : 681**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              | Now                      | \$32,200              | LIFE                      | * *                   | 2-5                | \$36,500              | B                    |
| <i>Inadequate Supply, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Dance Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement Fan Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Big Opening At The Duct To Gymnasium</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 60%               |                          |                       | 2023                      | \$49,600              | 2                  | \$1,200               | B                    |
| Roof  | 40%               |                          |                       | 2023                      | \$23,800              | 2                  | \$800                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 20%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Galv Iron/Steel   | 80%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$17,400              | 2                  | \$1,000               | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$5,200               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Backups When It Rains</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2028                      | * *                   | 4                  | \$1,300               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2023                      | \$7,200               | 1                  | \$4,100               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-5</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2033                      | * *                   | 1-2                | \$900                 | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : TELECOMMUN. ARTS & TECH H.S. -BK  
**Address** : 350 67TH STREET @FOURTH AVE.  
**Borough** : BROOKLYN **Agency's Number** : K485  
**Program / Asset #** : BOE0637.000 / 687 **Yr Built/Renovated** : 1915 / 2012  
**Area Sq Ft** : 118,000 **Project Type** : EDUCATION  
**Date of Survey** : 10-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,p  
**Block** : 5850 **Lot** : 30 **BIN** : 3144482

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$242,900             | \$113,000             |
| Interior Architecture | \$748,200             |                       |
| Electrical            | \$76,700              | \$449,300             |
| <b>Total</b>          | <b>\$1,067,800</b>    | <b>\$562,300</b>      |
| Priority A            | \$242,900             | \$113,000             |
| Priority B            | \$126,800             | \$449,300             |
| Priority C            | \$698,100             |                       |
| <b>Total</b>          | <b>\$1,067,800</b>    | <b>\$562,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$99,300         | \$1,600         | \$20,500        |                 |
| Interior Architecture | \$122,600        |                 | \$9,400         | \$4,900         |
| Electrical            | \$13,200         | \$9,600         | \$15,200        | \$10,000        |
| Mechanical            | \$48,900         | \$28,300        | \$28,900        | \$30,800        |
| Elevators/Escalators  | \$14,800         | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$298,800</b> | <b>\$54,300</b> | <b>\$88,800</b> | <b>\$60,500</b> |
| Priority A            | \$99,300         | \$1,600         | \$20,500        |                 |
| Priority B            | \$169,200        | \$52,700        | \$58,900        | \$55,600        |
| Priority C            | \$30,200         |                 | \$9,400         | \$4,900         |
| <b>Total</b>          | <b>\$298,800</b> | <b>\$54,300</b> | <b>\$88,800</b> | <b>\$60,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |         |                    |             |                |               |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |
| Cast Stone/Terra Cotta | 2%  |                   |                | LIFE    | * *                | 5           | \$40,100       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Brick         | 88%   |                   |                | LIFE    | * *                | 5           | \$226,000      | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Granite       | 2%  |                   |                | LIFE    | * *                | 5           | \$3,900        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone     | 3%  |                   |                | LIFE    | * *                | 5           | \$5,800        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Metal Panel            | 5%  |                   |                | 2043    | * *                | 5-10        | \$44,100       | A             |
| Windows                |   |                   |                |         |                    |             |                |               |
| Aluminum               | 82%   | Now               | \$129,900      | 2039    | * *                | 5           | \$13,500       | A             |
|                        | Air Infiltration, Extent : Moderate, Area Affected : 20%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Aluminum               | 10%   |                   |                | 2045    | * *                | 5           | \$3,300        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Glass Block            | 2%  |                   |                | LIFE    | * *                | 5           | \$800          | A             |
| Metal Louvers          | 3%  |                   |                | 2032    | * *                | 10          | \$6,200        | A             |
| Wood                   | 3%  | Now               | \$4,100        | 2031    | * *                | 5           | \$4,900        | A             |
|                        | Deteriorated Finish, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Parapets               |   |                   |                |         |                    |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE    | * *                | 5-10        | \$35,300       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Masonry: Limestone     | 10%   |                   |                | LIFE    | * *                | 5-10        | \$7,400        | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |
| Metal: Cage/Fence      | 5%  | 2-4               | \$200          | 2028    | * *                | 5           | \$1,000        | A             |
|                        | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%       |                   |                |         |                    |             |                |               |
|                        | Location : Over Auditorium Roof                                 |                   |                |         |                    |             |                |               |
|                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |               |
|                        | Location : Over Auditorium Roof                                 |                   |                |         |                    |             |                |               |
|                        | Repairs in Progress, Extent : Light, Area Affected : 66%        |                   |                |         |                    |             |                |               |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 10%  |                   |                | 2028               | * *            | 10          | \$5,500        | A             |
|                         | <i>Paver Block Ballast, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Fifth Floor Flat Roofs</i><br><i>Repairs in Progress, Extent : Light, Area Affected : 66%</i><br><i>Location : Throughout</i>  |                   |                |                    |                |             |                |               |
| Metal Panel             | 15%  | 0-2               | \$5,600        | 2036               | * *            |             |                | A             |
|                         | <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i><br><i>Location : Throughout</i><br><i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Attic</i><br><i>Water Penetration, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Attic</i> |                   |                |                    |                |             |                |               |
| Paver: Asphalt          | 25%  |                   |                | 2026               | * *            | 10          | \$20,500       | A             |
|                         | <i>Other Observation, Extent : Moderate, Area Affected : 66%</i><br><i>Location : Throughout</i><br><i>Explanation : Repairs In Progress</i>   |                   |                |                    |                |             |                |               |
| Slate                   | 50%  |                   |                | LIFE               | * *            | 10          | \$27,300       | A             |
|                         | <i>Other Observation, Extent : Moderate, Area Affected : 66%</i><br><i>Location : Throughout</i><br><i>Explanation : Repairs In Progress</i>   |                   |                |                    |                |             |                |               |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$11,400       | C             |
| Ceramic Tile   | 3%         | Now               | \$8,600        | 2032               | **             | 5           | \$2,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |            |                   |                |                    |                |             |                |               |
| Location : Repairs In Progress Throughout                      |            |                   |                |                    |                |             |                |               |
| Quarry Tile  | 3%         |                   |                | 2036               | **             | 5           | \$5,900        | C             |
| Terrazzo   | 2%         | Now               | \$7,800        | LIFE               | **             | 5           | \$2,000        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Repairs In Progress Throughout                      |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        | Now               | \$371,800      | 2033               | **             | 3           | \$14,600       | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 30%        |                   |                | 2028               | **             | 3           | \$14,600       | C             |
| Vinyl Tile   | 10%        |                   |                | 2031               | **             | 3           | \$4,900        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2058               | **             | 5           | \$12,200       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Wood   | 15%        | Now               | \$41,400       | 2051               | **             | 5           | \$18,300       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 40%          |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$143,500      | 2038               | **             | 5           | \$2,400        | C             |
| Broken/Missing Elements, Extent : Severe, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$4,900        | C             |
| Glazed Ceramic Panel   | 3%         |                   |                | LIFE               | **             | 10          | \$4,400        | C             |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : New Wing   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5-10        | \$41,400       | C             |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$27,600       | C             |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 10          | \$1,300        | C             |
| Plaster  | 65%        | Now               | \$96,800       | LIFE               | **             | 5           | \$31,700       | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |     |          |      |    |   |          |   |
|----------------------|-----|-----|----------|------|----|---|----------|---|
| AcousTileConcealSpLn | 5%  |     |          | 2028 | ** | 5 | \$8,100  | B |
| AcousTileSusp.Lay-In | 50% | Now | \$21,700 | 2036 | ** | 5 | \$32,500 | B |

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                  |    |     |          |      |    |   |         |   |
|------------------|----|-----|----------|------|----|---|---------|---|
| Exposed Concrete | 5% | Now | \$50,100 | LIFE | ** | 5 | \$1,000 | B |
|------------------|----|-----|----------|------|----|---|---------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*  
*Location : Ash Hoist*  
*Other Observation, Extent : Moderate, Area Affected : 15%*  
*Location : Ash Hoist*  
*Explanation : Corroded Steel Beams*

|              |     |     |          |      |    |   |          |   |
|--------------|-----|-----|----------|------|----|---|----------|---|
| Gypsum Board | 15% | Now | \$12,300 | LIFE | ** | 5 | \$24,400 | B |
|--------------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|              |    |  |  |      |    |      |          |   |
|--------------|----|--|--|------|----|------|----------|---|
| Gypsum Board | 5% |  |  | LIFE | ** | 5-10 | \$22,300 | B |
|--------------|----|--|--|------|----|------|----------|---|

*Recent Installation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

|             |    |     |          |      |    |   |         |   |
|-------------|----|-----|----------|------|----|---|---------|---|
| Metal Panel | 5% | Now | \$10,600 | LIFE | ** | 5 | \$8,100 | B |
|-------------|----|-----|----------|------|----|---|---------|---|

*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Kitchen*

|         |     |     |          |      |    |   |          |   |
|---------|-----|-----|----------|------|----|---|----------|---|
| Plaster | 15% | Now | \$33,500 | LIFE | ** | 5 | \$12,200 | B |
|---------|-----|-----|----------|------|----|---|----------|---|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*  
*Water Penetration, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$400 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |   |
|---------------|-----|--|--|------|----|---|-------|---|
| Fused Disc Sw | 90% |  |  | 2033 | ** | 5 | \$400 | B |
| Fused Disc Sw | 10% |  |  | 2049 | ** | 5 |       | B |

## Raceway

|         |     |  |  |      |    |   |  |   |
|---------|-----|--|--|------|----|---|--|---|
| Conduit | 90% |  |  | 2033 | ** | 1 |  | B |
| Conduit | 10% |  |  | 2049 | ** | 1 |  | B |

## Panelboards

|                  |     |  |  |      |    |   |         |   |
|------------------|-----|--|--|------|----|---|---------|---|
| Fused Disc Sw    | 10% |  |  | 2031 | ** | 5 | \$200   | B |
| Fused Disc Sw    | 5%  |  |  | 2045 | ** | 5 | \$100   | B |
| Molded Case Bkrs | 75% |  |  | 2031 | ** | 5 | \$1,900 | B |
| Molded Case Bkrs | 10% |  |  | 2045 | ** | 5 | \$300   | B |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 50%               | 2-4                      | \$76,700              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 40%               |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2028                      | * *                   | 5                  | \$700                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,900               | B                    |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2028                      | * *                   | 1                  | \$29,800              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2026                      | * *                   | 1                  | \$37,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 150 Kva</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2016                      | \$600                 | 5                  | \$3,600               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank  |                   |                          |                       |                           |                       |                    |                       |                      |
|   | 50%               |                          |                       | 2031                      | * *                   | 5                  | \$8,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 50 Gals</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 50%               |                          |                       | 2038                      | * *                   | 5                  | \$1,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 275 Gals</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   |                   |                          |                       |                           |                       |                    |                       |                      |
|   | 10%               |                          |                       | 2031                      | * *                   | 10                 | \$8,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 84%               |                          |                       | 2028                      | * *                   | 10                 | \$66,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2023                      | \$10,900              | 10                 | \$100                 | B                    |
| Incandescent  | 3%                |                          |                       | 2018                      | \$23,500              | 2                  | \$100                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

## Egress Lighting

|                    |     |  |  |      |         |    |         |   |
|--------------------|-----|--|--|------|---------|----|---------|---|
| Emergency, Service | 35% |  |  | 2028 | **      | 1  |         | B |
| Emergency, Service | 10% |  |  | 2031 | **      | 1  |         | B |
| Emergency, Battery | 5%  |  |  | 2023 | \$1,800 | 10 | \$1,000 | B |
| Exit, LED          | 10% |  |  | 2058 | **      | 1  |         | B |
| Exit, Service      | 40% |  |  | 2023 | \$5,800 | 1  |         | B |

## Exterior Lighting

|     |      |  |  |      |          |    |       |   |
|-----|------|--|--|------|----------|----|-------|---|
| HID | 100% |  |  | 2023 | \$40,300 | 10 | \$300 | B |
|-----|------|--|--|------|----------|----|-------|---|

**Alarm**

## Security System

|              |     |  |  |      |    |   |          |   |
|--------------|-----|--|--|------|----|---|----------|---|
| No Component | 70% |  |  |      |    |   |          | D |
| Generic      | 30% |  |  | 2031 | ** | 1 | \$10,800 | B |

## Fire/Smoke Detection

|              |     |  |  |      |           |     |          |   |
|--------------|-----|--|--|------|-----------|-----|----------|---|
| No Component | 70% |  |  |      |           |     |          | D |
| Generic      | 30% |  |  | 2018 | \$342,100 | 1-3 | \$18,400 | B |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

|                             |      |  |  |      |    |   |  |   |
|-----------------------------|------|--|--|------|----|---|--|---|
| Interruptible Gas/Dual Fuel | 100% |  |  | 2043 | ** | 1 |  | B |
|-----------------------------|------|--|--|------|----|---|--|---|

## Conversion Equipment

|              |      |  |  |      |    |   |          |   |
|--------------|------|--|--|------|----|---|----------|---|
| Steam Boiler | 100% |  |  | 2036 | ** | 1 | \$86,100 | B |
|--------------|------|--|--|------|----|---|----------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

|                   |      |  |  |      |    |   |         |   |
|-------------------|------|--|--|------|----|---|---------|---|
| Steam Piping/Pump | 100% |  |  | 2033 | ** | 4 | \$4,300 | B |
|-------------------|------|--|--|------|----|---|---------|---|

## Terminal Devices

|                    |     |  |  |      |    |   |          |   |
|--------------------|-----|--|--|------|----|---|----------|---|
| Air Handler        | 20% |  |  | 2031 | ** | 1 | \$10,800 | B |
| Convactor/Radiator | 80% |  |  | 2036 | ** | 1 | \$22,500 | B |

**Air Conditioning**

## Energy Source

|             |      |  |  |      |    |   |  |   |
|-------------|------|--|--|------|----|---|--|---|
| Electricity | 100% |  |  | 2031 | ** | 1 |  | B |
|-------------|------|--|--|------|----|---|--|---|

## Conversion Equipment

|                             |     |  |  |      |    |   |          |   |
|-----------------------------|-----|--|--|------|----|---|----------|---|
| Reciprocating Compr/Chiller | 50% |  |  | 2031 | ** | 1 | \$20,200 | B |
|-----------------------------|-----|--|--|------|----|---|----------|---|

*Recent Installation, Extent : Light, Area Affected : 50%**Location : Outside The Building*

|                  |     |  |  |      |          |   |  |   |
|------------------|-----|--|--|------|----------|---|--|---|
| Window/Wall Unit | 10% |  |  | 2018 | \$20,400 | 1 |  | B |
| No Component     | 40% |  |  |      |          |   |  | D |

## Distribution

|                       |     |  |  |      |    |   |         |   |
|-----------------------|-----|--|--|------|----|---|---------|---|
| Chilled Wtr Pipe/Pump | 50% |  |  | 2049 | ** | 4 | \$2,100 | B |
| No Component          | 50% |  |  |      |    |   |         | D |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**  
**Asset # : 687**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning      |   |                   |                |                    |                |             |                |               |
| Terminal Devices      |   |                   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht   | 50%   |                   |                | 2028               | * *            | 1           | \$26,900       | B             |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Heat Rejection        |   |                   |                |                    |                |             |                |               |
| Air Condenser Unit    | 50%   |                   |                | 2031               | * *            | 2           | \$30,300       | B             |
|                       | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Outside The Building                           |                   |                |                    |                |             |                |               |
| No Component          | 50%   |                   |                |                    |                |             |                | D             |
| Ventilation           |   |                   |                |                    |                |             |                |               |
| Distribution          |   |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%  |                   |                | LIFE               | * *            | 2-5         | \$76,700       | B             |
| Exhaust Fans          |   |                   |                |                    |                |             |                |               |
| Interior              | 100%  |                   |                | 2031               | * *            | 2           | \$2,700        | B             |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Galv Iron/Steel       | 100%  |                   |                | 2028               | * *            | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$23,100       | 2           | \$1,300        | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2023               | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
| Backflow Preventer    |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2028               | * *            | 1           | \$5,400        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 66%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 66%    |                   |                |                    |                |             |                |               |
|                       | Location : B To 5th Floor                                 |                   |                |                    |                |             |                |               |
|                       | Explanation : 2 Units                                     |                   |                |                    |                |             |                |               |
| Hydraulic             | 34%   |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 34%    |                   |                |                    |                |             |                |               |
|                       | Location : B To 1   |                   |                |                    |                |             |                |               |
|                       | Explanation : 1 Unit                                      |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Standpipe             |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                | 2043               | * *            | 1-5         | \$43,900       | B             |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 90%   |                   |                |                    |                |             |                | D             |
| Generic               | 10%   |                   |                | 2043               | * *            | 1-2         | \$2,400        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**TELECOMMUN. ARTS & TECH H.S. -BK**

**Asset # : 687**

| Mechanical       |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|------------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                |                    |                |             |                |               |
|                  | Fire Pump      |                |                   |                |                    |                |             |                |               |
|                  | Generic        | 100%           |                   |                | 2032               | * *            | 1           | \$16,300       | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THE HERITAGE H.S. - M  
**Address** : 1680 LEXINGTON AVENUE @ E.105 ST.  
**Borough** : MANHATTAN **Agency's Number** : LEASE-M680  
**Program / Asset #** : BOE1074.000 / 14420 **Yr Built/Renovated** : 1879 /  
**Area Sq Ft** : 18,049 **Project Type** : EDUCATION  
**Date of Survey** : 04-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 3,4,5  
**Block** : 1633 **Lot** : 13 **BIN** : 1051991

**CAPITAL****Total**

Priority

**Total**

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Interior Architecture | \$25,700        |                 |                 |                 |
| Electrical            | \$1,200         | \$1,000         | \$1,500         | \$1,000         |
| Mechanical            | \$9,600         | \$4,300         | \$4,300         | \$3,200         |
| Elevators/Escalators  | \$5,900         | \$5,900         | \$5,900         | \$5,900         |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$11,200</b> | <b>\$11,700</b> | <b>\$10,100</b> |
| Priority B            | \$26,700        | \$11,200        | \$11,700        | \$10,100        |
| Priority C            | \$15,700        |                 |                 |                 |
| <b>Total</b>          | <b>\$42,400</b> | <b>\$11,200</b> | <b>\$11,700</b> | <b>\$10,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE HERITAGE H.S. - M**  
**Asset # : 14420**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Interior****Floors**

|                        |     |  |  |      |    |   |          |   |
|------------------------|-----|--|--|------|----|---|----------|---|
| Cast in Place Concrete | 10% |  |  | LIFE | ** | 5 | \$9,700  | C |
| Quarry Tile            | 5%  |  |  | 2028 | ** | 5 | \$1,700  | C |
| Wood                   | 85% |  |  | 2038 | ** | 5 | \$35,200 | C |

**Interior Walls**

|                |     |  |  |      |    |      |          |   |
|----------------|-----|--|--|------|----|------|----------|---|
| Masonry: Brick | 5%  |  |  | LIFE | ** | 10   | \$300    | C |
| Plaster        | 95% |  |  | LIFE | ** | 5-10 | \$16,400 | C |

**Ceilings**

|                |      |  |  |      |    |   |          |   |
|----------------|------|--|--|------|----|---|----------|---|
| Embossed Metal | 100% |  |  | LIFE | ** | 5 | \$19,900 | B |
|----------------|------|--|--|------|----|---|----------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts****Service Equipment**

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 800 Amperes***Switchgear / Switchboard**

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2033 | ** | 5 | \$100 | B |
|---------------|------|--|--|------|----|---|-------|---|

**Raceway**

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2033 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

**Panelboards**

|                  |      |  |  |      |    |   |       |   |
|------------------|------|--|--|------|----|---|-------|---|
| Molded Case Bkrs | 100% |  |  | 2031 | ** | 5 | \$400 | B |
|------------------|------|--|--|------|----|---|-------|---|

**Wiring**

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2033 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

**Motor Controllers**

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2028 | ** | 5 | \$100 | B |
|-----------------|------|--|--|------|----|---|-------|---|

**Ground****Grounding Devices**

|         |      |  |  |      |    |   |       |   |
|---------|------|--|--|------|----|---|-------|---|
| Generic | 100% |  |  | LIFE | ** | 5 | \$400 | B |
|---------|------|--|--|------|----|---|-------|---|

**Lighting****Interior Lighting**

|             |     |  |  |      |    |    |          |   |
|-------------|-----|--|--|------|----|----|----------|---|
| Fluorescent | 90% |  |  | 2028 | ** | 10 | \$12,200 | B |
|-------------|-----|--|--|------|----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

|             |    |  |  |      |    |    |         |   |
|-------------|----|--|--|------|----|----|---------|---|
| Fluorescent | 8% |  |  | 2028 | ** | 10 | \$1,100 | B |
|-------------|----|--|--|------|----|----|---------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : T-5 Lamps*

|             |    |  |  |      |    |    |       |   |
|-------------|----|--|--|------|----|----|-------|---|
| Fluorescent | 2% |  |  | 2028 | ** | 10 | \$300 | B |
|-------------|----|--|--|------|----|----|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Compact Fluorescent Lighting Fixtures*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE HERITAGE H.S. - M**  
**Asset # : 14420**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Lighting**

|                    |      |  |  |      |         |    |         |   |
|--------------------|------|--|--|------|---------|----|---------|---|
| Egress Lighting    |      |  |  |      |         |    |         |   |
| Emergency, Battery | 50%  |  |  | 2028 | * *     | 10 | \$1,800 | B |
| Exit, Service      | 50%  |  |  | 2028 | * *     | 1  |         | B |
| Exterior Lighting  |      |  |  |      |         |    |         |   |
| HID                | 100% |  |  | 2023 | \$6,200 | 10 |         | B |

**Alarm**

|   |      |  |  |      |     |     |         |   |
|---|------|--|--|------|-----|-----|---------|---|
| Security System   |      |  |  |      |     |     |         |   |
| No Component  | 70%  |  |  |      |     |     |         | D |
| Generic   | 30%  |  |  | 2028 | * * | 1   | \$1,700 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |     |         |   |
| <i>Location : Hallways, Outside Building</i>                      |      |  |  |      |     |     |         |   |
| <i>Explanation : CCTV Surveillance System</i>                     |      |  |  |      |     |     |         |   |
| Fire/Smoke Detection  |      |  |  |      |     |     |         |   |
| Generic   | 100% |  |  | 2028 | * * | 1-3 | \$9,100 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |     |     |         |   |
| <i>Location : Throughout The Building</i>                         |      |  |  |      |     |     |         |   |
| <i>Explanation : Strobe Lights, Horns, Manual Pull Station</i>    |      |  |  |      |     |     |         |   |

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|  |      |  |  |      |     |   |          |   |
|--|------|--|--|------|-----|---|----------|---|
| Energy Source  |      |  |  |      |     |   |          |   |
| Fuel Oil No 2  | 100% |  |  | 2043 | * * | 5 | \$4,600  | B |
| Conversion Equipment   |      |  |  |      |     |   |          |   |
| Steam Boiler   | 100% |  |  | 2036 | * * | 1 | \$14,600 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |   |          |   |
| <i>Location : Basement</i>                                     |      |  |  |      |     |   |          |   |
| <i>Explanation : 2 Units</i>                                   |      |  |  |      |     |   |          |   |
| Distribution   |      |  |  |      |     |   |          |   |
| Steam Piping/Pump  | 100% |  |  | 2043 | * * | 4 | \$1,100  | B |
| Terminal Devices   |      |  |  |      |     |   |          |   |
| Convactor/Radiator   | 100% |  |  | 2040 | * * | 1 | \$4,800  | B |

**Air Conditioning**

|                      |      |  |  |      |          |   |  |   |
|----------------------|------|--|--|------|----------|---|--|---|
| Energy Source        |      |  |  |      |          |   |  |   |
| Electricity          | 100% |  |  | 2039 | * *      | 1 |  | B |
| Conversion Equipment |      |  |  |      |          |   |  |   |
| Window/Wall Unit     | 50%  |  |  | 2021 | \$17,300 | 1 |  | B |
| No Component         | 50%  |  |  |      |          |   |  | D |

**Ventilation**

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$13,000 | B |
| Exhaust Fans       |      |  |  |      |     |     |          |   |
| Roof               | 100% |  |  | 2031 | * * | 2   | \$500    | B |

**Plumbing**

|                  |      |  |  |      |     |   |  |   |
|------------------|------|--|--|------|-----|---|--|---|
| H/C Water Piping |      |  |  |      |     |   |  |   |
| Brass/Copper     | 100% |  |  | 2043 | * * | 1 |  | B |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE HERITAGE H.S. - M**  
**Asset # : 14420**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2018    | \$3,900        | 2           | \$200          | B             |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2031    | * *            | 1           | \$900          | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Hydraulic          | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-4  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Standpipe          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2049    | * *            | 1-5         | \$7,500        | B             |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2033    | * *            | 1-2         | \$4,100        | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1           | \$2,800        | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THE LT. CURTIS MEYRAN & JOHN BELLEW EDUCAT. COMPLEX - BX  
**Address** : 1640 BRONXDALE AVE.  
**Borough** : BRONX **Agency's Number** : X498  
**Program / Asset #** : BOE1121.000 / 14577 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 123,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4,5  
**Block** : 4091 **Lot** : 1 **BIN** : 2116414

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$150,500             |
| Interior Architecture | \$57,700              | \$98,000              |
| Electrical            |                       | \$90,500              |
| <b>Total</b>          | <b>\$57,700</b>       | <b>\$339,000</b>      |
| Priority A            |                       | \$150,500             |
| Priority B            | \$57,700              | \$148,100             |
| Priority C            |                       | \$40,300              |
| <b>Total</b>          | <b>\$57,700</b>       | <b>\$339,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$10,500        |
| Interior Architecture | \$12,700        | \$600           |                 | \$31,700        |
| Electrical            | \$10,400        | \$9,800         | \$9,800         | \$18,700        |
| Mechanical            | \$7,900         | \$4,400         | \$42,200        | \$4,400         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$40,900</b> | <b>\$24,700</b> | <b>\$61,900</b> | <b>\$75,100</b> |
| Priority A            |                 |                 |                 | \$10,500        |
| Priority B            | \$28,200        | \$24,100        | \$61,900        | \$32,900        |
| Priority C            | \$12,700        | \$600           |                 | \$31,700        |
| <b>Total</b>          | <b>\$40,900</b> | <b>\$24,700</b> | <b>\$61,900</b> | <b>\$75,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE LT. CURTIS MEYRAN & JOHN BELLEW EDUCAT. COMPLEX - BX**  
**Asset # : 14577**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick               | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$90,100              | A                    |
| Metal/Glass Curt Wall        | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$8,900               | A                    |
| Windows                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum                     | 100%              |                          |                       | 2047                      | **                    | 5                  | \$21,000              | A                    |
| Parapets                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick               | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$11,200              | A                    |
| Masonry: Limestone           | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$1,600               | A                    |
| Roof                         |                   |                          |                       |                           |                       |                    |                       |                      |
| IRMA/Protected Membrane      | 100%              |                          |                       | 2032                      | **                    | 10                 | \$60,400              | A                    |
| <b>Interior</b>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet                       | 1%                |                          |                       | 2024                      | **                    | 3                  | \$1,900               | C                    |
| Cast in Place Concrete       | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$13,600              | C                    |
| Ceramic Tile                 | 5%                |                          |                       | 2037                      | **                    | 5                  | \$6,200               | C                    |
| Quarry Tile                  | 2%                |                          |                       | 2042                      | **                    | 5                  | \$3,700               | C                    |
| Terrazzo                     | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$4,800               | C                    |
| Vinyl Tile                   | 82%               |                          |                       | 2032                      | **                    | 3                  | \$50,900              | C                    |
| Interior Walls               |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile                 | 25%               |                          |                       | 2037                      | **                    | 5                  | \$28,000              | C                    |
| Concrete Masonry Unit        | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$2,200               | C                    |
| Gypsum Board                 | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$40,300              | C                    |
| Masonry: Brick               | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| SGFT/Glazed Masonry          | 5%                |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| Ceilings                     |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In         | 93%               |                          |                       | 2042                      | **                    | 5                  | \$115,400             | B                    |
| Embossed Metal               | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$1,100               | B                    |
| Exposed Struc: Steel         | 5%                |                          |                       | LIFE                      | **                    |                    |                       | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2052                      | **                    | 5                  | \$500                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Electrical Room</i><br><i>Explanation : Two 2000 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2052                      | **                    | 5                  | \$500                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2052                      | **                    | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 15%               |                          |                       | 2047                      | **                    | 5                  | \$400                 | B                    |
| Molded Case Bkrs  | 85%               |                          |                       | 2047                      | **                    | 5                  | \$2,300               | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE LT. CURTIS MEYRAN & JOHN BELLEW EDUCAT. COMPLEX - BX**  
**Asset # : 14577**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2052                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 30%               |                          |                       | 2042                      | * *                   | 5                  | \$200                 | B                    |
| Motor Control Center  | 70%               |                          |                       | 2042                      | * *                   | 5                  | \$1,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Vfd Is Conncted To The Controllers And It Is Under The Bms Control</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,500               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2042                      | * *                   | 1                  | \$31,100              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2037                      | * *                   | 1                  | \$39,000              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outdoor Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 400 Kw</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$3,700               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$3,000               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 275 Gals</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2032                      | * *                   | 10                 | \$83,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 8%                |                          |                       | 2032                      | * *                   | 10                 | \$7,400               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium And Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-5 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2032                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Exit, LED   | 50%               |                          |                       | 2062                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2032                      | * *                   | 10                 | \$300                 | B                    |
| <b>Lightning Protection</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2062                      | * *                   | 5                  | \$3,000               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE LT. CURTIS MEYRAN & JOHN BELLEW EDUCAT. COMPLEX - BX**  
**Asset # : 14577**

| Electrical |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Alarm**

|                      |              |     |  |  |      |     |     |          |   |
|----------------------|--------------|-----|--|--|------|-----|-----|----------|---|
| Security System      |              |     |  |  |      |     |     |          |   |
|                      | No Component | 70% |  |  |      |     |     |          | D |
|                      | Generic      | 30% |  |  | 2032 | * * | 1   | \$11,300 | B |
| Fire/Smoke Detection |              |     |  |  |      |     |     |          |   |
|                      | No Component | 70% |  |  |      |     |     |          | D |
|                      | Generic      | 30% |  |  | 2032 | * * | 1-3 | \$19,200 | B |

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Heating**

|               |             |      |  |  |      |     |   |  |   |
|---------------|-------------|------|--|--|------|-----|---|--|---|
| Energy Source |             |      |  |  |      |     |   |  |   |
|               | Natural Gas | 100% |  |  | 2052 | * * | 1 |  | B |

**Air Conditioning**

|                      |                                |      |  |  |      |     |   |         |   |
|----------------------|--------------------------------|------|--|--|------|-----|---|---------|---|
| Energy Source        |                                |      |  |  |      |     |   |         |   |
|                      | Electricity                    | 100% |  |  | 2047 | * * | 1 |         | B |
| Conversion Equipment |                                |      |  |  |      |     |   |         |   |
|                      | Ext Pkg Unit - Heating/Cooling | 100% |  |  | 2032 | * * | 2 | \$6,200 | B |

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : Cooling With Refrigerant 410 C, Heating With Built In Gas Furnace, And Ventilation Through Unit Louvers*

|              |                    |      |  |  |      |     |   |           |   |
|--------------|--------------------|------|--|--|------|-----|---|-----------|---|
| Distribution |                    |      |  |  |      |     |   |           |   |
|              | Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2 | \$131,000 | B |

**Ventilation**

|              |                    |     |  |  |      |     |     |          |   |
|--------------|--------------------|-----|--|--|------|-----|-----|----------|---|
| Distribution |                    |     |  |  |      |     |     |          |   |
|              | Ductwork/Diffusers | 20% |  |  | LIFE | * * | 2-5 | \$11,200 | B |
|              | No Component       | 80% |  |  |      |     |     |          | D |

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : A C Unit*

*Explanation : Covered Under A C System*

|              |              |     |  |  |      |     |   |       |   |
|--------------|--------------|-----|--|--|------|-----|---|-------|---|
| Exhaust Fans |              |     |  |  |      |     |   |       |   |
|              | Roof         | 20% |  |  | 2032 | * * | 2 | \$600 | B |
|              | No Component | 80% |  |  |      |     |   |       | D |

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : A C System*

*Explanation : Covered Under A C System*

**Plumbing**

|                    |              |      |  |  |      |          |   |         |   |
|--------------------|--------------|------|--|--|------|----------|---|---------|---|
| H/C Water Piping   |              |      |  |  |      |          |   |         |   |
|                    | Brass/Copper | 100% |  |  | 2052 | * *      | 1 |         | B |
| Water Heater       |              |      |  |  |      |          |   |         |   |
|                    | Gas Fired    | 100% |  |  | 2022 | \$26,700 | 2 | \$1,500 | B |
| Sanitary Piping    |              |      |  |  |      |          |   |         |   |
|                    | Cast Iron    | 100% |  |  | LIFE | * *      | 1 |         | B |
| Storm Drain Piping |              |      |  |  |      |          |   |         |   |
|                    | Cast Iron    | 100% |  |  | LIFE | * *      | 1 |         | B |

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**DEPARTMENT OF EDUCATION - 040**  
**THE LT. CURTIS MEYRAN & JOHN BELLEW EDUCAT. COMPLEX - BX**  
**Asset # : 14577**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2032    | * *            | 1           | \$6,200        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : First : Fifth Floor                          |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 2 Units                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2052    | * *            | 1-2         | \$28,200       | B             |
|                    | Fire Pump          |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    | 2037    | * *            | 1           | \$18,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THE METROPOLITAN HIGH SCHOOL -BX  
**Address** : 1180 JAMES A. POLITE AVE. BTWN: E.167 ST. - HOME ST.  
**Borough** : BRONX **Agency's Number** : X248  
**Program / Asset #** : HRA0048.000 / 1946 **Yr Built/Renovated** : 1941 / 2011  
**Area Sq Ft** : 84,000 **Project Type** : EDUCATION  
**Date of Survey** : 07-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2692 **Lot** : 14 **BIN** : 2005276

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$363,800             | \$95,200              |
| Electrical            |                       | \$66,100              |
| Mechanical            |                       | \$198,700             |
| <b>Total</b>          | <b>\$363,800</b>      | <b>\$359,900</b>      |
| Priority A            | \$363,800             | \$95,200              |
| Priority B            |                       | \$264,800             |
| <b>Total</b>          | <b>\$363,800</b>      | <b>\$359,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$10,800        |                 |                 | \$27,200        |
| Interior Architecture | \$11,400        | \$10,500        | \$4,800         | \$25,600        |
| Electrical            | \$11,600        | \$11,700        | \$10,400        | \$13,200        |
| Mechanical            | \$26,000        | \$9,100         | \$17,000        | \$18,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$63,700</b> | <b>\$35,200</b> | <b>\$36,200</b> | <b>\$88,500</b> |
| Priority A            | \$10,800        |                 |                 | \$27,200        |
| Priority B            | \$52,900        | \$24,800        | \$31,400        | \$35,700        |
| Priority C            |                 | \$10,500        | \$4,800         | \$25,600        |
| <b>Total</b>          | <b>\$63,700</b> | <b>\$35,200</b> | <b>\$36,200</b> | <b>\$88,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**THE METROPOLITAN HIGH SCHOOL -BX**  
**Asset # : 1946**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |   |                   |                |                    |                |             |                |               |
| Exterior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 5%  | Now               | \$36,100       | LIFE               | * *            | 5           | \$28,000       | A             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Building Base  |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 15%       |                   |                |                    |                |             |                |               |
|                        | Location : Basement   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%   |                   |                | LIFE               | * *            | 5           | \$95,200       | A             |
|                        | Repairs in Progress, Extent : Light, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Limestone     | 5%  |                   |                | LIFE               | * *            | 5           | \$4,200        | A             |
| Metal Panel            | 5%  |                   |                | 2032               | * *            | 5-10        | \$38,500       | A             |
| Windows                |   |                   |                |                    |                |             |                |               |
| Aluminum               | 95%   | Now               | \$108,100      | 2038               | * *            | 5           | \$11,200       | A             |
|                        | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 5%  | Now               | \$37,000       | 2047               | * *            | 5           | \$5,900        | A             |
|                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s),Basement                                    |                   |                |                    |                |             |                |               |
|                        | Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s), Basement                                   |                   |                |                    |                |             |                |               |
|                        | Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s), Basement                                   |                   |                |                    |                |             |                |               |
| Parapets               |   |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence      | 10%   |                   |                | 2027               | * *            | 5-10        | \$8,000        | A             |
| Under Construction     | 90%   |                   |                |                    |                |             |                | D             |
| Roof                   |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)         | 70%   | Now               | \$182,600      | 2032               | * *            |             |                | A             |
|                        | Blisters, Extent : Moderate, Area Affected : 25%                |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%             |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 10%   |                   |                | 2027               | * *            | 10          | \$4,800        | A             |
| Roll Roofing           | 5%  | Now               | \$10,800       | 2024               | * *            | 5           | \$2,000        | A             |
|                        | Seams Open/Split, Extent : Moderate, Area Affected : 20%        |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s)   |                   |                |                    |                |             |                |               |
|                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%            |                   |                |                    |                |             |                |               |
|                        | Location : Stair(s)   |                   |                |                    |                |             |                |               |
| Single Ply Membrane    | 15%   |                   |                | 2027               | * *            | 10          | \$7,200        | A             |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE METROPOLITAN HIGH SCHOOL -BX**  
**Asset # : 1946**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 10%        |                   |                | 2018               | \$53,800       | 3           | \$13,700       | C             |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | **             | 5           | \$19,900       | C             |
| Water Penetration, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Explanation : Ground Water                                   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$4,600        | C             |
| Quarry Tile  | 2%         |                   |                | 2035               | **             | 5           | \$2,700        | C             |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$2,100        | C             |
| Vinyl Tile   | 25%        |                   |                | 2030               | **             | 3           | \$8,500        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile   | 15%        |                   |                | 2027               | **             | 3           | \$5,100        | C             |
| Wood   | 30%        |                   |                | 2037               | **             | 5           | \$51,200       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 3%         |                   |                | 2031               | **             | 5           | \$5,100        | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$3,400        | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | **             | 5           | \$6,300        | C             |
| Granite Panels   | 2%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$27,800       | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileSusp.Lay-In   | 25%        |                   |                | 2039               | **             | 5           | \$22,800       | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Corridors   |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$2,100        | B             |
| Plaster  | 60%        |                   |                | LIFE               | **             | 5           | \$34,100       | B             |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%        |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |               |
| Explanation : Bolted Pressure Contact Switch Rated @ 2500 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2048               | * *            | 5           | \$300          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 30%        |                   |                | 2022               | \$2,000        | 1           |                | B             |
| Conduit   | 70%        |                   |                | 2048               | * *            | 1           |                | B             |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**THE METROPOLITAN HIGH SCHOOL -BX**  
**Asset # : 1946**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 5%                |                          |                       | 2044                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs  | 95%               |                          |                       | 2044                      | * *                   | 5                  | \$1,700               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2048                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 90%               |                          |                       | 2039                      | * *                   | 5                  | \$400                 | B                    |
| Locally Mounted   | 10%               |                          |                       | 2020                      | \$9,000               | 5                  |                       | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,000               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2039                      | * *                   | 1                  | \$21,200              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$26,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Diesel Generator Rated @ 319 Kva</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2017                      | \$600                 | 5                  | \$2,500               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2057                      | * *                   | 5                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250 Gallons Capacity</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 96%               |                          |                       | 2030                      | * *                   | 10                 | \$53,600              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 1%                |                          |                       | 2030                      | * *                   | 10                 | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Compact Fluorescent Lights</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 2%                |                          |                       | 2022                      | \$2,900               | 10                 | \$1,100               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2030                      | * *                   | 10                 |                       | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 45%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Emergency, Battery  | 5%                |                          |                       | 2022                      | \$1,300               | 10                 | \$700                 | B                    |
| Exit, Service   | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$200                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**THE METROPOLITAN HIGH SCHOOL -BX**  
**Asset # : 1946**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

## Security System

No Component

30%

Generic

70%

2030

\* \*

1

\$18,000

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : Internet Protocol Digital Video System*

## Fire/Smoke Detection

Generic

100%

2030

\* \*

1-3

\$42,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Classrooms And Hallways**Explanation : Strobe Lights, Pull Stations And Alarm Bells, Smoke Detectors*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Fuel Oil No 2

100%

2042

\* \*

5

\$18,800

B

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : Yard**Other Observation, Extent : Light, Area Affected : 100%**Location : Yard**Explanation : 2 - 5000 Gallon Tanks*

## Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$60,300

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Dual Fuel Steam Boilers*

## Distribution

Steam Piping/Pump

2%

Now

\$7,100

2052

\* \*

4

\$100

B

*Leak Evident, Extent : Light, Area Affected : 100%**Location : Condensate Return Lines, Pumps And Vacuum Condensate Tanks*

Steam Piping/Pump

98%

2042

\* \*

4

\$4,400

B

## Terminal Devices

Air Handler

2%

Now

\$7,500

2032

\* \*

1

\$700

B

*Broken, Extent : Light, Area Affected : 50%**Location : Basement Fan Room, Defective Cafe Blower And House Blower Heating Coils*

Air Handler

23%

2022

\$86,000

1

\$8,700

B

Convactor/Radiator

75%

2027

\* \*

1

\$14,800

B

**Air Conditioning**

## Energy Source

Electricity

100%

2038

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

50%

2020

\$71,300

1

B

No Component

50%

D

**Ventilation**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE METROPOLITAN HIGH SCHOOL -BX**  
**Asset # : 1946**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation  |            |                   |                |                    |                |             |                |               |
| Distribution   |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | * *            | 2-5         | \$33,900       | B             |
| Exhaust Fans   |            |                   |                |                    |                |             |                |               |
| Interior   | 25%        |                   |                | 2022               | \$10,800       | 2           | \$500          | B             |
| Roof   | 75%        |                   |                | 2022               | \$41,400       | 2           | \$1,400        | B             |
| Plumbing   |            |                   |                |                    |                |             |                |               |
| H/C Water Piping   |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel  | 100%       |                   |                | 2027               | * *            | 1           |                | B             |
| Water Heater   |            |                   |                |                    |                |             |                |               |
| Gas Fired  | 100%       |                   |                | 2021               | \$16,100       | 2           | \$900          | B             |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |               |
| Low Temp   | 100%       |                   |                | 2032               | * *            | 4           | \$6,000        | B             |
| Obsolete Equipment, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Basement, Unit Abandoned In Place                 |            |                   |                |                    |                |             |                |               |
| Sanitary Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron  | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |               |
| Rigid Piping   | 100%       |                   |                | 2030               | * *            | 4           | \$2,000        | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Backflow Preventer   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                | 2027               | * *            | 1           | \$3,800        | B             |
| Fixtures   |            |                   |                |                    |                |             |                |               |
| Generic  | 100%       |                   |                |                    |                |             |                | B             |
| Vertical Transport   |            |                   |                |                    |                |             |                |               |
| Elevators  |            |                   |                |                    |                |             |                |               |
| Geared Traction  | 100%       |                   |                | LIFE               | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Through 3rd Floor                        |            |                   |                |                    |                |             |                |               |
| Explanation : 1 Unit   |            |                   |                |                    |                |             |                |               |
| Fire Suppression   |            |                   |                |                    |                |             |                |               |
| Sprinkler  |            |                   |                |                    |                |             |                |               |
| No Component   | 95%        |                   |                |                    |                |             |                | D             |
| Generic  | 5%         |                   |                | 2042               | * *            | 1-2         | \$900          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THE NEWCOMERS SCHOOL - Q  
**Address** : 28-01 41 AVE.  
**Borough** : QUEENS **Agency's Number** : Q555  
**Program / Asset #** : BOE0878.000 / 1471 **Yr Built/Renovated** : 1905 / 2009  
**Area Sq Ft** : 153,300 **Project Type** : EDUCATION  
**Date of Survey** : 23-Dec-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4  
**Block** : 404 **Lot** : 1 **BIN** : 4004874

| CAPITAL               | FY 2014 - 2017   | FY 2018 - 2023     |
|-----------------------|------------------|--------------------|
| Exterior Architecture |                  | \$250,100          |
| Interior Architecture | \$471,900        | \$879,300          |
| Electrical            | \$152,500        | \$1,481,200        |
| Mechanical            | \$218,700        | \$619,000          |
| <b>Total</b>          | <b>\$843,100</b> | <b>\$3,229,700</b> |
| Priority A            |                  | \$250,100          |
| Priority B            | \$413,500        | \$2,177,300        |
| Priority C            | \$429,500        | \$802,200          |
| <b>Total</b>          | <b>\$843,100</b> | <b>\$3,229,700</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$5,900         |                 |
| Interior Architecture | \$33,700        | \$2,500         | \$21,100        | \$14,800        |
| Electrical            | \$6,900         | \$1,300         | \$1,300         | \$400           |
| Mechanical            | \$4,500         | \$16,700        | \$41,900        | \$23,600        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$49,000</b> | <b>\$24,400</b> | <b>\$74,100</b> | <b>\$42,700</b> |
| Priority A            |                 |                 | \$5,900         |                 |
| Priority B            | \$28,400        | \$21,800        | \$68,200        | \$27,900        |
| Priority C            | \$20,700        | \$2,500         |                 | \$14,800        |
| <b>Total</b>          | <b>\$49,000</b> | <b>\$24,400</b> | <b>\$74,100</b> | <b>\$42,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta                                       | 10%        |                   |                | LIFE               | **             | 5           | \$123,600      | A             |
| Copper/Terne   | 2%         |                   |                | 2041               | **             | 10          | \$7,400        | A             |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5           | \$15,800       | A             |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$110,700      | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        | A             |
| Paint Peeling, Extent : Moderate, Area Affected : 15%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Staining/Discoloring, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 3%         |                   |                | 2026               | **             | 5           | \$11,900       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       |                   |                | 2043               | **             | 5           | \$41,000       | A             |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%        |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : No Access Due To Snow                          |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Not Accessible   | 100%       |                   |                |                    |                |             |                | D             |
| Other Observation, Extent : Light, Area Affected : 0%        |            |                   |                |                    |                |             |                |               |
| Location :   |            |                   |                |                    |                |             |                |               |
| Explanation : No Access Due To Snow                          |            |                   |                |                    |                |             |                |               |

## Interior

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$18,500       | C             |
| Ceramic Tile  | 3%         |                   |                | 2030               | **             | 5           | \$5,100        | C             |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$2,500        | C             |
| Terrazzo  | 2%         |                   |                | LIFE               | **             | 5           | \$2,600        | C             |
| Traffic Topping   | 8%         | Now               | \$91,200       | 2029               | **             | 5           | \$8,400        | C             |
| Cracking/Crumbling, Extent : Severe, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : THIRD FLOOR CORRIDOR                               |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Severe, Area Affected : 5%    |            |                   |                |                    |                |             |                |               |
| Location : THIRD FLOOR CORRIDOR                               |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 10%        | Now               | \$161,000      | 2031               | **             | 3           | \$6,300        | C             |
| Adhesion Failure, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Basement Level                                     |            |                   |                |                    |                |             |                |               |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Basement Level                                     |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : Basement Level                                     |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Tile  |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 13%        |                   |                | 2029               | **             | 3           | \$11,000       | C             |
| Vinyl Tile  | 47%        | Now               | \$37,800       | 2021               | \$756,700      | 3           | \$29,800       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |            |                   |                |                    |                |             |                |               |
| Location : Third Floor  |            |                   |                |                    |                |             |                |               |
| Deflection Evident, Extent : Severe, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Third Floor  |            |                   |                |                    |                |             |                |               |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%     |            |                   |                |                    |                |             |                |               |
| Location : Third Floor  |            |                   |                |                    |                |             |                |               |
| Poor Subfloor Evident, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Third Floor  |            |                   |                |                    |                |             |                |               |
| Wood  | 10%        | Now               | \$17,900       | 2036               | **             | 5           | \$15,800       | C             |
| Dry Rot/Decay, Extent : Light, Area Affected : 5%             |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium  |            |                   |                |                    |                |             |                |               |
| Split/Cracked, Extent : Moderate, Area Affected : 10%         |            |                   |                |                    |                |             |                |               |
| Location : Second Floor Gymnasium                             |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 2%   |                   |                | LIFE               | * *            |             |                | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Sub Basement  |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   | Now               | \$62,100       | 2024               | * *            | 5           | \$5,300        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%         |                   |                |                    |                |             |                |               |
|                        | Location : Lockers, Stairs   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 8%   |                   |                | LIFE               | * *            |             |                | C             |
| Marble Panels          | 3%   |                   |                | LIFE               | * *            |             |                | C             |
| Plaster                | 10%  | Now               | \$77,400       | LIFE               | * *            | 5           | \$6,300        | C             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Gym, Locker Rooms                          |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |               |
|                        | Location : Girls' Lockers, Boys' Lockers, 4th Flr Gym, 2nd Flr Gym |                   |                |                    |                |             |                |               |
| Plaster                | 62%  |                   |                | LIFE               | * *            | 5           | \$39,200       | C             |
| SGFT/Glazed Masonry    | 10%  |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 25%  |                   |                | 2026               | * *            | 5           | \$42,200       | B             |
| Exposed Concrete       | 2%   | Now               | \$13,000       | LIFE               | * *            | 5           | \$500          | B             |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Gym Balcony                                |                   |                |                    |                |             |                |               |
|                        | Corrosion/Rusting, Extent : Severe, Area Affected : 10%            |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Gymnasium Balcony                          |                   |                |                    |                |             |                |               |
|                        | Exposed Reinforcement, Extent : Severe, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Second Floor Gym Balcony                                |                   |                |                    |                |             |                |               |
| Plaster                | 73%  | Now               | \$42,400       | LIFE               | * *            | 5           | \$77,100       | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |               |
|                        | Location : Stair 2+3, Gymnasiums                                   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |               |
|                        | Location : Stair 2+3, Both Gymnasiums                              |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 30%        |                   |                | 2041               | * *            | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : Main Service Switch Rated @ 1600 Amperes     |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2021               | \$22,800       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                 |            |                   |                |                    |                |             |                |               |
| Explanation : 2 Service Protectors - No Ratings Available  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 50%               |                          |                       | 2041                      | * *                   | 5                  | \$300                 | B                    |
| Molded Case Bkrs   | 50%               |                          |                       | 2021                      | \$67,100              | 5                  | \$1,700               | B                    |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit  | 80%               |                          |                       | 2021                      | \$136,200             | 1                  |                       | B                    |
| Conduit  | 20%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2037                      | * *                   | 5                  | \$100                 | B                    |
| Molded Case Bkrs   | 75%               |                          |                       | 2020                      | \$127,000             | 5                  | \$2,500               | B                    |
| Molded Case Bkrs   | 20%               |                          |                       | 2037                      | * *                   | 5                  | \$700                 | B                    |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 85%               | 2-4                      | \$152,500             | 2046                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 15%               |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 75%               |                          |                       | 2019                      | \$24,700              | 5                  | \$600                 | B                    |
| Locally Mounted  | 20%               | 0-2                      | \$6,600               | 2041                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Mech Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 5%                |                          |                       | 2034                      | * *                   | 5                  |                       | B                    |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,900               | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 98%               |                          |                       | 2021                      | \$997,200             | 10                 | \$101,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Lamp T-12</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 2%                |                          |                       | 2021                      | \$9,400               | 10                 | \$100                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gymnasium</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Metal Halide, Sodium</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2021                      | \$9,400               | 1                  |                       | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service  | 50%               |                          |                       | 2021                      | \$9,400               | 1                  |                       | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2021                      | \$52,300              | 10                 | \$400                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Fuel Oil No 6   | 100%       |                   |                | 2031               | * *            | 5           | \$35,000       | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Steam Boiler  | 100%       | Now               | \$62,700       | 2026               | * *            | 1           | \$100,700      | B             |
| Other Observation, Extent : Severe, Area Affected : 20%     |            |                   |                |                    |                |             |                |               |
| Location : Excess Returns Have To Be Dumped Into Sewer      |            |                   |                |                    |                |             |                |               |
| Explanation : Boiler Feed Tank Too Small For 3 Units        |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Steam Piping/Pump   | 100%       | Now               | \$44,900       | 2031               | * *            | 4           | \$5,600        | B             |
| Leak Evident, Extent : Light, Area Affected : 40%           |            |                   |                |                    |                |             |                |               |
| Location : Traps Not Holding                                |            |                   |                |                    |                |             |                |               |
| Terminal Devices  |            |                   |                |                    |                |             |                |               |
| Air Handler   | 25%        |                   |                | 2021               | \$173,500      | 1           | \$17,500       | B             |
| Convactor/Radiator  | 75%        |                   |                | 2026               | * *            | 1           | \$27,400       | B             |
| Air Conditioning  |            |                   |                |                    |                |             |                |               |
| Energy Source   |            |                   |                |                    |                |             |                |               |
| Electricity   | 100%       |                   |                | 2029               | * *            | 1           |                | B             |
| Conversion Equipment  |            |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Cooling                                      | 20%        |                   |                | 2021               | \$118,800      | 2           | \$1,400        | B             |
| Window/Wall Unit  | 60%        |                   |                | 2019               | \$158,700      | 1           |                | B             |
| No Component  | 20%        |                   |                |                    |                |             |                | D             |
| Ventilation   |            |                   |                |                    |                |             |                |               |
| Distribution  |            |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers  | 100%       | Now               | \$111,100      | LIFE               | * *            | 2-5         | \$62,900       | B             |
| Insul. Deteriorating, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |               |
| Exhaust Fans  |            |                   |                |                    |                |             |                |               |
| Interior  | 90%        |                   |                | 2021               | \$128,000      | 2           | \$3,100        | B             |
| Roof  | 10%        |                   |                | 2021               | \$10,200       | 2           | \$400          | B             |
| Plumbing  |            |                   |                |                    |                |             |                |               |
| H/C Water Piping  |            |                   |                |                    |                |             |                |               |
| Galv Iron/Steel   | 100%       |                   |                | 2026               | * *            | 1           |                | B             |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : One At 28th Street, Another At 41st Avenue       |            |                   |                |                    |                |             |                |               |
| Explanation : Two Water Mains                               |            |                   |                |                    |                |             |                |               |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |               |
| Low Temp  | 100%       |                   |                | 2021               | \$39,900       | 4           | \$11,200       | B             |
| Sanitary Piping   |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |               |
| Cast Iron   | 100%       |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |               |
| Rigid Piping  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |               |
| Electric  | 100%       |                   |                | 2021               | \$10,300       | 4           | \$1,300        | B             |
| Fixtures  |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                |                    |                |             |                | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE NEWCOMERS SCHOOL - Q**  
**Asset # : 1471**

| Mechanical            |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |

Vertical Transport

Elevators

Geared Traction

100%

LIFE

\* \*

C

*Other Observation, Extent : Light, Area Affected : 100%**Location : B-4**Explanation : 1 Unit*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THE WILLIE ELLA PASCHAL BOWMAN CAMPUS  
**Address** : 3500 EDSON AVENUE  
**Borough** : BRONX **Agency's Number** : X169  
**Program / Asset #** : BOE1099.000 / 14450 **Yr Built/Renovated** : 2009 /  
**Area Sq Ft** : 47,238 **Project Type** : EDUCATION  
**Date of Survey** : 15-Apr-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 4894 **Lot** : 1 **BIN** : 2116222

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture |                       | \$38,400              |
| Electrical            |                       | \$37,600              |
| <b>Total</b>          |                       | <b>\$76,100</b>       |
| Priority B            |                       | \$37,600              |
| Priority C            |                       | \$38,400              |
| <b>Total</b>          |                       | <b>\$76,100</b>       |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$2,600         |                 |
| Interior Architecture | \$600           |                 | \$34,000        | \$600           |
| Electrical            | \$3,600         | \$3,600         | \$5,300         | \$3,600         |
| Mechanical            | \$3,900         | \$5,600         | \$7,100         | \$5,600         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$17,100</b> | <b>\$56,900</b> | <b>\$17,700</b> |
| Priority A            |                 |                 | \$2,600         |                 |
| Priority B            | \$15,400        | \$17,100        | \$39,800        | \$17,100        |
| Priority C            | \$600           |                 | \$14,500        | \$600           |
| <b>Total</b>          | <b>\$16,000</b> | <b>\$17,100</b> | <b>\$56,900</b> | <b>\$17,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**THE WILLIE ELLA PASCHAL BOWMAN CAMPUS**  
**Asset # : 14450**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 95%               |                          |                       | LIFE                      | * *                   | 5                  | \$20,200              | A                    |
| <i>Recent Construction, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : New Building Completed In 2009.</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Pre-Cast Concrete   | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$3,500               | A                    |
| Windows   |                   |                          |                       |                           |                       |                    |                       |                      |
| Aluminum  | 100%              |                          |                       | 2046                      | * *                   | 5                  | \$5,300               | A                    |
| Parapets  |                   |                          |                       |                           |                       |                    |                       |                      |
| Masonry: Brick  | 95%               |                          |                       | LIFE                      | * *                   | 5                  | \$3,000               | A                    |
| Pre-Cast Concrete   | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$1,000               | A                    |
| Roof  |                   |                          |                       |                           |                       |                    |                       |                      |
| Copper/Terne  | 5%                |                          |                       | 2061                      | * *                   | 10                 | \$3,300               | A                    |
| IRMA/Protected Membrane   | 95%               |                          |                       | 2031                      | * *                   | 10                 | \$25,000              | A                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Single Ply Rubber Membrane Under Insulation</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Floors  |                   |                          |                       |                           |                       |                    |                       |                      |
| Carpet  | 2%                |                          |                       | 2023                      | \$7,300               | 3                  | \$2,500               | C                    |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$6,700               | C                    |
| Ceramic Tile  | 5%                |                          |                       | 2036                      | * *                   | 5                  | \$3,100               | C                    |
| Quarry Tile   | 5%                |                          |                       | 2041                      | * *                   | 5                  | \$4,600               | C                    |
| Vinyl Tile  | 83%               |                          |                       | 2031                      | * *                   | 3                  | \$19,100              | C                    |
| Interior Walls  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 10%               |                          |                       | 2036                      | * *                   | 5                  | \$8,500               | C                    |
| Concrete Masonry Unit   | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$3,400               | C                    |
| Glass: Single Pane  | 2%                |                          |                       | LIFE                      | * *                   | 5                  | \$1,300               | C                    |
| Gypsum Board  | 75%               |                          |                       | LIFE                      | * *                   | 5                  | \$38,400              | C                    |
| Masonry: Brick  | 3%                |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| Ceilings  |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTileSusp.Lay-In  | 65%               |                          |                       | 2041                      | * *                   | 5                  | \$39,100              | B                    |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | * *                   |                    |                       | B                    |
| Gypsum Board  | 25%               |                          |                       | LIFE                      | * *                   | 5                  | \$18,800              | B                    |
| Metal Panel   | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$3,800               | B                    |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 100%              |                          |                       | 2051                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Main Service Switch Rated @ 3000 Amperes - Recently Installed</i> |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE WILLIE ELLA PASCHAL BOWMAN CAMPUS**  
**Asset # : 14450**

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts          |   |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 100%  |                   |                | 2051               | * *            | 5           | \$200          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Electrical Room                                  |                   |                |                    |                |             |                |               |
| Raceway                  |   |                   |                |                    |                |             |                |               |
| Conduit                  | 100%  |                   |                | 2051               | * *            | 1           |                | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Panelboards              |   |                   |                |                    |                |             |                |               |
| Fused Disc Sw            | 10%   |                   |                | 2046               | * *            | 5           | \$100          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
| Molded Case Bkrs         | 90%   |                   |                | 2046               | * *            | 5           | \$900          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Wiring                   |   |                   |                |                    |                |             |                |               |
| Thermoplastic            | 100%  |                   |                | 2051               | * *            | 1           |                | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Motor Controllers        |   |                   |                |                    |                |             |                |               |
| Locally Mounted          | 100%  |                   |                | 2041               | * *            | 5           | \$300          | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Mechanical Room                                  |                   |                |                    |                |             |                |               |
| Ground                   |   |                   |                |                    |                |             |                |               |
| Grounding Devices        |   |                   |                |                    |                |             |                |               |
| Generic                  | 100%  |                   |                | LIFE               | * *            | 5           | \$600          | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Basement   |                   |                |                    |                |             |                |               |
|                          | Explanation : Recently Installed                            |                   |                |                    |                |             |                |               |
| Lighting                 |   |                   |                |                    |                |             |                |               |
| Interior Lighting        |   |                   |                |                    |                |             |                |               |
| Fluorescent              | 95%   |                   |                | 2031               | * *            | 10          | \$35,800       | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
|                          | Explanation : T-8 Lamps; Recently Installed                 |                   |                |                    |                |             |                |               |
| Fluorescent              | 5%  |                   |                | 2031               | * *            | 10          | \$1,900        | B             |
|                          | Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                          | Location : Corridors  |                   |                |                    |                |             |                |               |
|                          | Explanation : Compact Fluorescent Lamps; Recently Installed |                   |                |                    |                |             |                |               |
| Egress Lighting          |   |                   |                |                    |                |             |                |               |
| Emergency, Battery       | 50%   |                   |                | 2031               | * *            | 10          | \$5,000        | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |
| Exit, Service            | 50%   |                   |                | 2031               | * *            | 1           |                | B             |
|                          | Recent Installation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                          | Location : Throughout The Building                          |                   |                |                    |                |             |                |               |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THE WILLIE ELLA PASCHAL BOWMAN CAMPUS**  
**Asset # : 14450**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exterior Lighting<br>HID   | 100%              |                          |                       | 2031                      | * *                   | 10                 | \$100                 | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling<br>Generic   | 100%              |                          |                       | 2061                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Recently Installed</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System<br>Generic   | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$14,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Newly Installed Intrusion Alarm And CCTV Surveillance Camera System</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection<br>Generic  | 100%              |                          |                       | 2031                      | * *                   | 1-3                | \$23,900              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Newly Installed Fire Alarm System</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 10%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Natural Gas   | 90%               |                          |                       | 2047                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment<br>Furnace                               | 90%               |                          |                       | 2029                      | * *                   | 1                  | \$18,300              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units (1 Large + 3 Small)</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Radiant Heater  | 10%               |                          |                       | 2029                      | * *                   | 2                  | \$1,900               | B                    |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator  | 10%               |                          |                       | 2038                      | * *                   | 1                  | \$1,300               | B                    |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Air Conditioning</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Heating/Cooling                                | 90%               |                          |                       | 2029                      | * *                   | 2                  | \$2,300               | B                    |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       | D                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THE WILLIE ELLA PASCHAL BOWMAN CAMPUS**  
**Asset # : 14450**

| Mechanical         |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |   |                |                   |                    |         |                |             |                |               |
|                    | Terminal Devices  |                |                   |                    |         |                |             |                |               |
|                    | No Component  | 90%            |                   |                    |         |                |             |                | D             |
|                    | No Component  | 10%            |                   |                    |         |                |             |                | D             |
| Ventilation        |   |                |                   |                    |         |                |             |                |               |
|                    | Distribution  |                |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers                                      | 100%           |                   |                    | LIFE    | * *            | 2-5         | \$22,900       | B             |
|                    | Exhaust Fans  |                |                   |                    |         |                |             |                |               |
|                    | Roof  | 100%           |                   |                    | 2029    | * *            | 2           | \$1,300        | B             |
| Plumbing           |   |                |                   |                    |         |                |             |                |               |
|                    | H/C Water Piping  |                |                   |                    |         |                |             |                |               |
|                    | Brass/Copper  | 100%           |                   |                    | 2047    | * *            | 1           |                | B             |
|                    | Water Heater  |                |                   |                    |         |                |             |                |               |
|                    | Gas Fired   | 100%           |                   |                    | 2020    | \$10,900       | 2           | \$600          | B             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : Penthouse                                    |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 1 Unit                                    |                |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping                                      |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron   | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Backflow Preventer                                      |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2029    | * *            | 1           | \$2,500        | B             |
|                    | Fixtures  |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |   |                |                   |                    |         |                |             |                |               |
|                    | Elevators   |                |                   |                    |         |                |             |                |               |
|                    | Hydraulic   | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |               |
|                    | Location : 1-4  |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |   |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2047    | * *            | 1-2         | \$11,500       | B             |
|                    | Fire Pump   |                |                   |                    |         |                |             |                |               |
|                    | Generic   | 100%           |                   |                    | 2034    | * *            | 1           | \$7,700        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THEODORE ROOSEVELT H.S. - BX  
**Address** : 500 E. FORDHAM RD. BTWN: WASHINGTON AV -BATHGATE AV  
**Borough** : BRONX **Agency's Number** : X435  
**Program / Asset #** : BOE0326.000 / 356 **Yr Built/Renovated** : 1932 / 2000  
**Area Sq Ft** : 319,000 **Project Type** : EDUCATION  
**Date of Survey** : 23-Aug-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,p  
**Block** : 3059 **Lot** : 1 **BIN** : 2011810

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,035,700           | \$1,259,900           |
| Interior Architecture | \$2,223,200           | \$1,486,600           |
| Electrical            | \$1,242,600           | \$1,917,300           |
| Mechanical            | \$104,700             | \$8,848,100           |
| <b>Total</b>          | <b>\$4,606,100</b>    | <b>\$13,511,900</b>   |
| Priority A            | \$1,035,700           | \$1,259,900           |
| Priority B            | \$1,739,300           | \$10,907,500          |
| Priority C            | \$1,831,200           | \$1,344,400           |
| <b>Total</b>          | <b>\$4,606,100</b>    | <b>\$13,511,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$94,400         |                 | \$2,400         |                 |
| Interior Architecture | \$129,200        |                 | \$5,800         | \$11,500        |
| Electrical            | \$36,700         | \$7,700         | \$8,100         | \$11,900        |
| Mechanical            | \$65,300         | \$58,600        | \$62,200        | \$41,100        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$335,500</b> | <b>\$76,200</b> | <b>\$88,300</b> | <b>\$74,400</b> |
| Priority A            | \$94,400         |                 | \$2,400         |                 |
| Priority B            | \$148,200        | \$76,200        | \$80,100        | \$62,800        |
| Priority C            | \$92,800         |                 | \$5,800         | \$11,500        |
| <b>Total</b>          | <b>\$335,500</b> | <b>\$76,200</b> | <b>\$88,300</b> | <b>\$74,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$241,900      | A             |
| Copper/Terne  | 3%         | Now               | \$51,100       | 2043               | **             |             |                | A             |
| Seams Open/Split, Extent : Severe, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Tower  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$154,800      | A             |
| Masonry: Brick  | 31%        | Now               | \$322,500      | LIFE               | **             | 5           | \$48,000       | A             |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%    |            |                   |                |                    |                |             |                |               |
| Location : At Glass Block Windows                               |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout Fifth Floor                               |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$11,600       | A             |
| Metal Coiling Doors   | 1%         |                   |                | 2036               | **             | 5           | \$4,800        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Glass Block   | 2%         |                   |                | LIFE               | **             | 5           | \$1,600        | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 23%        | Now               | \$185,600      | 2031               | **             | 5           | \$74,000       | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 60%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 80%           |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Wood  | 75%        |                   |                | 2039               | **             | 5           | \$482,400      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5-10        | \$31,900       | A             |
| Copper/Terne  | 5%         | Now               | \$2,400        | 2043               | **             | 5           | \$1,400        | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 75%        | Now               | \$28,200       | LIFE               | **             | 5           | \$8,400        | A             |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Metal: Cage/Fence   | 10%        |                   |                | 2028               | **             | 5-10        | \$8,700        | A             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Roof                    |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)          | 35%   | Now               | \$25,000       | 2023               | \$250,100      |             |                | A             |
|                         | Ponding, Extent : Moderate, Area Affected : 15%                 |                   |                |                    |                |             |                |               |
|                         | Location : East And West Wings                                  |                   |                |                    |                |             |                |               |
| Copper/Terne            | 24%   |                   |                | 2038               | **             | 10          | \$79,300       | A             |
| Copper/Terne            | 5%  | Now               | \$7,500        | 2051               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |               |
|                         | Location : Tower  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 30%   | Now               | \$36,900       | 2023               | \$369,100      |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                         | Location : Throughout East And West Wings                       |                   |                |                    |                |             |                |               |
| Modified Bitumen        | 3%  | Now               | \$1,400        | 2028               | **             |             |                | A             |
|                         | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass   | 3%  |                   |                | 2033               | **             | 10          | \$13,200       | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Asphalt Poured          | 10%   | 0-2               | \$12,700       | 2028               | **             | 5           | \$9,600        | C             |
|                         | Misaligned/Bulging, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Uneven Surface, Extent : Moderate, Area Affected : 30%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout Stairs                                    |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 20%   | Now               | \$58,600       | LIFE               | **             | 5           | \$168,300      | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 10%   | Now               | \$170,500      | 2032               | **             | 5           | \$19,200       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 15%         |                   |                |                    |                |             |                |               |
|                         | Location : Pool   |                   |                |                    |                |             |                |               |
|                         | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |               |
|                         | Location : Pool   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 3%  |                   |                | 2026               | **             | 5           | \$11,500       | C             |
| Terrazzo                | 3%  | Now               | \$17,300       | LIFE               | **             | 5           | \$9,000        | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Vinyl Tile              | 24%   | 0-2               | \$88,000       | 2023               | \$880,200      | 3           | \$34,600       | C             |
|                         | Cracking/Crumbling, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                    | 30%   |                   |                | 2038               | **             | 5           | \$216,400      | C             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 2%  | Now               | \$305,000      | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 45%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Pool Wall And Sub Basement              |                   |                |                    |                |             |                |               |
|                        | Exposed Reinforcement, Extent : Moderate, Area Affected : 45% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Pool Wall                               |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 45%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Pool Wall                               |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 5%         |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Pool Wall                               |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$28,700       | 2026               | **             | 5           | \$9,700        | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 10%   | Now               | \$132,400      | LIFE               | **             |             |                | C             |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Marble Panels          | 5%  | 0-2               | \$34,100       | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plaster                | 60%   |                   |                | LIFE               | **             | 5-10        | \$198,800      | C             |
| Plaster                | 8%  | Now               | \$228,900      | LIFE               | **             | 5           | \$9,400        | C             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 40%     |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Fifth Floor                             |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 10%   | 0-2               | \$719,200      | LIFE               | **             |             |                | C             |
|                        | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |               |
|                        | Location : Around Pool Exit Doors                             |                   |                |                    |                |             |                |               |
| Ceilings               |   |                   |                |                    |                |             |                |               |
| AcousTile,Adhered      | 10%   | 0-2               | \$3,900        | 2028               | **             | 5           | \$16,300       | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Exposed Concrete       | 13%   |                   |                | LIFE               | **             | 5-10        | \$52,800       | B             |
| Exposed Concrete       | 2%  | Now               | \$150,400      | LIFE               | **             | 5           | \$1,000        | B             |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 45%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Underside Of Pool And Sub Basement      |                   |                |                    |                |             |                |               |
|                        | Exposed Reinforcement, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Underside Of Pool                       |                   |                |                    |                |             |                |               |
|                        | Spalling, Extent : Moderate, Area Affected : 45%              |                   |                |                    |                |             |                |               |
|                        | Location : Throughout Underside Of Pool Wall                  |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%  |                   |                | LIFE               | **             | 10          | \$32,500       | B             |
| Plaster                | 70%   | Now               | \$195,500      | LIFE               | **             | 5           | \$142,200      | B             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 50%               |                          |                       | 2023                      | \$32,600              | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 4000 Amps And One 2500 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 25%               |                          |                       | 2049                      | * *                   | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 25%               |                          |                       | 2023                      | \$16,300              | 5                  | \$300                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 600 Amps Main Disconnect Switch For Emergency</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 80%               |                          |                       | 2023                      | \$238,400             | 5                  | \$900                 | B                    |
| Fused Disc Sw   | 20%               |                          |                       | 2049                      | * *                   | 5                  | \$200                 | B                    |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 95%               |                          |                       | 2023                      | \$377,600             | 1                  |                       | B                    |
| Conduit   | 5%                |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 10%               |                          |                       | 2022                      | \$36,100              | 5                  | \$600                 | B                    |
| Molded Case Bkrs  | 80%               |                          |                       | 2022                      | \$289,100             | 5                  | \$5,500               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2045                      | * *                   | 5                  | \$700                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$282,400             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2023                      | \$80,700              | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 77%               |                          |                       | 2021                      | \$50,800              | 5                  | \$1,400               | B                    |
| Locally Mounted   | 20%               | 0-2                      | \$13,200              | 2043                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 3%                |                          |                       | 2043                      | * *                   | 5                  | \$100                 | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : New Vfd Controllers</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$7,700               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 75%  |                          |                       | 2028                      | * *                   | 10                 | \$176,900             | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-8 Lamps</i>   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 15%  |                          |                       | 2018                      | \$347,700             | 10                 | \$35,400              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Stairways, Some Class Rooms, Medical Room And Part Of Sub Basement</i> |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : T-12 Lamps</i>  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 3%   |                          |                       | 2023                      | \$32,200              | 10                 | \$300                 | B                    |
| Incandescent                 | 7%   |                          |                       | 2018                      | \$162,200             | 2                  | \$400                 | B                    |
| <b>Egress Lighting</b>       |  |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service           | 25%  |                          |                       | 2023                      | \$10,700              | 1                  |                       | B                    |
| Emergency, Battery           | 25%  |                          |                       | 2018                      | \$26,700              | 10                 | \$15,500              | B                    |
| Exit, Service                | 50%  |                          |                       | 2018                      | \$21,300              | 1                  |                       | B                    |
| <b>Exterior Lighting</b>     |  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%   |                          |                       | 2018                      | \$108,900             | 10                 | \$800                 | B                    |
| <b>Alarm</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>       |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%  |                          |                       | 2028                      | * *                   | 1                  | \$29,300              | B                    |
| <b>Fire/Smoke Detection</b>  |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 30%  | Now                      | \$924,700             | 2033                      | * *                   | 1-3                | \$43,900              | B                    |
|                              | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                       |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                      |

| Mechanical  |                    | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|---|--------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating   |                    |                |                   |                |                    |                |             |                |               |
|   | Energy Source      |                |                   |                |                    |                |             |                |               |
|   | Fuel Oil No 6      | 100%           |                   |                | 2023               | \$722,100      | 5           | \$79,600       | B             |
| Conversion Equipment                                    |                    |                |                   |                |                    |                |             |                |               |
|   | Steam Boiler       | 100%           |                   |                | 2021               | \$1,427,100    | 1           | \$254,900      | B             |
| Other Observation, Extent : Light, Area Affected : 100% |                    |                |                   |                |                    |                |             |                |               |
| Location : Basement Boiler Room                         |                    |                |                   |                |                    |                |             |                |               |
| Explanation : 2 Units                                   |                    |                |                   |                |                    |                |             |                |               |
| Distribution  |                    |                |                   |                |                    |                |             |                |               |
|   | Steam Piping/Pump  | 100%           | Now               | \$40,900       | 2023               | \$2,046,900    | 4           | \$12,700       | B             |
| Malfunctioning, Extent : Moderate, Area Affected : 5%   |                    |                |                   |                |                    |                |             |                |               |
| Location : Traps, Thermostats, Throughout               |                    |                |                   |                |                    |                |             |                |               |
| Terminal Devices  |                    |                |                   |                |                    |                |             |                |               |
|   | Air Handler        | 25%            |                   |                | 2018               | \$395,200      | 1           | \$39,800       | B             |
|   | Convactor/Radiator | 60%            |                   |                | 2021               | \$1,661,400    | 1           | \$49,900       | B             |
|   | Fan Coil Unit/Heat | 15%            |                   |                | 2018               | \$658,400      | 1           | \$12,500       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**THEODORE ROOSEVELT H.S. - BX**  
**Asset # : 356**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 15%               |                          |                       | 2018                      | \$90,400              | 1                  |                       | B                    |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$227,000             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 95%               |                          |                       | 2018                      | \$307,900             | 2                  | \$7,500               | B                    |
| Roof   | 5%                |                          |                       | 2023                      | \$11,700              | 2                  | \$400                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 80%               |                          |                       | 2023                      | \$700,500             | 1                  |                       | B                    |
| Galv Iron/Steel  | 20%               |                          |                       | 2021                      | \$175,100             | 1                  |                       | B                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp   | 100%              |                          |                       | 2043                      | * *                   | 4                  | \$38,200              | B                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              | Now                      | \$3,100               | 2023                      | \$10,300              | 4                  | \$1,300               | B                    |
| <i>Not in Service, Extent : Severe, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 1 Out Of 2 Units In Boiler Room</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Activated Carbon   | 100%              |                          |                       | 2021                      | \$452,400             | 4                  |                       | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-4</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2033                      | * *                   | 1-5                | \$129,900             | B                    |
| Sprinkler  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 5%                |                          |                       | 2033                      | * *                   | 1-2                | \$3,600               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THOMAS A. EDISON HIGH SCHOOL - Q  
**Address** : 165-65 84TH AVE. ABAGAIL ADAMS AVE.  
**Borough** : QUEENS **Agency's Number** : Q620  
**Program / Asset #** : BOE0892.000 / 1458 **Yr Built/Renovated** : 1958 / 2009  
**Area Sq Ft** : 239,183 **Project Type** : EDUCATION  
**Date of Survey** : 04-Nov-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 9867 **Lot** : 2 **BIN** : 4211027

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$414,300             | \$1,521,400           |
| Interior Architecture | \$865,500             | \$2,287,000           |
| Electrical            | \$262,300             | \$1,830,900           |
| Mechanical            | \$1,342,500           | \$1,476,200           |
| <b>Total</b>          | <b>\$2,884,500</b>    | <b>\$7,115,600</b>    |
| Priority A            | \$414,300             | \$1,521,400           |
| Priority B            | \$1,869,800           | \$3,454,600           |
| Priority C            | \$600,500             | \$2,139,500           |
| <b>Total</b>          | <b>\$2,884,500</b>    | <b>\$7,115,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$32,000         |                 |                 |                 |
| Interior Architecture | \$102,600        |                 |                 | \$41,000        |
| Electrical            | \$10,200         | \$5,600         | \$7,300         | \$7,900         |
| Mechanical            | \$27,200         | \$30,800        | \$45,700        | \$30,100        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$175,900</b> | <b>\$40,300</b> | <b>\$56,900</b> | <b>\$83,000</b> |
| Priority A            | \$32,000         |                 |                 |                 |
| Priority B            | \$59,100         | \$40,300        | \$56,900        | \$42,000        |
| Priority C            | \$84,800         |                 |                 | \$41,000        |
| <b>Total</b>          | <b>\$175,900</b> | <b>\$40,300</b> | <b>\$56,900</b> | <b>\$83,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS A. EDISON HIGH SCHOOL - Q**  
**Asset # : 1458**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior  |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 5%         |                   |                | LIFE    | **                 | 5           | \$73,800       | A             |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 | 5           | \$29,500       | A             |  |
| Masonry: Brick  | 80%        |                   |                | LIFE    | **                 | 5           | \$236,300      | A             |  |
| Metal Coiling Doors   | 5%         | Now               | \$22,600       | 2036    | **                 | 5           | \$11,500       | A             |  |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Windows   |            |                   |                |         |                    |             |                |               |  |
| Aluminum  | 100%       |                   |                | 2039    | **                 | 5           | \$18,600       | A             |  |
| Parapets  |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 5%         |                   |                | LIFE    | **                 | 5-10        | \$3,800        | A             |  |
| Masonry: Brick  | 90%        |                   |                | LIFE    | **                 | 5-10        | \$67,700       | A             |  |
| No Component  | 5%         |                   |                |         |                    |             |                | D             |  |
| Roof  |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)  | 20%        | Now               | \$48,300       | 2028    | **                 |             |                | A             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| IRMA/Protected Membrane   | 65%        | Now               | \$135,200      | 2023    | \$1,351,600        |             |                | A             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen  | 10%        |                   |                | 2033    | **                 | 10          | \$22,300       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Paver: Asphalt  | 5%         |                   |                | 2038    | **                 | 10          | \$16,800       | A             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         |                   |                | 2032    | **                 | 5           | \$15,800       | C             |  |
| Quarry Tile   | 1%         | Now               | \$15,100       | 2036    | **                 | 5           | \$2,400        | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$24,700       | C             |  |
| Vinyl Tile  | 69%        | 2-4               | \$415,000      | 2023    | \$2,075,100        | 3           | \$81,600       | C             |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%             |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Stair(s) And Corridors                    |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile  | 15%        | Now               | \$22,600       | 2028    | **                 | 3           | \$17,700       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                 |            |                   |                |         |                    |             |                |               |  |
| Wood  | 5%         | Now               | \$16,700       | 2038    | **                 | 5           | \$14,800       | C             |  |
| Deteriorated Finish, Extent : Light, Area Affected : 10%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS A. EDISON HIGH SCHOOL - Q**  
**Asset # : 1458**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         | Now               | \$26,400       | 2032               | * *            | 5           | \$8,900        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit                                      | 10%        |                   |                | LIFE               | * *            | 5           | \$28,600       | C             |
| Plaster  | 60%        |                   |                | LIFE               | * *            | 5-10        | \$182,600      | C             |
| SGFT/Glazed Masonry  | 25%        |                   |                | LIFE               | * *            | 10          | \$44,700       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 20%        | Now               | \$17,800       | 2036               | * *            | 5           | \$29,500       | B             |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 15%        |                   |                | LIFE               | * *            | 5-10        | \$55,300       | B             |
| Metal Panel  | 15%        |                   |                | LIFE               | * *            | 5           | \$110,600      | B             |
| Plaster  | 50%        |                   |                | LIFE               | * *            | 5-10        | \$253,500      | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2023               | \$32,600       | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Two 2500 Amps Main Disconnect Switch           |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 50%        |                   |                | 2049               | * *            | 5           | \$400          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room                                   |            |                   |                |                    |                |             |                |               |
| Explanation : Two 400 Amps Main Disconnect Switch            |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                     |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 100%       |                   |                | 2023               | \$298,000      | 5           | \$5,200        | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2023               | \$377,600      | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2049               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Toggle Switch  | 1%         | 2-4               | \$3,600        | 2048               | * *            | 5           |                | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Boiler Rm., Custodian Office And Stage Auditorium |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Boiler Room                                       |            |                   |                |                    |                |             |                |               |
| Molded Case Bkrs   | 94%        |                   |                | 2022               | \$339,600      | 5           | \$4,900        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2045               | * *            | 5           | \$300          | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS A. EDISON HIGH SCHOOL - Q**  
**Asset # : 1458**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 65%               | 2-4                      | \$262,300             | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 30%               |                          |                       | 2023                      | \$121,100             | 1                  |                       | B                    |
| Thermoplastic   | 5%                |                          |                       | 2049                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2021                      | \$66,000              | 5                  | \$1,300               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$2,900               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2023                      | \$380,100             | 10                 | \$38,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 72%               |                          |                       | 2028                      | * *                   | 10                 | \$139,200             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 3%                |                          |                       | 2031                      | * *                   | 10                 | \$5,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Auditorium</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-5 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2023                      | \$26,400              | 10                 | \$200                 | B                    |
| Incandescent  | 2%                |                          |                       | 2018                      | \$38,000              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 40%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| Exit, Service   | 60%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2028                      | * *                   | 1                  | \$22,000              | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2028                      | * *                   | 1-3                | \$36,200              | B                    |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS A. EDISON HIGH SCHOOL - Q**  
**Asset # : 1458**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 6   | 100%              |                          |                       | 2033                      | * *                   | 5                  | \$65,300              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 Units Of 15,000 Gals Each</i>                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              | 0-2                      | \$1,170,300           | 2043                      | * *                   | 1                  | \$188,100             | B                    |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | Now                      | \$83,900              | 2049                      | * *                   | 4                  | \$10,400              | B                    |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2023                      | \$259,200             | 1                  | \$26,100              | B                    |
| Convactor/Radiator  | 60%               |                          |                       | 2028                      | * *                   | 1                  | \$40,900              | B                    |
| Fan Coil Unit/Heat  | 20%               | Now                      | \$36,000              | 2023                      | \$719,900             | 1                  | \$12,300              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Thermostats / Controls, Throughout</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2031                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 40%               |                          |                       | 2018                      | \$197,700             | 1                  |                       | B                    |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$186,200             | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 75%               |                          |                       | 2023                      | \$199,300             | 2                  | \$4,900               | B                    |
| Roof  | 25%               |                          |                       | 2018                      | \$47,800              | 2                  | \$1,600               | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel   | 100%              |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              | Now                      | \$3,700               | 2033                      | * *                   | 4                  | \$20,900              | B                    |
| <i>Corroded, Extent : Light, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : One Heat Exchanger</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Not Energy Efficient</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS A. EDISON HIGH SCHOOL - Q**  
**Asset # : 1458**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2023    | \$10,300       | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : B-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 98%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 2%  |                   |                    | 2033    | * *            | 1-2         | \$1,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : THOMAS JEFFERSON HIGH SCHOOL -BK  
**Address** : 400 PENNSYLVANIA AVE.  
**Borough** : BROOKLYN **Agency's Number** : K435  
**Program / Asset #** : BOE0627.000 / 1224 **Yr Built/Renovated** : 1924 / 2009  
**Area Sq Ft** : 221,000 **Project Type** : EDUCATION  
**Date of Survey** : 26-Aug-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 3788 **Lot** : 1 **BIN** : 3084440

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$444,400             | \$315,200             |
| Interior Architecture | \$1,016,900           | \$623,800             |
| Electrical            | \$366,700             | \$1,539,800           |
| Mechanical            | \$429,300             | \$1,563,500           |
| <b>Total</b>          | <b>\$2,257,400</b>    | <b>\$4,042,300</b>    |
| Priority A            | \$444,400             | \$315,200             |
| Priority B            | \$1,224,200           | \$3,209,900           |
| Priority C            | \$588,800             | \$517,200             |
| <b>Total</b>          | <b>\$2,257,400</b>    | <b>\$4,042,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$44,000         |                 | \$13,200        | \$29,300        |
| Interior Architecture | \$58,800         | \$6,700         |                 | \$6,100         |
| Electrical            | \$45,100         | \$1,900         | \$20,500        | \$100           |
| Mechanical            | \$59,600         | \$23,100        | \$36,200        | \$23,800        |
| Elevators/Escalators  | \$14,800         | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$222,400</b> | <b>\$46,500</b> | <b>\$84,800</b> | <b>\$74,000</b> |
| Priority A            | \$44,000         |                 | \$13,200        | \$29,300        |
| Priority B            | \$131,700        | \$39,800        | \$71,500        | \$38,600        |
| Priority C            | \$46,700         | \$6,700         |                 | \$6,100         |
| <b>Total</b>          | <b>\$222,400</b> | <b>\$46,500</b> | <b>\$84,800</b> | <b>\$74,000</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS JEFFERSON HIGH SCHOOL -BK**  
**Asset # : 1224**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 5%         | Now               | \$223,900      | LIFE               | **             | 5           | \$93,900       | A             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 1%         |                   |                | 2041               | **             | 10          | \$5,600        | A             |
| Masonry: Brick  | 87%        |                   |                | LIFE               | **             | 5           | \$209,200      | A             |
| Masonry: Brick  | 5%         | Now               | \$40,400       | LIFE               | **             | 5           | \$12,000       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads Parking Lot Exit D                         |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Moderate, Area Affected : 15%                |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads  |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 2%         | Now               | \$3,500        | LIFE               | **             | 5           | \$15,600       | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Open Joints, Extent : Moderate, Area Affected : 10%             |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 95%        |                   |                | 2037               | **             | 5           | \$58,500       | A             |
| Steel   | 5%         | Now               | \$180,100      | 2046               | **             | 5           | \$19,300       | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Locker Rooms   |            |                   |                |                    |                |             |                |               |
| Deteriorated Finish, Extent : Moderate, Area Affected : 50%     |            |                   |                |                    |                |             |                |               |
| Location : Locker Rooms   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Locker Rooms   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$9,100        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 15%        | Now               | \$11,400       | LIFE               | **             | 5           | \$1,700        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Repairs in Progress, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Spalling, Extent : Severe, Area Affected : 25%                  |            |                   |                |                    |                |             |                |               |
| Location : Interior Face  |            |                   |                |                    |                |             |                |               |
| Metal Panel   | 2%         |                   |                | 2041               | **             | 5           | \$900          | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$2,100        | A             |
| Repairs in Progress, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS JEFFERSON HIGH SCHOOL -BK**  
**Asset # : 1224**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 25%        |                   |                | 2029               | **             | 10          | \$25,600       | A             |
| Built-Up (BUR)   | 40%        | Now               | \$22,100       | 2026               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 20%           |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria South And North Facades - Pennsylvania Ave. |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 30%        | Now               | \$7,000        | 2036               | **             |             |                | A             |
| Water Penetration, Extent : Light, Area Affected : 5%            |            |                   |                |                    |                |             |                |               |
| Location : Auditorium  |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 5%         |                   |                | 2056               | **             | 10          | \$12,800       | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 25%        |                   |                | LIFE               | **             | 5           | \$133,200      | C             |
| Ceramic Tile   | 3%         |                   |                | 2030               | **             | 5           | \$7,300        | C             |
| Panel/Paver: Cer/Brk   | 5%         |                   |                | 2029               | **             | 5           | \$27,400       | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | **             | 5           | \$3,800        | C             |
| Vinyl Tile   | 10%        |                   |                | 2021               | \$232,100      | 3           | \$9,100        | C             |
| Vinyl Tile   | 15%        |                   |                | 2026               | **             | 3           | \$18,300       | C             |
| Vinyl Tile   | 5%         |                   |                | 2029               | **             | 3           | \$6,100        | C             |
| Wood   | 35%        | Now               | \$90,400       | 2036               | **             | 5           | \$79,900       | C             |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 30%            |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         | Now               | \$198,300      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Pool  |            |                   |                |                    |                |             |                |               |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 15%    |            |                   |                |                    |                |             |                |               |
| Location : Pool  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 3%         | Now               | \$26,900       | 2024               | **             | 5           | \$4,600        | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Pool Area   |            |                   |                |                    |                |             |                |               |
| Glass: Single Pane   | 2%         |                   |                | LIFE               | **             | 5           | \$4,600        | C             |
| Masonry: Brick   | 8%         |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels  | 3%         | Now               | \$79,800       | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : Hallway, Steps, Showers                               |            |                   |                |                    |                |             |                |               |
| Plaster  | 79%        | Now               | \$220,400      | LIFE               | **             | 5           | \$72,100       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |               |
| Location : Locker Rooms  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS JEFFERSON HIGH SCHOOL -BK**  
**Asset # : 1224**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

AcousTileConcealSpLn 10% 2-4 \$187,800 2041 \* \* 5 \$15,200 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Cafeteria And Auditorium*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Cafeteria*

AcousTileSusp.Lay-In 10% 2034 \* \* 5 \$24,400 B

Exposed Concrete 5% Now \$93,900 LIFE \* \* 5 \$1,900 B

*Other Observation, Extent : Moderate, Area Affected : 25%*

*Location : Ceiling Under Pool Area*

*Explanation : Additional Temporary Supports Installed*

Exposed Struc: Steel 5% LIFE \* \* B

Plaster 70% Now \$146,500 LIFE \* \* 5 \$106,500 B

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2021 \$65,100 5 \$800 B

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1 Electrical Service Rated @ 4000 Amps*

## Switchgear / Switchboard

Fused Disc Sw 100% 2021 \$298,000 5 \$800 B

## Raceway

Conduit 90% 2021 \$357,700 1 B

Conduit 10% 2031 \* \* 1 B

## Panelboards

Fused Disc Sw 10% 2020 \$36,100 5 \$400 B

Fused Toggle Switch 5% 2-4 \$18,100 2046 \* \* 5 \$100 B

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Molded Case Bkrs 15% 2029 \* \* 5 \$700 B

Molded Case Bkrs 70% 2020 \$252,900 5 \$3,400 B

## Wiring

Braided Cloth 65% 2-4 \$262,300 2046 \* \* 1 B

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic 10% 2031 \* \* 1 B

Thermoplastic 25% 2021 \$100,900 1 B

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**DEPARTMENT OF EDUCATION - 040**  
**THOMAS JEFFERSON HIGH SCHOOL -BK**  
**Asset # : 1224**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                      |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 10%               |                          |                       | 2026                      | * *                   | 5                  | \$100                 | B                    |
| Locally Mounted   | 40%               | 2-4                      | \$26,400              | 2041                      | * *                   | 5                  | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : On Extended Life</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 50%               |                          |                       | 2019                      | \$33,000              | 5                  | \$600                 | B                    |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,700               | B                    |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 70%               |                          |                       | 2026                      | * *                   | 10                 | \$104,500             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 20%               |                          |                       | 2021                      | \$293,400             | 10                 | \$29,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2021                      | \$20,400              | 10                 | \$200                 | B                    |
| Incandescent  | 7%                |                          |                       | 2021                      | \$102,700             | 2                  | \$300                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2026                      | * *                   | 10                 | \$19,600              | B                    |
| Exit, Service   | 50%               |                          |                       | 2026                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                       | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2038                      | * *                   | 1                  | \$161,300             | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump   | 100%              | 0-2                      | \$64,800              | 2021                      | \$1,295,400           | 4                  | \$8,000               | B                    |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 25%               |                          |                       | 2016                      | \$250,100             | 1                  | \$25,200              | B                    |
| Convactor/Radiator  | 75%               |                          |                       | 2026                      | * *                   | 1                  | \$39,500              | B                    |

**Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**THOMAS JEFFERSON HIGH SCHOOL -BK**  
**Asset # : 1224**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2029                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit   | 30%               |                          |                       | 2016                      | \$114,400             | 1                  |                       | B                    |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$90,700              | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 90%               | Now                      | \$9,200               | 2021                      | \$184,600             | 2                  | \$3,600               | B                    |
| <i>Not in Service, Extent : Moderate, Area Affected : 10%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : House Exhaust Fans Not In Service</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Roof   | 10%               |                          |                       | 2026                      | * *                   | 2                  | \$500                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              | 0-2                      | \$27,700              | 2026                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Meter Area</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2019                      | \$43,200              | 2                  | \$2,400               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units, One For Kitchen, One For Bldg, And One For Pool - Not In Service</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2021                      | \$10,300              | 4                  | \$1,300               | B                    |
| Pool Filter/Treatment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Pool Equipment Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Equipment Room Is Undergoing Construction</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : (2) B-5 (1) B-g</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 3 Units, One Frieight - Currently Out Of Service And Two Passenger</i>        |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : TOTTEVILLE HIGH SCHOOL - SI  
**Address** : 100 LUTEN AVE  
**Borough** : STATEN ISLAND **Agency's Number** : R455  
**Program / Asset #** : BOE0951.000 / 2739 **Yr Built/Renovated** : 1972 / 2010  
**Area Sq Ft** : 427,000 **Project Type** : EDUCATION  
**Date of Survey** : 11-Mar-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 6613 **Lot** : 1 **BIN** : 5082634

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,046,800           | \$1,173,500           |
| Interior Architecture | \$5,381,700           | \$386,400             |
| Electrical            | \$665,400             | \$770,600             |
| Mechanical            | \$206,500             | \$1,266,700           |
| <b>Total</b>          | <b>\$7,300,400</b>    | <b>\$3,597,200</b>    |
| Priority A            | \$1,046,800           | \$1,173,500           |
| Priority B            | \$1,034,500           | \$2,185,400           |
| Priority C            | \$5,219,000           | \$238,300             |
| <b>Total</b>          | <b>\$7,300,400</b>    | <b>\$3,597,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$16,900         |                  |                  |                  |
| Interior Architecture | \$79,300         | \$3,500          | \$14,100         | \$76,000         |
| Electrical            | \$44,200         | \$59,500         | \$44,200         | \$46,700         |
| Mechanical            | \$58,700         | \$54,900         | \$108,300        | \$54,200         |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$207,000</b> | <b>\$125,800</b> | <b>\$174,600</b> | <b>\$184,900</b> |
| Priority A            | \$16,900         |                  |                  |                  |
| Priority B            | \$147,100        | \$122,300        | \$160,500        | \$108,800        |
| Priority C            | \$43,100         | \$3,500          | \$14,100         | \$76,000         |
| <b>Total</b>          | <b>\$207,000</b> | <b>\$125,800</b> | <b>\$174,600</b> | <b>\$184,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| Architecture          |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |   |                   |                |                    |                |             |                |               |
| Exterior Walls        |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit | 20%   | Now               | \$183,200      | LIFE               | * *            | 5           | \$33,000       | A             |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Coiling Doors   | 5%  | Now               | \$80,800       | 2027               | * *            | 5           | \$20,600       | A             |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 75%   | 2-4               | \$142,000      | LIFE               | * *            | 5           | \$642,700      | A             |
|                       | Expansion Jnt Failure, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Moderate, Area Affected : 5%        |                   |                |                    |                |             |                |               |
|                       | Location : Courtyard Columns                                    |                   |                |                    |                |             |                |               |
|                       | Explanation : Vegetation  |                   |                |                    |                |             |                |               |
| Windows               |   |                   |                |                    |                |             |                |               |
| Aluminum              | 100%  | Now               | \$640,700      | 2030               | * *            | 5           | \$16,600       | A             |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 40%   |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
|                       | Citrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Parapets              |   |                   |                |                    |                |             |                |               |
| Metal Rail            | 20%   | Now               | \$4,200        | 2035               | * *            | 5           | \$27,900       | A             |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Pre-Cast Concrete     | 80%   | 0-2               | \$12,600       | LIFE               | * *            | 5           | \$98,800       | A             |
|                       | Expansion Jnt Failure, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Roof                  |   |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 90%   |                   |                | 2032               | * *            | 10          | \$358,900      | A             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel           | 10%   |                   |                | 2039               | * *            | 10          | \$73,100       | A             |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| Architecture           |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |   |                   |                |                    |                |             |                |               |
| Floors                 |   |                   |                |                    |                |             |                |               |
| Carpet                 | 2%  | 0-2               | \$6,700        | 2018               | \$66,600       | 3           | \$16,900       | C             |
|                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 3%  | Now               | \$5,100        | LIFE               | **             | 5           | \$37,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  |                   |                | 2031               | **             | 5           | \$28,200       | C             |
| Sheet Vinyl/Rubber     | 5%  |                   |                | 2027               | **             | 5           | \$42,200       | C             |
| Slate                  | 5%  |                   |                | LIFE               | **             | 5           | \$29,900       | C             |
| Terrazzo               | 5%  |                   |                | LIFE               | **             | 5           | \$22,000       | C             |
| Vinyl Tile             | 70%   | Now               | \$375,800      | 2017               | \$3,758,300    | 3           | \$147,900      | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout 9x9 Tiles                               |                   |                |                    |                |             |                |               |
| Vinyl Tile             | 5%  |                   |                | 2027               | **             | 3           | \$10,600       | C             |
| Interior Walls         |   |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%  | Now               | \$47,100       | 2025               | **             | 5           | \$16,000       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 15%   | Now               | \$181,400      | LIFE               | **             | 5           | \$38,300       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Travertine Panels      | 5%  | 0-2               | \$224,100      | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Other Observation, Extent : Light, Area Affected : 100%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Explanation : Terrazzo Panels                                 |                   |                |                    |                |             |                |               |
| Plaster                | 45%   | 0-2               | \$263,800      | LIFE               | **             | 5           | \$86,300       | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Plywood/Hardboard      | 2%  | Now               | \$31,300       | LIFE               | **             |             |                | C             |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry    | 25%   | 4+                | \$368,500      | LIFE               | **             |             |                | C             |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |               |
|                        | Location : Throughout   |                   |                |                    |                |             |                |               |
| Wood                   | 3%  |                   |                | LIFE               | **             | 5           | \$76,700       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|   |     |     |          |      |     |   |           |   |
|---|-----|-----|----------|------|-----|---|-----------|---|
| AcousTile,Adhered   | 10% | Now | \$15,900 | 2035 | * * | 5 | \$26,300  | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |     |   |           |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |     |   |           |   |
| AcousTileConcealSpLn  | 10% | Now | \$20,300 | 2027 | * * | 5 | \$32,900  | B |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |     |   |           |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |     |   |           |   |
| Exposed Concrete  | 20% | 0-2 | \$81,200 | LIFE | * * | 5 | \$16,500  | B |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |     |     |          |      |     |   |           |   |
| <i>Location : Throughout</i>                                      |     |     |          |      |     |   |           |   |
| Exposed Struc: Steel  | 15% |     |          | LIFE | * * |   |           | B |
| Plaster   | 45% | Now | \$81,400 | LIFE | * * | 5 | \$148,100 | B |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>   |     |     |          |      |     |   |           |   |
| <i>Location : At 3rd Floor Expansion Joints</i>                   |     |     |          |      |     |   |           |   |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |           |   |         |   |
|---|------|--|--|------|-----------|---|---------|---|
| Fused Disc Sw   | 20%  |  |  | 2032 | * *       | 5 | \$300   | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |   |         |   |
| <i>Location : Electric Service Room</i>                           |      |  |  |      |           |   |         |   |
| <i>Explanation : One 4000 Amps Main Disconnect Switch</i>         |      |  |  |      |           |   |         |   |
| Fused Disc Sw   | 80%  |  |  | 2032 | * *       | 5 | \$1,300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |           |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |           |   |         |   |
| <i>Explanation : Four 1000 Amps Main Disconnect Switch</i>        |      |  |  |      |           |   |         |   |
| Switchgear / Switchboard  |      |  |  |      |           |   |         |   |
| Fused Disc Sw   | 100% |  |  | 2032 | * *       | 5 | \$1,600 | B |
| Raceway   |      |  |  |      |           |   |         |   |
| Conduit   | 100% |  |  | 2032 | * *       | 1 |         | B |
| Panelboards   |      |  |  |      |           |   |         |   |
| Fused Disc Sw   | 10%  |  |  | 2030 | * *       | 5 | \$800   | B |
| Molded Case Bkrs  | 90%  |  |  | 2030 | * *       | 5 | \$8,400 | B |
| Wiring  |      |  |  |      |           |   |         |   |
| Thermoplastic   | 20%  |  |  | 2032 | * *       | 1 |         | B |
| Thermoplastic   | 80%  |  |  | 2022 | \$484,200 | 1 |         | B |
| Motor Controllers   |      |  |  |      |           |   |         |   |
| Locally Mounted   | 100% |  |  | 2020 | \$99,000  | 5 | \$2,400 | B |

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |         |   |
|---------|------|--|--|------|-----|---|---------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$5,200 | B |
|---------|------|--|--|------|-----|---|---------|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |          |   |           |   |
|-----------|------|--|--|------|----------|---|-----------|---|
| Automatic | 100% |  |  | 2020 | \$23,100 | 1 | \$107,800 | B |
|-----------|------|--|--|------|----------|---|-----------|---|

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Natural Gas  | 100%              |                          |                       | 2018                      | \$114,600             | 1                  | \$135,300             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Basement Generator Room                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : One 55 Kw                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$12,900              | B                    |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 90%               |                          |                       | 2027                      | * *                   | 10                 | \$310,700             | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Throughout                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-8 Lamps                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 3%                |                          |                       | 2017                      | \$101,800             | 10                 | \$10,400              | B                    |
| Other Observation, Extent : Moderate, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Cafeteria                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : T-12 Lamps                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 2%                |                          |                       | 2027                      | * *                   | 10                 | \$200                 | B                    |
| Incandescent   | 5%                |                          |                       | 2017                      | \$169,700             | 2                  | \$400                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 40%               |                          |                       | 2022                      | \$25,000              | 1                  |                       | B                    |
| Emergency, Battery   | 10%               |                          |                       | 2022                      | \$15,600              | 10                 | \$9,100               | B                    |
| Exit, Service  | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 50%               |                          |                       | 2022                      | \$72,900              | 10                 | \$600                 | B                    |
| HID  | 50%               |                          |                       | 2017                      | \$72,900              | 10                 | \$600                 | B                    |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2030                      | * *                   | 1                  | \$130,700             | B                    |
| Fire/Smoke Detection                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 35%               |                          |                       | 2030                      | * *                   | 1-3                | \$75,500              | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil  | 100%              |                          |                       | 2032                      | * *                   | 5                  | \$116,600             | B                    |
| No. 6 Fuel Oil, Extent : Severe, Area Affected : 100%   |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : In Vault                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Other Observation, Extent : Light, Area Affected : 100% |                   |                          |                       |                           |                       |                    |                       |                      |
| Location : Vault  |                   |                          |                       |                           |                       |                    |                       |                      |
| Explanation : 2 - 20,000 Gal. Tanks                     |                   |                          |                       |                           |                       |                    |                       |                      |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                      |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                      |
| Steam Boiler                 | 100%              |  |                       | 2027                      | * *                   | 1                  | \$373,200             | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Basement</i>                                       |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 4 Boilers</i>                                   |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump            | 100%              | Now  | \$59,900              | 2032                      | * *                   | 4                  | \$18,600              | B                    |
|                              |                   | <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 1%</i> |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Multiple Locations Throughout</i>                  |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 30%               |  |                       | 2022                      | \$694,200             | 1                  | \$69,900              | B                    |
| Convactor/Radiator           | 70%               |  |                       | 2027                      | * *                   | 1                  | \$85,300              | B                    |
| <b>Air Conditioning</b>      |                   |  |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%              |  |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling       | 2%                |  |                       | 2022                      | \$39,600              | 2                  | \$500                 | B                    |
| Window/Wall Unit             | 10%               |  |                       | 2017                      | \$88,200              | 1                  |                       | B                    |
| No Component                 | 88%               |  |                       |                           |                       |                    |                       | D                    |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 2%                |  |                       | LIFE                      | * *                   | 2                  | \$9,800               | B                    |
| No Component                 | 98%               |  |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |                   |  |                       |                           |                       |                    |                       |                      |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%              |  |                       | LIFE                      | * *                   | 2-5                | \$209,900             | B                    |
| Exhaust Fans                 |                   |  |                       |                           |                       |                    |                       |                      |
| Interior                     | 30%               |  |                       | 2022                      | \$142,300             | 2                  | \$3,500               | B                    |
| Roof                         | 70%               |  |                       | 2022                      | \$238,900             | 2                  | \$8,100               | B                    |
| <b>Plumbing</b>              |                   |  |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |                   |  |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel              | 100%              |  |                       | 2027                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger            |                   |  |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 100%              |  |                       | 2032                      | * *                   | 4                  | \$37,300              | B                    |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Location : Basement</i>                                       |                       |                           |                       |                    |                       |                      |
|                              |                   | <i>Explanation : 2 Tanks</i>                                     |                       |                           |                       |                    |                       |                      |
| Sanitary Piping              |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |                   |  |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%              |  |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |                   |  |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%              |  |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)            |                   |  |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%              |  |                       | 2027                      | * *                   | 4                  | \$2,000               | B                    |
| Fixtures                     |                   |  |                       |                           |                       |                    |                       |                      |
| Generic                      | 100%              |  |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>    |                   |  |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**TOTTENVILLE HIGH SCHOOL - SI**  
**Asset # : 2739**

| Mechanical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport                                      |                |                |                   |                    |         |                |             |                |               |
| Elevators   |                |                |                   |                    |         |                |             |                |               |
|   | Hydraulic      | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
| Other Observation, Extent : Light, Area Affected : 100% |                |                |                   |                    |         |                |             |                |               |
| Location : Basement To 3rd Floor                        |                |                |                   |                    |         |                |             |                |               |
| Explanation : 2 Units                                   |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                |                |                   |                    |         |                |             |                |               |
|   | No Component   | 80%            |                   |                    |         |                |             |                | D             |
|   | Generic        | 20%            |                   |                    | 2032    | * *            | 1-2         | \$21,100       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : TOWNSEND HARRIS H. S. - Q  
**Address** : 149-11 MELBOURNE AVENUE  
**Borough** : QUEENS **Agency's Number** : Q515  
**Program / Asset #** : BOE0991.000 / 4482 **Yr Built/Renovated** : 1995 / 2007  
**Area Sq Ft** : 175,000 **Project Type** : EDUCATION  
**Date of Survey** : 05-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6,4,PH  
**Block** : 6507 **Lot** : 100 **BIN** : 4141869

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$427,400             | \$529,400             |
| Interior Architecture | \$488,100             | \$862,900             |
| Electrical            |                       | \$3,250,100           |
| Mechanical            | \$38,000              | \$504,200             |
| <b>Total</b>          | <b>\$953,500</b>      | <b>\$5,146,500</b>    |
| Priority A            | \$427,400             | \$529,400             |
| Priority B            | \$478,700             | \$4,080,800           |
| Priority C            | \$47,400              | \$536,300             |
| <b>Total</b>          | <b>\$953,500</b>      | <b>\$5,146,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$2,500          | \$14,200         |                  | \$2,200          |
| Interior Architecture |                  | \$72,600         | \$38,200         |                  |
| Electrical            | \$19,600         | \$44,700         | \$22,300         | \$23,500         |
| Mechanical            | \$84,100         | \$89,200         | \$68,900         | \$104,000        |
| Elevators/Escalators  | \$11,800         | \$11,800         | \$11,800         | \$11,800         |
| <b>Total</b>          | <b>\$118,000</b> | <b>\$232,700</b> | <b>\$141,200</b> | <b>\$141,400</b> |
| Priority A            | \$2,500          | \$14,200         |                  | \$2,200          |
| Priority B            | \$115,600        | \$145,800        | \$103,000        | \$139,300        |
| Priority C            |                  | \$72,600         | \$38,200         |                  |
| <b>Total</b>          | <b>\$118,000</b> | <b>\$232,700</b> | <b>\$141,200</b> | <b>\$141,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOWNSEND HARRIS H. S. - Q**  
**Asset # : 4482**

| Architecture            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |   |                   |                |                    |                |             |                |               |
| Exterior Walls          |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 75%   | Now               | \$169,100      | LIFE               | **             | 5           | \$152,100      | A             |
|                         | Efflorescence, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
|                         | Caulking Deteriorated, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |               |
|                         | Location : Expansion Joints, Window Seal                      |                   |                |                    |                |             |                |               |
|                         | Staining/Discoloring, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |               |
|                         | Location : Throughout   |                   |                |                    |                |             |                |               |
| Metal Panel             | 20%   |                   |                | 2042               | **             | 5-10        | \$446,200      | A             |
| Pre-Cast Concrete       | 5%  |                   |                | LIFE               | **             | 5           | \$52,700       | A             |
| Windows                 |   |                   |                |                    |                |             |                |               |
| Aluminum                | 90%   | Now               | \$136,600      | 2038               | **             | 5           | \$28,400       | A             |
|                         | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                         | Location : Various  |                   |                |                    |                |             |                |               |
| Glass Block             | 5%  |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Metal Louvers           | 5%  |                   |                | 2031               | **             | 10          | \$19,700       | A             |
| Parapets                |   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit   | 85%   |                   |                | LIFE               | **             | 5           | \$21,500       | A             |
| Metal Panel             | 5%  |                   |                | 2042               | **             | 5           | \$4,300        | A             |
| Pre-Cast Concrete       | 10%   |                   |                | LIFE               | **             | 5           | \$14,100       | A             |
| Roof                    |   |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 60%   | Now               | \$2,500        | 2027               | **             |             |                | A             |
|                         | Water Penetration, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |               |
|                         | Location : Above Dressing Rooms                               |                   |                |                    |                |             |                |               |
| Metal Panel             | 35%   |                   |                | 2035               | **             | 10          | \$14,200       | A             |
| Skylight, Metal/Glass   | 5%  |                   |                | 2042               | **             | 10          | \$3,700        | A             |
| Interior                |   |                   |                |                    |                |             |                |               |
| Floors                  |   |                   |                |                    |                |             |                |               |
| Carpet                  | 5%  |                   |                | 2021               | \$149,400      | 3           | \$37,900       | C             |
| Cast in Place Concrete  | 10%   |                   |                | LIFE               | **             | 5           | \$110,500      | C             |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$25,300       | C             |
| Quarry Tile             | 5%  |                   |                | 2035               | **             | 5           | \$37,900       | C             |
| Vinyl Tile              | 65%   |                   |                | 2027               | **             | 3           | \$123,200      | C             |
| Wood                    | 10%   |                   |                | 2050               | **             | 5           | \$94,800       | C             |
| Interior Walls          |   |                   |                |                    |                |             |                |               |
| Ceramic Tile            | 5%  |                   |                | 2031               | **             | 5           | \$51,100       | C             |
| Concrete Masonry Unit   | 70%   |                   |                | LIFE               | **             | 5           | \$286,400      | C             |
| Gypsum Board            | 15%   |                   |                | LIFE               | **             | 5           | \$92,000       | C             |
| SGFT/Glazed Masonry     | 10%   |                   |                | LIFE               | **             |             |                | C             |

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## DEPARTMENT OF EDUCATION - 040

## TOWNSEND HARRIS H. S. - Q

Asset # : 4482

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |    |           |      |     |   |           |   |
|----------------------|-----|----|-----------|------|-----|---|-----------|---|
| AcousTileConcealSpLn | 55% |    |           | 2035 | * * | 5 | \$347,400 | B |
| AcousTileSusp.Lay-In | 23% |    |           | 2035 | * * | 5 | \$116,200 | B |
| Exposed Struc: Steel | 7%  | 4+ | \$160,900 | LIFE | * * |   |           | B |

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Mechanical Spaces - Basement And Penthouse**Explanation : Missing Fire Protection*

|              |     |     |          |      |     |   |          |   |
|--------------|-----|-----|----------|------|-----|---|----------|---|
| Gypsum Board | 15% | Now | \$47,900 | LIFE | * * | 5 | \$94,800 | B |
|--------------|-----|-----|----------|------|-----|---|----------|---|

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Third Floor Dressing Room, Library, Sixth Floor Classrooms*

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switches Rated @ 1-4000 Amperes, 2-1600 Amperes*

## Transformers

|          |      |  |  |      |     |   |       |   |
|----------|------|--|--|------|-----|---|-------|---|
| Dry Type | 100% |  |  | 2027 | * * | 5 | \$500 | B |
|----------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1500 Kva, 112 Kva, 75 Kva*

## Switchgear / Switchboard

|               |      |  |  |      |     |   |       |   |
|---------------|------|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2032 | * * | 5 | \$600 | B |
|---------------|------|--|--|------|-----|---|-------|---|

## Raceway

|         |      |  |  |      |     |   |  |   |
|---------|------|--|--|------|-----|---|--|---|
| Conduit | 100% |  |  | 2032 | * * | 1 |  | B |
|---------|------|--|--|------|-----|---|--|---|

## Panelboards

|               |     |  |  |      |     |   |       |   |
|---------------|-----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 10% |  |  | 2030 | * * | 5 | \$300 | B |
|---------------|-----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |     |   |         |   |
|------------------|-----|--|--|------|-----|---|---------|---|
| Molded Case Bkrs | 90% |  |  | 2030 | * * | 5 | \$3,400 | B |
|------------------|-----|--|--|------|-----|---|---------|---|

## Wiring

|               |      |  |  |      |     |   |  |   |
|---------------|------|--|--|------|-----|---|--|---|
| Thermoplastic | 100% |  |  | 2032 | * * | 1 |  | B |
|---------------|------|--|--|------|-----|---|--|---|

## Motor Controllers

|                 |    |  |  |      |     |   |  |   |
|-----------------|----|--|--|------|-----|---|--|---|
| Locally Mounted | 5% |  |  | 2027 | * * | 5 |  | B |
|-----------------|----|--|--|------|-----|---|--|---|

|                      |     |  |  |      |     |   |         |   |
|----------------------|-----|--|--|------|-----|---|---------|---|
| Motor Control Center | 95% |  |  | 2027 | * * | 5 | \$3,700 | B |
|----------------------|-----|--|--|------|-----|---|---------|---|

## Ground

## Grounding Devices

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |     |   |          |   |
|-----------|------|--|--|------|-----|---|----------|---|
| Automatic | 100% |  |  | 2027 | * * | 1 | \$44,200 | B |
|-----------|------|--|--|------|-----|---|----------|---|

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOWNSEND HARRIS H. S. - Q**  
**Asset # : 4482**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel   | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$55,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Diesel Generator Rated @ 600 Kw</i>                 |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium   | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$31,900              | B                    |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                      |
| Day Tank   | 50%               |                          |                       | 2030                      | * *                   | 5                  | \$13,300              | B                    |
| Main Tank  | 50%               |                          |                       | 2037                      | * *                   | 5                  | \$2,100               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 95%               |                          |                       | 2022                      | \$1,226,300           | 10                 | \$124,800             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 3%                |                          |                       | 2022                      | \$17,900              | 10                 | \$100                 | B                    |
| Incandescent   | 2%                |                          |                       | 2022                      | \$25,800              | 2                  | \$100                 | B                    |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service   | 50%               |                          |                       | 2022                      | \$11,900              | 1                  |                       | B                    |
| Exit, Service  | 50%               |                          |                       | 2022                      | \$11,900              | 1                  |                       | B                    |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2022                      | \$59,800              | 10                 | \$500                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2022                      | \$148,200             | 1                  | \$16,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Intrusion Alarm Only, Motion Sensors</i>            |                   |                          |                       |                           |                       |                    |                       |                      |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | 2022                      | \$1,691,000           | 1-3                | \$88,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Manual Pull Station, Alarm Bells, Strobe Lights</i> |                   |                          |                       |                           |                       |                    |                       |                      |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF EDUCATION - 040

## TOWNSEND HARRIS H. S. - Q

Asset # : 4482

| Mechanical           |                           | Current Repair  |           | Future Replacement |      | Maintenance    |       |                |          |
|----------------------|---------------------------|---|-----------|--------------------|------|----------------|-------|----------------|----------|
| System               | Component                 | % of  | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                      | Type                      | Total   | (Years)   |                    | FY   |                | (Yrs) |                | Code     |
| Heating              |                           |   |           |                    |      |                |       |                |          |
|                      | Conversion Equipment      |   |           |                    |      |                |       |                |          |
|                      | Steam Boiler              | 100%  |           |                    | 2035 | * *            | 1     | \$142,000      | B        |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100% |           |                    |      |                |       |                |          |
|                      |                           | Location : Basement Boiler Room                         |           |                    |      |                |       |                |          |
|                      |                           | Explanation : 2 Units                                   |           |                    |      |                |       |                |          |
| Distribution         |                           |   |           |                    |      |                |       |                |          |
|                      | Steam Piping/Pump         | 100%  | 0-2       | \$22,800           | 2042 | * *            | 4     | \$7,100        | B        |
|                      |                           | Leak Evident, Extent : Moderate, Area Affected : 2%     |           |                    |      |                |       |                |          |
|                      |                           | Location : Return Pump, Boiler Room                     |           |                    |      |                |       |                |          |
|                      |                           | Not in Service, Extent : Severe, Area Affected : 100%   |           |                    |      |                |       |                |          |
|                      |                           | Location : Computer Controls System                     |           |                    |      |                |       |                |          |
| Terminal Devices     |                           |   |           |                    |      |                |       |                |          |
|                      | Air Handler               | 70%   |           |                    | 2027 | * *            | 1     | \$62,100       | B        |
|                      | Fan Coil Unit/Heat        | 30%   |           |                    | 2027 | * *            | 1     | \$13,900       | B        |
| Air Conditioning     |                           |   |           |                    |      |                |       |                |          |
|                      | Energy Source             |   |           |                    |      |                |       |                |          |
|                      | Electricity               | 100%  |           |                    | 2038 | * *            | 1     |                | B        |
| Conversion Equipment |                           |   |           |                    |      |                |       |                |          |
|                      | Centrifugal, Elec Chiller | 100%  |           |                    | 2031 | * *            | 1     | \$155,100      | B        |
| Distribution         |                           |   |           |                    |      |                |       |                |          |
|                      | Chilled Wtr Pipe/Pump     | 100%  |           |                    | 2042 | * *            | 4     | \$10,600       | B        |
| Terminal Devices     |                           |   |           |                    |      |                |       |                |          |
|                      | Air Handler/Cool/Ht       | 100%  |           |                    | 2027 | * *            | 1     | \$88,700       | B        |
| Heat Rejection       |                           |   |           |                    |      |                |       |                |          |
|                      | Water Cool Tower          | 100%  |           |                    | 2023 | \$468,700      | 2     | \$144,100      | B        |
| Ventilation          |                           |   |           |                    |      |                |       |                |          |
|                      | Distribution              |   |           |                    |      |                |       |                |          |
|                      | Ductwork/Diffusers        | 100%  |           |                    | LIFE | * *            | 2-5   | \$79,900       | B        |
| Exhaust Fans         |                           |   |           |                    |      |                |       |                |          |
|                      | Interior                  | 100%  |           |                    | 2027 | * *            | 2     | \$4,400        | B        |
| Plumbing             |                           |   |           |                    |      |                |       |                |          |
|                      | H/C Water Piping          |   |           |                    |      |                |       |                |          |
|                      | Brass/Copper              | 100%  |           |                    | 2042 | * *            | 1     |                | B        |
| Water Heater         |                           |   |           |                    |      |                |       |                |          |
|                      | Gas Fired                 | 100%  |           |                    | 2017 | \$38,000       | 2     | \$2,100        | B        |
| Sanitary Piping      |                           |   |           |                    |      |                |       |                |          |
|                      | Cast Iron                 | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
| Storm Drain Piping   |                           |   |           |                    |      |                |       |                |          |
|                      | Cast Iron                 | 100%  |           |                    | LIFE | * *            | 1     |                | B        |
| Sump Pump(s)         |                           |   |           |                    |      |                |       |                |          |
|                      | Rigid Piping              | 100%  |           |                    | 2027 | * *            | 4     | \$2,000        | B        |
| Sewage Ejector(s)    |                           |   |           |                    |      |                |       |                |          |
|                      | Electric                  | 100%  |           |                    | 2027 | * *            | 4     | \$2,000        | B        |
| Backflow Preventer   |                           |   |           |                    |      |                |       |                |          |
|                      | Generic                   | 100%  |           |                    | 2027 | * *            | 1     | \$8,800        | B        |
| Fixtures             |                           |   |           |                    |      |                |       |                |          |
|                      | Generic                   | 100%  |           |                    |      |                |       |                | B        |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**TOWNSEND HARRIS H. S. - Q**  
**Asset # : 4482**

| Mechanical   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport   |                |                |                   |                    |         |                |             |                |               |
| Elevators  |                |                |                   |                    |         |                |             |                |               |
| Geared Traction  |                | 100%           |                   | LIFE               |         | * *            |             |                | C             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |               |
| <i>Location : C-6</i>  |                |                |                   |                    |         |                |             |                |               |
| <i>Explanation : 2 Units</i>                                   |                |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |                |                |                   |                    |         |                |             |                |               |
| Standpipe  |                |                |                   |                    |         |                |             |                |               |
| Generic  |                | 100%           |                   | 2042               |         | * *            | 1-5         | \$72,300       | B             |
| Sprinkler  |                |                |                   |                    |         |                |             |                |               |
| Generic  |                | 100%           |                   | 2042               |         | * *            | 1-2         | \$40,200       | B             |
| Fire Pump  |                |                |                   |                    |         |                |             |                |               |
| Generic  |                | 100%           |                   | 2031               |         | * *            | 1           | \$26,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)  
**Address** : 200 MONROE ST. @MONTGOMERY ST.  
**Borough** : MANHATTAN **Agency's Number** : M446  
**Program / Asset #** : BOE0125.000 / 1620 **Yr Built/Renovated** : 1904 / 1999  
**Area Sq Ft** : 67,200 **Project Type** : EDUCATION  
**Date of Survey** : 13-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 259 **Lot** : 44 **BIN** : 1003214

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$640,900             | \$274,600             |
| Interior Architecture | \$310,100             | \$236,600             |
| Electrical            | \$306,800             | \$734,100             |
| Mechanical            | \$95,500              | \$1,011,000           |
| <b>Total</b>          | <b>\$1,353,300</b>    | <b>\$2,256,400</b>    |
| Priority A            | \$640,900             | \$274,600             |
| Priority B            | \$483,300             | \$1,791,400           |
| Priority C            | \$229,100             | \$190,400             |
| <b>Total</b>          | <b>\$1,353,300</b>    | <b>\$2,256,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$35,000        |                 |                 |                 |
| Interior Architecture | \$17,800        |                 | \$8,800         | \$1,900         |
| Electrical            | \$9,100         | \$1,500         | \$1,700         | \$1,900         |
| Mechanical            | \$31,600        | \$6,700         | \$10,700        | \$6,700         |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$98,400</b> | <b>\$13,200</b> | <b>\$26,100</b> | <b>\$15,400</b> |
| Priority A            | \$35,000        |                 |                 |                 |
| Priority B            | \$45,600        | \$13,200        | \$17,300        | \$13,500        |
| Priority C            | \$17,800        |                 | \$8,800         | \$1,900         |
| <b>Total</b>          | <b>\$98,400</b> | <b>\$13,200</b> | <b>\$26,100</b> | <b>\$15,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**  
**Asset # : 1620**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             | 5           | \$114,300      | A             |
| Masonry: Brick   | 72%        | Now               | \$353,800      | LIFE               | **             | 5           | \$52,600       | A             |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%   |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Basement, Foundation                                |            |                   |                |                    |                |             |                |               |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$3,300        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$5,500        | A             |
| Metal, Corrugated  | 5%         | Now               | \$8,700        | 2033               | **             | 1           |                | A             |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Deformed/Dented, Extent : Moderate, Area Affected : 25%        |            |                   |                |                    |                |             |                |               |
| Location : Bulkheads   |            |                   |                |                    |                |             |                |               |
| Stucco Cement  | 5%         |                   |                | 2028               | **             | 5           | \$9,100        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$180,500      | 2039               | **             | 5           | \$9,400        | A             |
| Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 50%        |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : North Facade  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 95%        |                   |                | LIFE               | **             | 5-10        | \$22,500       | A             |
| Pre-Cast Concrete  | 5%         | Now               | \$2,800        | LIFE               | **             | 5           | \$1,100        | A             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |                    |                |             |                |               |
| Location : Coping  |            |                   |                |                    |                |             |                |               |
| Explanation : Covered With Protective Net                      |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 98%        | Now               | \$49,500       | 2023               | \$164,800      |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%    |            |                   |                |                    |                |             |                |               |
| Location : Main Roof   |            |                   |                |                    |                |             |                |               |
| Patching Evident, Extent : Moderate, Area Affected : 15%       |            |                   |                |                    |                |             |                |               |
| Location : Over Fifth Floor                                    |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor Corridor, Elevator Lobby, Room 503      |            |                   |                |                    |                |             |                |               |
| Skylight, Metal/Glass  | 2%         |                   |                | 2033               | **             | 10          | \$2,100        | A             |

**Interior**

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**DEPARTMENT OF EDUCATION - 040**  
**UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**  
**Asset # : 1620**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                     | 7%         |                   |                | LIFE               | * *            | 5           | \$22,700       | C             |
| Ceramic Tile   | 3%         |                   |                | 2019               | \$49,200       | 5           | \$2,200        | C             |
| Vinyl Tile   | 70%        |                   |                | 2028               | * *            | 3           | \$19,400       | C             |
| Vinyl Tile   | 20%        |                   |                | 2018               | \$141,100      | 3           | \$7,400        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Various Classrooms                              |            |                   |                |                    |                |             |                |               |
| Explanation : 9x9 Units                                    |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2026               | * *            | 5           | \$4,600        | C             |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,900        | C             |
| Masonry: Brick   | 10%        | Now               | \$188,400      | LIFE               | * *            |             |                | C             |
| Spalling, Extent : Severe, Area Affected : 25%             |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Basement  |            |                   |                |                    |                |             |                |               |
| Plaster  | 80%        |                   |                | LIFE               | * *            | 5-10        | \$62,900       | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| Plaster  | 100%       |                   |                | LIFE               | * *            | 5-10        | \$127,300      | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |               |
| Location : Fifth Floor Corridor, Elevator Lobby, Room 503  |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2023               | \$28,700       | 5           | \$200          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%                            |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Explanation : 2- Main Service Disconnect Switches Rated @ 600 Amperes And 400 Amperes |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Knife Sw  | 100%       | 2-4               | \$89,400       | 2053               | * *            | 5           | \$100          | B             |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100%                           |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| On Extended Life, Extent : Moderate, Area Affected : 100%                             |            |                   |                |                    |                |             |                |               |
| Location : Basement   |            |                   |                |                    |                |             |                |               |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 95%        |                   |                | 2023               | \$81,000       | 1           |                | B             |
| Conduit   | 5%         |                   |                | 2043               | * *            | 1           |                | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**  
**Asset # : 1620**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw  | 5%                |                          |                       | 2022                      | \$5,100               | 5                  | \$100                 | B                    |
| Fused Knife Sw   | 90%               | 2-4                      | \$91,500              | 2048                      | * *                   | 5                  | \$600                 | B                    |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Obsolete Equipment</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs   | 5%                |                          |                       | 2039                      | * *                   | 5                  | \$100                 | B                    |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth  | 95%               | 2-4                      | \$85,100              | 2048                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic  | 5%                |                          |                       | 2043                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted  | 70%               |                          |                       | 2021                      | \$14,800              | 5                  | \$300                 | B                    |
| Locally Mounted  | 30%               | 2-4                      | \$6,400               | 2043                      | * *                   | 5                  | \$100                 | B                    |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,600               | B                    |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 90%               |                          |                       | 2018                      | \$401,400             | 10                 | \$40,800              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent  | 5%                |                          |                       | 2028                      | * *                   | 10                 | \$2,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent   | 5%                |                          |                       | 2018                      | \$22,300              | 2                  | \$100                 | B                    |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery   | 50%               |                          |                       | 2028                      | * *                   | 10                 | \$6,000               | B                    |
| Exit, Service  | 50%               |                          |                       | 2028                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID  | 100%              |                          |                       | 2023                      | \$22,900              | 10                 | \$200                 | B                    |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 30%               |                          |                       | 2018                      | \$56,900              | 1                  | \$6,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Intrusion Alarm System Only, Motion Sensors</i>   |                   |                          |                       |                           |                       |                    |                       |                      |

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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**  
**Asset # : 1620**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$194,800

1-3

\$10,500

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Basement**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

Energy Source

Interruptible Gas/Dual Fuel

100%

2033

\* \*

1

B

Conversion Equipment

Steam Boiler

100%

2028

\* \*

1

\$49,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$39,400

2023

\$393,900

4

\$2,400

B

*Leak Evident, Extent : Severe, Area Affected : 30%**Location : Connections To Radiators, Valves Throughout**Steam Traps Faulty, Extent : Severe, Area Affected : 30%**Location : Throughout*

Terminal Devices

Convactor/Radiator

100%

2021

\$532,900

1

\$16,000

B

**Air Conditioning**

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Window/Wall Unit

10%

2018

\$11,600

1

B

No Component

90%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

4+

\$24,300

LIFE

\* \*

2-5

\$27,600

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : Not In Use For Years, Extensive Cleaning Required*

Exhaust Fans

Interior

90%

Now

\$56,100

2033

\* \*

2

\$1,100

B

*Obsolete Equipment, Extent : Severe, Area Affected : 90%**Location : Basement*

Roof

10%

2018

\$4,500

2

\$200

B

**Plumbing**

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**DEPARTMENT OF EDUCATION - 040**  
**UNIVERSITY NEIGHBORHOOD H.S. (FORMER SEWARD PARK ANNEX)**  
**Asset # : 1620**

| Mechanical            |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing              |   |                   |                |                    |                |             |                |               |
| H/C Water Piping      |   |                   |                |                    |                |             |                |               |
| Brass/Copper          | 50%   |                   |                | 2033               | * *            | 1           |                | B             |
| Galv Iron/Steel       | 50%   |                   |                | 2021               | \$84,300       | 1           |                | B             |
| Water Heater          |   |                   |                |                    |                |             |                |               |
| Gas Fired             | 100%  |                   |                | 2021               | \$13,100       | 2           | \$700          | B             |
| Sanitary Piping       |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |   |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |   |                   |                |                    |                |             |                |               |
| Rigid Piping          | 100%  |                   |                | 2018               | \$10,300       | 4           | \$2,000        | B             |
| Fixtures              |   |                   |                |                    |                |             |                |               |
| Generic               | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport    |   |                   |                |                    |                |             |                |               |
| Elevators             |   |                   |                |                    |                |             |                |               |
| Geared Traction       | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|                       | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : B-5  |                   |                |                    |                |             |                |               |
|                       | Explanation : One Unit                                  |                   |                |                    |                |             |                |               |
| Fire Suppression      |   |                   |                |                    |                |             |                |               |
| Sprinkler             |   |                   |                |                    |                |             |                |               |
| No Component          | 97%   |                   |                |                    |                |             |                | D             |
| Generic               | 3%  |                   |                | 2023               | \$19,800       | 1-2         | \$400          | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)  
**Address** : 283 ADAMS STREET @JOHNSON ST.  
**Borough** : BROOKLYN **Agency's Number** : K313  
**Program / Asset #** : DGS0022.000 / 2047 **Yr Built/Renovated** : 1955 / 2008  
**Area Sq Ft** : 124,724 **Project Type** : EDUCATION  
**Date of Survey** : 07-Nov-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6  
**Block** : 140 **Lot** : 10 **BIN** : 3331741

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$101,300             |
| Interior Architecture | \$78,400              | \$229,300             |
| Electrical            |                       | \$76,100              |
| Mechanical            | \$36,700              | \$998,900             |
| <b>Total</b>          | <b>\$115,100</b>      | <b>\$1,405,700</b>    |
| Priority A            |                       | \$101,300             |
| Priority B            | \$79,900              | \$1,118,200           |
| Priority C            | \$35,300              | \$186,200             |
| <b>Total</b>          | <b>\$115,100</b>      | <b>\$1,405,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$27,000        | \$55,500         |                 |                 |
| Interior Architecture |                 | \$12,900         | \$3,500         |                 |
| Electrical            | \$7,100         | \$13,700         | \$7,100         | \$7,100         |
| Mechanical            | \$31,800        | \$44,200         | \$37,000        | \$44,200        |
| Elevators/Escalators  | \$23,700        | \$23,700         | \$23,700        | \$23,700        |
| <b>Total</b>          | <b>\$89,600</b> | <b>\$150,000</b> | <b>\$71,300</b> | <b>\$75,000</b> |
| Priority A            | \$27,000        | \$55,500         |                 |                 |
| Priority B            | \$62,600        | \$81,600         | \$67,900        | \$75,000        |
| Priority C            |                 | \$12,900         | \$3,500         |                 |
| <b>Total</b>          | <b>\$89,600</b> | <b>\$150,000</b> | <b>\$71,300</b> | <b>\$75,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)**  
**Asset # : 2047**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 80%        |                   |                | LIFE               | * *            | 5           | \$55,300       | A             |
| Recent Construction, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : New Panels Installed Over Existing Facade         |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 10%        |                   |                | 2050               | * *            | 5-10        | \$63,300       | A             |
| Granite Panels   | 10%        |                   |                | LIFE               | * *            | 5           | \$6,900        | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 95%        |                   |                | 2045               | * *            | 5           | \$40,400       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Louvers  | 5%         |                   |                | 2035               | * *            | 10          | \$13,300       | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone   | 65%        | 0-2               | \$27,000       | LIFE               | * *            | 5           | \$5,700        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 35%        |                   |                | 2050               | * *            | 5           | \$9,400        | A             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| Modified Bitumen   | 100%       |                   |                | 2030               | * *            | 10          | \$28,800       | A             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Carpet   | 5%         |                   |                | 2022               | \$40,800       | 3           | \$10,400       | C             |
| Recent Installation, Extent : Light, Area Affected : 100%    |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete                                       | 10%        |                   |                | LIFE               | * *            | 5           | \$30,200       | C             |
| Ceramic Tile   | 5%         |                   |                | 2035               | * *            | 5           | \$6,900        | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Terrazzo   | 25%        |                   |                | LIFE               | * *            | 5           | \$27,000       | C             |
| Vinyl Tile   | 55%        |                   |                | 2030               | * *            | 3           | \$28,500       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

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**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)**  
**Asset # : 2047**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior   |            |                   |                |                    |                |             |                |               |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 25%        |                   |                | 2035               | * *            | 5           | \$70,500       | C             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | * *            | 5           | \$11,300       | C             |
| Marble Panels  | 10%        |                   |                | LIFE               | * *            |             |                | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Plaster  | 45%        |                   |                | LIFE               | * *            | 5           | \$38,100       | C             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Wood   | 10%        |                   |                | LIFE               | * *            | 5           | \$112,800      | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Explanation : Recent Installation                            |            |                   |                |                    |                |             |                |               |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 50%        |                   |                | 2040               | * *            | 5           | \$86,300       | B             |
| Recent Replace Evident, Extent : Light, Area Affected : 100% |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Exposed Concrete   | 10%        |                   |                | LIFE               | * *            | 5           | \$2,200        | B             |
| Plaster  | 40%        |                   |                | LIFE               | * *            | 5           | \$34,500       | B             |
| Recent Repair Evident, Extent : Light, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2050               | * *            | 5           | \$500          | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%         |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : One 4000 Amps & One 3000 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Transformers   |            |                   |                |                    |                |             |                |               |
| Dry Type   | 100%       |                   |                | 2040               | * *            | 5           | \$400          | B             |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2050               | * *            | 5           | \$500          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 100%       |                   |                | 2050               | * *            | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 100%       |                   |                | 2045               | * *            | 5           | \$2,400        | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 100%       |                   |                | 2050               | * *            | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 50%        |                   |                | 2040               | * *            | 5           | \$300          | B             |
| Motor Control Center   | 50%        |                   |                | 2040               | * *            | 5           | \$1,400        | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)**  
**Asset # : 2047**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,500               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2040                      | * *                   | 1                  | \$31,500              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$39,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 375 Kva</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$3,800               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2060                      | * *                   | 5                  | \$2,700               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 250 Gallon Capacity</i>                          |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2028                      | * *                   | 10                 | \$76,100              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 90%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 3%                |                          |                       | 2030                      | * *                   | 10                 | \$100                 | B                    |
| Incandescent  | 7%                |                          |                       | 2030                      | * *                   | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Service  | 50%               |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Exit, LED   | 50%               |                          |                       | 2060                      | * *                   | 1                  |                       | B                    |

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                             | 100%              |                          |                       | 2040                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler  | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$91,500              | B                    |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump                                       | 100%              | Now                      | \$36,700              | 2030                      | * *                   | 4                  | \$4,600               | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 40%               |                          |                       | 2025                      | * *                   | 1                  | \$22,800              | B                    |
| Convactor/Radiator                                      | 50%               |                          |                       | 2025                      | * *                   | 1                  | \$14,900              | B                    |
| Fan Coil Unit/Heat                                      | 10%               |                          |                       | 2020                      | \$157,500             | 1                  | \$3,000               | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY SCHOOL - BK (FORMER BROOKLYN FAMILY COURT)**  
**Asset # : 2047**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Centrifugal, Elec Chiller                                      | 90%               |                          |                       | 2023                      | \$255,200             | 1                  | \$89,900              | B                    |
| Int Pkg Unit - Cooling   | 10%               |                          |                       | 2021                      | \$135,400             | 2                  | \$600                 | B                    |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Chilled Wtr Pipe/Pump  | 100%              |                          |                       | 2030                      | * *                   | 4                  | \$6,800               | B                    |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler/Cool/Ht  | 80%               |                          |                       | 2025                      | * *                   | 1                  | \$45,700              | B                    |
| Fan Coil - Cool/Heat   | 20%               |                          |                       | 2030                      | * *                   | 1                  | \$6,000               | B                    |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 10%               |                          |                       | 2020                      | \$62,800              | 2                  | \$6,400               | B                    |
| Water Cool Tower   | 90%               |                          |                       | 2021                      | \$271,700             | 2                  | \$83,500              | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$51,400              | B                    |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 100%              |                          |                       | 2020                      | \$116,300             | 2                  | \$2,800               | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       | B                    |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric   | 100%              |                          |                       | 2018                      | \$16,300              | 4                  | \$800                 | B                    |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Storm Drain Piping</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping   | 100%              |                          |                       | 2020                      | \$10,300              | 4                  | \$1,300               | B                    |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : All Floors</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M  
**Address** : 26 BROADWAY @ BOWLING GREEN  
**Borough** : MANHATTAN **Agency's Number** : LEASE-M282  
**Program / Asset #** : BOE1061.000 / 14374 **Yr Built/Renovated** : 1923 / 2010  
**Area Sq Ft** : 118,188 **Project Type** : EDUCATION  
**Date of Survey** : 25-May-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 4  
**Block** : 22 **Lot** : 13 **BIN** : 1000811

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$137,500             | \$241,100             |
| Electrical            |                       | \$88,700              |
| <b>Total</b>          | <b>\$137,500</b>      | <b>\$329,800</b>      |
| Priority B            | \$50,700              | \$193,600             |
| Priority C            | \$86,800              | \$136,200             |
| <b>Total</b>          | <b>\$137,500</b>      | <b>\$329,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Interior Architecture |                  | \$3,600          |                  | \$14,200         |
| Electrical            | \$1,800          | \$1,400          | \$1,400          | \$3,400          |
| Mechanical            | \$11,900         | \$10,900         | \$46,100         | \$10,900         |
| Elevators/Escalators  | \$102,600        | \$102,600        | \$102,600        | \$102,600        |
| <b>Total</b>          | <b>\$116,300</b> | <b>\$118,600</b> | <b>\$150,200</b> | <b>\$131,200</b> |
| Priority B            | \$116,300        | \$115,000        | \$150,200        | \$117,000        |
| Priority C            |                  | \$3,600          |                  | \$14,200         |
| <b>Total</b>          | <b>\$116,300</b> | <b>\$118,600</b> | <b>\$150,200</b> | <b>\$131,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M**  
**Asset # : 14374**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Floors

|                        |     |  |  |      |    |   |           |   |
|------------------------|-----|--|--|------|----|---|-----------|---|
| Carpet                 | 5%  |  |  | 2024 | ** | 3 | \$10,900  | C |
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5 | \$15,800  | C |
| Ceramic Tile           | 5%  |  |  | 2037 | ** | 5 | \$7,200   | C |
| Quarry Tile            | 5%  |  |  | 2042 | ** | 5 | \$10,900  | C |
| Sheet Vinyl/Rubber     | 80% |  |  | 2032 | ** | 5 | \$173,700 | C |

## Interior Walls

|               |     |  |  |      |    |   |          |   |
|---------------|-----|--|--|------|----|---|----------|---|
| Ceramic Tile  | 10% |  |  | 2037 | ** | 5 | \$10,300 | C |
| Gypsum Board  | 80% |  |  | LIFE | ** | 5 | \$49,300 | C |
| Marble Panels | 10% |  |  | LIFE | ** |   |          | C |

## Ceilings

|                      |     |  |  |      |    |   |           |   |
|----------------------|-----|--|--|------|----|---|-----------|---|
| AcousTileSusp.Lay-In | 70% |  |  | 2042 | ** | 5 | \$101,300 | B |
| Gypsum Board         | 30% |  |  | LIFE | ** | 5 | \$54,300  | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

Service Equipment  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Supplied By Building Landlord From Basement*

## Switchgear / Switchboard

|                |      |  |  |  |  |  |  |   |
|----------------|------|--|--|--|--|--|--|---|
| Not Accessible | 100% |  |  |  |  |  |  | D |
|----------------|------|--|--|--|--|--|--|---|

## Raceway

|         |      |  |  |      |    |   |  |   |
|---------|------|--|--|------|----|---|--|---|
| Conduit | 100% |  |  | 2052 | ** | 1 |  | B |
|---------|------|--|--|------|----|---|--|---|

## Panelboards

|                  |      |  |  |      |    |   |         |   |
|------------------|------|--|--|------|----|---|---------|---|
| Molded Case Bkrs | 100% |  |  | 2047 | ** | 5 | \$2,600 | B |
|------------------|------|--|--|------|----|---|---------|---|

## Wiring

|               |      |  |  |      |    |   |  |   |
|---------------|------|--|--|------|----|---|--|---|
| Thermoplastic | 100% |  |  | 2052 | ** | 1 |  | B |
|---------------|------|--|--|------|----|---|--|---|

## Motor Controllers

|                 |      |  |  |      |    |   |       |   |
|-----------------|------|--|--|------|----|---|-------|---|
| Locally Mounted | 100% |  |  | 2042 | ** | 5 | \$700 | B |
|-----------------|------|--|--|------|----|---|-------|---|

## Ground

Grounding Devices  
Not Accessible

100%

D

## Lighting

## Interior Lighting

|             |      |  |  |      |    |    |          |   |
|-------------|------|--|--|------|----|----|----------|---|
| Fluorescent | 100% |  |  | 2032 | ** | 10 | \$88,700 | B |
|-------------|------|--|--|------|----|----|----------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 & Compact*

## Egress Lighting

|               |     |  |  |      |    |   |  |   |
|---------------|-----|--|--|------|----|---|--|---|
| Exit, Service | 50% |  |  | 2032 | ** | 1 |  | B |
|---------------|-----|--|--|------|----|---|--|---|

|               |     |  |  |      |    |    |         |   |
|---------------|-----|--|--|------|----|----|---------|---|
| Exit, Battery | 50% |  |  | 2032 | ** | 10 | \$3,300 | B |
|---------------|-----|--|--|------|----|----|---------|---|

## Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**URBAN ASSEMBLY YOUNG WOMEN / BROADWAY EDUCATION CAMPUS - M**  
**Asset # : 14374**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 10%               |                          |                       | 2032                      | * *                   | 1                  | \$3,600               | B                    |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic  | 20%               |                          |                       | 2032                      | * *                   | 1-3                | \$12,300              | B                    |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Heat Exchanger   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$47,900              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4th Floor Mechanical Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Convert High Pressure Steam To Low Pressure Steam</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              |                          |                       | 2048                      | * *                   | 4                  | \$4,800               | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 95%               |                          |                       | 2030                      | * *                   | 1                  | \$56,900              | B                    |
| Fan Coil Unit/Heat   | 5%                |                          |                       | 2030                      | * *                   | 1                  | \$1,600               | B                    |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2044                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ext Pkg Unit - Cooling   | 100%              |                          |                       | 2030                      | * *                   | 2                  | \$6,000               | B                    |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2                  | \$125,800             | B                    |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Direct Expansion   | 100%              |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 5%                |                          |                       | LIFE                      | * *                   | 2-5                | \$2,700               | B                    |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 5%                |                          |                       | 2030                      | * *                   | 2                  | \$200                 | B                    |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Galv Iron/Steel  | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       | B                    |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired  | 100%              |                          |                       | 2021                      | \$25,700              | 2                  | \$1,400               | B                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : VAN ARSDALE HIGH SCHOOL - BK  
**Address** : 257 NORTH 6TH ST. BTWN: HAVEMEYER ST., ROEBLING ST  
**Borough** : BROOKLYN **Agency's Number** : K650  
**Program / Asset #** : BOE0652.000 / 1213 **Yr Built/Renovated** : 1903 / 1998  
**Area Sq Ft** : 187,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 2330 **Lot** : 11 **BIN** : 3062135

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$598,200             | \$608,000             |
| Interior Architecture | \$703,300             | \$878,200             |
| Electrical            | \$1,445,300           | \$511,900             |
| Mechanical            | \$381,200             | \$2,770,900           |
| <b>Total</b>          | <b>\$3,128,100</b>    | <b>\$4,769,100</b>    |
| Priority A            | \$598,200             | \$608,000             |
| Priority B            | \$2,137,100           | \$3,321,500           |
| Priority C            | \$392,800             | \$839,600             |
| <b>Total</b>          | <b>\$3,128,100</b>    | <b>\$4,769,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  | \$2,100         |                 | \$10,800         |
| Interior Architecture | \$33,900         | \$3,900         | \$15,500        | \$24,500         |
| Electrical            | \$38,200         | \$5,300         | \$5,700         | \$30,800         |
| Mechanical            | \$22,500         | \$20,300        | \$36,600        | \$52,600         |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$104,400</b> | <b>\$41,400</b> | <b>\$67,600</b> | <b>\$128,500</b> |
| Priority A            |                  | \$2,100         |                 | \$10,800         |
| Priority B            | \$80,800         | \$35,400        | \$52,100        | \$93,300         |
| Priority C            | \$23,600         | \$3,900         | \$15,500        | \$24,500         |
| <b>Total</b>          | <b>\$104,400</b> | <b>\$41,400</b> | <b>\$67,600</b> | <b>\$128,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**VAN ARSDALE HIGH SCHOOL - BK**  
**Asset # : 1213**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$79,500       | A             |  |
| Glazed Ceramic Panel   | 2%         |                   |                | LIFE    | **                 | 5           | \$19,100       | A             |  |
| Masonry: Brick   | 30%        | Now               | \$410,300      | LIFE    | **                 | 5           | \$61,000       | A             |  |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : 1903 Bulkheads                                    |            |                   |                |         |                    |             |                |               |  |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : 1903 Wing   |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : 1903 Bulkheads                                    |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 58%        |                   |                | LIFE    | **                 | 5           | \$118,000      | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$7,600        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 90%        |                   |                | 2038    | **                 | 5           | \$46,900       | A             |  |
| Fiberglass Panel   | 10%        |                   |                | 2038    | **                 | 5           | \$19,600       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 91%        |                   |                | LIFE    | **                 | 5           | \$8,800        | A             |  |
| Masonry: Limestone   | 5%         |                   |                | LIFE    | **                 | 5           | \$600          | A             |  |
| Metal Rail   | 2%         |                   |                | 2035    | **                 | 5-10        | \$3,500        | A             |  |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE    | **                 | 5           | \$1,200        | A             |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)   | 63%        |                   |                | 2022    | \$294,900          | 10          | \$54,500       | A             |  |
| Copper/Terne   | 5%         |                   |                | 2037    | **                 | 10          | \$10,800       | A             |  |
| Modified Bitumen   | 30%        | Now               | \$187,900      | 2032    | **                 |             |                | A             |  |
| Blisters, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Over 1903 Wing                                    |            |                   |                |         |                    |             |                |               |  |
| Seams Open/Split, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Over 1903 Wing                                    |            |                   |                |         |                    |             |                |               |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 501, 502, 509                               |            |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass  | 2%         |                   |                | 2032    | **                 | 10          | \$5,800        | A             |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete                                       | 5%         |                   |                | LIFE    | **                 | 5           | \$22,500       | C             |  |
| Ceramic Tile   | 5%         |                   |                | 2031    | **                 | 5           | \$10,300       | C             |  |
| Terrazzo   | 5%         |                   |                | LIFE    | **                 | 5           | \$8,000        | C             |  |
| Vinyl Tile   | 20%        | Now               | \$392,800      | 2032    | **                 | 3           | \$15,500       | C             |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium, Classrooms, Corridors, 1903 Wing      |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%          |            |                   |                |         |                    |             |                |               |  |
| Location : Auditorium, Classrooms, Corridors, 1903 Wing      |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 40%        |                   |                | 2022    | \$785,500          | 3           | \$30,900       | C             |  |
| Vinyl Tile   | 10%        |                   |                | 2027    | **                 | 3           | \$7,700        | C             |  |
| Vinyl Tile   | 5%         |                   |                | 2030    | **                 | 3           | \$3,900        | C             |  |
| Wood   | 10%        |                   |                | 2037    | **                 | 5           | \$38,600       | C             |  |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**VAN ARSDALE HIGH SCHOOL - BK**  
**Asset # : 1213**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Interior Walls

|  |     |     |          |      |    |   |          |   |
|--|-----|-----|----------|------|----|---|----------|---|
| Concrete Masonry Unit  | 5%  |     |          | LIFE | ** | 5 | \$5,100  | C |
| Glazed Ceramic Panel   | 5%  |     |          | LIFE | ** |   |          | C |
| Plaster  | 5%  | Now | \$23,600 | LIFE | ** | 5 | \$3,900  | C |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Room 337 And Stair 3 And B</i>                     |     |     |          |      |    |   |          |   |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |    |   |          |   |
| <i>Location : Stair B</i>  |     |     |          |      |    |   |          |   |
| Plaster  | 35% |     |          | LIFE | ** | 5 | \$27,000 | C |
| Plaster  | 30% |     |          | LIFE | ** | 5 | \$23,200 | C |
| SGFT/Glazed Masonry  | 20% |     |          | LIFE | ** |   |          | C |

## Ceilings

|   |     |     |           |      |    |   |          |   |
|---|-----|-----|-----------|------|----|---|----------|---|
| AcousTile,Adhered   | 25% | Now | \$310,600 | 2042 | ** | 5 | \$25,800 | B |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>  |     |     |           |      |    |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |    |   |          |   |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i> |     |     |           |      |    |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |    |   |          |   |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>     |     |     |           |      |    |   |          |   |
| <i>Location : Corridors</i>   |     |     |           |      |    |   |          |   |
| AcousTile,Adhered   | 5%  |     |           | 2039 | ** | 5 | \$10,300 | B |
| AcousTileSusp.Lay-In  | 5%  |     |           | 2039 | ** | 5 | \$10,300 | B |
| Exposed Concrete  | 30% |     |           | LIFE | ** | 5 | \$9,700  | B |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |     |     |           |      |    |   |          |   |
| <i>Location : Rooms 422, 430, 509</i>                                   |     |     |           |      |    |   |          |   |
| Metal Panel   | 5%  |     |           | LIFE | ** | 5 | \$12,900 | B |
| Plaster   | 30% |     |           | LIFE | ** | 5 | \$38,600 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |     |          |      |    |   |       |   |
|---|------|-----|----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$32,600 | 2052 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |          |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |          |      |    |   |       |   |
| <i>Explanation : No Ratings Available. Obsolete Equipment</i>     |      |     |          |      |    |   |       |   |

## Switchgear / Switchboard

|   |      |     |           |      |    |   |       |   |
|---|------|-----|-----------|------|----|---|-------|---|
| Fused Knife Sw  | 100% | 2-4 | \$149,000 | 2052 | ** | 5 | \$300 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |     |           |      |    |   |       |   |
| <i>Location : Electrical Room</i>                                 |      |     |           |      |    |   |       |   |
| <i>Explanation : Obsolete Equipment</i>                           |      |     |           |      |    |   |       |   |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$178,900 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | **        | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**VAN ARSDALE HIGH SCHOOL - BK**  
**Asset # : 1213**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Knife Sw  | 20%               | 2-4                      | \$38,400              | 2047                      | * *                   | 5                  | \$400                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Obsolete Equipment</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 70%               |                          |                       | 2021                      | \$134,400             | 5                  | \$2,800               | B                    |
| Molded Case Bkrs  | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$400                 | B                    |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 70%               | 2-4                      | \$141,200             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 20%               |                          |                       | 2022                      | \$40,400              | 1                  |                       | B                    |
| Thermoplastic   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 80%               |                          |                       | 2039                      | * *                   | 5                  | \$800                 | B                    |
| Locally Mounted   | 20%               |                          |                       | 2020                      | \$6,600               | 5                  | \$200                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$2,300               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 80%               |                          |                       | 2017                      | \$993,000             | 10                 | \$101,000             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Classrooms</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 18%               |                          |                       | 2027                      | * *                   | 10                 | \$22,700              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Corridors</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 1%                |                          |                       | 2017                      | \$5,700               | 10                 |                       | B                    |
| Incandescent  | 1%                |                          |                       | 2017                      | \$12,400              | 2                  |                       | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 25%               |                          |                       | 2027                      | * *                   | 10                 | \$8,300               | B                    |
| Exit, Service   | 75%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$500                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 30%               |                          |                       | 2022                      | \$158,400             | 1                  | \$17,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : CCTV And Intrusion Alarm</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**VAN ARSDALE HIGH SCHOOL - BK**  
**Asset # : 1213**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic

30%

2027

\* \*

1-3

\$28,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Fuel Oil No 4

100%

2022

\$386,700

5

\$42,700

B

## Conversion Equipment

Steam Boiler

100%

2020

\$764,200

1

\$136,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

## Distribution

Steam Piping/Pump

100%

2022

\$1,096,100

4

\$10,200

B

## Terminal Devices

Air Handler

20%

2030

\* \*

1

\$17,100

B

Convactor/Radiator

80%

2027

\* \*

1

\$35,700

B

**Air Conditioning**

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

60%

2017

\$193,600

1

B

No Component

40%

D

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$76,800

B

## Exhaust Fans

Interior

60%

2017

\$104,100

2

\$2,600

B

Roof

40%

2027

\* \*

2

\$1,700

B

**Plumbing**

## H/C Water Piping

Brass/Copper

100%

0-2

\$46,900

2022

\$468,900

1

B

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Water Main And Throughout Basement*

## Water Heater

Gas Fired

100%

2017

\$36,500

2

\$2,100

B

## HW Heat Exchanger

Low Temp

100%

2052

\* \*

4

\$13,700

B

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

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**DEPARTMENT OF EDUCATION - 040**  
**VAN ARSDALE HIGH SCHOOL - BK**  
**Asset # : 1213**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |  |                |                   |                    |         |                |             |                |               |
|                    | Storm Drain Piping   |                |                   |                    |         |                |             |                |               |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)   |                |                   |                    |         |                |             |                |               |
|                    | Rigid Piping   | 100%           |                   |                    | 2017    | \$10,300       | 4           | \$1,300        | B             |
|                    | Fixtures   |                |                   |                    |         |                |             |                |               |
|                    | Generic  | 100%           |                   |                    |         |                |             |                | B             |
| Vertical Transport |  |                |                   |                    |         |                |             |                |               |
|                    | Elevators  |                |                   |                    |         |                |             |                |               |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                | C             |
|                    | Other Observation, Extent : Moderate, Area Affected : 50%                            |                |                   |                    |         |                |             |                |               |
|                    | Location : (1) C, B-5 (1) B-1freight   |                |                   |                    |         |                |             |                |               |
|                    | Explanation : 2 Units - 1 Passenger, 1 Freight - ( Obsolete Freight Not In Service ) |                |                   |                    |         |                |             |                |               |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |               |
|                    | Sprinkler  |                |                   |                    |         |                |             |                |               |
|                    | No Component   | 97%            |                   |                    |         |                |             |                | D             |
|                    | Generic  | 3%             |                   |                    | 2022    | \$55,000       | 1-2         | \$1,200        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : VARIABLE ALTERNATIVE H.S. - BK  
**Address** : 832 MARCY AVE BTWN: MADISON ST., PUTNAM AVE.  
**Borough** : BROOKLYN **Agency's Number** : K458  
**Program / Asset #** : BOE0632.000 / 2707 **Yr Built/Renovated** : 1891 / 2010  
**Area Sq Ft** : 185,000 **Project Type** : EDUCATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 1823 **Lot** : 38 **BIN** : 3051641

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$332,600             | \$580,600             |
| Interior Architecture | \$253,000             | \$283,500             |
| Electrical            | \$122,400             | \$68,300              |
| Mechanical            |                       | \$301,500             |
| <b>Total</b>          | <b>\$708,000</b>      | <b>\$1,233,900</b>    |
| Priority A            | \$332,600             | \$580,600             |
| Priority B            | \$122,400             | \$484,500             |
| Priority C            | \$253,000             | \$168,800             |
| <b>Total</b>          | <b>\$708,000</b>      | <b>\$1,233,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$16,900         |                 |                 | \$17,400         |
| Interior Architecture | \$55,000         | \$17,800        |                 | \$10,200         |
| Electrical            | \$11,200         | \$14,600        | \$11,200        | \$29,600         |
| Mechanical            | \$54,000         | \$30,200        | \$35,500        | \$38,700         |
| Elevators/Escalators  | \$19,700         | \$19,700        | \$19,700        | \$19,700         |
| <b>Total</b>          | <b>\$156,900</b> | <b>\$82,400</b> | <b>\$66,400</b> | <b>\$115,600</b> |
| Priority A            | \$16,900         |                 |                 | \$17,400         |
| Priority B            | \$123,500        | \$69,700        | \$66,400        | \$88,000         |
| Priority C            | \$16,500         | \$12,700        |                 | \$10,200         |
| <b>Total</b>          | <b>\$156,900</b> | <b>\$82,400</b> | <b>\$66,400</b> | <b>\$115,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**VARIABLE ALTERNATIVE H.S. - BK**  
**Asset # : 2707**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior               |  |                   |                |                    |                |             |                |               |
| Exterior Walls         |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 10%  |                   |                | LIFE               | * *            | 5           | \$157,300      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 70%  |                   |                | LIFE               | * *            | 5           | \$140,900      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brownstone    | 15%  |                   |                | LIFE               | * *            | 5           | \$22,600       | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 66%   |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Metal Panel            | 5%   |                   |                | 2048               | * *            | 5-10        | \$69,200       | A             |
| Windows                |  |                   |                |                    |                |             |                |               |
| Aluminum               | 5%   |                   |                | 2047               | * *            | 5           | \$2,600        | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Steel                  | 5%   |                   |                | 2047               | * *            | 5           | \$32,200       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Wood                   | 90%  |                   |                | 2047               | * *            | 5           | \$464,200      | A             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Parapets               |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta | 15%  | Now               | \$16,900       | LIFE               | * *            | 5           | \$11,100       | A             |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |
| Masonry: Brick         | 85%  |                   |                | LIFE               | * *            | 5           | \$8,100        | A             |
| Roof                   |  |                   |                |                    |                |             |                |               |
| Asphalt Shingle        | 45%  |                   |                | 2031               | * *            | 10          | \$6,400        | A             |
| Clay Tile              | 20%  |                   |                | 2042               | * *            | 10          | \$17,100       | A             |
| Copper/Terne           | 5%   |                   |                | 2050               | * *            | 10          | \$10,700       | A             |
| Modified Bitumen       | 15%  | Now               | \$100,500      | 2032               | * *            |             |                | A             |
|                        | Blisters, Extent : Severe, Area Affected : 35%               |                   |                |                    |                |             |                |               |
|                        | Location : Life Center                                       |                   |                |                    |                |             |                |               |
|                        | Seams Open/Split, Extent : Moderate, Area Affected : 20%     |                   |                |                    |                |             |                |               |
|                        | Location : Life Center                                       |                   |                |                    |                |             |                |               |
|                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |               |
|                        | Location : Life Center                                       |                   |                |                    |                |             |                |               |
| Modified Bitumen       | 15%  |                   |                | 2032               | * *            | 10          | \$12,800       | A             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Throughout  |                   |                |                    |                |             |                |               |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**VARIABLE ALTERNATIVE H.S. - BK**  
**Asset # : 2707**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast in Place Concrete  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$111,500             | C                    |
| Terrazzo  | 5%                | Now                      | \$16,500              | LIFE                      | **                    | 5                  | \$8,000               | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Vinyl Tile  | 40%               | Now                      | \$42,000              | 2027                      | **                    | 3                  | \$30,600              | C                    |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Wood  | 30%               |                          |                       | 2037                      | **                    | 5                  | \$114,700             | C                    |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ceramic Tile  | 10%               |                          |                       | 2025                      | **                    | 5                  | \$25,500              | C                    |
| Concrete Masonry Unit   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$5,100               | C                    |
| Gypsum Board  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$22,900              | C                    |
| Masonry: Brick  | 10%               | Now                      | \$93,500              | LIFE                      | **                    |                    |                       | C                    |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Marble Panels   | 5%                | Now                      | \$60,200              | LIFE                      | **                    |                    |                       | C                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$34,400              | C                    |
| SGFT/Glazed Masonry   | 10%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| AcousTile,Adhered   | 5%                |                          |                       | 2035                      | **                    | 5                  | \$10,200              | B                    |
| AcousTileSusp.Lay-In  | 5%                | Now                      | \$3,700               | 2035                      | **                    | 5                  | \$5,100               | B                    |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Life Center</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Embossed Metal  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$22,900              | B                    |
| Gypsum Board  | 25%               | Now                      | \$34,800              | LIFE                      | **                    | 5                  | \$63,700              | B                    |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Plaster   | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$51,000              | B                    |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | **                    | 5                  | \$700                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Electrical Service Rated @ 4000 Amps</i>       |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Dry Type  | 100%              |                          |                       | 2035                      | **                    | 5                  | \$600                 | B                    |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | **                    | 5                  | \$700                 | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**VARIABLE ALTERNATIVE H.S. - BK**  
**Asset # : 2707**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 30%               |                          |                       | 2038                      | * *                   | 5                  | \$1,100               | B                    |
| Molded Case Bkrs  | 70%               |                          |                       | 2038                      | * *                   | 5                  | \$2,800               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2035                      | * *                   | 5                  | \$1,000               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,200               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$46,700              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$58,600              | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 200 Kw Caterpillar Genset</i>                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2017                      | \$700                 | 5                  | \$33,800              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2050                      | * *                   | 5                  | \$4,000               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 98%               |                          |                       | 2027                      | * *                   | 10                 | \$122,400             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 2%                |                          |                       | 2027                      | * *                   | 10                 | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service   | 100%              |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2022                      | \$68,300              | 10                 | \$500                 | B                    |
| <b>Lightning Protection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | 2050                      | * *                   | 5                  | \$900                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2027                      | * *                   | 1                  | \$2,800               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**VARIABLE ALTERNATIVE H.S. - BK**  
**Asset # : 2707**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Alarm**

Fire/Smoke Detection

No Component

95%

2027

\* \*

1-3

\$4,700

D

Generic

5%

B

| Mechanical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Oil #2, 1 Tank 7750 Gals*

Conversion Equipment

Steam Boiler

100%

2027

\* \*

1

\$135,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Three Units*

Distribution

Steam Piping/Pump

100%

0-2

\$23,400

2042

\* \*

4

\$6,700

B

*Steam Traps Faulty, Extent : Light, Area Affected : 10%**Location : Throughout*

Terminal Devices

Air Handler

50%

2027

\* \*

1

\$42,200

B

Convactor/Radiator

50%

2027

\* \*

1

\$22,000

B

**Air Conditioning**

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Reciprocating

20%

2022

\$114,000

1

\$12,600

B

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof, Compressor / Condenser Unit*

No Component

80%

D

Distribution

Chilled Wtr Pipe/Pump

10%

2042

\* \*

4

\$1,000

B

No Component

90%

D

Heat Rejection

Remote Air Cond

20%

2027

\* \*

2

\$19,000

B

No Component

80%

D

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$76,000

B

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**DEPARTMENT OF EDUCATION - 040**  
**VARIABLE ALTERNATIVE H.S. - BK**  
**Asset # : 2707**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 80%               |                          |                       | 2022                      | \$148,500             | 2                  | \$3,400               | B                    |
| Roof  | 20%               |                          |                       | 2022                      | \$26,700              | 2                  | \$800                 | B                    |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 10%               |                          |                       | 2042                      | **                    | 1                  |                       | B                    |
| Galv Iron/Steel   | 90%               |                          |                       | 2027                      | **                    | 1                  |                       | B                    |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                      |
| Gas Fired   | 100%              |                          |                       | 2021                      | \$39,100              | 2                  | \$2,000               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Tank With 200 Gal Capacity</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       | B                    |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | 2-4                      | \$4,700               | LIFE                      | **                    | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 4th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping  | 100%              |                          |                       | 2022                      | \$11,200              | 4                  | \$2,000               | B                    |
| Sewage Ejector(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electric  | 100%              |                          |                       | 2027                      | **                    | 4                  | \$2,000               | B                    |
| Backflow Preventer  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 0-2                      | \$800                 | 2022                      | \$16,300              | 1                  | \$7,600               | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Of 3 Backflow Prevention Devices Leaks</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 50%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-5. B-1</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Two Units - 1 Passenger, 1 Freight</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Hydraulic   | 50%               |                          |                       | LIFE                      | **                    |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : B-1</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 1 Unit - For Kitchen. There Are 2 Handicap Units Traveling From Basement : 1st Floor</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 60%               |                          |                       | 2042                      | **                    | 1-5                | \$41,300              | B                    |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2042                      | **                    | 1-2                | \$3,800               | B                    |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WALTON HIGH SCHOOL - BX  
**Address** : 196TH & RESERVOIR AVE. BTWN: WEST 195 ST., STRONG ST.  
**Borough** : BRONX **Agency's Number** : X430  
**Program / Asset #** : BOE0325.000 / 355 **Yr Built/Renovated** : 1932 / 2006  
**Area Sq Ft** : 241,000 **Project Type** : EDUCATION  
**Date of Survey** : 19-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3247 **Lot** : 70 **BIN** : 2015241

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$309,500             | \$228,100             |
| Interior Architecture | \$124,000             | \$680,500             |
| Electrical            | \$248,000             | \$918,100             |
| Mechanical            | \$806,700             | \$2,640,100           |
| <b>Total</b>          | <b>\$1,488,100</b>    | <b>\$4,466,800</b>    |
| Priority A            | \$309,500             | \$228,100             |
| Priority B            | \$1,054,700           | \$3,665,600           |
| Priority C            | \$124,000             | \$573,100             |
| <b>Total</b>          | <b>\$1,488,100</b>    | <b>\$4,466,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture |                 | \$5,500          | \$12,500         | \$15,000         |
| Interior Architecture |                 | \$28,600         | \$7,300          | \$35,400         |
| Electrical            | \$18,500        | \$25,100         | \$19,600         | \$47,100         |
| Mechanical            | \$65,900        | \$34,600         | \$53,000         | \$34,600         |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900          | \$7,900          |
| <b>Total</b>          | <b>\$92,200</b> | <b>\$101,700</b> | <b>\$100,300</b> | <b>\$140,000</b> |
| Priority A            |                 | \$5,500          | \$12,500         | \$15,000         |
| Priority B            | \$92,200        | \$79,900         | \$80,600         | \$104,900        |
| Priority C            |                 | \$16,400         | \$7,300          | \$20,100         |
| <b>Total</b>          | <b>\$92,200</b> | <b>\$101,700</b> | <b>\$100,300</b> | <b>\$140,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WALTON HIGH SCHOOL - BX**  
**Asset # : 355**

| Architecture            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior                |  |                   |                |                    |                |             |                |               |
| Exterior Walls          |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 10%  |                   |                | LIFE               | **             | 5           | \$78,100       | A             |
| Copper/Terne            | 2%   |                   |                | 2042               | **             | 10          | \$4,700        | A             |
| Masonry: Brick          | 83%  |                   |                | LIFE               | **             | 5           | \$83,000       | A             |
| Masonry: Limestone      | 5%   |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Windows                 |  |                   |                |                    |                |             |                |               |
| Aluminum                | 95%  | Now               | \$200,100      | 2038               | **             | 5           | \$20,800       | A             |
|                         | Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
|                         | Unit Inoperable, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |               |
|                         | Location : Throughout  |                   |                |                    |                |             |                |               |
| Glass Block             | 5%   |                   |                | LIFE               | **             | 5           | \$1,400        | A             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Pool Area   |                   |                |                    |                |             |                |               |
| Parapets                |  |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 2%   |                   |                | LIFE               | **             | 5           | \$2,000        | A             |
| Masonry: Brick          | 93%  |                   |                | LIFE               | **             | 5           | \$11,900       | A             |
| Pre-Cast Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$4,000        | A             |
| Roof                    |  |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane | 73%  |                   |                | 2027               | **             | 10          | \$109,300      | A             |
| Metal Panel             | 2%   |                   |                | 2035               | **             | 10          | \$5,500        | A             |
| Modified Bitumen        | 10%  |                   |                | 2027               | **             | 10          | \$15,000       | A             |
| Roll Roofing            | 10%  |                   |                | 2021               | \$67,000       | 5           | \$25,000       | A             |
| Skylight, Metal/Glass   | 5%   |                   |                | 2042               | **             | 10          | \$25,000       | A             |
| Interior                |  |                   |                |                    |                |             |                |               |
| Floors                  |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 10%  |                   |                | LIFE               | **             | 5           | \$63,600       | C             |
| Ceramic Tile            | 5%   |                   |                | 2031               | **             | 5           | \$14,500       | C             |
| Ceramic Tile            | 5%   |                   |                | 2037               | **             | 5           | \$14,500       | C             |
|                         | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                         | Location : Pool Area   |                   |                |                    |                |             |                |               |
| Terrazzo                | 5%   |                   |                | LIFE               | **             | 5           | \$11,400       | C             |
| Vinyl Tile              | 45%  |                   |                | 2027               | **             | 3           | \$49,100       | C             |
| Vinyl Tile              | 15%  | Now               | \$83,100       | 2022               | \$415,600      | 3           | \$16,400       | C             |
|                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                         | Location : Basement Corridor                                   |                   |                |                    |                |             |                |               |
|                         | Worn/Eroded, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |               |
|                         | Location : Basement Corridor                                   |                   |                |                    |                |             |                |               |
| Wood                    | 15%  |                   |                | 2037               | **             | 5           | \$81,800       | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**WALTON HIGH SCHOOL - BX**  
**Asset # : 355**

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior               |  |                   |                |                    |                |             |                |               |
| Interior Walls         |  |                   |                |                    |                |             |                |               |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             |             |                | C             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Exterior Pool Wall                                |                   |                |                    |                |             |                |               |
| Ceramic Tile           | 5%   |                   |                | 2037               | **             | 5           | \$14,700       | C             |
|                        | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                        | Location : Pool Area   |                   |                |                    |                |             |                |               |
| Concrete Masonry Unit  | 5%   |                   |                | LIFE               | **             | 5           | \$5,900        | C             |
| Gypsum Board           | 5%   |                   |                | LIFE               | **             | 5           | \$8,800        | C             |
| Masonry: Brick         | 10%  |                   |                | LIFE               | **             |             |                | C             |
| Marble Panels          | 5%   |                   |                | LIFE               | **             |             |                | C             |
| Plaster                | 60%  |                   |                | LIFE               | **             | 5           | \$53,000       | C             |
| Ceilings               |  |                   |                |                    |                |             |                |               |
| AcousTileConcealSpLn   | 10%  |                   |                | 2027               | **             | 5           | \$30,700       | B             |
| AcousTileSusp.Lay-In   | 10%  |                   |                | 2035               | **             | 5           | \$24,600       | B             |
| Exposed Concrete       | 5%   |                   |                | LIFE               | **             | 5           | \$1,900        | B             |
|                        | Recent Repair Evident, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                        | Location : Filter Room                                       |                   |                |                    |                |             |                |               |
| Exposed Struc: Steel   | 5%   |                   |                | LIFE               | **             |             |                | B             |
| Plaster                | 70%  |                   |                | LIFE               | **             | 5           | \$107,400      | B             |

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |
| Service Equipment  |            |                   |                |                    |                |             |                |               |
| Air Circuit Breaker  | 100%       |                   |                | 2032               | **             | 5           | \$1,000        | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%           |            |                   |                |                    |                |             |                |               |
| Location : Electrical Room   |            |                   |                |                    |                |             |                |               |
| Explanation : One 2500 Amps And One 1600 Amps Main Disconnect Switch |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 70%        |                   |                | 2032               | **             | 5           | \$600          | B             |
| Fused Disc Sw  | 30%        |                   |                | 2048               | **             | 5           | \$300          | B             |
| Raceway  |            |                   |                |                    |                |             |                |               |
| Conduit  | 95%        |                   |                | 2032               | **             | 1           |                | B             |
| Conduit  | 5%         |                   |                | 2048               | **             | 1           |                | B             |
| Panelboards  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw  | 5%         |                   |                | 2030               | **             | 5           | \$200          | B             |
| Molded Case Bkrs   | 90%        |                   |                | 2030               | **             | 5           | \$4,700        | B             |
| Molded Case Bkrs   | 5%         |                   |                | 2044               | **             | 5           | \$300          | B             |
| Wiring   |            |                   |                |                    |                |             |                |               |
| Thermoplastic  | 95%        |                   |                | 2032               | **             | 1           |                | B             |
| Thermoplastic  | 5%         |                   |                | 2048               | **             | 1           |                | B             |
| Motor Controllers  |            |                   |                |                    |                |             |                |               |
| Locally Mounted  | 100%       |                   |                | 2027               | **             | 5           | \$1,300        | B             |

## Ground

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**DEPARTMENT OF EDUCATION - 040**  
**WALTON HIGH SCHOOL - BX**  
**Asset # : 355**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,900               | B                    |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2027                      | * *                   | 1                  | \$60,900              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2025                      | * *                   | 1                  | \$76,400              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room @ Roof</i>                           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : One 360 Kw</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Lead/Acid   | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$7,300               | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2037                      | * *                   | 5                  | \$5,700               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 93%               |                          |                       | 2027                      | * *                   | 10                 | \$165,700             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 94%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2027                      | * *                   | 10                 | \$300                 | B                    |
| Incandescent  | 2%                |                          |                       | 2022                      | \$35,000              | 2                  | \$100                 | B                    |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$23,500              | B                    |
| Exit, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$82,300              | 10                 | \$600                 | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 10%               |                          |                       | 2022                      | \$68,000              | 1                  | \$7,400               | B                    |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 35%               |                          |                       | 2022                      | \$815,100             | 1-3                | \$42,600              | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Vault</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 2 - 7,500 Gallon Tanks For #2 Fuel</i>        |                   |                          |                       |                           |                       |                    |                       |                      |

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**DEPARTMENT OF EDUCATION - 040**  
**WALTON HIGH SCHOOL - BX**  
**Asset # : 355**

| Mechanical                     |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |            |   |                |                    |                |             |                |               |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Steam Boiler                   | 100%       |   |                | 2035               | * *            | 1           | \$192,600      | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : Basement                                     |                |                    |                |             |                |               |
|                                |            | Explanation : 4 Boilers                                 |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Steam Piping/Pump              | 100%       |   |                | 2032               | * *            | 4           | \$9,600        | B             |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler                    | 20%        |   |                | 2017               | \$238,800      | 1           | \$24,100       | B             |
| Convactor/Radiator             | 70%        |   |                | 2020               | \$1,464,400    | 1           | \$44,000       | B             |
| Fan Coil Unit/Heat             | 10%        | Now   | \$33,200       | 2017               | \$331,600      | 1           | \$5,700        | B             |
|                                |            | Malfunctioning, Extent : Moderate, Area Affected : 50%  |                |                    |                |             |                |               |
|                                |            | Location : Univents, Throughout                         |                |                    |                |             |                |               |
| Air Conditioning               |            |   |                |                    |                |             |                |               |
| Energy Source                  |            |   |                |                    |                |             |                |               |
| Electricity                    | 100%       |   |                | 2038               | * *            | 1           |                | B             |
| Conversion Equipment           |            |   |                |                    |                |             |                |               |
| Centrifugal, Elec Chiller      | 10%        |   |                | 2035               | * *            | 1           | \$21,000       | B             |
|                                |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                                |            | Location : Roof   |                |                    |                |             |                |               |
|                                |            | Explanation : R-407 C, Serves Pool Area                 |                |                    |                |             |                |               |
| Int Pkg Unit - Heating/Cooling | 10%        |   |                | 2023               | \$441,200      | 2           | \$1,200        | B             |
| Ext Pkg Unit - Cooling         | 30%        |   |                | 2027               | * *            | 2           | \$3,600        | B             |
| Window/Wall Unit               | 20%        |   |                | 2020               | \$91,100       | 1           |                | B             |
| No Component                   | 30%        |   |                |                    |                |             |                | D             |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Chilled Wtr Pipe/Pump          | 10%        |   |                | 2048               | * *            | 4           | \$1,000        | B             |
| No Component                   | 90%        |   |                |                    |                |             |                | D             |
| Terminal Devices               |            |   |                |                    |                |             |                |               |
| Air Handler/Cool/Ht            | 10%        |   |                | 2030               | * *            | 1           | \$12,000       | B             |
| No Component                   | 90%        |   |                |                    |                |             |                | D             |
| Ventilation                    |            |   |                |                    |                |             |                |               |
| Distribution                   |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%       |   |                | LIFE               | * *            | 2-5         | \$108,300      | B             |
| Exhaust Fans                   |            |   |                |                    |                |             |                |               |
| Interior                       | 20%        |   |                | 2017               | \$49,000       | 2           | \$1,200        | B             |
| Roof                           | 80%        |   |                | 2017               | \$140,900      | 2           | \$4,800        | B             |
| Plumbing                       |            |   |                |                    |                |             |                |               |
| H/C Water Piping               |            |   |                |                    |                |             |                |               |
| Brass/Copper                   | 10%        |   |                | 2048               | * *            | 1           |                | B             |
| Galv Iron/Steel                | 90%        |   |                | 2020               | \$595,400      | 1           |                | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WALTON HIGH SCHOOL - BX**  
**Asset # : 355**

| Mechanical                               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing                                 |   |                   |                |                    |                |             |                |               |
| Water Heater Electric                    | 10%   |                   |                | 2020               | \$3,400        | 4           | \$100          | B             |
|  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|  | Location : Basement                                     |                   |                |                    |                |             |                |               |
|  | Explanation : Used As Back Up                           |                   |                |                    |                |             |                |               |
| Gas Fired                                | 90%   |                   |                | 2017               | \$46,400       | 2           | \$2,600        | B             |
|  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|  | Location : Basement                                     |                   |                |                    |                |             |                |               |
|  | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Sanitary Piping Cast Iron                | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping Cast Iron             | 100%  |                   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s) Rigid Piping                | 100%  |                   |                | 2022               | \$10,300       | 4           | \$2,000        | B             |
|  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|  | Location : Basement                                     |                   |                |                    |                |             |                |               |
|  | Explanation : Duplex Unit                               |                   |                |                    |                |             |                |               |
| Pool Filter/Treatment Under Construction | 100%  |                   |                |                    |                |             |                | D             |
|  | Other Observation, Extent : Light, Area Affected : 0%   |                   |                |                    |                |             |                |               |
|  | Location : Sub-basement                                 |                   |                |                    |                |             |                |               |
|  | Explanation : Substantially Complete, Not In Service    |                   |                |                    |                |             |                |               |
| Backflow Preventer Generic               | 100%  |                   |                | 2030               | * *            | 1           | \$12,000       | B             |
| Fixtures Generic                         | 100%  |                   |                |                    |                |             |                | B             |
| Vertical Transport                       |   |                   |                |                    |                |             |                |               |
| Elevators Hydraulic                      | 100%  |                   |                | LIFE               | * *            |             |                | C             |
|  | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |               |
|  | Location : B-3  |                   |                |                    |                |             |                |               |
|  | Explanation : 2 Units                                   |                   |                |                    |                |             |                |               |
| Fire Suppression                         |   |                   |                |                    |                |             |                |               |
| Sprinkler No Component                   | 80%   |                   |                |                    |                |             |                | D             |
| Generic                                  | 20%   |                   |                | 2042               | * *            | 1-2         | \$10,900       | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WASHINGTON IRVING HIGH SCHOOL -M  
**Address** : 40 IRVING PLACE BTWN: EAST 16 ST., EAST 17 ST.  
**Borough** : MANHATTAN **Agency's Number** : M460  
**Program / Asset #** : BOE0126.000 / 698 **Yr Built/Renovated** : 1913 / 1968  
**Area Sq Ft** : 375,000 **Project Type** : EDUCATION  
**Date of Survey** : 01-Dec-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,6,9,11,12  
**Block** : 872 **Lot** : 57 **BIN** : 1017828

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$200,300             | \$629,200             |
| Interior Architecture | \$2,219,700           | \$803,700             |
| Electrical            | \$872,000             | \$3,646,200           |
| Mechanical            | \$1,616,200           | \$1,021,700           |
| <b>Total</b>          | <b>\$4,908,200</b>    | <b>\$6,100,800</b>    |
| Priority A            | \$200,300             | \$629,200             |
| Priority B            | \$2,488,200           | \$5,003,600           |
| Priority C            | \$2,219,700           | \$468,000             |
| <b>Total</b>          | <b>\$4,908,200</b>    | <b>\$6,100,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>   | <b>FY 2016</b>   | <b>FY 2017</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$17,300         |                  |                  | \$6,000          |
| Interior Architecture | \$25,200         | \$25,800         |                  | \$41,300         |
| Electrical            | \$2,300          | \$3,000          | \$4,100          | \$37,100         |
| Mechanical            | \$31,700         | \$24,200         | \$39,300         | \$21,200         |
| Elevators/Escalators  | \$59,200         | \$59,200         | \$59,200         | \$59,200         |
| <b>Total</b>          | <b>\$135,700</b> | <b>\$112,200</b> | <b>\$102,700</b> | <b>\$164,800</b> |
| Priority A            | \$17,300         |                  |                  | \$6,000          |
| Priority B            | \$93,200         | \$86,400         | \$102,700        | \$143,300        |
| Priority C            | \$25,200         | \$25,800         |                  | \$15,500         |
| <b>Total</b>          | <b>\$135,700</b> | <b>\$112,200</b> | <b>\$102,700</b> | <b>\$164,800</b> |



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**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$109,000      | A             |
| Masonry: Brick  | 10%        | Now               | \$156,200      | LIFE               | **             | 5           | \$46,500       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Mechanical And Water Tank Room At Penthouse Level (12th Floor) |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Mechanical And Water Tank Room At Penthouse Level (12th Floor) |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 77%        |                   |                | LIFE               | **             | 5           | \$357,900      | A             |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$17,400       | A             |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$17,400       | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 100%       |                   |                | 2038               | **             | 5           | \$115,800      | A             |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$8,000        | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Pre-Cast Concrete   | 7%         |                   |                | LIFE               | **             | 5           | \$3,900        | A             |
| Roof  |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)  | 55%        |                   |                | 2027               | **             | 10          | \$44,100       | A             |
| Built-Up (BUR)  | 20%        | Now               | \$17,300       | 2027               | **             |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%            |            |                   |                |                    |                |             |                |               |
| Location : 12th Floor Roof  |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Over Fan Room  |            |                   |                |                    |                |             |                |               |
| Copper/Terne  | 17%        |                   |                | 2050               | **             | 10          | \$34,100       | A             |
| Copper/Terne  | 3%         |                   |                | 2037               | **             | 10          | \$6,000        | A             |
| Skylight, Metal/Glass   | 5%         |                   |                | 2042               | **             | 10          | \$13,400       | A             |

## Interior

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**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior  |            |                   |                |         |                    |             |                |               |  |
| Floors  |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete  | 15%        |                   |                | LIFE    | **                 | 5           | \$135,600      | C             |  |
| Ceramic Tile  | 5%         |                   |                | 2025    | **                 | 5           | \$20,700       | C             |  |
| Quarry Tile   | 5%         |                   |                | 2035    | **                 | 5           | \$31,000       | C             |  |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$16,100       | C             |  |
| Vinyl Tile  | 30%        | Now               | \$1,181,500    | 2032    | **                 | 3           | \$46,500       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%             |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors  |            |                   |                |         |                    |             |                |               |  |
| Other Observation, Extent : Moderate, Area Affected : 100%      |            |                   |                |         |                    |             |                |               |  |
| Location : Corridors, Auditorium                                |            |                   |                |         |                    |             |                |               |  |
| Explanation : 9x9 Tiles   |            |                   |                |         |                    |             |                |               |  |
| Wood  | 38%        | Now               | \$665,900      | 2037    | **                 | 5           | \$147,200      | C             |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25%     |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium, Rooms 645,648,649 And Various Others      |            |                   |                |         |                    |             |                |               |  |
| Dry Rot/Decay, Extent : Moderate, Area Affected : 15%           |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium  |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Rooms 645,648, 649,Gymnasium                         |            |                   |                |         |                    |             |                |               |  |
| Under Construction  | 2%         |                   |                |         |                    |             |                | D             |  |
| Interior Walls  |            |                   |                |         |                    |             |                |               |  |
| Ceramic Tile  | 5%         | Now               | \$152,000      | 2025    | **                 | 5           | \$12,900       | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$10,300       | C             |  |
| Glass: Single Pane  | 2%         | Now               | \$25,200       | LIFE    | **                 | 5           | \$7,700        | C             |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50%   |            |                   |                |         |                    |             |                |               |  |
| Location : Stairs   |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick  | 5%         | Now               | \$175,200      | LIFE    | **                 |             |                | C             |  |
| Paint Peeling, Extent : Moderate, Area Affected : 25%           |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium In Basement                                |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%             |            |                   |                |         |                    |             |                |               |  |
| Location : Gymnasium In Basement                                |            |                   |                |         |                    |             |                |               |  |
| Granite Panels  | 5%         | Now               | \$45,100       | LIFE    | **                 |             |                | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%  |            |                   |                |         |                    |             |                |               |  |
| Location : Main Entrance Lobby                                  |            |                   |                |         |                    |             |                |               |  |
| Plaster   | 53%        |                   |                | LIFE    | **                 | 5           | \$82,000       | C             |  |
| SGFT/Glazed Masonry   | 20%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Wood  | 5%         |                   |                | LIFE    | **                 | 5           | \$103,200      | C             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| Architecture                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Interior

## Ceilings

|                      |     |  |  |      |     |   |           |   |
|----------------------|-----|--|--|------|-----|---|-----------|---|
| AcousTileConcealSpLn | 10% |  |  | 2027 | * * | 5 | \$51,600  | B |
| Exposed Concrete     | 25% |  |  | LIFE | * * | 5 | \$16,100  | B |
| Plaster              | 60% |  |  | LIFE | * * | 5 | \$154,900 | B |
| Wood                 | 5%  |  |  | LIFE | * * | 5 | \$180,800 | B |

| Electrical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |                  |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

## Under 600 Volts

## Service Equipment

|   |      |  |  |      |          |   |         |   |
|---|------|--|--|------|----------|---|---------|---|
| Fused Disc Sw   | 100% |  |  | 2022 | \$65,100 | 5 | \$1,400 | B |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |      |  |  |      |          |   |         |   |
| <i>Location : Electrical Room</i>                                 |      |  |  |      |          |   |         |   |
| <i>Explanation : No Rating Available</i>                          |      |  |  |      |          |   |         |   |

## Switchgear / Switchboard

|  |     |     |          |      |           |   |         |   |
|--|-----|-----|----------|------|-----------|---|---------|---|
| Fused Disc Sw  | 80% |     |          | 2022 | \$238,400 | 5 | \$1,100 | B |
| Fused Knife Sw   | 20% | 2-4 | \$59,600 | 2052 | * *       | 5 | \$100   | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |           |   |         |   |
| <i>Location : Basement</i>   |     |     |          |      |           |   |         |   |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |     |     |          |      |           |   |         |   |
| <i>Location : Basement</i>   |     |     |          |      |           |   |         |   |
| <i>Explanation : Obsolete Equipment</i>                            |     |     |          |      |           |   |         |   |

## Raceway

|         |     |  |  |      |           |   |  |   |
|---------|-----|--|--|------|-----------|---|--|---|
| Conduit | 90% |  |  | 2022 | \$357,700 | 1 |  | B |
| Conduit | 10% |  |  | 2042 | * *       | 1 |  | B |

## Panelboards

|  |     |     |          |      |          |   |       |   |
|--|-----|-----|----------|------|----------|---|-------|---|
| Fused Disc Sw  | 10% |     |          | 2021 | \$36,100 | 5 | \$700 | B |
| Fused Knife Sw   | 10% | 2-4 | \$36,100 | 2047 | * *      | 5 | \$400 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |          |   |       |   |
| <i>Location : Basement</i>   |     |     |          |      |          |   |       |   |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |     |     |          |      |          |   |       |   |
| <i>Location : Basement</i>   |     |     |          |      |          |   |       |   |
| <i>Explanation : Obsolete Equipment</i>                            |     |     |          |      |          |   |       |   |

|  |     |     |          |      |     |   |       |   |
|--|-----|-----|----------|------|-----|---|-------|---|
| Fused Toggle Switch  | 10% | 2-4 | \$36,100 | 2047 | * * | 5 | \$400 | B |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |     |   |       |   |
| <i>Location : Basement</i>   |     |     |          |      |     |   |       |   |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |     |     |          |      |     |   |       |   |
| <i>Location : Basement</i>   |     |     |          |      |     |   |       |   |
| <i>Explanation : Obsolete Equipment</i>                            |     |     |          |      |     |   |       |   |

|                  |     |  |  |      |           |   |         |   |
|------------------|-----|--|--|------|-----------|---|---------|---|
| Molded Case Bkrs | 10% |  |  | 2038 | * *       | 5 | \$800   | B |
| Molded Case Bkrs | 50% |  |  | 2021 | \$180,700 | 5 | \$4,100 | B |
| Molded Case Bkrs | 10% |  |  | 2030 | * *       | 5 | \$800   | B |

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**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Braided Cloth   | 90%               | 2-4                      | \$363,100             | 2047                      | * *                   | 1                  |                       | B                    |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 10%               |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2020                      | \$66,000              | 5                  | \$2,100               | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 2-4                      | \$900                 | LIFE                      | * *                   | 5                  | \$4,500               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement, Water Main</i>                            |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Corroded</i>                                     |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 90%               |                          |                       | 2022                      | \$2,240,100           | 10                 | \$227,900             | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| Incandescent  | 10%               |                          |                       | 2017                      | \$248,900             | 2                  | \$600                 | B                    |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery  | 50%               |                          |                       | 2027                      | * *                   | 10                 | \$33,300              | B                    |
| Exit, Service   | 50%               |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 100%              |                          |                       | 2017                      | \$128,000             | 10                 | \$1,000               | B                    |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$52,900              | 1                  | \$5,700               | B                    |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| Generic   | 5%                |                          |                       | 2022                      | \$181,200             | 1-3                | \$9,500               | B                    |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Utility Steam  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| <b>Conversion Equipment</b>                                  |                   |                          |                       |                           |                       |                    |                       |                      |
| Pres. Reducing Valve/LP Steam                                | 100%              |                          |                       | 2025                      | * *                   | 5                  | \$16,400              | B                    |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump  | 100%              | Now                      | \$109,900             | 2032                      | * *                   | 4                  | \$13,600              | B                    |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Condensate Return Pump</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler   | 20%               |                          |                       | 2017                      | \$339,500             | 1                  | \$34,200              | B                    |
| Convactor/Radiator  | 70%               |                          |                       | 2027                      | * *                   | 1                  | \$62,600              | B                    |
| Fan Coil Unit/Heat  | 10%               |                          |                       | 2022                      | \$471,400             | 1                  | \$8,900               | B                    |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity   | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit  | 60%               |                          |                       | 2017                      | \$388,300             | 1                  |                       | B                    |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$154,000             | B                    |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior  | 100%              | Now                      | \$104,400             | 2022                      | \$348,000             | 2                  | \$6,800               | B                    |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Fan Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper  | 100%              |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp  | 100%              |                          |                       | 2022                      | \$97,700              | 4                  | \$41,100              | B                    |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$136,800             | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron   | 100%              | Now                      | \$87,900              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                      |
| Submersible   | 100%              |                          |                       | 2014                      | \$6,200               | 4                  | \$2,000               | B                    |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       | B                    |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Elevators   |                   |                          |                       |                           |                       |                    |                       |                      |
| Geared Traction   | 100%              |                          |                       | LIFE                      | * *                   |                    |                       | C                    |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 5 Units</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Standpipe   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              | 0-2                      | \$449,400             | 2042                      | * *                   | 1-5                | \$98,100              | B                    |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Tank</i>                                    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Tank In Poor Condition</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WASHINGTON IRVING HIGH SCHOOL -M**  
**Asset # : 698**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
| Sprinkler        |                |                |                   |                    |         |                |             |                |               |
|                  | No Component   | 95%            |                   |                    |         |                |             |                | D             |
|                  | Generic        | 5%             |                   |                    | 2032    | * *            | 1-2         | \$3,900        | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WEB DUBOIS ACADEMIC H.S. - BK  
**Address** : 402 EASTERN PKWY.  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K824  
**Program / Asset #** : BOE1081.000 / 14427 **Yr Built/Renovated** : 1912 / 1993  
**Area Sq Ft** : 55,730 **Project Type** : EDUCATION  
**Date of Survey** : 25-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 1267 **Lot** : 1 **BIN** : 3032886

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$50,700              | \$262,500             |
| Interior Architecture | \$439,300             | \$598,400             |
| Electrical            | \$1,061,000           | \$313,900             |
| Mechanical            | \$220,600             |                       |
| <b>Total</b>          | <b>\$1,771,700</b>    | <b>\$1,174,800</b>    |
| Priority A            | \$50,700              | \$262,500             |
| Priority B            | \$1,541,500           | \$313,900             |
| Priority C            | \$179,500             | \$598,400             |
| <b>Total</b>          | <b>\$1,771,700</b>    | <b>\$1,174,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,400        |                 |                 | \$9,400         |
| Interior Architecture | \$20,500        | \$1,000         |                 | \$7,800         |
| Electrical            | \$3,600         | \$4,000         | \$65,900        | \$3,400         |
| Mechanical            | \$13,100        | \$11,000        | \$25,700        | \$8,600         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$20,000</b> | <b>\$95,500</b> | <b>\$33,200</b> |
| Priority A            | \$28,400        |                 |                 | \$9,400         |
| Priority B            | \$20,700        | \$18,900        | \$95,500        | \$16,000        |
| Priority C            | \$20,500        | \$1,000         |                 | \$7,800         |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$20,000</b> | <b>\$95,500</b> | <b>\$33,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WEB DUBOIS ACADEMIC H.S. - BK**  
**Asset # : 14427**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior   |            |                   |                |         |                    |             |                |               |  |
| Exterior Walls   |            |                   |                |         |                    |             |                |               |  |
| Bronze/Brass   | 5%         |                   |                | LIFE    | **                 |             |                | A             |  |
| Cast in Place Concrete   | 10%        |                   |                | LIFE    | **                 | 5           | \$20,000       | A             |  |
| Cast Stone/Terra Cotta   | 30%        |                   |                | LIFE    | **                 | 5           | \$93,600       | A             |  |
| Masonry: Brick   | 50%        |                   |                | LIFE    | **                 | 5           | \$20,000       | A             |  |
| Stucco Cement  | 5%         |                   |                | 2034    | **                 | 5           | \$5,000        | A             |  |
| Windows  |            |                   |                |         |                    |             |                |               |  |
| Aluminum   | 100%       |                   |                | 2037    | **                 | 5           | \$18,700       | A             |  |
| Parapets   |            |                   |                |         |                    |             |                |               |  |
| Cast Stone/Terra Cotta   | 40%        |                   |                | LIFE    | **                 | 5           | \$10,000       | A             |  |
| Masonry: Brick   | 60%        | Now               | \$25,900       | LIFE    | **                 | 5           | \$1,900        | A             |  |
| Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Roof   |            |                   |                |         |                    |             |                |               |  |
| Modified Bitumen   | 100%       | Now               | \$50,700       | 2021    | \$168,800          |             |                | A             |  |
| Ponding, Extent : Severe, Area Affected : 50%                    |            |                   |                |         |                    |             |                |               |  |
| Location : At Various Locations                                  |            |                   |                |         |                    |             |                |               |  |
| Recent Repair Evident, Extent : Light, Area Affected : 50%       |            |                   |                |         |                    |             |                |               |  |
| Location : Patching at Various Locations                         |            |                   |                |         |                    |             |                |               |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 3%         |                   |                | LIFE    | **                 | 5           | \$4,500        | C             |  |
| Ceramic Tile   | 3%         |                   |                | 2030    | **                 | 5           | \$2,000        | C             |  |
| Quarry Tile  | 2%         |                   |                | 2034    | **                 | 5           | \$2,000        | C             |  |
| Vinyl Tile   | 92%        | 0-2               | \$179,500      | 2021    | \$598,400          | 3           | \$23,500       | C             |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 40%  |            |                   |                |         |                    |             |                |               |  |
| Location : At Various Locations                                  |            |                   |                |         |                    |             |                |               |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%       |            |                   |                |         |                    |             |                |               |  |
| Location : At Various Locations                                  |            |                   |                |         |                    |             |                |               |  |
| Ponding, Extent : Severe, Area Affected : 10%                    |            |                   |                |         |                    |             |                |               |  |
| Location : Water Damage At Storage Rooms Adjacent To Street      |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE    | **                 | 5           | \$1,300        | C             |  |
| Gypsum Board   | 85%        | 4+                | \$19,500       | LIFE    | **                 | 5           | \$32,000       | C             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Various Locations                                     |            |                   |                |         |                    |             |                |               |  |
| Masonry: Brick   | 10%        |                   |                | LIFE    | **                 |             |                | C             |  |
| Paint Peeling, Extent : Moderate, Area Affected : 5%             |            |                   |                |         |                    |             |                |               |  |
| Location : Stair Bulkheads                                       |            |                   |                |         |                    |             |                |               |  |

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**DEPARTMENT OF EDUCATION - 040**  
**WEB DUBOIS ACADEMIC H.S. - BK**  
**Asset # : 14427**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

|                      |     |     |           |      |     |   |          |   |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|
| AcousTileSusp.Lay-In | 95% | 0-2 | \$259,800 | 2026 | * * | 5 | \$32,400 | B |
|----------------------|-----|-----|-----------|------|-----|---|----------|---|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%**Location : At Various Locations**Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : At Various Locations**Misaligned/Bulging, Extent : Moderate, Area Affected : 25%**Location : At Various Locations**Staining/Discoloring, Extent : Moderate, Area Affected : 25%**Location : At Various Locations*

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Exposed Concrete | 5% |  |  | LIFE | * * | 5 | \$500 | B |
|------------------|----|--|--|------|-----|---|-------|---|

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$16,000 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electric Meter Room**Explanation : 4000a Main Disconnect*

## Switchgear / Switchboard

|               |      |  |  |      |          |   |       |   |
|---------------|------|--|--|------|----------|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2021 | \$89,400 | 5 | \$200 | B |
|---------------|------|--|--|------|----------|---|-------|---|

## Raceway

|         |     |  |  |      |     |   |  |   |
|---------|-----|--|--|------|-----|---|--|---|
| Conduit | 10% |  |  | 2031 | * * | 1 |  | B |
|---------|-----|--|--|------|-----|---|--|---|

|         |     |  |  |      |          |   |  |   |
|---------|-----|--|--|------|----------|---|--|---|
| Conduit | 90% |  |  | 2021 | \$76,700 | 1 |  | B |
|---------|-----|--|--|------|----------|---|--|---|

## Panelboards

|               |    |  |  |      |         |   |       |   |
|---------------|----|--|--|------|---------|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2020 | \$4,000 | 5 | \$100 | B |
|---------------|----|--|--|------|---------|---|-------|---|

|               |    |  |  |      |     |   |       |   |
|---------------|----|--|--|------|-----|---|-------|---|
| Fused Disc Sw | 5% |  |  | 2029 | * * | 5 | \$100 | B |
|---------------|----|--|--|------|-----|---|-------|---|

|                  |     |  |  |      |          |   |         |   |
|------------------|-----|--|--|------|----------|---|---------|---|
| Molded Case Bkrs | 85% |  |  | 2020 | \$67,200 | 5 | \$1,000 | B |
|------------------|-----|--|--|------|----------|---|---------|---|

|                  |    |  |  |      |     |   |       |   |
|------------------|----|--|--|------|-----|---|-------|---|
| Molded Case Bkrs | 5% |  |  | 2029 | * * | 5 | \$100 | B |
|------------------|----|--|--|------|-----|---|-------|---|

## Wiring

|               |     |  |  |      |     |   |  |   |
|---------------|-----|--|--|------|-----|---|--|---|
| Thermoplastic | 10% |  |  | 2031 | * * | 1 |  | B |
|---------------|-----|--|--|------|-----|---|--|---|

|               |     |  |  |      |          |   |  |   |
|---------------|-----|--|--|------|----------|---|--|---|
| Thermoplastic | 90% |  |  | 2021 | \$80,600 | 1 |  | B |
|---------------|-----|--|--|------|----------|---|--|---|

## Motor Controllers

|                 |      |  |  |      |          |   |       |   |
|-----------------|------|--|--|------|----------|---|-------|---|
| Locally Mounted | 100% |  |  | 2019 | \$12,700 | 5 | \$300 | B |
|-----------------|------|--|--|------|----------|---|-------|---|

## Ground

## Grounding Devices

|         |      |  |  |      |     |   |       |   |
|---------|------|--|--|------|-----|---|-------|---|
| Generic | 100% |  |  | LIFE | * * | 5 | \$700 | B |
|---------|------|--|--|------|-----|---|-------|---|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Room G-8 Closet**Explanation : Connected To Main Water Pipe.*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**WEB DUBOIS ACADEMIC H.S. - BK**  
**Asset # : 14427**

| <b>Electrical</b>                    | <b>Current Repair</b> |                              |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                          |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|--------------------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority<br/>Code</b> |

**Lighting**

## Interior Lighting

## Fluorescent

98%

2016

\$402,900

10

\$41,000

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps. Controlled By Switches.*

## Incandescent

2%

2016

\$8,200

2

B

## Egress Lighting

## Emergency, Battery

48%

2016

\$9,100

10

\$5,300

B

## Emergency, Battery

2%

2021

\$400

10

\$200

B

## Exit, Battery

48%

2016

\$18,200

10

\$1,500

B

## Exit, Battery

2%

2021

\$800

10

\$100

B

## Exterior Lighting

## HID

100%

2016

\$19,000

10

\$100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior Walls**Explanation : Timer Controlled***Alarm**

## Security System

## Under Construction

50%

D

## Generic

50%

2016

\$78,700

1

\$8,500

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Working Order.*

## Fire/Smoke Detection

## Generic

100%

2016

\$538,500

1-3

\$28,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Working Order.*

| <b>Mechanical</b>                    | <b>Current Repair</b> |                              |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                          |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|--------------------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority<br/>Code</b> |

**Heating**

## Energy Source

## Electricity

20%

2047

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Various**Explanation : Electric Resistance Heat*

## Natural Gas

80%

2047

\* \*

1

B

## Distribution

## Ductwork/Diffusers

90%

LIFE

\* \*

2-5

\$22,900

B

## No Component

10%

D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WEB DUBOIS ACADEMIC H.S. - BK**  
**Asset # : 14427**

| Mechanical                     |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type          | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Heating                        |  |                   |                |                    |                |             |                |               |
| Terminal Devices               |  |                   |                |                    |                |             |                |               |
| Air Handler                    | 90%  | 4+                | \$5,000        | 2029               | * *            | 1           | \$22,900       | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Temperature Control System Not Working Adequately                         |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : (4) Roof Units, Package, Serve 1 Floor Each; Replaced 2009             |                   |                |                    |                |             |                |               |
| Convactor/Radiator             | 10%  |                   |                | 2038               | * *            | 1           | \$1,500        | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Various   |                   |                |                    |                |             |                |               |
|                                | Explanation : Electric Resistance Heat   |                   |                |                    |                |             |                |               |
| Air Conditioning               |  |                   |                |                    |                |             |                |               |
| Energy Source                  |  |                   |                |                    |                |             |                |               |
| Electricity                    | 100%   |                   |                | 2043               | * *            | 1           |                | B             |
| Conversion Equipment           |  |                   |                |                    |                |             |                |               |
| Ext Pkg Unit - Heating/Cooling | 97%  | 4+                | \$6,700        | 2029               | * *            | 2           | \$2,200        | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Temperature Control System Throughout Is Not Properly Working             |                   |                |                    |                |             |                |               |
|                                | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Roof  |                   |                |                    |                |             |                |               |
|                                | Explanation : (4) Roof Top, Packaged; Replaced In 2009                               |                   |                |                    |                |             |                |               |
| Window/Wall Unit               | 3%   |                   |                | 2019               | \$3,200        | 1           |                | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Art Room, Principal, Assistant Principal                                  |                   |                |                    |                |             |                |               |
|                                | Explanation : Units Needed Prior To Replacement Of Roof Units. No need for them now. |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   | 0-2               | \$220,600      | LIFE               | * *            | 2           | \$59,300       | B             |
|                                | Malfunctioning, Extent : Moderate, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Systems Need Air Balancing Throughout                                     |                   |                |                    |                |             |                |               |
| Heat Rejection                 |  |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 2%   |                   |                | 2029               | * *            | 2           | \$600          | B             |
|                                | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                |                    |                |             |                |               |
|                                | Location : Outside Wall Elevated   |                   |                |                    |                |             |                |               |
|                                | Explanation : Split System Serving Data/communication Room                           |                   |                |                    |                |             |                |               |
| Air Condenser Unit             | 2%   |                   |                | 2029               | * *            | 2           | \$600          | B             |
|                                | Not in Service, Extent : Light, Area Affected : 100%                                 |                   |                |                    |                |             |                |               |
|                                | Location : Roof; Serves New Security Room; Not Fully Installed                       |                   |                |                    |                |             |                |               |
| No Component                   | 96%  |                   |                |                    |                |             |                | D             |
| Ventilation                    |  |                   |                |                    |                |             |                |               |
| Distribution                   |  |                   |                |                    |                |             |                |               |
| Ductwork/Diffusers             | 100%   |                   |                | LIFE               | * *            | 2-5         | \$25,400       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**WEB DUBOIS ACADEMIC H.S. - BK**  
**Asset # : 14427**

| Mechanical         |                    | Current Repair |                   | Future Replacement   |         | Maintenance    |             |                |               |
|--------------------|--------------------|----------------|-------------------|--|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation        |                    |                |                   |  |         |                |             |                |               |
|                    | Exhaust Fans       |                |                   |  |         |                |             |                |               |
|                    | Roof               | 98%            |                   |  | 2029    | * *            | 2           | \$1,400        | B             |
|                    |                    |                |                   | Recent Installation, Extent : Light, Area Affected : 100%          |         |                |             |                |               |
|                    |                    |                |                   | Location : 3rd Floor; (2) Exhaust Hoods Service Science Lab.       |         |                |             |                |               |
|                    |                    |                |                   | Recent Replace Evident, Extent : Light, Area Affected : 100%       |         |                |             |                |               |
|                    |                    |                |                   | Location : Roof; Serving General Exhaust                           |         |                |             |                |               |
|                    | Roof               | 2%             |                   |  | 2029    | * *            | 2           |                | B             |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%            |         |                |             |                |               |
|                    |                    |                |                   | Location : Roof  |         |                |             |                |               |
|                    |                    |                |                   | Explanation : Kitchen Hood Exhaust                                 |         |                |             |                |               |
| Plumbing           |                    |                |                   |  |         |                |             |                |               |
|                    | H/C Water Piping   |                |                   |  |         |                |             |                |               |
|                    | Brass/Copper       | 98%            |                   |  | 2047    | * *            | 1           |                | B             |
|                    | Galv Iron/Steel    | 2%             |                   |  | 2034    | * *            | 1           |                | B             |
|                    | Water Heater       |                |                   |  |         |                |             |                |               |
|                    | Electric           | 100%           |                   |  | 2020    | \$8,100        | 4           | \$300          | B             |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%            |         |                |             |                |               |
|                    |                    |                |                   | Location : Ground Floor Heater Room                                |         |                |             |                |               |
|                    |                    |                |                   | Explanation : (2) 80 Gallons Storage Each.                         |         |                |             |                |               |
|                    | Sanitary Piping    |                |                   |  |         |                |             |                |               |
|                    | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |                |                   |  |         |                |             |                |               |
|                    | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |                |                   |  |         |                |             |                |               |
|                    | Submersible        | 100%           |                   |  | 2015    | \$6,200        | 4           | \$2,000        | B             |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%            |         |                |             |                |               |
|                    |                    |                |                   | Location : Basement Floor Storage Rooms                            |         |                |             |                |               |
|                    |                    |                |                   | Explanation : (1) Dual Pump Serving Drains; (1) Pump Serving Storm |         |                |             |                |               |
|                    | Fixtures           |                |                   |  |         |                |             |                |               |
|                    | Generic            | 100%           |                   |  |         |                |             |                | B             |
| Vertical Transport |                    |                |                   |  |         |                |             |                |               |
|                    | Elevators          |                |                   |  |         |                |             |                |               |
|                    | Geared Traction    | 100%           |                   |  | LIFE    | * *            |             |                | C             |
| Fire Suppression   |                    |                |                   |  |         |                |             |                |               |
|                    | Standpipe          |                |                   |  |         |                |             |                |               |
|                    | No Component       | 34%            |                   |  |         |                |             |                | D             |
|                    | Generic            | 66%            |                   |  | 2047    | * *            | 1-5         | \$15,800       | B             |
|                    | Sprinkler          |                |                   |  |         |                |             |                |               |
|                    | No Component       | 80%            |                   |  |         |                |             |                | D             |
|                    | Generic            | 20%            |                   |  | 2041    | * *            | 1-2         | \$2,600        | B             |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WEST BROOKLYN COMMUNITY H.S. -BK  
**Address** : 1053 41ST STREET  
**Borough** : BROOKLYN **Agency's Number** : LEASE-K781  
**Program / Asset #** : BOE1080.000 / 14426 **Yr Built/Renovated** : 1958 / 2006  
**Area Sq Ft** : 37,062 **Project Type** : EDUCATION  
**Date of Survey** : 12-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5587 **Lot** : 38 **BIN** : 3328583

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$485,400             | \$168,500             |
| Interior Architecture | \$151,400             |                       |
| Electrical            | \$462,700             | \$78,700              |
| Mechanical            | \$162,000             | \$67,500              |
| <b>Total</b>          | <b>\$1,261,500</b>    | <b>\$314,700</b>      |
| Priority A            | \$485,400             | \$168,500             |
| Priority B            | \$624,700             | \$146,200             |
| Priority C            | \$151,400             |                       |
| <b>Total</b>          | <b>\$1,261,500</b>    | <b>\$314,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,100         |                 |                 | \$23,700        |
| Interior Architecture | \$35,700         | \$3,000         | \$2,000         | \$1,400         |
| Electrical            | \$32,400         | \$3,200         | \$40,000        | \$3,000         |
| Mechanical            | \$46,000         | \$4,000         | \$6,500         | \$4,000         |
| Elevators/Escalators  | \$11,400         |                 |                 |                 |
| <b>Total</b>          | <b>\$146,600</b> | <b>\$10,200</b> | <b>\$48,500</b> | <b>\$32,100</b> |
| Priority A            | \$21,100         |                 |                 | \$23,700        |
| Priority B            | \$94,200         | \$7,200         | \$46,600        | \$7,000         |
| Priority C            | \$31,300         | \$3,000         | \$2,000         | \$1,400         |
| <b>Total</b>          | <b>\$146,600</b> | <b>\$10,200</b> | <b>\$48,500</b> | <b>\$32,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WEST BROOKLYN COMMUNITY H.S. -BK**  
**Asset # : 14426**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 85%        | 0-2               | \$48,300       | LIFE               | * *            | 5           | \$28,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%                                     |            |                   |                |                    |                |             |                |               |
| Location : Various Locations  |            |                   |                |                    |                |             |                |               |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 100%                                   |            |                   |                |                    |                |             |                |               |
| Location : Masonry Relieving Angles At All Windows  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 5%         |                   |                | LIFE               | * *            | 5           | \$1,300        | A             |
| Masonry: Limestone  | 10%        | Now               | \$8,500        | LIFE               | * *            | 5           | \$2,500        | A             |
| Spalling, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |               |
| Location : Above Main Entrance  |            |                   |                |                    |                |             |                |               |
| Other Observation, Extent : Moderate, Area Affected : 70%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Limestone Window Sills Are Stained From Rust Running Down Off Mtl. Window Guards. |            |                   |                |                    |                |             |                |               |
| Windows   |            |                   |                |                    |                |             |                |               |
| Steel   | 100%       | Now               | \$437,100      | 2046               | * *            | 5           | \$41,000       | A             |
| Air Infiltration, Extent : Severe, Area Affected : 50%  |            |                   |                |                    |                |             |                |               |
| Location : Various Throughout   |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Severe, Area Affected : 100%                                    |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 70%        | 0-2               | \$12,600       | LIFE               | * *            | 5           | \$3,800        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%                                     |            |                   |                |                    |                |             |                |               |
| Location : Various Locations  |            |                   |                |                    |                |             |                |               |
| Masonry: Limestone  | 30%        |                   |                | LIFE               | * *            | 5           | \$2,000        | A             |
| Other Observation, Extent : Moderate, Area Affected : 60%                                       |            |                   |                |                    |                |             |                |               |
| Location : Throughout   |            |                   |                |                    |                |             |                |               |
| Explanation : Limestone Coping Is Stained.  |            |                   |                |                    |                |             |                |               |
| Roof  |            |                   |                |                    |                |             |                |               |
| Roll Roofing  | 100%       |                   |                | 2022               | \$127,500      | 5           | \$47,500       | A             |
| Other Observation, Extent : Severe, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : All  |            |                   |                |                    |                |             |                |               |
| Explanation : Recently Replaced.  |            |                   |                |                    |                |             |                |               |
| Interior  |            |                   |                |                    |                |             |                |               |
| Floors  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 5%         |                   |                | 2030               | * *            | 5           | \$2,300        | C             |
| Terrazzo  | 30%        | 0-2               | \$8,200        | LIFE               | * *            | 5           | \$10,600       | C             |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%                                      |            |                   |                |                    |                |             |                |               |
| Location : At Various Locations   |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 35%        |                   |                | 2016               | \$151,400      | 3           | \$6,000        | C             |
| Other Observation, Extent : Moderate, Area Affected : 100%                                      |            |                   |                |                    |                |             |                |               |
| Location : As Listed In Observation.  |            |                   |                |                    |                |             |                |               |
| Explanation : Tiles Are 9x9's Located In Almost All Classrooms On The 1st & 2nd Floors.         |            |                   |                |                    |                |             |                |               |
| Vinyl Tile  | 25%        |                   |                | 2026               | * *            | 3           | \$5,700        | C             |
| Wood  | 5%         |                   |                | 2049               | * *            | 5           | \$4,300        | C             |

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**DEPARTMENT OF EDUCATION - 040**  
**WEST BROOKLYN COMMUNITY H.S. -BK**  
**Asset # : 14426**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior  |            |                   |                |                    |                |             |                |               |
| Interior Walls  |            |                   |                |                    |                |             |                |               |
| Ceramic Tile  | 10%        |                   |                | 2030               | **             | 5           | \$3,700        | C             |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$1,500        | C             |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster   | 60%        | 4+                | \$8,200        | LIFE               | **             | 5           | \$6,700        | C             |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>     |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations</i>                               |            |                   |                |                    |                |             |                |               |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE               | **             |             |                | C             |
| Ceilings  |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered   | 5%         |                   |                | 2034               | **             | 5           | \$2,300        | B             |
| Exposed Concrete  | 1%         |                   |                | LIFE               | **             | 5           | \$100          | B             |
| Plaster   | 94%        | 4+                | \$14,700       | LIFE               | **             | 5           | \$26,700       | B             |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Various Locations</i>                               |            |                   |                |                    |                |             |                |               |
| Site Enclosure  |            |                   |                |                    |                |             |                |               |
| Fence/Gates   |            |                   |                |                    |                |             |                |               |
| Chain link  | 90%        | Now               | \$11,400       | 2051               | **             |             |                | C             |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>    |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |               |
| <i>Location : Adjacent To Retaining Wall Area.</i>                |            |                   |                |                    |                |             |                |               |
| <i>Explanation : Fence Is Leaning In Places.</i>                  |            |                   |                |                    |                |             |                |               |
| Iron Picket   | 10%        |                   |                | 2041               | **             |             |                | C             |
| Retaining Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 100%       |                   |                | 2056               | **             |             |                | C             |
| Site Pavements  |            |                   |                |                    |                |             |                |               |
| Parking/Driveway  |            |                   |                |                    |                |             |                |               |
| Asphalt   | 95%        | 0-2               | \$3,700        | 2034               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete  | 5%         | 0-2               | \$1,200        | 2041               | **             |             |                | C             |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 70%</i>   |            |                   |                |                    |                |             |                |               |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |               |

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Service Equipment   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2047               | **             | 5           | \$100          | B             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |               |
| <i>Location : Electrical Room</i>                                 |            |                   |                |                    |                |             |                |               |
| <i>Explanation : 2-400 Amperes Main Service Switches.</i>         |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard  |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2047               | **             | 5           | \$100          | B             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WEST BROOKLYN COMMUNITY H.S. -BK**  
**Asset # : 14426**

| Electrical            |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|-----------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts       |  |                   |                |         |                    |             |                |               |  |
| Raceway               |  |                   |                |         |                    |             |                |               |  |
| Conduit               | 85%  |                   |                | 2021    | \$30,700           | 1           |                | B             |  |
| Conduit               | 15%  |                   |                | 2047    | * *                | 1           |                | B             |  |
| Panelboards           |  |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs      | 85%  |                   |                | 2020    | \$48,000           | 5           | \$700          | B             |  |
| Molded Case Bkrs      | 15%  |                   |                | 2043    | * *                | 5           | \$100          | B             |  |
| Wiring                |  |                   |                |         |                    |             |                |               |  |
| Braided Cloth         | 85%  | 2-4               | \$29,500       | 2046    | * *                | 1           |                | B             |  |
|                       | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |  |
| Thermoplastic         | 15%  |                   |                | 2047    | * *                | 1           |                | B             |  |
| Motor Controllers     |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted       | 25%  |                   |                | 2038    | * *                | 5           | \$100          | B             |  |
| Locally Mounted       | 75%  |                   |                | 2019    | \$9,500            | 5           | \$200          | B             |  |
| Ground                |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices     |  |                   |                |         |                    |             |                |               |  |
| Generic               | 100%   |                   |                | LIFE    | * *                | 5           | \$400          | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Water Meter Room                                |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Connected To Metal Water Pipe.               |                   |                |         |                    |             |                |               |  |
| Lighting              |  |                   |                |         |                    |             |                |               |  |
| Interior Lighting     |  |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 95%  |                   |                | 2026    | * *                | 10          | \$26,400       | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Throughout The Building                         |                   |                |         |                    |             |                |               |  |
|                       | Explanation : T-8 Lamps                                    |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 2%   |                   |                | 2026    | * *                | 10          | \$600          | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Staircase Landings                              |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Compact Fluorescent Lamps                    |                   |                |         |                    |             |                |               |  |
| Incandescent          | 3%   |                   |                | 2016    | \$8,200            | 2           |                | B             |  |
| Egress Lighting       |  |                   |                |         |                    |             |                |               |  |
| Emergency, Battery    | 25%  |                   |                | 2029    | * *                | 10          | \$1,800        | B             |  |
| Emergency, Battery    | 25%  |                   |                | 2021    | \$3,100            | 10          | \$1,800        | B             |  |
| Exit, Service         | 25%  |                   |                | 2029    | * *                | 1           |                | B             |  |
| Exit, Service         | 25%  |                   |                | 2021    | \$1,300            | 1           |                | B             |  |
| Exterior Lighting     |  |                   |                |         |                    |             |                |               |  |
| Fluorescent           | 50%  |                   |                | 2026    | * *                | 10          | \$1,400        | B             |  |
|                       | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                       | Location : Main Entrance                                   |                   |                |         |                    |             |                |               |  |
|                       | Explanation : Compact Fluorescent Lamps                    |                   |                |         |                    |             |                |               |  |
| HID                   | 50%  |                   |                | 2026    | * *                | 10          |                | B             |  |

**Alarm**

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**WEST BROOKLYN COMMUNITY H.S. -BK**  
**Asset # : 14426**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

## Security System

Generic

100%

2016

\$104,600

1

\$11,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Building's Intrusion Alarm System Is Tied In To Central Monitoring Station.**Motion Sensors Were Observed In Each Floor.*

## Fire/Smoke Detection

Generic

100%

2016

\$358,100

1-3

\$18,700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Functional*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

## Energy Source

Interruptible Gas/Dual  
Fuel

100%

2047

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Oil Storage**Explanation : 75,000 Gal No. 2 Storage Per Custodian*

## Conversion Equipment

Steam Boiler

100%

2038

\* \*

1

\$30,100

B

## Distribution

Steam Piping/Pump

100%

0-2

\$72,400

2041

\* \*

4

\$1,500

B

*Leak Evident, Extent : Moderate, Area Affected : 30%**Location : Basement Under Slab*

## Terminal Devices

Convactor/Radiator

100%

2034

\* \*

1

\$9,800

B

**Air Conditioning**

## Energy Source

Electricity

100%

2043

\* \*

1

B

## Conversion Equipment

Window/Wall Unit

95%

2020

\$67,500

1

B

No Component

5%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Gym**Explanation : Ac Units Not Installed Yet***Ventilation**

## Distribution

Ductwork/Diffusers

100%

0-2

\$89,500

LIFE

\* \*

2-5

\$16,900

B

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Various*

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**DEPARTMENT OF EDUCATION - 040**  
**WEST BROOKLYN COMMUNITY H.S. -BK**  
**Asset # : 14426**

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |  |                   |                |                    |                |             |                |               |
| Exhaust Fans          |  |                   |                |                    |                |             |                |               |
| Roof                  | 100%   | Now               | \$27,500       | 2031               | * *            | 2           | \$700          | B             |
|                       | Unit Inoperable, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Explanation : New Lab Exhaust Fan Not Wired At This Time   |                   |                |                    |                |             |                |               |
| Plumbing              |  |                   |                |                    |                |             |                |               |
| H/C Water Piping      |  |                   |                |                    |                |             |                |               |
| Brass/Copper          | 100%   |                   |                | 2041               | * *            | 1           |                | B             |
| Sanitary Piping       |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   |                   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |  |                   |                |                    |                |             |                |               |
| Cast Iron             | 100%   | 0-2               | \$14,500       | LIFE               | * *            | 1           |                | B             |
|                       | Blockage /Clogged, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |               |
|                       | Location : Roof  |                   |                |                    |                |             |                |               |
|                       | Damaged, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |               |
|                       | Location : Various - Vertically At Exterior Bldg           |                   |                |                    |                |             |                |               |
| Backflow Preventer    |  |                   |                |                    |                |             |                |               |
| No Component          | 95%  |                   |                |                    |                |             |                | D             |
| Generic               | 5%   |                   |                | 2026               | * *            | 1           | \$100          | B             |
|                       | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |               |
|                       | Location : Boiler Room                                     |                   |                |                    |                |             |                |               |
|                       | Explanation : Serves Boiler Only                           |                   |                |                    |                |             |                |               |
| Fixtures              |  |                   |                |                    |                |             |                |               |
| Generic               | 100%   |                   |                |                    |                |             |                | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WILLIAM C. BRYANT HIGH SCHOOL -Q  
**Address** : 48-10 31 AVE.  
**Borough** : QUEENS **Agency's Number** : Q445  
**Program / Asset #** : BOE0877.000 / 1470 **Yr Built/Renovated** : 1939 / 1999  
**Area Sq Ft** : 275,100 **Project Type** : EDUCATION  
**Date of Survey** : 17-Sep-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,PH  
**Block** : 738 **Lot** : 2 **BIN** : 4013655

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,123,900           | \$120,000             |
| Interior Architecture | \$1,426,800           | \$937,200             |
| Electrical            | \$193,600             | \$3,547,700           |
| Mechanical            | \$200,300             | \$2,328,300           |
| <b>Total</b>          | <b>\$2,944,600</b>    | <b>\$6,933,300</b>    |
| Priority A            | \$1,123,900           | \$120,000             |
| Priority B            | \$557,100             | \$6,041,400           |
| Priority C            | \$1,263,500           | \$771,800             |
| <b>Total</b>          | <b>\$2,944,600</b>    | <b>\$6,933,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 | \$6,200         |                 |                  |
| Interior Architecture | \$33,400        | \$38,100        | \$6,800         | \$11,300         |
| Electrical            | \$2,000         | \$1,100         | \$3,900         | \$68,500         |
| Mechanical            | \$49,300        | \$33,200        | \$60,300        | \$33,200         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$92,500</b> | <b>\$86,500</b> | <b>\$78,900</b> | <b>\$120,900</b> |
| Priority A            |                 | \$6,200         |                 |                  |
| Priority B            | \$81,200        | \$52,800        | \$72,100        | \$109,600        |
| Priority C            | \$11,300        | \$27,500        | \$6,800         | \$11,300         |
| <b>Total</b>          | <b>\$92,500</b> | <b>\$86,500</b> | <b>\$78,900</b> | <b>\$120,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| Architecture          |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior              |  |                   |                |                    |                |             |                |               |
| Exterior Walls        |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 65%  | Now               | \$806,700      | LIFE               | **             | 5           | \$120,000      | A             |
|                       | Cracking/Crumbling, Extent : Severe, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Bulkhead Stairs 14 And 15                         |                   |                |                    |                |             |                |               |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |               |
|                       | Location : Courtyard, Mechanical Penthouse                   |                   |                |                    |                |             |                |               |
|                       | Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Stair 14 And 15                                   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Severe, Area Affected : 15%      |                   |                |                    |                |             |                |               |
|                       | Location : Bulkhead Stairs 14 And 15                         |                   |                |                    |                |             |                |               |
| Masonry: Granite      | 10%  |                   |                | LIFE               | **             | 5           | \$13,900       | A             |
| Masonry: Limestone    | 25%  |                   |                | LIFE               | **             | 5           | \$34,600       | A             |
|                       | Other Observation, Extent : Moderate, Area Affected : 75%    |                   |                |                    |                |             |                |               |
|                       | Location : North Facade                                      |                   |                |                    |                |             |                |               |
|                       | Explanation : Painted Surfaces                               |                   |                |                    |                |             |                |               |
| Windows               |  |                   |                |                    |                |             |                |               |
| Aluminum              | 98%  |                   |                | 2038               | **             | 5           | \$22,400       | A             |
| Glass Block           | 2%   |                   |                | LIFE               | **             | 5           | \$300          | A             |
| Parapets              |  |                   |                |                    |                |             |                |               |
| Masonry: Brick        | 80%  | Now               | \$54,000       | LIFE               | **             | 5           | \$8,100        | A             |
|                       | Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads 14 And 15, Penthouse At Gymnasium       |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Moderate, Area Affected : 10%             |                   |                |                    |                |             |                |               |
|                       | Location : Bulkheads 14 And 15                               |                   |                |                    |                |             |                |               |
| Masonry: Limestone    | 20%  |                   |                | LIFE               | **             | 5           | \$2,500        | A             |
| Roof                  |  |                   |                |                    |                |             |                |               |
| Built-Up (BUR)        | 71%  |                   |                | 2027               | **             | 10          | \$145,900      | A             |
| Copper/Terne          | 25%  | Now               | \$117,200      | 2050               | **             |             |                | A             |
|                       | Seams Open/Split, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |               |
|                       | Location : Over, Gymnasium                                   |                   |                |                    |                |             |                |               |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |               |
|                       | Location : Over Bulkhead 14/15, Gymnasium                    |                   |                |                    |                |             |                |               |
| Paver: Asphalt        | 2%   |                   |                | 2025               | **             | 10          | \$6,200        | A             |
| Skylight, Metal/Glass | 2%   |                   |                | 2032               | **             | 10          | \$13,700       | A             |

## Interior

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| Architecture   |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System         | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Interior       |   |                |                   |                |                    |                |             |                |               |
| Floors         |   |                |                   |                |                    |                |             |                |               |
|                | Cast in Place Concrete                                      | 5%             |                   |                | LIFE               | **             | 5           | \$39,700       | C             |
|                | Ceramic Tile  | 5%             |                   |                | 2025               | **             | 5           | \$18,100       | C             |
|                | Quarry Tile   | 3%             |                   |                | 2035               | **             | 5           | \$16,300       | C             |
|                | Terrazzo  | 5%             |                   |                | LIFE               | **             | 5           | \$14,200       | C             |
|                | Vinyl Tile  | 15%            |                   |                | 2022               | \$518,900      | 3           | \$20,400       | C             |
|                | Vinyl Tile  | 25%            |                   |                | 2017               | \$864,800      | 3           | \$45,400       | C             |
|                | Other Observation, Extent : Moderate, Area Affected : 100%  |                |                   |                |                    |                |             |                |               |
|                | Location : Various Classrooms                               |                |                   |                |                    |                |             |                |               |
|                | Explanation : 9x9 Tiles                                     |                |                   |                |                    |                |             |                |               |
|                | Wood  | 42%            | 4+                | \$323,200      | 2037               | **             | 5           | \$142,900      | C             |
|                | Deteriorated Finish, Extent : Moderate, Area Affected : 25% |                |                   |                |                    |                |             |                |               |
|                | Location : Classrooms                                       |                |                   |                |                    |                |             |                |               |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 25%         |                |                   |                |                    |                |             |                |               |
|                | Location : Classrooms                                       |                |                   |                |                    |                |             |                |               |
| Interior Walls |   |                |                   |                |                    |                |             |                |               |
|                | Ceramic Tile  | 5%             |                   |                | 2025               | **             | 5           | \$20,600       | C             |
|                | Concrete Masonry Unit                                       | 3%             |                   |                | LIFE               | **             | 5           | \$4,900        | C             |
|                | Masonry: Brick  | 10%            |                   |                | LIFE               | **             |             |                | C             |
|                | Marble Panels   | 5%             |                   |                | LIFE               | **             |             |                | C             |
|                | Plaster   | 5%             | Now               | \$75,500       | LIFE               | **             | 5           | \$6,200        | C             |
|                | Cracking/Crumbling, Extent : Severe, Area Affected : 15%    |                |                   |                |                    |                |             |                |               |
|                | Location : Bulkheads 14 And 15                              |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Severe, Area Affected : 15%     |                |                   |                |                    |                |             |                |               |
|                | Location : Bulkhead 14 And 15                               |                |                   |                |                    |                |             |                |               |
|                | Plaster   | 52%            |                   |                | LIFE               | **             | 5           | \$64,200       | C             |
|                | SGFT/Glazed Masonry   | 20%            |                   |                | LIFE               | **             |             |                | C             |
| Ceilings       |   |                |                   |                |                    |                |             |                |               |
|                | AcousTileConcealSpLn  | 5%             |                   |                | 2035               | **             | 5           | \$21,200       | B             |
|                | Exposed Concrete  | 15%            |                   |                | LIFE               | **             | 5           | \$8,000        | B             |
|                | Metal Panel   | 2%             | Now               | \$22,100       | LIFE               | **             | 5           | \$8,500        | B             |
|                | Deformed/Dented, Extent : Moderate, Area Affected : 30%     |                |                   |                |                    |                |             |                |               |
|                | Location : Cafeteria  |                |                   |                |                    |                |             |                |               |
|                | Loose Units, Extent : Moderate, Area Affected : 20%         |                |                   |                |                    |                |             |                |               |
|                | Location : Cafeteria  |                |                   |                |                    |                |             |                |               |
|                | Plaster   | 28%            | Now               | \$163,300      | LIFE               | **             | 5           | \$59,400       | B             |
|                | Cracking/Crumbling, Extent : Severe, Area Affected : 10%    |                |                   |                |                    |                |             |                |               |
|                | Location : Stair 14/15, Gymnasium, Room 441                 |                |                   |                |                    |                |             |                |               |
|                | Water Penetration, Extent : Severe, Area Affected : 10%     |                |                   |                |                    |                |             |                |               |
|                | Location : Various Classrooms                               |                |                   |                |                    |                |             |                |               |
|                | Plaster   | 50%            |                   |                | LIFE               | **             | 5           | \$106,000      | B             |

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

**Under 600 Volts**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| Electrical               |  | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--------------------------|--|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts          |  |                   |                |         |                    |             |                |               |  |
| Service Equipment        |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 40%  |                   |                | 2022    | \$26,100           | 5           | \$400          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Electric Service Room #1                        |                   |                |         |                    |             |                |               |  |
|                          | Explanation : 2000 Amps Service Switch                     |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 40%  |                   |                | 2022    | \$26,100           | 5           | \$400          | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Electric Service Room #2                        |                   |                |         |                    |             |                |               |  |
|                          | Explanation : 1600 Amps Service Switch                     |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 20%  |                   |                | 2032    | * *                | 5           | \$200          | B             |  |
|                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |               |  |
|                          | Location : Near Boiler Room                                |                   |                |         |                    |             |                |               |  |
|                          | Explanation : 2000 Amps Switch                             |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 100%   |                   |                | 2022    | \$298,000          | 5           | \$1,000        | B             |  |
| Raceway                  |  |                   |                |         |                    |             |                |               |  |
| Conduit                  | 90%  |                   |                | 2022    | \$357,700          | 1           |                | B             |  |
| Conduit                  | 10%  |                   |                | 2042    | * *                | 1           |                | B             |  |
| Panelboards              |  |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw            | 15%  |                   |                | 2021    | \$54,200           | 5           | \$800          | B             |  |
| Fused Disc Sw            | 5%   |                   |                | 2038    | * *                | 5           | \$300          | B             |  |
| Molded Case Bkrs         | 75%  |                   |                | 2021    | \$271,000          | 5           | \$4,500        | B             |  |
| Molded Case Bkrs         | 5%   |                   |                | 2038    | * *                | 5           | \$300          | B             |  |
| Wiring                   |  |                   |                |         |                    |             |                |               |  |
| Thermoplastic            | 85%  |                   |                | 2032    | * *                | 1           |                | B             |  |
| Thermoplastic            | 15%  |                   |                | 2042    | * *                | 1           |                | B             |  |
| Motor Controllers        |  |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 90%  | 0-2               | \$59,400       | 2042    | * *                | 5           | \$700          | B             |  |
|                          | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |         |                    |             |                |               |  |
|                          | Location : Throughout                                      |                   |                |         |                    |             |                |               |  |
| Locally Mounted          | 10%  |                   |                | 2020    | \$6,600            | 5           | \$200          | B             |  |
| Ground                   |  |                   |                |         |                    |             |                |               |  |
| Grounding Devices        |  |                   |                |         |                    |             |                |               |  |
| Generic                  | 50%  | 2-4               | \$500          | LIFE    | * *                | 5           | \$1,700        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Water Main                                   |                   |                |         |                    |             |                |               |  |
| Generic                  | 50%  | 2-4               | \$500          | LIFE    | * *                | 5           | \$1,700        | B             |  |
|                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |               |  |
|                          | Location : Basement  |                   |                |         |                    |             |                |               |  |
|                          | Explanation : Water Main                                   |                   |                |         |                    |             |                |               |  |

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| <b>Electrical</b>                |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|----------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>     | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Lighting</b>                  |   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting<br>Fluorescent | 97%   |                          |                       | 2022                      | \$2,120,600           | 10                 | \$215,700             | B                    |
|                                  | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : T-8 Lamps</i>  |                          |                       |                           |                       |                    |                       |                      |
| HID                              | 2%  |                          |                       | 2017                      | \$20,200              | 10                 | \$200                 | B                    |
| Incandescent                     | 1%  |                          |                       | 2017                      | \$21,900              | 2                  | \$100                 | B                    |
|                                  | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Auditorium</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : Original Fixtures</i>  |                          |                       |                           |                       |                    |                       |                      |
| Egress Lighting                  |   |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery               | 40%   |                          |                       | 2017                      | \$40,200              | 10                 | \$23,400              | B                    |
| Exit, Service                    | 60%   |                          |                       | 2027                      | * *                   | 1                  |                       | B                    |
| Exterior Lighting                |   |                          |                       |                           |                       |                    |                       |                      |
| HID                              | 100%  |                          |                       | 2017                      | \$93,900              | 10                 | \$700                 | B                    |
| <b>Alarm</b>                     |   |                          |                       |                           |                       |                    |                       |                      |
| Security System                  |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                     | 95%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                          | 5%  |                          |                       | 2022                      | \$38,800              | 1                  | \$4,200               | B                    |
| Fire/Smoke Detection             |   |                          |                       |                           |                       |                    |                       |                      |
| No Component                     | 95%   |                          |                       |                           |                       |                    |                       | D                    |
| Generic                          | 5%  |                          |                       | 2022                      | \$132,900             | 1-3                | \$7,000               | B                    |
| <b>Mechanical</b>                |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
| <b>System Component Type</b>     | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>                   |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                    |   |                          |                       |                           |                       |                    |                       |                      |
| Fuel Oil No 4                    | 100%  |                          |                       | 2032                      | * *                   | 5                  | \$75,100              | B                    |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Fuel Vault</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : 20,000 Gallon Tank</i>                                       |                          |                       |                           |                       |                    |                       |                      |
| Conversion Equipment             |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Boiler                     | 100%  | Now                      | \$67,300              | 2020                      | \$1,346,100           | 1                  | \$216,400             | B                    |
|                                  | <i>Not in Service, Extent : Severe, Area Affected : 80%</i>                   |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Boiler Room - Scheduled For Repair</i>                          |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Basement Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : 5 Units</i>  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                     |   |                          |                       |                           |                       |                    |                       |                      |
| Steam Piping/Pump                | 100%  | Now                      | \$38,600              | 2032                      | * *                   | 4                  | \$12,000              | B                    |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 20%</i>                 |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Location : Various Locations</i>   |                          |                       |                           |                       |                    |                       |                      |
|                                  | <i>Explanation : Vacuum Pump Noisy - Some Thermostat And Trap Work Needed</i> |                          |                       |                           |                       |                    |                       |                      |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| <b>Mechanical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |  |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices             |  |                          |                       |                           |                       |                    |                       |                      |
| Air Handler                  | 25%  | Now                      | \$7,500               | 2022                      | \$372,700             | 1                  | \$33,800              | B                    |
|                              | <i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>            |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Pneumatic Control System Throughout</i>                    |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator           | 65%  |                          |                       | 2027                      | * *                   | 1                  | \$51,000              | B                    |
| Unit Heater-Stm/HW           | 10%  |                          |                       | 2022                      | \$178,600             | 4                  | \$3,300               | B                    |
| <b>Air Conditioning</b>      |  |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |  |                          |                       |                           |                       |                    |                       |                      |
| Electricity                  | 100%   |                          |                       | 2030                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment         |  |                          |                       |                           |                       |                    |                       |                      |
| Window/Wall Unit             | 10%  | 0-2                      | \$11,400              | 2017                      | \$56,800              | 1                  |                       | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 20%</i>            |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Various Locations</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Aging Units</i>   |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 90%  |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>           |  |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |  |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers           | 100%   |                          |                       | LIFE                      | * *                   | 2-5                | \$135,200             | B                    |
| Exhaust Fans                 |  |                          |                       |                           |                       |                    |                       |                      |
| Interior                     | 95%  | Now                      | \$14,500              | 2022                      | \$290,400             | 2                  | \$5,700               | B                    |
|                              | <i>Broken, Extent : Moderate, Area Affected : 10%</i>                    |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Flexible Connections At Penthouse</i>                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Other Observation, Extent : Light, Area Affected : 20%</i>            |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Various Bathrooms</i>                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Fans Noisy And In Some Areas Not Vented To Outside</i>  |                          |                       |                           |                       |                    |                       |                      |
| Roof                         | 5%   |                          |                       | 2027                      | * *                   | 2                  | \$400                 | B                    |
| <b>Plumbing</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping             |  |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper                 | 100%   |                          |                       | 2032                      | * *                   | 1                  |                       | B                    |
| Water Heater                 |  |                          |                       |                           |                       |                    |                       |                      |
| Electric                     | 100%   |                          |                       | 2020                      | \$42,900              | 4                  | \$1,500               | B                    |
|                              | <i>Other Observation, Extent : Light, Area Affected : 20%</i>            |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : 80 Gallon Commercial -no Circulator To Storage Tank</i> |                          |                       |                           |                       |                    |                       |                      |
| HW Heat Exchanger            |  |                          |                       |                           |                       |                    |                       |                      |
| High Temp                    | 50%  | Now                      | \$8,600               | 2032                      | * *                   | 4                  | \$12,000              | B                    |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>         |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Location : Boiler Room</i>  |                          |                       |                           |                       |                    |                       |                      |
|                              | <i>Explanation : Has Visible Leaks</i>                                   |                          |                       |                           |                       |                    |                       |                      |
| Low Temp                     | 50%  |                          |                       | 2032                      | * *                   | 4                  | \$12,000              | B                    |
| Sanitary Piping              |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Storm Drain Piping           |  |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron                    | 100%   |                          |                       | LIFE                      | * *                   | 1                  |                       | B                    |
| Sump Pump(s)                 |  |                          |                       |                           |                       |                    |                       |                      |
| Rigid Piping                 | 100%   |                          |                       | 2022                      | \$10,300              | 4                  | \$2,000               | B                    |

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM C. BRYANT HIGH SCHOOL -Q**  
**Asset # : 1470**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                 |  |                   |                    |         |                |             |                |               |
|                    | Fixtures        |  |                   |                    |         |                |             |                |               |
|                    | Generic         | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |               |
|                    | Elevators       |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 80%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 80% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B-4   |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 1 Unit                                   |                   |                    |         |                |             |                |               |
|                    | Geared Traction | 20%  |                   | LIFE               |         | * *            |             |                | C             |
|                    |                 | Other Observation, Extent : Light, Area Affected : 20% |                   |                    |         |                |             |                |               |
|                    |                 | Location : B - G Located Outside                       |                   |                    |         |                |             |                |               |
|                    |                 | Explanation : 1 Freight Unit. Not In Service           |                   |                    |         |                |             |                |               |
| Fire Suppression   |                 |  |                   |                    |         |                |             |                |               |
|                    | Sprinkler       |  |                   |                    |         |                |             |                |               |
|                    | No Component    | 95%  |                   |                    |         |                |             |                | D             |
|                    | Generic         | 5%   |                   |                    | 2032    | * *            | 1-2         | \$3,400        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WILLIAM E. GRADY HIGH SCHOOL -BK  
**Address** : 25 BRIGHTON 4 RD. BTWN: BRIGHTON 6 ROAD  
**Borough** : BROOKLYN **Agency's Number** : K620  
**Program / Asset #** : BOE0650.000 / 1212 **Yr Built/Renovated** : 1957 / 1998  
**Area Sq Ft** : 200,000 **Project Type** : EDUCATION  
**Date of Survey** : 15-Feb-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,P  
**Block** : 7261 **Lot** : 47 **BIN** : 3196353

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$584,700             | \$247,500             |
| Interior Architecture | \$1,537,800           | \$47,900              |
| Electrical            | \$472,300             | \$783,000             |
| Mechanical            | \$119,100             | \$596,500             |
| <b>Total</b>          | <b>\$2,713,900</b>    | <b>\$1,674,900</b>    |
| Priority A            | \$584,700             | \$247,500             |
| Priority B            | \$963,200             | \$1,379,500           |
| Priority C            | \$1,166,100           | \$47,900              |
| <b>Total</b>          | <b>\$2,713,900</b>    | <b>\$1,674,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>   | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$59,800         | \$3,000         |                 | \$7,300          |
| Interior Architecture | \$15,400         |                 |                 | \$26,400         |
| Electrical            | \$34,500         | \$19,800        | \$17,200        | \$39,700         |
| Mechanical            | \$21,900         | \$27,500        | \$40,000        | \$54,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$135,500</b> | <b>\$54,200</b> | <b>\$61,100</b> | <b>\$131,400</b> |
| Priority A            | \$59,800         | \$3,000         |                 | \$7,300          |
| Priority B            | \$60,400         | \$51,200        | \$61,100        | \$97,700         |
| Priority C            | \$15,400         |                 |                 | \$26,400         |
| <b>Total</b>          | <b>\$135,500</b> | <b>\$54,200</b> | <b>\$61,100</b> | <b>\$131,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM E. GRADY HIGH SCHOOL -BK**  
**Asset # : 1212**

| Architecture           |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Exterior               |   |                   |                |         |                    |             |                |               |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 10%   | Now               | \$41,500       | LIFE    | **                 | 5           | \$12,300       | A             |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 55%   |                   |                | LIFE    | **                 | 5           | \$67,900       | A             |  |
| Metal Panel            | 10%   | Now               | \$39,100       | 2032    | **                 | 5           | \$23,200       | A             |  |
|                        | Deformed/Dented, Extent : Severe, Area Affected : 40%         |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Coiling Doors    | 5%  | Now               | \$151,500      | 2035    | **                 | 5           | \$9,600        | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 40% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Panel/Paver: Limestone | 17%   | Now               | \$130,200      | LIFE    | **                 | 5           | \$15,700       | A             |  |
|                        | Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Window Wall            | 3%  |                   |                | 2042    | **                 | 5           | \$13,900       | A             |  |
| Windows                |   |                   |                |         |                    |             |                |               |  |
| Aluminum               | 95%   | Now               | \$71,300       | 2038    | **                 | 5           | \$7,400        | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 20%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Louvers          | 5%  | Now               | \$7,700        | 2031    | **                 |             |                | A             |  |
|                        | Broken/Missing Elements, Extent : Severe, Area Affected : 33% |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Parapets               |   |                   |                |         |                    |             |                |               |  |
| Masonry: Brick         | 85%   | Now               | \$10,400       | LIFE    | **                 | 5           | \$7,800        | A             |  |
|                        | Miss/Damaged Flashings, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Metal Panel            | 2%  |                   |                | 2042    | **                 | 5           | \$700          | A             |  |
| Metal Rail             | 3%  |                   |                | 2035    | **                 | 5-10        | \$5,000        | A             |  |
| Panel/Paver: Limestone | 10%   |                   |                | LIFE    | **                 | 5           | \$1,000        | A             |  |
| Roof                   |   |                   |                |         |                    |             |                |               |  |
| Built-Up (BUR)         | 70%   | Now               | \$14,100       | 2027    | **                 |             |                | A             |  |
|                        | Miss/Damaged Flashings, Extent : Light, Area Affected : 10%   |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Copper/Terne           | 3%  | Now               | \$19,200       | 2037    | **                 |             |                | A             |  |
|                        | Water Penetration, Extent : Severe, Area Affected : 40%       |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Roll Roofing           | 20%   | Now               | \$8,400        | 2021    | \$167,200          | 5           | \$31,100       | A             |  |
|                        | Water Penetration, Extent : Light, Area Affected : 10%        |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |
| Skylight, Metal/Glass  | 5%  |                   |                | 2042    | **                 | 10          | \$31,100       | A             |  |
| Skylight, Metal/Glass  | 2%  | 0-2               | \$151,100      | 2032    | **                 |             |                | A             |  |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 33%  |                   |                |         |                    |             |                |               |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |               |  |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM E. GRADY HIGH SCHOOL -BK**  
**Asset # : 1212**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Interior   |            |                   |                |         |                    |             |                |               |  |
| Floors   |            |                   |                |         |                    |             |                |               |  |
| Cast in Place Concrete   | 3%         |                   |                | LIFE    | **                 | 5           | \$17,300       | C             |  |
| Ceramic Tile   | 3%         | Now               | \$8,800        | 2031    | **                 | 5           | \$4,000        | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Slate  | 2%         |                   |                | LIFE    | **                 | 5           | \$5,600        | C             |  |
| Terrazzo   | 7%         | 0-2               | \$55,300       | LIFE    | **                 | 5           | \$14,400       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        | Now               | \$150,900      | 2017    | \$502,900          | 3           | \$19,800       | C             |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 33%         |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 9x9 Tiles                                  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 20%        |                   |                | 2032    | **                 | 3           | \$26,400       | C             |  |
| Recent Replace Evident, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Vinyl Tile   | 40%        | Now               | \$50,300       | 2027    | **                 | 3           | \$39,600       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout 12x12 Tiles                                |            |                   |                |         |                    |             |                |               |  |
| Wood   | 5%         | 4+                | \$55,900       | 2050    | **                 | 5           | \$12,400       | C             |  |
| Deteriorated Finish, Extent : Severe, Area Affected : 33%        |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Interior Walls   |            |                   |                |         |                    |             |                |               |  |
| Concrete Masonry Unit  | 40%        | Now               | \$226,600      | LIFE    | **                 | 5           | \$47,900       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout Basement, Cafeteria                        |            |                   |                |         |                    |             |                |               |  |
| Gypsum Board   | 10%        |                   |                | LIFE    | **                 | 5           | \$18,000       | C             |  |
| Metal Panel  | 5%         |                   |                | LIFE    | **                 |             |                | C             |  |
| Plaster  | 15%        | Now               | \$41,200       | LIFE    | **                 | 5           | \$13,500       | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%           |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| SGFT/Glazed Masonry  | 30%        | 0-2               | \$82,800       | LIFE    | **                 |             |                | C             |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |               |  |
| Ceilings   |            |                   |                |         |                    |             |                |               |  |
| AcousTile,Adhered  | 25%        | 0-2               | \$371,800      | 2042    | **                 | 5           | \$30,800       | B             |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%              |            |                   |                |         |                    |             |                |               |  |
| Location : Corridor(s)   |            |                   |                |         |                    |             |                |               |  |
| Exposed Concrete   | 50%        |                   |                | LIFE    | **                 | 5           | \$19,300       | B             |  |
| Exposed Struc: Steel   | 15%        |                   |                | LIFE    | **                 |             |                | B             |  |
| Fiber Board  | 5%         |                   |                | 2027    | **                 |             |                | B             |  |
| Metal Panel  | 5%         |                   |                | LIFE    | **                 | 5           | \$15,400       | B             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM E. GRADY HIGH SCHOOL -BK**  
**Asset # : 1212**

| Electrical  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |               |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|---------------|--|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority Code |  |
| Under 600 Volts   |            |                   |                |         |                    |             |                |               |  |
| Service Equipment   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 100%       |                   |                | 2022    | \$32,600           | 5           | \$700          | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Electrical Room                                  |            |                   |                |         |                    |             |                |               |  |
| Explanation : Two 2000 Amps Main Disconnect Switch          |            |                   |                |         |                    |             |                |               |  |
| Switchgear / Switchboard                                    |            |                   |                |         |                    |             |                |               |  |
| Air Circuit Breaker   | 20%        |                   |                | 2022    | \$29,800           | 5           | \$200          | B             |  |
| Molded Case Bkrs  | 80%        |                   |                | 2022    | \$119,200          | 5           | \$3,500        | B             |  |
| Raceway   |            |                   |                |         |                    |             |                |               |  |
| Conduit   | 100%       |                   |                | 2022    | \$198,700          | 1           |                | B             |  |
| Panelboards   |            |                   |                |         |                    |             |                |               |  |
| Fused Disc Sw   | 10%        |                   |                | 2021    | \$19,200           | 5           | \$400          | B             |  |
| Fused Knife Sw  | 10%        | 2-4               | \$19,200       | 2047    | * *                | 5           | \$200          | B             |  |
| Obsolete Equipment, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |               |  |
| Location : Boiler Room                                      |            |                   |                |         |                    |             |                |               |  |
| On Extended Life, Extent : Severe, Area Affected : 100%     |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Molded Case Bkrs  | 80%        |                   |                | 2021    | \$153,600          | 5           | \$3,500        | B             |  |
| Wiring  |            |                   |                |         |                    |             |                |               |  |
| Braided Cloth   | 80%        | 2-4               | \$161,400      | 2047    | * *                | 1           |                | B             |  |
| Insulation Aged, Extent : Moderate, Area Affected : 100%    |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                          |            |                   |                |         |                    |             |                |               |  |
| Thermoplastic   | 20%        |                   |                | 2022    | \$40,400           | 1           |                | B             |  |
| Motor Controllers   |            |                   |                |         |                    |             |                |               |  |
| Locally Mounted   | 50%        |                   |                | 2020    | \$16,500           | 5           | \$600          | B             |  |
| Motor Control Center  | 50%        |                   |                | 2020    | \$271,100          | 5           | \$2,200        | B             |  |
| Ground  |            |                   |                |         |                    |             |                |               |  |
| Grounding Devices   |            |                   |                |         |                    |             |                |               |  |
| Generic   | 100%       |                   |                | LIFE    | * *                | 5           | \$2,400        | B             |  |
| Lighting  |            |                   |                |         |                    |             |                |               |  |
| Interior Lighting   |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 84%        |                   |                | 2027    | * *                | 10          | \$135,800      | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout The Building                          |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-8 Lamps                                     |            |                   |                |         |                    |             |                |               |  |
| Fluorescent   | 10%        |                   |                | 2017    | \$158,900          | 10          | \$16,200       | B             |  |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |               |  |
| Location : Throughout                                       |            |                   |                |         |                    |             |                |               |  |
| Explanation : T-12 Lamps                                    |            |                   |                |         |                    |             |                |               |  |
| HID   | 6%         |                   |                | 2027    | * *                | 10          | \$300          | B             |  |
| Egress Lighting   |            |                   |                |         |                    |             |                |               |  |
| Emergency, Battery  | 50%        |                   |                | 2027    | * *                | 10          | \$21,300       | B             |  |
| Exit, Service   | 50%        |                   |                | 2027    | * *                | 1           |                | B             |  |
| Exterior Lighting   |            |                   |                |         |                    |             |                |               |  |
| HID   | 100%       |                   |                | 2027    | * *                | 10          | \$500          | B             |  |

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM E. GRADY HIGH SCHOOL -BK**  
**Asset # : 1212**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Alarm**

|                      |      |  |  |      |     |     |           |   |
|----------------------|------|--|--|------|-----|-----|-----------|---|
| Security System      |      |  |  |      |     |     |           |   |
| Generic              | 100% |  |  | 2027 | * * | 1   | \$61,200  | B |
| Fire/Smoke Detection |      |  |  |      |     |     |           |   |
| Generic              | 100% |  |  | 2027 | * * | 1-3 | \$101,000 | B |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |

**Heating**

|   |      |     |          |      |           |   |           |   |
|---|------|-----|----------|------|-----------|---|-----------|---|
| Energy Source   |      |     |          |      |           |   |           |   |
| Fuel Oil No 6   | 100% |     |          | 2032 | * *       | 5 | \$54,600  | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |      |     |          |      |           |   |           |   |
| <i>Location : Basement Vault</i>  |      |     |          |      |           |   |           |   |
| <i>Explanation : 2 - 13,000 Gallon Tanks</i>                                    |      |     |          |      |           |   |           |   |
| Conversion Equipment  |      |     |          |      |           |   |           |   |
| Steam Boiler  | 100% | Now | \$48,900 | 2027 | * *       | 1 | \$157,300 | B |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |      |     |          |      |           |   |           |   |
| <i>Location : Basement</i>  |      |     |          |      |           |   |           |   |
| <i>Explanation : 3 - #6 Oil Burning Steam Boilers</i>                           |      |     |          |      |           |   |           |   |
| Distribution  |      |     |          |      |           |   |           |   |
| Steam Piping/Pump   | 100% | 0-2 | \$70,200 | 2032 | * *       | 4 | \$8,700   | B |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>                   |      |     |          |      |           |   |           |   |
| <i>Location : Throughout, Defective Steam Traps, Defective Room Thermostats</i> |      |     |          |      |           |   |           |   |
| Terminal Devices  |      |     |          |      |           |   |           |   |
| Air Handler   | 20%  |     |          | 2022 | \$216,800 | 1 | \$21,800  | B |
| Convactor/Radiator  | 80%  |     |          | 2027 | * *       | 1 | \$45,600  | B |

**Air Conditioning**

|  |      |     |          |      |           |   |       |   |
|--|------|-----|----------|------|-----------|---|-------|---|
| Energy Source  |      |     |          |      |           |   |       |   |
| Electricity  | 100% |     |          | 2038 | * *       | 1 |       | B |
| Conversion Equipment   |      |     |          |      |           |   |       |   |
| Ext Pkg Unit - Cooling                                       | 5%   |     |          | 2030 | * *       | 2 | \$500 | B |
| Window/Wall Unit   | 10%  | Now | \$12,400 | 2020 | \$41,300  | 1 |       | B |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> |      |     |          |      |           |   |       |   |
| <i>Location : Office Spaces, Multiple Mechanical Defects</i> |      |     |          |      |           |   |       |   |
| Window/Wall Unit   | 60%  |     |          | 2021 | \$248,000 | 1 |       | B |
| No Component   | 25%  |     |          |      |           |   |       | D |

**Ventilation**

|                    |      |  |  |      |     |     |          |   |
|--------------------|------|--|--|------|-----|-----|----------|---|
| Distribution       |      |  |  |      |     |     |          |   |
| Ductwork/Diffusers | 100% |  |  | LIFE | * * | 2-5 | \$98,300 | B |
| Exhaust Fans       |      |  |  |      |     |     |          |   |
| Interior           | 90%  |  |  | 2027 | * * | 2   | \$4,900  | B |
| Roof               | 10%  |  |  | 2027 | * * | 2   | \$500    | B |

**Plumbing**

|                  |      |  |  |      |     |   |  |   |
|------------------|------|--|--|------|-----|---|--|---|
| H/C Water Piping |      |  |  |      |     |   |  |   |
| Galv Iron/Steel  | 100% |  |  | 2035 | * * | 1 |  | B |

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM E. GRADY HIGH SCHOOL -BK**  
**Asset # : 1212**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Plumbing           |                    |   |                   |                    |         |                |             |                |               |
|                    | Water Heater       |   |                   |                    |         |                |             |                |               |
|                    | Gas Fired          | 100%  |                   |                    | 2021    | \$46,800       | 2           | \$2,600        | B             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : Boiler Room                                  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1500 Gal                                  |                   |                    |         |                |             |                |               |
|                    | Sanitary Piping    |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |               |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | * *            | 1           |                | B             |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |               |
|                    | Rigid Piping       | 100%  |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |               |
|                    | Electric           | 100%  |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
|                    | Fixtures           |   |                   |                    |         |                |             |                |               |
|                    | Generic            | 100%  |                   |                    |         |                |             |                | B             |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |               |
|                    | Elevators          |   |                   |                    |         |                |             |                |               |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |               |
|                    |                    | Location : 1-3  |                   |                    |         |                |             |                |               |
|                    |                    | Explanation : 1 Unit                                    |                   |                    |         |                |             |                |               |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |               |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |               |
|                    | No Component       | 70%   |                   |                    |         |                |             |                | D             |
|                    | Generic            | 30%   |                   |                    | 2032    | * *            | 1-2         | \$14,800       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WILLIAM H. MAXWELL H.S. - BK  
**Address** : 145 PENNSYLVANIA AVE. BTWN: LIBERTY AVE., GLENMORE AVE  
**Borough** : BROOKLYN **Agency's Number** : K660  
**Program / Asset #** : BOE0655.000 / 2740 **Yr Built/Renovated** : 1913 / 1998  
**Area Sq Ft** : 150,000 **Project Type** : EDUCATION  
**Date of Survey** : 04-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 3704 **Lot** : 1 **BIN** : 3083660

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,294,600        | \$298,300          |
| Interior Architecture | \$37,200           | \$509,800          |
| Electrical            | \$51,200           | \$1,114,500        |
| Mechanical            | \$103,600          | \$1,056,400        |
| <b>Total</b>          | <b>\$1,486,600</b> | <b>\$2,979,000</b> |
| Priority A            | \$1,294,600        | \$298,300          |
| Priority B            | \$192,000          | \$2,208,100        |
| Priority C            |                    | \$472,600          |
| <b>Total</b>          | <b>\$1,486,600</b> | <b>\$2,979,000</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$900           |                 |                 |                  |
| Interior Architecture |                 | \$31,000        | \$10,300        | \$7,700          |
| Electrical            | \$18,300        | \$25,500        | \$9,200         | \$10,100         |
| Mechanical            | \$42,100        | \$32,500        | \$47,000        | \$73,600         |
| Elevators/Escalators  | \$9,900         | \$9,900         | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$71,100</b> | <b>\$98,900</b> | <b>\$76,400</b> | <b>\$101,200</b> |
| Priority A            | \$900           |                 |                 |                  |
| Priority B            | \$70,200        | \$83,400        | \$66,100        | \$93,500         |
| Priority C            |                 | \$15,500        | \$10,300        | \$7,700          |
| <b>Total</b>          | <b>\$71,100</b> | <b>\$98,900</b> | <b>\$76,400</b> | <b>\$101,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. MAXWELL H.S. - BK**  
**Asset # : 2740**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior  |            |                   |                |                    |                |             |                |               |
| Exterior Walls  |            |                   |                |                    |                |             |                |               |
| Masonry: Brick  | 47%        |                   |                | LIFE               | **             | 5           | \$76,700       | A             |
| Masonry: Brick  | 47%        | Now               | \$257,800      | LIFE               | **             | 5           | \$76,700       | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |               |
| Location : East Facade  |            |                   |                |                    |                |             |                |               |
| Masonry: Granite  | 3%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$3,700        | A             |
| Windows   |            |                   |                |                    |                |             |                |               |
| Aluminum  | 40%        | Now               | \$161,100      | 2038               | **             | 5           | \$8,400        | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : 1996 Wing Addition                                 |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%       |            |                   |                |                    |                |             |                |               |
| Location : 1998 Wing  |            |                   |                |                    |                |             |                |               |
| Wood  | 60%        | 0-2               | \$787,000      | 2047               | **             | 5           | \$125,500      | A             |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1913 Wing  |            |                   |                |                    |                |             |                |               |
| Thermally Inefficient, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |               |
| Location : 1913 Wing  |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 25%       |            |                   |                |                    |                |             |                |               |
| Location : 1913 Wing  |            |                   |                |                    |                |             |                |               |
| Parapets  |            |                   |                |                    |                |             |                |               |
| Cast Stone/Terra Cotta  | 3%         |                   |                | LIFE               | **             | 5           | \$1,800        | A             |
| Masonry: Brick  | 47%        |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Masonry: Brick  | 47%        |                   |                | LIFE               | **             | 5           | \$3,600        | A             |
| Pre-Cast Concrete   | 3%         | Now               | \$900          | LIFE               | **             | 5           | \$1,500        | A             |
| Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |                    |                |             |                |               |
| Location : Coping 1998 Wing                                   |            |                   |                |                    |                |             |                |               |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 25% |            |                   |                |                    |                |             |                |               |
| Location : Coping 1998 Wing                                   |            |                   |                |                    |                |             |                |               |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. MAXWELL H.S. - BK**  
**Asset # : 2740**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Roof   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 50%        | Now               | \$40,400       | 2027               | * *            |             |                | A             |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |               |
| Location : 1913 Wing   |            |                   |                |                    |                |             |                |               |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100%   |            |                   |                |                    |                |             |                |               |
| Location : 1913 Wing   |            |                   |                |                    |                |             |                |               |
| IRMA/Protected Membrane  | 3%         | Now               | \$3,900        | 2022               | \$19,400       |             |                | A             |
| Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead At 1998 Wing                               |            |                   |                |                    |                |             |                |               |
| Unit Inoperable, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |               |
| Location : Bulkhead At 1998 Wing                               |            |                   |                |                    |                |             |                |               |
| Metal Panel  | 47%        | Now               | \$44,400       | 2035               | * *            |             |                | A             |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 8%         |                   |                | LIFE               | * *            | 5           | \$28,900       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | * *            | 5           | \$8,300        | C             |
| Terrazzo   | 2%         |                   |                | LIFE               | * *            | 5           | \$2,600        | C             |
| Vinyl Tile   | 30%        |                   |                | 2022               | \$472,600      | 3           | \$18,600       | C             |
| Vinyl Tile   | 50%        |                   |                | 2027               | * *            | 3           | \$31,000       | C             |
| Wood   | 5%         |                   |                | 2037               | * *            | 5           | \$15,500       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Ceramic Tile   | 5%         |                   |                | 2025               | * *            | 5           | \$10,300       | C             |
| Concrete Masonry Unit  | 30%        |                   |                | LIFE               | * *            | 5           | \$24,800       | C             |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$6,200        | C             |
| Plaster  | 45%        |                   |                | LIFE               | * *            | 5           | \$27,900       | C             |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | * *            |             |                | C             |
| Ceilings   |            |                   |                |                    |                |             |                |               |
| AcousTile,Adhered  | 45%        |                   |                | 2035               | * *            | 5           | \$74,400       | B             |
| AcousTileConcealSpLn   | 15%        |                   |                | 2035               | * *            | 5           | \$31,000       | B             |
| Exposed Struc: Steel   | 25%        |                   |                | LIFE               | * *            |             |                | B             |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |               |
| Location : Gymnasium   |            |                   |                |                    |                |             |                |               |
| Gypsum Board   | 5%         |                   |                | LIFE               | * *            | 5           | \$10,300       | B             |
| Plaster  | 10%        |                   |                | LIFE               | * *            | 5           | \$10,300       | B             |
| Electrical   |            |                   |                |                    |                |             |                |               |
|  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts  |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. MAXWELL H.S. - BK**  
**Asset # : 2740**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$600                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Etectrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Three Service Switches: 3000 Amps, 1600 Amps And 1200 Amps</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                      |
| Fused Disc Sw   | 100%              |                          |                       | 2042                      | * *                   | 5                  | \$600                 | B                    |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                      |
| Conduit   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                      |
| Molded Case Bkrs  | 100%              |                          |                       | 2038                      | * *                   | 5                  | \$3,300               | B                    |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                      |
| Thermoplastic   | 100%              |                          |                       | 2042                      | * *                   | 1                  |                       | B                    |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                      |
| Locally Mounted   | 100%              |                          |                       | 2035                      | * *                   | 5                  | \$800                 | B                    |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$1,800               | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Connected With Main Water Pipe</i>                             |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                      |
| Automatic   | 100%              |                          |                       | 2035                      | * *                   | 1                  | \$37,900              | B                    |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                      |
| Diesel  | 100%              |                          |                       | 2031                      | * *                   | 1                  | \$47,500              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : 300 Kw, Genset</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                      |
| Nickel Cadmium  | 100%              |                          |                       | 2015                      | \$600                 | 5                  | \$27,400              | B                    |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                      |
| Main Tank   | 100%              |                          |                       | 2050                      | * *                   | 5                  | \$3,300               | B                    |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent   | 95%               |                          |                       | 2022                      | \$945,800             | 10                 | \$96,200              | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| HID   | 5%                |                          |                       | 2022                      | \$23,000              | 10                 | \$200                 | B                    |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Gym, Exterior Walls</i>   |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Explanation : Metal Halide And Mercury</i>                                   |                   |                          |                       |                           |                       |                    |                       |                      |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPARTMENT OF EDUCATION - 040

## WILLIAM H. MAXWELL H.S. - BK

Asset # : 2740

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Lighting

## Egress Lighting

Emergency, Service

50%

2022

\$9,200

1

B

Exit, Service

50%

2-4

\$9,200

2032

\* \*

1

B

*Obsolete Equipment, Extent : Moderate, Area Affected : 90%**Location : Throughout*

## Exterior Lighting

HID

100%

2017

\$51,200

10

\$400

B

## Alarm

## Security System

No Component

95%

D

Generic

5%

2022

\$21,200

1

\$2,300

B

## Fire/Smoke Detection

No Component

95%

D

Generic

5%

2022

\$72,500

1-3

\$3,800

B

| Mechanical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority Code |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |               |

## Heating

## Energy Source

Interruptible Gas/Dual

100%

2042

\* \*

1

B

Fuel

## Conversion Equipment

Steam Boiler

100%

Now

\$12,300

2027

\* \*

1

\$98,500

B

*Not in Service, Extent : Severe, Area Affected : 30%**Location : #3 Boiler, Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers & 4 Heat Exchangers*

## Distribution

Hot Wtr Piping/Pump

90%

2030

\* \*

4

\$7,400

B

Steam Piping/Pump

10%

2042

\* \*

4

\$800

B

## Terminal Devices

Air Handler

20%

2027

\* \*

1

\$13,700

B

Convactor/Radiator

50%

2035

\* \*

1

\$17,900

B

Fan Coil Unit/Heat

30%

2022

\$565,600

1

\$10,700

B

## Air Conditioning

## Energy Source

Electricity

100%

2030

\* \*

1

B

## Conversion Equipment

Centrifugal, Elec Chiller

40%

2025

\* \*

1

\$47,900

B

Ext Pkg Unit - Cooling

5%

2022

\$29,100

2

\$300

B

Window/Wall Unit

40%

2017

\$103,600

1

B

No Component

15%

D

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## DEPARTMENT OF EDUCATION - 040

## WILLIAM H. MAXWELL H.S. - BK

Asset # : 2740

| Mechanical         |                       | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |               |
|--------------------|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System             | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Air Conditioning   |                       |  |                   |                    |         |                |             |                |               |
| Distribution       |                       |  |                   |                    |         |                |             |                |               |
|                    | Chilled Wtr Pipe/Pump | 40%  |                   |                    | 2032    | * *            | 4           | \$2,200        | B             |
|                    | No Component          | 60%  |                   |                    |         |                |             |                | D             |
| Terminal Devices   |                       |  |                   |                    |         |                |             |                |               |
|                    | Air Handler/Cool/Ht   | 20%  |                   |                    | 2027    | * *            | 1           | \$13,700       | B             |
|                    | Fan Coil - Cool/Heat  | 20%  |                   |                    | 2022    | \$405,200      | 1           | \$7,200        | B             |
|                    | No Component          | 60%  |                   |                    |         |                |             |                | D             |
| Heat Rejection     |                       |  |                   |                    |         |                |             |                |               |
|                    | Air Condenser Unit    | 40%  |                   |                    | 2022    | \$85,500       | 2           | \$30,800       | B             |
|                    | No Component          | 60%  |                   |                    |         |                |             |                | D             |
| Ventilation        |                       |  |                   |                    |         |                |             |                |               |
| Distribution       |                       |  |                   |                    |         |                |             |                |               |
|                    | Ductwork/Diffusers    | 100%   |                   |                    | LIFE    | * *            | 2-5         | \$61,600       | B             |
| Exhaust Fans       |                       |  |                   |                    |         |                |             |                |               |
|                    | Interior              | 80%  |                   |                    | 2027    | * *            | 2           | \$2,700        | B             |
|                    | Roof                  | 20%  |                   |                    | 2022    | \$20,000       | 2           | \$700          | B             |
| Plumbing           |                       |  |                   |                    |         |                |             |                |               |
| H/C Water Piping   |                       |  |                   |                    |         |                |             |                |               |
|                    | Brass/Copper          | 100%   |                   |                    | 2032    | * *            | 1           |                | B             |
| Water Heater       |                       |  |                   |                    |         |                |             |                |               |
|                    | Gas Fired             | 100%   |                   |                    | 2017    | \$29,300       | 2           | \$1,700        | B             |
| Sanitary Piping    |                       |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
| Storm Drain Piping |                       |  |                   |                    |         |                |             |                |               |
|                    | Cast Iron             | 100%   |                   |                    | LIFE    | * *            | 1           |                | B             |
| Sump Pump(s)       |                       |  |                   |                    |         |                |             |                |               |
|                    | Rigid Piping          | 100%   |                   |                    | 2022    | \$10,300       | 4           | \$2,000        | B             |
| Sewage Ejector(s)  |                       |  |                   |                    |         |                |             |                |               |
|                    | Electric              | 100%   |                   |                    | 2027    | * *            | 4           | \$2,000        | B             |
| Backflow Preventer |                       |  |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%   |                   |                    | 2022    | \$12,200       | 1           | \$6,800        | B             |
| Fixtures           |                       |  |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%   |                   |                    |         |                |             |                | B             |
| Vertical Transport |                       |  |                   |                    |         |                |             |                |               |
| Elevators          |                       |  |                   |                    |         |                |             |                |               |
|                    | Geared Traction       | 80%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 80% |                   |                    |         |                |             |                |               |
|                    |                       | Location : C-5   |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Unit                                   |                   |                    |         |                |             |                |               |
|                    | Hydraulic             | 20%  |                   |                    | LIFE    | * *            |             |                | C             |
|                    |                       | Other Observation, Extent : Light, Area Affected : 20% |                   |                    |         |                |             |                |               |
|                    |                       | Location : C-1   |                   |                    |         |                |             |                |               |
|                    |                       | Explanation : 1 Unit                                   |                   |                    |         |                |             |                |               |
| Fire Suppression   |                       |  |                   |                    |         |                |             |                |               |
| Standpipe          |                       |  |                   |                    |         |                |             |                |               |
|                    | Generic               | 100%   |                   |                    | 2042    | * *            | 1-5         | \$55,800       | B             |

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**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. MAXWELL H.S. - BK**  
**Asset # : 2740**

| Mechanical       |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|------------------|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System           | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Fire Suppression |                |                |                   |                    |         |                |             |                |               |
|                  | Sprinkler      |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2032    | * *            | 1-2         | \$31,000       | B             |
| Fire Pump        |                |                |                   |                    |         |                |             |                |               |
|                  | Generic        | 100%           |                   |                    | 2031    | * *            | 1           | \$20,700       | B             |

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Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : WILLIAM H. TAFT HIGH SCHOOL - BX  
**Address** : 240 E. 172ND STREET BTWN: SHERIDAN AVE., MORRIS AVE.  
**Borough** : BRONX **Agency's Number** : X410  
**Program / Asset #** : BOE0321.000 / 351 **Yr Built/Renovated** : 1941 / 2010  
**Area Sq Ft** : 281,000 **Project Type** : EDUCATION  
**Date of Survey** : 14-Oct-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2817 **Lot** : 2 **BIN** : 2007806

| CAPITAL               | FY 2014 - 2017     | FY 2018 - 2023     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$220,400          | \$190,100          |
| Interior Architecture | \$887,000          | \$227,900          |
| Electrical            | \$299,400          | \$183,000          |
| Mechanical            | \$410,200          | \$660,400          |
| <b>Total</b>          | <b>\$1,817,000</b> | <b>\$1,261,300</b> |
| Priority A            | \$220,400          | \$190,100          |
| Priority B            | \$844,900          | \$950,800          |
| Priority C            | \$751,600          | \$120,500          |
| <b>Total</b>          | <b>\$1,817,000</b> | <b>\$1,261,300</b> |

| EXPENSE               | FY 2014         | FY 2015         | FY 2016         | FY 2017         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$2,200         |                 |                 | \$12,000        |
| Interior Architecture | \$1,900         | \$24,500        | \$8,500         | \$32,800        |
| Electrical            | \$14,700        | \$20,600        | \$13,800        | \$14,900        |
| Mechanical            | \$48,400        | \$9,900         | \$30,700        | \$9,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$71,200</b> | <b>\$58,900</b> | <b>\$56,900</b> | <b>\$73,600</b> |
| Priority A            | \$2,200         |                 |                 | \$12,000        |
| Priority B            | \$69,000        | \$34,400        | \$48,400        | \$28,700        |
| Priority C            |                 | \$24,500        | \$8,500         | \$32,800        |
| <b>Total</b>          | <b>\$71,200</b> | <b>\$58,900</b> | <b>\$56,900</b> | <b>\$73,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. TAFT HIGH SCHOOL - BX**  
**Asset # : 351**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Exterior   |            |                   |                |                    |                |             |                |               |
| Exterior Walls   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 80%        |                   |                | LIFE               | **             | 5           | \$102,800      | A             |
| Masonry: Granite   | 10%        |                   |                | LIFE               | **             | 5           | \$9,600        | A             |
| Masonry: Limestone   | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        | A             |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 5-10        | \$44,200       | A             |
| Windows  |            |                   |                |                    |                |             |                |               |
| Aluminum   | 100%       | Now               | \$131,000      | 2038               | **             | 5           | \$27,200       | A             |
| Broken/Missing Elements, Extent : Light, Area Affected : 10%                 |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Parapets   |            |                   |                |                    |                |             |                |               |
| Masonry: Brick   | 65%        |                   |                | LIFE               | **             | 5           | \$7,700        | A             |
| Masonry: Limestone   | 30%        |                   |                | LIFE               | **             | 5           | \$4,500        | A             |
| Metal Security Bars  | 5%         |                   |                | 2050               | **             |             |                | A             |
| Roof   |            |                   |                |                    |                |             |                |               |
| Built-Up (BUR)   | 64%        |                   |                | 2027               | **             | 10          | \$89,400       | A             |
| Cast in Place Concrete   | 10%        | Now               | \$2,200        | LIFE               | **             |             |                | A             |
| Water Penetration, Extent : Moderate, Area Affected : 1%                     |            |                   |                |                    |                |             |                |               |
| Location : Northeast Corner Of North Terrace; Leaks Into Sub Basement Office |            |                   |                |                    |                |             |                |               |
| Copper/Terne   | 25%        |                   |                | 2050               | **             | 10          | \$87,300       | A             |
| Skylight, Metal/Glass  | 1%         |                   |                | 2042               | **             | 10          | \$4,700        | A             |
| Interior   |            |                   |                |                    |                |             |                |               |
| Floors   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$74,100       | C             |
| Ceramic Tile   | 5%         |                   |                | 2031               | **             | 5           | \$16,900       | C             |
| Cork Tile  | 1%         |                   |                | 2042               | **             | 5           | \$3,000        | C             |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$13,200       | C             |
| Vinyl Tile   | 74%        | Now               | \$239,100      | 2027               | **             | 3           | \$94,100       | C             |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%              |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Lockers  |            |                   |                |                    |                |             |                |               |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%                          |            |                   |                |                    |                |             |                |               |
| Location : Stairs And Lockers  |            |                   |                |                    |                |             |                |               |
| Wood   | 5%         |                   |                | 2050               | **             | 5           | \$31,800       | C             |
| Interior Walls   |            |                   |                |                    |                |             |                |               |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                | C             |
| Cast Stone/Terra Cotta   | 1%         |                   |                | LIFE               | **             |             |                | C             |
| Ceramic Tile   | 5%         |                   |                | 2025               | **             | 5           | \$17,200       | C             |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$6,900        | C             |
| Masonry: Brick   | 10%        | Now               | \$116,600      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                      |            |                   |                |                    |                |             |                |               |
| Location : Throughout  |            |                   |                |                    |                |             |                |               |
| Marble Panels  | 4%         |                   |                | LIFE               | **             |             |                | C             |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$46,400       | C             |
| SGFT/Glazed Masonry  | 25%        | Now               | \$396,000      | LIFE               | **             |             |                | C             |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%                       |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Stairwells L And J                                     |            |                   |                |                    |                |             |                |               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. TAFT HIGH SCHOOL - BX**  
**Asset # : 351**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Interior

## Ceilings

AcousTileSusp.Lay-In      5%    Now      \$1,900    2035      \* \*    5      \$7,200    B

*Broken/Missing Elements, Extent : Severe, Area Affected : 2%*

*Location : Cafeteria*

*Water Penetration, Extent : Severe, Area Affected : 2%*

*Location : Cafeteria*

Exposed Concrete      35%      LIFE      \* \*    5      \$15,700    B

Plaster      55%    Now      \$135,300    LIFE      \* \*    5      \$98,400    B

*Broken/Missing Elements, Extent : Light, Area Affected : 5%*

*Location : G, L, J Stairs And Cafeteria*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Gymnasium, Corridor Near Room 415, Locker Rooms*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Locker Rooms, G Stairs*

Plaster      5%      LIFE      \* \*    5      \$8,900    B

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

Fused Disc Sw      50%      2032      \* \*    5      \$500    B

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Electrical Room*

*Explanation : One 2500 Amps Main Disconnect Switch*

Fused Disc Sw      50%      2048      \* \*    5      \$500    B

*Other Observation, Extent : Moderate, Area Affected : 50%*

*Location : Electrical Room*

*Explanation : One 2000 Amps Main Disconnect Switch*

## Transformers

Dry Type      100%      2027      \* \*    5      \$900    B

## Switchgear / Switchboard

Fused Disc Sw      70%      2032      \* \*    5      \$700    B

Fused Disc Sw      30%      2048      \* \*    5      \$300    B

## Raceway

Conduit      80%      2032      \* \*    1      B

Conduit      20%      2048      \* \*    1      B

## Panelboards

Fused Disc Sw      10%      2044      \* \*    5      \$500    B

Molded Case Bkrs      90%      2030      \* \*    5      \$5,500    B

## Wiring

Thermoplastic      90%      2048      \* \*    1      B

Thermoplastic      10%      2048      \* \*    1      B

## Motor Controllers

Locally Mounted      75%      2020      \$49,500    5      \$1,200    B

Locally Mounted      25%      2039      \* \*    5      \$400    B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. TAFT HIGH SCHOOL - BX**  
**Asset # : 351**

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Ground</b>                |  |                          |                       |                           |                       |                    |                       |                      |
| Grounding Devices            |  |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 50%  | 0-2                      | \$500                 | LIFE                      | * *                   | 5                  | \$1,700               | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 50%  |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Water Main                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Corroded                                     |                          |                       |                           |                       |                    |                       |                      |
| Generic                      | 50%  |                          |                       | LIFE                      | * *                   | 5                  | \$1,700               | B                    |
| <b>Lighting</b>              |  |                          |                       |                           |                       |                    |                       |                      |
| Interior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 5%   |                          |                       | 2027                      | * *                   | 10                 | \$10,400              | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 5%   |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Using T-5 Lamps                              |                          |                       |                           |                       |                    |                       |                      |
| Fluorescent                  | 90%  |                          |                       | 2027                      | * *                   | 10                 | \$186,900             | B                    |
|                              | Other Observation, Extent : Moderate, Area Affected : 100% |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Throughout                                      |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Using T-8 Lamps                              |                          |                       |                           |                       |                    |                       |                      |
| Incandescent                 | 5%   |                          |                       | 2017                      |                       | 2                  | \$300                 | B                    |
| Egress Lighting              |  |                          |                       |                           |                       |                    |                       |                      |
| Emergency, Battery           | 40%  |                          |                       | 2022                      | \$37,600              | 10                 | \$21,900              | B                    |
|                              | Not Functioning, Extent : Moderate, Area Affected : 1%     |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Auditorium                                      |                          |                       |                           |                       |                    |                       |                      |
| Exit, Service                | 60%  |                          |                       | 2022                      | \$22,500              | 1                  |                       | B                    |
| Exterior Lighting            |  |                          |                       |                           |                       |                    |                       |                      |
| HID                          | 100%   |                          |                       | 2022                      | \$96,000              | 10                 | \$700                 | B                    |
| <b>Alarm</b>                 |  |                          |                       |                           |                       |                    |                       |                      |
| Security System              |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 60%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 40%  |                          |                       | 2027                      | * *                   | 1                  | \$34,400              | B                    |
| Fire/Smoke Detection         |  |                          |                       |                           |                       |                    |                       |                      |
| No Component                 | 20%  |                          |                       |                           |                       |                    |                       | D                    |
| Generic                      | 80%  |                          |                       | 2030                      | * *                   | 1-3                | \$113,600             | B                    |

| <b>Mechanical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b> | <b>% of Total</b>                                     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>               |   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source                |   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction           | 100%  |                          |                       |                           |                       |                    |                       | D                    |
| Conversion Equipment         |   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction           | 100%  |                          |                       |                           |                       |                    |                       | D                    |
|                              | Other Observation, Extent : Light, Area Affected : 0% |                          |                       |                           |                       |                    |                       |                      |
|                              | Location : Boiler Room                                |                          |                       |                           |                       |                    |                       |                      |
|                              | Explanation : Boiler Replacement Is In Progress       |                          |                       |                           |                       |                    |                       |                      |
| Distribution                 |   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction           | 100%  |                          |                       |                           |                       |                    |                       | D                    |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. TAFT HIGH SCHOOL - BX**  
**Asset # : 351**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                      |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|----------------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority Code</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                      |
| Air Handler  | 15%               |                          |                       | 2022                      | \$208,900             | 1                  | \$21,000              | B                    |
| Air Handler  | 15%               |                          |                       | 2032                      | * *                   | 1                  | \$21,000              | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                      |
| Convactor/Radiator   | 50%               |                          |                       | 2027                      | * *                   | 1                  | \$36,700              | B                    |
| Fan Coil Unit/Heat   | 20%               |                          |                       | 2030                      | * *                   | 1                  | \$14,700              | B                    |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Various Locations</i>                              |                   |                          |                       |                           |                       |                    |                       |                      |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                      |
| Electricity  | 100%              |                          |                       | 2038                      | * *                   | 1                  |                       | B                    |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                      |
| Int Pkg Unit - Cooling   | 5%                |                          |                       | 2020                      | \$166,300             | 2                  | \$700                 | B                    |
| Window/Wall Unit   | 70%               |                          |                       | 2017                      | \$371,600             | 1                  |                       | B                    |
| No Component   | 25%               |                          |                       |                           |                       |                    |                       | D                    |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                      |
| Remote Air Cond  | 5%                |                          |                       | 2022                      | \$57,800              | 2                  | \$7,900               | B                    |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       | D                    |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                      |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                      |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$126,300             | B                    |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                      |
| Interior   | 30%               |                          |                       | 2030                      | * *                   | 2                  | \$2,100               | B                    |
| Interior   | 60%               |                          |                       | 2022                      | \$171,300             | 2                  | \$4,200               | B                    |
| Roof   | 10%               |                          |                       | 2027                      | * *                   | 2                  | \$700                 | B                    |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                      |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Brass/Copper   | 100%              | Now                      | \$38,600              | 2032                      | * *                   | 1                  |                       | B                    |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Meter Room, Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                      |
| Water Heater   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Sanitary Piping  |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$28,000              | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : 2nd &amp; 3rd Floor Toilet Rooms</i>               |                   |                          |                       |                           |                       |                    |                       |                      |
| Storm Drain Piping   |                   |                          |                       |                           |                       |                    |                       |                      |
| Cast Iron  | 100%              | Now                      | \$7,200               | LIFE                      | * *                   | 1                  |                       | B                    |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                      |
| <i>Location : Water Backup Into Basement When It Rain</i>        |                   |                          |                       |                           |                       |                    |                       |                      |
| Sump Pump(s)   |                   |                          |                       |                           |                       |                    |                       |                      |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       | D                    |
| Fixtures   |                   |                          |                       |                           |                       |                    |                       |                      |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       | B                    |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**WILLIAM H. TAFT HIGH SCHOOL - BX**  
**Asset # : 351**

| Mechanical  |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |               |
|---|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|---------------|
| System  | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Vertical Transport  |                 |                |                   |                    |         |                |             |                |               |
| Elevators   |                 |                |                   |                    |         |                |             |                |               |
|   | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                | C             |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                 |                |                   |                    |         |                |             |                |               |
| <i>Location : East Wing, B-4</i>                                  |                 |                |                   |                    |         |                |             |                |               |
| <i>Explanation : 1 Unit</i>                                       |                 |                |                   |                    |         |                |             |                |               |
| Fire Suppression  |                 |                |                   |                    |         |                |             |                |               |
| Sprinkler   |                 |                |                   |                    |         |                |             |                |               |
|   | No Component    | 90%            |                   |                    |         |                |             |                | D             |
|   | Generic         | 10%            |                   |                    | 2032    |                | * *         | 1-2            | \$6,400 B     |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : YOUNG WOMENS LEADERSHIP SCHOOL-Q  
**Address** : 150-91 87 ROAD  
**Borough** : QUEENS **Agency's Number** : Q896  
**Program / Asset #** : BOE0992.000 / 4484 **Yr Built/Renovated** : 1938 / 1998  
**Area Sq Ft** : 58,000 **Project Type** : EDUCATION  
**Date of Survey** : 03-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph,3  
**Block** : 9707 **Lot** : 48 **BIN** : 4207510

| <b>CAPITAL</b>        | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$61,400              | \$640,100             |
| Interior Architecture | \$107,200             | \$740,900             |
| Electrical            | \$39,200              |                       |
| <b>Total</b>          | <b>\$207,800</b>      | <b>\$1,381,000</b>    |
| Priority A            | \$61,400              | \$640,100             |
| Priority B            | \$39,200              |                       |
| Priority C            | \$107,200             | \$740,900             |
| <b>Total</b>          | <b>\$207,800</b>      | <b>\$1,381,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2014</b>  | <b>FY 2015</b>  | <b>FY 2016</b>  | <b>FY 2017</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 | \$50,300        |
| Interior Architecture |                 | \$63,200        | \$38,200        | \$15,800        |
| Electrical            | \$6,000         | \$7,400         | \$7,500         | \$6,400         |
| Mechanical            | \$21,300        | \$23,800        | \$19,300        | \$21,500        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$31,300</b> | <b>\$98,200</b> | <b>\$69,000</b> | <b>\$98,000</b> |
| Priority A            |                 |                 |                 | \$50,300        |
| Priority B            | \$31,300        | \$35,100        | \$30,700        | \$31,800        |
| Priority C            |                 | \$63,200        | \$38,200        | \$15,800        |
| <b>Total</b>          | <b>\$31,300</b> | <b>\$98,200</b> | <b>\$69,000</b> | <b>\$98,000</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**YOUNG WOMENS LEADERSHIP SCHOOL-Q**  
**Asset # : 4484**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Exterior

## Exterior Walls

|                        |     |  |  |      |    |      |           |   |
|------------------------|-----|--|--|------|----|------|-----------|---|
| Cast in Place Concrete | 5%  |  |  | LIFE | ** | 5    | \$81,100  | A |
| Masonry: Brick         | 70% |  |  | LIFE | ** | 5    | \$227,200 | A |
| Metal Panel            | 5%  |  |  | 2042 | ** | 5-10 | \$111,600 | A |
| Pre-Cast Concrete      | 20% |  |  | LIFE | ** | 5    | \$210,900 | A |

## Windows

|               |     |  |  |      |    |    |          |   |
|---------------|-----|--|--|------|----|----|----------|---|
| Aluminum      | 95% |  |  | 2038 | ** | 5  | \$59,900 | A |
| Metal Louvers | 5%  |  |  | 2031 | ** | 10 | \$19,700 | A |

## Parapets

|                   |     |  |  |      |    |      |           |   |
|-------------------|-----|--|--|------|----|------|-----------|---|
| Copper/Terne      | 2%  |  |  | 2057 | ** | 5    | \$2,200   | A |
| Masonry: Brick    | 68% |  |  | LIFE | ** | 5    | \$15,200  | A |
| Metal Rail        | 25% |  |  | 2035 | ** | 5-10 | \$101,200 | A |
| Pre-Cast Concrete | 5%  |  |  | LIFE | ** | 5    | \$7,000   | A |

## Roof

|                |     |  |  |      |    |    |          |   |
|----------------|-----|--|--|------|----|----|----------|---|
| Built-Up (BUR) | 85% |  |  | 2027 | ** | 10 | \$18,800 | A |
| Paver: Asphalt | 15% |  |  | 2031 | ** | 10 | \$5,000  | A |

## Interior

## Floors

|                        |     |     |           |      |           |   |           |   |
|------------------------|-----|-----|-----------|------|-----------|---|-----------|---|
| Carpet                 | 10% |     |           | 2021 | \$298,700 | 3 | \$75,800  | C |
| Cast in Place Concrete | 10% |     |           | LIFE | **        | 5 | \$110,500 | C |
| Ceramic Tile           | 5%  |     |           | 2031 | **        | 5 | \$25,300  | C |
| Traffic Topping        | 5%  |     |           | 2027 | **        | 5 | \$31,600  | C |
| Vinyl Tile             | 60% |     |           | 2027 | **        | 3 | \$113,700 | C |
| Wood                   | 10% | 0-2 | \$107,200 | 2037 | **        | 5 | \$47,400  | C |

*Deteriorated Finish, Extent : Moderate, Area Affected : 50%*

*Location : Gymnasium*

*Split/Cracked, Extent : Moderate, Area Affected : 20%*

*Location : Gymnasium*

## Interior Walls

|              |     |  |  |      |    |   |           |   |
|--------------|-----|--|--|------|----|---|-----------|---|
| Ceramic Tile | 5%  |  |  | 2031 | ** | 5 | \$51,100  | C |
| Gypsum Board | 95% |  |  | LIFE | ** | 5 | \$583,000 | C |

## Ceilings

|                      |     |  |  |      |    |   |          |   |
|----------------------|-----|--|--|------|----|---|----------|---|
| Exposed Concrete     | 5%  |  |  | LIFE | ** | 5 | \$3,900  | B |
| Exposed Struc: Steel | 5%  |  |  | LIFE | ** |   |          | B |
| Fiber Board          | 85% |  |  | 2027 | ** |   |          | B |
| Gypsum Board         | 5%  |  |  | LIFE | ** | 5 | \$31,600 | B |

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |   |
|---------------|------|--|--|------|----|---|-------|---|
| Fused Disc Sw | 100% |  |  | 2042 | ** | 5 | \$200 | B |
|---------------|------|--|--|------|----|---|-------|---|

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps Main Disconnect Switch*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF EDUCATION - 040**  
**YOUNG WOMENS LEADERSHIP SCHOOL-Q**

**Asset # : 4484**

| Electrical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Under 600 Volts   |            |                   |                |                    |                |             |                |               |
| Switchgear / Switchboard                                    |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 100%       |                   |                | 2042               | **             | 5           | \$200          | B             |
| Raceway   |            |                   |                |                    |                |             |                |               |
| Conduit   | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Panelboards   |            |                   |                |                    |                |             |                |               |
| Fused Disc Sw   | 10%        |                   |                | 2038               | **             | 5           | \$100          | B             |
| Molded Case Bkrs  | 90%        |                   |                | 2038               | **             | 5           | \$1,100        | B             |
| Wiring  |            |                   |                |                    |                |             |                |               |
| Thermoplastic   | 100%       |                   |                | 2042               | **             | 1           |                | B             |
| Motor Controllers   |            |                   |                |                    |                |             |                |               |
| Locally Mounted   | 100%       |                   |                | 2035               | **             | 5           | \$300          | B             |
| Ground  |            |                   |                |                    |                |             |                |               |
| Grounding Devices   |            |                   |                |                    |                |             |                |               |
| Generic   | 100%       |                   |                | LIFE               | **             | 5           | \$700          | B             |
| Stand-by Power  |            |                   |                |                    |                |             |                |               |
| Transfer Switches   |            |                   |                |                    |                |             |                |               |
| Automatic   | 100%       |                   |                | 2035               | **             | 1           | \$14,700       | B             |
| Generators  |            |                   |                |                    |                |             |                |               |
| Diesel  | 100%       |                   |                | 2031               | **             | 1           | \$18,400       | B             |
| Other Observation, Extent : Moderate, Area Affected : 100%  |            |                   |                |                    |                |             |                |               |
| Location : Generator Room At Penthouse                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 280 Kw                                    |            |                   |                |                    |                |             |                |               |
| Batteries   |            |                   |                |                    |                |             |                |               |
| Lead/Acid   | 100%       |                   |                | 2016               | \$600          | 5           | \$1,800        | B             |
| Fuel Storage  |            |                   |                |                    |                |             |                |               |
| Day Tank  | 50%        |                   |                | 2038               | **             | 5           | \$4,400        | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Generator Room At Penthouse                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 50 Gallon Tank                            |            |                   |                |                    |                |             |                |               |
| Main Tank   | 50%        |                   |                | 2050               | **             | 5           | \$700          | B             |
| Other Observation, Extent : Moderate, Area Affected : 50%   |            |                   |                |                    |                |             |                |               |
| Location : Underground                                      |            |                   |                |                    |                |             |                |               |
| Explanation : One 550 Gallon Tank                           |            |                   |                |                    |                |             |                |               |
| Lighting  |            |                   |                |                    |                |             |                |               |
| Interior Lighting   |            |                   |                |                    |                |             |                |               |
| Fluorescent   | 90%        |                   |                | 2027               | **             | 10          | \$39,200       | B             |
| Fluorescent   | 8%         |                   |                | 2030               | **             | 10          | \$3,500        | B             |
| Other Observation, Extent : Moderate, Area Affected : 8%    |            |                   |                |                    |                |             |                |               |
| Location : Cafeteria, Library And Elevator Lobby All Floors |            |                   |                |                    |                |             |                |               |
| Explanation : T-5 Lamps                                     |            |                   |                |                    |                |             |                |               |
| HID   | 2%         |                   |                | 2027               | **             | 10          |                | B             |
| Egress Lighting   |            |                   |                |                    |                |             |                |               |
| Emergency, Service  | 50%        |                   |                | 2027               | **             | 1           |                | B             |
| Exit, Service   | 50%        |                   |                | 2027               | **             | 1           |                | B             |
| Exterior Lighting   |            |                   |                |                    |                |             |                |               |
| HID   | 100%       |                   |                | 2027               | **             | 10          | \$200          | B             |

**Alarm**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**YOUNG WOMENS LEADERSHIP SCHOOL-Q**  
**Asset # : 4484**

| Electrical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

## Alarm

Fire/Smoke Detection

Generic

100%

2027

\* \*

1-3

\$29,300

B

| Mechanical |           | Current Repair |           | Future Replacement |      | Maintenance    |       |                |          |
|------------|-----------|----------------|-----------|--------------------|------|----------------|-------|----------------|----------|
| System     | Component | % of           | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|            | Type      | Total          | (Years)   |                    | FY   |                | (Yrs) |                | Code     |

## Heating

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2042

\* \*

1

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Under Ground Vault**Explanation : 1 - 3000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2035

\* \*

1

\$47,100

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 - Steam Boilers*

Distribution

Hot Wtr Piping/Pump

40%

2038

\* \*

4

\$1,400

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Water Loop Is Used For Heating In Winter And Cooling In Summer*

Steam Piping/Pump

60%

2042

\* \*

4

\$2,100

B

Terminal Devices

Air Handler

60%

2027

\* \*

1

\$17,600

B

Fan Coil Unit/Heat

40%

2027

\* \*

1

\$6,100

B

## Air Conditioning

Energy Source

Electricity

100%

2038

\* \*

1

B

Conversion Equipment

Reciprocating

100%

2027

\* \*

1

\$22,000

B

Compr/Chiller

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Rotary Screw Compressors*

Distribution

Chilled Wtr Pipe/Pump

100%

2042

\* \*

4

\$3,500

B

Terminal Devices

Air Handler/Cool/Ht

60%

Now

\$2,800

2027

\* \*

1

\$15,900

B

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : Defective Controls - Roof*

Fan Coil - Cool/Heat

40%

2027

\* \*

1

\$6,100

B

Heat Rejection

Remote Air Cond

100%

2027

\* \*

2

\$33,100

B

## Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPARTMENT OF EDUCATION - 040**  
**YOUNG WOMENS LEADERSHIP SCHOOL-Q**  
**Asset # : 4484**

| Mechanical            |            | Current Repair  |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total | Fail Date (Years)                                       | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Ventilation           |            |   |                |                    |                |             |                |               |
| Distribution          |            |   |                |                    |                |             |                |               |
| Ductwork/Diffusers    | 100%       |   |                | LIFE               | * *            | 2-5         | \$26,500       | B             |
|                       |            | Damaged, Extent : Light, Area Affected : 5%             |                |                    |                |             |                |               |
|                       |            | Location : Damaged Ductwork Insulation - Roof           |                |                    |                |             |                |               |
| Exhaust Fans          |            |   |                |                    |                |             |                |               |
| Interior              | 40%        |   |                | 2027               | * *            | 2           | \$600          | B             |
| Roof                  | 60%        |   |                | 2027               | * *            | 2           | \$900          | B             |
| Plumbing              |            |   |                |                    |                |             |                |               |
| H/C Water Piping      |            |   |                |                    |                |             |                |               |
| Brass/Copper          | 100%       |   |                | 2042               | * *            | 1           |                | B             |
| Water Heater          |            |   |                |                    |                |             |                |               |
| Gas Fired             | 100%       |   |                | 2020               | \$12,600       | 2           | \$700          | B             |
| HW Heat Exchanger     |            |   |                |                    |                |             |                |               |
| Low Temp              | 100%       |   |                | 2042               | * *            | 4           | \$7,100        | B             |
| Sanitary Piping       |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Storm Drain Piping    |            |   |                |                    |                |             |                |               |
| Cast Iron             | 100%       |   |                | LIFE               | * *            | 1           |                | B             |
| Sump Pump(s)          |            |   |                |                    |                |             |                |               |
| Rigid Piping          | 100%       |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Sewage Ejector(s)     |            |   |                |                    |                |             |                |               |
| Electric              | 100%       |   |                | 2027               | * *            | 4           | \$2,000        | B             |
| Backflow Preventer    |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2027               | * *            | 1           | \$2,900        | B             |
| Fixtures              |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                |                    |                |             |                | B             |
| Vertical Transport    |            |   |                |                    |                |             |                |               |
| Elevators             |            |   |                |                    |                |             |                |               |
| Hydraulic             | 100%       |   |                | LIFE               | * *            |             |                | C             |
|                       |            | Other Observation, Extent : Light, Area Affected : 100% |                |                    |                |             |                |               |
|                       |            | Location : B-4  |                |                    |                |             |                |               |
|                       |            | Explanation : 1 Unit                                    |                |                    |                |             |                |               |
| Fire Suppression      |            |   |                |                    |                |             |                |               |
| Standpipe             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2048               | * *            | 1-5         | \$24,000       | B             |
| Sprinkler             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2048               | * *            | 1-2         | \$13,300       | B             |
| Fire Pump             |            |   |                |                    |                |             |                |               |
| Generic               | 100%       |   |                | 2035               | * *            | 1           | \$8,900        | B             |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

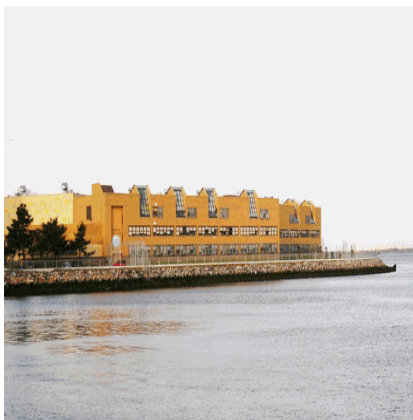
Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : REVETMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL  
**Address** : 100-00 BEACH CHANNEL DRIVE ROCKAWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS006.000 / 14026 **Yr Built/Renovated** :  
**Linear Ft** : 2,479 **Project Type** : EDUCATION  
**Date of Survey** : 28-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16167 **Lot** : 99 **BIN** :

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Bulkheads      | \$302,500             |                       |
| <b>Total</b>   | <b>\$302,500</b>      |                       |
| Priority A     | \$149,300             |                       |
| Priority C     | \$153,200             |                       |
| <b>Total</b>   | <b>\$302,500</b>      |                       |

| <b>EXPENSE</b> | <b>FY 2014</b>  | <b>FY 2015</b> | <b>FY 2016</b>  | <b>FY 2017</b> |
|----------------|-----------------|----------------|-----------------|----------------|
| Bulkheads      | \$21,200        | \$100          | \$11,500        |                |
| <b>Total</b>   | <b>\$21,200</b> | <b>\$100</b>   | <b>\$11,500</b> |                |
| Priority A     | \$7,500         |                |                 |                |
| Priority B     | \$3,300         | \$100          | \$11,500        |                |
| Priority C     | \$10,300        |                |                 |                |
| <b>Total</b>   | <b>\$21,200</b> | <b>\$100</b>   | <b>\$11,500</b> |                |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**REVETMENT W/SEAWALL AT BEACH CHANNEL HIGH SCHOOL**  
**Asset # : 14026**

| Bulkheads             |  | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Structural            |  |                   |                |                    |                |             |                |               |
| Gravity Wall Concrete | 92%  |                   |                | LIFE               | * *            | 5-10        | \$15,100       | A             |
|                       | Cracking, Extent : Moderate, Area Affected : 2%                                    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
|                       | Spalling, Extent : Light, Area Affected : 2%                                       |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Concrete              | 8%   | 2-4               | \$149,300      | LIFE               | * *            | 5           | \$700          | A             |
|                       | Spalling, Extent : Severe, Area Affected : 10%                                     |                   |                |                    |                |             |                |               |
|                       | Location : Random Throughout   |                   |                |                    |                |             |                |               |
| Revetment             |  |                   |                |                    |                |             |                |               |
| Stone                 | 85%  |                   |                | LIFE               | * *            | 5           | \$20,600       | C             |
| Stone                 | 15%  | 2-4               | \$153,200      | LIFE               | * *            | 5           | \$1,800        | C             |
|                       | Other Observation, Extent : Moderate, Area Affected : 25%                          |                   |                |                    |                |             |                |               |
|                       | Location : Random Throughout   |                   |                |                    |                |             |                |               |
|                       | Explanation : Stone Missing, Seawall Exposed                                       |                   |                |                    |                |             |                |               |
| Backfill              |  |                   |                |                    |                |             |                |               |
| Surface Concrete      | 99%  |                   |                | 2026               | * *            | 5           | \$22,900       | B             |
|                       | Settlement, Extent : Light, Area Affected : 10%                                    |                   |                |                    |                |             |                |               |
|                       | Location : Throughout  |                   |                |                    |                |             |                |               |
| Concrete              | 1%   | 2-4               | \$3,300        | 2032               | * *            | 5           | \$100          | B             |
|                       | Settlement, Extent : Moderate, Area Affected : 10%                                 |                   |                |                    |                |             |                |               |
|                       | Location : Inshore Of Sidewalk Stations 1+91, 3+17, 4+24, 4+70, And 9+08 From West |                   |                |                    |                |             |                |               |
| Deck Elements         |  |                   |                |                    |                |             |                |               |
| Railing Fencing       | 45%  |                   |                | 2027               | * *            | 3           | \$400          | B             |
|                       | Recent Replace Evident, Extent : Light, Area Affected : 100%                       |                   |                |                    |                |             |                |               |
|                       | Location : Behind School   |                   |                |                    |                |             |                |               |
| No Component          | 55%  |                   |                |                    |                |             |                | D             |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 22-Oct-2012

**DEPARTMENT OF EDUCATION - FY 2013**

**Asset Name** : STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH  
**Address** : 100-00 BEACH CHANNEL DRIVE ROCKAWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS007.000 / 14027 **Yr Built/Renovated** :  
**Linear Ft** : 193 **Project Type** : EDUCATION  
**Date of Survey** : 28-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16167 **Lot** : 99 **BIN** :

| <b>CAPITAL</b> | <b>FY 2014 - 2017</b> | <b>FY 2018 - 2023</b> |
|----------------|-----------------------|-----------------------|
| Bulkheads      | \$708,800             | \$155,100             |
| <b>Total</b>   | <b>\$708,800</b>      | <b>\$155,100</b>      |
| Priority A     | \$643,800             |                       |
| Priority B     | \$65,000              | \$155,100             |
| <b>Total</b>   | <b>\$708,800</b>      | <b>\$155,100</b>      |

| <b>EXPENSE</b> | <b>FY 2014</b> | <b>FY 2015</b> | <b>FY 2016</b> | <b>FY 2017</b> |
|----------------|----------------|----------------|----------------|----------------|
| Bulkheads      | \$500          |                |                |                |
| <b>Total</b>   | <b>\$500</b>   |                |                |                |
| Priority A     | \$500          |                |                |                |
| Priority B     |                |                |                |                |
| <b>Total</b>   | <b>\$500</b>   |                |                |                |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF EDUCATION - 040**  
**STEEL SHEET PILE BULKHEAD WEST SIDE BEACH CHANNEL HIGH**  
**Asset # : 14027**

| Bulkheads             |   | Current Repair    |                | Future Replacement |                | Maintenance |                |               |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|---------------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority Code |
| Structural            |   |                   |                |                    |                |             |                |               |
| Sheet Piles           |   |                   |                |                    |                |             |                |               |
| Steel                 | 60%   | Now               | \$643,800      | LIFE               | **             |             |                | A             |
|                       | Corrosion, Extent : Severe, Area Affected : 15%   |                   |                |                    |                |             |                |               |
|                       | Location : Large Corrosion Holes In Splash Zone Throughout Bulkhead   |                   |                |                    |                |             |                |               |
| Not Accessible        | 40%   |                   |                |                    |                |             |                | D             |
| Pile Caps             |   |                   |                |                    |                |             |                |               |
| Concrete              | 98%   |                   |                | LIFE               | **             | 5           | \$900          | A             |
|                       | Cracking, Extent : Light, Area Affected : 50%   |                   |                |                    |                |             |                |               |
|                       | Location : Random On Top Of Pile Cap  |                   |                |                    |                |             |                |               |
| Concrete              | 2%  | 4+                | \$100          | LIFE               | **             | 5           |                | A             |
|                       | Spalling, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |               |
|                       | Location : Random Throughout Pile Cap Top And Corner  |                   |                |                    |                |             |                |               |
| Backfill              |   |                   |                |                    |                |             |                |               |
| Fill                  |   |                   |                |                    |                |             |                |               |
| Not Accessible        | 100%  |                   |                |                    |                |             |                | D             |
| Surface               |   |                   |                |                    |                |             |                |               |
| Concrete              | 65%   | 0-2               | \$42,300       | 2038               | **             | 5           | \$600          | B             |
|                       | Cracking, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Deck And Undermined Area  |                   |                |                    |                |             |                |               |
|                       | Settlement, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |               |
|                       | Location : Throughout Deck  |                   |                |                    |                |             |                |               |
| Concrete              | 35%   | Now               | \$22,800       | 2038               | **             | 5           | \$300          | B             |
|                       | Excess Deflections, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |               |
|                       | Location : Along Bulkhead Behind Sheeting   |                   |                |                    |                |             |                |               |
|                       | Other Observation, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |               |
|                       | Location : Along Pile Cap Behind Sheeting Near Outfall Station 1+05   |                   |                |                    |                |             |                |               |
|                       | Explanation : Separation From Cap. This Area Has Been Cordoned Off With Chain Link Fence Due To Undermining Of Deck |                   |                |                    |                |             |                |               |
| Deck Elements         |   |                   |                |                    |                |             |                |               |
| Railing               |   |                   |                |                    |                |             |                |               |
| Steel                 | 90%   |                   |                | 2022               | \$155,100      |             |                | B             |
| No Component          | 10%   |                   |                |                    |                |             |                | D             |

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*